

City of Capitola

Planning Commission Meeting Agenda

Thursday, July 18, 2024 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen

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

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

1. Roll Call and Pledge of Allegiance

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

2. Additions and Deletions to the Agenda

3. Oral Communications

Please review the section How to Provide Comments to the Planning Commission for instructions. Oral Communications allows time for members of the public to address the Planning Commission on any Consent Item on tonight's agenda or on any topic within the jurisdiction of the City that is not on the Public Hearing section of the Agenda. Members of the public may speak for up to three minutes unless otherwise specified by the Chair. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue. A maximum of 30 minutes is set aside for Oral Communications.

4. Planning Commission/Staff Comments

5. Consent Calendar

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

A. Approval of June 6, 2024, Planning Commission Meeting Minutes

B. 604 Escalona Drive

Project Description: Application #24-0165. APN: 036-141-24. Design Permit and Coastal Development Permit for an Accessory Dwelling Unit (ADU) above an existing garage within the R-1 (single-family) zoning district.

Recommended Action: Staff recommends the Planning Commission approve application #24-0165 based on the Findings and Conditions of Approval.

C. 720 Hill Street

Project Description: Application #24-0257. APN: 036-011-28. Two-year entitlement extension request pursuant to section 17.156.080 of the Zoning Ordinance for the Design Permit, Conditional Use Permit, and Tree Removal Permit #21-0122 for the 42-room hotel project located in the Community Commercial (CC) Zoning District.

Recommended Action: Staff recommends the Planning Commission approve the two-year extension requested under application #24-0257.

6. Public Hearings

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

A. 316 A Capitola Avenue

Project Description: Application #24-0133. APN: 035-181-23. Conditional Use Permit for Trestles Restaurant to include the sale of distilled spirits (Type 47 License). The restaurant is located within the MU-V (Mixed-Use Village) zoning district.

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0133 and approve the project based on the attached Conditions and Findings for Approval.

B. 2155, 2165, 2175 41st Avenue

Project Description: Application #24-0258 Master Sign Program application for the retail center in the Regional Commercial (C-R) zoning district.

Recommended Action: Staff recommends the Planning Commission approve application #24-0258 based on the Conditions and Findings of Approval.

C. 720 Hill Street

Project Description: Application #24-0156. APN: 036-011-28. Proposed Tentative Parcel Map to split the existing 3.82-acre lot into two lots. The proposed lot sizes are 1.158 acres and 1.924 acres. The property is located within the C-C (Community Commercial) zoning district.

This project is not in the Coastal Zone.

Recommended Action: Staff recommends the Planning Commission approve the two-lot subdivision requested under application #24-0156.

7. Director's Report

8. Adjournment – Adjourn to the next scheduled special meeting of the Planning Commission on July 23, 2024, at 5:00 PM.

How to View the Meeting

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

Other ways to Watch:

Spectrum Cable Television channel 8

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

To Join Zoom Application or Call in to Zoom:

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

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

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

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

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

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

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

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o 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: www.cityofcapitola.org/meetings.

City of Capitola

Planning Commission Meeting Minutes

Thursday, June 06, 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 5:04 PM. In attendance, Commissioners Estey, Westman, Wilk, Vice Chair Jensen, and Chair Christiansen.

2. Planning Commission Training

A. Review of City's Ethics Policy

Assistant City Attorney Tamar Burke presented the first topic of tonight's training: Review of City's Ethics Policy.

B. Overview on California Conflict of Interest Law

Assistant City Attorney Tamar Burke introduced the second section of tonight's Planning Commission Training: Overview on California Conflict of Interest Law. Main topics included FPPC rules (including the Political Reform Act, Form 700, Economic Interests reporting, and recusals), Common Law Conflicts, Contractual Conflicts, and Incompatible Offices.

Throughout the presentation, there were discussions about economic interest conflicts, recusal details, and contractual conflicts of interest.

C. Training on Builder's Remedy

Leila Moshref-Danesh, Senior Associate, Burke, Williams & Sorensen, LLP, presented the next section of the Planning Commission Training: Training on Builder's Remedy. Main topics included: Housing Accountability Act, CEQA, Builder's Remedy Reforms, and a Case Study on Portola Valley and St. Helena.

After the presentation, there was a question from the Commission about CEQA exemptions.

After this final training item, there was a general discussion and deliberation about the format of the Planning Commission's meeting minutes.

3. Additions and Deletions to the Agenda

The Deputy City Clerk described the additional material.

4. Oral Communications

- *Goran Kelpic, resident.*

5. Planning Commission/Staff Comments

Commissioner Westman brought up Planning Commission minutes and consistency with City Council and action minutes and reminded everyone of the mosaic making classes happening at the Capitola Mall which will help create the artwork for the Wharf. The Planning Commission discussed meeting minutes and agreed to continue with action minutes including findings of fact and conditions of approval. Also, Planning Commissioners have the ability to submit in writing a statement regarding application for the record.

Vice Chair Jensen directed staff to work with the BIA to develop a program to “dress up” vacant commercial spaces to make them more visually appealing to visitors in Capitola Village.

6. Consent Calendar

A. Approval of May 2, 2024, Planning Commission Meeting Minutes.

Commissioner Jensen requested an amendment to the minutes.

Motion to approve Item 6A with the requested amendment: Commissioner Wilk

Seconded: Commissioner Westman

Voting Yea: 5-0

7. Public Hearings

A. Citywide Zoning Code Update

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

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

Ben Noble, consultant, and Sean Sesanto, Associate Planner, presented Item 7A. The main topic of this presentation was RM (Residential Multifamily) Zone Density and Development Standards.

The Commission and Mr. Noble discussed several amendments to development standards in multi-family zones and increasing allowed densities at specific multi-family areas throughout the City.

The Commission responded positively to Mr. Noble's approach to meeting the Housing Element requirements and provided feedback to staff.

There was also a short discussion about driveway development standards related to the comments received in tonight's additional material.

8. Director's Report

Director Herlihy presented her Director's Report and updated the Commission on the following items: active code enforcement efforts within the City, the City's new intern, the 6th cycle housing element, the Wharf project, and asked two Commissioners to volunteer for an ad hoc committee to formulate a recommendation on design and color choices for the temporary wharf structures. Chair Christiansen and Commissioner Westman volunteered for the ad hoc committee.

9. Adjournment – The meeting was adjourned at 8:16 PM to the next regularly scheduled meeting of the Planning Commission on July 18th, 2024, at 6:00 PM.

Capitola Planning Commission

Agenda Report



Meeting: July 18, 2024
From: Community Development Department
Address: 604 Escalona Drive

Project Description: Application #24-0165. APN: 036-141-24. Design Permit and Coastal Development Permit for an Accessory Dwelling Unit (ADU) above an existing garage within the R-1 (single-family) zoning district.

Environmental Determination: Categorical Exemption

Recommended Action: Staff recommends the Planning Commission approve application #24-0165 based on the Findings and Conditions of Approval.

Property Owner: Matt and Angie Healy

Representative: Robin Alaga, Filed: 4.18.24

Background: Per county records, the existing residence was originally built in 1925 and the garage was built in 1988. City records also include several minor permits including interior remodeling, plumbing, and electrical upgrades.

On June 26, 2024, Development and Design Review staff reviewed the application and provided the applicant with the following direction:

Public Works, Erika Senyk: Discussed drainage and noted that there was only a net increase of 80 square feet of impermeable area. She also confirmed that the downspouts and grading would direct water toward the backyard.

Building Inspector, Eric Martin: Discussed the existing foundation and need for additional details of the post footings and cantilever within Building Permit plan check submittal.

Senior Planner, Brian Froelich: Noted the project requires Planning Commission review because it is a two story ADU and the entry would need to be considered under a deviation from standards pursuant to section 17.74.100. Specifically, the proposed entry faces the rear of the property.

The project representative understood the comments and will include the additional details requested by the Building Official at time of building permit plan submittal.

Development Standards: The following table outlines the zoning code requirements for development of a two story ADU in the R-1 Zoning District. The project complies with all quantitative development standards.

Building Height		
ADU/R-1Regulation	Existing	Proposed
22 ft.	-	21 ft.4 in.
Floor Area Ratio (FAR)		
	Maximum	Proposed
Lot size	4,095 sq. ft.	4,095 sq. ft.
Maximum Floor Area Ratio	0.53 (Max 2,170 sq. ft.)	-

Garage	320 sq. ft.	320 sq. ft.	
ADU Second Story	-	400 sq. ft.	
Primary House (no change)	884 sq. ft.	884 sq. ft.	
Total FAR	29% (1,204 sq. ft.)	39% (1,604 sq. ft.)	
Setbacks			
	ADU/R-1 regulation	Existing	Proposed
Front Yard	20 ft.	-	70 ft.
Side Yard West	4 ft. min.	-	4 ft.
Side Yard East	4 ft. min.	-	15 ft. 6 in.
Rear Yard	4 ft. min.	-	5.5 ft.
Parking			
< 1,500 sq. ft.: 2 per unit plus 1 per ADU	Required	Existing	Proposed
	3 spaces total	3 spaces total	3 spaces total
	0 covered 3 uncovered	1 covered* 2 uncovered	1 covered* 2 uncovered
Underground Utilities: Required with 25% increase in area			Yes, for ADU

Discussion: The applicant is proposing to construct a 400 square-foot ADU adding an upper floor to the existing garage. The upper floor addition will stack over the existing garage with a four-foot cantilever to the east side.

The proposed exterior materials and colors match the primary residence including the composition shingle roof and horizontal siding.

Objective Design Standards

Two-story ADUs are subject to the objective design standards in CMC §17.74.090. The objective design standards are included below in underline format with staff analysis following.

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

Staff Analysis: The primary entrance to the ADU faces the rear of the parcel. This deviation requires specific approval from the Planning Commission. The subject property's rear property line abuts the railway right-of-way. The rear entrance is in alignment with the intent of mitigating privacy impacts by not allowing entryways to face neighboring residential properties.

2. Privacy Impacts. - To minimize privacy impacts on adjacent properties, the following requirements apply to walls with windows within eight feet of an interior side or rear property line abutting a residential use:
 - a. For a single-story wall or the first story of a two-story wall, privacy impacts shall be minimized by either:
 - i. A six-foot solid fence on the property line; or
 - ii. Clerestory or opaque windows for all windows facing the adjacent property.
 - b. For a second-story wall, all windows facing the adjacent property shall be clerestory or opaque.

Staff Analysis: There is one proposed bathroom window that is within eight feet of the west side property line. The applicant is proposing obscured glass to comply with this requirement.

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

Staff Analysis: The proposal has no upper floor decks or balconies. It includes a minimal landing for ingress and egress that is designed for functional purposes.

4. Architectural Details. The only architectural detail requirement in Table 17.74-2 that applies to detached ADUs is the requirement that the roof pitch be 4:12 or match the primary structure.

Staff Analysis: The proposed ADU utilizes a 4:12 roof pitch, which matches the primary structure.

5. Building Additions to Historic Structures.

Staff Analysis: Not applicable.

Parking

The proposed ADU is over 16 feet in height, is not a Limited Standards ADU, and is in the Coastal Zone; therefore, it requires accommodation of a single uncovered parking space. The existing dwelling is served by one covered parking space in the single-car garage and two tandem parking spaces in the driveway, which satisfies the required quantity of parking for the primary dwelling (2) and the ADU(1).

CEQA

Section 15301 (e) of the CEQA Guidelines exempts the construction of additions that will not result in an increase of more than 50% of the existing floor area. No adverse environmental impacts were discovered during review of the proposed project.

Accessory Dwelling Unit Design Permit Findings:

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

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

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

The proposed ADU utilizes materials and a two-story building form are common within the neighborhood. Also, the ADU complies with the 22-foot maximum ADU height limit and is well within the zone height limit of 25. Therefore, the exterior design is in harmony with and maintains the scale of the neighborhood. The proposal also includes window treatments to minimize privacy impacts.

- C. The accessory dwelling unit will not create excessive noise, traffic, or parking congestion.**

The proposed project is a single-bedroom ADU on a site that has compliant parking facilities. The ADU will not create excessive noise, traffic, or parking congestion.

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

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

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

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

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

The proposed ADU is over an existing 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.

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

The external staircase to the proposed second-story ADU faces the railway to the rear of the lot, which minimizes privacy impacts to the greatest degree possible. The design of the ADU complements the design of the primary residence with siding materials matching the primary residence and roof pitch complies with the 4:12 requirement.

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

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

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

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

- J. The project deviation (if applicable) is necessary due to special circumstances applicable to subject property, including size, shape, topography, location, existing structures, or surroundings, and the strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.**

The applicant is requesting a deviation from one applicable development standards for the orientation of the front entry to ADU. In most cases, the entry facing forward or toward the interior of the property minimizes privacy impacts. In this case, the rear of the property abuts the railway and the main entry of the ADU facing rear property line minimizes privacy impacts, as required.

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 604 Escalona 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 accessory dwelling unit (ADU) will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources. The area of work is in the rear yard and no major impacts are expected to the front yard landscaping.

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

The project involves an ADU and will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves an ADU and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves an ADU and will not negatively impact coastal resources.

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

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

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

The project involves an ADU on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses.

Conditions of Approval

1. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission on July 18, 2024. All construction and site improvements shall be completed according to the approved plans.
2. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
3. Construction activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of

nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. 9.12.010B

Planning Conditions

4. The project approval consists of construction of an upper floor ADU of 400 square-feet over an existing 320 square-foot, two-car garage on the first floor. The maximum Floor Area Ratio for the 4,095-square-foot property is 0.53 (2,170 square feet). The FAR of the project is 39% with a total of 1,604 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 July 18, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
5. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
6. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code 17.156.080.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
8. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
9. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the Planning Commission, depending on the scope of the changes. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
10. Prior to issuance of building permit, all Planning fees associated with permit #24-0165 shall be paid in full.
11. Prior to issuance of a building permit, the following agencies will be routed plans for review and approval: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, the building permit plans must show that any new utility lines or extensions will be installed underground.
13. Exterior lighting shall comply with CMC Section 17.96.110 and be limited to the Building Code required minimum. Fixtures shall be shielded or frosted and directed downward to meet the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light and

prevent light trespass on adjacent lots. Lighting details and fixture cutsheets shall be included with the Building Permit plan submittal.

14. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition plan clearly identifying all areas of walls and floors to be demolished
15. Before obtaining a building permit for an accessory dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory dwelling unit may not be used for vacation rentals; and
 - b. The accessory dwelling unit shall not be sold separately from the primary dwelling.

Public Works Conditions

16. Submit a temporary construction sediment and erosion control plan (construction bmp's), The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
17. Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans.
18. Prior to issuance of building permits, the applicant shall submit a stormwater applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
19. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
20. 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.

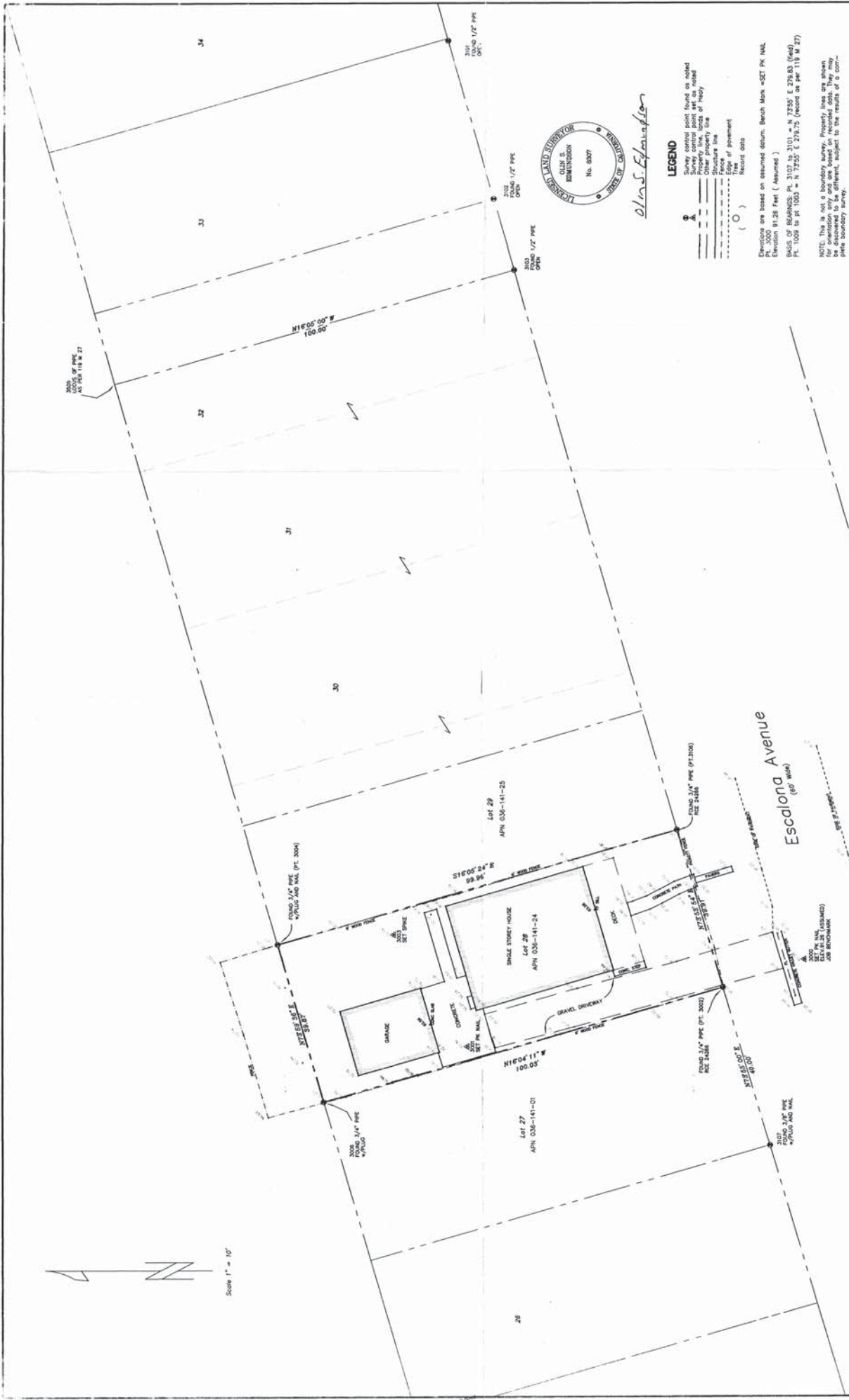
Attachments:

1. 604 Escalona Drive – Plan Set

Report Prepared By: Brian Froelich, Associate Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director



Olin S. Edmondson

- LEGEND**
- Survey control point found as noted
 - △ Survey control point set as noted
 - Other property line
 - Structure line
 - - - Edge of pavement
 - () Record data

Elevations are based on assumed datum, Bench Mark = SET PK NAIL
Elevation 91.26 Feet (Assumed)
BASIS OF BEARINGS: PL 3107 to 3101 = N 7355' E 270.83' (retd)
PL 1009 to pt 1003 = N 7255' E 272.75' (retd as per 119 M 27)

NOTE: This is not a boundary survey. Property lines are shown for orientation only and are based on recorded data. They may differ from actual conditions. This survey is not a complete boundary survey.

SITE SURVEY MAP
OF ASSESSOR'S PARCEL NO. 035-141-24
Scale 1" = 10'
Jan. 13, 2015
Elevation 91.26 Feet (Assumed)

PREPARED BY
Matt and Angie Healy

FOR INFORMATION
1515 SCARBOROUGH AVENUE
SANTA CRUZ, CA 95062
PHONE (831) 425-1796
FAX (831) 425-1795

FILED
141397.0MG
FB 185/43

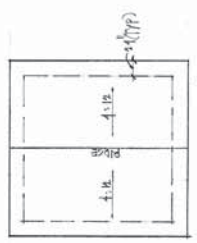
DATE	12/20/2013	PROJECT	141-24
BY	R.A.	CLIENT	ROBIN ALAGA
CHECKED		DATE	
SCALE		DATE	
NO.		DATE	
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NO.		DATE	
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NO.		DATE	

HEALY ADV
 Matt & Angie Healy 831.212.3214 ahealy@gmail.com
 604 Escalon Drive Capitola, CA 95010
 A.P.N. 036-141-24

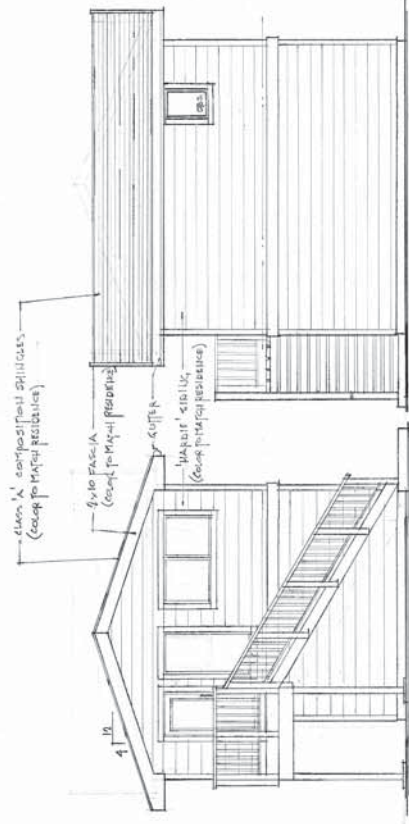
ROBIN ALAGA
 250 Evening Hill Lane Corralton, CA 95078
 Phone (831)772-4994 Cell (831)457-4978
 e-mail: alagabn@gmail.com

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Item 5 B.

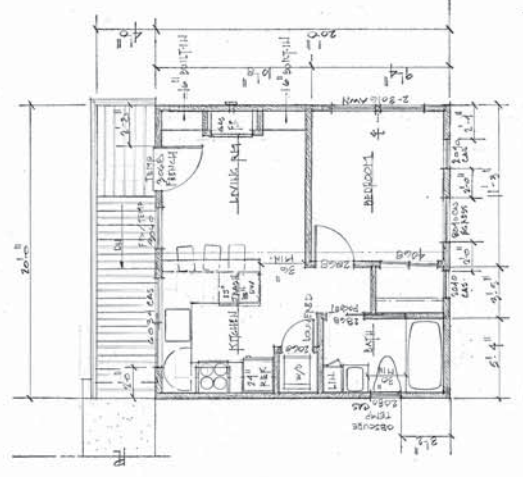


ROOF PLAN
 SCALE: 1/8" = 1'-0"

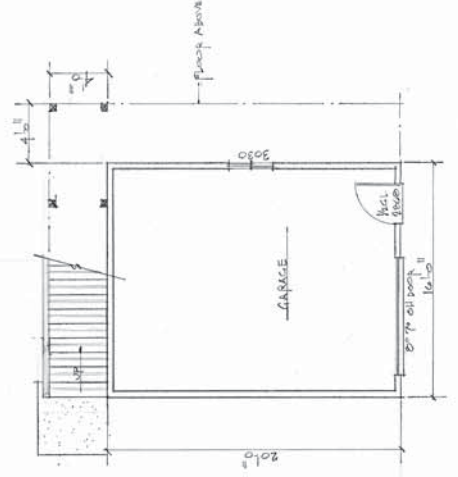


NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SECOND LEVEL ADU ADDITION



EXISTING GARAGE
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



EAST ELEVATION
 SCALE: 1/8" = 1'-0"

Capitola Planning Commission

Agenda Report

Meeting: July 18, 2024

From: Community Development Department

Address: 720 Hill Street



Project Description: Application #24-0257. APN: 036-011-28. Two-year entitlement extension request pursuant to section 17.156.080 of the Zoning Ordinance for the Design Permit, Conditional Use Permit, and Tree Removal Permit #21-0122 for the 42-room hotel project located in the Community Commercial (CC) Zoning District.

