

City of Capitola

Planning Commission Meeting Agenda

Wednesday, January 22, 2025 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson:

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

All correspondence received prior to 5:00 p.m. on the Tuesday preceding a Planning Commission Meeting will be distributed to Commissioners to review prior to the meeting. Information submitted after 5 p.m. on that Tuesday 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

Courtney Christiansen, Paul Estey, Matthew Howard, Nathan Kieu, Susan Westman

2. Additions and Deletions to the Agenda

3. New Business

A. Oath of Office of all newly appointed Planning Commissioners.

B. Nomination and Appointment of Chair and Vice Chair

C. Appointment of a Planning Commissioner Representative to the Art and Cultural Commission.

4. 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.

5. Planning Commission/Staff Comments

6. 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 December 5th, 2024 Planning Commission Meeting Minutes

B. 2025 Regular Meeting Schedule

Recommended Action: Adopt the 2025 Regular Meeting Schedule of the Planning Commission.

C. 216 Central Ave

Project Description: Application #25-0040. APN: 036-122-22. Request for a two-year permit extension of Permit #20-0103. Design Permit, Historic Alteration Permit, Minor Modification for the required parking space dimensions, and Variance for the nonconforming calculation to construct first- and second-story additions to a historic single-family residence located within the R-1 (Single-Family Residential) zoning district.

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

Recommended Action: Consider request and approve a two-year permit extension for Permit #20-0103 based on the original Conditions and Findings for Approval.

7. 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. 1550 45th Ave

Project Description: Application #24-0145. APN: 034-032-19. Design Permit for first- and second-story additions and attached accessory dwelling unit to an existing single-family residence and a Variance request for the minimum required setback for an attached garage. The project is located within the R-1 (Single-Family Residential) zoning district. The project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0145 and approve the project based on the attached Conditions and Findings for Approval.

B. 1955 41st Avenue, Unit B-8

Project Description: Application #24-0470. APN: 034-261-53. Conditional Use Permit for a wine bar with indoor and outdoor seating that serves a small plates menu and offers live music (Type 42 License). The building is located within the C-R (Regional Commercial) zoning district. This project is not in the Coastal Zone.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0470 and approve the project based on the attached Conditions and Findings for Approval.

8. Director's Report

9. Adjournment

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/84412302975pwd=NmlrdGZRU2tnYXRjeSs5SIZweUIOQT09>

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

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

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

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

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

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

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

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

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

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

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

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

City of Capitola

Planning Commission Meeting Minutes

Thursday, December 05, 2024 – 5:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen

Commissioners: Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 5:00 PM. In attendance: Commissioners Estey, Westman, Wilk, Jensen, and Chair Christiansen.*

2. **Additions and Deletions to the Agenda** - *The Deputy City Clerk announced that erratum attachments to Items 6A and 6B were distributed as additional materials.*

3. **Oral Communications**

- *Goran Klepic*

4. **Planning Commission/Staff Comments**

Commissioner Wilk requested that the next Planning Commission consider objective architectural design standards for development projects; advocated for municipal guidelines to help future development applicants; and provided comments about his experience as a Planning Commissioner.

Commissioner Jensen provided comments about his experience as a Planning Commissioner.

Director Herlihy provided an update on the Highway 1 onramp at Bay Avenue. Director Herlihy also announced that tree removal permits have been issued for removal of eucalyptus trees along Park Avenue, and that Park Avenue will be closed from 8:30 AM to 4:00 PM December 12th through 20th for the work to be completed.

5. **Consent Calendar**

A. **Approval of September 5th, 2024 Planning Commission Meeting Minutes**

B. **Approval of October 3rd, 2024 Planning Commission Meeting Minutes**

C. **4750 Jewel Street**

Motion to approve Consent Calendar Items 5A and 5C: Commissioner Wilk

Second: Commissioner Westman

Voting Yea: 5-0

Motion to approve Consent Calendar Item 5B: Westman

Second: Wilk

Voting Yea: 4-0-1 (Estey - Abstain)

4750 Jewel Street

Project Description: Application #24-0345. APN: 034-064-03. Design Permit for the demolition of an existing single-family residence and the construction of a new single-family residence. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0345 and approve the project based on the attached Conditions and Findings for Approval.

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence 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 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 a single-family residence and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The project involves the demolition and construction of a single-family. 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 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 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 project balances a mix of contemporary and classic design elements which will maintain the overall character and scale of the neighborhood.

Coastal Development Permit Findings:

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

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

B. The project maintains or enhances public views.

The proposed project is located on private property at 4750 Jewel Street. The project will not negatively impact public landmarks and/or public views.

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

The site 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 residential project will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The residential project will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

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

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

The project involves a new single-family residence 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 demolition of an existing residence and the construction of a 1,881 square-foot single-family residence. The maximum Floor Area Ratio for the 3,359 square foot property is 56% (1,881 square feet). The total FAR of the project is 56% with a total of 1,881 square feet. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 5, 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 a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 3 palm trees to be removed from the property. Replacement tree(s) shall, at maturity, provide 15% canopy coverage as required for new construction. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans, unless modified consistent with condition #5.
9. Prior to issuance of building permit, all Planning fees associated with permit #24-0345 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.

15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
23. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.
24. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
25. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.

6. Public Hearings

A. 4825 Opal Street

Project Description: Application #24-0148. APN: 034-064-23. Design Permit and Accessory Dwelling Unit (ADU) Permit for the demolition of an existing residence and construction of a new single-family residence and attached ADU. The project is located within the R-1 (Single-Family Residence) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0148 and approve the project based on the Conditions and Findings for Approval.

Associate Planner Sesanto presented the staff report.

Public Comments:

- **Cove Britton**

The Commission requested clarification regarding the application’s square footage and discussed the application.

Motion to approve Application #24-0148 based on the Conditions and Findings of Approval: Commissioner Wilk

Second: Commissioner Estey

Voting Yea: 5-0

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence complies with the development standards of the R-1 (Single-Family Residential) zoning district. The proposed project is inconsistent with zoning standards related to accessory dwelling units (ADU) and the maximum allowed floor area ratio. The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the project has been conditioned to secure 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 residence and attached accessory dwelling unit (ADU). The subject property has a maximum allowed floor area ratio (FAR) of 56% (1,837 square feet). The proposed project includes a Limited Standards ADU, which may exceed the allowed FAR, provided the ADU does not exceed 800 square feet in size and complies with height and setback standards. The project includes a 1,837 square foot primary dwelling and a 831 square foot ADU, for a proposed FAR of 81.4% (2,669 square feet). As proposed, the ADU exceeds the allowed size under a Limited Standards ADU by 31 square feet and the project exceeds the allowed FAR by 831 square feet. The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the project has been conditioned to 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 §15303(a) of the CEQA Guidelines exempts a single-family residence and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The project involves the demolition and construction of a single-family. 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 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 and determined the proposed 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 project balances a mix of contemporary and classic design elements with its Spanish Revival architecture. As proposed, the project exceeds the scale and development pattern of the neighborhood due to the previously identified inconsistencies with zoning standards relating to accessory dwelling units and the maximum allowed floor area ratio. The project has been conditioned to reduce the scale of the project to comply with code. Therefore, the project has been conditioned to maintain the overall character and scale of the neighborhood.

Limited Standards ADU Permit Findings:

A. The ADU provides a minimum rear and side setback of four feet.

The proposed ADU is four feet from rear and side property lines.

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

The proposed ADU is 831 square feet in size, which exceeds the allowed size under a Limited Standards ADU. The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the project has been conditioned to comply with this finding.

C. The ADU has a maximum height of sixteen feet.

The proposed attached ADU is 23 feet and 6 inches in height. However, State law requires local agencies to permit an attached ADU up to 800 square feet in size and up to 25 feet in height, or the zoned height limit for the primary dwelling, whichever is less. The project is located within the R-1 zoning district, which allows a primary dwelling up to 25 feet in height.

Coastal Development Permit Findings:

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

As proposed, the project has inconsistencies with zoning standards relating to accessory dwelling units and the maximum allowed floor area ratio, which are detailed in findings for the Design Permit and Accessory Dwelling Unit Permit. FAR limits and ADU standards are part of the Local Coastal Plan (LCP). The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the proposed development has been conditioned to conform to the City’s certified 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 4825 Opal Street. The project will not negatively impact public landmarks and/or public views.

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

The site 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 negatively affect natural habitats or natural resources.

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

The residential project will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The residential project will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project 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.

As proposed, the project has inconsistencies with zoning standards relating to ADUs and the maximum allowed floor area ratio (FAR), which are detailed in findings for the Design Permit and Accessory Dwelling Unit Permit. The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the proposed single-family residence and ADU have been conditioned to comply with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

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

The project involves a new single-family residence and attached accessory dwelling unit on a residential lot of record. The project has been conditioned for consistency 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 submitted plans, dated September 4, 2024, and reviewed by Planning Commission on December 5, 2024, do not comply with development standards related to accessory dwelling units (ADU) and the maximum FAR. The Design Permit, ADU permit, and Coastal Development Permit are conditionally approved as outlined herein, and as modified through conditions imposed by the Planning Commission during the hearing.

2. The maximum allowed FAR for the 3,280 square foot property is 56% (1,837 square feet), of which the primary dwelling complies. The applicant is seeking to apply the ADU guaranteed allowance to the project, however an ADU subject to the guaranteed allowance may not exceed 800 square feet. The submitted plans include a 831 square foot ADU, which exceeds the maximum floor area allowed under the guaranteed allowance by 31 square feet, which may be shifted to the primary dwelling. The plans reviewed by the Planning Commission on December 5, 2024, shall be revised to comply with the maximum FAR in addition to a guaranteed allowance ADU. At time of submittal for building permit review, the construction plans shall reduce the size of the ADU by at least 31 square feet. Floor area revisions shall be consistent with Chapter 17.48, to the satisfaction of the Community Development Director, or their designee.
3. At time of submittal for building permit review, the construction plans must show all upper floor windows serving the accessory dwelling unit as clerestory or opaque, unless they are located at least eight feet from all interior side and rear property lines.
4. At time of submittal for building permit review, the construction plans shall include cross-section(s) of the living area noted on the architectural plans demonstrating it does not have an internal height exceeding sixteen feet. Any changes or inconsistencies to internal heights that increase floor area must be offset by equal amount and may be subject to Planning Commission approval.
5. At time of submittal for building permit review, the construction plans shall show the location of all required parking spaces, and their minimum required dimensions are required by the zoning code.
6. Prior to issuance of a building permit, construction plans shall demonstrate the driveway does not exceed 40 percent of the width of the lot at the street line, unless otherwise authorized under Capitola Municipal Code Chapter 12.32.
7. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved and conditioned by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
8. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
9. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
10. 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.
11. 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.

12. 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.
13. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit. Replacement tree(s) shall, at maturity, provide 15% canopy coverage as required for new construction. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans, unless modified consistent with Condition-~~#5~~- #9.
14. Prior to issuance of building permit, all Planning fees associated with permit #24-0148 shall be paid in full.
15. 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.
16. 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.
17. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.
18. Prior to issuance of building permits, the applicant shall submit a site plan that includes temporary construction sediment and erosion control measures (e.g. access to the 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.
19. Prior to issuance of a building permit, 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).
20. The applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. 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.
21. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
22. 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

23. 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.
24. 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.
25. 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.
26. 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.
27. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
28. 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.
29. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.
30. 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.
31. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
32. Prior to a issuance of a Certificate of Occupancy, 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.

- a. The deed restriction shall lapse upon removal of the accessory dwelling unit.

B. 4855 Opal Street

Project Description: Application #24-0149. APN: 034-064-24. Design Permit and Accessory Dwelling Unit (ADU) Permit for the demolition of an existing residence and construction of a new single-family residence and attached ADU. The project is located within the R-1 (Single-Family Residence) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0149 and approve the project based on the Conditions and Findings for Approval.

Associate Planner Sesanto presented the staff report.

Public Comment:

- **Cove Britton**

The Commission discussed the overall square footage allowance and the application.

Motion to approve Application #24-0149 based on the Conditions and Findings of Approval: Commissioner Westman

Second: Commissioner Jensen

Voting Yea: 5-0

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence complies with the development standards of the R-1 (Single-Family Residential) zoning district. The proposed project is inconsistent with zoning standards related to accessory dwelling units (ADU) and the maximum allowed floor area ratio. The project approval includes a condition requiring the project to be reduced in size by at least ~~65~~ 31 square feet, of which 31 square feet must be reduced from the ADU. Therefore, the project has been conditioned to secure 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 residence and attached accessory dwelling unit (ADU). The subject property has a maximum allowed floor area ratio (FAR) of 56% (1,837 square feet). The proposed project includes a Limited Standards ADU, which may exceed the allowed FAR, provided the ADU does not exceed 800 square feet in size and complies with height and setback standards. The project includes a ~~4,870~~ 1,837 square foot primary dwelling and a 831 square foot ADU, for a proposed FAR of ~~82.3%~~ 81.3% (~~2,698~~ 2,268 square feet). As proposed, the ADU exceeds the allowed size under a Limited Standards ADU by 31 square feet and with the primary dwelling, the project exceeds the allowed FAR by ~~865~~ 831 square feet. The project approval includes a condition requiring the project to be reduced in size by at least ~~65~~ 31 square feet, of which 31 square feet

must be reduced from the ADU. Therefore, the project has been conditioned to 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 §15303(a) of the CEQA Guidelines exempts a single-family residence and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The project involves the demolition and construction of a single-family. 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 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 and determined the proposed 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 project incorporates numerous elements of a classic craftsmen design. As proposed, the project exceeds the scale and development pattern of the neighborhood due to the previously identified inconsistencies with zoning standards relating to accessory dwelling units and the maximum allowed floor area ratio. The project has been conditioned to reduce the scale of the project to comply with code. Therefore, the project has been conditioned to maintain the overall character and scale of the neighborhood.

Limited Standards Accessory Dwelling Unit (ADU) Permit Findings:

A. The ADU provides a minimum rear and side setback of four feet.

The proposed ADU is four feet from rear and side property lines.

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

The proposed ADU is 831 square feet in size, which exceeds the allowed size under a Limited Standards ADU. The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the project has been conditioned to comply with this finding.

C. The ADU has a maximum height of sixteen feet.

The proposed attached ADU is 23 feet and 6 inches in height. However, State law requires local agencies to permit an attached ADU up to 800 square feet in size and up to 25 feet in height, or the zoned height limit for the primary dwelling, whichever is less. The project is located within the R-1 zoning district, which allows a primary dwelling up to 25 feet in height.

Coastal Development Permit Findings:

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

As proposed, the project has inconsistencies with zoning standards relating to accessory dwelling units and the maximum allowed floor area ratio, which are detailed in findings for the Design Permit and Accessory Dwelling Unit Permit. FAR and ADU standards are part of the Local Coastal Plan (LCP). The project approval includes a condition requiring the project to be reduced in size by at least ~~65~~ 31 square feet, of which 31 square feet must be reduced from the ADU. Therefore, the proposed development has been conditioned to conform to the City’s certified 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 4855 Opal Street. The project will not negatively impact public landmarks and/or public views.

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

The site 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 negatively affect natural habitats or natural resources.

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

The residential project will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The residential project will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project 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.

As proposed, the project has inconsistencies with zoning standards relating to accessory dwelling units (ADU) and the maximum allowed floor area ratio (FAR), which are detailed in findings for the Design Permit and Accessory Dwelling Unit Permit. The project approval includes a condition requiring the project to be reduced in size by at least ~~65~~ 31 square feet, of which 31 square feet must be reduced from the ADU. Therefore, the proposed single-family residence and ADU have been conditioned to comply with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

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

The project involves a new single-family residence and attached accessory dwelling unit on a residential lot of record. The project has been conditioned for consistency 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 submitted plans, dated September 4, 2024, and reviewed by Planning Commission on December 5, 2024, do not comply with development standards related to accessory dwelling units (ADU) and the maximum FAR. The Design Permit, ADU permit, and Coastal Development Permit are conditionally approved as outlined herein, and as modified through conditions imposed by the Planning Commission during the hearing.
2. The maximum allowed FAR for the 3,280 square foot property is 56% (1,837 square feet). The proposed primary dwelling is ~~4,870~~ 1,837 square feet, which exceeds the maximum FAR by ~~34~~ 31 square feet. The applicant is also seeking to apply the ADU guaranteed allowance to the project, however an ADU subject to the guaranteed allowance may not exceed 800 square feet. The submitted plans include a 831 square foot ADU, which exceeds the maximum floor area allowed under the guaranteed allowance by 31 square feet. The plans reviewed by the Planning Commission on December 5, 2024, shall be revised to comply with the maximum FAR in addition to a guaranteed allowance ADU. At time of submittal for building permit review, the construction plans shall reduce the project size by at least ~~65~~ 31 square feet, of which at least 31 square feet must be reduced from the ADU. Floor area revisions shall be consistent with Chapter 17.48, to the satisfaction of the Community Development Director, or their designee.
3. At time of submittal for building permit review, the construction plans must show all upper floor windows serving the accessory dwelling unit as clerestory or opaque, unless they are located at least eight feet from all interior side and rear property lines.
4. At time of submittal for building permit review, the construction plans shall include cross-section(s) of the living area noted on the architectural plans demonstrating it does not have an internal height exceeding sixteen feet. Any changes or inconsistencies to internal heights that increase floor area must be offset by equal amount and may be subject to Planning Commission approval.
5. At time of submittal for building permit review, the construction plans shall show the location of all required parking spaces, and their minimum required dimensions are required by the zoning code.
6. Prior to issuance of a building permit, construction plans shall demonstrate the driveway does not exceed 40 percent of the width of the lot at the street line, unless otherwise authorized under Capitola Municipal Code Chapter 12.32.
7. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved and conditioned by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
8. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
9. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
10. 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.

11. 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.
12. 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.
13. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit. Replacement tree(s) shall, at maturity, provide 15% canopy coverage as required for new construction. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans, unless modified consistent with Condition-~~#5~~ #9.
14. Prior to issuance of building permit, all Planning fees associated with permit #24-0149 shall be paid in full.
15. 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.
16. 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.
17. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.
18. Prior to issuance of building permits, the applicant shall submit a site plan that includes temporary construction sediment and erosion control measures (e.g. access to the 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.
19. Prior to issuance of a building permit, 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).
20. The applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. 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.

21. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
22. 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
23. 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.
24. 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.
25. 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.
26. 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.
27. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
28. 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.
29. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.
30. 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.
31. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.

32. Prior to a issuance of a Certificate of Occupancy, 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. 709 Riverview Drive

Project Description: Application #24-0429. APN: 035-042-28. Design Permit, Coastal Development Permit, Tree Removal Permit for a new two-story residence and attached Accessory Dwelling Unit (ADU) within the R-1 (single-family) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Staff recommends the Planning Commission approve application #24-0429 based on the Findings and Conditions of Approval.

Commissioner Wilk recused himself due to a conflict of interest.

Senior Planner Froelich presented the staff report.

Public Comment:

- **Brad Suchomel**
- **Dennis Norton**
- **Mario Beltramo**

The Commission discussed the impacts of canopy size and root size relating to the tree removal requested in the application.

Motion to approve Application #24-0429 based on the Conditions and Findings of Approval: Commissioner Estey

Motion amended to recommend that condition number 16 be removed; that a tree removal permit not be issued until the building permit is issued; and to include staff's recommended condition #25 regarding landscaping: Commissioner Westman

Amendment Accepted: Commissioner Estey

Second: Commissioner Westman

Voting Yea: 4-0-1 (Wilk - Abstain)

Design Permit Findings:

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

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

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

Community Development Staff and the Planning Commission have reviewed the application for a new single-family residence and ADU. As conditioned the project complies with all applicable provisions of the zoning code and municipal code.

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

Section §15303(a) of the CEQA Guidelines exempts one single-family residence and accessory structures in single family zones. This project involves a single-family residence within the Single-Family Residential (R-1) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

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

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

Community Development Staff and the Planning Commission have reviewed the application for the single-family residence and attached ADU. The design of the structures with standing metal seam roof, and horizontal and batten board siding will fit appropriately with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

Coastal Development Permit Findings:

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

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

B. The project maintains or enhances public views.

The proposed project is located on private property at 709 Riverview Drive. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located at 709 Riverview Drive in the Riverview Terrace neighborhood. The home is not located in an area with natural habitats or natural resources. The project, as conditioned, will mitigate vegetation and tree removal with new plantings and maintain the tree canopy goal defined by the City’s Community Forest Management goals.

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

The project involves the construction of a single-family residence and ADU in a developed neighborhood and will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

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

F. The project maintains or enhances coastal resources.

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

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

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

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

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

Accessory Dwelling Unit Design Permit Findings:

D. The exterior design of the accessory dwelling unit is compatible with the primary dwelling on the parcel through architectural use of building forms, height, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.

The proposed ADU exterior design matches all existing primary dwelling materials and colors.

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

The proposed ADU utilizes materials and is on the first floor of the proposed residence. The exterior design is in harmony with and maintains the scale of the neighborhood.

F. The accessory dwelling unit will not create excessive noise, traffic, or parking congestion.

The proposed project includes a studio ADU on a site that has compliant parking facilities. The ADU will not create excessive noise, traffic, or parking congestion.

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

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

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

The proposed project provides adequate open space for the accessory dwelling unit and the primary residence. The yard provides ample outdoor open space for both units.

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

The proposed ADU is internal with the primary structure. Potential impacts to privacy, light, air, solar access, and parking have been considered and mitigated in design and with conditions of approval. The location and design of the ADU maintain a compatible relationship with adjacent properties.

- J. The accessory dwelling unit generally limits the major access stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley if applicable. Windows that impact the privacy of the neighboring side or rear yard have been minimized. The design of the accessory dwelling unit complements the design of the primary residence and does not visually dominate it or the surrounding properties.**

The proposed ADU is located on the first floor of the primary dwelling and minimizes privacy impacts to the greatest degree possible. The design of the ADU is indistinguishable from the design of the primary residence with siding materials matching the primary residence.

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

The location of the proposed ADU complies with the development standards in CMC §17.74.080. The project is within the coastal zone and complies with the local coastal plan.

- L. The project would not impair public views along the ocean and of scenic coastal areas. Where appropriate and feasible, the site plan restores and enhances the visual quality of visually degraded areas.**

The project does not impair public views of the ocean or scenic coastal areas.

Conditions of Approval:

Planning

1. The project approval consists of construction of a new 2,508 square-foot single-family dwelling and 363 square-foot Accessory Dwelling Unit (ADU). The maximum Floor Area Ratio for the 5,367 square foot property is 49% (2,630 square feet). The project utilizes the Guaranteed Maximum Allowance to allow the ADU to exceed the maximum Floor Area allowance. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 5, 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. 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.

5. Prior to issuance of building permit, all Planning fees associated with permit #24-0429 shall be paid in full.
6. Prior to issuance of a building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
7. Prior to issuance of a building permit, the applicant plan approval may be required by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
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 nine a.m. and four p.m. 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. 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.
10. 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.
11. 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.
12. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
13. 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.
14. 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. Please provide all exterior lighting manufacturer's specifications on the plans for Building permit plan check.
15. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.
16. ~~To the extent practicable, tree removal shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If tree removal cannot be~~

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

17. Prior to issuance of Building Permits for an accessory dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory dwelling unit may not be used for vacation rentals; and
 - b. The accessory dwelling unit shall not be sold separately from the primary dwelling.

Public Works

18. Prior to project final, the applicant shall install new curb, gutter, and sidewalk along the property frontage to city standard per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
19. Prior to issuance of building permits, submit a utility plan and sidewalk improvement plan that shows the location of utility vaults, proposed curb cut, cross slope, running slope and elevation of the driveway.
20. 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.
21. 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).
22. 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.
23. 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.
24. 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.

Planning Commission

25. The applicant shall provide a revised landscape plan at the time of submittal for Building Permit plan check. The landscape plan shall include three, 24-inch box sized trees. The selected trees shall be a variety that is expected to achieve at least a 20-foot diameter canopy at maturity. The trees shall not be a fruit or palm variety. All landscaping in the front yard and required mitigation plantings shall be installed prior to issuance of Certificate of Occupancy.

D. Chapter 12.12 Community Tree and Forest Management

Project Description: Chapter 12:12 Community Tree and Forest Management Ordinance overview and discussion.

Recommended Action: Accept the presentation on Chapter 12:12 Community Tree and Forest Management and provide feedback on the existing ordinance.

Director Herlihy presented the staff report.

The Planning Commission discussed possible updates and changes to the tree ordinance.

7. Director's Report

Director Herlihy provided a presentation of all projects reviewed by the Planning Commission in 2024; recognized Chair Christensen for her work this year; and reminded the Planning Commission to complete a survey for the City's Strategic Plan Project.

The City Clerk advised the Planning Commission that the next City Council meeting will be held on December 12th, where new Council Members will be sworn in and Planning Commissioners appointed. The City Clerk also announced that there will be a joint Onboarding City Council and Planning Commission Meeting on January 16th.

Director Herlihy announced that the first Planning Commission meeting of 2025 will be held on January 22nd.

8. Adjournment - The meeting adjourned at 6:50 PM. The next Planning Commission meeting will take place on January 16, 2025, at 5:30 PM.

ATTEST:

Rosie Wyatt, Acting Deputy Clerk

**2025 CITY OF CAPITOLA
 Planning Commission Regular Meeting Dates
 Meetings Begin at 6:00 PM**

Meetings are held at Capitola City Hall, 420 Capitola Avenue, and are scheduled as follows:

PLANNING COMMISSION
JANUARY 22*
FEBRUARY 6
MARCH 6
APRIL 3
MAY 1
JUNE 5
JULY 17**
AUGUST 21**
SEPTEMBER 4
OCTOBER 2
NOVEMBER 6
DECEMBER 4

**The January meeting will be held on the fourth Wednesday*

*** The July and August Planning Commission meetings will be held on the third Thursday.*

Capitola Planning Commission

Agenda Report



Meeting: January 22, 2025

From: Community Development Department

Address: 216 Central Avenue

Project Description: Application #25-0040. APN: 036-122-22. Request for a two-year permit extension of Permit #20-0103. Design Permit, Historic Alteration Permit, Minor Modification for the required parking space dimensions, and Variance for the nonconforming calculation to construct first- and second-story additions to a historic single-family residence located within the R-1 (Single-Family Residential) zoning district.

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

Recommended Action: Consider request and approve a two-year permit extension for Permit #20-0103 based on the original Conditions and Findings for Approval.

Property Owner: Lorraine Krilanovich Lynn Jackson
Representative: Scott Mitchell, Filed: 11/14/24

Background: On November 3, 2022, the Planning Commission approved permit #20-0103 for substantial additions and remodel to the single-family property. The Final Local Action Notice was issued on November 23, 2022. Condition 19 states “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.”

In October of 2024, the applicant submitted plans and payment to the City for building permit review. The applicant has demonstrated continued progress in the process and continues to expend resources in the effort to secure a building permit.

On November 14, 2024, the applicant submitted the application for an extension, prior to November 23, 2024, expiration date.

Discussion: The applicant is seeking a two-year extension to permit #20-0103. Pursuant to Capitola Municipal Code §17.156.080, an extension to a permit may be approved by the review authority which originally approved the permit. The review authority may approve up to two, two-year extensions (four years total) to a permit. The review authority may extend the permit if the applicant has proceeded in good faith and has exercised due diligence in efforts to exercise the permit in a timely manner.

Although the building permit application was filed near the expiration deadline, the property owner and project architect previously communicated financing difficulties well in advance to Planning staff. In the months leading up to their building permit submittal and extension request, the architect notified staff that situations had improved, and they intended to move forward.

The project has remained unchanged since the original Planning Commission approval. The applicant has provided a further description of their extension request in Attachment #4. If granted, the extension would be through November 23, 2026, two years from the original permit date. The review authority could grant one additional two-year extension to the permit in the future.

CEQA: Section 15332 of CEQA Guidelines exempts in-fill development projects which meet all conditions within the exemption. The project involves additions to an existing single-family residence and subject to the R-1 (single-family residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project. Specifically, the project has been reviewed and found to be consistent with Section 15300.2(f) for modifications to historical resources.