Environmental Determination: Categorical Exemption

Recommended Action: Staff recommends the Planning Commission approve the two-year extension requested under application #24-0257.

Property Owner: Capitola by the Sea Hospitality, LLC

Representative: Dhanesh Patel, Filed: 6.26.24

Background: On July 21, 2022, the Planning Commission approved Application #21-0122 for a Design Permit, Conditional Use Permit, and Tree Removal Permit for a new 42-room hotel at 720 Hill Street located in the Community Commercial (CC) Zoning District. The building permit has not been approved and the permit is due to expire on July 21, 2024, 24 months from the date of issuance.

On March 6, 2024, the applicant submitted plans to the Building Division for building plan check review. The applicant has demonstrated continued progress in the process and continues to expend resources in the effort to secure a Building Permit.

Discussion: The applicant is seeking an extension to permit #21-0122. CMC §17.156.080 regulates time limit and extensions. An extension to a permit may be approved by the review authority which originally approved the 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. Over the past two years, the applicant has encountered a few challenges including contracting a new architect, financing difficulties due to less favorable market conditions. The applicant has stayed in contact with staff and has demonstrated continued progress in the last six months by making two formal submittals to the Building Department. The project has remained primarily unchanged since the original Planning Commission approval with the one notable change of abandoning the roof top deck. This rooftop deck was a guest amenity and not required by the city code. No other notable changes have been made. The applicant has provided a further description of their extension request in Attachment #3. If granted, the extension would be through July 21, 2026. The review authority may approve up to two two-year extensions (four years total) to a permit.

Attachments:

1. 720 Hill Street – Approved Plan Set
2. 720 Hill Street – Final Local Action Notice and Project Conditions
3. Applicant's extension request letter – 6.20.2024

Report Prepared By: Brian Froelich, Associate Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Directo



BOUTIQUE HOTEL CAPITOLA, CA
HOTEL DEVELOPMENT
July 8, 2022

TEAM | GJ Architecture
17823 E Cindercone Rd
Rio Verde, AZ 85263
480.686.2203

Bowman & Williams
Consulting Civil Engineers
3949 Research Park Court, Ste 100
Soquel, CA 95073-2094
831.426.3560

Michael Arnone + Associates
Landscape Architect
mike@arnonelandscape.com
831.462.4988

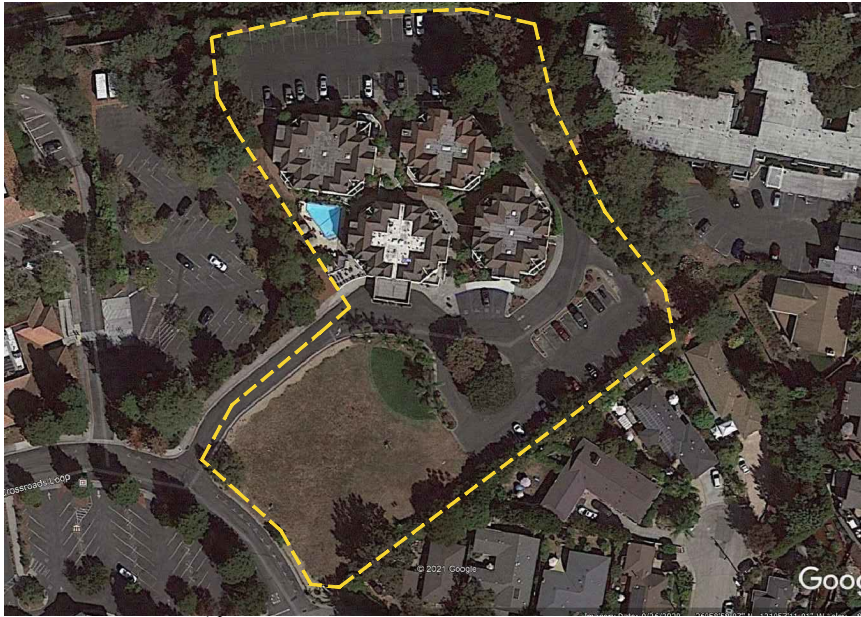


Green Jack Architecture LLC
 17824 E. Colborne Rd
 Rio Verde, AZ 85233
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 gjen@g-jarch.com

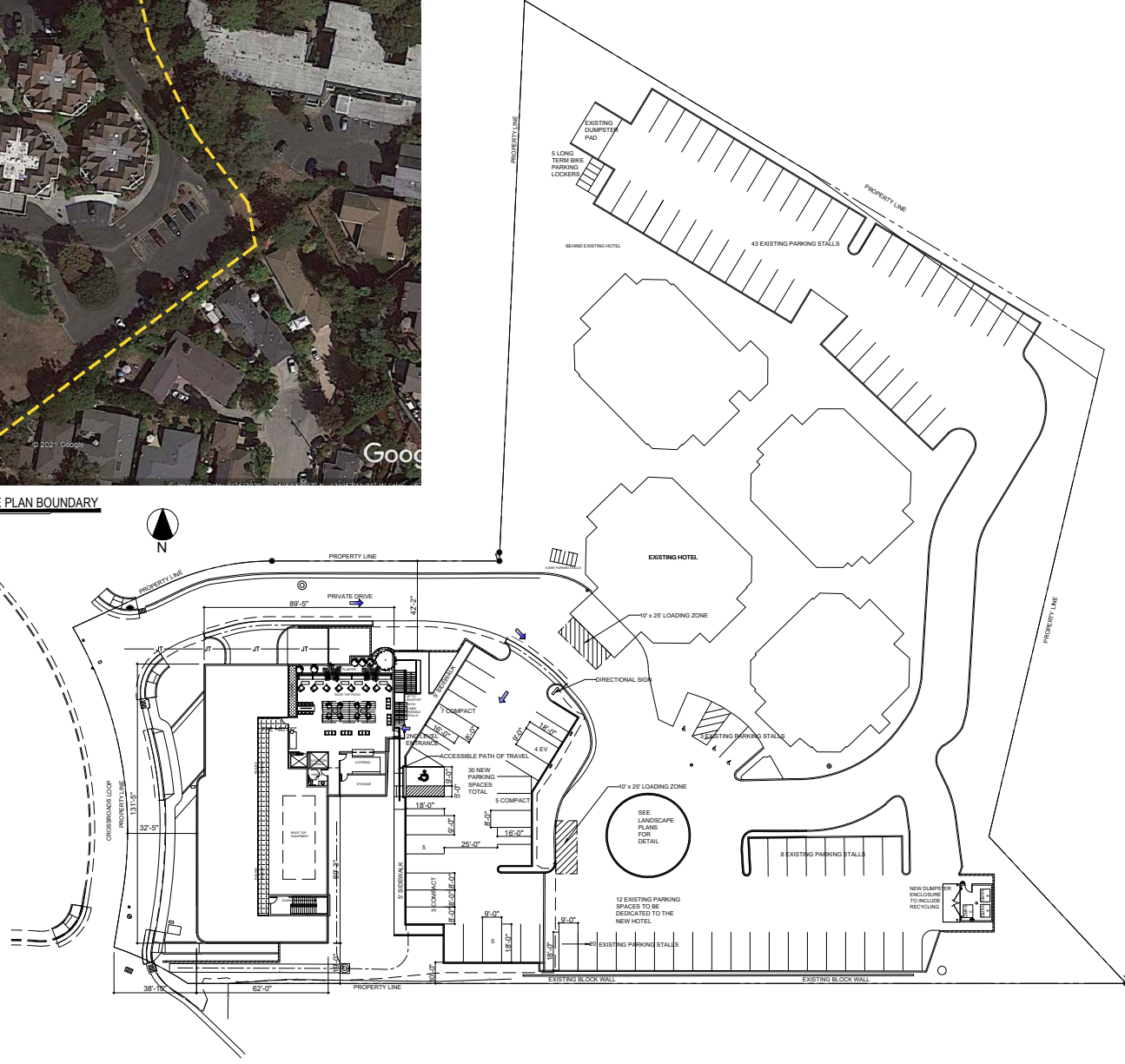
BOUTIQUE HOTEL
 720 Hill Street Capitola, CA

ISSUE DATE: 7/8/2021
 REVISION DATE:
 GENERATION:
 RECOR:
 OVERALL SITE PLAN

A100
 NOT FOR CONSTRUCTION

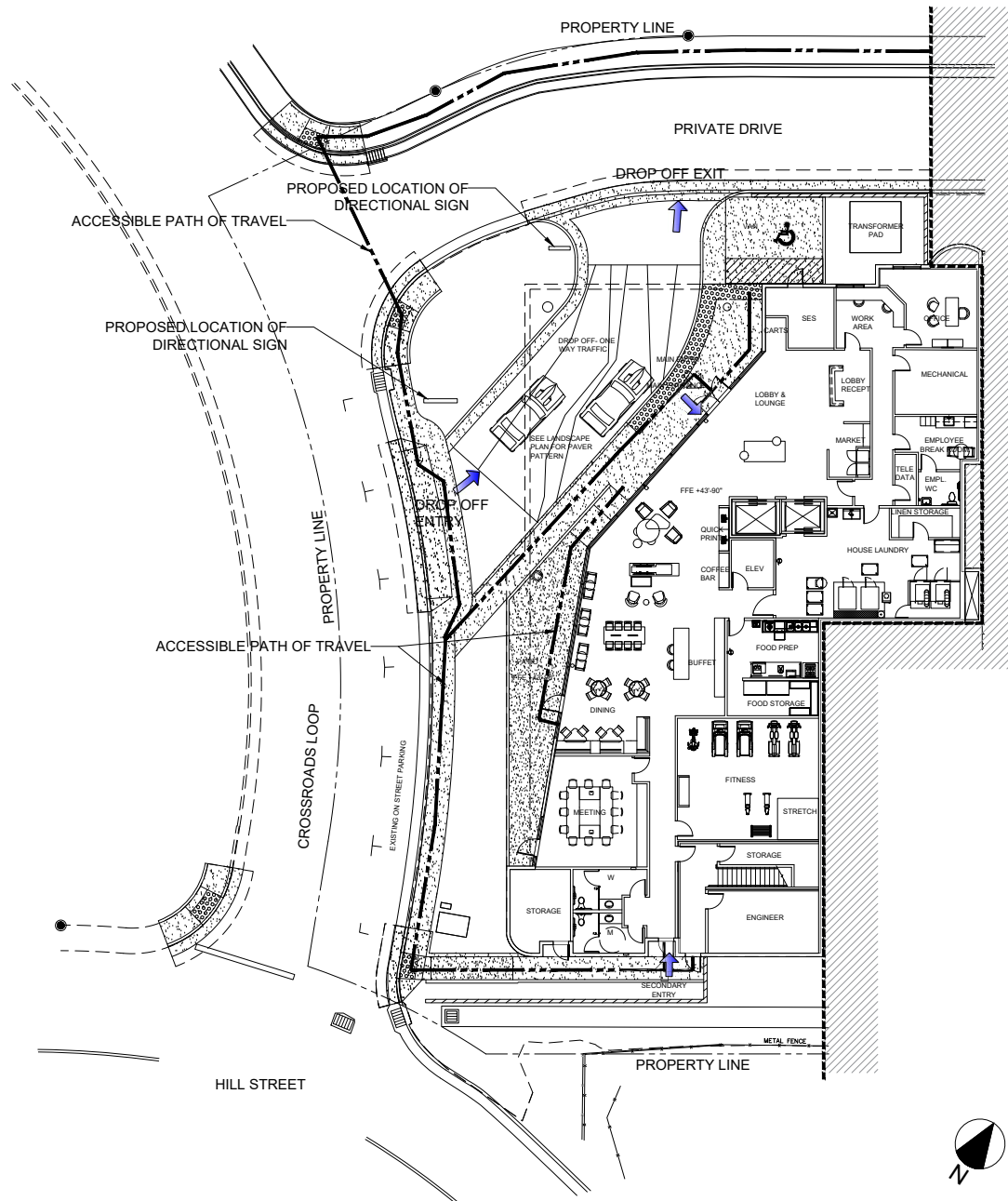


OVERALL SITE PLAN BOUNDARY
 SCALE: NTS



OVERALL SITE PLAN
 SCALE: NTS





LOCATION MAP
APN #: 036-011-28

SITE PLAN DATA	
New 3-Story Hotel, 42 Guestrooms	
Site	134,426 sf/ 3.086 Acres
New Parking Prov	30 Parking Spaces (2 H.C. Spaces, 5 Compact)
Existing Parking	73 Parking Spaces (3 H.C. Spaces)
Total Parking Prov	103 Parking Spaces
Existing Guestroom Count	55
Total Guestrooms	97
Zoning	C-C
Total Lot Coverage	16.6%
Total FAR	39
Building GBA EX.	34,492 sf
Building GBA New	18,261 sf
1st Floor	7,650 sf
2nd Floor	9,895 sf
3rd Floor	9,895 sf
Roof	821 sf



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BOUTIQUE HOTEL
720 Hill Street Capitola, CA

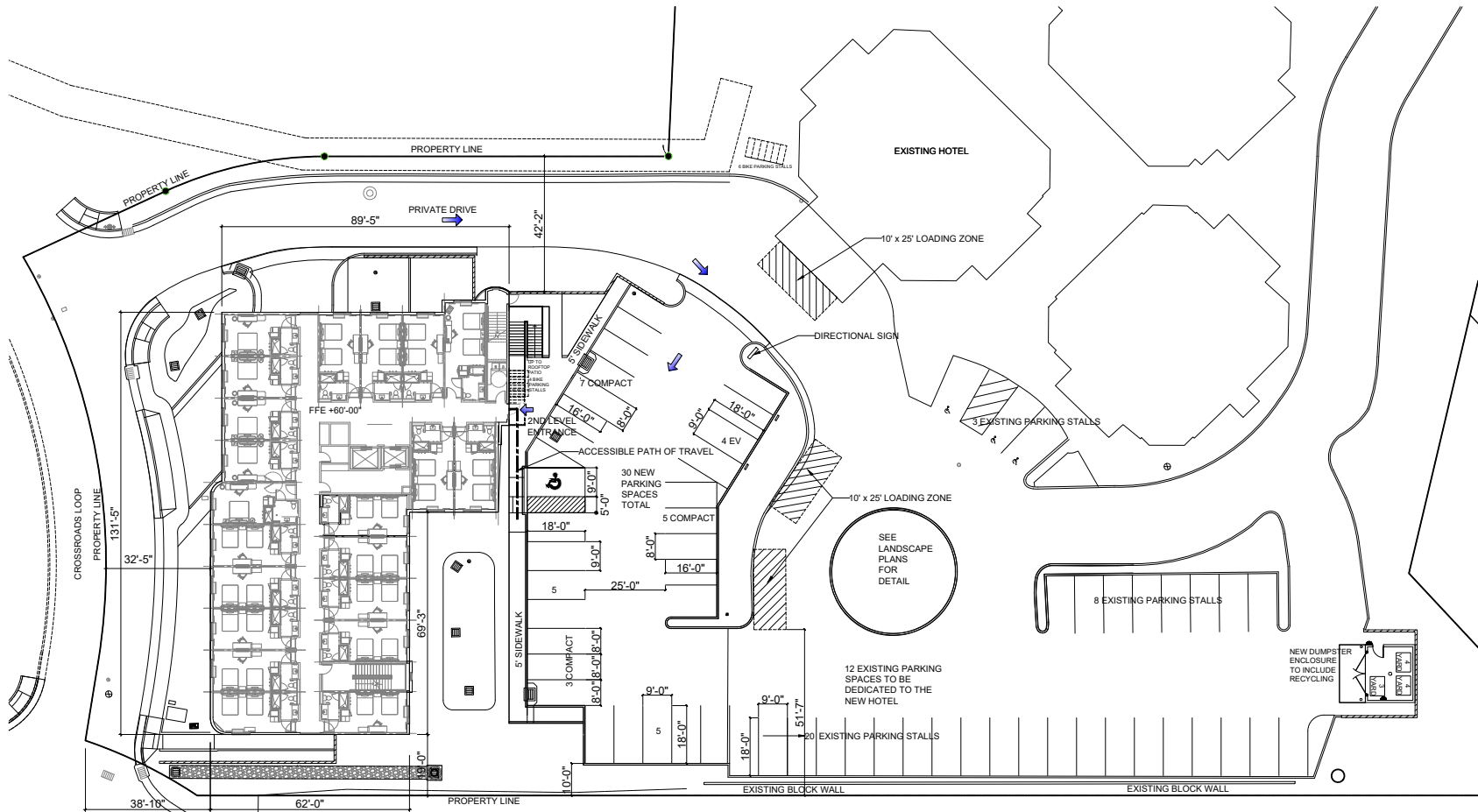
ISSUE DATE: 6/17/2022
REVISION DATE:
GENERATION:
RECORD:
LEVEL 1 SITE PLAN

A102
NOT FOR CONSTRUCTION

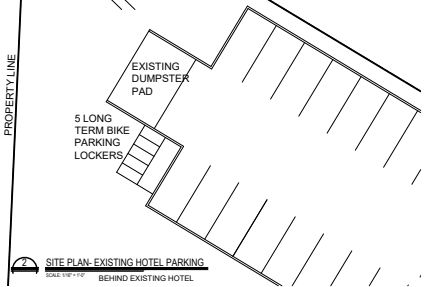


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 gjack@gj-arch.com

BOUTIQUE HOTEL
 720 Hill Street Capitola, CA



SITE PLAN - LEVEL 2
 SCALE 1/8" = 1'-0"



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

SITE PLAN DATA	
New 3-Story Hotel, 42 Guestrooms	
Site	134,426 sqf / 3.086 Acres
New Parking Prov	30 Parking Spaces (2 H.C. Spaces, 5 Compact)
Existing Parking	73 Parking Spaces (2 H.C. Spaces)
Total Parking Prov	103 Parking Spaces
Total Short Term Bike Parking Prov	10 Parking Spaces
Total Long Term Bike Parking Prov	5 Parking Spaces
Existing Guestroom Count	55
Total Guestrooms	97
Zoning	C-2
Total Lot Coverage	16.6%
Total FAR	39
Building GBA EX.	34,492 sf
Building GBA New	18,261 sf
1st Floor	7,650 sf
2nd Floor	9,895 sf
3rd Floor	9,895 sf
Roof	821 sf

ISSUE DATE: 7/6/2022
 REVISION DATE:
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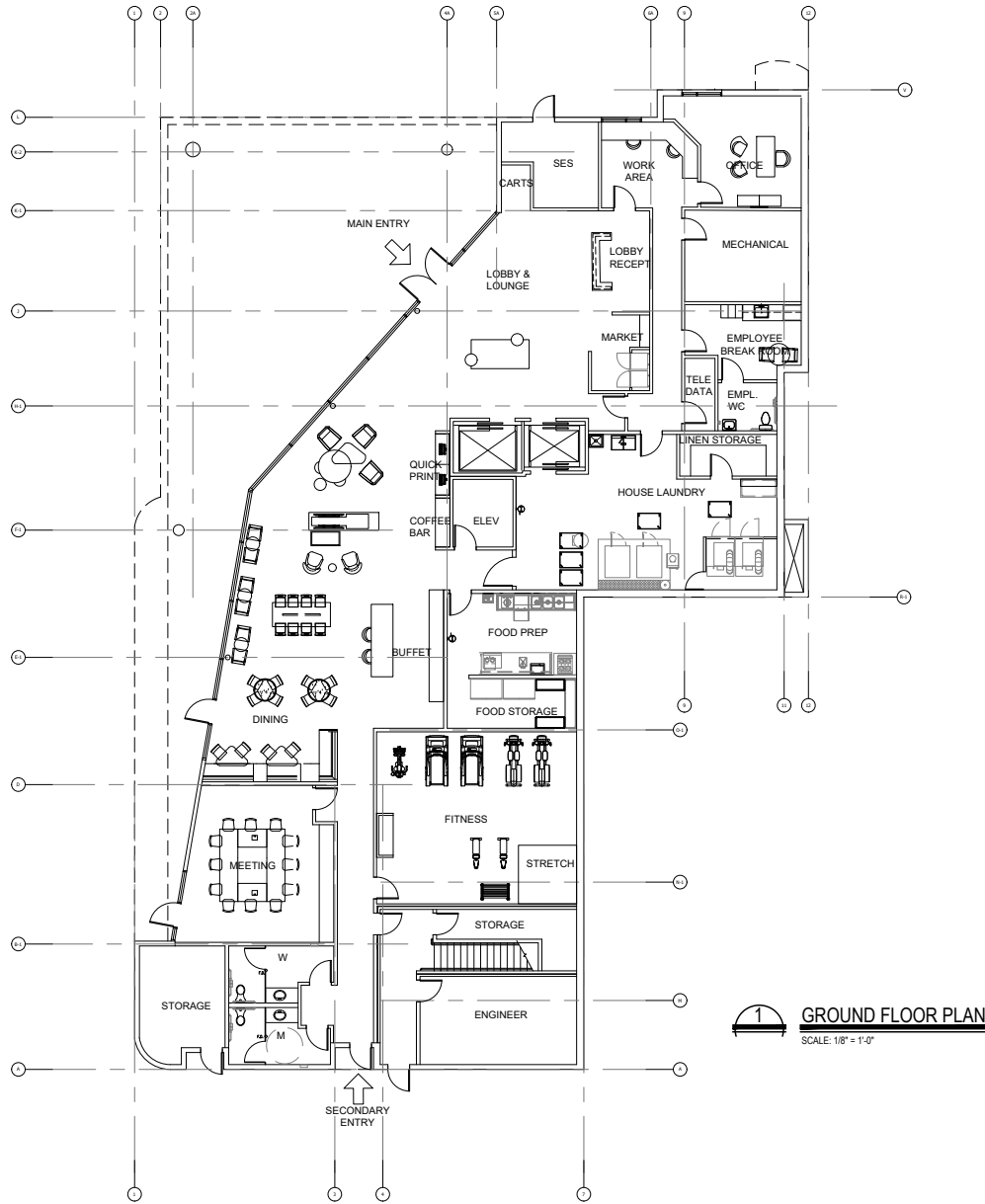
LEVEL 2 SITE PLAN