Attachments:

1. 216 Central Avenue – Approved Plan Set
2. 216 Central Avenue – Final Local Action Notice and Project Conditions
3. 216 Central Avenue – Original PC Staff Report
4. 216 Central Avenue – Permit Extension Request

Permit Extension Finding:

- A. The applicant has proceeded in good faith and exercised due diligence in efforts to exercise the permit in a timely manner, and the time extension is consistent with all applicable provisions of the zoning code.**

Community Development Staff and the Planning Commission have reviewed the application to extend the original permit approval and found the applicant has proceeded in good faith and exercised due diligence in efforts to exercise the permit in a timely manner. The two-year permit extension complies with all applicable provisions of the zoning code.

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 proposed additions to an existing residence. With the granting of a variance to the side setback of the primary residence, 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 additions to an existing residence and new attached garage. With the granting of a variance to the side setback of the primary 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 15332 of CEQA Guidelines exempts in-fill development projects which meet all conditions within the exemption. The project involves additions to an existing single-family residence and subject to the R-1 (Single-Family Residential) zoning district. With approval of a variance for the nonconforming construction calculation and minor modification for the minimum required parking dimensions, the project meets all applicable general plan policies and zoning regulations; the project site does not have any identified habitat value; the project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is and can be adequately served by all required utilities and public services. The project has also been found to be consistent with Section 15300.2(f) for modifications to historical resources.

- 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 project 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. With the granting of a variance to the side setback of the primary residence, the proposed 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. The remodeled design preserves the original front elevation of the historic structure and focuses new massing towards the rear of the building. The project will maintain the character, scale, and development pattern of the neighborhood.

Historic Alteration Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the proposed remodel of the historic structure and determined the additions are located such that they limit publicly visible alterations that would impact the historic character and the structure will retain the character-defining features identified by the architectural historian.

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

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that distinctive design will be preserved by retaining the distinctive cross-gable roof, shed-roofed entry porch, horizontal wood siding, and wood window surrounds.

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

Community Development Staff and the Planning Commission have reviewed the proposed additions to the structure and determined that they are focused to the rear of the structure and non-primary elevation. The second story addition has been located behind the existing cross-gable ridgeline to create spatial separation. Use of exterior materials matches the original sections but will be differentiated with different board and detail widths.

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

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that historic features will be preserved, reused, and repaired to the extent possible. The additions are located such that the remove and replace non-original sections of the structure and removal of original materials and features will be limited.

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

Community Development Staff and the Planning Commission have reviewed the proposed involves additions to an existing residence will not impact archeological resources.

Variance Findings:

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

There are unique circumstances applicable to the subject property includes a historic residence which is protected within the municipal code and under CEQA. The nonconforming section portion of the structure is also the best-preserved and most visible front elevation.

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

The proposed modifications complies with all height, setback, and FAR requirements. The strict application of the zoning code requirements for both nonconforming and historic preservation would deprive the subject property of development alternatives typically available such as demolition.

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

The variance is necessary to preserve the ability to construction additions in a manner consistent with current development standards and historic preservation.

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

The variance will not impose any detrimental impacts on the public health, safety, or welfare, or be injurious to properties or improvements in the vicinity or in the same zone as the subject property. The variance allows additions which comply with the maximum floor area ratio (FAR) with while preserving historically significant portions of the structure.

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

The variance does not grant privileges in excess of the objective development standards applicable to all properties in the vicinity and the within the same zone. The variance allows the property to expand a structure without addressing an existing nonconformity due to its historic status. In 2014, a similar variance was granted at 124 Central Avenue for an addition to a nonconforming historic structure. The application at 124 Central Avenue also included alterations greater than 80 percent of the fair market value.

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

The variance will not adversely impact coastal resources.

Minor Modification 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.**

The proposed parking arrangement enables the project to provide the required number of onsite parking spaces, including the covered parking requirement.

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

The proposal increases overall parking opportunities for the site and, indirectly, the neighborhood. Although the garage space is considered substandard it meets the minimum dimensions of a 9-foot wide by 18-foot deep tandem space.

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

Site parking is directly constrained by the historic structure, the existing driveway and garage, and the narrowing of the lot. Capitola lots typically have a minimum depth of at least 70 feet. On corner lots where parking may be arranged on the exterior side, lots typically have a minimum depth of at least 40 feet, which would allow for two compliant uncovered spaces. The driveway area has a lot depth (width) that tapers to less than 34 feet. The unique shape of this lot prevents the ability to arrange tandem parking spaces with straight approaches. Expanding the existing forward garage would limit accessibility and siting of the two uncovered spaces.

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 proposed parking arrangement provides the required number of on-site spaces, the required number of covered spaces and has been designed to comply with parking requirements in all respects except parking dimension. The substandard garage space will accommodate most modern vehicles.

E. The modification will not establish a precedent.

The site is subject to irregular shape and dimensions, an existing-nonconforming garage, and a historic structure. The proposed modification has been evaluated on a site- and project- specific basis and will not establish a precedent.

F. The modification will not adversely impact coastal resources.

The subject property does not contain coastal resources. Additional on-site parking will not adversely impact coastal resources in the area.

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 216 Central Avenue. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located at 216 Central Avenue. The proposed 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 will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves residential additions on private property 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.

With the granting of a variance for the nonconforming construction calculation and a minor modification for the parking dimensions of the covered space, 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 additions to an historic 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 R-1 zoning district.

Conditions:

1. The approval consists of a two-year time extension of permit #20-0103. The project consists of 770 square-feet of first- and second-story additions to a historic, nonconforming residence. The maximum Floor Area Ratio for the 4,486 square foot property is 52% (2,333 square feet). The total FAR of the project is 50.5% with a total of 2,267 square feet, compliant with the maximum FAR within the zone. The project was originally approved by the Planning Commission on November 3, 2022. The proposed permit extension is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 22, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for 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.
5. 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.
6. 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.

7. 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.
8. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
9. Prior to issuance of building permit, all Planning fees associated with permit #20-0103 and #25-0040 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.

18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
23. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward.
24. Prior to issuance of a building permits, the applicant shall submit a preservation plan to the satisfaction of the Community Development Department. In addition to Condition #25(a), the plan shall specify differentiation of new horizontal boards from the existing horizontal board width.
25. Secretary of the Interior's Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
 - a. Prior to the remodel of the historic residence, the applicant shall catalog all existing details of the structure. Once the existing structure is ready to be remodeled, the applicant is required to have an inspection by the City Planner and Building Inspector to ensure all existing materials are documented in accordance with the preservation plan. Existing materials must be stored in a weatherproof area.
 - b. Any removal of existing building materials or features on historic buildings shall be approved by the Community Development Department prior to removal.
 - c. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Acting Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

GENERAL NOTES

1. Intent
The intent of these drawings is to provide a complete and finished job in all respects. Contractor is to make accurate field inspections of all aspects of the job, verify all dimensions and site conditions prior to starting work, and notify the architect of any discrepancies as required information that does not appear in the contract documents. Additional information will be provided by the architect as requested by the contractor in specific areas, but any such provision shall in no way relieve the contractor of its responsibility to provide the building described in the contract documents.
2. Contract Documents
The contract documents consist of the following:
a. "General Conditions of the Contract for Construction" AIA Document A201 1997 Edition.
b. Drawings listed in the Sheet Index.
c. Specifications, either in separate 8.5" x 11" booklet with headings as listed in the keynotes or as included herein.
d. Structural Calculations.
e. The 24 energy calculations.
f. All addenda and modification issued prior to and after execution of the contract.
3. Document Conflicts, Errors and Omissions
These documents are known to contain conflicts, errors and omissions. Professionals knowledgeable of construction and the documentation of proposed work have prepared these documents. These documents have been prepared in conformance with the best standards of practice of this industry. Every effort has been made to create these documents free of error or omission, however no guarantee is made or implied that these documents are free of such errors or omissions. This shall in no way relieve the contractor of its responsibility to provide the building described in the contract documents. It is the owner's and the contractor's responsibility to notify the architect in writing of any perceived errors or omissions in the construction documents prior to commencement of construction.
4. Access
The owner reserves the right to enter upon the site and into the building, and to occupy portions of the building prior to the date of substantial completion, provided same does not interfere with the work under the contract. Exercise of this right shall in no way be deemed to be acceptance by the owner of the work.
5. Changes in the Work
The owner reserves the right, without invalidating the contract, to order extra work or make changes by altering, adding to or deducting from the work, with the contract sum being adjusted accordingly. Any additional labor, material or change in scope of work shall be by written change order only.
6. Separate Contracts
The owner expressly reserves the right to let other contracts and to employ other contractors in connection with this project. In addition, the owner reserves the right to furnish various materials, fixtures and equipment to be installed by the contractor in connection with this project.
7. Code Compliance
All work, construction and materials shall comply with all provisions of the current edition of all Building, zoning, Mechanical, Plumbing, Electrical, Accessibility and Fire Safety Codes in effect and with all other rules, regulations and ordinances governing the place of the building. Code requirements take precedence over the drawings, and it shall be the responsibility of anyone supplying labor or materials or both to install or perform his work in conformance with the aforementioned codes, and to bring to the attention of the architect any discrepancies or conflicts between the drawings and the provisions of the code prior to construction.
8. Conflicts in Laws
Where any conflict occurs between the requirements of federal, state or local laws, codes, ordinances, rules or regulations, the most stringent shall govern.
9. Permits
a. The Owner shall pay for the plan check and building permit fees; contractor shall pay for all other permits and fees.
b. Obtain any necessary permit from the State of California Division of Industrial Safety prior to the issuance of grading permits or for trenches greater than 5 feet in depth into which a person is required to descend.
10. Demolition Permits and Procedures
Contractor shall secure necessary demolition permits prior to the excavation of the work and shall take full responsibility for any and all shoring, cribbing, scaffolding and any and all other temporary supporting devices required for the excavation of the work.
11. Notices
Contractor shall make necessary arrangements with the governing power, phone, cable, sewer, water, storm drain, gas and all other municipal, state, county and utility agencies for on-site service interruption, location of new and existing to be relocated utilities, temporary services, realignments of surface materials, vaults and plates in any aspect of the project requiring similar liaison and coordination. All utility equipment, meters, panels, overhead lines and exposed piping shall be located precisely as shown on the drawings. When not shown, coordinate location with the architect prior to commencing work. No extras will be allowed for relocating incorrectly positioned visible equipment, meters, panels, wiring, piping and the like.
12. Safety
Contractor shall be responsible for initiating, maintaining and supervising all safety and security precaution programs in connection with the work.
13. Existing Conditions
Contractor shall verify all conditions and measurements at the job site. Discrepancies in the drawings or between the drawings and actual field conditions shall be reported to the architect prior to commencing with the work. The architect prior to the execution of the work shall issue corrections or instructions. By submitting a bid for the work the contractor verifies that he and appropriate sub-contractors have familiarized themselves with actual site conditions visible from the exterior or interior of the premises, or from accessible attic and under floor areas. Bids shall take into consideration all such conditions and variations, whether or not the same are specifically shown or mentioned in the contract documents, and bids submitted shall be construed as including same necessary to complete the work in every part shown, described or reasonably required or implied. No extras will be allowed for rectifying conditions visible at the time of bidding.
14. Verification of Conditions
Prior to installation of any product, contractor shall inspect existing conditions to receive materials to be installed and arrange for correction of defects in the existing workmanship, material or conditions that may adversely affect work to be installed. Installation of materials shall constitute acceptance of existing conditions as being in proper condition to receive the materials to be applied and waiver of claim that existing conditions are defective as pertains to warranty requirements.
15. Temporary Facilities
Contractor shall provide and pay for temporary telephone, sanitary, water, fencing, security and other services as required to complete the work for the duration of the project.
16. Materials and Workmanship
Keep work and adjacent areas free from accumulations of waste, debris and rubbish caused by construction operations. Do not allow opened containers of combustible materials to remain in the building overnight. At completion of work, remove all waste materials, rubbish, tools, equipment, machinery and surplus materials and clean all exposed surfaces. Leave project clean and ready for occupancy. Repair, patch and touch-up masonry surfaces to specified finish as original.

GENERAL NOTES

17. Quality Control and Inspections
a. Materials to be furnished under the contract are subject to test and inspection for compliance with contract documents.
b. Tests shall be performed under the supervision of California licensed professional engineer(s).
c. Contractor shall schedule, initiate and coordinate tests and inspections required by the contract documents and public authorities having jurisdiction over the work.
d. Costs of testing: Contractor shall arrange and pay for materials qualifications and on-site material tests, concrete and masonry mix designs and other tests and inspections to be performed at the jobsite, unless otherwise specified. Test samples shall be provided to the owner at no cost.
e. Compliance: The owner may request that materials be tested. If materials are found to be in compliance with the contract documents then the owner will pay for the tests, if the materials are not found in compliance, then the costs of tests shall be paid by the contractor or deducted from payments due to him. The contractor shall reimburse the Owner all or any part, as the owner may deem proper, of the test and inspections costs incurred by the Owner due to the following:
1. Retesting costs caused by failure of materials to pass initial tests.
2. Covering of work before the required inspections or tests are performed.
3. Additional inspections required for Contractor's correction of defective work.
f. Retesting of materials shall be at the contractor's expense.
18. Submittals
Shop drawings, samples, catalogue cuts, project data, performance charts, instruction manuals, brochures and other information shall be submitted to the architect and / or owner when requested. No portion of such work or such materials shall be commenced or ordered until the architect and owner have approved the submittal. Prior to submission to the architect, the contractor shall check all shop drawings and other such data for quantity, size and dimensions. Architect will answer questions raised and will make determinations regarding quality of material, equipment, design and arrangement decisions and color selections, but will not be responsible for quantity, size or dimensional errors. Submit three copies of submittals requested, one to be retained by the architect.
19. Substitutions
No substitutions shall be made without the Architect's and Owner's written authorization. Any request or substitution shall be made in advance to avoid any delay to the project schedule. In making request for a substitution, the contractor acknowledges that he has reviewed the requested substitution and has determined and warrants that the substituted item shall provide for equivalent performance as the original specified item. Contractor shall assume all responsibility for costs related to installation of substituted items, and shall be responsible for the coordination of the substituted item with all other aspects of the project that they may impact including costs of adjustments required in other work.
20. Guarantee
The contractor shall guarantee all aspects of his work against defects in material and workmanship for a period of one year from the date of completion of the project. This is in addition to any other equipment and material warranties and guarantees in effect.
21. Purchasing Schedule
All materials, equipment or trades requiring lead-time or ordering shall be scheduled by contractor to allow for the timely execution of the work. NO changes or extras will be signed for material ordered with insufficient time for their proper construction and implementation. Contractor shall notify the architect within 7 days of signing the contract for construction of any problems in obtaining the materials and trades specified.
22. Construction Schedule
Contractor shall submit to the architect and owner within three weeks of signing the contract for construction a week-by-week schedule for the project as it is outlined at that time. Substantial revisions in the schedule shall be reported to the architect during the course of construction.
23. Responsibility for Damage
Contractor shall be responsible for all damages done to existing work during construction, and shall repair and refresh such damages to former condition at no expense to the owner. Contractor shall protect work and adjacent work areas from weather, equipment, dust and debris, and shall be responsible for maintaining the premises in a clean and safe condition at all times.
24. Superintendent
Contractor shall employ a competent superintendent in attendance at the project site at all times during the progress of the work.
25. Dimensions, Notes and Conflicts in the Drawings
a. Unless noted otherwise in the drawings, all dimensions are to the outside face of stud of the dimensioned assembly. It is the Contractor's responsibility to allow for the finish materials when positioning wall, floor and roof framing as required to yield the visible lines and planes described in the drawings.
b. In the case of conflicting information within the contract documents:
1. Larger scale drawings shall have precedence over smaller scale drawings.
2. Notes in the specifications shall have precedence over smaller scale drawings.
3. Notes in the drawings shall have precedence over notes in the specifications.
4. Dimensions in the drawings shall have precedence over scaled dimensions.
26. Soils Report
Contractor shall refer to soils report for foundation details.
27. Product Handling, Storage and Protection
a. Deliver materials to the project site or place of fabrication in manufacturer's original containers with seals unbroken and labels intact until incorporated into the work. Materials shall clearly bear the manufacturer's name and trademark and UL or FM label when applicable.
b. Protect materials from damage when moving and storing on site or in the building. Provide durable protection as required to protect materials from damage from weather or damage from contact.
c. Store materials and equipment in a neat and accordance with manufacturer's written instructions.
d. Remove damaged or otherwise unsuitable material and equipment promptly from the site and replace with satisfactory material at addition to equipment to the owner.
28. Installation: General Requirements
a. Use experienced installers and tradesmen.
b. Install materials and systems in accordance with their manufacturer's printed instructions and approved submittals in proper relation with adjacent construction and with uniform appearance.
c. Install assemblies complete with all hardware, anchors, inserts, supports and accessories. Attach securely to supports. Test and adjust operation.
d. Clean and protect work from damage.
29. Cleaning
Keep work and adjacent areas free from accumulations of waste, debris and rubbish caused by construction operations. Do not allow opened containers of combustible materials to remain in the building overnight. At completion of work, remove all waste materials, rubbish, tools, equipment, machinery and surplus materials and clean all exposed surfaces. Leave project clean and ready for occupancy. Repair, patch and touch-up masonry surfaces to specified finish as original.

ABBREVIATIONS

ABV	Above
AFB	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
AS	Acoustical Sealant
B/O	Bottom of
BLK	Blocking
BLW	Below
BYND	Beyond
C / C	Center to Center
CJ	Control Joint
CL	Center Line
CLNG	Ceiling
CLAD	Cladding
CLR	Clear
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continuous
CONTR	Contractor
CORR	Corridor
CPT	Carpet
CT	Ceramic Tile
DIAM	Diameter
Ø	Diameter
DIM	Dimension
DN	Down
DTL	Detail
DWG	Drawing
(E)	Existing
EA	Each
EQ	Equal
ETR	Existing To Remain
F / O	Full Overlay
FLR	Floor
GA	Gauge
GALV	Galvanized
GC	General Contractor
GL	Glass
GR	Granite
GWB	Gypsum Wall Board
HRZNT	Horizontal
HR	Hour
HT	Height
INFO	Information
INSUL	Insulation
INT	Interior
LAM	Laminated
LAV	Lavatory
LP	Low Point
MAX	Maximum
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MP	Metal Panel
MTL	Metal
(N)	New
NC	Not in Contract
NOM	Nominal
NMS	Not to Scale
OC	On Center
OPNG	Opening
OTB	Open to Below / Beyond
PLAM	Plastic Laminated
PLBG	Plumbing
PLWD	Plywood
PREFA	Prefabricated
B	Painted
PTD	Painted
RD	Roof Drain
REIN	Reinforced
REQD	Required
REV	Revision
RO	Rough Opening
SIM	Similar
SPEC	Specification
SQ	Square
SS	Stainless Steel
STD	Standard
STL	Steel
STR	Stair
STRUC	Structural
TR	To be Removed / To be Replaced
T / O	Top of
TYP	Typical
U.N.O	Unless Noted Otherwise
VIF	Verify in Field
VRTCL	Vertical
WD	Wood
WPR	Waterproofing
WNR	Wood Veneer

LEGAL INFORMATION

1 ASSESSOR PARCEL NUMBER	03612222
2 MAP BOOK	036
3 TAX CODE AREA	3-108
4 SEC/TOWN/RANGE	T11S-R1W,SEC15
5 EXISTING USE	SINGLE FAMILY RESIDENCE
6 PROPOSED USE	SINGLE FAMILY RESIDENCE
7 OCCUPANCY	R-3
8 YEAR BUILT	1910
9 EFFECTIVE YEAR BUILT	2001
10 NUMBER OF STORIES	EX 1 STORY WITH ATTIC ROOM, NEW 2 STORY
11 CONSTRUCTION	V-B
12 LOT AREA	4486SF
13 F.A.R.	52%
14 ALLOWED R.F.A.	2,333SF
15 EXISTING R.F.A.	1,398SF
16 PROPOSED R.F.A.	2,330SF
17 EXISTING CONDITIONED F.A.	1065SF
18 PROPOSED CONDITIONED F.A.	1997SF
19 SPRINKLERED	YES
20 SCOPE OF WORK	1625F 1ST FLOOR AND 7705F 2ND FLOOR ADDITION AND REMODEL, NEW HVAC



1 AERIAL VIEW
3/4" = 1'-0"

DRAWING INDEX

G100	PROJECT INFORMATION / GENERAL NOTES
A100	EX PLANS
A101	SITE/ROOF PLAN
A102	DRAINAGE PLAN
A103	N FLOOR PLAN
A200	EX ELEVATIONS
A201	N ELEVATIONS
A300	SECTIONS
A301	DETAILS
A700	CEC
A700.1	CEC
A700.2	CEC
A702	MANDATORY MEASURES
A800	PRODUCT SPECS
L100	LANDSCAPE PLAN
S1	STRUCTURAL NOTES AND TYPICAL DETAILS
S2	LOWER FLOOR FRAMING AND FOUNDATION PLAN
S3	SECOND FLOOR FRAMING PLAN
S4	UPPER ROOF FRAMING PLAN
S5	FOUNDATION DETAILS
S6	CEILING, SECOND FLOOR, AND ROOF FRAMING DETAILS

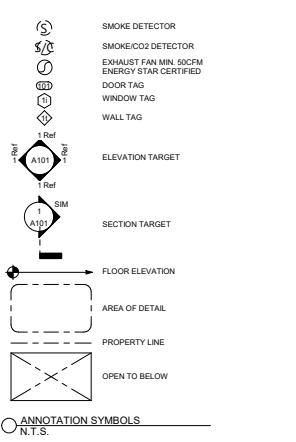
APPLICABLE CODES

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES

CODES

2019 CAL BUILDING CODE
2019 CAL PLUMBING CODE
2019 CAL MECHANICAL CODE
2019 CAL ELECTRICAL CODE
2019 CAL RES CODE
2019 CAL ENERGY EFFICIENCY STANDARDS CODE & LOCAL AMENDMENTS

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019) AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.



Item 6 C.

gigante AG

R. SCOTT MITCHELL
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95100

ENGINEER
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2571 Main Street, Suite 200
Soquel, CA 95073 (831) 477-1781

SURVEYOR
N/A

GENERAL CONTRACTOR
LICH

LEGEND
(E) TO REMAIN
(R) DEMO TO BE REMOVED (TBR)
(B) NOT IN CONTRACT (INC)
(X) X X X X X X X X X X X X X X X X X X

NO.	ISSUE	DATE
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PROJECT
CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95100

THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND AS SUCH REMAIN THE INTELLECTUAL AND PHYSICAL PROPERTY OF GIGANTE AG. THESE DOCUMENTS ARE NOT TO BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS, ALL DOCUMENTS ARE INTENDED AS GUIDELINES FOR IMPLEMENTATION. NOTATED DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF GIGANTE AG PRIOR TO THE COMMENCEMENT OF WORK. ALL EXCEPTIONS TO THE ABOVE STATEMENTS ARE ONLY ACCEPTABLE BY WRITTEN AGREEMENT WITH GIGANTE AG.

SHEET TITLE
PROJECT INFORMATION / GENERAL NOTES

SHEET NUMBER

G100
gigante AG 2013

R. SCOTT

1768 N SAN FERNANDO ROAD
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SURVEYOR
N/A

GENERAL CONTRACTOR
LIC#

LEGEND

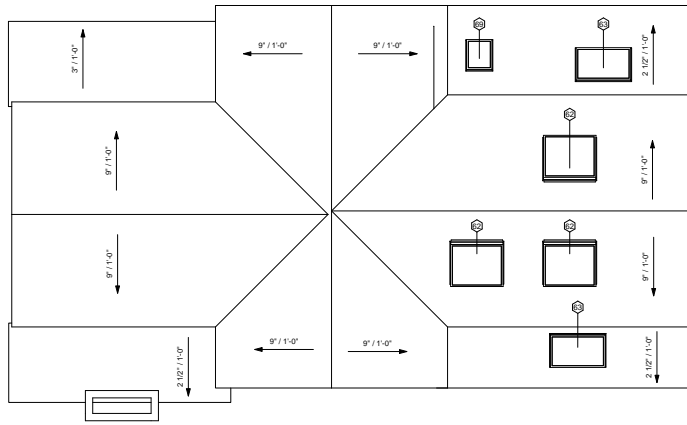
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(B) DEMO / TO BE REMOVED (TBR)

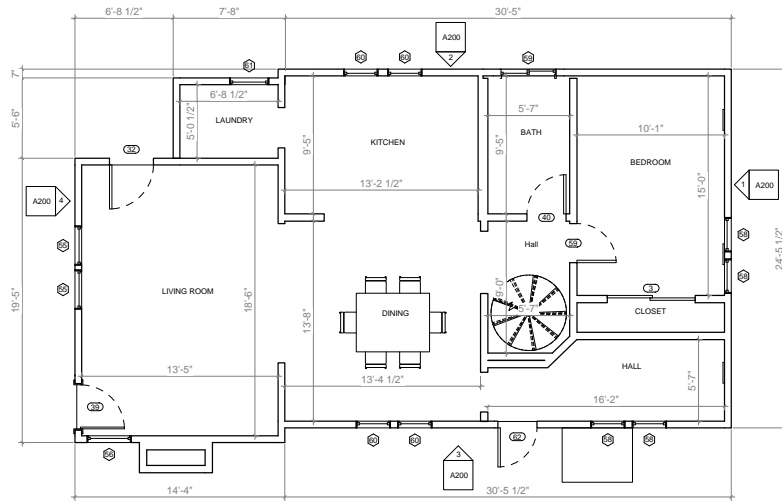
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(I) NOT IN CONTRACT (INC)

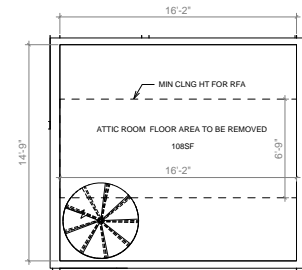
NO.	ISSUE	DATE



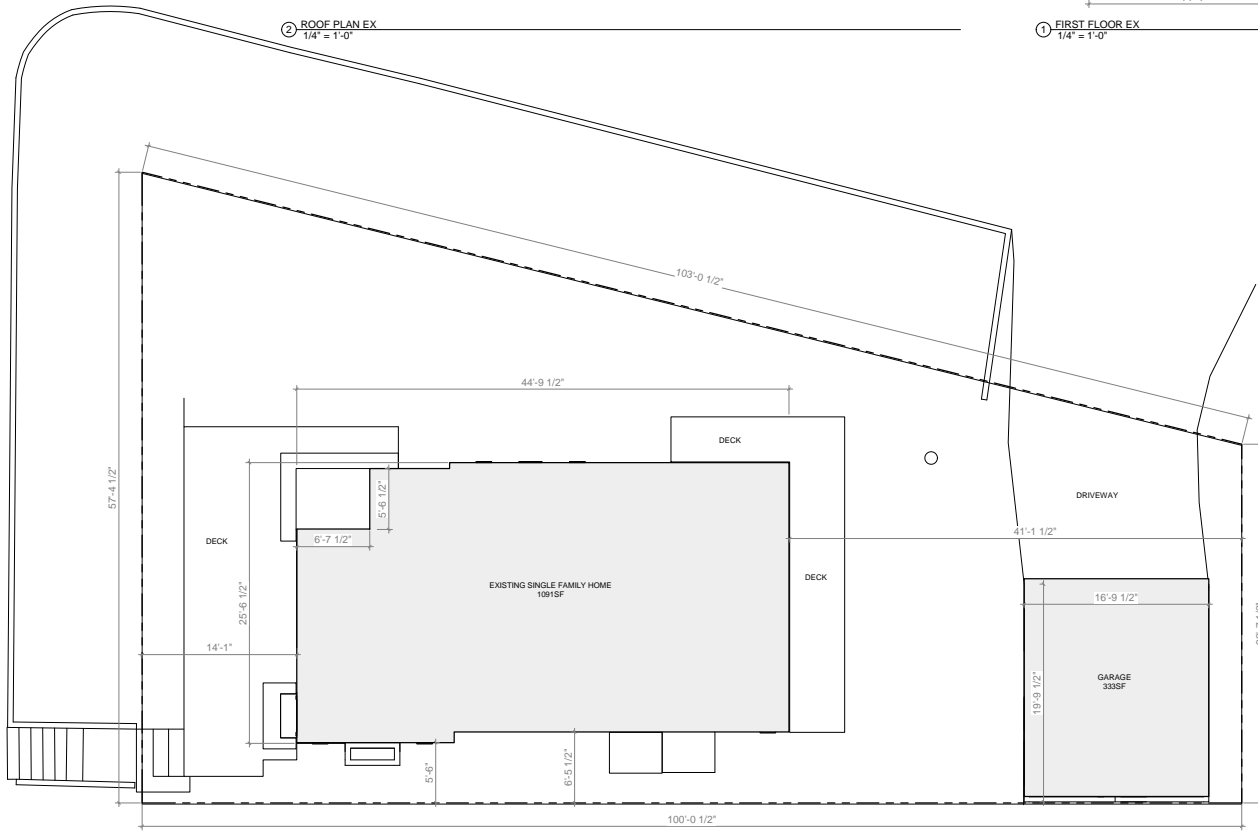
2 ROOF PLAN EX
1/4" = 1'-0"