A103
 NOT FOR CONSTRUCTION



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gjarick@gja-arch.com

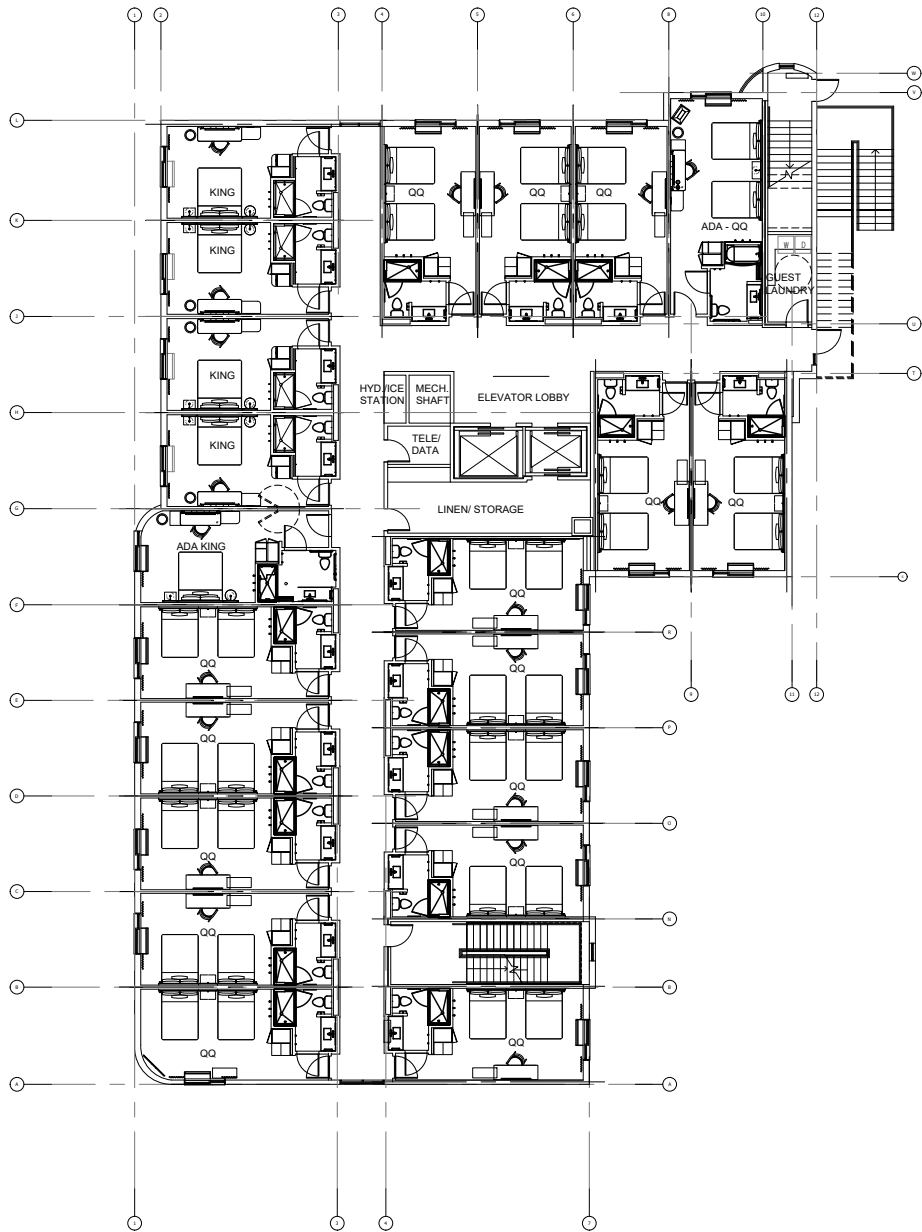
BOUTIQUE HOTEL
720 Hill Street Capitola, CA



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

ISSUE DATE:	7/8/2022
REVISION DATE:	
GENERATION:	
RECORD:	
GROUND FLOOR PLAN	

A201
NOT FOR CONSTRUCTION



1 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



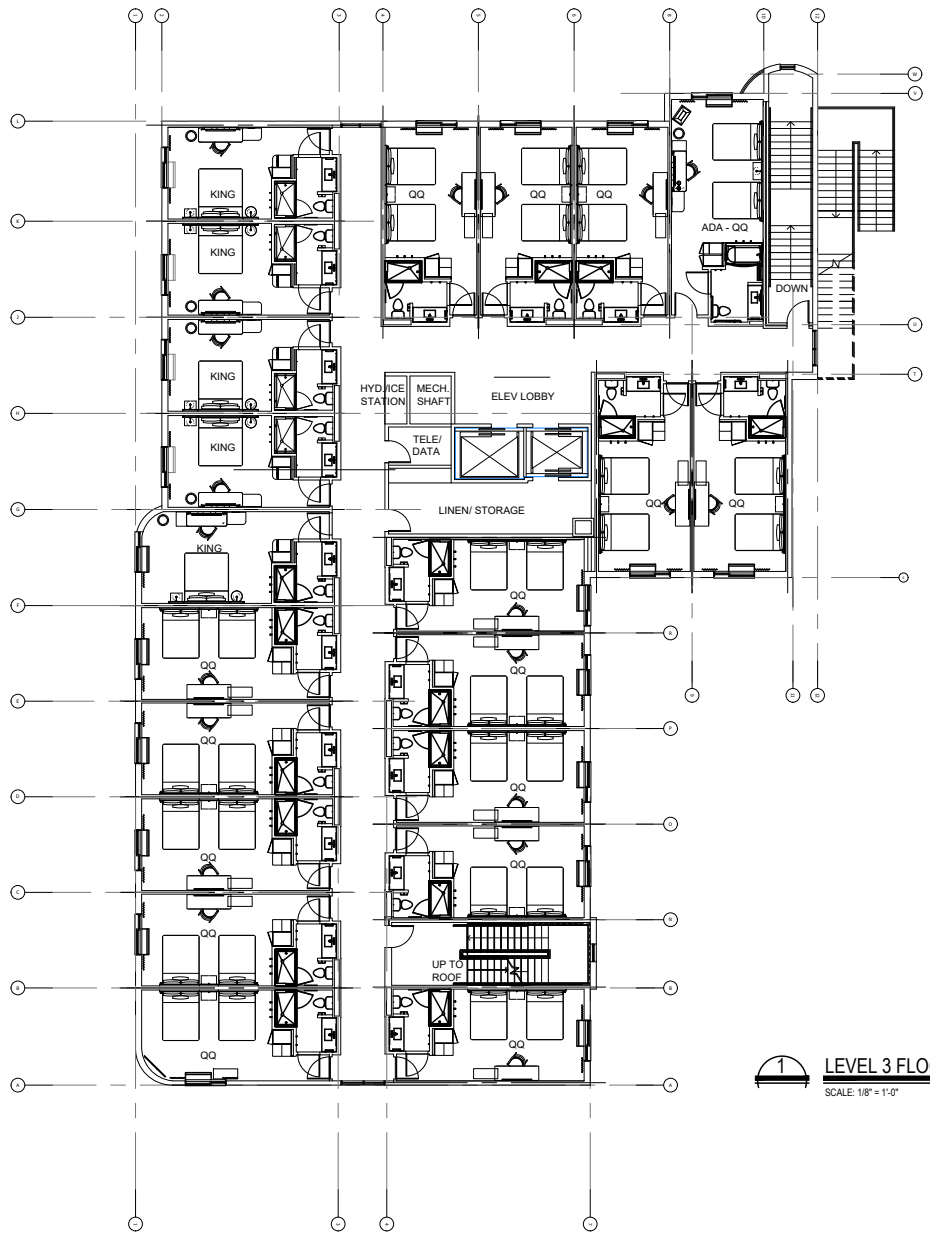
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BOUTIQUE HOTEL
720 Hill Street Capitola, CA

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RECORD:	

LEVEL 2 FLOOR PLAN

A202
NOT FOR CONSTRUCTION




LEVEL 3 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

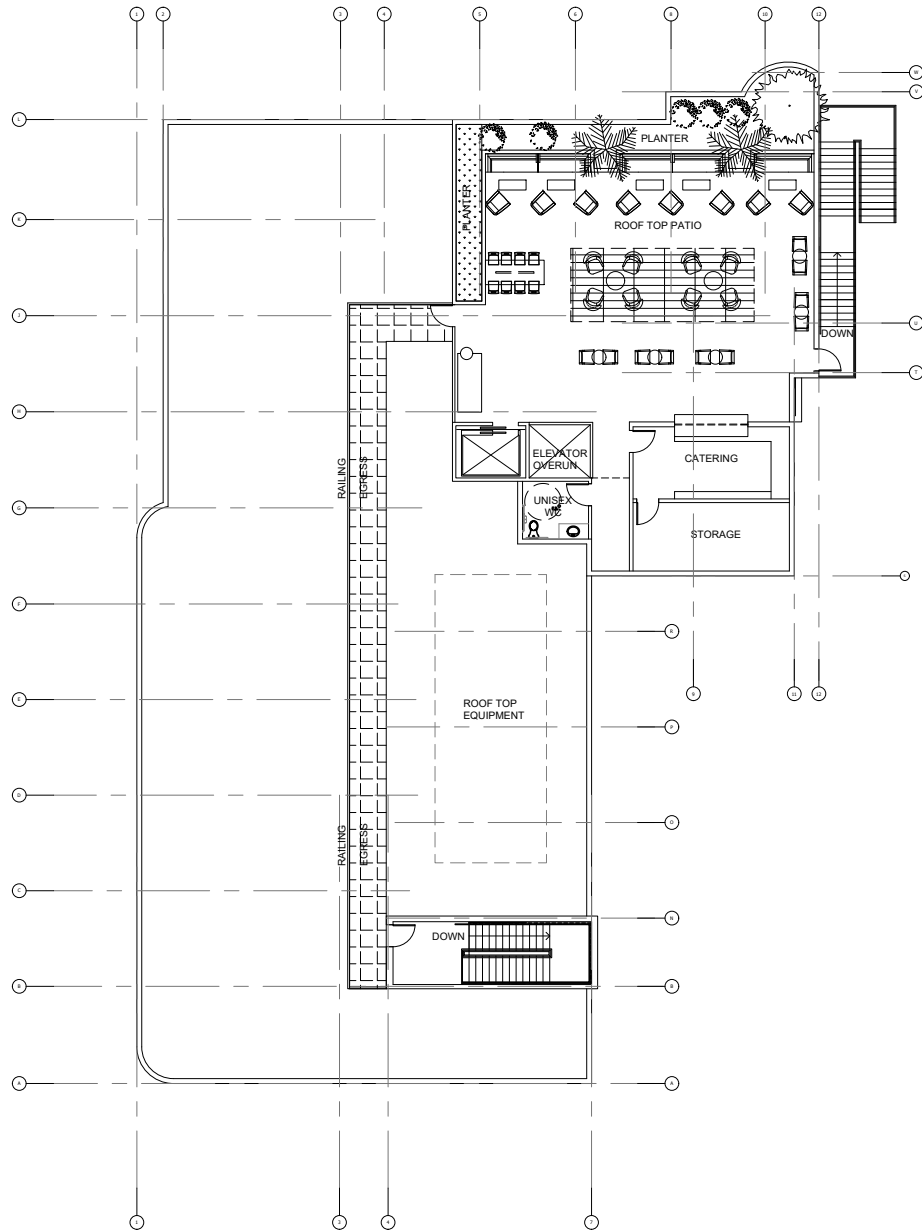


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 gjarick@gjarick.com

BOUTIQUE HOTEL
 720 Hill Street Capitola, CA

ISSUE DATE: 7/8/2021
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 RECOR:
LEVEL 3 FLOOR PLAN

A203
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1 ROOF TOP PATIO
SCALE: 1/8" = 1'-0"

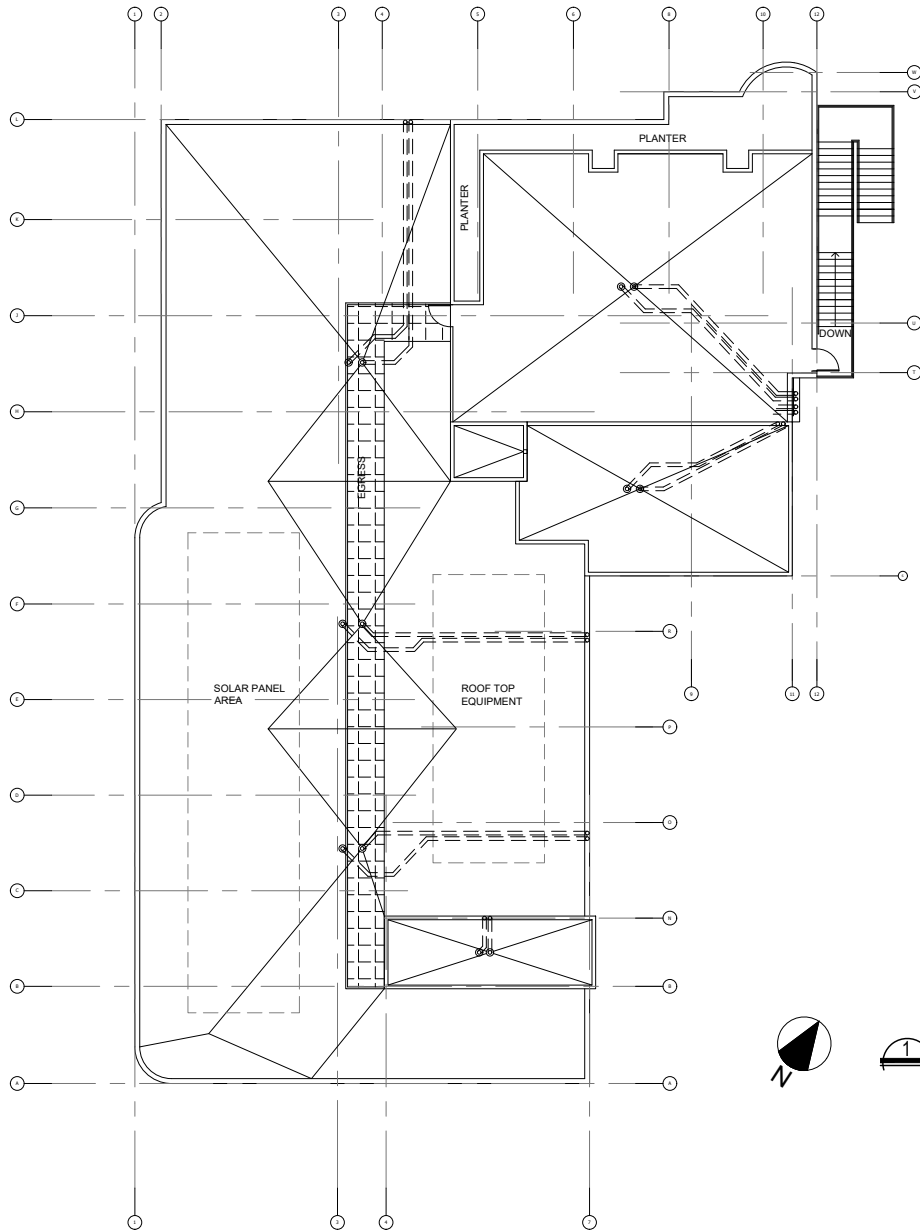


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BOUTIQUE HOTEL
720 Hill Street Capitola, CA

ISSUE DATE: 7/8/2021
REVISION DATE:
GENERATION:
RECORD:
ROOF TOP PATIO PLAN

A204
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ROOF PLAN
SCALE: 1/8" = 1'-0"



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BOUTIQUE HOTEL
720 Hill Street Capitola, CA

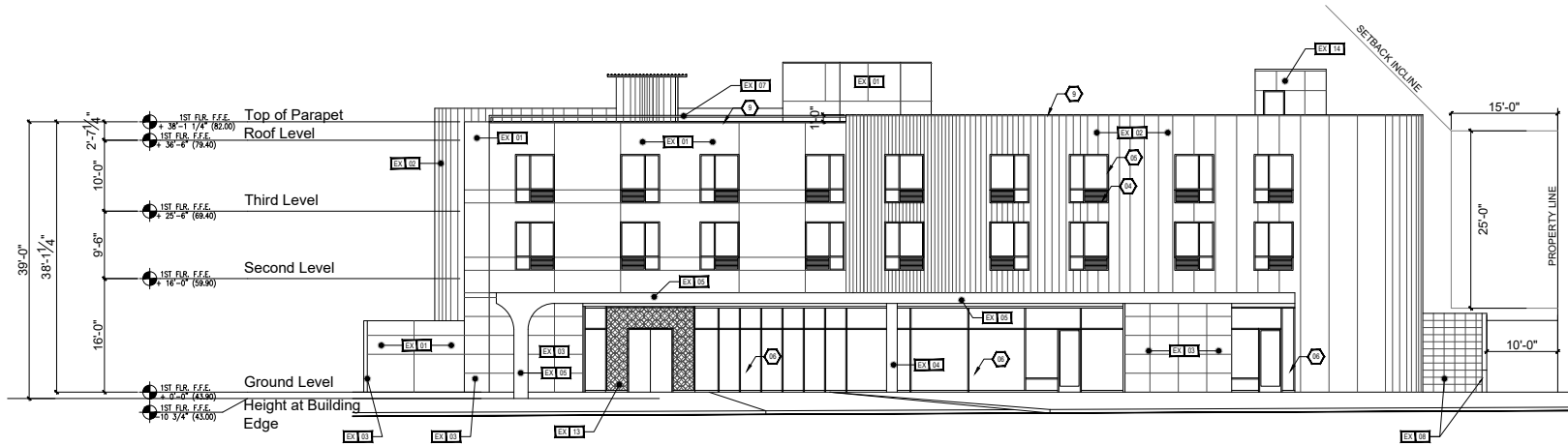
ISSUE DATE: 7/8/2022
REVISION DATE:
GENERATION:
RECORD:
ROOF PLAN

A205
NOT FOR CONSTRUCTION

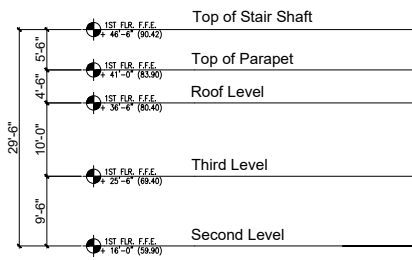


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BOUTIQUE HOTEL
720 Hill Street Capitola, CA



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES:

- ① APPROXIMATE LINE OF GRADE
- ② ABOVE GRADE EXPOSED FOUNDATION WALL AS REQUIRED PER LOCAL Frost Depths
- ③ CONCRETE FOOTING AND FOUNDATION WALL AS REQUIRED PER LOCAL Frost Depths
- ④ ALUMINUM FRIED WINDOW IN THERMAL BROCKS FRAME, INSULATED GLAZING WITH THERMAL ALUMINUM LOUVER AT FRIED UNITS
- ⑤ ALUMINUM FRIED WINDOW PANEL AND CASERMENT PANEL LIMITED TO 4" OPENING IN THERMAL BROCKS FRAME, INSULATED GLAZING
- ⑥ ALUMINUM STOREFRONT SYSTEM IN THERMAL BROCKS FRAME AND INSULATED GLAZING
- ⑦ ALUMINUM PTAC LOUVER - COLOR TO MATCH ADJACENT MATERIAL
- ⑧ ALUMINUM AUTOMATIC SLIDING ENTRY DOOR IN INSULATED GLAZING
- ⑨ ALUMINUM METAL PARAPET CAP - COLOR TO MATCH ADJACENT MATERIAL
- ⑩ SIGNAGE - NAME OF HOTEL TO BE DETERMINED
- ⑪ FINISH FRESH ALUMINUM COPING GRAVEL STOP SYSTEM - COLOR TO MATCH ADJACENT MATERIAL
- ⑫ REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS - VERIFY ALL EQUIPMENT IS REQUESTED TO BE ORDERED
- ⑬ EXPANSION JOINT @ FLOOR LINE IN BACKER ROD AND SEALANT
- ⑭ NOT USED
- ⑮ ACCENT "V" JOINTS - CONTROL JOINT
- ⑯ DOWNLIGHT & IN-GROUND UPLIGHT TO ACCENT WALL-COLORED BUILDING FEESSES
- ⑰ ELECTRICAL CONDUIT FOR THE BUILDING SHOULD BE ROUTED FROM THE ROOF PARAPET OR LOCATED WITHIN THE EXTERIOR WALL ASSEMBLY IF EXPOSED CONDUIT OR ELECTRICAL DEVICES WILL NOT BE PERMITTED IN THE ADJACENT STAIRWELL OR SUBTERRANEAN PROVIDE TWO (2) ELECTRICAL FLOOR UNITS
- ⑱ ALUMINUM LOUVER - COLOR TO MATCH ADJACENT WALL MATERIAL
- ⑲ POSSIBLE LOCATION OF ART WORK

ARCHITECTURAL LIGHTING LEGEND:

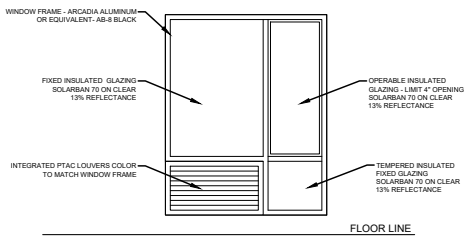
- L-1 LINEAR LED IN CODE
- L-2 WALL SCONCE AT DOOR

BUILDING SIGNAGE:

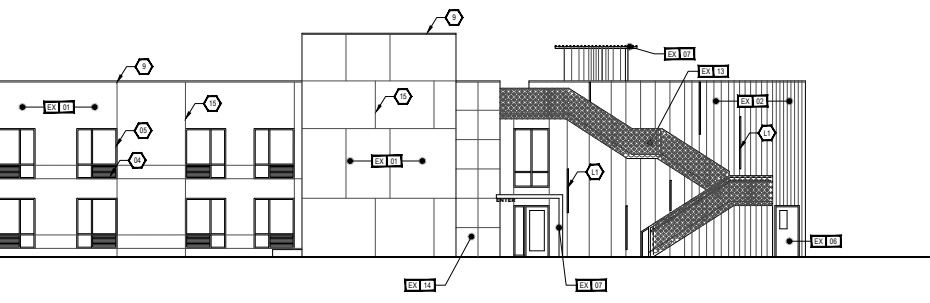
- ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION AND ETC. TO BE DETERMINED
- MINIMUM 3/4" PLYWOOD BACKER BOARD REQUIRED AT SIGN LOCATION - AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF PANEL OR BRACK AVAILABLE FOR SIGN
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS TO BE OBTAINED FROM SIGN COMPANY - TYPICAL 120V REQUIREMENT
- NO RACERAYS/WIREWAYS
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR - CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL
- QUESTIONS OR PUBLIC SPACES WITH SIGNS ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR INSTALLED PRIOR TO CLADDING OF THE WALL - PENETRATION LOCATION MUST BE OBTAINED FROM SIGN COMPANY

FINISH LEGEND:

- EIFS GLAZING SYSTEM (EG) - BASE OF DESIGN - INSTALLATION PLUS NO EIFS (EIFS) SYSTEM, INC. PROVIDE EIFS HIGH IMPACT MESH ASSEMBLY FOR LOWER 8'-0" OF WALL AREAS AT CHANGE BASE OF DESIGN - VERIFY "STANDARD" MESH OVER "FINDER 30-02" HIGH IMPACT MESH
- COORDINATE FOR MINIMUM EXTERIOR CONTINUOUS INSULATION THICKNESS - IN VALUE REQUIREMENTS AS ACCORDANCE WITH ADOPTED ENERGY CODE REQUIREMENTS FOR ALL GLAZING AREAS
- EX 01 DRYVIT SYSTEMS DRYVIT #30ST CHINA WHITE - FINE SAND
- EX 02 FRESH FINISH SANDWICH SYSTEM TROPIC MATTER OR EQUIVALENT WOOD GRAIN WOOD HALFBALD MATT - VARYING WIDTHS - RANDOM JOINTS
- EX 03 ADHERED STONE SOLITE STONE - ANDULESIA - FINE COMBED - 18"x24"
- EX 04 EXPOSED CONCRETE COLUMNS
- EX 05 ALUMINUM COMPOSITE PANEL - REYNOLDS ALCOA - CHAMPAGNE
- EX 06 PAINT TO MATCH SURROUNDING MATERIAL
- EX 07 MISCELLANEOUS METAL SW 9999 BLACK OF NIGHT
- EX 08 DECORATIVE CMU TRONDSTONE - TREMBLY BY EDELIN MESSON WHITE - WEST
- EX 09 WINDOW FRAMES: ARCADIA AS 8 BLACK
- EX 10 PERFORATED METAL - MONOCHROME SLOTTED - IN METAL FRAME PAINTED SW 9999
- EX 11 METAL SCREEN - METAL LOUVERS
- EX 12 GREEN SCREEN - STAINLESS STEEL VINE TRILLIS SYSTEM
- EX 13 LASER CUT DECORATIVE METAL - POWDER COATED FINISH
- EX 14 DRYVIT SYSTEMS TERRAZES - COLOR: EVEREST 209



4 ENLARGED WINDOW DETAIL
SCALE: 1/2" = 1'-0"



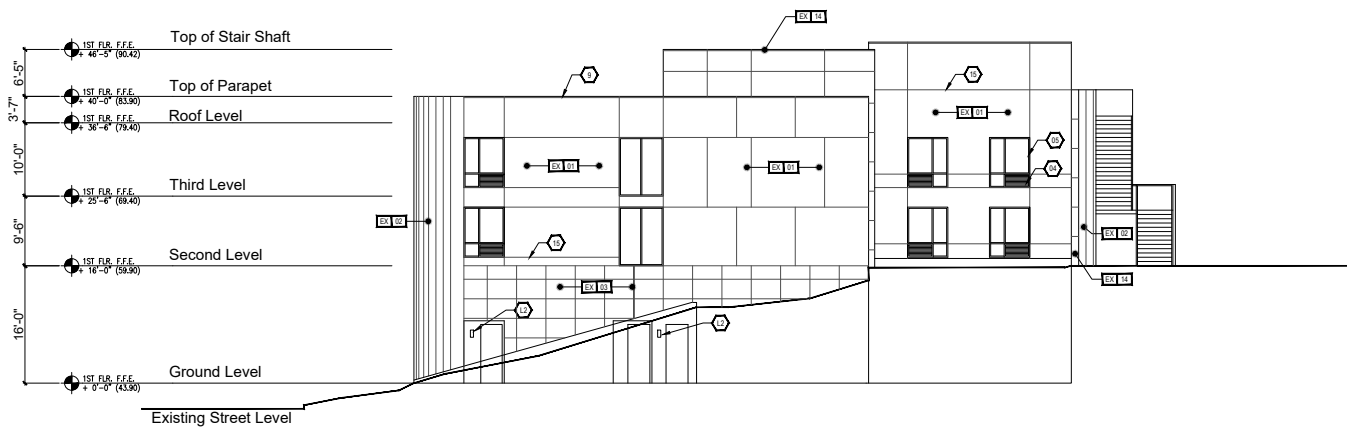
3 DUMPSTER ELEVATIONS
SCALE: 1/8" = 1'-0"

ISSUE DATE: 7/8/2022
REVISION DATE:
GENERATION:
RECORD:
ELEVATIONS

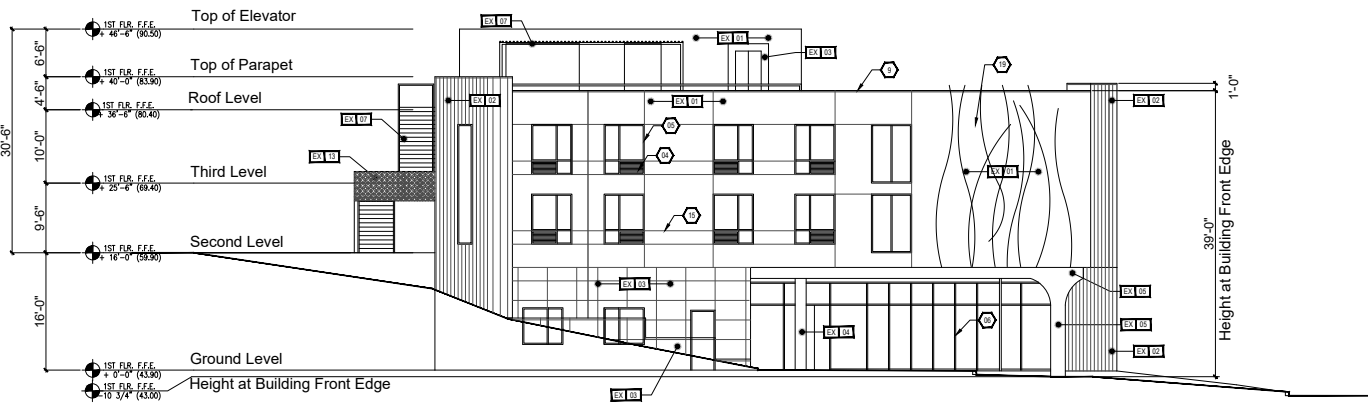
A301
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1 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

- KEY NOTES:**
- 1 APPROXIMATE LINE BY OWNER
 - 2 ABOVE GRADE EXPOSED FOUNDATION WALL
 - 3 CONCRETE FOOTING AND FOUNDATION WALL AS REQUIRED PER LOCAL PROST DEPT'S
 - 4 ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING W/ INTERNAL ALUMINUM COVER AT PIG METS
 - 5 ALUMINUM FIXED WINDOW PANEL AND CASMENT PANEL LIMITED TO 4' OPENING W/ THERMAL BROKEN FRAME, INSULATED GLAZING
 - 6 ALUMINUM EXTERIOR SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
 - 7 ALUMINUM PTAC LOUVER - COLOR TO MATCH ADJACENT MATERIAL
 - 8 ALUMINUM AUTOMATIC GLAZING ENTRY DOOR W/ INSULATED GLAZING
 - 9 ALUMINUM METAL PARAPET CAP - COLOR TO MATCH ADJACENT MATERIAL
 - 10 SIGNAGE - NAME OF HOTEL TO BE DETERMINED
 - 11 NYLAR FINISH ALUMINUM COPING, GRAVEL STOP SYSTEM - COLOR TO MATCH ADJACENT MATERIAL
 - 12 REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS - VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED EXPANSION JOINT @ FLOOR LINE W/ BACKER ROD AND SEALANT
 - 13 NOT USED
 - 14 ACCENT "X" JOINT- CONTROL JOINT
 - 15 DOWNLIGHT & IN-GROUND UPLIGHT TO ACCENT MULTI-COLORED BUILDING RECESSES
 - 16 ELECTRICAL CONDUIT FOR THE BUILDING BOUND MUST BE ROUTED FROM THE ROOF PARAPET OR CONTAINED WITHIN THE EXTERIOR WALL RECESSES - EXPANDED POLYURETHANE INSULATION LEVELS WILL NOT BE PERMITTED IN THE ADJACENT STAIRWELL OR GUESTROOM PROVIDE TWO ELECTRICAL SERVICE CO'S
 - 17 ALUMINUM LOUVER - COLOR TO MATCH ADJACENT WALL MATERIAL
 - 18 POSSIBLE LOCATION OF ART WORK

- ARCHITECTURAL LIGHTING LEGEND:**
- L-1 LINEAR LED IN COVE
 - L-2 WALL SCONCE AT DOOR

- BUILDING SIGNAGE:**
- ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION SEE SET TO BE DETERMINED
 - MINIMUM 3/4" PLYWOOD BACKER BOARD REQUIRED AT SIGN LOCATIONS - AREA DASHED COVER ENTIRE LENGTH AND HEIGHT OF FACE OR SPACE AVAILABLE FOR SIGN
 - ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY - TYPICAL LOW REQUIREMENT
 - NO RACEWAYS/ WIREWAYS
 - PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNAGE WILL LOCATED TO BE PROVIDED BY CONTRACTOR - CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL
 - ELECTRICAL OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL - PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY

- FINISH LEGEND:**
- EFFS GLAZING SYSTEM (EVL) - BASIS OF DESIGN - DETAILATION PLUS 1/8" EFF BY DRIVWAY SYSTEMS, INC. PROVIDE EFFS HIGH IMPACT MESH ASSEMBLY FOR LOWER 8'-0" OF WALL AREAS AT GRADE, BASIS OF DESIGN - DRIVWAY "STANDARD" MESH OVER "STANDARD" STUCCO HIGH IMPACT MESH
 - COORDINATE FOR MINIMUM EXTERIOR CONTINUOUS INSULATION THICKNESS - R VALUE REQUIREMENTS IN ACCORDANCE WITH ADAPTED ENERGY CODE REQUIREMENTS FOR ALL CLADDING AREAS.
 - EX 101 DRIVWAY SYSTEMS DRIVWAY #3105T CHINA WHITE - FINE SAND
 - EX 102 REAR PANEL W/ WOODGRAIN SYSTEM TRESPA METEON OR FORMALDEHYDE FREE WOOD GRAIN MESH FINISHED WITH VARYING WIDTHS - RANDOM LENGTHS
 - EX 103 ANTI-ROD STONE SOLITICE STONE - ANGLASUM- FINE COMBED- 1/8"X"
 - EX 104 EXPOSED CONCRETE COLUMNS
 - EX 105 ALUMINUM COMPOSITE PANEL - REINFORCED ALCOA - CHAMPAGNE
 - EX 106 PAINT TO MATCH SURROUNDING MATERIAL
 - EX 107 MISCELLANEOUS METAL SW 8800 BLACK OF NIGHT
 - EX 108 DECORATIVE OVAL TRENDSTONE - STRENGTH BY ECKHORN, MESSON WHITE - WEST
 - EX 109 WINDOW FRAMES - ARCADEA AB-8 BLACK
 - EX 110 PERFORATED METAL - MONCHOLS BLOTTED - IN METAL FRAME PAINTED BLACK
 - EX 111 METAL SCREEN - METAL LOUVERS
 - EX 112 GREEN SCREEN - STAINLESS STEEL W/VE TRILLIS SYSTEM
 - EX 113 LASER CUT DECORATIVE METAL - POWDER COATED FINISH
 - EX 114 DRIVWAY SYSTEMS TERRAZZO-COLOR: EVEREST 200

BOUTIQUE HOTEL
720 Hill Street Capitola, CA

ISSUE DATE: 7/8/2022
REVISION DATE:
GENERATION:
RECORD:
ELEVATIONS

A302
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1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

BOUTIQUE HOTEL
720 Hill Street Capitola, CA

ISSUE DATE: 12/03/2021
REVISION DATE:
GENERATION:
DECOR:
RENDERED ELEVATIONS

A301R
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Rio Verde, AZ 85263
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green@jarrah.com



1 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

BOUTIQUE HOTEL
720 Hill Street Capitola, CA

ISSUE DATE: 12/03/2021
REVISION DATE:
GENERATION:
SHEET:
RENDERED ELEVATIONS

A302R
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BOUTIQUE HOTEL
720 Hill Street Capitola, CA

VIEW LOOKING SOUTH EAST

ISSUE DATE:
REVISION DATE:
GENERATION:
DECOR:
RENDERED ELEVATIONS

A303

NOT FOR CONSTRUCTION



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BOUTIQUE HOTEL
720 Hill Street Capitola, CA

VIEW LOOKING NORTH EAST

ISSUE DATE:
REVISION DATE:
GENERATION:
DECOR:
RENDERED ELEVATIONS

A304

NOT FOR CONSTRUCTION



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BOUTIQUE HOTEL
720 Hill Street Capitola, CA

PORTE COCHERE

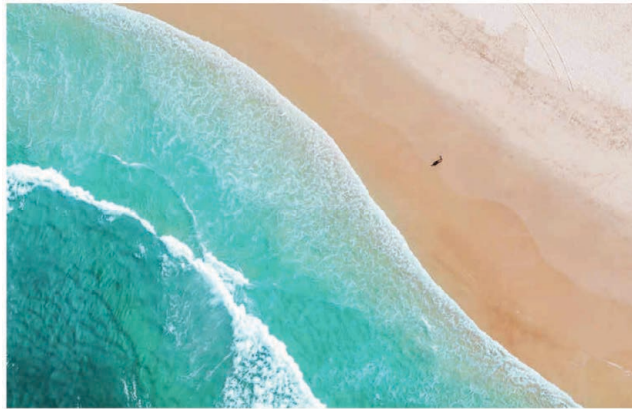
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REVISION DATE:
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DECOR:
RENDERED ELEVATIONS

A305

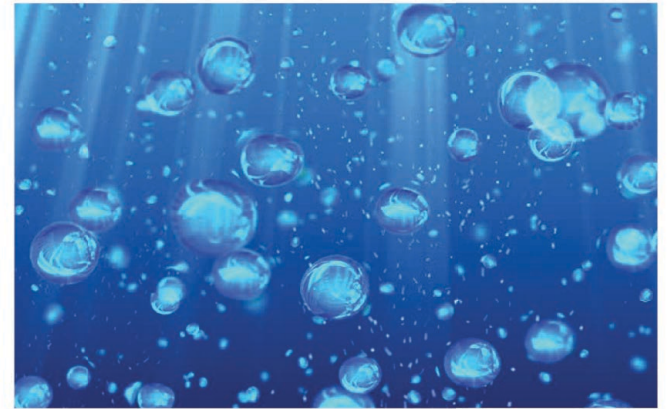
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WOOD MATERIAL / FORM



DRIVE AND PORTE COCHERE



LASER CUT METAL



ART



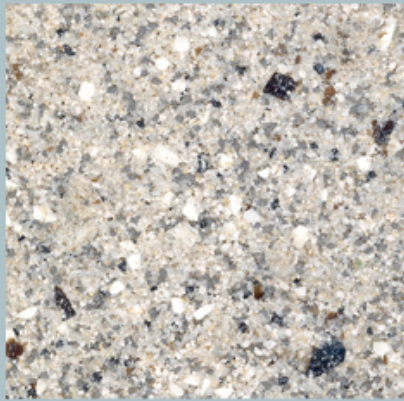
STONE MATERIAL



MASSING



STONE: SOLTICE STONE-
ANDALUSIAN- FINE COMBED
EX-03



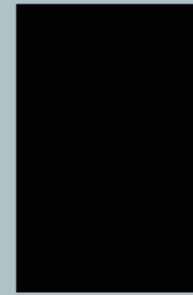
DRYVIT SYSTEMS
TERRANEO: EVEREST 209
EX-14



EXPOSED CONCRETE
EX-04



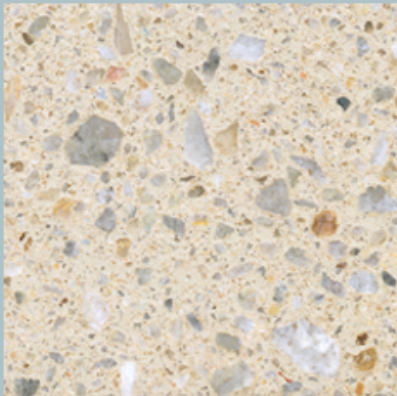
ALUMINUM COMPOSITE
PANEL: ALGOA-
CHAMPAGNE
EX-05



SW 6993
BLACK OF NIGHT
EX-07



STOREFRONT AND WINDOW
ARCADIA AB-8 BLACK
EX-09



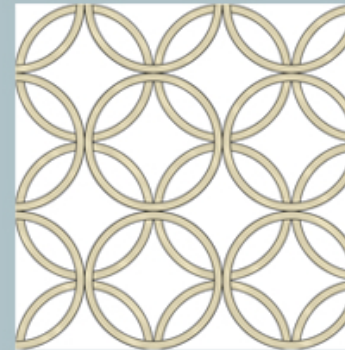
DECORATIVE CMU: TRENDSTONE-
MISSION WHITE WEST
EX-08



RESIN PANEL: TRESPA METEON-
NW28 HALMSTAD MATT
EX-02

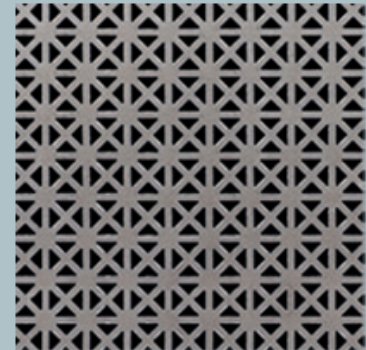


DRYVIT 628ST WHITE HAZE
EX-01



LASER CUT METAL
CUSTOM DESIGN
POWDER COAT FINISH

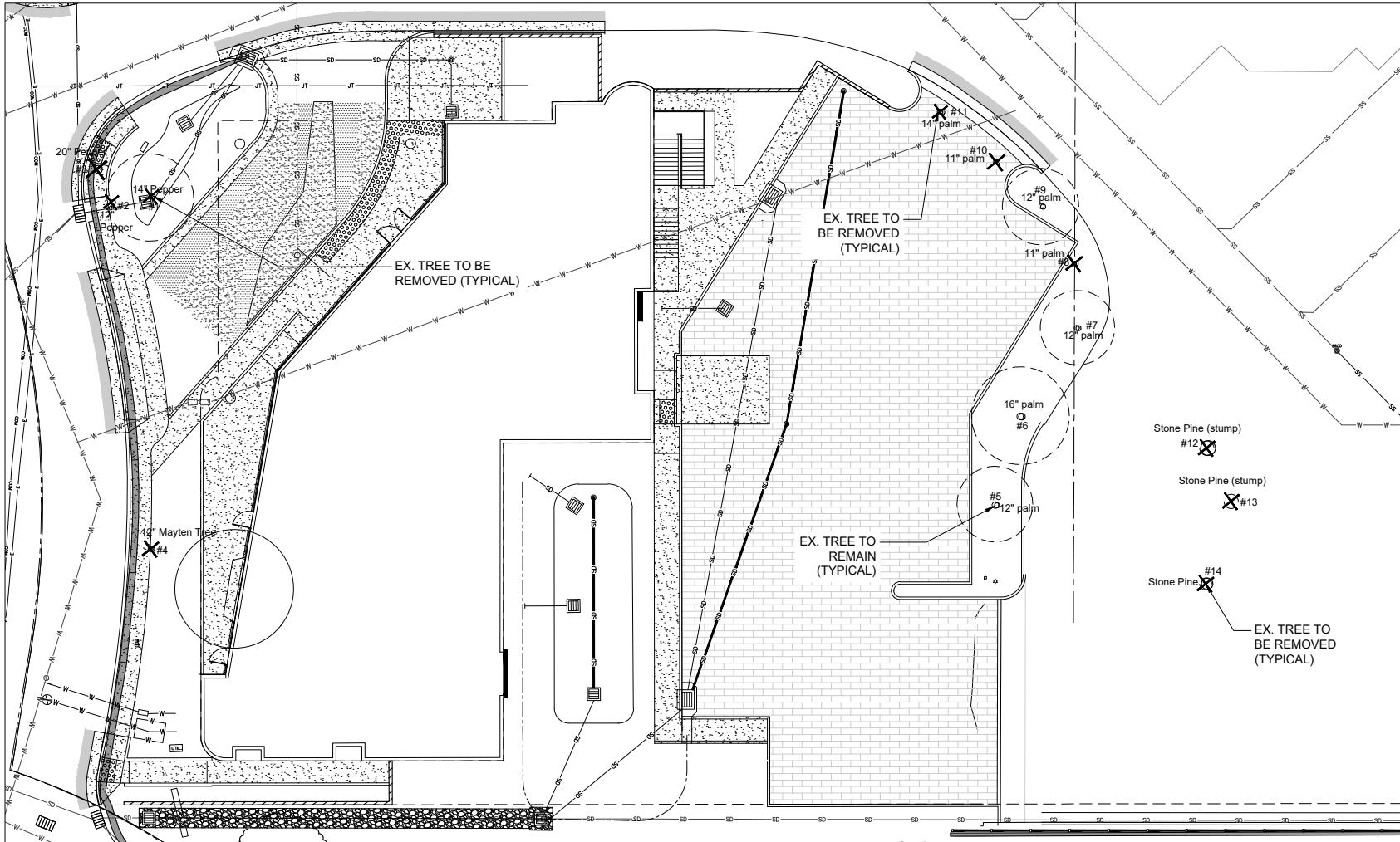
EX-13



DECORATIVE METAL SCREEN
MCNICHOLS

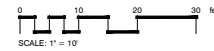
EX-10

BOUTIQUE HOTEL
720 HILL STREET
CAPITOLA, CA 95010



EXISTING TREE LEGEND

ID#	GENUS / SPECIES	TRUNK SIZE	STATUS
1	Schinus molle / California Pepper	14"	TO BE REMOVED
2	Schinus molle / California	12"	TO BE REMOVED
3	Schinus molle / California Pepper	20"	TO BE REMOVED
4	Maytenus boaria / Mayten Tree	12"	TO BE REMOVED
5	Syagrus romanzoffiana / Queen Palm	12"	TO REMAIN
6	Syagrus romanzoffiana / Queen Palm	16"	TO REMAIN
7	Syagrus romanzoffiana / Queen Palm	12"	TO REMAIN
8	Syagrus romanzoffiana / Queen Palm	11"	TO BE REMOVED
9	Syagrus romanzoffiana / Queen Palm	12"	TO REMAIN
10	Syagrus romanzoffiana / Queen Palm	11"	TO BE REMOVED
11	Syagrus romanzoffiana / Queen Palm	14"	TO BE REMOVED
12	Pinus pinea / Italian Stone Pine	20"	STUMP TO BE REMOVED
13	Pinus pinea / Italian Stone Pine	22"	STUMP TO BE REMOVED
14	Pinus pinea / Italian Stone Pine	26"	TO BE REMOVED