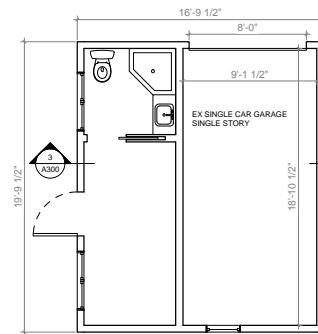
1 FIRST FLOOR EX
1/4" = 1'-0"



3 SECOND FLOOR EX
1/4" = 1'-0"



4 SITE PLAN EX
3/16" = 1'-0"



5 GARAGE FLOOR
1/4" = 1'-0"

PROJECT

CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

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SHEET TITLE

EX PLANS

SHEET NUMBER

A100

gigante AG

R. SCOTT MITCHELL

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SURVEYOR
N/A

GENERAL CONTRACTOR
LIC#

LEGEND

(E) TO REMAIN

(D) DEMO / TO BE REMOVED (TBR)

(N) CONSTRUCTION

(B) NOT IN CONTRACT (INC)

(X) X X X X X X X X X X

NO. ISSUE DATE

PROJECT
CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

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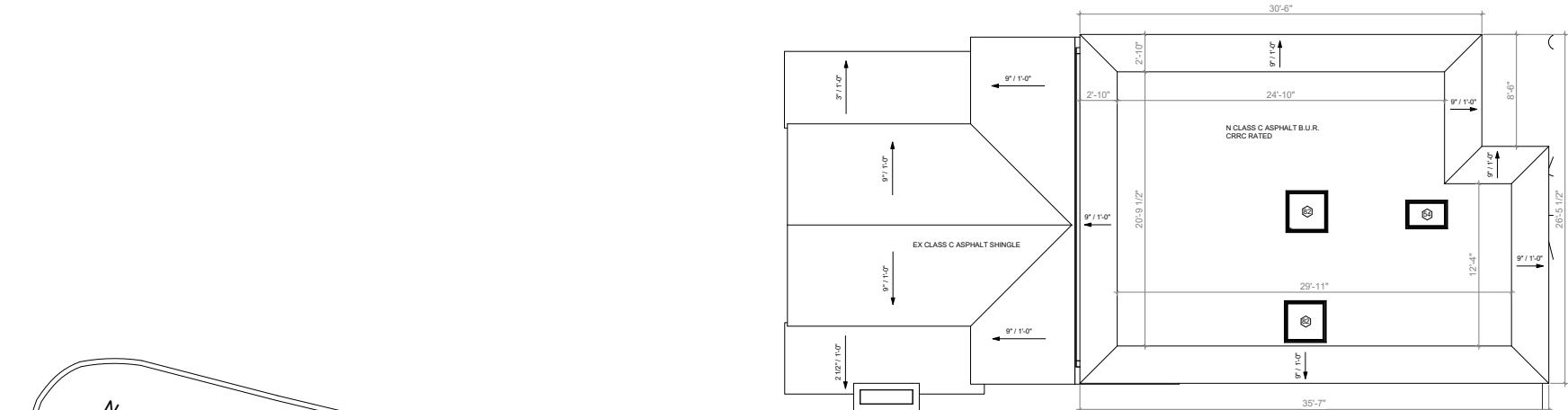
SHEET TITLE

SITE/ROOF PLAN

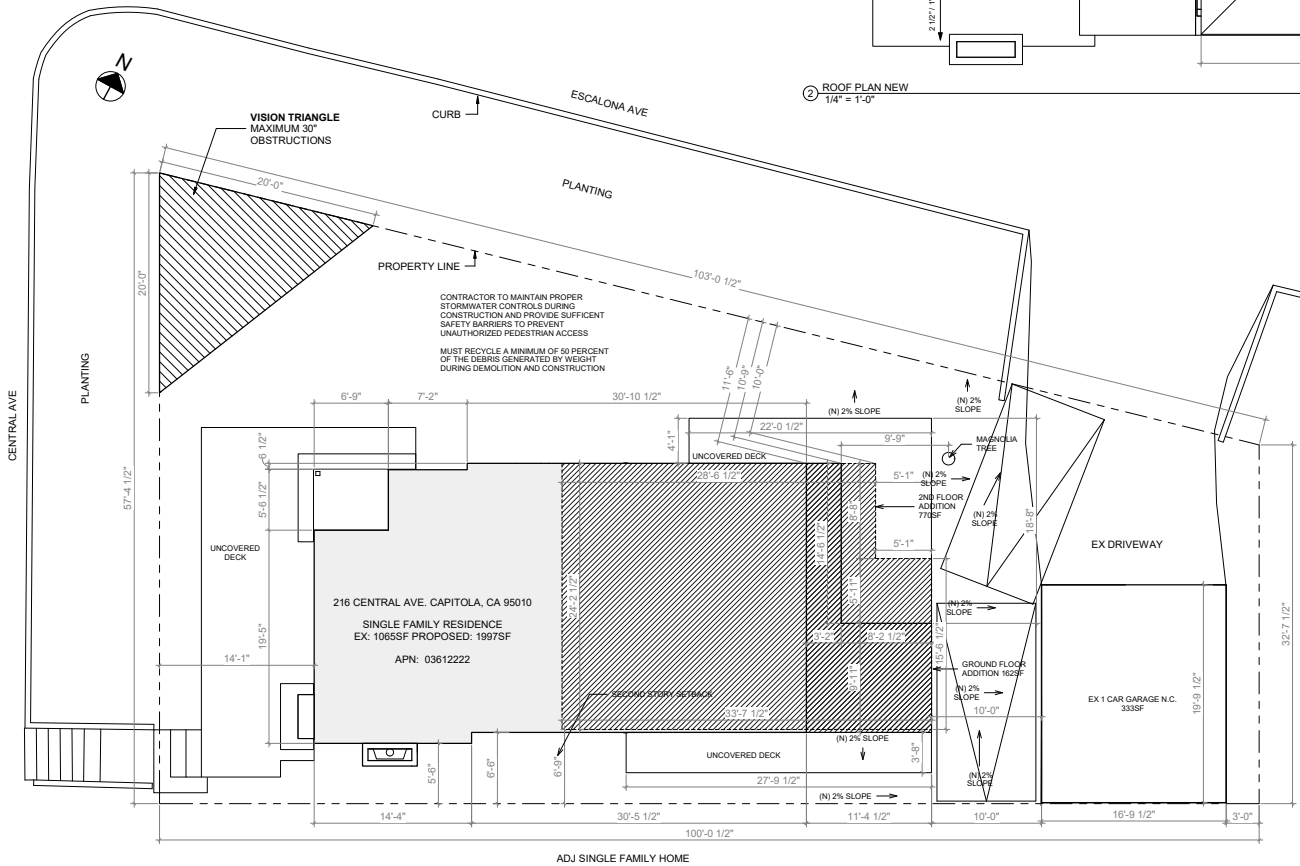
SHEET NUMBER

A101

© gigante AG 2013



2 ROOF PLAN NEW
1/4" = 1'-0"



1 SITE PLAN NEW
3/16" = 1'-0"

LEGEND

(E) TO REMAIN

(D) DEMO / TO BE REMOVED (TBR)

(N) CONSTRUCTION

(B) NOT IN CONTRACT (N/C)

NO.	ISSUE	DATE

PROJECT

CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

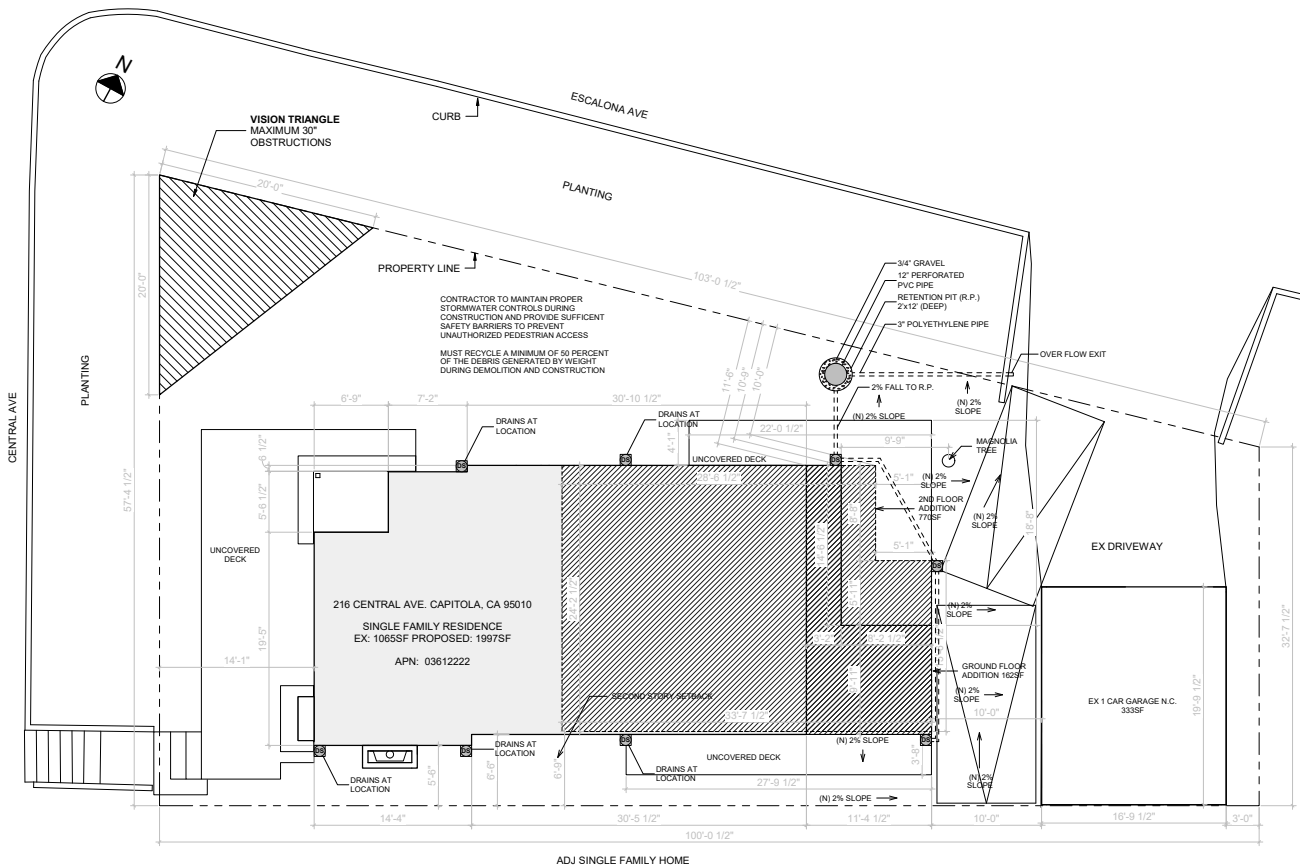
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SHEET TITLE

DRAINAGE PLAN

SHEET NUMBER

A102



DRAINAGE PLAN
3/16" = 1'-0"

LEGEND

- (E) TO REMAIN
- (D) DEMO TO BE REMOVED (TBR)
- (N) CONSTRUCTION
- (B) NOT IN CONTRACT (INC)

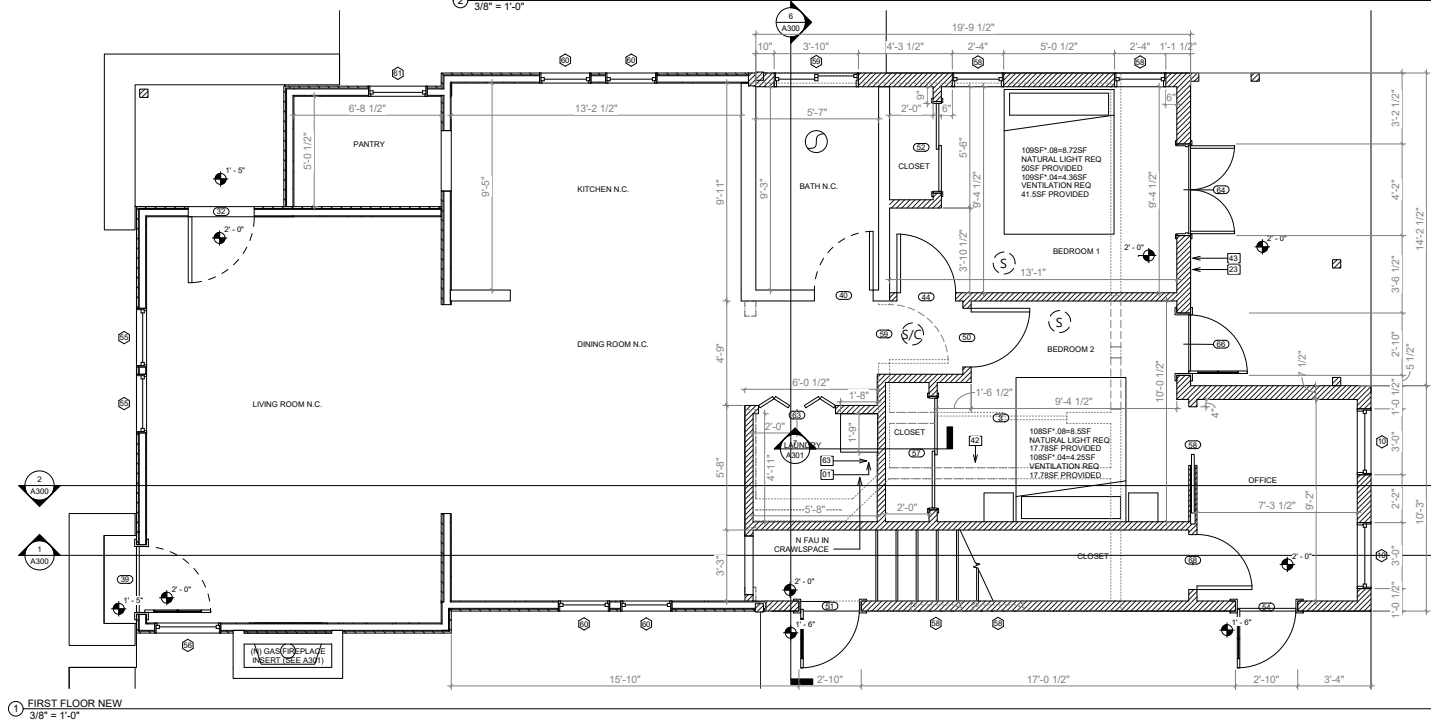
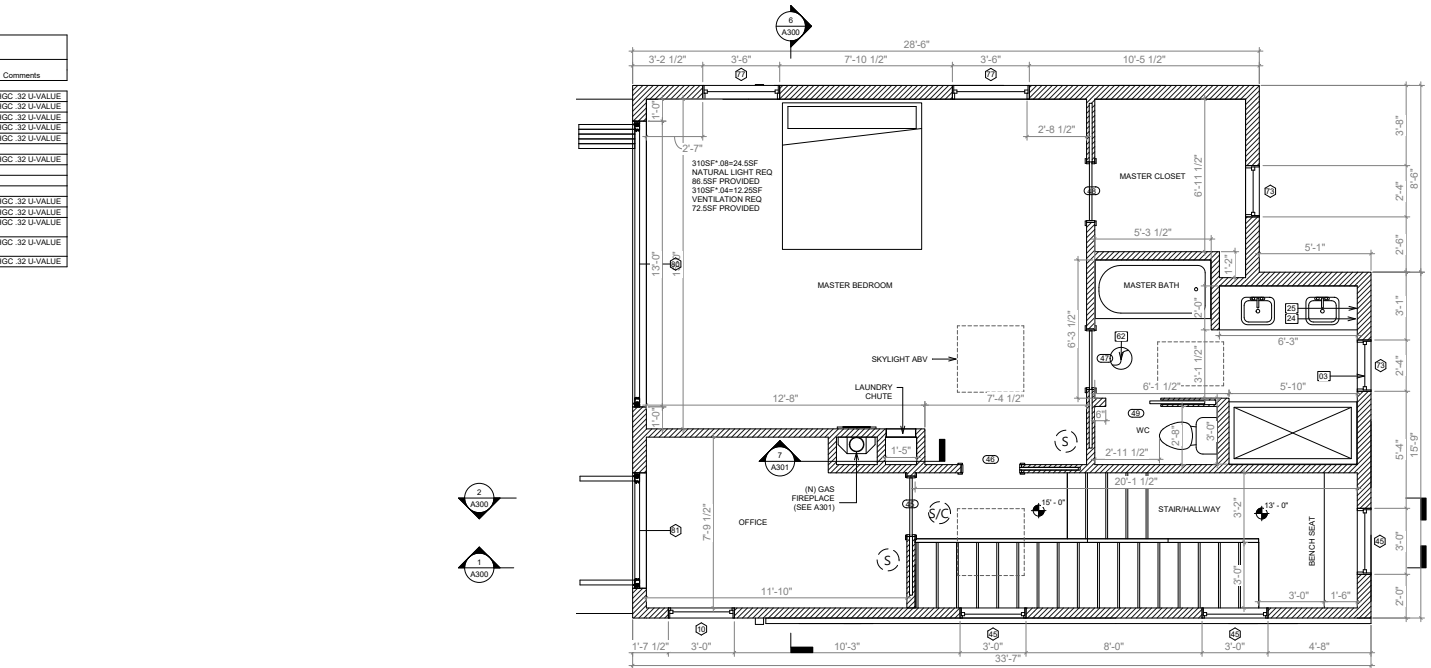
NO. ISSUE DATE

NEW WINDOW SCHEDULE								
Type Mark	Count	Operation	Rough Opening Width	Rough Opening Height	Head SS	Phase Created	Phase Demolished	Comments
10	1	DEB HUNG	3'-0"	4'-0"	6'-10" 2'-10"	New Construction	None	25 SHGC 32 U-VALUE
10	2	DEB HUNG	3'-0"	4'-0"	7'-0" 3'-0"	New Construction	None	25 SHGC 32 U-VALUE
45	1	DEB HUNG	3'-0"	4'-6"	5'-0" 0'-0"	New Construction	None	25 SHGC 32 U-VALUE
43	1	DEB HUNG	3'-0"	4'-6"	3'-0" 3'-0"	New Construction	None	25 SHGC 32 U-VALUE
54	1	SKYLIGHT	2'-0"	3'-0"		New Construction	None	25 SHGC 32 U-VALUE
58	4	DEB HUNG	2'-4"	3'-8"	6'-8" 3'-0"	Existing	New Construction	
58	2	DEB HUNG	2'-4"	3'-8"	7'-8" 4'-0"	New Construction	None	25 SHGC 32 U-VALUE
62	3	SKYLIGHT	3'-6"	3'-6"		Existing	New Construction	
63	2	SKYLIGHT	3'-8"	2'-2"		Existing	New Construction	
63	1	SKYLIGHT	8'-0"	8'-0"		Existing	New Construction	
73	2	DEB HUNG	2'-4"	3'-4"	6'-8" 3'-4"	New Construction	None	25 SHGC 32 U-VALUE
77	2	DEB HUNG	3'-6"	4'-0"	6'-10" 2'-10"	New Construction	None	25 SHGC 32 U-VALUE
80	1	FOLDING WALL	13'-0"	4'-0"	6'-10" 2'-10"	New Construction	None	25 SHGC 32 U-VALUE
81	1	FOLDING WALL	5'-3"	4'-0"	6'-10" 2'-10"	New Construction	None	25 SHGC 32 U-VALUE
82	2	SKYLIGHT	3'-0"	3'-0"		New Construction	None	25 SHGC 32 U-VALUE

NEW DOOR SCHEDULE					
Door Number	Operation	Height	Width	Phase Created	Phase Demolished
3	CLOSED SLIDING	6'-8"	6'-0"	Existing	New Construction
44	INT SWING	6'-8"	2'-8"	New Construction	None
45	INT POCKET	6'-8"	2'-8"	New Construction	None
46	INT POCKET	6'-8"	2'-8"	New Construction	None
47	INT POCKET	6'-8"	2'-8"	New Construction	None
48	INT POCKET	6'-8"	2'-8"	New Construction	None
49	INT POCKET	6'-8"	2'-8"	New Construction	None
50	INT SWING	6'-8"	2'-8"	New Construction	None
51	EXT SWING GLASS	6'-8"	2'-8"	New Construction	None
52	CLOSED SLIDING	6'-8"	4'-0"	New Construction	None
54	EXT SWING GLASS	6'-8"	2'-8"	New Construction	None
57	CLOSED SLIDING	6'-8"	5'-0"	New Construction	None
58	INT POCKET	6'-8"	2'-8"	New Construction	None
59	INT SWING	6'-8"	2'-8"	Existing	New Construction
62	EXT SWING GLASS	6'-8"	2'-8"	Existing	New Construction
63	INT BIFOLD 4 PANEL	6'-8"	3'-6"	New Construction	None
64	EXT BIL SWING	6'-8"	4'-0"	New Construction	None
66	EXT SWING GLASS	6'-8"	2'-8"	New Construction	None
68		6'-8"	2'-8"	New Construction	None

KEYNOTE LEGEND	
Key Value	Keynote Text

- 01 18" x 24" Under floor access and 30"x30" attic access above
- 03 Glazing in bathrooms shall be tempered
- 23 Where branch-circuit wiring is modified, replaced or extended in areas specified in CEC 210.12(A), the branch circuit shall be protected by either a listed combination-type AFCI located at the origin of the branch circuit or a listed outlet branch-circuit type AFCI located at the first receptacle of the existing branch circuit.
- 24 All non-locking type 125-volt, 15 and 20 ampere receptacles in a dwelling unit shall be listed tamperresistant receptacles. (Exceptions: (1) receptacles more than 5'-6" above the floor, (2) receptacles part of a luminaire or appliance, (3) a single receptacle or a duplex receptacle for two appliances that are not easily moved and located within dedicated space and are chord-and-plug connected as per CEC 400.7, and (4) non-grounding receptacles used for replacements as permitted in CEC 406.4 (D) (2) (a).)
- 25 GFCI Power in wet locations
- 42 Permanently installed luminaires in rooms other than kitchens, bathrooms, garages, laundry rooms, and utility rooms are to be high efficacy, or controlled by a dimmer switch, or controlled by an occupancy sensor that does not turn on automatically or have an always-on option.
- 43 Exterior lighting is to be high efficacy or must be controlled by a motion sensor. Also, the lighting must by one of the following methods: i) Photoclock not having an override or bypass switch that disables the photoclock, or ii) Astronomical time clock not having an override or bypass switch that disables the astronomical time clock, and which is programmed to automatically turn the outdoor lighting OFF during daylight hours; or iii) Energy management control system which meets all of the following requirements: At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.
- 62 Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. i) Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
- 63 Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.9)



PROJECT
CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

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SHEET TITLE
N FLOOR PLAN

SHEET NUMBER
A103

gigante AG 2013

R. SCOTT MITCHELL

176B N SAN FERNANDO ROAD
LOS ANGELES, CA 90031

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ENGINEER

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2371 Main Street, Suite C
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SURVEYOR

N/A

GENERAL CONTRACTOR

LIC#

LEGEND

(E) TO REMAIN

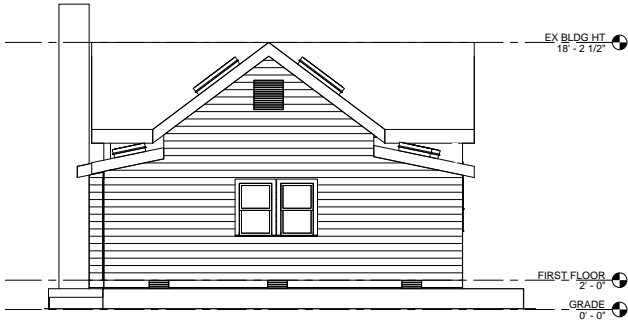
(D) DEMO / TO BE REMOVED (TBR)

(N) NOT IN CONTRACT (NIC)

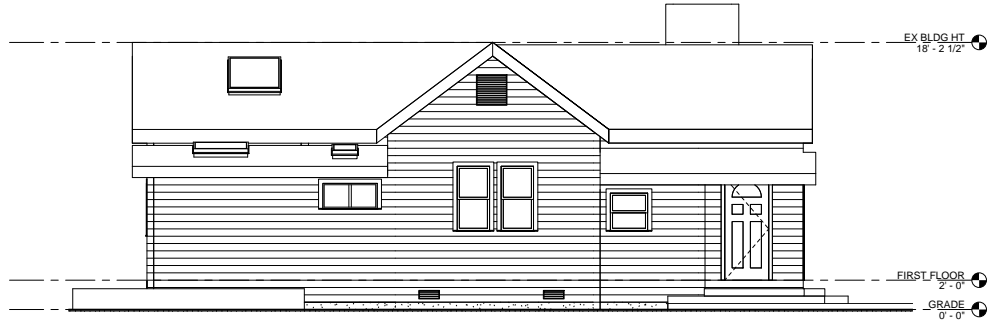
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(X) NOT IN CONTRACT (NIC)

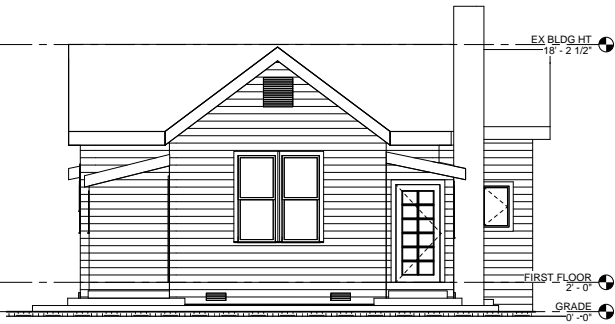
NO.	ISSUE	DATE



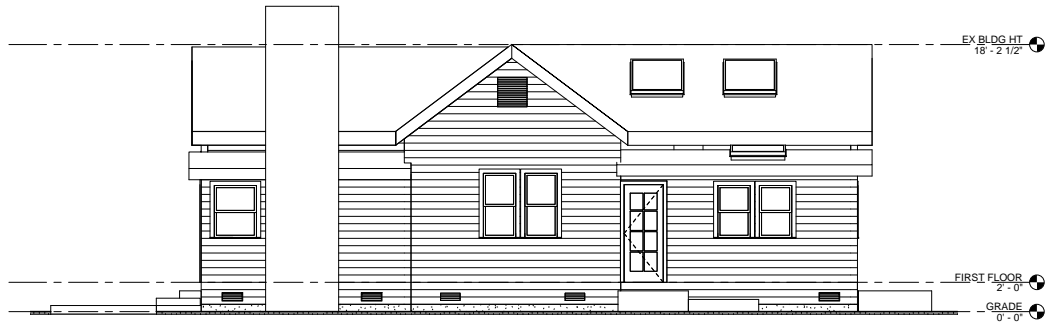
1 EAST EL EX
1/4" = 1'-0"