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REVISIONS



EXISTING TREES

JOB NO. 202103
SCALE 1" = 10' - 0"
DRAWN MA
CHECK
DATE 7.1.2022

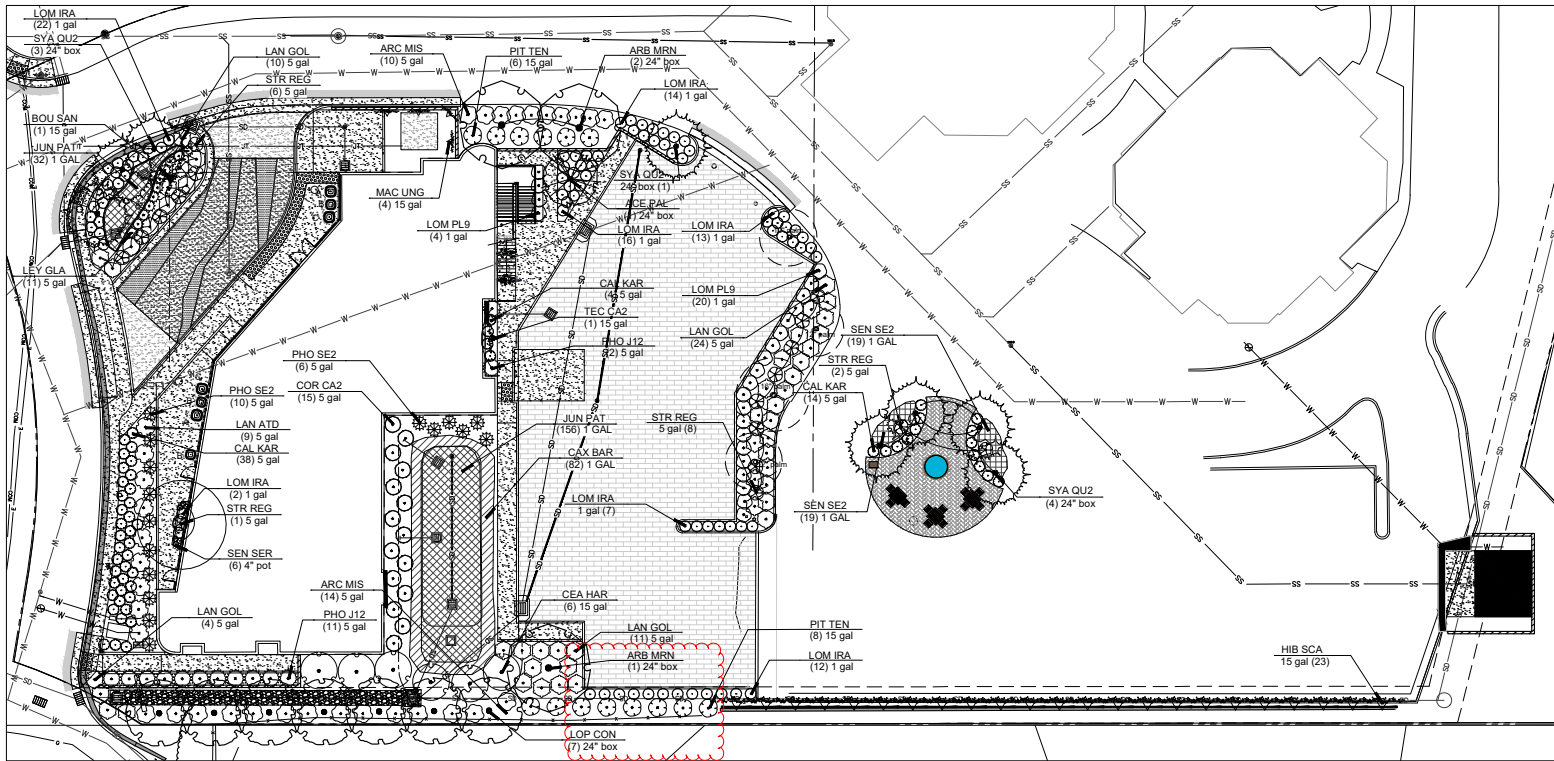
SHEET L-1.0

BOUTIQUE HOTEL
720 HILL STREET
CAPITOLA, CA 95010

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY	
ACE PAL	Acer palmatum / Japanese Maple	24" box	1	
ARB MRN	Arbutus x 'Marina' / Marina Strawberry Tree Standard	24" box	3	
LOP CON	Ligustrum confertum / Brisbane Box	24" box	7	
SYA QU2	Syagus romanzoffiana / Queen Palm	24" box	1	
BURSES	Agave x 'Blue Flame' / Blue Flame Agave	5 gal	1	
ARC MIS	Arctostaphylos x 'Pacific Mist' / Pacific Mist Manzanita	5 gal	24	
CEA HAR	Ceanothus x 'Ray Hatman' / Ray Hatman Wild Lilac	15 gal	6	
COR VLX	Cordyline x 'Festival Raspberry' / Festival Raspberry Cordyline	5 gal	8	
COR CA2	Cornus puchella 'Carmine Belle' / Carmine Belle Australian Fuchsia	5 gal	15	
CYC REV	Cycos revoluta / Sago Palm	15 gal	3	
LAN ATD	Lantana montevidensis 'Spreading White' / White Trailing Lantana	5 gal	9	
LAN GOL	Lantana x 'Goldrush' / Goldrush Lantana	5 gal	57	
LAV PRO	Lavandula x intermedia 'Provence' / Provence Lavender	5 gal	5	
PIT TEN	Pittosporum tenuifolium / Tawhai	15 gal	14	
SEN SER	Senecio serpens / Blue Chalksticks	4" pot	10	
STR REG	Streptozia reginae / Bird Of Paradise	5 gal	18	
VER BAB	Verbena x hybrida 'Babylon White' / Babylon White Verbena	4" pot	4	
WES WYN	Westringia triflucosa 'Wynnable Gem' / Wynnable Gem Coast Rosemary	5 gal	4	
GRASSES	Diarrhena x 'GOLDEN WIP' center / Kell Feather Feather Reed Grass	CONT	58"	
FES OVI	Festuca ovina grass 'Elijah Blue' / Elijah Blue Fescue	4" pot	4	
LEY GLA	Leymus arvensis 'Classico' / Blue Wild Rye	5 gal	11	
LOM IRA	Lomandra longifolia 'Breeds' TM / Breeds Mat Rush	1 gal	86	
LOM PL9	Lomandra longifolia Platinum Beauty / Vinopalms Mat Rush	1 gal	24	
PHO J12	Phormium tenax 'Jubilee' / New Zealand Flax	5 gal	13	
PHO SE2	Phormium x 'Sea Jade' / New Zealand Flax	5 gal	16	
UNES	UNES	CONT	QTY	
BOU SAN	Bougainvillea x 'San Diego Red' / San Diego Red Bougainvillea	15 gal	1	
HIB SCA	Hibbertia scandens / Guinea Gold Vine	15 gal	23	
MAC UNG	MacDouyena unguis-cati / Cat's Claw Creeper	15 gal	4	
TEC CA2	Tecoma capensis / Cape Honeysuckle	15 gal	1	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CAX BAR	Carex barbinervis / Santa Barbara Sedge	1 GAL	30" x 6"	83
JUN PAT	Juncus patens / California Gray Rush	1 GAL	30" x 6"	158
SEN SE2	Senecio serpens / Blue Chalksticks	1 GAL	24" x 6"	38

PLANT CONTAINER LEGEND (quantities not included in Plant Schedule at left of sheet)

KEY	Botanical Name	Common Name	Container Size	Plant Count	Containers
A	Agave x 'Blue Flame'	Blue Flame Agave	1-gallon	1 each	} 2 A
	Senecio serpens	Blue Chalksticks	4" pot	4 each	
B	Cordyline x 'Festival Raspberry'	Festival Raspberry Cordyline	1-gallon	1 each	} 3 B
	Verbena x hybrida 'Babylon White'	White Verbena	4" pot	4 each	
C	Streptozia reginae	Bird of Paradise	1-gallon	1 each	} 2 C
	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	4" pot	4 each	

REVISIONS



**PLANTING
GROUND LEVEL**

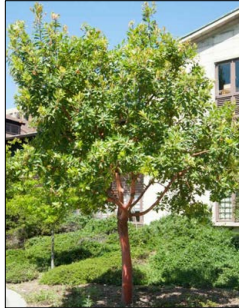
JOB NO. 202103
SCALE 1/16 = 1' - 0"
DRAWN MA
CHECK
DATE 7.1.2022

SHEET **L-1.1**

TREES



Acer palmatum
Japanese Maple



Arbutus x 'Marina'
Marina Strawberry Tree Standard



Lophostemon confertus
Brisbane Box



Syagrus romanzoffiana
Queen Palm

SHRUBS



Arctostaphylos x 'Pacific Mist'
Pacific Mist Manzanita



Ceanothus x 'Frosty Blue'
Frosty Blue Wild Lilac

SHRUBS



Correa pulchella 'Carmine Bells'
Carmine Bells Australian Fuchsia



Lantana montevidensis 'Spreading White'
White Trailing Lantana



Strelitzia reginae
Bird Of Paradise



Lantana x 'Goldrush'
Goldrush Lantana



Pittosporum tenuifolium
Tawhihi

ORNAMENTAL GRASSES



Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Feather Reed Grass



Leymus arenarius 'Glaucus'
Blue Wild Rye



Lomandra longifolia Platinum Beauty
Variegated Mat Rush



Lomandra longifolia 'Breeze' TM
Breeze Mat Rush



Phormium tenax 'Jubilee'
New Zealand Flax



Phormium x 'Sea Jade'
New Zealand Flax

GROUND COVERS



Carex barberae
Santa Barbara Sedge



Juncus patens
California Gray Rush



Senecio serpens
Blue Chalksticks

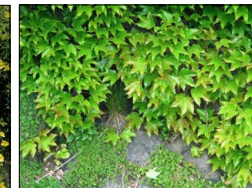
VINES



Hibbertia scandens
Guinea Gold Vine



Macfadyena unguis-cati
Cat's Claw Creeper



Parthenocissus tricuspidata
Boston Ivy



Trachelospermum jasminoides
Star Jasmine Vine

BOUTIQUE HOTEL
720 HILL STREET
CAPITOLA, CA 95010

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REVISIONS



PLANT IMAGES

JOB NO. 202103
SCALE no scale
DRAWN MA
CHECK
DATE 7.1.2022

SHEET L-1.2

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REVISIONS

PLANTING ROOF GARDEN

JOB NO. 202103
SCALE 1/4" = 1'-0"
DRAWN MA
CHECK
DATE 7.1.2022
SHEET **L-1.3**

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	
ACE PAL	Acer palmatum / Japanese Maple	24" box	1	
ARB MRN	Arbutus x 'Marina' / Marina Strawberry Tree Standard	24" box	3	
LOP CON	Lophostemon comertus / Brisbane Box	24" box	7	
SYA QU2	Syagya romanzoffiana / Queen Palm	24" box	9	
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY	
AGA BLF	Agave x 'Blue Flame' / Blue Flame Agave	5 gal	1	
ARC MIS	Arctostaphylos x 'Pacific Mist' / Pacific Mist Manzanita	5 gal	24	
CEA HAR	Ceanothus x 'Ray Hartman' / Ray Hartman Wild Lilac	15 gal	6	
COR VLX	Cordylina x 'Festival Raspberry' / Festival Raspberry Cordylina	5 gal	8	
COR CA2	Correa pulchella 'Carmine Bells' / Carmine Bells Australian Fuchsia	5 gal	15	
CYC REV	Cycas revoluta / Sago Palm	15 gal	3	
LAN ATD	Lantana montevidensis 'Spreading White' / White Trailing Lantana	5 gal	9	
LAN GOL	Lantana x 'Goldrush' / Goldrush Lantana	5 gal	57	
LAV PRO	Lavandula x intermedia 'Provence' / Provence Lavender	5 gal	5	
PIT TEN	Pittosporum tenuifolium / Tawhiwhi	15 gal	14	
SEN SER	Senecio serpens / Blue Chalksticks	4" pot	10	
STR REG	Streitzia reginae / Bird Of Paradise	5 gal	18	
VER BAB	Verbena x hybrida 'Babylon White' / Babylon White Verbena	4" pot	4	
WES WYN	Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	5 gal	4	
GRASSES	BOTANICAL / COMMON NAME	CONT	QTY	
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	58	
FES OVI	Festuca ovina glauca 'Elijah Blue' / Elijah Blue Fescue	4" pot	4	
LEY GLA	Leymus arenarius 'Glaucus' / Blue Wild Rye	5 gal	11	
LOM IRA	Lomandra longifolia 'Breeze' TM / Breeze Mat Rush	1 gal	86	
LOM PL9	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 gal	24	
PHO J12	Phormium tenax 'Jubilee' / New Zealand Flax	5 gal	13	
PHO SE2	Phormium x 'Sea Jade' / New Zealand Flax	5 gal	16	
VINES	BOTANICAL / COMMON NAME	CONT	QTY	
BOU SAN	Bougainvillea x 'San Diego Red' / San Diego Red Bougainvillea	15 gal	1	
HIB SCA	Hibbertia scandens / Guinea Gold Vine	15 gal	23	
MAC UNG	Maccladyna unguis-cati / Cat's Claw Creeper	15 gal	4	
TEC CA2	Tecoma capensis / Cape Honeysuckle	15 gal	1	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CAX BAR	Carex barbaeae / Santa Barbara Sedge	1 GAL	30" o.c.	82
JUN PAT	Juncus patens / California Gray Rush	1 GAL	30" o.c.	188
SEN SE2	Senecio serpens / Blue Chalksticks	1 GAL	24" o.c.	38

PALMS



Cycas revoluta
Sago Palm

SHRUBS



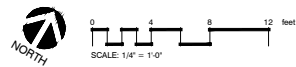
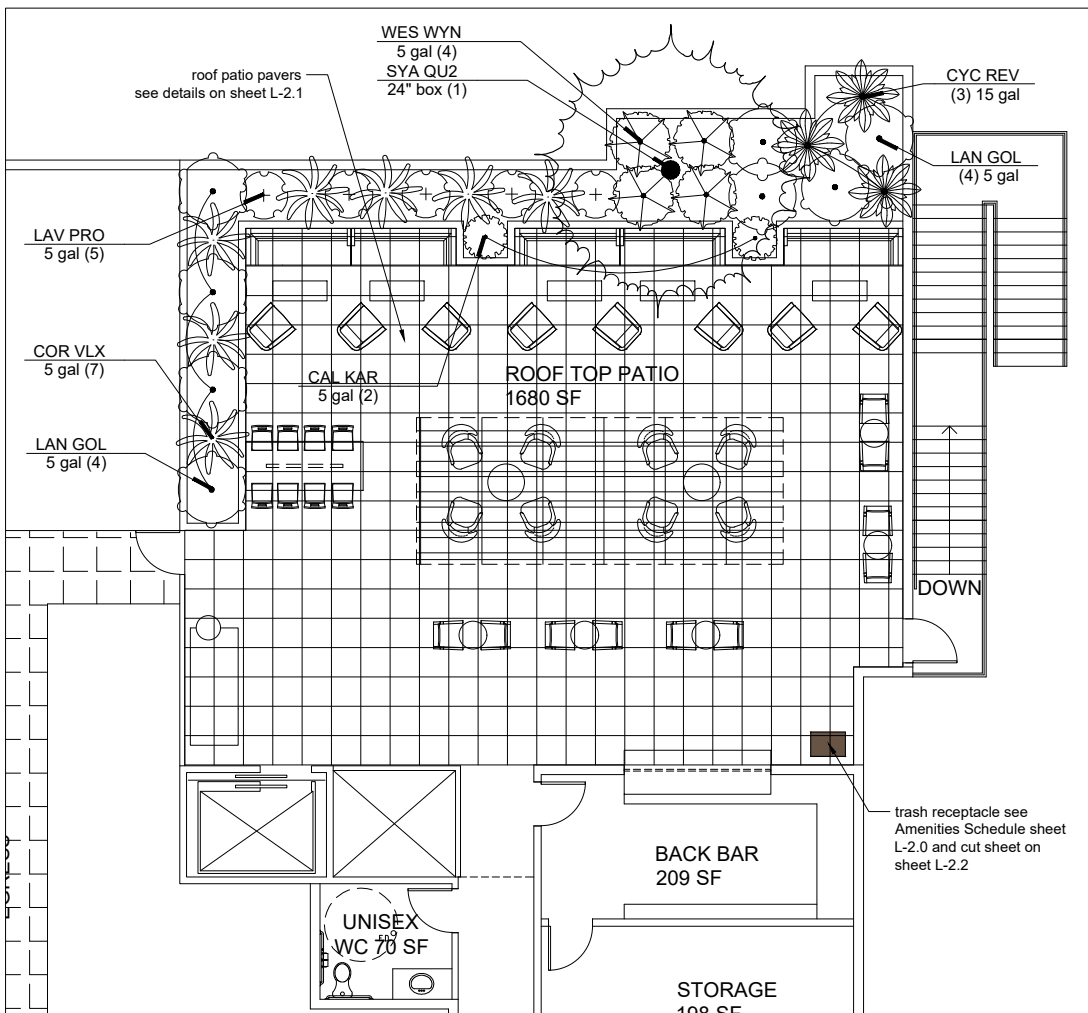
Cordylina x 'Festival Raspberry'
Festival Raspberry Cordylina



Lavandula x intermedia 'Provence'
Provence Lavender



Westringia fruticosa 'Wynabbie Gem'
Wynabbie Gem Coast Rosemary

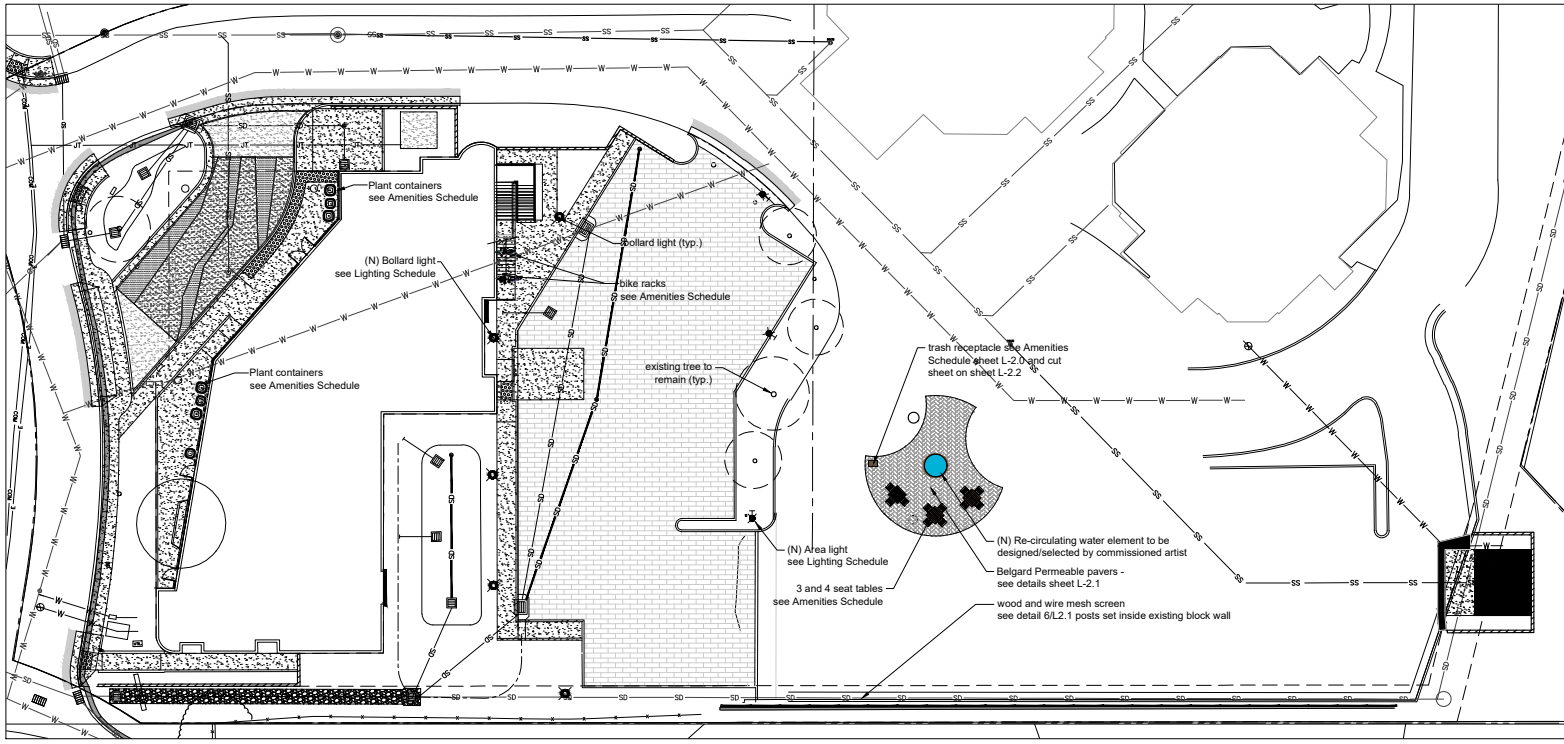


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HARDSCAPE & LIGHTING PLAN

JOB NO. 202103
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK
DATE 7.1.2022
SHEET L-2.0



- CONSTRUCTION NOTES:**
- Contractor shall notify Underground Service Alert (USA) at 811 to verify the location and depth of all existing utilities prior to any demolition, trenching or excavation.
 - Contractor shall take care not to damage in any way, any existing elements to remain. Such damage is the responsibility of the contractor and shall be replaced or repaired to match the original at no additional cost to the owner.
 - All dimensions and elevations shall be verified in the field and chalked, flagged or string lined prior to any construction. If any discrepancies occur, notify Landscape Architect immediately before proceeding.
 - CONTRACTOR SHALL CLEARLY LAYOUT ENTIRE HARDSCAPE DESIGN USING CHALK, FLAGS, OR PANT TO DEFINE ALL NEW LANDSCAPE ELEMENTS. CONTRACTOR SHALL RECEIVE APPROVAL FROM OWNER PRIOR TO START OF INSTALLATION OF LANDSCAPE ELEMENTS SHOWN ON PLANS.
 - Contractor shall place 3" diameter sleeves (chases) under all paving crossings as shown on plan to be used for drip irrigation lines, irrigation laterals or low voltage lighting cable.
 - Pavers for circular seating area shall be provided by Belgard Aqualine Permeable pavers in Toscana Stockton color and set in Herringbone pattern. Install as per manufacturer's specifications using metal edge for interior border. (www.belgard.com) 877.235.4273.
 - Roof garden pavers shall be provided by Bison Innovated Products (www.bisonip.com). Pavers to be Bison 2CM using Bison Paver Tray Model PT-TRAY-2424-4 on Bison Pedestals. Paver model number and color to be PT-24-BISON AXI Brown Chestnut. 800.333.4234.
 - Concrete for the Porte Cochere shall be finished with as per plan alternating between a smooth trowel finish and a sand finish. See sheet L-2.3. Concrete for this area shall be colored with Davis Integral Concrete Colors. The colors shown on sheet L2.3 are suggested colors, the final choices will be selected prior to construction. Once final selection has been made the concrete contractor shall pour a 2' x 2' sample of each finish and each color for owner's approval three weeks prior to start of installation. All other concrete shall be natural gray with a medium broom finish.
 - Wood trellis shall be fabricated on site using Construction Heart Redwood as per detail on sheet L-2.1. Wire mesh 5' x 6' panels shall be 4" x 4" square, galvanized steel, hot dipped available from McNichols. for more information go to www.mcnichols.com or phone 877.912.3819.

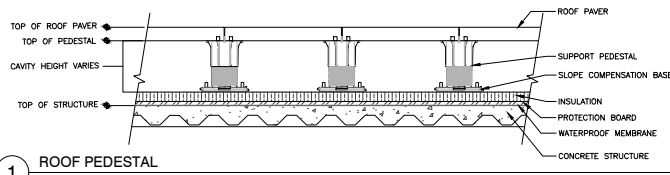
LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	LBLHO-603 HELIO BOLLARD SERIES 600 STAINLESS STEEL, STAINLESS STEEL, SURFACE MOUNT J BOLT Lamp: CUSTOM LED, 40W, 3000K, Beamspread: 360	5
	RAD 1 LED P3 Radean Arm Mount LED Area Luminaire TEXTURED BLACK, ROUND POLE MOUNT Lamp: LED P3, 47.5W, 35K, Beamspread: SINGLE UNIT	3



AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	Anova BH1841T 42" square table with thermory planks and four flat seats.	2	1/L-2.2
	Anova BH1831T 42" square ADA table with thermory planks and three flat seats.	1	2/L-2.2
	Anova LEX33P Exposition 33-gallon plastic receptacle/ recycler, side door	1	3/L-2.2
	Landscape forms LOOP-BR 35 Series Loop Bike Rack. Aluminum casting with powder coat finish.	2	4/L-2.2
	Landscape Forms KNGY-LKSPR-24 Korngay Designs' Larkspur Series Planter. Cast concrete construction. 36" LxW x 24" H	4	5/L-2.2
	Landscape Forms KNGY-LKSPR-48 Korngay Designs' Larkspur Series Planter. Cast concrete construction. 32" LxW x 48" H	3	5/L-2.2

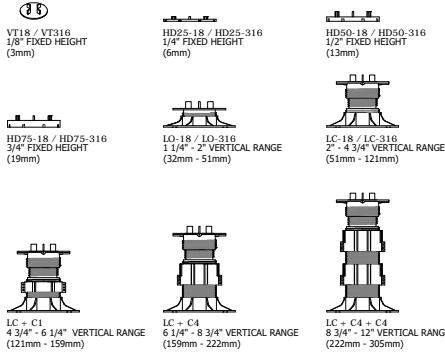


PT-24-BISON AXI BROWN CHESTNUT PAVER



1 ROOF PEDESTAL
1" = 1'-0"

BISON LEVEL IT ADJUSTABLE PEDESTALS



PRODUCT CHARACTERISTICS
 -MAXIMUM DESIGN CAPACITY OF 750 LBS PER PEDESTAL. FACTOR OF SAFETY 3.
 -SCREW ADJUSTABILITY WHILE PEDESTALS ARE LOADED FOR FINAL ADJUSTMENT.
 -IMPERVIOUS TO FREEZE-THAW, WATER, MOLD AND SOLVENT FREE CHEMICALS.
 -SCORED BASE ALLOWS SUPPORTS TO BE TRIMMED FOR TIGHT AREAS.
 -WEIGHT BEARING SYSTEM DOES NOT PENETRATE ROOFING MEMBRANE OR SUBSTRATE.
 -LARGE FOOTPRINT SPREADS WEIGHT OVER ROOFING MEMBRANE AND SUBSTRATE.
 -MAXIMUM CAVITY HEIGHT 12".

GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
 1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH BISON INNOVATIVE PRODUCTS SPECIFICATIONS.
 2. DRAWINGS NOT TO SCALE.
 3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.BisonIP.com

2 PEDESTAL ELEVATIONS
ELEVATIONS FROM 1/8" TO 12"

BISON PAVER TRAY (PT-TRAY-2424-4)

PT-TRAY	MODEL NAME	DIMENSIONS	FITS 2CM PAVER SIZES	WEIGHT w/ ADHESIVE*
	PT-TRAY-2424-4	23.43" x 23.43" x 0.35" (595 x 595 x 9mm)	595 - 603mm x 595 - 603mm	6.02 lbs (2.73 kg)
	PT-TRAY-1818-4	17.52" x 17.52" x 0.35" (445 x 445 x 9mm)	445 - 453mm x 445 - 453mm	3.38 lbs (1.53 kg)
	PT-TRAY-2020-4	19.49" x 19.49" x 0.35" (495 x 495 x 9mm)	495 - 503mm x 495 - 503mm	4.18 lbs (1.90 kg)
	PT-TRAY-2412-4	23.43" x 11.61" x 0.35" (595 x 295 x 9mm)	595 - 603mm x 295 - 303mm	3.01 lbs (1.36 kg)
	PT-TRAY-2416-4	23.43" x 15.55" x 0.35" (595 x 395 x 9mm)	595 - 603mm x 395 - 403mm	4.00 lbs (1.81 kg)
	PT-TRAY-2418-4	23.43" x 17.52" x 0.35" (595 x 445 x 9mm)	595 - 603mm x 445 - 453mm	4.51 lbs (2.05 kg)

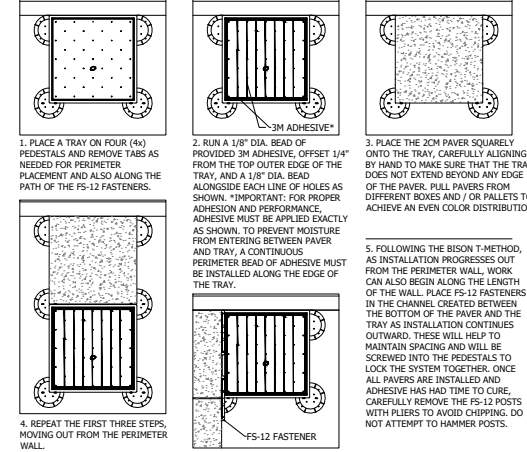
* THESE FIGURES REPRESENT A MAXIMUM WEIGHT, BASED ON THE RECOMMENDED 1/8" DIA. BEAD OF ADHESIVE.

GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
 1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH BISON INNOVATIVE PRODUCTS SPECIFICATIONS.
 2. DRAWINGS NOT TO SCALE.
 3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.BisonIP.com

3 PT-TRAY STANDARD SIZES
STANDARD PT-TRAY SIZE INFORMATION

BISON PAVER INSTALLATION WITH BISON FS-12 FASTENING KIT

- DURING INSTALLATION ASSEMBLY, LIMIT EXPOSURE TO STANDING MOISTURE, DIRECT SUNLIGHT, AND TEMPERATURES OUTSIDE OF 40°F TO 100°F (5°C TO 37°C). CAUTION: USE GLOVES WHEN HANDLING TRAYS.
- THE STANDARD BISON PT-2424-4 PAVER TRAY WILL FIT 2CM PAVER SIZES FROM 595mm - 603mm.



GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
 1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH BISON INNOVATIVE PRODUCTS SPECIFICATIONS.
 2. DRAWINGS NOT TO SCALE.
 3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.BisonIP.com

4 PT-TRAY INSTALLATION ASSEMBLY
ADHERING A 2CM PAVER TO THE PT-TRAY DURING INSTALLATION

BOUTIQUE HOTEL
720 HILL STREET
CAPITOLA, CA 95010

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Landscape Architect - 2022

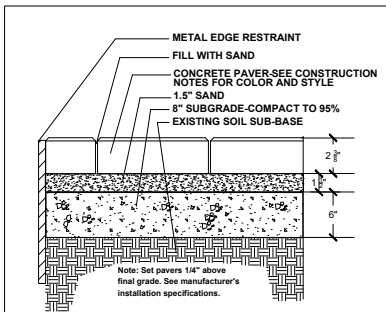
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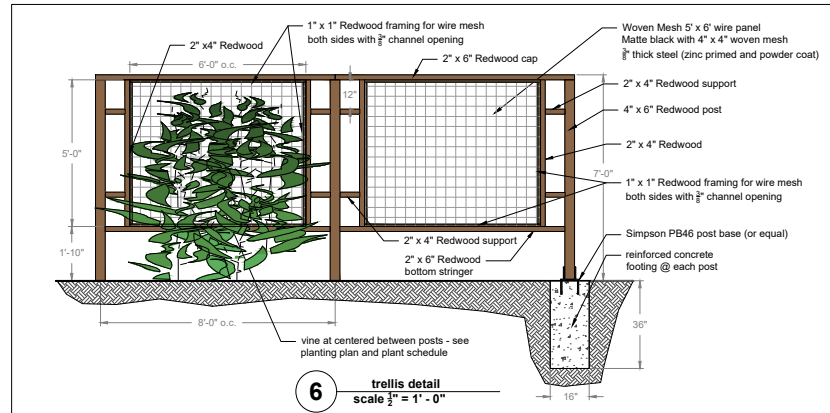
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5 permeable paver detail
scale 1/2" = 1' - 0"



Belgard Aqualine 4.5" x 9" x 80mm permeable paver in Toscana Stockton color herringbone pattern



6 trellis detail
scale 1/2" = 1' - 0"

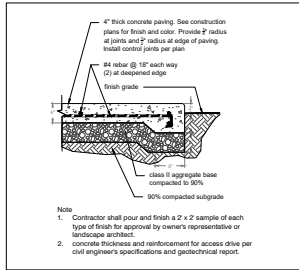
REVISIONS



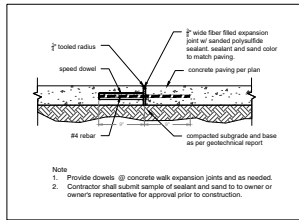
ELEVATIONS, DETAILS & CUT SHEETS

JOB NO. 202103
SCALE as noted
DRAWN MA
CHECK
DATE 7.1.2022

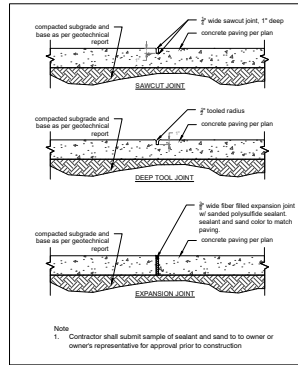
SHEET L-2.1



1 concrete paving
scale 1" = 1' - 0"



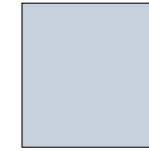
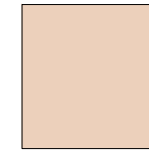
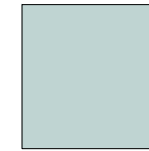
2 doweled expansion joint
scale 1" = 1' - 0"



3 concrete joints
scale 1" = 1' - 0"

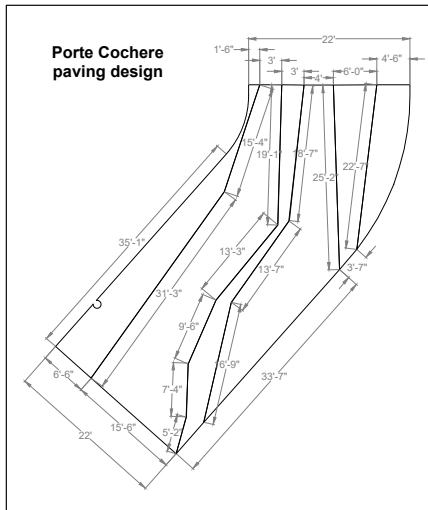


4 concrete finishes
no scale

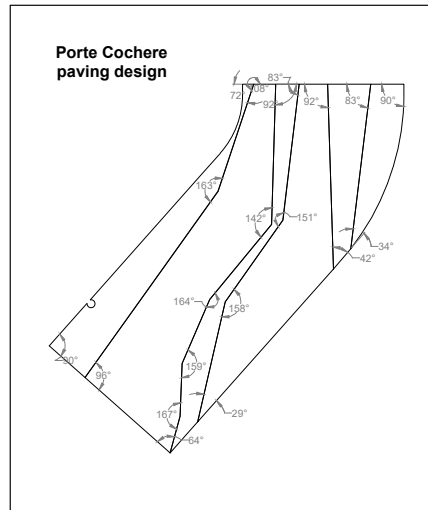


5 concrete colors*
no scale

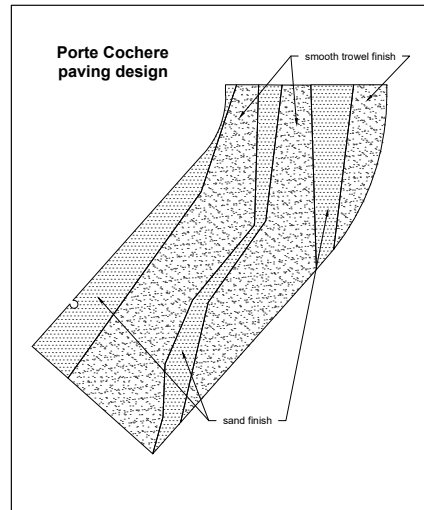
* colors shown are suggested palette, final choice of colors to be selected



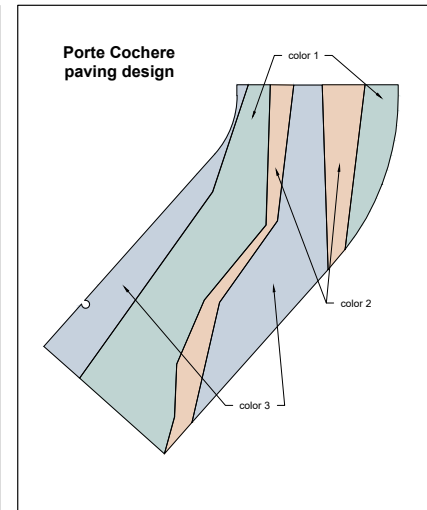
6 hardscape dimensions
scale 3/8" = 1' - 0"



7 hardscape angles
scale 3/8" = 1' - 0"



8 hardscape finishes
scale 3/8" = 1' - 0"



9 hardscape colors
scale 3/8" = 1' - 0"

REVISIONS



CONCRETE DETAILS & LAYOUT PLANS

JOB NO. 202103

SCALE as noted

DRAWN MA

CHECK

DATE 7.1.2022

SHEET **L-2.3**

REVISIONS

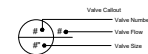


IRRIGATION
GROUND LEVEL
& ROOF GARDEN

JOB NO. 202103
SCALE as noted
DRAWN MA
CHECK
DATE 7.1.2022
SHEET L-3.0

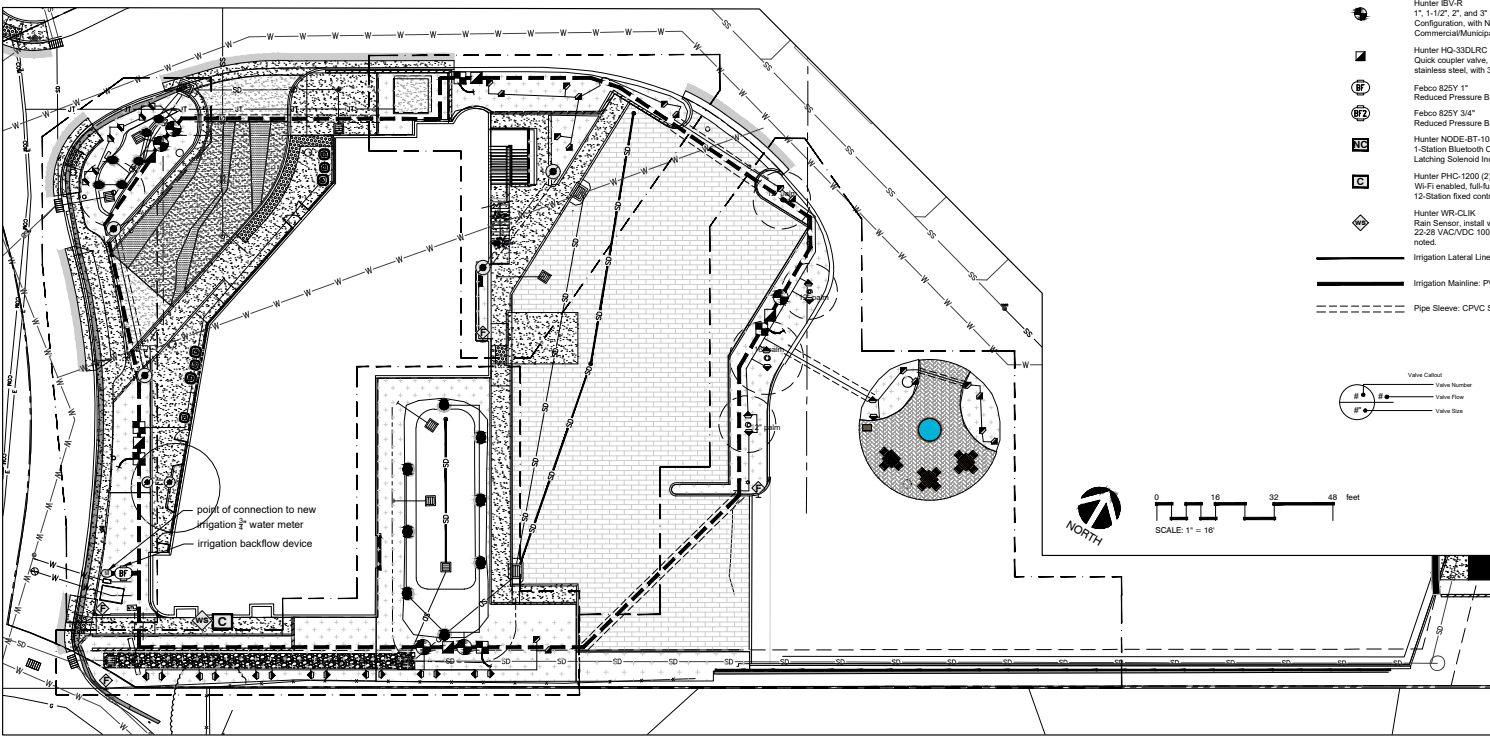
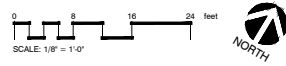
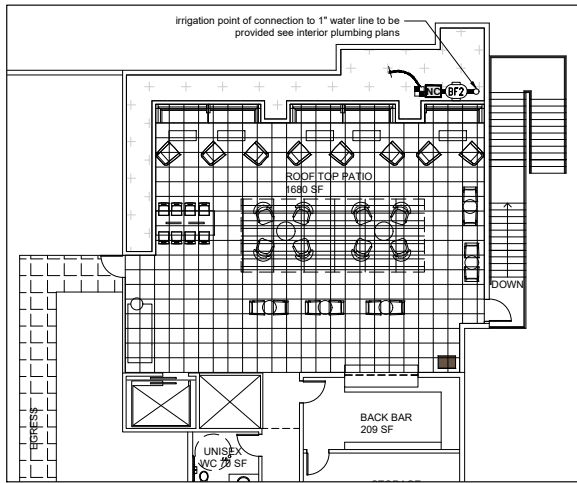
IRRIGATION SCHEDULE

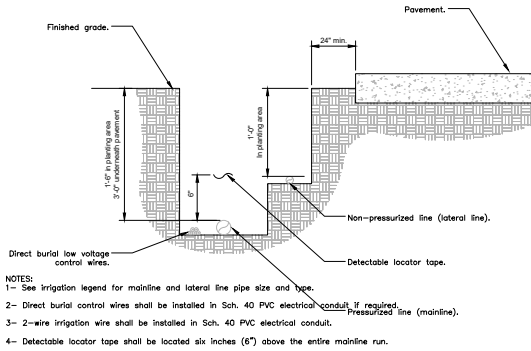
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
●●●	Hunter MP1000 PROS-12-PRS40-CV-F-R Shrub Rotator, 12" pop-up with check valve, foggard, purple cap, pressure regulated to 40 psi, MP Rotator nozzle, M-Milcon adj arc 90 to 210, L-Light Blue 210 to 270 arc, On-Olive 360 arc on PRS40 body.	2	30
●●●	Hunter MP2000 PROS-12-PRS40-CV-F-R Shrub Rotator, 12" pop-up with factory installed check valve, foggard, reclaimed body cap, pressure regulated to 40 psi, MP Rotator nozzle, K-Black adj arc 90-210, G-Green adj arc 210-270, R-Red 360 arc on PRS40 body.	6	30
●●●	Hunter MP800SR PROS-12-PRS40-CV-F-R Shrub Rotator, 12" pop-up with check valve, foggard, Reclaimed Purple Body Cap, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body, Adu+Orange and Gray (arc 90-210), 360-Lime Green and Gray (arc 360)	6	30
●●●	Hunter RZWS-SLEEVE-18-CV-25 18" long RZWS with Filter Fabric Sleeve, .25 gpm or 50 gpm bubbler options, Check Valve, 1/2" swing joint for connection to 1/2" pipe	52	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
■	Hunter ICZ-101-25 Drip Control Zone Kit, 1" ICV Globe Valve with 1" NY100 Filter system, Pressure Regulation, 25psi, Flow Range: 2 GPM to 20 GPM, 150 mesh stainless steel screen.	6	
○	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	6	
◆	Rain Bird MDCFPCAP DripLine Flush Valve purple cap in compression fitting coupler. For non-potable water use.	4	
▲	Rain Bird Xeri-Spray 360 True Spray Xeri-Spray True 360 micro spray, 10-32 self-tapping threaded inlet, 1/4" barb and 5" spike.	10	
□	Area to Receive Drip Emitters Rain Bird XBPC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph/inch, 1.0gph/inch, and 2.0gph/inch. Comes with a self-planting barb and barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant)	7,254 s.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
●	Hunter IBVR 1", 1-1/2", 2", and 3" Brass Electric Remote Control Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Reclaimed Water ID Purple Tag.	5	
■	Hunter HQ-33DLRC Quick coupler valve, yellow locking rubber cover, red brass and stainless steel, with 3/4" NPT inlet, 2-piece body.	5	
BP	Febco 825Y 1" Reduced Pressure Backflow Preventer	1	
BP2	Febco 825Y 3/4" Reduced Pressure Backflow Preventer	1	
NC	Hunter NOCE-BT-100 1-Station Bluetooth Controller, Outdoor, Battery Powered with DC Latching Solenoid Included.	1	
CI	Hunter PHC-1200 (2) Wi-Fi enabled, full-functioning controller with touchscreen, 12-Station fixed controller, 120 VAC, Outdoor model.	1	
◆	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight, 22-28 VAC/DC 100 mA power from timer transformer. Mount as noted.	1	
—	Irrigation Lateral Line: PVC Class 315 SDR	1,080 l.f.	
—	Irrigation Mainline: PVC Schedule 40	640 l.f.	
---	Pipe Sleeve: CPVC Schedule 80	280 l.f.	



IRRIGATION NOTES

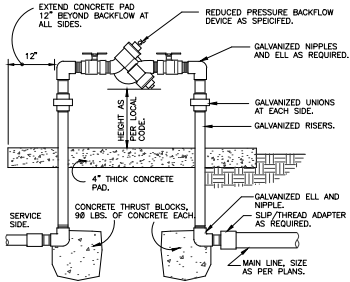
- Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
- Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate with other trades.
- Contractor shall install irrigation system in accordance with all local codes and ordinances.
- Overhead spray valves have been designed to operate at a maximum of 10 gallons per minute at 30 p.s.i., drip valves have been designed to operate at a maximum of 5 gallons per minute at 20 p.s.i. and tree bubblers have been designed to operate at a maximum of 10 gallons per minute at 30 p.s.i. static pressure. Irrigation contractor shall verify a static pressure of at least 65 p.s.i. at the point of connection prior to the installation of the irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate the system, contractor shall notify landscape architect and request review of design. If a booster pump is required we recommend the RainBird CLP Series Boost Model or equal product.
- The roof garden planting area shall be controlled using the battery powered Node Controller specified in the Irrigation Schedule.
- Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds. Use common trenching and common sleeving when possible.
- Irrigation pipe depths: Mainlines under paving if needed shall have 24" cover over pipes. Lateral lines under paving if needed shall have 18" cover over pipes. Sleeves shall be located as per plan. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes. All mainline shall be 2", see Irrigation Schedule.
- Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
- Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2" coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
- Contractor shall hard wire new controller at location shown on plans.
- Contractor shall determine the location of drip emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material.
- Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system. Tubing should be staked at 6' intervals on top of soil and covered by mulch at completion of installation.