2 NORTH EL EX
1/4" = 1'-0"



3 WEST EL EX
1/4" = 1'-0"



4 SOUTH EL EX
1/4" = 1'-0"

PROJECT

CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

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SHEET TITLE

EX ELEVATIONS

SHEET NUMBER

A200

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R. SCOTT MITCHELL

176B N SAN FERNANDO ROAD
LOS ANGELES, CA 90031

T 323 843 2201
F 323 276 0988

CLIENT
LYNN JACKSON

OWNER
LYNN JACKSON
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95010

ENGINEER
STREETER GROUP, INC.
2571 Main Street, Suite C
Soquel, CA 95073 (831)477-1781

SURVEYOR
N/A

GENERAL CONTRACTOR
LICH

LEGEND

(E) TO REMAIN

(R) DEMO TO BE REMOVED (TBR)

(N) CONSTRUCTION

(I) NOT IN CONTRACT (INC)

NO. ISSUE DATE

CRAWLSPACE VENTILATION
121SSF / 150 = 83F
MIN QTY 12, 667SF VENTS = 85F



① WEST EL
1/4" = 1'-0"



② SOUTH EL
1/4" = 1'-0"



③ EAST EL
1/4" = 1'-0"



④ NORTH EL
1/4" = 1'-0"

PROJECT
CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

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SHEET TITLE
N ELEVATIONS

SHEET NUMBER
A201

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LEGEND

(E) TO REMAIN

(D) DEMO / TO BE REMOVED (TBR)

(I) IN CONSTRUCTION

(N) NOT IN CONTRACT (NIC)

NO.	ISSUE	DATE
-----	-------	------

PROJECT

CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

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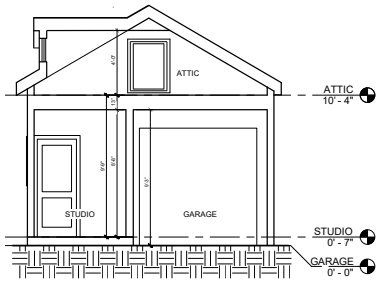
SHEET TITLE

SECTIONS

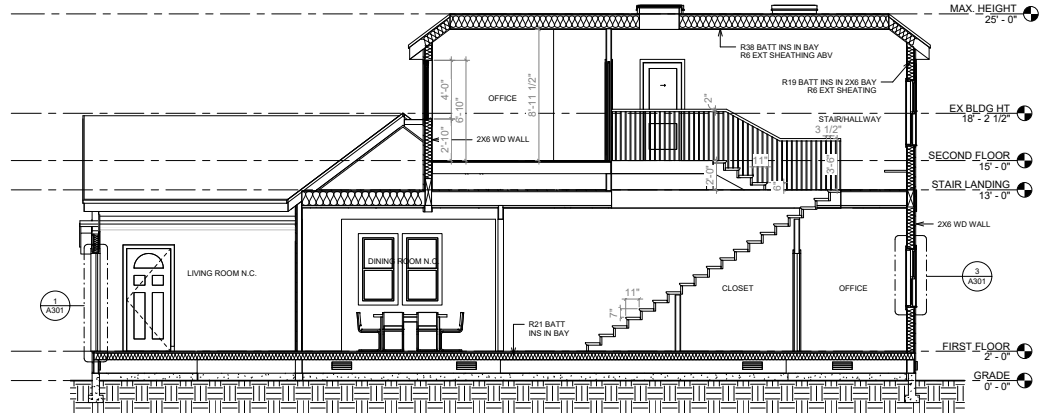
SHEET NUMBER

A300

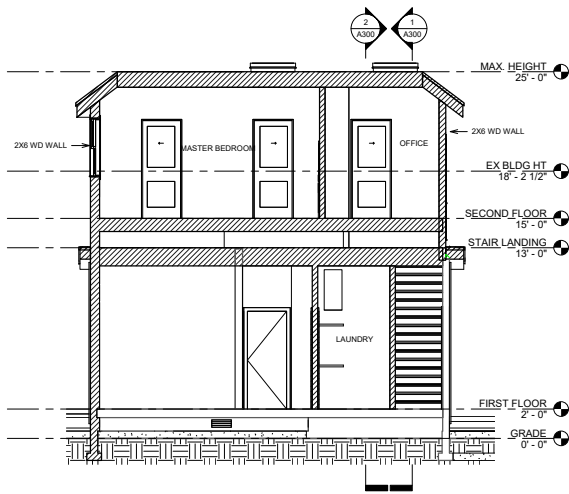
©gigante AG 2013



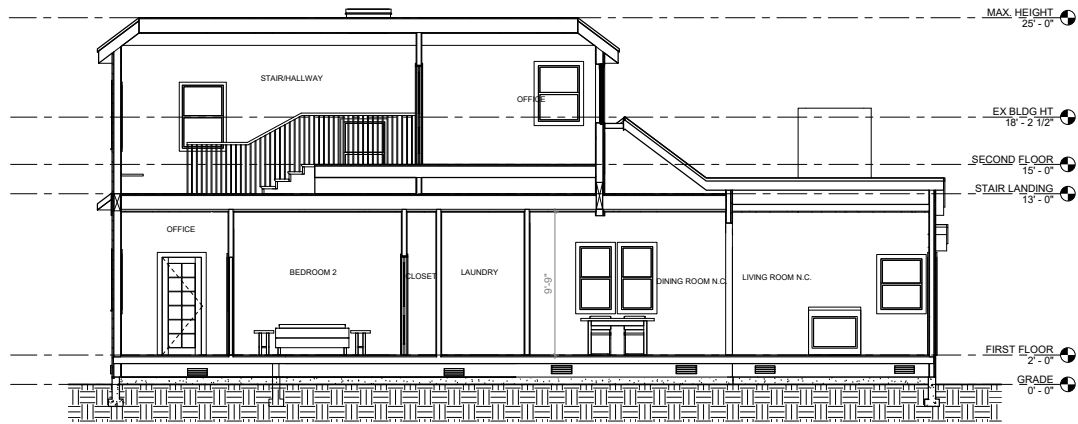
3 GARAGE SECTION
1/4" = 1'-0"



1 LONG SECTION FACING NORTH
1/4" = 1'-0"



6 SHORT SECTION FACING EAST
1/4" = 1'-0"



2 LONG SECTION FACING SOUTH
1/4" = 1'-0"

LEGEND

(E) TO REMAIN

(D) DEMO / TO BE REMOVED (TBR)

(N) CONSTRUCTION

(I) NOT IN CONTRACT (INC)

(X) X X X X X X X X X X

NO. ISSUE DATE

PROJECT

CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

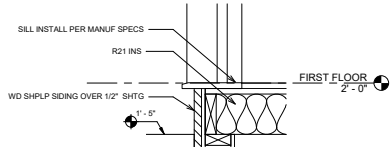
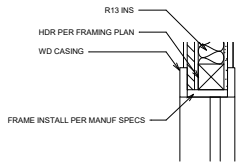
THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND AS SUCH REMAIN THE INTELLECTUAL AND PHYSICAL PROPERTY OF GIGANTE AG. THESE DOCUMENTS ARE NOT TO BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS, ALL DOCUMENTS ARE INTENDED AS GUIDELINES FOR IMPLEMENTATION. NOTATED DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF GIGANTE AG PRIOR TO THE COMMENCEMENT OF WORK. ALL EXCEPTIONS TO THE ABOVE STATEMENTS ARE ONLY ACCEPTABLE BY WRITTEN AGREEMENT WITH GIGANTE AG.

SHEET TITLE

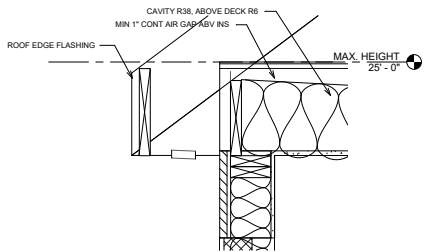
DETAILS

SHEET NUMBER

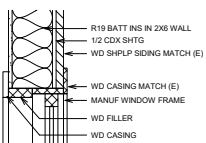
A301



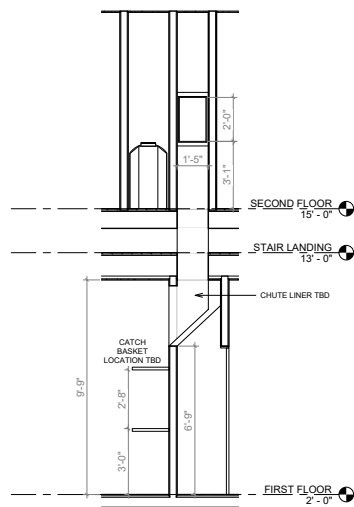
1 DOOR HEAD/SILL DETAIL
1 1/2" = 1'-0"



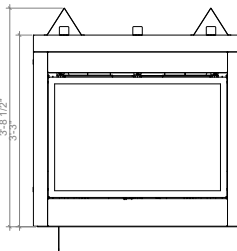
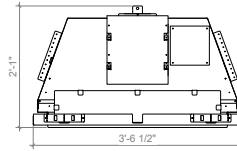
2 ROOF VENTILATION DETAIL
1 1/2" = 1'-0"



3 WINDOW HEAD/SILL DETAIL
1 1/2" = 1'-0"

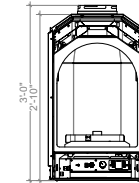
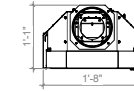


7 LAUNDRY CHUTE LOCATION
3/8" = 1'-0"

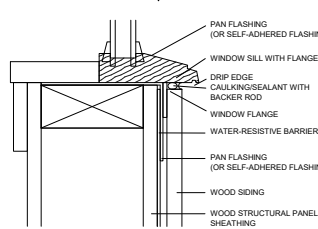
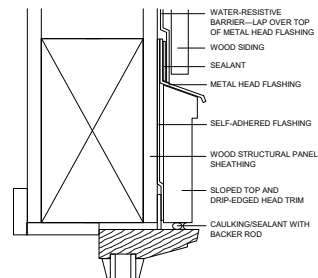


Model 564 Space Saver Clean Face GSR2 (SEE A800)

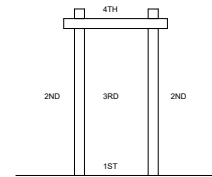
4 FIREPLACE DETAILS
1" = 1'-0"



Model Bed and Breakfast GSR2 (SEE A800)

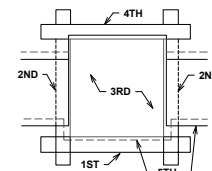


5 WINDOW FLASHING (TYP)
N.T.S.



S.A.S.M. = SELF ADHESIVE SHEET MEMBRANE
NOTE:
PROVIDE SOLID BACKING TO SUPPORT S.A.S.M.
STAPLE PERIMETER OF S.A.S.M. TO FRAMING
MEMBERS 1" FROM OUTSIDE EDGE TO
PREVENT WIND DAMAGE.

TYPICAL DOOR FLASHING



MATERIALS SPECIFIED:
S.A.S.M. = SELF ADHESIVE SHEET MEMBRANE
"SUPER JUMBO TEK" 60 MINUTE PAPER
MANUFACTURED BY FORTIFIBER CORPORATION
PORTLAND, OREGON
SHEET METAL SHALL BE INSTALLED PER
SMACNA RECOMMENDED SPECIFICATIONS
PROVIDE SOLID BACKING TO SUPPORT S.A.S.M.
STAPLE PERIMETER OF S.A.S.M. TO FRAMING
MEMBERS 1" FROM OUTSIDE EDGE TO PREVENT
WIND DAMAGE.

TYPICAL WINDOW FLASHING

6 WINDOW/DOOR FLASHING (TYP)
N.T.S.

R. SCOTT MITCHELL

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CLIENT
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SURVEYOR
N/A

GENERAL CONTRACTOR
LIC#

LEGEND

(E) TO REMAIN
(D) DEMO / TO BE REMOVED (TBR)
(N) CONSTRUCTION
(C) NOT IN CONTRACT (INC)
XXXXXXXXXXXXXXXXXXXXXXXX

NO. ISSUE DATE

CERTIFICATE OF COMPLIANCE
Project Name: CENTRAL AVE
Calculation Date/Time: 2020-03-05T21:21:31-0800
Input File Name: CENTRAL_AVE_03.05.20.rbd19

Table with 11 columns: 01-11. Rows include Project Name, Run Title, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area, Existing Cond. Floor Area, Total Cond. Floor Area, ADU Bedroom Count, and N Natural Gas Available?

COMPLIANCE RESULTS table with 2 columns: 01, 02. Rows describe compliance with computer performance, field testing, and special features.

ENERGY USE SUMMARY table with 5 columns: Energy Use (kBtu/ft²-yr), Standard Design, Proposed Design, Compliance Margin, and Percent Improvement. Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, and Self Utilization Credit.

Registration Number: 420-P010027198A-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

CERTIFICATE OF COMPLIANCE
Project Name: CENTRAL AVE
Calculation Date/Time: 2020-03-05T21:21:31-0800
Input File Name: CENTRAL_AVE_03.05.20.rbd19

REQUIRED PV SYSTEMS - SIMPLIFIED table with 11 columns: 01-11. Row 01 details DC System Size (kW), Exception, Module Type, Array Type, Power Electronics, CRI, Azimuth (deg), Tilt Input, Array Angle (deg), Tilt: (x in 12), Inverter Eff. (%), and Annual Solar Actual (kWh).

REQUIRED SPECIAL FEATURES table. Lists features like Zonal heating controls, Cool roof, Floor with high level of insulation, Window overhangs, etc.

NETS FEATURE SUMMARY table. Lists features like Heating System Verifications, Cooling System Verifications, and Heating System Verifications (None).

Registration Number: 420-P010027198A-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

CERTIFICATE OF COMPLIANCE
Project Name: CENTRAL AVE
Calculation Date/Time: 2020-03-05T21:21:31-0800
Input File Name: CENTRAL_AVE_03.05.20.rbd19

BUILDING - FEATURES INFORMATION table with 7 columns: 01-07. Rows include Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, and Number of Water Heating Systems.

ZONE INFORMATION table with 7 columns: 01-07. Rows include Zone Name, Zone Type, HVAC System Name, Zone Floor Area, Avg. Ceiling Height, Water Heating System 1, and Water Heating System 2. Includes zones for Living Room, Pantry, Kitchen, Bath, Laundry, Bed 1, Bed 2, Office 1, M Bed, M Bath, M Office, and Star/Hallway.

Registration Number: 420-P010027198A-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

CERTIFICATE OF COMPLIANCE
Project Name: CENTRAL AVE
Calculation Date/Time: 2020-03-05T21:21:31-0800
Input File Name: CENTRAL_AVE_03.05.20.rbd19

OPaque SURFACES table with 11 columns: 01-11. Rows include Living Room West, Living Room North, Living Room South, Living Room North, Living Room South, Pantry West, Pantry North, Kitchen North, Kitchen South, Bath North, Bed 1 North, Bed 1 East, Bed 2 East, Office 1, Office East, M Bed West, M Bed North, M Bed East, M Bath West, M Bath North, M Bath East, M Office West, M Office South, Star/South, and Star/East.

Registration Number: 420-P010027198A-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

CERTIFICATE OF COMPLIANCE
Project Name: CENTRAL AVE
Calculation Date/Time: 2020-03-05T21:21:31-0800
Input File Name: CENTRAL_AVE_03.05.20.rbd19

OPaque SURFACES table with 11 columns: 01-11. Rows include Living Room Ceiling, Kitchen Ceiling, Bath Ceiling, Living Room Floor, Pantry Floor, Kitchen Floor, Bath Floor, Laundry Floor, Bed 1 Floor, Bed 2 Floor, Office Floor, M Bed Floor, M Bath Floor, M Office Floor, M Office South, Star/South, and Star/East.

Registration Number: 420-P010027198A-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

CERTIFICATE OF COMPLIANCE
Project Name: CENTRAL AVE
Calculation Date/Time: 2020-03-05T21:21:31-0800
Input File Name: CENTRAL_AVE_03.05.20.rbd19

OPaque SURFACES - CATHEDRAL CEILINGS table with 11 columns: 01-11. Rows include Cathedral Ceiling Pantry, M Bed Ceiling, M Bath Ceiling, M Office Ceiling, and Star/Hallway Ceiling.

ATIC table with 10 columns: 01-10. Row 01 details Name, Construction, Type, Roof Rise, Roof Reflectance, Roof Emittance, Radiant Barrier, Cool Roof, Status, and Verified Existing Condition.

Registration Number: 420-P010027198A-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

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SHEET TITLE

CEC

SHEET NUMBER

A700

gigante AG 2013

Legend table with categories: (E) TO REMAIN, (E) DEMO / TO BE REMOVED (TBR), (E) NOT IN CONTRACT (N/C), (N) CONSTRUCTION, (N) NOT IN CONTRACT (N/C).

Table with columns: NO., ISSUE, DATE

PROJECT CENTRAL 216 CENTRAL AVE. CAPITOLA, CA 95100

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SHEET TITLE

CEC

SHEET NUMBER

A700.1

gigante AG 2013

CERTIFICATE OF COMPLIANCE Project Name: CENTRAL AVE Calculation Date/Time: 2020-03-05T21:31:00-08:00 Input File Name: CENTRAL_AVE_03_05_20.rvt(9) C31R-PRF-01E (Page 9 of 14)

Table with columns: Q1-Q6, Name, Side of Building, Area (sq ft), U-factor, Status, Verified Existing Condition.

OPaque SURFACE CONSTRUCTIONS

Table with columns: Q1-Q8, Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, U-factor, Assembly Layers.

Registration Number: 425-P0100271584-000-000-0000000-0000 Registration Date/Time: 03/05/2020 21:30 HERS Provider: Cal Energy CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.106 Schema Version: rev 20200101 Report Generated: 2020-03-05 21:26:05

CERTIFICATE OF COMPLIANCE Project Name: CENTRAL AVE Calculation Date/Time: 2020-03-05T21:31:00-08:00 Input File Name: CENTRAL_AVE_03_05_20.rvt(9) C31R-PRF-01E (Page 8 of 14)

Table with columns: Q1-Q16, Name, Type, Surface, Orientation, Altitude, Width (ft), Height (ft), Area (sq ft), U-factor, SHGC Source, SHGC, Exterior Shading, Status, Verified Existing Condition.

Registration Number: 425-P0100271584-000-000-0000000-0000 Registration Date/Time: 03/05/2020 21:30 HERS Provider: Cal Energy CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.106 Schema Version: rev 20200101 Report Generated: 2020-03-05 21:26:05

CERTIFICATE OF COMPLIANCE Project Name: CENTRAL AVE Calculation Date/Time: 2020-03-05T21:31:00-08:00 Input File Name: CENTRAL_AVE_03_05_20.rvt(9) C31R-PRF-01E (Page 7 of 14)

Table with columns: Q1-Q16, Name, Type, Surface, Orientation, Altitude, Width (ft), Height (ft), Area (sq ft), U-factor, SHGC Source, SHGC, Exterior Shading, Status, Verified Existing Condition.

Registration Number: 425-P0100271584-000-000-0000000-0000 Registration Date/Time: 03/05/2020 21:30 HERS Provider: Cal Energy CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.106 Schema Version: rev 20200101 Report Generated: 2020-03-05 21:26:05

CERTIFICATE OF COMPLIANCE Project Name: CENTRAL AVE Calculation Date/Time: 2020-03-05T21:31:00-08:00 Input File Name: CENTRAL_AVE_03_05_20.rvt(9) C31R-PRF-01E (Page 12 of 14)

Table with columns: Q1-Q4, Name, System Type, Number of Units, Heating Efficiency.

Table with columns: Q1-Q8, Name, System Type, Number of Units, Efficiency EER, Efficiency SEER, Zonally Controlled, Multi-speed Compressor, HERS Verification.

Table with columns: Q1-Q16, Name, Type, Design Type, Duct Im. R-value, Duct Location, Surface Area, Supply Return, Repeat Duct, Duct Leakage, HERS Verification, Status, Verified Existing Condition, Heating Distribution System, New Ducts 40 ft.

Table with columns: Q1-Q8, Name, Unconditioned crawl space, Non-Verified, R-6, R-6, Crawl Space, Crawl Space, n/a, n/a, Sealed and Taped, Distribute on System 1-hers-dist, New, n/a, n/a, n/a.

Table with columns: Q1-Q9, Name, Duct Leakage Verification, Duct Leakage Target (%), Verified Duct Location, Verified Duct Design, Buried Ducts, Deeply Buried Ducts, Low-leakage Air Handler, Low Leakage Ducts Exposed to Conditioned Space.

Registration Number: 425-P0100271584-000-000-0000000-0000 Registration Date/Time: 03/05/2020 21:30 HERS Provider: Cal Energy CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.106 Schema Version: rev 20200101 Report Generated: 2020-03-05 21:26:05

CERTIFICATE OF COMPLIANCE Project Name: CENTRAL AVE Calculation Date/Time: 2020-03-05T21:31:00-08:00 Input File Name: CENTRAL_AVE_03_05_20.rvt(9) C31R-PRF-01E (Page 11 of 14)

Table with columns: Q1-Q10, Name, System Type, Distribution Type, Water Heater Name (H), Solar Heating System, Compact Distribution, HERS Verification, Status, Verified Existing Condition, Existing Water Heating System.

Table with columns: Q1-Q14, Name, Heating Element Type, Tank Type, # Tanks, Tank Vol. (gal), Energy Factor or Efficiency, Input Rating or PHEW, Input Rating (kW/Lit), Standby Loss or Recovery Eff., 1st Ht. Rating or Flow Rate, NEA Heat Pump Brand or Model, Tank Location or Ambient Condition, Status, Verified Existing Condition.

Table with columns: Q1-Q8, Name, Pipe Insulation, Parallel Piping, Compact Distribution, Compact Distribution Type, Recirculation Control, Central OHW Distribution, Shower Drain Water Heat Recovery.

Table with columns: Q1-Q11, Name, System Type, Heating Unit Name, Cooling Unit Name, Fan Name, Distribution Name, Required Thermostat Type, Status, Verified Existing Condition, Heating Equipment Control, Cooling Equipment Control.

Registration Number: 425-P0100271584-000-000-0000000-0000 Registration Date/Time: 03/05/2020 21:30 HERS Provider: Cal Energy CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.106 Schema Version: rev 20200101 Report Generated: 2020-03-05 21:26:05

CERTIFICATE OF COMPLIANCE Project Name: CENTRAL AVE Calculation Date/Time: 2020-03-05T21:31:00-08:00 Input File Name: CENTRAL_AVE_03_05_20.rvt(9) C31R-PRF-01E (Page 10 of 14)

Table with columns: Q1-Q8, Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Condensence R-value, U-factor, Assembly Layers.

Table with columns: Q1-Q4, Quality Insulation Installation (QI), Quality Insulation of Spray Foam Insulation, Building Envelope Air Leakage, CFM50.

Registration Number: 425-P0100271584-000-000-0000000-0000 Registration Date/Time: 03/05/2020 21:30 HERS Provider: Cal Energy CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.106 Schema Version: rev 20200101 Report Generated: 2020-03-05 21:26:05

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95010

ENGINEER
STREETER GROUP, INC.
2371 Main Street, Suite C
Soquel, CA 95073 (831) 477-1781

SURVEYOR
N/A

GENERAL CONTRACTOR
LIC#

LEGEND

- (E) TO REMAIN
- (D) DEMO / TO BE REMOVED (TBR)
- (N) CONSTRUCTION
- (X) NOT IN CONTRACT (INC)

NO.	ISSUE	DATE

PROJECT
CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

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SHEET TITLE
CEC

SHEET NUMBER
A700.2

CERTIFICATE OF COMPLIANCE
Project Name: CENTRAL AVE
Calculation Description:
Calculation Date/Time: 2020-03-05T21:21:31-08:00
Input File Name: CENTRAL_AVE_03.05.20.rbd19
CF1R-PRF-01E
(Page 13 of 14)

HVAC - FAN SYSTEMS					
01	02	03	04	05	06
Name	Type	Fan Power (Watts/CFM)	Name		
HVAC Fan System 1	HVAC Fan	0.45			n/a

IAQ (INDOOR AIR QUALITY) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SRE
01am IAQventHtz	85	0.25	Default	0	n/a



Registration Number: 420-P0100271584-000-000-0000000-9000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Registration Date/Time: 03/05/2020 21:30
Report Version: 2019.1.108
Schema Version: rev 20200101
HERS Provider: Cal Energy
Report Generated: 2020-03-05 21:26:05

CERTIFICATE OF COMPLIANCE
Project Name: CENTRAL AVE
Calculation Description:
Calculation Date/Time: 2020-03-05T21:21:31-08:00
Input File Name: CENTRAL_AVE_03.05.20.rbd19
CF1R-PRF-01E
(Page 14 of 14)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Scott John Davis
Company: AT5STUDIO
Address: PO Box 31017
City/State/Zip: Los Angeles, CA 90031
Phone: (962) 715-1535

Documentation Author Signature: *Scott John Davis*
Registration Date: 03/05/2020
HERS Certification Identification (if applicable): C35902

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 1 of the Business and Professions Code to accept responsibility for the building project identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Scott John Davis
Company: AT5STUDIO
Address: PO Box 31017
City/State/Zip: Los Angeles, CA 90031
Phone: (962) 715-1535

Responsible Designer Signature: *Scott John Davis*
Registration Date: 03/05/2020
HERS Certification Identification (if applicable): C35902

NOTICE: This certificate has been generated by California Energy Registry, Inc. ("Cal Energy") using information uploaded by third parties not affiliated or related to Cal Energy. Therefore, Cal Energy is not responsible for, and cannot guarantee, the accuracy of the information provided.

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2019 Low-Rise Residential Mandatory Measures Summary



Table with 2 columns: Measure ID and Measure Description. Includes sections for Air Leakage, Insulation, Vapor Retarder, and other building envelope requirements.

Table with 2 columns: Measure ID and Measure Description. Includes sections for Fireplaces, Heating, Ventilation and Air Conditioning (HVAC) equipment, and other mechanical systems.

2019 Low-Rise Residential Mandatory Measures Summary



NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.

Table with 2 columns: Measure ID and Measure Description. Includes sections for Building Envelope Measures, Fireplaces, Heating, Ventilation and Air Conditioning (HVAC) equipment, and other mechanical systems.

2019 Low-Rise Residential Mandatory Measures Summary



Table with 2 columns: Measure ID and Measure Description. Includes sections for Interior Switches and Controls, Lighting, and other electrical and control systems.

2019 Low-Rise Residential Mandatory Measures Summary



Table with 2 columns: Measure ID and Measure Description. Includes sections for Requirements for Ventilation and Indoor Air Quality, Lighting, and other electrical and control systems.

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FIREPLACE XTRODINAIR
SECTION 10 31 16
MANUFACTURED FIREPLACES
Display hidden notes to specifier. (Don't know how? [Click Here](#))

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PART 1 GENERAL

- 1.1 SECTION INCLUDES
 - A. Manufactured Gas Fireplaces.
- 1.2 RELATED SECTIONS
 - A. Section 04 22 00.16 - Surface-Bonded Concrete Unit Masonry.
 - B. Section 06 10 00 - Rough Carpentry.
 - C. Section 09 29 00 - Gypsum Board.
 - D. Section 22 10 00 - Plumbing Piping.
 - E. Section 26 05 00 - Common Work Results for Electrical
- 1.3 REFERENCES
 - A. ANSI Z21.44 - Gas-Fired Gravity and Fan Type Direct Vent Wall Furnaces.
 - B. ANSI Z21.88 - Vented Gas Fireplace Heaters.
 - C. Z21.50b - Vented Gas Fireplaces.
 - D. ANSI Z223.1 - National Fuel Gas Code.
 - E. CSA 2.22b - Vented Gas Fireplaces.
 - F. CSA 2.33 - Vented Gas Fireplace Heaters.
 - G. CANULC S610 - Factory-Built Fireplaces.
 - H. UL 127 - Standard for Factory-Built Fireplaces.
 - I. UL 907 - Standard for Fireplace Accessories
 - J. UL 1482 - Standard for Safety for Solid-Fuel Type Room Heaters.
- 1.4 SUBMITTALS
 - A. Submit under provisions of Section 01 30 00 - Administrative Requirements.

10 31 00-1

- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 1. Preparation instructions and recommendations.
 2. Storage and handling requirements and recommendations.
 3. Installation methods.
- 1.5 DELIVERY, STORAGE, AND HANDLING
 - A. Store products in manufacturer's unopened packaging until ready for installation.
 - B. Store products in covered area, well protected from weather.

PART 2 PRODUCTS

- 2.1 MANUFACTURERS
 - A. Acceptable Manufacturer: Fireplace X - a division of Travis Industries; 12521 Harbour Reach Drive, Mukilteo, WA 98275. ASD. Tel. Toll Free: (800) 654-1177. Tel: (425) 609-2500. Fax: (425) 609-2781. Email: request info (stoveinfo@travis-inc.com). Web: www.travisindustries.com.
 - B. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.
- 2.2 GAS BURNING MANUFACTURED FIREPLACES
 - A. General: Travis Industries Fireplace Xtrodinair gas burning manufactured fireplaces.
 1. Comply with applicable building codes.
 2. Comply with ANSI Z21.88/CSA 2.33 or Z21.50b/CSA 2.22b.
 3. WHI listed.
 - B. Model Bed and Breakfast GSR2: Top or Rear vent, portrait style gas fireplace. Ideal for small tight locations such as bedrooms and baths. No. 98500236.
 1. Framing Dimensions: 20-1/4 inches (514 mm) wide by 34-1/4 inches (869 mm) high by 12-3/4 inches (324 mm) deep when installed as a Rear Vent and 13-1/2 inches (335 mm) deep when installed as a Top Vent.
 2. Vent: 8 inches (203 mm) outer diameter. Use Simpson Dura-Vent only.
 3. Provided Ember-Fyre burner.
 4. Heater Input: Up to 16,500 BTU/hr with natural gas or propane.
 5. Faces, Bed & Breakfast:
 - a. Artisan, Charcoal No. 95700169.
 6. Interiors:
 - a. Brick Beehive No. 98500669.
 7. Accessories:
 - a. Vent, 21RV No. 98900166.
 - C. Model 564 Space Saver Clean Face GSR2: Direct Vent. No. 98500251.
 1. Framing Dimensions: 38-1/4 inches (972 mm) wide by 36-3/4 inches (934 mm) high by 19-1/8 inches (486 mm) deep.
 2. Vent: 8 inches (203 mm) outer diameter. Use Simpson Dura-Vent with horizontal or vertical Duravent terminations only.
 3. Provide Two Stage Pan Burner.
 4. Heater Input: Up to 20,500 BTU/hr with natural gas or propane.
 5. Tile Trim:
 - a. Flat, 2 inch, Black No. 95900370.
 6. Interior Style:
 - a. Fireback - Black Enamel No. 96100203.
 7. Accessories:

10 31 00-2

- a. Flue Adapter, DV No. 98900165.
- b. GS Remote Control No. 99300690 (NG).

PART 3 EXECUTION

- 3.1 EXAMINATION
 - A. Do not begin installation until substrates have been properly prepared.
 - B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
 - C. Verify proper power supply and fuel source are available.
- 3.2 PREPARATION
 - A. Clean surfaces thoroughly prior to installation.
 - B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- 3.3 INSTALLATION
 - A. Install in accordance with manufacturer's instructions, ANSI Z21.44 and the requirements of authorities having jurisdiction.
 - B. Use manufacturer's guidelines for minimum clearances to combustibles, walls, and finishes.
 - C. Anchor all components firmly in position for long life under hard use.
 - D. Upon completion of installation, visually inspect all exposed surfaces. Touch up scratches and abrasions with touch up paint recommended by the manufacturer; make imperfections invisible to the unaided eye from a distance of 5 feet (1.5 m).
- 3.4 PROTECTION
 - A. Protect installed products until completion of project.
 - B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

10 31 00-3

Item 6 C.

gigante AG

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ENGINEER

STREETER GROUP, INC.
2371 Main Street, Suite C
Soquel, CA 95073 (831) 477-1781

SURVEYOR

N/A

GENERAL CONTRACTOR

LIC#

LEGEND

(E) TO REMAIN

(D) DEMO TO BE REMOVED (TBR)

(N) CONSTRUCTION

(B) NOT IN CONTRACT (INC)

NO.

ISSUE

DATE

PROJECT

CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

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SHEET TITLE

PRODUCT SPECS

SHEET NUMBER

A800

gigante AG 2013

CertainTeed Technical Data Sheet

Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark's produced with the unique NailTrak® nailing feature. Please see the installation instruction section below for important information regarding NailTrak.



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the backup of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in a carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I	ICC-ES ESR-1389 and ESR-3537
ASTM D3482	CSA Standard A123.5 (Regional)
ASTM E109 Class A Fire Resistance	Miami-Dade Product Control Approved
ASTM D3161 Class F Wind Resistance	Florida Building Code Approval # FL5444
UL 796 Class A Fire Resistance	Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO® (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	215 lb ± 20% lb	260 lb ± 20% lb	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Weight/Square (approx.)	16	16	16
Weather Exposure	5.5#*	5.5#*	5.5#*

*Includes Landmark PRO AR/Architect 80
**Dependent on manufacturing location

SECTION 07 31 13

ASPHALT SHINGLES

Display hidden notes to specifier by using "Tools">"Options">"View">"Hidden Text."

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Granule surfaced asphalt shingle roofing.
- B. Moisture shedding underlayment, eaves, valley and ridge protection
- C. Associated metal flashing

1.2 RELATED SECTIONS

- A. Section 06 10 00 - Rough Carpentry: Plywood Roof Sheathing
- B. Section 06 12 00 - Wood Decking
- C. Section 07 26 00 - Vapor Retarders
- D. Section 07 13 54 - Sheet Waterproofing
- E. Section _____ - Attic Space Ventilation
- F. Section 07 60 00 - Flashing and Sheet Metal
- G. Section 08 62 00 - Lint Sights
- H. Section _____ - Chimney Flue
- I. Section 07 40 00 - Roofing and Siding Panels: Siding and Roofing
- J. Section 07 72 53 - Snow Guards

1.3 REFERENCES

- A. ASTM A 653/A 653M - Standard Specification for Steel Sheets, Zinc-Coated (Galvanized) or Zinc-Iron-Alloy-Coated (Galvannealed) by the Hot-Dip Process
- B. ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate
- C. ASTM B 370 - Standard Specification for Copper Sheet and Strip for Building Construction
- D. ASTM D 225 - Standard Specification for Asphalt Shingles (Organic Felt) Surfaced with Mineral Granules.
- E. ASTM D 226 - Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
- F. ASTM D 1970 - Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials used as Slop Roofing Underlayment for Ice Dam Protection.
- G. ASTM D 3018 - Standard Specification for Class A Shingles Surfaced with Mineral Granules.
- H. ASTM D 3161 - Standard Test Method for Wind Resistance of Asphalt Shingles (Fan-Induced Method).
- I. ASTM D 3462 - Standard Specification for Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules.
- J. ASTM D 4586 - Standard Specification for Asphalt Roof Cement, Asbestos-Free.
- K. ASTM D 4869 - Standard Specification for Asphalt-Saturated Organic Felt Shingle Underlayment Used in Roofing.
- L. ASTM D 6757 - Standard Specification for Inorganic Underlayment for Use

073113-1

- with Sleep Slope Roofing Products.
- M. ASTM D7156 - Standard Test Method for Wind Resistance of Asphalt Shingles (Uplift Force/Uplift Resistance Method)
- N. ASTM E 108 - Standard Test Methods for Fire Test of Roof Coverings
- O. ASTM G 21 - Determining Resistance of Synthetic Polymers to Fungus

1.4 SUBMITTALS

- A. Submit under provisions of Section 01 30 00.
- B. Product Data: Provide manufacturer's printed product information indicating material characteristics, performance criteria and product limitations.
- C. Manufacturer's Installation Instructions: Provide published instructions that indicate preparation required and installation procedures.
- D. Certificate of Compliance: Provide Certificate of Compliance from an independent laboratory indicating that the asphalt fiberglass shingles made in normal production meet or exceed the requirements of the following:
 1. ASTM E 108/UL 900 Class A Fire Resistance
 2. ASTM D 3161/D 1758/UL 997 Wind Resistance
 3. ASTM D 3462
- E. Shop Drawings: Indicate specially configured metal flashing, jointing methods and locations, fastening methods and details and installation details as required by project conditions indicated.

1.5 QUALITY ASSURANCE

- A. Installer Minimum Qualifications: Installer shall be licensed or otherwise authorized by all federal, state and local authorities to install all products specified in this section. Installer shall perform work in accordance with NRCA Roofing and Waterproofing Manual. Work shall be acceptable to the asphalt shingle manufacturer.
 1. Finish areas designated by architect
 2. Do not proceed with remaining work until workmanship, color and pattern are approved by Architect.
 3. Rework Mock-Up area as required to produce acceptable work.
- B. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 1. Pre-Installation Meeting - Conduct a pre-installation meeting at the site prior to commencing work of this section. Require attendance of entities directly concerned with roof installation. Agenda will include:
 1. Installation methods and manufacturer's requirements and recommendations
 2. Safety procedures
 3. Coordination with installation of other work
 4. Availability of roofing materials.
 5. Extra Material - Furnish under provision of section 01 70 00
 6. Provide _____ square feet (____ square m) of extra shingles of each color specified.
 7. Preparation and approval of substrate and penetrations through roof.
 8. Other items related to successful execution of work.
- C. Product Compliance - Verify that products conform with all requirements specified by local Authority Having Jurisdiction (AHJ).

073113-2

073113-3

PART 2 PRODUCTS

2.1 MANUFACTURERS

Acceptable Manufacturer: Provide products manufactured by the CertainTeed Corporation, Contact Sales Support Group, P.O. Box 860, Valley Forge, PA 19482, Toll Free 800-233-8990

A. Substitutions: Not permitted

B. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00

2.2 ASPHALT FIBERGLASS SHINGLES

- A. CertainTeed Landmark: Conforming to ASTM D 3018 Type I - Self-Sealing, UL Certification of ASTM D 3462, ASTM D 3161/UL997 110-mpm Wind Resistance and UL Class A Fire Resistance, glass fiber mat base, organically colored/UV resistant mineral surface granules across entire face of shingle; algae-resistance; two piece laminate shingle.
- B. Wind warranty upgrade - These products are warranted to resist blow-off due to wind velocities, including gusts, up to a maximum of 130 miles per hour during the first fifteen (15) years, provided all of the following conditions are met:
 1. CertainTeed shingles are not applied over existing roof shingles (roof-overs are not permitted).
 2. CertainTeed specified corresponding hip and ridge accessories products are installed as cap shingles (Shadow Ridge™, Cedar Crest™, Mountain Ridge™ (A.R.)).
 3. CertainTeed specified corresponding starter shingles are installed along the roof eaves and rakes (DialStar™ and High-Performance Starter). (Note: In Florida, CertainTeed will waive the requirement of applying starter shingles along the roof rake if all of the following conditions are met: The applicable building code requires that asphalt roof shingles be embedded in an 8-inch-wide bed of asphalt roofing cement applied along the roof rake edges. And, the shingles are installed and embedded in an 8-inch-wide bed of asphalt roofing cement along the roof rake edges in accordance with the code. Weight: 229 / 240 pounds per square (dependent on manufacturing location) (100 square feet).
- *NOTE* Retain one of the following two sub-paragraphs depending on color selection method.
 - D. Color: As selected by Architect
 - E. Color: As selected by Architect from manufacturer's standards

2.3 SHEET MATERIALS

NOTE Delete paragraph below and installation instructions in Part 3 if climatic conditions are such that ice dam protection is not required.

- A. Eaves Protection: CertainTeed "WinterGuard": ASTM D1970 sheet barrier of self-adhering rubberized asphalt membrane shingle underlayment having internal reinforcement and "split" back plastic release film; provide material warranty equal in duration to that of shingles being applied.

073113-4

1. EXECUTION

3.1 EXAMINATION

1. Each vent has 9 sq inches of net free area per linear foot.
2. Minimum 3/12 roof pitch with no maximum.
4. Lifetime Limited Warranty; 5-Year SureStart® Protection.

073113-6

2.6 FLASHING FABRICATION

- A. Form flashing to profiles indicated on Drawings and to protect roofing materials from physical damage and shed water.
- C. Form sections square and accurate to profile, in maximum possible lengths. Free from distortion or defects detrimental to appearance or performance.

3.00 ROOF DECK PREPARATION

- A. Follow shingle manufacturer's recommendations for acceptable roof deck material.
- B. Broom clean deck surfaces under eave protection and underlayment prior to their application.

3.3 INSTALLATION - EAIVE ICE DAM PROTECTION

- A. Place eave edge and gable metal edge flashing light with fascia boards. Weather-lap joints 2 inches (50mm). Secure flange with nails spaced 8 inches (200 mm) on center.
- B. Apply CertainTeed "WinterGuard" Waterproofing Shingle Underlayment as eave protection in accordance with manufacturer's instructions.
 - *NOTE* Change dimensions below to 48 inches (1220 mm) or greater for low slope roofs or severe climatic conditions.
- C. Extend eave protection membrane minimum 24 inches (640 mm) up slope beyond interior face of exterior wall.

3.4 INSTALLATION - PROTECTIVE UNDERLAYMENT

- *NOTE* Delete first three paragraphs below if all roof slopes are greater than 4:12. Otherwise, select either complete WinterGuard underlayment, Roofers Select, Diamond Deck or D4869 underlayment in combination with ice dam protection or D4869 underlayment only.
 - A. Roof Slopes between 2:12 and 4:12: Apply one layer of "WinterGuard" over all areas not protected by WinterGuard at eaves, with end and edges weather lapped minimum of 19 inches (480 mm). Stagger end laps each consecutive layer. Nail in place.
 - B. Roof Slopes between 2:12 and 4:12: Apply two layers of Roofers' Select or D4869 underlayment over areas not protected by WinterGuard at eaves, with end and edges weather-lapped 19 inches (480 mm). Stagger end laps each consecutive layer. Nail in place.
 - C. Roof Slopes between 2:12 and 4:12 - Use of Diamond Deck Synthetic Roofing Underlayment: Follow manufacturer's printed instructions for low slope application of this product. Do not use staples on this product.
 - D. Roof Slopes 4:12 or Greater: Install one layer of asphalt felt shingle underlayment perpendicular to slope of roof and lap minimum 4 inches (100 mm) over eave protection.
 - E. Weather-lap and seal weatherlight with asphalt roofing cement joints projecting through or mounted on roof. Avoid contact of solvent-based cements with WinterGuard and Diamond Deck

073113-7

073113-8

END OF SECTION

3.5 INSTALLATION - VALLEY PROTECTION

- A. For "closed-cut," woven, and "open" valleys, first place one ply of WinterGuard, minimum 30 inches (910 mm) wide, centered over valleys. Lap joints minimum of 6 inches (152 mm) Follow instructions of shingle and waterproofing membrane manufacturer.

3.6 INSTALLATION - METAL FLASHING

- A. Weather-lap joints minimum 2 inches (50 mm).
- B. Seal work projecting through or mounted on roof with asphalt roofing cement and make weather tight.

3.7 INSTALLATION - ASPHALT SHINGLES

- A. Install shingles in accordance with manufacturer's instructions for product type and application specified.

3.8 FIELD QUALITY CONTROL

- A. Field inspection will be performed under provisions of Section 01 45 16.
- B. Visual inspection of the work will be provided by Owner. If conditions are unacceptable, Owner will notify the Architect.

3.9 PROTECTION OF FINISHED WORK

- A. Protect finished work under provisions of Section 01 76 00.
- B. Do not permit traffic over finished roof surface.

Item 6 C.

gigante AG

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ENGINEER

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Soquel, CA 95073 (831) 477-1781

SURVEYOR

N/A

GENERAL CONTRACTOR

LICH

LEGEND

(E) TO REMAIN

(R) DEMO TO BE REMOVED (TBR)

(N) CONSTRUCTION

(U) NOT IN CONTRACT (INC)

(X) EXISTING

NO.

ISSUE

DATE

PROJECT

CENTRAL
216 CENTRAL AVE. CAPITOLA, CA
95010

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SHEET TITLE

ROOF SPECIFICATION

SHEET NUMBER

A801

gigante AG 2013

Trees

- | | |
|------------------------------------|---------------------------------|
| 1 Malus domestica 'Gala' | 12 Jacaranda mimosifolia |
| 2 Persea americana 'Gwen' | 13 Leptosperum 'Dark Shadows' |
| 3 Accacia cognata | 14 Magnolia grandifolia |
| 4 Brugmansia x can | 15 Magnolia 'Butterflies' |
| 5 Brachycton populensis | 16 Melaleuca sp. |
| 6 Cercis canadensis 'F.P.' | 17 Paulownia tomentosa |
| 7 Cornus capitata 'Mountain Moon' | 18 Prunus salicina 'Santa Rosa' |
| 8 Crataegus Lae. | 19 Prunus salicina 'Shiro' |
| 9 Eucalyptus cinerea | 20 Persimmon fuyu |
| 10 Euonymus europ. | 21 Pyrus calleryana |
| 11 Fagus sylvan. 'Purple fountain' | 22 Pinus sp. |

Shrubs

- | | | |
|----------------------|-------------------------------|----------------------------|
| 1 Azellia sp | 10 Fuchsia paniculata | 19 Paeonia ltoh sp |
| 2 Banksia sp. | 11 Garrya elliptica | 20 Pittosporum crass. var |
| 3 Cantua bux. | 12 Guava chilienese | 21 Rosa sp. |
| 4 Cestrum auran. | 13 Hebe sp | 22 Senecio past. |
| 5 Citrus calamondin | 14 Hypernicum fon. 'Hidicote' | 23 Sarcococca con. |
| 6 Citrus cara cara | 15 Leucodendron sp | 24 Spiraea x van. |
| 7 Citrus meyer lemon | 16 Leucaperum sp | 25 Viburnum opulus |
| 8 Citrus trovolia | 17 Hibiscus syr. | 26 Heptacodium miconioides |
| 9 Fuchsia sp | 18 Pittosporum ovalifolia | |

Small Plants

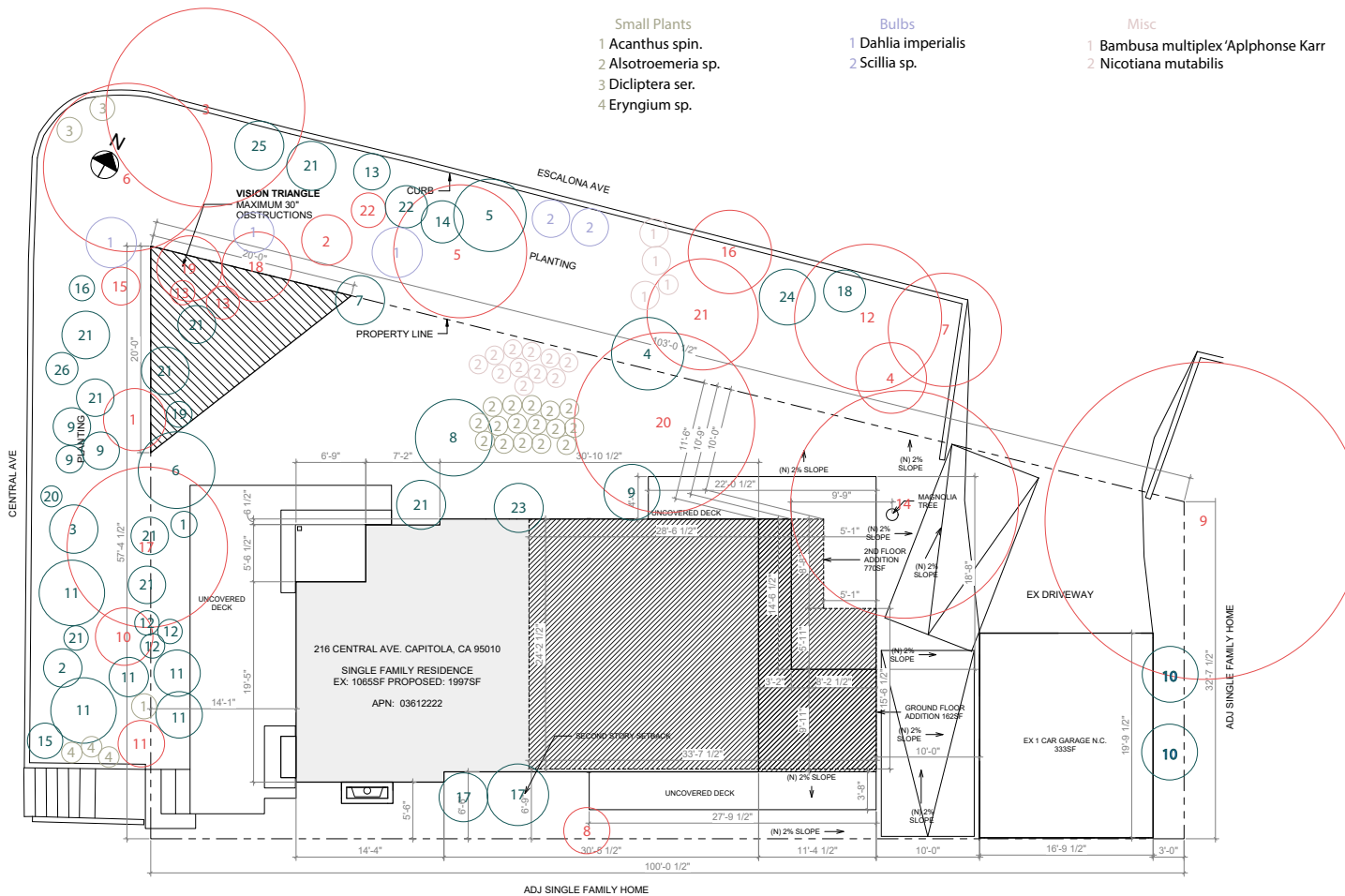
- 1 Acanthus spin.
- 2 Alstroemeria sp.
- 3 Dicliptera ser.
- 4 Eryngium sp.

Bulbs

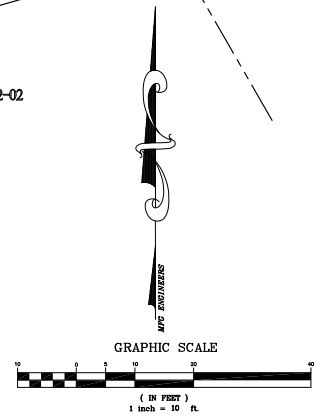
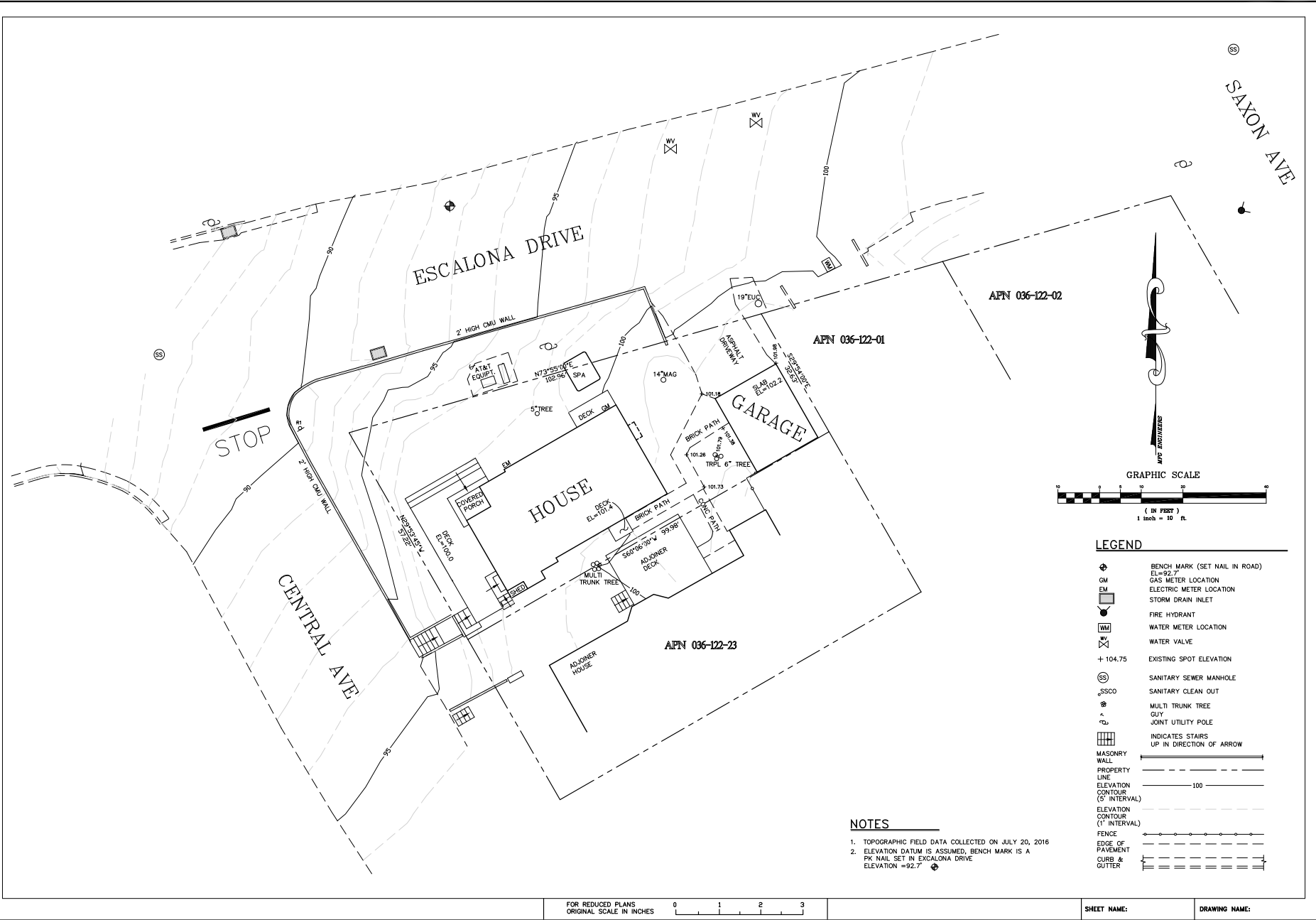
- 1 Dahlia imperialis
- 2 Scilla sp.