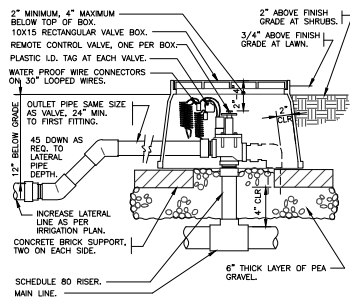


1 IRRIGATION TRENCHING
1 1/2" = 1'-0"

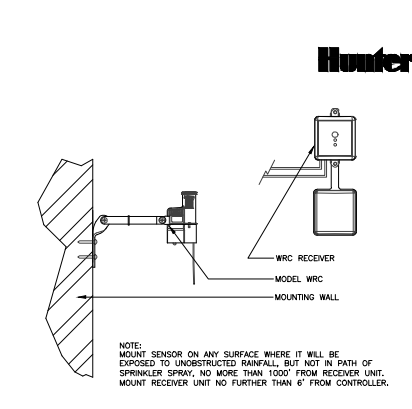
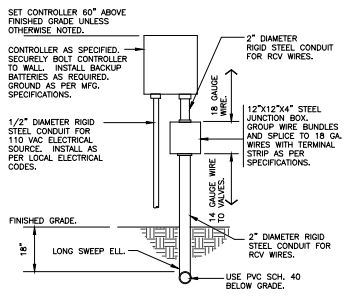
2 REDUCED PRESSURE BACKFLOW
1 1/2" = 1'-0"



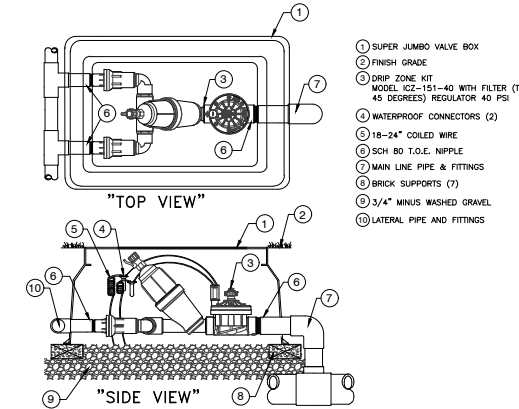
3 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



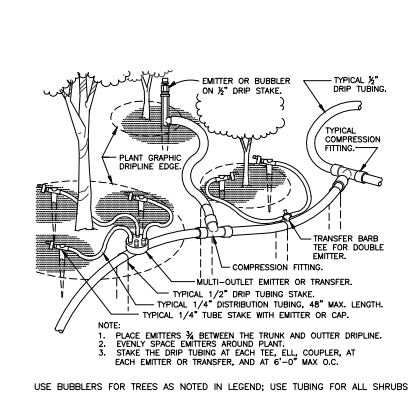
4 WALL MOUNT CONTROLLER
1" = 1'-0"



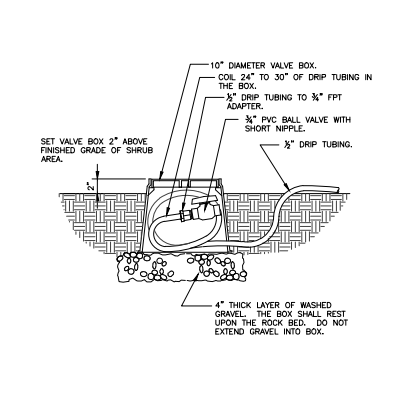
5 WIRELESS RAIN-CLIK
3" = 1'-0"



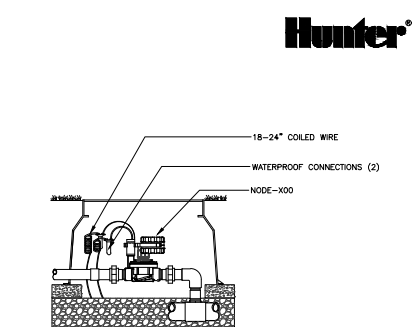
6 ICZ-151-40 DRIP CONTROL KIT
1 1/2" = 1'-0"



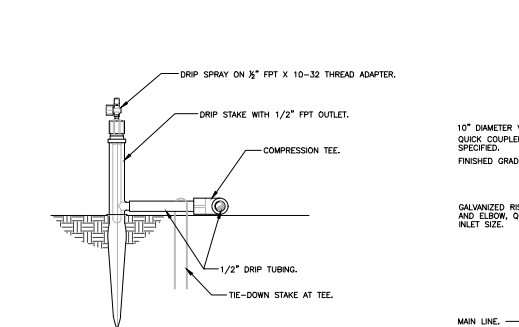
7 TYPICAL DRIP TUBING
1 1/2" = 1'-0"



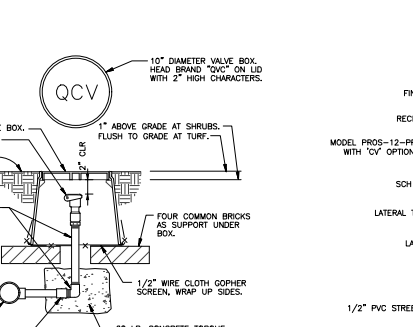
8 DRIP FLUSH VALVE
1 1/2" = 1'-0"



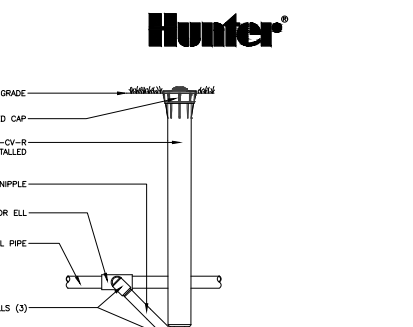
9 NODE CONTROLLER
1 1/2" = 1'-0"



10 DRIP SPRAY ON DRIP STAKE
3" = 1'-0"



11 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"



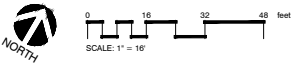
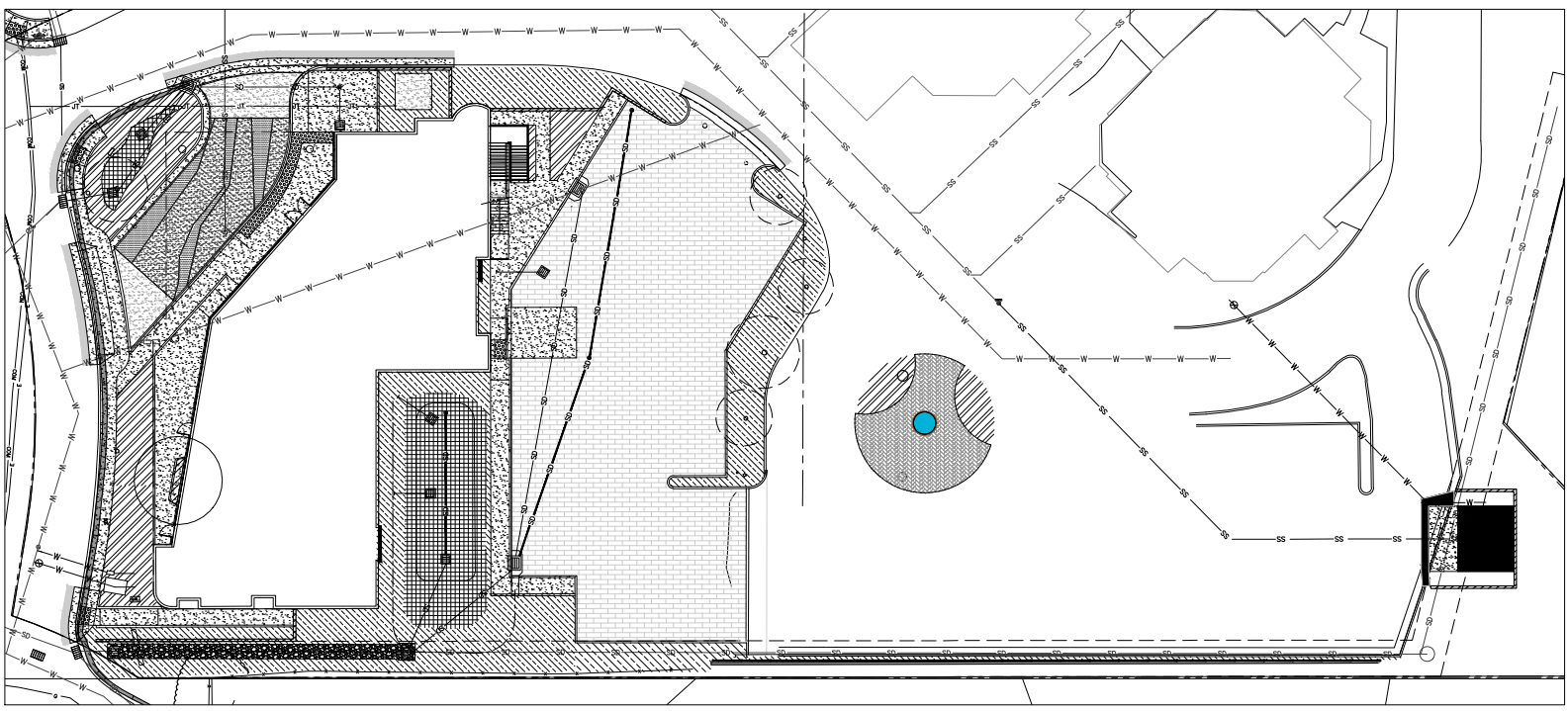
12 PROS-12-PRS40-CV-R MP ROTATOR SPRINKLER (1)
3" = 1'-0"

REVISIONS

IRRIGATION DETAILS

JOB NO. 202103
SCALE 1/16" = 1'-0"
DRAWN MA
CHECK
DATE 7.1.2022

SHEET **L-3.1**



HYDROZONE MAP LEGEND

SYMBOL	DESCRIPTION	QTY
	BIO RETENTION AREA OVERHEAD SPRAY	1,613 s.f.
	DRIP LOW WATER USE	5,015 s.f.
	DRIP MEDIUM WATER USE	2,252 s.f.
	SPECIAL LANDSCAPE AREA (FOUNTAIN)	29 s.f.
	TOTAL LANDSCAPE AREA	8,909 s.f.

MAWA CALCULATIONS

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Messages and Warnings

Click on the blue cell on right to Pick City Name
ETO of City from Appendix A

Name of City	36.60 ETo (inches/year)
1613 Overhead Landscape Area (ft2)	
7267 Drip Landscape Area (ft2)	
29 SLA (ft2)	
Total Landscape Area	8,909
Results:	
(ETo) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA]	91,327 Gallons
	12,209 Cubic Feet
	122 HCF
	0 Acre-feet
	0 Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional) Precipitation (Optional)	
ETO of City from Appendix A	37 ETo (inches/year)
Total Landscape Area	8,909 LA (ft2)
Special Landscape Area	29 SLA (ft2)
	Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00 Eppt (in/yr)(25% of total annual precipitation)
Results:	
MAWA = [(ETo - Eppt) x (0.62)] x [(0.45 x LA) + (1.0 - 0.45) x SLA]	Gallons
	Cubic Feet
	HCF
	Acre-feet
	Millions of Gallons

ETWU CALCULATIONS

Estimated Total Water Use

Equation: ETWU = ETo x 0.62 x [(PF x HA)/IE] + SLA; Considering precipitation ETWA = (ETo-Eppt) x 0.62 x [(PF x HA)/IE] + SLA

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.0

Hydrozone Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft2) Without SLA	Irrigation Efficiency (IE)	(PF x HA) (ft2)/IE
Zone 1 Overhead Spray	High	0.70	1,613	0.75	1,505
Zone 2 Drip	Low	0.20	5,015	0.81	1,238
Zone 3 Drip	Medium	0.40	2,252	0.81	1,112
SLA					3,856
Sum			29		29

Results

MAWA = 91,327	ETWU = 88,147 Gallons 11,784 Cubic Feet 117.84 HCF 0.27 Acre-feet 0.09 Millions of Gallons	ETWU complies with MAWA
---------------	--	-------------------------

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Landscape Architect - 2022

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REVISIONS

NO.	DATE	DESCRIPTION
1	07/15/2022	ISSUED FOR PERMIT

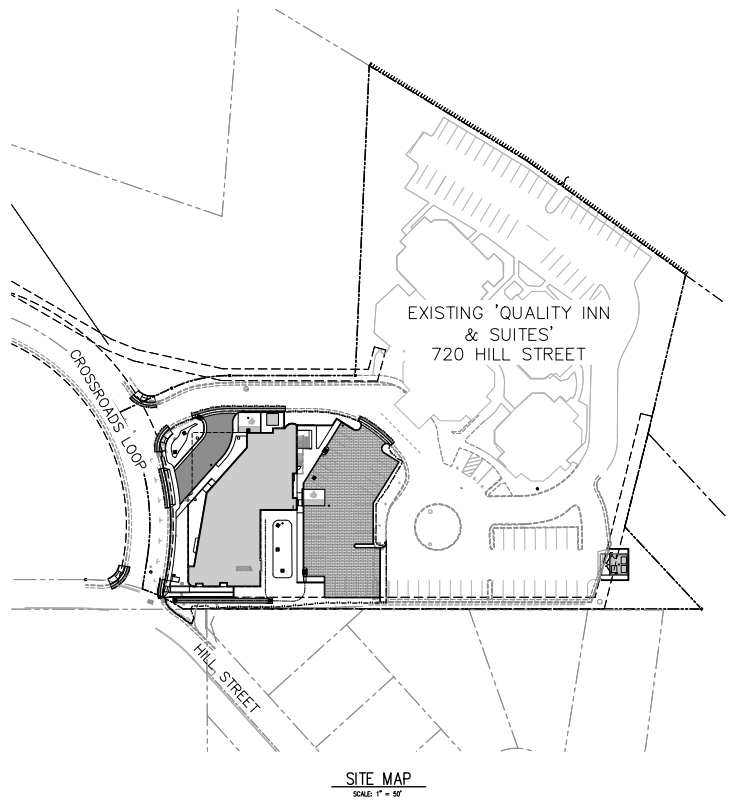
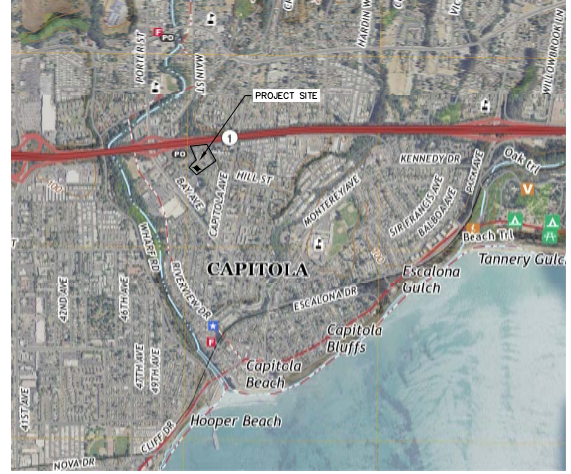
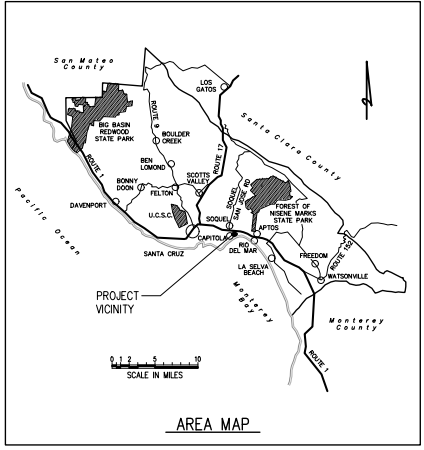
HYDROZONE MAP & WATER USE CALCULATIONS

JOB NO. 202103
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK
DATE 7.1.2022
SHEET L-3.2

PRELIMINARY IMPROVEMENT PLANS

BOUTIQUE HOTEL

720 HILL STREET, CAPITOLA, CA.
 APN 036-011-28 #21-0284



GENERAL NOTES

- THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE SHOWN FOR SIMILAR CONDITIONS.
- ALL EARTHWORK AND FOUNDATION CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CAPITOLA MUNICIPAL CODE.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW. BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE CITY OF CAPITOLA DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF ANY NEW PAVEMENT.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO THE START OF WORK.
- NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTOR, WHETHER OR NOT THE PROJECT IS NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK.
- ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERE TO. CONTRACTOR IS ADVISED TO CONTACT A UNDERGROUND SERVICE LOCATOR FOR MARKING UNDERGROUND LINES PRIOR TO BEGINNING WORK. THE PROJECT INSPECTOR SHALL BE PRESENT WHILE THE UNDERGROUND SERVICE LOCATOR IS ON SITE.
- TOPOGRAPHIC AND BOUNDARY INFORMATION WAS SUPPLIED BY THE OWNER.
- ENGINEER OF RECORD TO INSPECT CONSTRUCTION OF STORMWATER MANAGEMENT IMPROVEMENTS AND CERTIFY TO THE CITY THAT THE CONSTRUCTION MEETS THE INTENT OF THE APPROVED DESIGN DRAWINGS, STORMWATER CONTROL PLAN, AND CITY POST CONSTRUCTION REGULATIONS.

LEGEND

- (E) CONTOUR
- X — (E) FENCE LINE
- ⊙ (E) LITE
- (E) SANITARY SEWER LINE
- +4.21 — (E) GRADE SPOT ELEVATION
- (E) TELEPHONE LINE
- (E) TREE TO REMAIN
- X — (E) TREE TO BE REMOVED (VERIFY AGAINST LANDSCAPE PLANS)
- W — (E) WATER LINE
- (E) SLOPE (DRAINAGE PATH)
- FG 10.85 — FINISH GRADE SPOT ELEVATION
- SD — NEW STORM DRAIN
- I — NEW INLET

ABBREVIATIONS

- AC ASPHALT CONCRETE
- BM BOTTOM OF WALL
- CB CONCRETE
- CONC CONCRETE
- C/W CEMENT
- Ø DIA. # DIAMETER
- (E), EX ELECTRICAL
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FG FINISH GRADE
- G GUTTER
- GB GRADE BREAK
- GRD GROUND
- IRR IRRIGATION
- LAND LANDING AREA
- MAN MANHOLE
- PLAN PLANING AREA
- RM OR R- RM ELEVATION
- S/W SIDEWALK
- SDB STORM DRAIN CATCH BASIN
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SMH SANITARY SEWER MANHOLE
- TW TOP OF WALL
- TYP TYPICAL
- W/W WITH WATER VALVE

SHEET INDEX

- C0.0 CIVIL COVER SHEET
- C1.0 SITE PLAN
- C1.1 SITE PLAN
- C2.0 PRELIMINARY GRADING PLAN
- C2.1 PRELIMINARY GRADING PLAN
- C2.2 PRELIMINARY GRADING SECTIONS
- C2.3 RETAINING WALL PROFILES
- C3.0 PRELIMINARY DRAINAGE PLAN
- C3.1 PRELIMINARY DRAINAGE PLAN
- C3.2 PRELIMINARY STORMWATER CONTROL PLAN
- C3.3 PRELIMINARY DRAINAGE DETAILS
- C4.0 PRELIMINARY UTILITY PLAN
- C4.1 PRELIMINARY UTILITY PLAN
- C5.0 PRELIMINARY PHASE 1 EROSION AND SEDIMENT CONTROL PLAN
- C5.1 PRELIMINARY PHASE 2 EROSION AND SEDIMENT CONTROL PLAN
- C5.2 PRELIMINARY PHASE 2 EROSION AND SEDIMENT CONTROL PLAN
- C5.3 PRELIMINARY EROSION AND SEDIMENT CONTROL DETAILS



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APPLICATION #21-0284

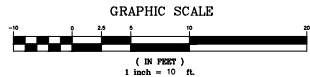
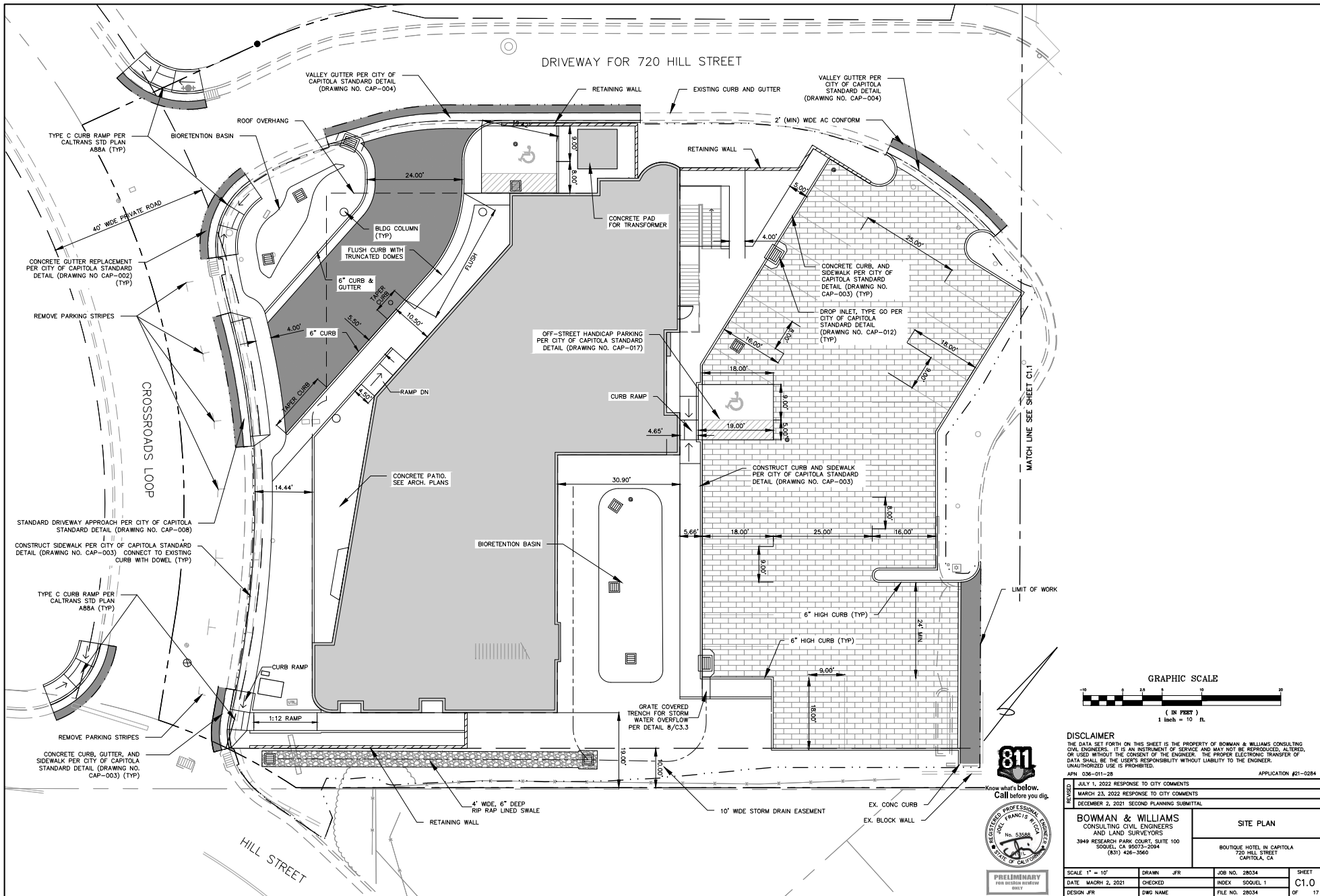
APRIL 028-011-28