Misc

- 1 Bambusa multiplex 'Aplhonse Karr
- 2 Nicotiana mutabilis



1 SITE PLAN NEW
3/16" = 1'-0"

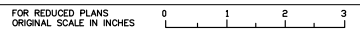


LEGEND

	BENCH MARK (SET NAIL IN ROAD) EL=92.7'
	GAS METER LOCATION
	ELECTRIC METER LOCATION
	STORM DRAIN INLET
	FIRE HYDRANT
	WATER METER LOCATION
	WATER VALVE
	+ 104.75 EXISTING SPOT ELEVATION
	SS SANITARY SEWER MANHOLE
	SSCO SANITARY CLEAN OUT
	⊗ MULTI TRUNK TREE
	⋈ GUY
	⊕ JOINT UTILITY POLE
	▤ INDICATES STAIRS UP IN DIRECTION OF ARROW
	MASONRY WALL
	PROPERTY LINE
	ELEVATION CONTOUR (5' INTERVAL)
	ELEVATION CONTOUR (1' INTERVAL)
	FENCE
	EDGE OF PAVEMENT
	CURB & GUTTER

NOTES

1. TOPOGRAPHIC FIELD DATA COLLECTED ON JULY 20, 2016
2. ELEVATION DATUM IS ASSUMED, BENCH MARK IS A PK NAIL SET IN ESCALONA DRIVE ELEVATION =92.7'



SHEET NAME: DRAWING NAME:

BY	
REVISION	
DATE	
PROJECT ENGINEER	MFG Engineers, Inc PO BOX 1914 APTOS, CA. 95001 TEL (837) 601-9519
APN 036-122-22	
TOPOGRAPHIC MAP	
216 CENTRAL AV, CAPITOLA, CA	
DRAWN: MFG	
CHECKED: MFG	
DATE: 7/2016	
SCALE: 1"=10'	
JOB NO.	
SHEET	
1 OF 1	



FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

November 23, 2022

Lorraine Krilanovich
216 Central Avenue
Capitola, CA 95010

RE: Notice of Final Action on Project Application #20-0103

216 Central Avenue

#20-0103

APN: 036-122-22

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

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

Environmental Determination: Categorical Exemption

Property Owner: Lorraine Krilanovich and Lynn Jackson

Representative: Scott Mitchell, Filed: 06.09.22

The above matter was presented to the Planning Commission on November 3, 2022, and was **approved**, with the following findings and conditions. Any modifications to the staff report are indicated below in strikeout and underline notation. *Please note that this project includes a Coastal Development Permit, which is appealable to the Coastal Commission pursuant to Coastal Act Section 30603 and City Zoning Ordinance Section 17.44.150. **The Coastal Development Permit will not be effective until after the Coastal Commission's 10 working day appeal period has expired and no appeal has been filed.** The Coastal Commission's appeal period begins the first working day after receipt by the Coastal Commission of adequate notice of this final City action. Any such appeal must be made directly to the California Coastal Commission's Central Coast District Office in Santa Cruz; there is no fee for such an appeal. Should you have any questions regarding the Coastal Commission appeal period or process, please contact the Central Coast District Office at (831) 427-4863.

Conditions of Approval:

1. The project approval consists of 770 square-feet of first- and second-story additions to a historic, nonconforming residence. The maximum Floor Area Ratio for the 4,486 square foot property is 52% (2,333 square feet). The total FAR of the project is 50.5% with a total of 2,267 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 November 3, 2022, 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 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.
5. 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.
6. 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.
7. 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.
8. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
9. Prior to issuance of building permit, all Planning fees associated with permit #20-0103 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.

12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

23. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward.
24. Prior to issuance of a building permits, the applicant shall submit a preservation plan to the satisfaction of the Community Development Department. In addition to Condition #25(a), the plan shall specify differentiation of new horizontal boards from the existing horizontal board width.
25. Secretary of the Interior’s Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
 - a. Prior to the remodel of the historic residence, the applicant shall catalog all existing details of the structure. Once the existing structure is ready to be remodeled, the applicant is required to have an inspection by the City Planner and Building Inspector to ensure all existing materials are documented in accordance with the preservation plan. Existing materials must be stored in a weatherproof area.
 - b. Any removal of existing building materials or features on historic buildings shall be approved by the Community Development Department prior to removal.
 - c. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.

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 proposed additions to an existing residence. With the granting of a variance to the side setback of the primary residence, 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 additions to an existing residence and new attached garage. With the granting of a variance to the side setback of the primary 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 15332 of CEQA Guidelines exempts in-fill development projects which meet all conditions within the exemption. The project involves additions to an existing single-family residence and subject to the R-1 (Single-Family Residential) zoning district. With approval of a variance for the nonconforming construction calculation and minor modification for the minimum required parking dimensions, the project meets all applicable general plan policies and zoning regulations; the project site does not have any identified habitat value; the project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is and can be adequately served by all required utilities and public services. The project has also been found to be consistent with Section 15300.2(f) for modifications to historical resources.

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 project 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. With the granting of a variance to the side setback of the primary residence, the proposed 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. The remodeled design preserves the original front elevation of the historic structure and focuses new massing towards the rear of the building. The project will maintain the character, scale, and development pattern of the neighborhood.

Historic Alteration Findings:

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

Community Development Staff and the Planning Commission have reviewed the proposed remodel of the historic structure and determined the additions are located such that they limit publicly visible alterations that would impact the historic character and the structure will retain the character-defining features identified by the architectural historian.

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

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that distinctive design will be preserved by retaining the distinctive cross-gable roof, shed-roofed entry porch, horizontal wood siding, and wood window surrounds.

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

Community Development Staff and the Planning Commission have reviewed the proposed additions to the structure and determined that they are focused to the rear of the structure and non-primary elevation. The second story addition has been located behind the existing cross-gable ridgeline to create spatial separation. Use of exterior materials matches the original sections but will be differentiated with different board and detail widths.

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

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that historic features will be preserved, reused, and repaired to the extent possible. The additions are located such that the remove and replace non-original sections of the structure and removal of original materials and features will be limited.

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

Community Development Staff and the Planning Commission have reviewed the proposed involves additions to an existing residence will not impact archeological resources.

Variance Findings:

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

Staff Analysis: There are unique circumstance applicable to the subject property includes a historic residence which is protected within the municipal code and under CEQA. The nonconforming section portion of the structure is also the best-preserved and most visible front elevation.

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

Staff Analysis: The proposed modifications complies with all height, setback, and FAR requirements. The strict application of the zoning code requirements for both nonconforming and historic preservation would deprive the subject property of development alternatives typically available such as demolition.

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

Staff Analysis: The variance is necessary to preserve the ability to construction additions in a manner consistent with current development standards and historic preservation.

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

Staff Analysis: The variance will not impose any detrimental impacts on the public health, safety, or welfare, or be injurious to properties or improvements in the vicinity or in the same zone as the subject property. The variance allows additions which comply with the maximum floor area ratio (FAR) with while preserving historically significant portions of the structure.

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

Staff Analysis: The variance does not grant privileges in excess of the objective development standards applicable to all properties in the vicinity and the within the same zone. The variance allows the property to expand a structure without addressing an existing nonconformity due to its historic status. In 2014, a similar variance was granted at 124 Central Avenue for an addition to a nonconforming historic structure. The application at 124 Central Avenue also included alterations greater than 80 percent of the fair market value.

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

Staff Analysis: The variance will not adversely impact coastal resources.

Minor Modification 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 parking arrangement enables the project to provide the required number of onsite parking spaces, including the covered parking requirement.

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

Staff Analysis: The proposal increases overall parking opportunities for the site and, indirectly, the neighborhood. Although the garage space is considered substandard it meets the minimum dimensions of a 9-foot wide by 18-foot deep tandem space.

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

Staff Analysis: Site parking is directly constrained by the historic structure, the existing driveway and garage, and the narrowing of the lot. Capitola lots typically have a minimum depth of at least 70 feet. On corner lots where parking may be arranged on the exterior side, lots typically have a minimum depth of at least 40 feet, which would allow for two compliant uncovered spaces. The driveway area has a lot depth (width) that tapers to less than 34 feet. The unique shape of this lot prevents the ability to arrange tandem parking spaces with straight approaches. Expanding the existing forward garage would limit accessibility and siting of the two uncovered spaces.

- 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 parking arrangement provides the required number of on-site spaces, the required number of covered spaces and has been designed to comply with parking requirements in all respects except parking dimension. The substandard garage space will accommodate most modern vehicles.

- E. The modification will not establish a precedent.**

Staff Analysis: The site is subject to irregular shape and dimensions, an existing-nonconforming garage, and a historic structure. The proposed modification has been evaluated on a site- and project- specific basis and will not establish a precedent.

- F. The modification will not adversely impact coastal resources.**

Staff Analysis: The subject property does not contain coastal resources. Additional on-site parking will not adversely impact coastal resources in the area.

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 216 Central Avenue. The project will not negatively impact public landmarks and/or public views.

- C. The project maintains or enhances vegetation, natural habitats and natural resources.**
The proposed project is located at 216 Central Avenue. The proposed 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 will not negatively impact low-cost public recreational access.

- E. The project maintains or enhances opportunities for visitors.**
The project will not negatively impact visitor serving opportunities.

- F. The project maintains or enhances coastal resources.**
The project involves residential additions on private property 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.**
With the granting of a variance for the nonconforming construction calculation and a minor modification for the parking dimensions of the covered space, 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 additions to an historic 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 R-1 zoning district.

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

Respectfully,



Sean Sesanto
Associate Planner

cc: Coastal Commission
Scott Mitchell

Capitola Planning Commission

Agenda Report



Meeting: November 3, 2022
From: Community Development Department
Topic: 216 Central Avenue

Permit Number: #20-0103

APN: 036-122-22

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

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

Environmental Determination: Categorical Exemption

Property Owner: Lorraine Krilanovich and Lynn Jackson

Representative: Scott Mitchell, Filed: 06.09.22

Applicant Proposal:

The applicant is proposing 768-square-feet of first- and second-story additions to an existing 1,166-square-foot, one-story, single-family residence located at 216 Central Avenue within the R-1 (Single-Family Residential) zoning district.

Background:

On January 6, 2000, the Planning Commission approved permit #99-106, which included a minor land division, Coastal Development Permit, and architectural and site review to allow the relocation of a single-family residence and detached garage from 112 Central Avenue to a new lot at 216 Central Avenue. The project included the approval of variances for the minimum allowable lot size of 5,000 square feet, reduced side and rear yard setbacks for the detached garage, and the onsite parking requirements.

On June 1, 2000, the Planning Commission approved permit #00-40, which included a 120-square-foot addition to the rear of the existing residence. On December 6, 2001, the Planning Commission approved a modification to the permit which included the removal of the picket fence requirement and addition of an arbor in the front yard.

On April 28, 2021, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: informed the applicant they would need to submit a site drainage plan and a site plan showing all pervious and impervious surfaces with respective square footage prior to Planning Commission review of the project. Mrs. Uharriet also informed the applicant that several standard public works conditions of approval and a condition of approval requiring the existing landscaped area at the corner of Central Avenue and Escalona Drive to be maintained as a clear site distance triangle

with 20 feet along each street frontage would be added to the conditions of approval for the project.

Building Official, Robin Woodman: had no comments.

Local Historian, Carolyn Swift: commented that she was pleased that the building was recognized as having a historic status and that she was impressed by analysis by PAST consultants. Ms. Swift stated that she was concerned with the massing of the proposed addition despite the consultant finding the project in compliance with the Secretary of Interior’s Standards. Ms. Swift felt the structure would be less impactful by reducing the total height to 25-feet rather than the proposed 27 feet.

Associate Planner, Matt Orbach: informed the applicant that staff could not support the variance request to provide only two parking because the required findings could not be made. Mr. Orbach presented several onsite parking alternatives that could provide the onsite parking without requiring a variance. Mr. Orbach also reviewed the request for a height exception and pointed out that, if the additional two feet of floor height that were included in the second story to maximize the second-story view were removed, a height exception would not be needed to accommodate the hipped/mansard roof that complements the existing roof pitch on the historic structure.

On June 9, 2022, the application was formally submitted for full review under the updated zoning code. The submittal included a landscape plan, revised designs that reduced total structure height from 27 feet to 25 feet, the inclusion of a third parking space, and a minor modification request for sub-standard garage space.

Development Standards:

The following table outlines the zoning code requirements for development in the R-1 Zoning District. With a variance to the construction cost calculation and a minor modification to the required parking dimensions, the project complies with all development standards of the R-1 zoning district.

Development Standards		
Building Height		
R-1 Regulation	Existing	Proposed
25 ft.	18 ft. 2 in.	25 ft.
Floor Area Ratio (FAR)		
	Existing	Proposed
Lot size	4,486 sq. ft.	4,486 sq. ft.
Maximum Floor Area Ratio	52% (Max 2,333 sq. ft.)	52% (Max 2,333 sq. ft.)
First Story Floor Area	1,058 sq. ft.	1,226 sq. ft.
Second Story Floor Area	108 sq. ft.	770 sq. ft.
Detached Garage	333 sq. ft.	333 sq. ft.
Total FAR	33.4% (1,499 sq. ft.)	50.5% (2,267 sq. ft.)

Setbacks				
	R-1 regulation		Existing	Proposed
Front Yard 1st Story	15 ft.		14 ft. 1 in.	14 ft. 1 in. Existing Nonconforming
Front Yard 2nd Story	20 ft.		N/A	36 ft. 6 in.
Side Yard 1st Story – Interior	10% lot width	Lot width 45 ft. 4 ft. 6 in.	6 ft.	6 ft.
Side Yard 1st Story – Exterior Side (Escalona Drive)	10 ft.	10 ft.	11 ft. 6 in.	10 ft. 9 in.
Side Yard 2nd Story - Interior	15% of width	Lot width 45 ft. 6 ft. 9 in min.	N/A	6 ft. 9 in.
Side Yard 2nd Story – Exterior Side (Escalona Drive)	10 ft.	10 ft.	N/A	10 ft.
Rear Yard 1st Story	Neighbor Side Setback	4 ft. 7 in.	40 ft. 3 in.	29 ft. 9 in.
Rear Yard 2nd Story	Neighbor Side Setback	4 ft. 7 in.	N/A	29 ft. 9 in.
Detached Garage				
	R-1 Regulation		Existing	Proposed
Height	12 ft.		16 ft. 4 in.	16 ft. 4 in. Existing nonconforming
Front	40 ft.		80 ft. 2 in.	80 ft. 2 in.
Interior Side	3 ft.		2 in.	2 in. Existing nonconforming
Exterior Side	10 ft.		12 ft. 6 in.	12 ft. 6 in.
Rear	3 ft.		3 ft.	3 ft.
Parking				
Residential (1,600 to 2,000 sq. ft.)	Required	Existing	Proposed	
	3 spaces total 1 covered 2 uncovered	1 spaces total 1 covered 0 uncovered Existing Nonconforming	3 spaces total 1 covered 2 uncovered Minor Modification Requested	
Underground Utilities: Required with 25% increase in area				Required

Discussion:

The existing residence at 216 Central Avenue is an historic, one-story, single-family residence with a detached garage that was relocated from 112 Central Avenue in the year 2000. The lot is in the Depot Hill neighborhood and is surrounded by one- and two-story single-family homes, the

historic Casa Blanca Apartments at 219 Central Avenue/240 Monterey Avenue, and the Inn at Depot Hill.

Design Permit

The applicant is proposing 768-square-feet of first- and second-story additions (Attachment 1). The proposed additions will replace the second-story loft and prior additions from 2000 and expand the existing 108 square-foot second story to 770 square-feet. Exterior finishes will include six-inch horizontal board siding with three-quarter-inch channels on the first and second story, painted to match the existing single-family residence, with a composition shingle roof to match the existing roof. The second-story addition has a mansard-style roof with a pitch matching the original gables. The siding on the existing historic single-family residence is ten-inch board horizontal siding with one-inch channels. The change in the siding dimensions creates a delineation between the historic home and the new addition. The additions comply with the development standards for the R-1 zoning district.

Historical Alteration Permit

The project involves substantial alterations to the existing structure and therefore requires approval of a Historic Alteration Permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA). Any modification to a historic resource must comply with the Secretary of Interior Standards to qualify for a CEQA exemption.

The primary residence was constructed in approximately 1891 at 112 Central Avenue. A historic report on the property was completed in 1999 to determine whether the structure was historically significant (Attachment 10). The report found that the structure itself was historic on the local level but not eligible for listing on the state or national registers. The primary residence and the detached garage were approved for relocation to 216 Central Avenue under permit #99-106 in January 2000. The approval included multiple variances related to 216 Central Avenue, which permitted a new lot under permit #99-106. The variances included a substandard lot size of less than 5,000 square feet, no onsite parking, and the location of the detached garage within the required side and rear setbacks. The special circumstance finding applied to the approval of the substandard lot size and parking variances was that “approval of this project will allow for the relocation/preservation of a residence included in the 1986 Capitola Architectural Survey.” The Planning Commission used the local historic significance of the structure to justify the variances that allowed the substandard lot to be created and for the house to be relocated without providing the required onsite parking and garage setbacks.

After the structure was relocated to 216 Central Avenue in 2000, it was identified in the 2004 Depot Hill Historic District Feasibility Study and the 2005 Capitola Historic Structures List as a potential contributor to the proposed Depot Hill Historic District. Based on these facts, the Community Development Director determined that a third-party architectural historian should be contracted to provide an updated assessment of the structure in its current location, its significance, and if it is subject to the Secretary of Interior Standards (Standards) pursuant to CEQA.

Architectural Historian Leslie Dill provided a historical status review for the property on July 27, 2020 (Attachment 9). According to Ms. Dill, “the c. 1891 cottage continues to convey contributing associations with the Hihn years of development of the potential Depot Hill Historic District, and with the German immigrant community in the immediate area at the turn of the last century.” The review concluded that “the property qualifies as a historic resource” as it would contribute to a feasible historic district within Depot Hill.

Following the determination that the property was a historic resource, architectural historian Seth Bergstein of Past Consultants was contracted by the City to conduct the third-party historic review of the proposed project to determine whether it complied with the Secretary of the Interior's Standards for Preservation (*Standards*). Mr. Bergstein provided a preliminary review letter on September 29, 2020, that recommended reducing the second-story massing, replacing the shed roof with a hipped roof, beginning the second-story addition behind the rear eave line of the original cross gable, in-setting the sidewalls of the rear addition to allow the left- and right-side gable ends of the original cross-gable to be visible, and using different wall cladding to achieve differentiation between the original house and the proposed addition (Attachment 8). Following the preliminary review letter, the applicant revised the plans to include a mansard roof, moved the second-story addition one foot four inches back from the rear eave line of the original cross gable, and included six-inch board horizontal siding which is easily differentiated from the ten-inch board on the historic structure.

Mr. Bergstein provided a final design review letter on December 28, 2020, stating that the current design complies with the Standards (Attachment 7).

Non-Conforming Structure

The existing dwelling is located within the required front setback and is therefore considered a non-conforming structure. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure. The building official has reviewed the existing and proposed values and concluded that the proposed alterations will exceed 80 percent. Bringing the historic home into compliance with setbacks would require either relocation of the structure or removal the front wall, which is the best-preserved elevation of the historic structure and contrary to Secretary of the Interior Standards. All proposed additions comply with setback and height requirements.

Variance – Nonconforming Construction Cost Calculation

The applicant is seeking approval of a variance to the construction cost calculation limitations for non-conforming structures. The existing residence is within less than 15 feet from the front property line and therefore considered a non-conforming structure.

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

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

Staff Analysis: There are unique circumstance applicable to the subject property includes a historic residence which is protected within the municipal code and under CEQA. The nonconforming section portion of the structure is historic and will be preserved in the prominent front elevation.

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

Staff Analysis: The proposed modifications complies with all height, setback, and FAR requirements. The strict application of the zoning code requirements for both nonconforming and historic preservation would deprive the subject property of development alternatives typically available such as demolition.

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

Staff Analysis: The variance is necessary to preserve the ability to construction additions in a manner consistent with current development standards and historic preservation.

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

Staff Analysis: The variance will not impose any detrimental impacts on the public health, safety, or welfare, or be injurious to properties or improvements in the vicinity or in the same zone as the subject property. The variance allows additions which comply with the maximum floor area ratio (FAR) with while preserving historically significant portions of the structure.

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

Staff Analysis: The variance does not grant privileges in excess of the objective development standards applicable to all properties in the vicinity and the within the same zone. The variance allows the property to expand a structure without addressing an existing nonconformity due to its historic status. In 2014, a similar variance was granted at 124 Central Avenue for an addition to a nonconforming historic structure. The application at 124 Central Avenue also included alterations greater than 80 percent of the fair market value.

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

Staff Analysis: The variance will not adversely impact coastal resources.

Minor Modification

Pursuant to CMC §17.76.020(C)(2), if the floor area for a residential use is enlarged by more than ten percent, the full parking requirements must be met. The proposed addition exceeds 50 percent of the existing gross floor area, so parking must be brought into compliance. With the proposed addition, three parking spaces are required, one of which must be covered. The applicant is proposing to keep the existing-nonconforming garage space and add two new uncovered 9-foot by 18-foot tandem parking spaces. The two tandem spaces located in the driveway are in compliance. The applicant is seeking a minor modification for the minimum required parking dimensions for the 9-foot wide by 18-foot, 10-inch deep garage space (Attachment 5). Interior parking spaces are required to be a minimum of 10-feet by 20-feet.

Pursuant to §17.136.060, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a minor modification when it finds:

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 parking arrangement is compatible with neighborhood as it is a single driveway and enables the project to provide to have two uncovered tandem space and one covered space.

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

Staff Analysis: The proposal increases overall parking opportunities for the site from one space to three spaces. This will not adversely impact neighboring properties.

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

Staff Analysis: Site parking is directly constrained by the historic structure, the existing driveway, and garage. The garage has an existing space that is substandard. By allowing the modification, no changes to the existing garage are necessary.

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 parking arrangement provides the required number of on-site spaces in all respects except parking dimension within the garage. The substandard garage space will accommodate most modern vehicles and allowing the modification is consistent with the purpose of the zoning district, general plan, and LCP.

E. The modification will not establish a precedent.

Staff Analysis: The site is subject to irregular shape and dimensions, an existing-nonconforming garage, and a historic structure. The proposed modification has been evaluated on a site- and project- specific basis and will not establish a precedent.

F. The modification will not adversely impact coastal resources.

Staff Analysis: The subject property does not contain coastal resources. Additional on-site parking will not adversely impact coastal resources in the area.

CEQA:

Section 15332 of CEQA Guidelines exempts in-fill development projects which meet all conditions within the exemption. The project involves additions to an existing single-family residence and subject to the R-1 (single-family residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project. Specifically, the project has been reviewed and found to be consistent with Section 15300.2(f) for modifications to historical resources.

Recommendation:

Staff recommends the Planning Commission **approve** the application #20-0103 based on Conditions and Findings for Approval.

Attachments:

1. 216 Central Avenue – Full Plan Set
2. 216 Central Avenue – Street Renderings
3. 216 Central Avenue – Color and Material Information
4. 216 Central Avenue – Variance Request
5. 216 Central Avenue – Minor Modification Request
6. 216 Central Avenue – Construction Cost Calculation
7. 216 Central Avenue – Final SOI Standards Review Letter – 12.28.20
8. 216 Central Avenue – Preliminary Review Letter – 09.29.20
9. 216 Central Avenue – Historical Status Review – 07.27.20
10. 112 Central Avenue – Original Historic Report – 11.30.1999
11. 216 Central Avenue – Local Historian Comment Letter – 04.26.21
12. Design Permit Design Review Criteria

Conditions of Approval:

1. The project approval consists of 770 square-feet of first- and second-story additions to a historic, nonconforming residence. The maximum Floor Area Ratio for the 4,486 square foot property is 52% (2,333 square feet). The total FAR of the project is 50.5% with a total of 2,267 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 November 3, 2022, 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 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.
5. 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.
6. 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.
7. 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.
8. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
9. Prior to issuance of building permit, all Planning fees associated with permit #20-0103 shall be paid in full.

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

20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
23. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward.
24. Prior to issuance of a building permits, the applicant shall submit a preservation plan to the satisfaction of the Community Development Department. In addition to Condition #25(a), the plan shall specify differentiation of new horizontal boards from the existing horizontal board width.
25. Secretary of the Interior's Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
 - a. Prior to the remodel of the historic residence, the applicant shall catalog all existing details of the structure. Once the existing structure is ready to be remodeled, the applicant is required to have an inspection by the City Planner and Building Inspector to ensure all existing materials are documented in accordance with the preservation plan. Existing materials must be stored in a weatherproof area.
 - b. Any removal of existing building materials or features on historic buildings shall be approved by the Community Development Department prior to removal.
 - c. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.

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 proposed additions to an existing residence. With the granting of a variance to the side setback of the primary residence, 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 additions to an existing residence and new attached garage. With the granting of a variance to the side setback of the primary 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 15332 of CEQA Guidelines exempts in-fill development projects which meet all conditions within the exemption. The project involves additions to an existing single-family residence and subject to the R-1 (Single-Family Residential) zoning district. With approval of a variance for the nonconforming construction calculation and minor modification for the minimum required parking dimensions, the project meets all applicable general plan policies and zoning regulations; the project site does not have any identified habitat value; the project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is and can be adequately served by all required utilities and public services. The project has also been found to be consistent with Section 15300.2(f) for modifications to historical resources.

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 project 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. With the granting of a variance to the side setback of the primary residence, the proposed 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. The remodeled design preserves the original front elevation of the historic structure and focuses new massing towards the rear of the building. The project will maintain the character, scale, and development pattern of the neighborhood.

Historic Alteration Findings:

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

Community Development Staff and the Planning Commission have reviewed the proposed remodel of the historic structure and determined the additions are located such that they limit publicly visible alterations that would impact the historic character and the structure will retain the character-defining features identified by the architectural historian.

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

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that distinctive design will be preserved by retaining the distinctive cross-gable roof, shed-roofed entry porch, horizontal wood siding, and wood window surrounds.

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

Community Development Staff and the Planning Commission have reviewed the proposed additions to the structure and determined that they are focused to the rear of the structure and non-primary elevation. The second story addition has been located behind the existing cross-gable ridgeline to create spatial separation. Use of exterior materials matches the original sections but will be differentiated with different board and detail widths.

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

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that historic features will be preserved, reused, and repaired to the extent possible. The additions are located such that the remove and replace non-original sections of the structure and removal of original materials and features will be limited.

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

Community Development Staff and the Planning Commission have reviewed the proposed involves additions to an existing residence will not impact archeological resources.

Variance Findings:

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

Staff Analysis: There are unique circumstance applicable to the subject property includes a historic residence which is protected within the municipal code and under CEQA. The nonconforming section portion of the structure is also the best-preserved and most visible front elevation.

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

Staff Analysis: The proposed modifications complies with all height, setback, and FAR requirements. The strict application of the zoning code requirements for both nonconforming and historic preservation would deprive the subject property of development alternatives typically available such as demolition.

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

Staff Analysis: The variance is necessary to preserve the ability to construction additions in a manner consistent with current development standards and historic preservation.

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

Staff Analysis: The variance will not impose any detrimental impacts on the public health, safety, or welfare, or be injurious to properties or improvements in the vicinity or in the same zone as the subject property. The variance allows additions which comply with the maximum floor area ratio (FAR) with while preserving historically significant portions of the structure.

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

Staff Analysis: The variance does not grant privileges in excess of the objective development standards applicable to all properties in the vicinity and the within the same zone. The variance allows the property to expand a structure without addressing an existing nonconformity due to its historic status. In 2014, a similar variance was granted at 124 Central Avenue for an addition to a nonconforming historic structure. The application at 124 Central Avenue also included alterations greater than 80 percent of the fair market value.

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

Staff Analysis: The variance will not adversely impact coastal resources.

Minor Modification 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 parking arrangement enables the project to provide the required number of onsite parking spaces, including the covered parking requirement.

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

Staff Analysis: The proposal increases overall parking opportunities for the site and, indirectly, the neighborhood. Although the garage space is considered substandard it meets the minimum dimensions of a 9-foot wide by 18-foot deep tandem space.

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

Staff Analysis: Site parking is directly constrained by the historic structure, the existing driveway and garage, and the narrowing of the lot. Capitola lots typically have a minimum depth of at least 70 feet. On corner lots where parking may be arranged on the exterior side, lots typically have a minimum depth of at least 40 feet, which would allow for two compliant uncovered spaces. The driveway area has a lot depth (width) that tapers to less than 34 feet. The unique shape of this lot prevents the ability to arrange tandem parking spaces with straight approaches. Expanding the existing forward garage would limit accessibility and siting of the two uncovered spaces.

- 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 parking arrangement provides the required number of on-site spaces, the required number of covered spaces and has been designed to comply with parking requirements in all respects except parking dimension. The substandard garage space will accommodate most modern vehicles.

- E. The modification will not establish a precedent.**

Staff Analysis: The site is subject to irregular shape and dimensions, an existing-nonconforming garage, and a historic structure. The proposed modification has been evaluated on a site- and project- specific basis and will not establish a precedent.

- F. The modification will not adversely impact coastal resources.**

Staff Analysis: The subject property does not contain coastal resources. Additional on-site parking will not adversely impact coastal resources in the area.

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 216 Central Avenue. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located at 216 Central Avenue. The proposed 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 will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves residential additions on private property 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.

With the granting of a variance for the nonconforming construction calculation and a minor modification for the parking dimensions of the covered space, 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 additions to an historic 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 R-1 zoning district.

01.08.2025

Capitola Planning Commission
Attn: Sean Sessanto
420 Capitola Ave
Capitola, CA 95010

To the Planning Commission –

I am writing this letter in support of an extension of the planning approval for our project at 216 Central Ave, in Capitola. The owners, decades-long residents of Depot Hill, are seeking to enhance their home to better suit their changing lifestyle and accommodate their growing family.

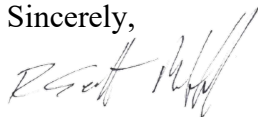
Securing the original planning approval for this project was a difficult and lengthy process. Through close collaboration with the building department, we successfully navigated the complex historical, zoning, and variance requirements. We deeply appreciate the invaluable feedback and assistance provided throughout this process.

Unfortunately, delays in our project have been tied to challenges in securing financing. Throughout this period, we maintained consistent communication with the planning department, who were fully aware of our situation and graciously guided us on the steps for requesting an extension. The financial resources that were available prior to the COVID-19 pandemic unexpectedly became unavailable. However, we are pleased to report that we have now secured full financing for construction and are moving forward as quickly as possible.

Currently, we are working on addressing the first round of corrections from the building department and are eager to proceed without further delays.

We greatly appreciate your understanding and support and kindly ask for your approval of this extension request to ensure the successful completion of this project.

Sincerely,



R. Scott Mitchell

Gigante AG
323.8432201

Capitola Planning Commission

Agenda Report

Meeting: January 22, 2025

From: Community Development Department

Address: 1550 45th Avenue



Project Description: Application #24-0145. APN: 034-032-19. Design Permit for first- and second-story additions and attached accessory dwelling unit to an existing single-family residence and a Variance request for the minimum required setback for an attached garage. The project is located within the R-1 (Single-Family Residential) zoning district. The project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0145 and **approve** the project based on the attached Conditions and Findings for Approval.

Property Owner: Josh & Amy Kathleen Schelhorse

Representative: Sherry Hrabko, Filed: 4/25/24

Background: On June 12, 2024, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Erika Senyk: Directed the applicant to include pervious and impervious surface calculations on the plans and noted that Best Management Practices (BMPs) are required on the construction plans. Also noted that damaged curbs, gutters, or sidewalks will need to be replaced as part of the project. She encouraged the applicants to utilize surfaces with higher permeabilities, such as permeable pavers instead of concrete, wherever surfaces are going to be replaced. She also suggested placing a rain barrel at the inner rear corner of the building.

Building Official, Eric Martin: Observed that the project scope will effectively double the size of the current home and include significant remodeling of the existing space, which for building permit purposes may have to be classified as new construction. Mr. Martin informed the applicants that the construction plans will need a demolition plan including a detailed scope of work. He encouraged the applicants to consider construction waste management and material staging before work begins due to the limited space. He also asked how kitchen ventilation will run for both the primary dwelling and the ADU, and if an engineer had evaluated the existing foundation for the increased load.

Associate Planner, Sean Sesanto: Discussed comment letter items and noted the applicant would need to either locate the garage wall back five feet from the front building wall along 45th Avenue or apply for a variance. Mr. Sesanto also observed a fence did not exist between their neighbor and where the proposed ADU entrance would be, and suggested the project include a six-foot fence. Amy Schelhorse, homeowner, noted that the absence of a fence has been a preference shared by her and her neighbor.

Following the Development and Design Review meeting, the applicant submitted a variance request for the garage setback and revised plans addressing comment letter items including incorporating permeable pavers into the landscape.

Development Standards: The following table outlines the zoning code requirements for development in the R-1 Zoning District. The property is a corner lot. Pursuant to Capitola Municipal Code §17.16.030(B)(5)(a), narrowest street frontage is considered the front parcel line.

For development standards purposes, the front yard is along Emerald Street. The applicant is seeking a variance to the required front garage setback from the front building wall.

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
25 ft.	12 ft. 6 in.		24 ft. 10 in.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot size	3,198 sq. ft.		3,198 sq. ft.
Maximum Floor Area Ratio	57% (Max 1,822 sq. ft.)		57% (Max 1,822 sq. ft.)
First Story Floor Area	1,168 sq. ft.		Primary: 864 sq. ft. ADU: 360 sq. ft.
Second Story Floor Area	N/A		Primary: 958 sq. ft. <i>92 sq. ft. deck exemption</i>
Total FAR	36.5% (Max 1,168 sq. ft.)		68.2% (2,182 sq. ft.) <i>Guaranteed Allowance for 360 sq. ft. ADU</i>
Setbacks			
	R-1 regulation	Existing	Proposed
Front Yard 1st Story	15 ft.	15 ft. 2 in.	15 ft. 2 in.
Front Yard 2nd Story & Garage	20 ft.	2 nd : N/A Garage: 55 ft. 5 in.	2 nd : 20 ft. Garage: 55 ft. 5 in.
Interior Side Yard 1st Story	10% lot width	4 ft. min.	4 ft. 9 in.
Interior Side Yard 2nd Story	15% of width	6 ft. min	N/A
Exterior Side Yard	10 ft.		1 st : 11 ft. 7 in. 2 nd : N/A
Rear Yard on Corner Lot	Minimum interior side yard of the adjacent property, no less than 4 ft. 4 ft.		1 st : 12 ft. 9 in. 2 nd : N/A
Parking			
Residential (1,501 to 2,000 sq. ft.)	Required	Existing	Proposed
	2 spaces total	2 spaces total	2 spaces total
	1 covered 1 uncovered	1 covered 1 uncovered	1 covered 1 uncovered
Underground Utilities: Required with 25% increase in area			Required

Discussion: The property is a corner lot located at the intersection of 45th Avenue and Emerald Street within the Jewel Box neighborhood, surrounded by one- and two-story single-family residences. The property is comparable to nearby R-1 properties in the Jewel Box in terms of size and dimensions.

Design Permit: The application includes a remodel of an existing residence and the addition of a new second story with a deck. The proposal also converts a portion of the ground level into a 358-square-foot, internally accessible ADU and creates a new 1,028 square-foot second story addition, serving the primary residence. The remodel retains the existing board and batten exterior and extends use of the same materials to the proposed additions. The new second story addition includes an open gable roof and a covered second-story deck.

Limited Standard ADU:

The application includes the conversion of existing habitable space into a 360 square-foot internal accessory dwelling unit. Conversion ADUs are ministerial permits that must comply only with the requirements for “Units subject to limited standards” in CMC §17.74.050(A), as follows:

1. The internal accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than one hundred fifty square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the second story of an existing accessory structure shall be limited to accommodating ingress and egress.
The ADU is situated within the footprint of the existing primary dwelling.
2. The unit has exterior access from the proposed or existing single-family dwelling.
The ADU includes independent exterior access.
3. The side and rear setbacks are sufficient for fire and safety.
The ADU provides rear and side yard setbacks exceeding four feet, which are consistent with new construction ADUs and is sufficient for fire and safety.
4. The junior accessory dwelling unit complies with Government Code Section 65852.22.
The ADU has been designed to comply with applicable state standards for junior ADUs.

Floor Area Ratio:

The project also exceeds the maximum allowed Floor Area Ratio (FAR) by 360 square feet. Pursuant to the *guaranteed allowance standard* of §17.74.040(H), the maximum allowed FAR may not prohibit an ADU that is up to 800 square feet in size with four-foot rear and side yard setbacks and a height not exceeding 16 feet, provided the ADU complies with all other applicable standards. The ADU is less than 800 square feet in size, less than 16 feet in height, provides four-foot rear and side setbacks, and complies with all other applicable standards. The project exceeds the FAR by 360, which is equal to the size of the ADU; therefore, the *guaranteed allowance* standard applies, and the additions are permissible.

Design Review Criteria: When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the Design Review Criteria listed in 17.120.070, 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. Staff prepared analysis for the following Design Review Criteria 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.
The dedicated ADU egress faces the adjacent residence at 4525 Emerald Street. Currently, a fence does not separate the two properties. The applicant has indicated they and the adjacent homeowner prefer openness between their properties rather than having a fence. Additionally, Limited Standards ADUs are not subject to privacy impact design standards. The proposed second-story deck faces the front yard and has been designed to comply with applicable second story deck standards.

- 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.
 All outdoor lighting shall comply with all relevant standards pursuant to Capitola Municipal Code (CMC) Section 17.96.110, including 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. Condition of Approval #22 requires compliance with Capitola’s light trespass requirements.

Non-Conforming Structure: The existing dwelling includes an attached garage which does not comply with the required minimum setback of five feet from the building wall of the primary structure facing 45th Avenue and is therefore considered a legal non-conforming structure. Pursuant to Capitola Municipal Code §17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure or otherwise must bring the structure into full compliance with the code. Staff estimate the project valuation exceeds 80 percent of the present fair market value of the structure based on the City formula. The applicant is requesting a variance to the development standard, discussed in the next section.

Variance: The garage is accessed from 45th Avenue, which is considered the property’s exterior side property line within the zoning code. An exterior side yard has a ten-foot minimum setback. In addition to the ten-foot setback, attached garages must also to be stepped back a minimum of five feet behind the building wall of the primary structure, pursuant to §17.16.020(B)(4)(a). The applicant is requesting a variance from the additional five-foot setback for the attached garage. The proposed design has the attached garage located one foot behind the wall of the primary structure along 45th Avenue. The main reason for the variance request is due to the development being located on a corner with garage access from the exterior side. The lot is 40 feet by 80 feet in dimension, which is typical; however, corner lots with garages accessed off the street side presents challenges in design due to the limited 40 feet depth and required setbacks.

Pursuant to §17.128.060, the Planning Commission may grant a variance when it makes all of the following underlined findings:

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

Staff Analysis: The subject property has a lot width of 40 feet and depth of 80 feet, which is comparable to properties within the R-1 zone. However, compared to regular lots, corner lots have a more restrictive 10-foot street side setback and relaxed rear setback, typically four feet. As is the case in this application, corner lot standards result in longer, narrower homes with garages accessed from the side rather than the front. When accounting for side setbacks, minimum required garage dimensions, and the five-foot garage setback from the primary building wall, a typical 40-foot-wide lot has little or no design margin for compliance. Therefore, access of a corner lot from the side property line poses an unusual circumstance in the application of the five-foot garage articulation requirement when compared to other properties in the R-1 zone.

Example, street side garage with 40 ft. lot width	
Street side setback	10 ft.
5 ft. garage setback from front wall	5 ft.
Garage depth <i>Minimum 20ft. deep space with 6" walls</i>	21 ft.
Inner side setback	4 ft.
Total	40 ft.

- B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.
Staff Analysis: Eleven nearby corner lots within the R-1 zone were evaluated, all along 45th Avenue. Ten of the properties include garages, seven of which are attached garages accessed from the side property line (45th Avenue). Only one of the seven attached garages complies with the five-foot setback requirement. The strict application of this requirement on a would deprive the subject property of a design commonly enjoyed on similar properties in the same zone.

- C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.
Staff Analysis: As described in Finding A, corner lot development standards limit practicality of front-facing garages and are typically accessed from the side instead. Eleven nearby corner lots within the R-1 zone were evaluated, all along 45th Avenue. Ten of the properties include garages, seven of which are attached garages accessed from the side (45th Avenue). Only one of the seven attached garages complies with the 5-foot setback requirement. The granting of a variance would preserve a property right possessed by corner lots within the vicinity and R-1 zone.

- D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity or in the same zone as the subject property.
Staff Analysis: The proposed garage design results in a full-sized garage meeting the on-site parking goals. The design is comparable to nearby corner lots within the R-1 Zone. Approval of the variance will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

- E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.
Staff Analysis: Eleven nearby corner lots within the R-1 zone were evaluated, seven of which have attached garages. Only one of the seven identified properties complies with the five-foot garage articulation standard. The variance does not constitute a grant of special privilege.

- F. The variance will not have adverse impacts on coastal resources.
Staff Analysis: The project does not impact nearby coastal resources.

Landscape and Trees: The project keeps an existing magnolia tree and proposes one new redbud tree. At maturity, the proposed trees will secure the 15% canopy coverage requirements for new construction and major removals, pursuant to CMC Section 12.12.190(C). The proposed landscaping includes a new front patio with permeable pavers. The application proposes to retain much of the naturally landscaped areas, which entails the temporary potting and relocation of plants during construction. Condition #6 requires the applicant to submit a landscape plan with details of the restored landscape and new surfaces at time of building permit application.

CEQA: Section §15303(b) of the CEQA Guidelines exempts new construction or conversion of existing structures for a single-family residence and a secondary dwelling unit. The project involves alterations to an existing single-family residence, including the partial conversion to include a secondary dwelling unit.

Design Permit Findings:

- A. **The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**
Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence complies with the development standards of the R-1 (Single-Family Residential) zoning district. With the granting of a variance, 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 residential project. With the granting of a variance, the project complies with all applicable provisions of the zoning code and municipal code.

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

Section §15303(b) of the CEQA Guidelines exempts new construction or conversion of existing structures for a single-family residence and a secondary dwelling unit and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The project involves alterations to an existing single-family residence, including the partial conversion to include a secondary dwelling unit. 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 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 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 remodeled single-family residence and internal accessory dwelling unit. The project improves the site while retaining some of the existing residences' style. The two units maintain the scale, character, and development pattern of the neighborhood.

Variance Findings:

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

The subject property has a lot width of 40 feet and depth of 80 feet, which is comparable to properties within the R-1 zone. However, compared to regular lots, corner lots have a more restrictive 10-foot street side setback and relaxed rear setback, typically four feet. As is the case in this application, corner lot standards result in longer, narrower homes with garages accessed from the side rather than the front. When accounting for side setbacks, minimum required garage dimensions, and the five-foot garage setback from the primary building wall, a typical 40-foot-wide lot has little or no design margin for compliance. Therefore, access of a corner lot from the side property line poses an unusual circumstance in the application of the five-foot garage articulation requirement when compared to other properties in the R-1 zone.

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

Eleven nearby corner lots within the R-1 zone were evaluated, all along 45th Avenue. Ten of the properties include garages, seven of which are attached garages accessed from the side property line (45th Avenue). Only one of the seven attached garages complies with the 5-foot setback requirement. The strict application of this requirement would deprive the subject property of a design commonly enjoyed on similar properties in the same zone.

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

As described in Finding A, corner lot development standards limit practicality of front-facing garages and are typically accessed from the side instead. Eleven nearby corner lots within the R-1 zone were evaluated, all along 45th Avenue. Ten of the properties include garages, seven of which are attached garages accessed from the side (45th Avenue). Only one of the seven attached garages complies with the five-foot setback requirement. The granting of a variance would preserve a property right possessed by corner lots within the vicinity and R-1 zone.

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

The proposed garage design results in a full-sized garage meeting the on-site parking goals. The design is comparable to nearby corner lots within the R-1 Zone. Approval of the variance will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

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

Eleven nearby corner lots within the R-1 zone were evaluated, seven of which have attached garages. Only one of the seven identified properties complies with the five-foot garage articulation standard. The variance does not constitute a grant of special privilege.

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

The property will not impact nearby coastal resources.

Conditions of Approval:

1. The project approval consists of a single-family remodel, including first- and secondary-story additions, and conversion of existing space into an accessory dwelling unit. The approval includes a Variance for the requirement that attached garages must be set back five feet from the building front wall. The maximum Floor Area Ratio for the 3,198 square foot property is 57% (1,822 square feet). The total FAR of the project is 68.2% with a total of 2,182 square feet, including a 360 square-foot accessory dwelling unit that is subject to the Guaranteed Allowance. The project is 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 January 22, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect all Planning Commission requirements. The plan shall identify planting 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 #24-0145 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. Site runoff shall not drain onto adjacent parcels or over sidewalks.
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 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. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
24. Prior to a issuance of a Certificate of Occupancy, 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. For junior accessory dwelling units:
 - i. The dwelling shall be restricted to the allowable size; and
 - ii. The property owner must occupy occupancy either the primary dwelling unit or the junior accessory dwelling unit on the property.
 - d. The deed restriction shall lapse upon removal of the accessory dwelling unit.

Attachments:

1. 1550 45th Avenue – Plan Set
2. 1550 45th Avenue – Variance Letter
3. Design Review Criteria

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Acting Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

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831-477-7794

A.P.N.
034-032-19
Site Plan

KATHLEEN & JOSH SCHELLHORSE
1550 45TH
CAPITOLA CA 95010
415-680-0809

DATE: 8-22-2024
SCALE: AS NOTED

SHEET
SP

THIS PROJECT IS THE REMODEL OF AN EXISTING THREE BEDROOM ONE BATH RESIDENCE AND THE ADDITION OF A SECOND STORY RESULTING IN A THREE BEDROOM, TWO AND ONE HALF BATH WITH AN UPPER STORY DECK AND A JR ADU.

R-3, TYPE VB SPRINKLED

THE FOLLOWING CODES ARE IN EFFECT FOR THIS PROJECT:
2022 CBC, 2022 RBC, 2022 RGC, 2022 CGBC, 2022 CPC, 2022 CMC 2022 CEC, AND 2022 CALIFORNIA ENERGY CODE.

PROJECT DATA:

A.P.N. 034-032-19

ZONING R-1

LOT SIZE 3200 SQ FT

NO GRADING

LOT COVERAGE 35%

EXIST'G RESIDENCE 897 SQ FT

PROPOSED MAIN LEVEL 587 SQ FT

PROPOSED JR ADU 362 SQ FT

PROPOSED UPPER LEVEL 954 SQ FT (1002-48) (LESS STAIRS COUNTED ONCE BELOW)

PROPOSED UPPER DECK 93 SQ FT (BELOW 150 - DO NOT COUNT)

EXISTING GARAGE 280 SQ FT

EXIST'G SHED 100 SQ FT

LOT COVERAGE 1319/3200 = 41%

FAR (WITHOUT JR ADU) 1821/3200 = .56.9%

SHEET INDEX

SP SITE PLAN

A.1 ELEVATIONS

A.2 PROPOSED FLOOR PLANS

A.3 EXISTING FLOOR PLAN, ROOF PLAN

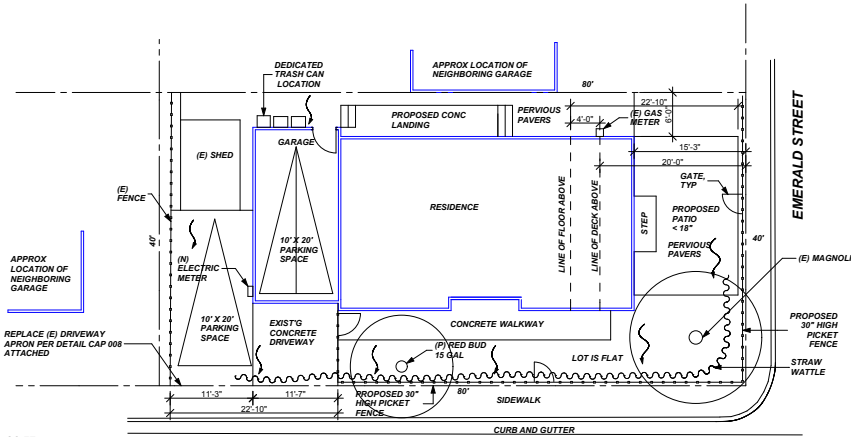
DRAINAGE NOTES:

GUTTERS WILL BE USED ALONG ALL ROOF EAVES. ALL RUNOFF FROM PROP ROOF AREA TO BE COLLECTED W/ G.I. GUTTERS AND DOWNSPOUTS AND DISPERSED TO SPLASHBLOCKS TO EXISTING LANDSCAPING. COLLECTED RUNOFF SHOULD BE DISCHARGED AT LEAST 10 FEET FROM FOUNDATIONS AND PAVEMENTS. COLLECTED RUNOFF MAY BE DISPERSED ON SITE AS LONG AS CONCENTRATED RUNOFF IS NOT ALLOWED TO FLOW OR POND ADJACENT TO FOUNDATIONS. WHERE THE GROUND CANNOT BE SLOPED THE FULL 10 FOOT WIDTH AWAY FROM THE STRUCTURE, SWALES SHOULD BE SLOPED AT LEAST 2% TOWARDS THE DISCHARGE POINT.

SOIL RUNOFF DURING CONSTRUCTION SHALL BE PREVENTED BY THE USE OF COIL ROLLS ALONG PROPERTY EDGES.

NOTE:

ALL OUTDOOR LIGHTING SHALL COMPLY WITH ALL RELEVANT STANDARDS PURSUANT TO CAPITOLA MUNICIPAL CODE (CMC) 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. THE PROJECT WILL BE CONDITIONED SUCH THAT IT MUST COMPLY WITH CAPITOLA'S LIGHT TRESPASS REQUIREMENTS.



NOTE: NO NEW LANDSCAPING EXISTING CONDITIONS TO REMAIN. HOMEOWNER WILL DIG UP AND POT ALL BUSHES AND SHRUBS AND REPLANT AT END OF CONSTRUCTION.

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

IMPERVIOUS AREA CALCS:

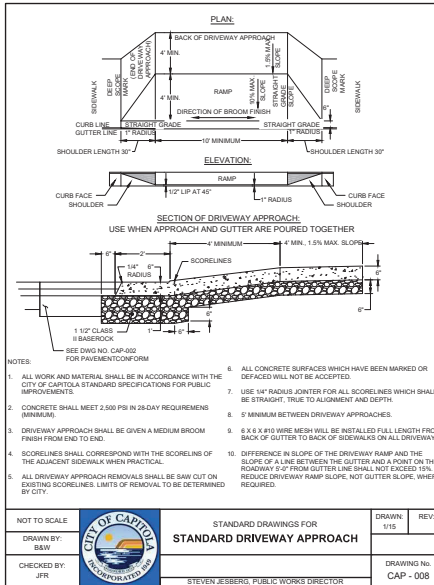
EXIST'G IMPERVIOUS AREA:	1957 SQ FT
PROPOSED IMPERVIOUS AREA:	1957 SQ FT

PERVIOUS AREA CALCS:

EXIST'G PERVIOUS AREA:	957 SQ FT
PROPOSED PERVIOUS AREA:	1263 SQ FT

EROSION CONTROL

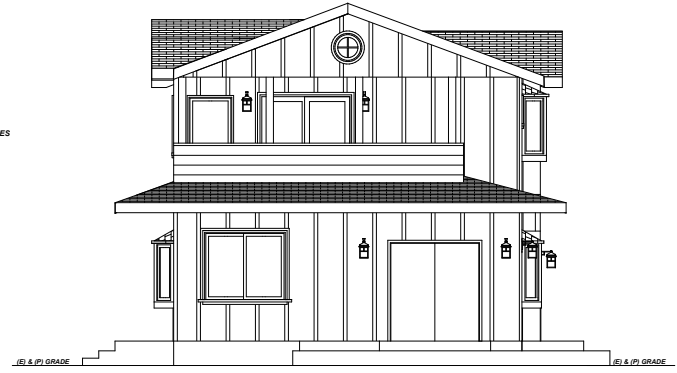
- CONTRACTOR TO BE RESPONSIBLE FOR EROSION CONTROL INSTALLATION AND MAINTENANCE DURING COURSE OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION TEMPORARY STRAW COILS SHALL BE PLACED AS INDICATED ON PLANS.
- NO GRADING MAY TAKE PLACE BETWEEN OCT 15 AND APRIL 15 WITHOUT A WINTER GRADING PERMIT.
- EROSION CONTROL MEASURES SHALL BE IN PLACE BETWEEN OCTOBER 15 AND APRIL 15, OR FORCASTED RAIN.
- SOILS TRACKED ON ADJACENT STREETS SHALL BE CLEANED UP AT THE END OF EACH WORK DAY.
- STOCKPILE DISTURBED TOPSOIL AND REDISTRIBUTE AROUND THE FINISHED SITE ON DISTURBED AREAS AS SEED BASE.
- INACTIVE SOIL STOCKPILES SHALL BE COVERED. ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORCASTED RAIN EVENT.
- DISTURB ONLY THOSE AREAS UNDER CONSTRUCTION. DO NOT LEAVE SOIL UNPROTECTED DURING HEAVY RAIN
- ALL DISTURBED SOIL TO BE REVEGETATED AS PER COUNTY OF SANTA CRUZ, ANNUAL WINTER BARLEY, 2" STRAW MULCH, 1 1/2 LB/1000 SQ. FT.). STRAW MULCH, 2-3 BAIS/1000 SQ. FT. FERTILIZER: 16-20-0, 21 LB/1000 SQ. FT. OR EQUIVALENT. BETWEEN OCT. 15 & 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.
- UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY LANDSCAPED W/ VARIOUS PERMANENT NATIVE & DROUGHT TOLERANT SHRUBS/TREES.
- THE EROSION CONTROL PLAN SHALL BE RE-EVALUATED AND ADJUSTED ACCORDINGLY AS THE SITE CHANGES AND AFTER RAIN EVENTS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED THOUGHOUT THE RAINY SEASON.
- EROSION CONTROL BLANKETS ON ALL FILL SLOPES





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

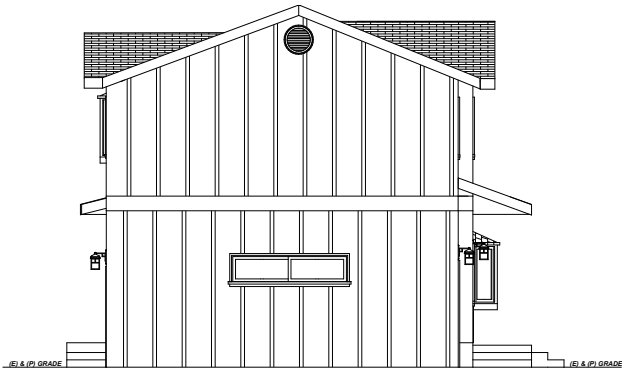
FINISH MATERIALS:
BODY: BOARD AND BATTEN
TRIM: 1X WOOD TRIM
ROOF: ARCHITECTURAL DIMENSIONAL SHINGLES



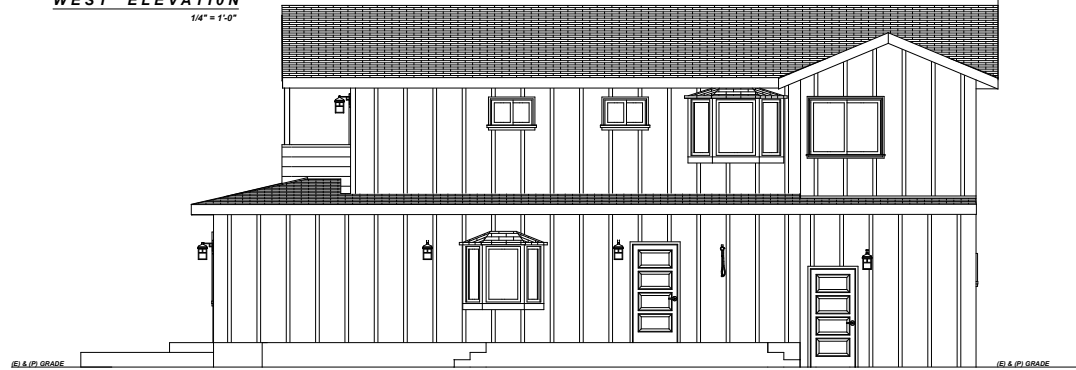
SOUTH ELEVATION
1/4" = 1'-0"



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



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

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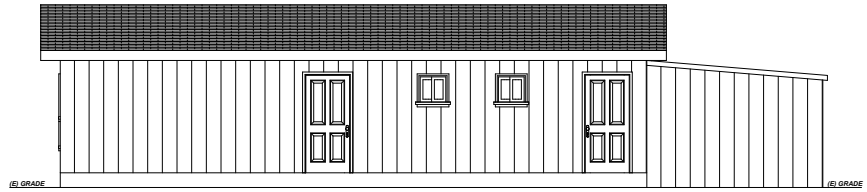
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A.P.N.
 034-032-19
 Elevations

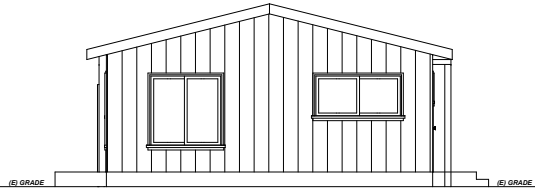
KATHLEEN & JOSH SCHELHORSE
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 CAPITOLA CA 95010
 415-680-0809

DATE: 8-22-2024
 SCALE: AS NOTED

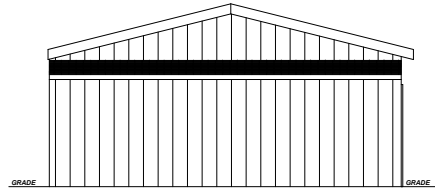
SHEET
A.1



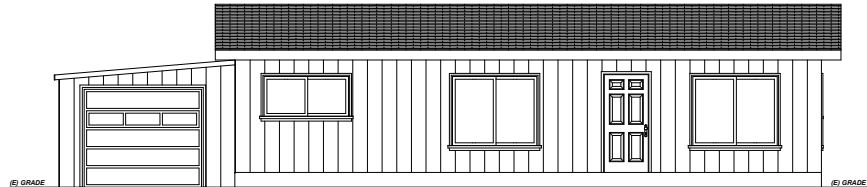
EXISTING EAST ELEVATION
1/4" = 1'-0"



EXISTING SOUTH ELEVATION
1/4" = 1'-0"



EXISTING NORTH ELEVATION
1/4" = 1'-0"



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

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12/9/2024 11:25 AM
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 Existing Elevations

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DATE: 8-22-2024
 SCALE: AS NOTED

SHEET
A.2



REVISIONS	BY
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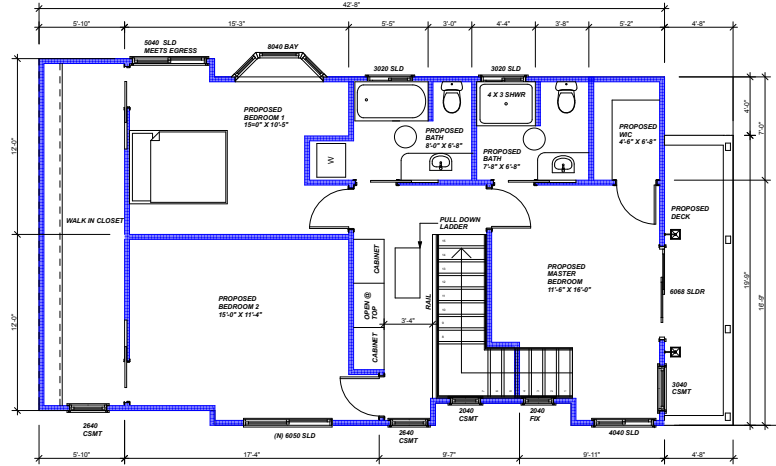
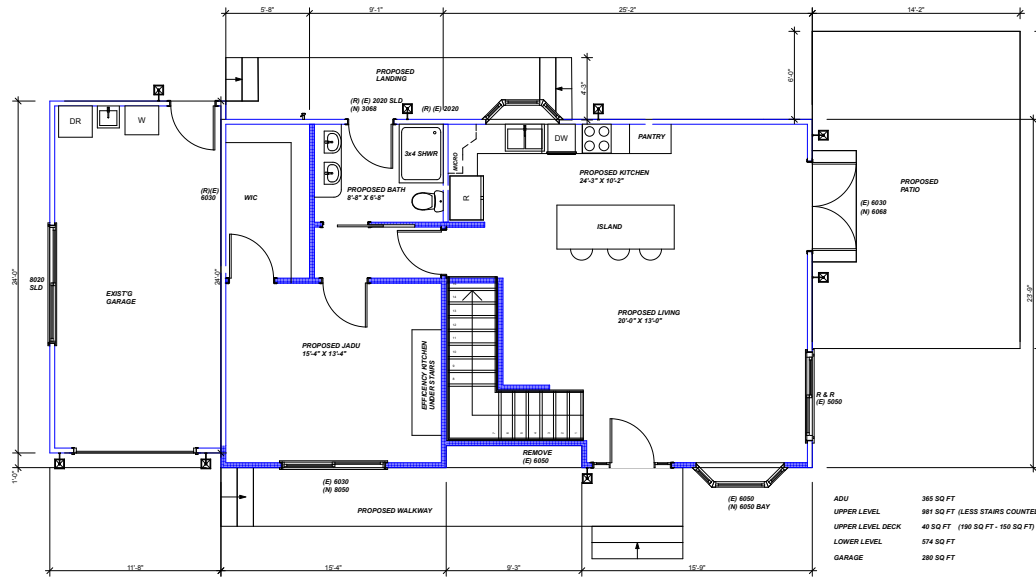
SHERRY HRABKO DESIGNS
 609 CORCORAN AVE.
 SANTA CRUZ, CA 95062
 shrabko@sbglobal.net
 831-477-7794

A.P.N.
 034-032-19
 Elevations A

KATHLEEN & JOSH SCHELHORSE
 1550 45TH
 CAPITOLA CA 95010
 415-680-0809

DATE: 8-22-2024
 SCALE: AS NOTED

SHEET
3



REVISIONS	BY
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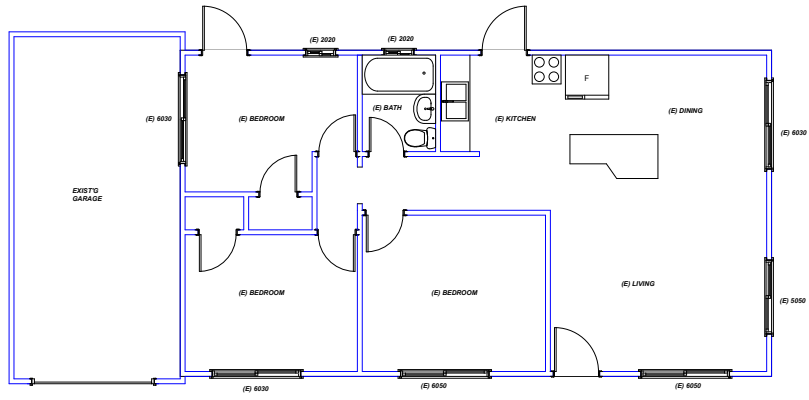
SHERRY HRABKO DESIGNS
 609 CORCORAN AVE.
 SANTA CRUZ, CA 95062
 shrabko@sbglobal.net
 831-477-7794

A.P.N.
 034-032-19
 Proposed Floor Plans

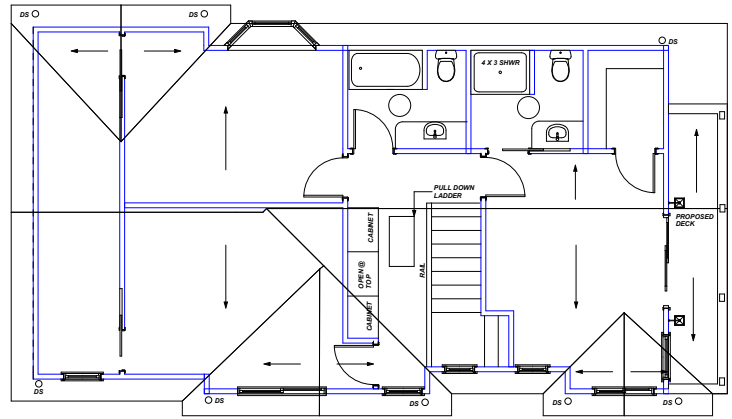
KATHLEEN & JOSH SCHELHORSE
 1550 45TH
 CAPITOLA CA 95010
 415-680-0809

DATE: 8-22-2024
 SCALE: AS NOTED

SHEET
A.3



EXIST'G FLOOR PLAN
1/4" = 1'-0"



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

REVISIONS	BY
00/00	SH

12/9/2024 11:27 AM
 SHERRY HRABKO DESIGNS
 609 CORCORAN AVE.
 SANTA CRUZ, CA 95062
 831-477-7794
 shrabko@sbglobal.net
 A.P.N. 034-032-19
 Exist'g Floor Plan, Roof Framing Plan

KATHLEEN & JOSH SCHELHORSE
 1550 45TH
 CAPITOLA CA 95010
 415-680-0809

DATE: 8-22-2024
 SCALE: AS NOTED

SHEET
A.4



City of Capitola Variance Application Form

Variance Summary

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

We would like a variance for the setback of the garage that is required to be 5 feet from the front of the residence

Required Findings

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

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

This is the existing location of the garage which is not going to be demolished.

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

By making the garage 4' shorter we would not be able to have the laundry in the garage. There is no room in the house for laundry facilities. If we did not shorten the length and moved the garage back 4', it would put the garage at the property line and in the setback.

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: January 22, 2025

From: Community Development Department

Address: 1955 41st Avenue, Unit B-8

Project Description: Application #24-0470. APN: 034-261-53. Conditional Use Permit for a wine bar with indoor and outdoor seating that serves a small plates menu and offers live music (Type 42 License). The building is located within the C-R (Regional Commercial) zoning district.

This project is not in the Coastal Zone.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0470 and approve the project based on the attached Conditions and Findings for Approval.

Property Owner: JFG Capitola – Winfield Partners

Applicant: Cathy Bentley, Filed: 11/01/24

Background: City records show that the B-8 tenant unit in 1955 41st Avenue has been historically occupied by several professional office tenants and a coffee shop dating back to the 1990's. The unit has been vacant for approximately two years.

Discussion: The 48,000-square-foot building at 1955 41st Avenue has 12 tenant units, anchored by Ross. Unit B-8, an end unit with storefronts on three sides, is 1,130 square feet. The applicant plans to use 60% (678 square feet) of the space for customer areas and 40% (452 square feet) for employee workspaces, restrooms, and a stage. Outdoor patio seating is also proposed and will occupy an additional 300 square feet at the exterior.

Conditional Use Permit: The applicant has operated Cork and Fork in the Capitola Village since 2017 and is now seeking to relocate the business within the city. In the Regional Commercial zoning district, the sale of alcoholic beverages for on-site consumption requires a conditional use permit (CUP).

Cork and Fork in the Capitola Village currently have a Type 42 license for "On Sale Beer and Wine – Public Premises" and is pursuing a transfer of the license with Alcohol Beverage Control (ABC). Type 42 licenses do not allow distilled spirits for on-site consumption or minors to enter premises. They are also not required to serve food. Proposed service hours are between 2 pm to 9 pm daily.

Police Chief, Sarah Ryan, has reviewed the application and did not recommend any conditions. The Police Department prepared a Public Convenience and Needs letter, as required by ABC (attachment #4).

Tenant Improvements: The applicant plans to renovate the interior of the space and adapt it to the needs of the proposed business. This will include an approximate 100 square foot stage, lighting/electrical, interior finishes, kitchen and bar equipment, and may also require installation of ventilation and grease trap systems. Collectively, these improvements will require a Building Permit and plan review by the Fire Department, Santa Cruz County Health, and Sanitation Departments. Condition #9 has been added to notify the applicant of these requirements and ensure the conditions are met.

Outdoor Furniture: The applicant intends to place approximately four tables in the patio adjacent to the northwest entrance to the business. Condition #10 requires that patio furniture be maintained in good condition and be made of quality grade materials that will withstand sun and weather conditions.

Capacity: Interior capacity with the proposed layout is 46 people, while the proposed patio has a maximum capacity of 20 people.

Live Entertainment: Businesses that have regularly scheduled entertainment are required to maintain a Business Entertainment Permit that is reviewed and issued annually by the Police Department pursuant to Chapter 5.24. The Police Department will require that the applicant prepare a staffing and management plan and may impose operational conditions of approval related to business operations and security.

Parking: The subject tenant space is 1,130 square feet and will be divided internally into a 60:40 split between customer area and employee areas. Pursuant to table 17.76-2 of the Zoning Code, bar and lounge uses require parking spaces at a ratio of 1 parking space per 60 square feet for dining and drinking areas and 1 parking space per 300 square feet for all other floor areas. Applying the parking ratios, the proposed business requires 18 parking spaces, which includes the outdoor seating area.

The existing parking lot at 1955 41st Avenue has a total of 295 parking spaces. In 2011 the Planning Commission reviewed a Conditional Use Permit for the establishment of Chipotle in the shopping center. With that project a detailed breakdown of occupancy and parking was prepared. City parking standards have not changed, and modifications in the tenant/land use mix have been minimal. Planning staff was able to utilize the prior analysis to confirm that the existing uses require 217 parking spaces while the proposed wine bar requires 18 parking spaces for a total of 235 parking spaces required. This confirms that the site will continue to comply with current parking standards and maintain a parking surplus of 60 parking spaces. Staff has prepared a parking analysis table and map in attachment #3.

New commercial uses served by parking lots with more than ten parking spaces are subject to providing bike parking pursuant to section 17.76.080A. In this case, the applicant is required to provide a bike rack(s) for parking two bikes (condition #11).

Signage: There is a master sign program for 1955 41st Avenue. No signage is currently proposed. Within a master sign program, sign applications which comply with the standards outlined in the program can be approved administratively by staff. A Building Permit will be required prior to installation of exterior signage as described in condition #7.

CEQA: The project qualifies for a CEQA exemption under Section 15301, as it involves licensing and minor alterations to existing facilities with no expansion. No adverse environmental impacts were identified.

Conditional Use Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The sale of alcohol for on-site consumption at a bar or lounge is categorized as a conditional use within the C-R (Regional Commercial) zoning district.

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

Community Development Staff and the Planning Commission have reviewed the proposed business location and plan to offer beer and wine for onsite consumption, and it complies with the intent of the C-R zoning district.

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

Community Development Staff and the Planning Commission have reviewed the proposed use and determined it is consistent with the commercial center, existing uses in the vicinity, and future mixed use within mall redevelopment.

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

Community Development Staff and the Planning Commission have reviewed the proposed Conditional Use Permit and determined it will not be detrimental to the public health, safety, or welfare.

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

The proposed wine bar is part of a building that has a mix of tenants and is adequately served by utilities, services, and infrastructure.

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

Section 15301 of the CEQA Guidelines exempts minor alterations to existing facilities, such as licensing, provided the project involves negligible or no expansion of use. The proposed project involves a conditional use permit within an existing commercial space to include the sale of beer and wine for onsite consumption. No adverse environmental impacts were discovered during project review by either Planning Department Staff or the Planning Commission.

Conditions of Approval:

1. The Conditional Use Permit allows a beer and wine establishment with on-site consumption at 1955 41st Avenue, unit B-8. The Conditional Use Permit is approved as outlined in the analysis of the staff report reviewed and approved by the Planning Commission on January 22, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The applicant shall maintain an active business license with the City of Capitola. The applicant shall maintain an active license through the California Department of Alcoholic Beverage Control (ABC) so long as alcohol is sold.
3. Prior to opening, all Planning fees associated with permit #24-0470 shall be paid in full.
4. 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.
5. 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 Capitola Municipal Code Chapter 17.156.
6. Conditional Use Permits are issued to the underlying property. An approved Conditional Use Permit may be assigned to future tenants of the same tenant space. The Conditional Use Permit shall expire and become void if the permitted use is abandoned or discontinued for one year or longer. The permit cannot be transferred off the site on which the approval was granted.
7. No signs are approved as part of this application. The applicant shall apply for a Building Permit, prior to installation of exterior signage.
8. Prior to live entertainment on the property, the applicant shall obtain and maintain an Entertainment Permit pursuant to Chapter 5.24 issued by the Police Department.

9. Prior to construction, a building permit shall be secured for any renovation or modifications to the tenant space authorized by this permit. Kitchen equipment, ventilation systems, and grease trap systems may require plan review or additional permits issued by the Fire Department, Health Department, or Sanitation Department.
10. Patio furniture shall have high-quality, durable materials that can withstand inclement weather. All outdoor furniture shall be maintained or replaced including but not limited to tables, chairs, umbrellas, heating equipment, etc. If signs of weathering (fading, rust, holes, etc.) are visible, the item(s) shall be replaced immediately. Umbrellas shall be made with a UV rated fabric and may not include logos, labels, or advertising.
11. Bicycle parking shall be provided for two short-term bike parking spaces. The location, design and specifications of the bike parking spaces/racks shall be included in the plans for Building Permit plan check.

Attachments:

1. 1955 41st Avenue – Site Plan and Floor Plan
2. 1955 41st Avenue – Business Plan Letter
3. 1955 41st Avenue – Parking Analysis
4. 1955 41st Avenue – Public Convenience and Necessity Letter, December 23, 2024

Report Prepared By: Brian Froelich, Senior Planner

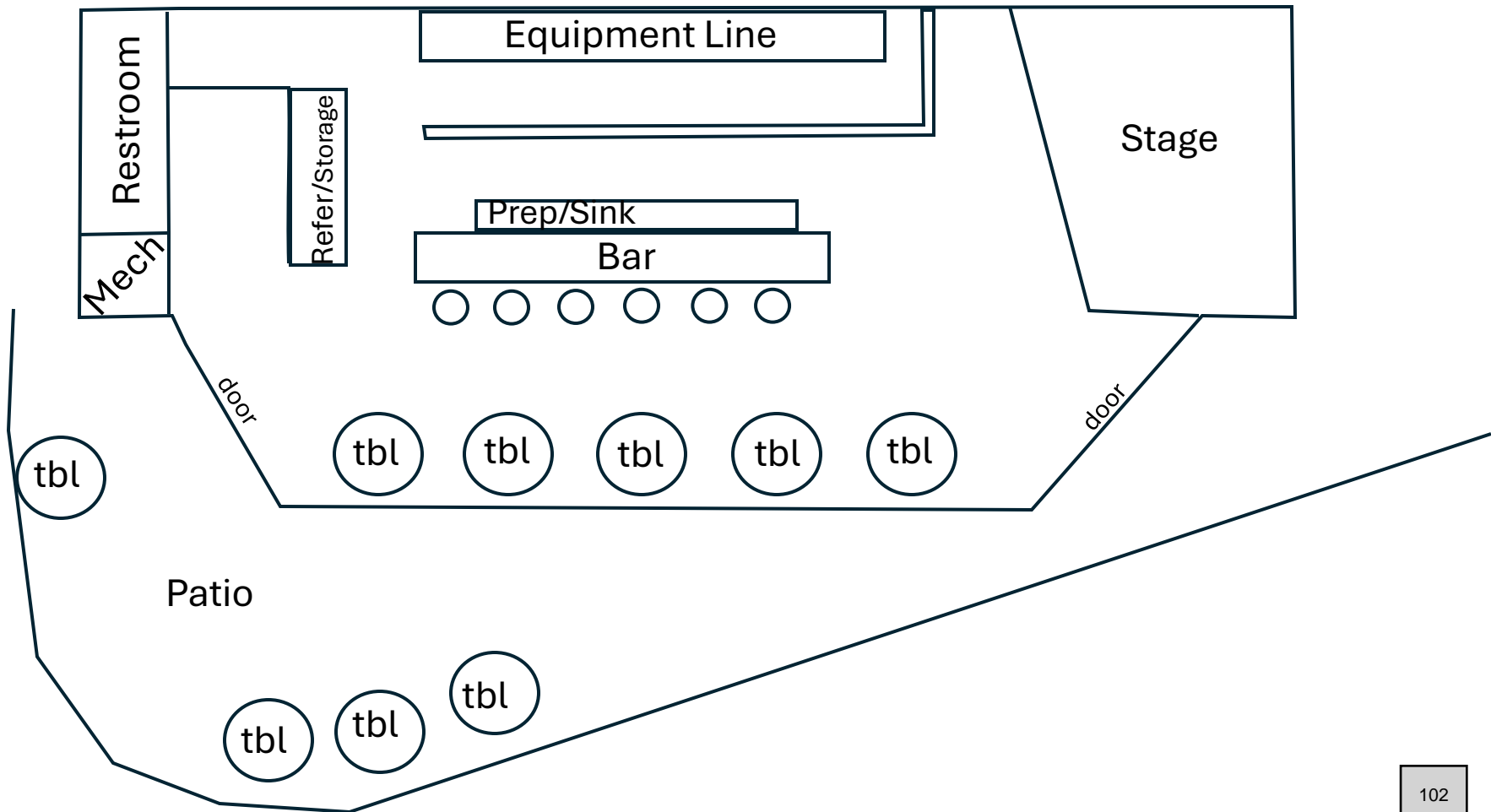
Reviewed By: Rosie Wyatt, Acting Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director



Site Plan – 1955 41st Avenue

1955 41st Avenue, Unit B-8 – Floor Diagram
January 14, 2025



BUSINESS MANAGEMENT TEAM

Cathy Bentley has owned Cork And Fork Capitola for 8 years and previously owned Capitola Coffee Roasters for 8 years from 2001 - 2009. Before that she owned Bentley Bookkeeping and did contract bookkeeping for 15 years (for over 50 businesses).

HOURS OF OPERATION

Daily 2pm - 9pm

EMPLOYEES

Current staff of 4 part time employees.

SHIFTS

All shifts are 5-8 hours

MENU

Beer, wine and small plate dishes.

No full kitchen or hood, etc.

TYPE 42 OR 41

Currently we have a Type 42 but will consider the option of Type 41.

LIVE MUSIC PROGRAM

Live music inside usually 6-9pm and Saturday and Sunday 2-5 or 3-6, depending on time of year.

SEATING

Inside seating with about 4 small tables outside.

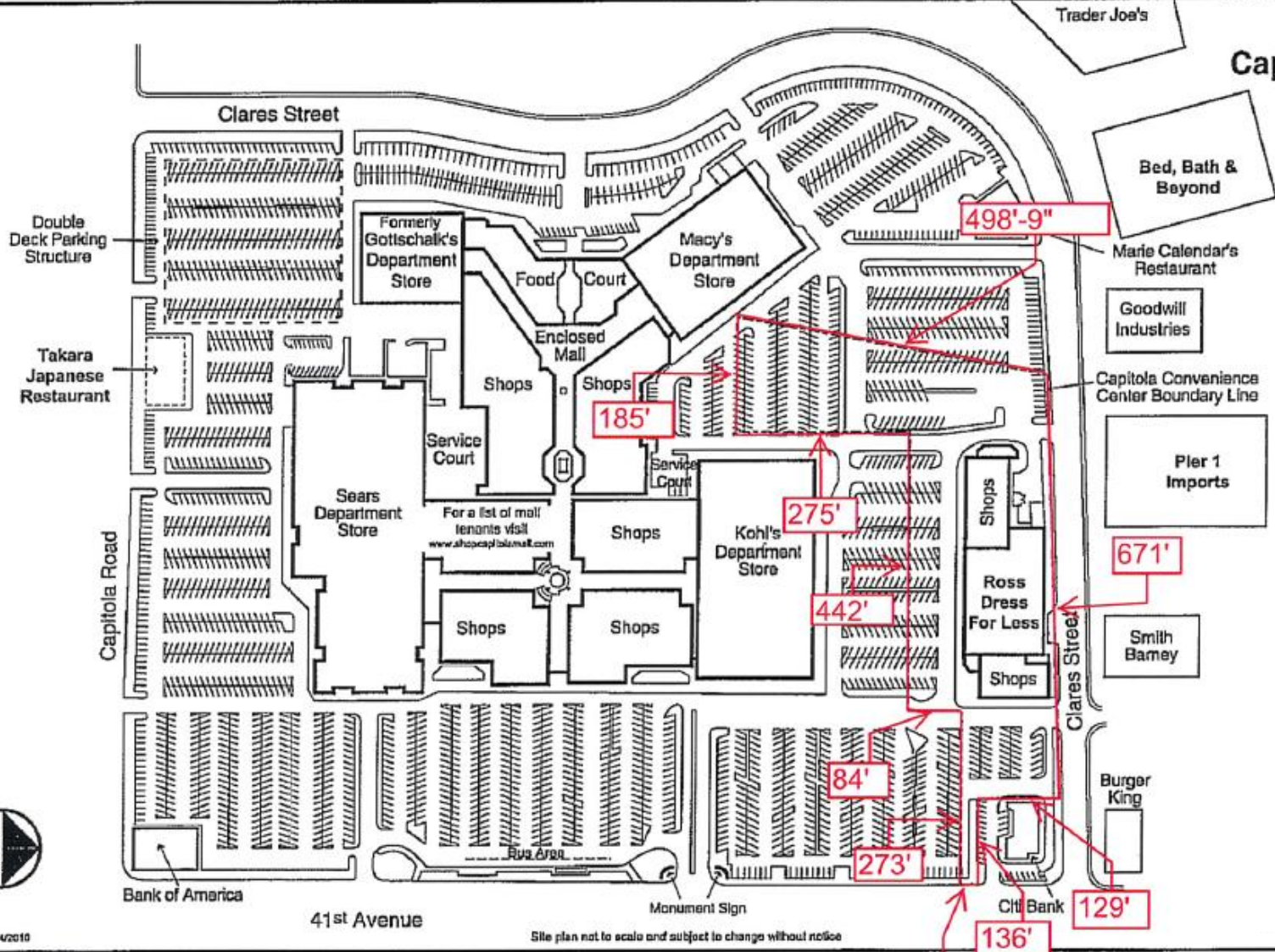
Parking Analysis – 1955 41st Avenue – January 22, 2025

Item 7 B.

Space	Tenant	SF	Use	Parking Required
1955	Ross	31,788	Retail	106
A-1	Starbucks	1,482	Café	14
A-2	Asian Express	1,482	Restaurant	14
A-3	Togos	1,809	Restaurant	18
A-4	Yogurt Land	1,200	Restaurant	12
A-5	Chipotle	2,737	Restaurant	29
A-6	Verizon	560	Retail	2
B-2	PG&E	2,019	Office	7
B-4	Supercuts	1,283	Service	5
B-5	Tiffany Nails	1,283	Service	5
B-6	Vacant	1,283		
B-7	European Wax Center	1,400	Service	5
B-8	Proposed Wine Bar	1,130	Bar	18
			Required Parking	235
			Parking Provided	295

Capitola Mall Capitola Convenience Center

1955 41st Avenue
Capitola, California



235 Required
Parking Spaces

295 Existing
Parking Spaces

Parking Calculations / Lot dimensions
Capitola Convenience Center

422 CAPITOLA AVENUE
CAPITOLA, CALIFORNIA 95010
TELEPHONE (831) 475-4242
FAX (831) 479-8881



ANDREW J. DALLY
CHIEF OF POLICE

December 23, 2024

District Administrator
California Department of Alcoholic Beverage Control
1137 Westridge Parkway
Salinas, CA 93907

Reference: Cork and Fork LLC
1955 41st Ave., Ste B8, Capitola, CA 95010 (Proposed location)
On-Sale Wine and Beer Sales

Dear Administrator:

The applicant, Cork and Fork LLC applied to the City of Capitola on November 01, 2024 for a use permit to conduct business at 1955 41st Ave, Ste B8, Capitola, California. Their letter indicates the business will be serving beer and wine under a type 42 alcohol beverage license, #664489 (pending).

The proposed business is in police responsibility area 4401 and U.S. census tract number 1217.02. The site is in a high crime area and the census tract is over-concentrated (6 stores authorized and 15 currently existing) with on-sale alcohol premises, thus requiring a letter of necessity and convenience.

This letter is being issued with the understanding that conditions placed by the City of Capitola on the businesses' conditional use permit, be incorporated in the on-sale beer license issued by ABC. Additionally, if the City's Planning Commission denies the conditional use permit request this letter is void.

In 1994, the California legislature amended the law that allowed for local control of some alcohol licenses. The purpose of this legislation is to help fight blighted and crime-impacted areas. The City Council appointed the Chief of Police as the local governing body in decisions related to public convenience or necessity in the issuance of certain alcohol licenses as required by section §23958.4 B. & P.

In summary, "Cork and Fork" has been an existing and successful business in the City of Capitola. We believe they will continue their success and provide positive economic vitality to the City of Capitola with few public safety concerns.

Sincerely,



Sarah A. Ryan
Chief of Police

CC: Brian Froelich, Senior Planner, Community Development Department