JULY 1, 2022 RESPONSE TO CITY COMMENTS
 MARCH 23, 2022 RESPONSE TO CITY COMMENTS
 DECEMBER 2, 2021 SECOND PLANNING SUBMITTAL

BOWMAN & WILLIAMS
 CONSULTING CIVIL ENGINEERS
 AND LAND SURVEYORS
 3949 RESEARCH PARK COURT, SUITE 100
 SERRA, CA 95073-2084
 (831) 428-3560

CIVIL COVER SHEET
 BOUTIQUE HOTEL IN CAPITOLA
 720 HILL STREET
 CAPITOLA, CA

SCALE AS SHOWN DRAWN JFR JOB NO. 28034
 DATE MARCH 2, 2021 CHECKED INDEX SQUEEL 1 SHEET
 DESIGN JFR DWG NAME FILE NO. 28034 OF 12



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 APRN 028-011-28 APPLICATION #21-0284

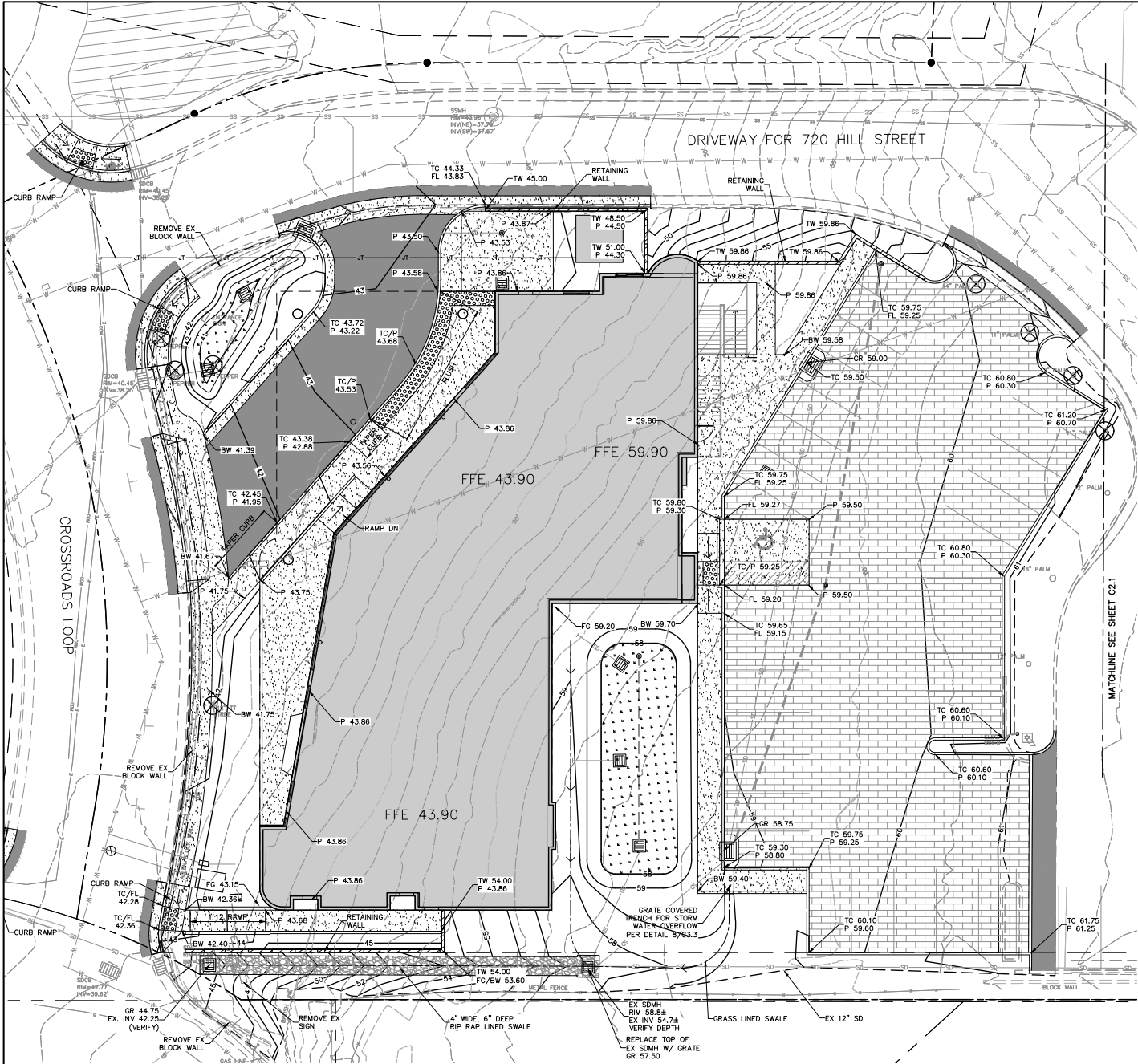


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PRELIMINARY
 FOR DESIGN REVIEW ONLY

JULY 1, 2022 RESPONSE TO CITY COMMENTS MARCH 23, 2022 RESPONSE TO CITY COMMENTS DECEMBER 2, 2021 SECOND PLANNING SUBMITTAL	SITE PLAN BOUTIQUE HOTEL IN CAPITOLA 720 HILL STREET CAPITOLA, CA
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SPOKANE, WA 99037-2004 (831) 428-3560	JOB NO. 28034 SHEET C1.0 OF 12
SCALE 1" = 10' DATE: MARCH 2, 2021 DESIGN: JFR	DRAWN: JFR CHECKED: SGOVEL 1 FILE NO. 28034



EARTHWORK AND GRADING NOTES

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTATION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL EARTHWORK AND FOUNDATION CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CAPITOLA MUNICIPAL CODE, AND IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER.
3. A REPRESENTATIVE OF A GEOTECHNICAL ENGINEER, AS HIRED BY OWNER, SHALL BE ON SITE DURING GRADING OPERATIONS AND SHALL PERFORM ALL TESTING AS DEMAND NECESSARY. THE REPRESENTATIVE SHALL OBSERVE THE GRADING OPERATIONS FOR CONDITIONS THAT REQUIRE CORRECTION, AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE. GRADING SHALL BE DONE AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER.

EARTHWORK QUANTITIES

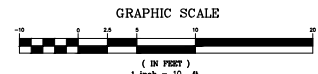
BUILDING & SITE	CUT (CY)	FILL (CY)
2,717	501	
NET	2,216 CY EXPORT	

EARTHWORK VOLUMES SHOWN ARE FOR PERMITTING PURPOSES. EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE TAKEN AS THE DIFFERENCE BETWEEN EXISTING GRADE AS SHOWN ON THE TOPOGRAPHIC SURVEY AND THE FINISH GRADES SHOWN HEREON. ACTUAL EARTHWORK VOLUMES MAY VARY.

THE QUANTITIES ABOVE INCLUDE EXCAVATION FOR STRUCTURAL SECTION OF GARAGE SLAB AND CRAWL SPACE AS SHOWN ON STRUCTURAL PLANS.

CONTRACTOR SHALL VERIFY THE EARTHWORK VOLUMES TO HIS SATISFACTION PRIOR TO CONSTRUCTION.

ALL EXCESS EXCAVATION (CUT) TO BE OFFLOADED FROM SITE AND DISPOSED AT COUNTY LANDFILL OR APPROVED SITE.

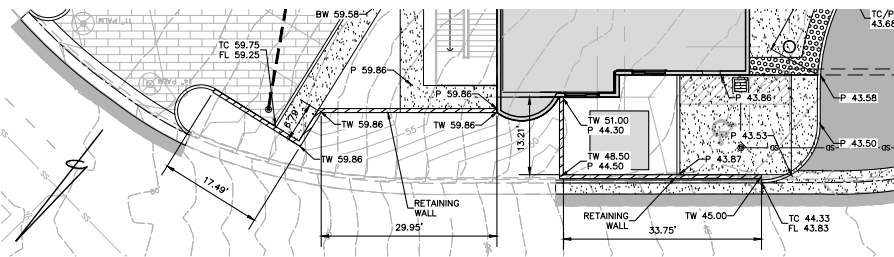


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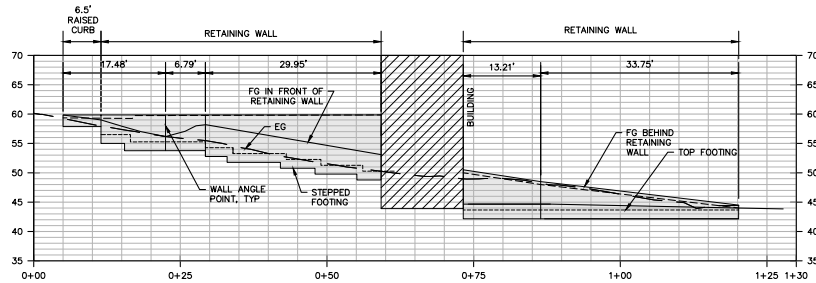
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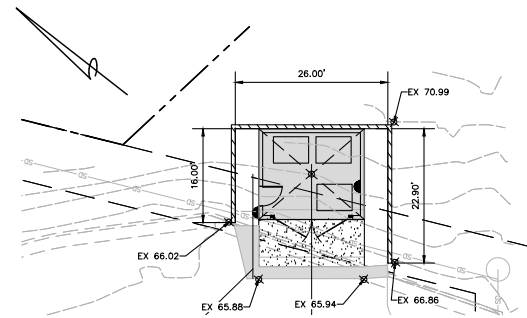
APPROVED FOR SUBMITTAL	DATE: MARCH 2, 2021	CHECKED: [Signature]	NO. 53588	APPLICATION #21-0284
DESIGNED: JFR	DATE: MARCH 2, 2021	CHECKED: [Signature]	NO. 53588	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2004 (831) 428-3560		PRELIMINARY GRADING PLAN BOUTIQUE HOTEL IN CAPITOLA 720 HILL STREET CAPITOLA, CA		
SCALE 1" = 10'	DRAWN: JFR	JOB NO. 28034	SHEET C2.0	
DESIGN: JFR	DWG NAME	NO. 28034	OF 12	



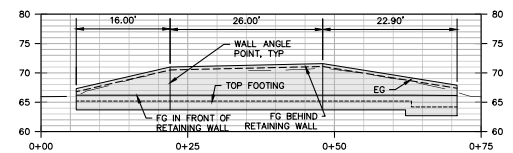
PLAN



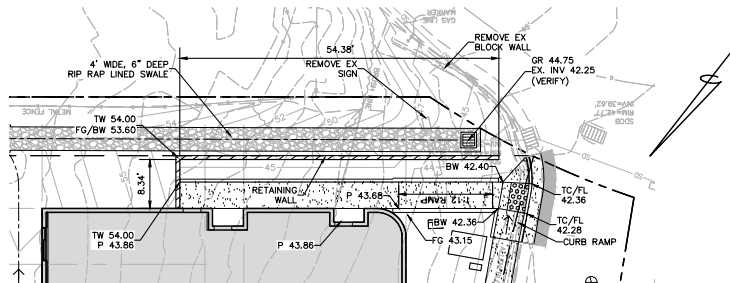
PROFILE
NORTH RETAINING WALL
SCALE: 1" = 10' H. & V.'



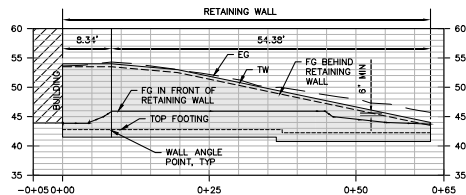
PLAN



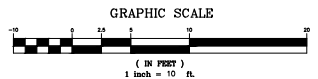
PROFILE
TRASH ENCLOSURE RETAINING WALL
SCALE: 1" = 10' H. & V.'



PLAN



PROFILE
SOUTH RETAINING WALL
SCALE: 1" = 10' H. & V.'

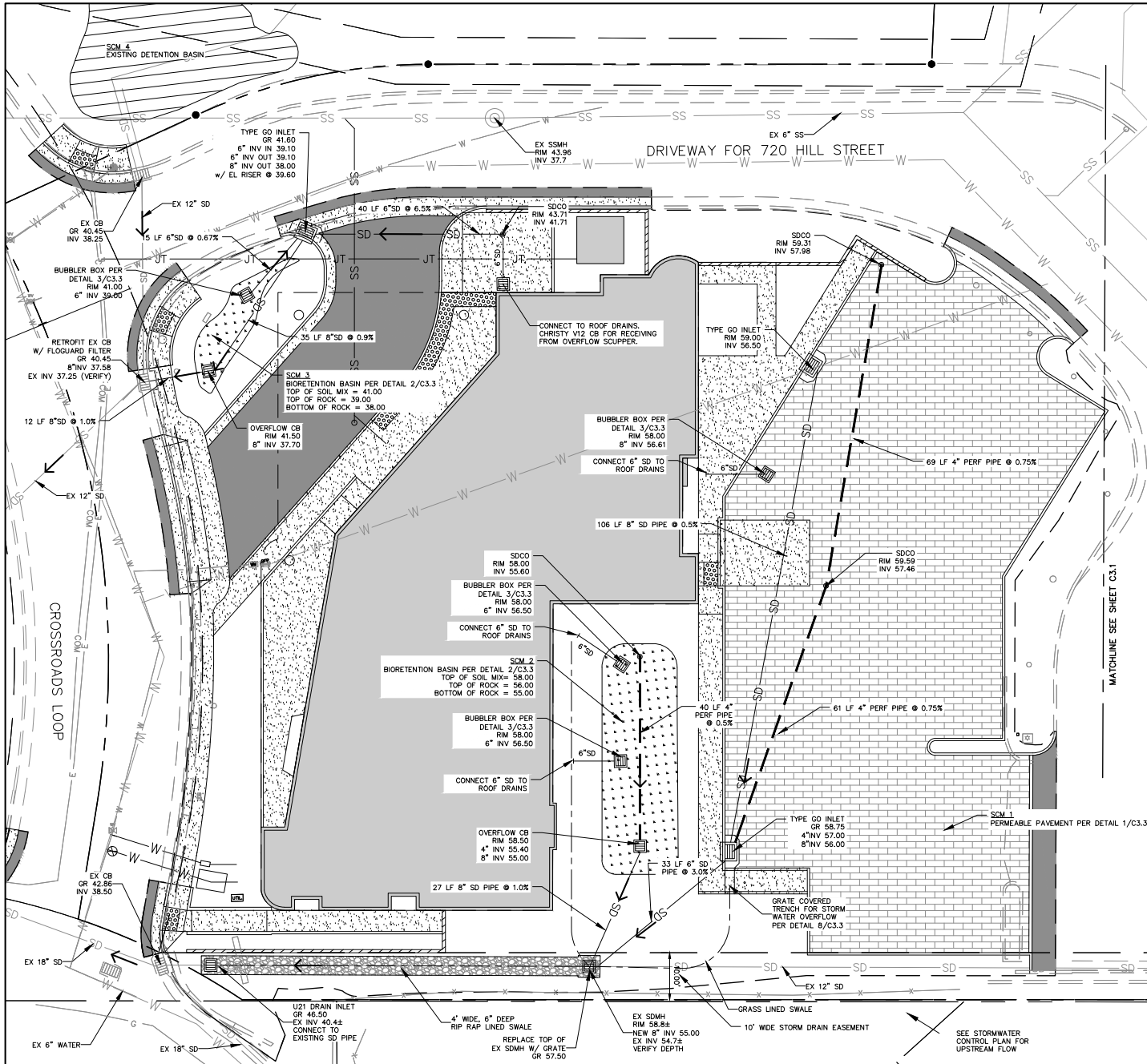


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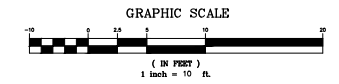


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REVISIONS	JULY 1, 2022 RESPONSE TO CITY COMMENTS		APPLICATION #21-0284
	MARCH 23, 2022 RESPONSE TO CITY COMMENTS		
	DECEMBER 2, 2021 SECOND PLANNING SUBMITTAL		
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SIOUX FALLS, SD 57105-2004 (605) 428-3560		RETAINING WALL PROFILES BOUTIQUE HOTEL IN CAPITOLA 720 HILL STREET CAPITOLA, CA	
SCALE: 1" = 10'	DRAWN: JFR	JOB NO.: 28034	SHEET
DATE: MARCH 2, 2021	CHECKED:	INDEX: SCHEDULE 1	C2.3
DESIGN: JFR	DWG NAME:	FILE NO.: 28034	OF 13



← FLOW DIRECTION

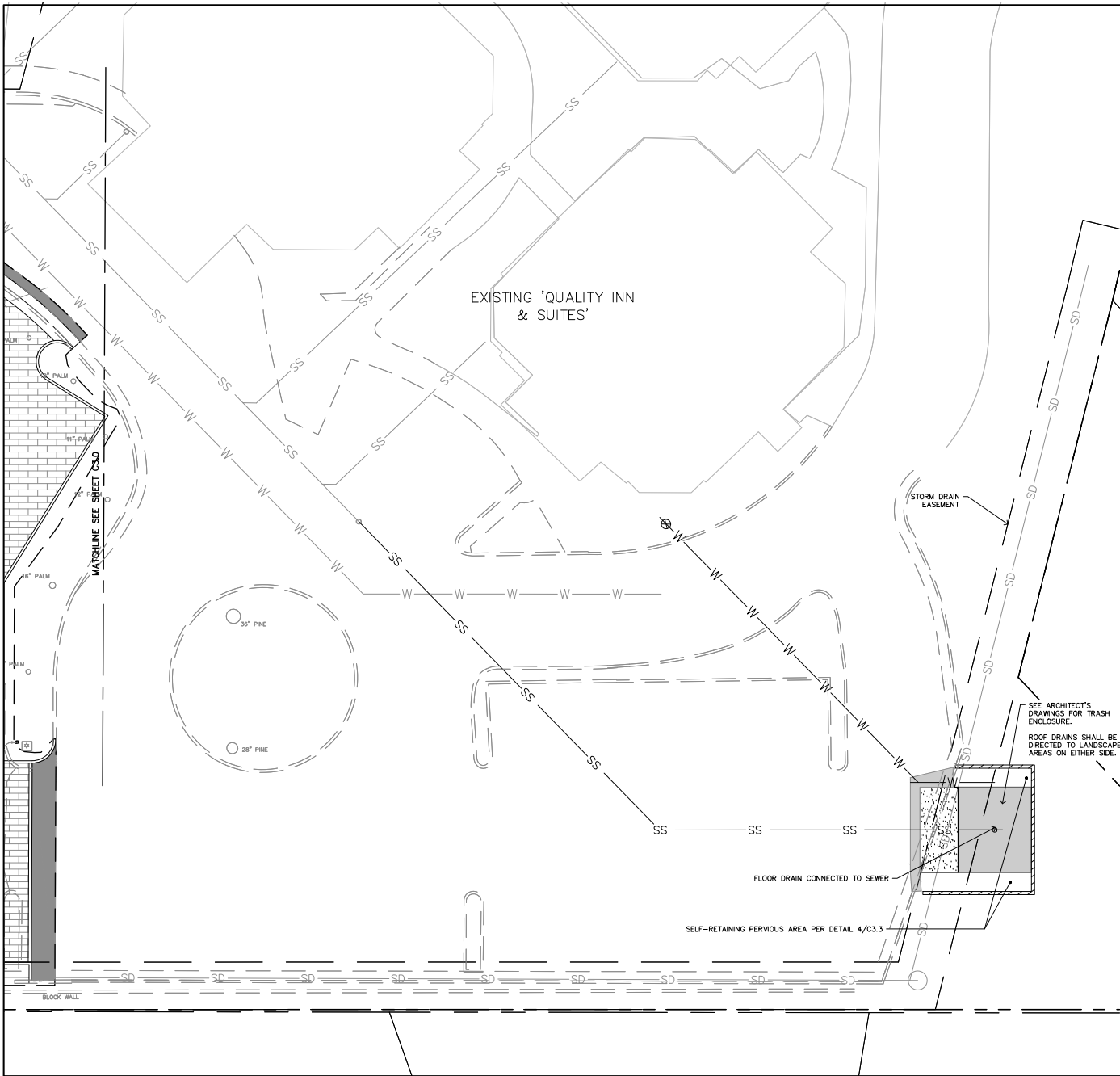


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REVISIONS JULY 1, 2022 RESPONSE TO CITY COMMENTS MARCH 23, 2022 RESPONSE TO CITY COMMENTS DECEMBER 2, 2021 SECOND PLANNING SUBMITTAL	APPLICATION #21-0284 ROUTINE HOTEL IN CAPITOLA 720 HILL STREET CAPITOLA, CA
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2004 (831) 428-3560	PRELIMINARY DRAINAGE PLAN SCALE 1" = 10' DATE: MARCH 2, 2021 DESIGN: JFR
DRAWN: JFR CHECKED: SGOVEL 1 DWG NAME: FILE NO: 28034	JOB NO: 28034 INDEX: SGOVEL 1 SHEET: C3.0 OF: 12



GRAPHIC SCALE

(IN FEET)
1 Inch = 10 ft.

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APN: 028-011-28 APPLICATION #21-0284

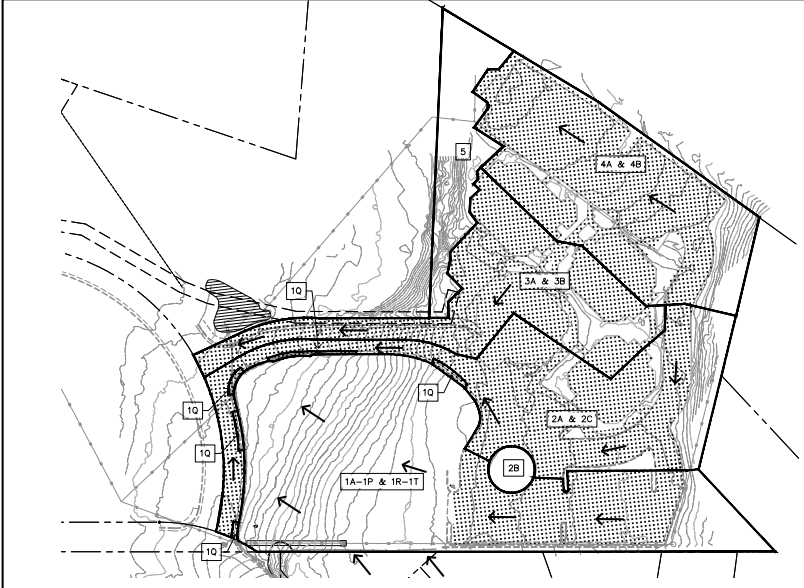
REVISIONS	JULY 1, 2022 RESPONSE TO CITY COMMENTS	
	MARCH 23, 2022 RESPONSE TO CITY COMMENTS	
	DECEMBER 2, 2021 SECOND PLANNING SUBMITTAL	

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS		PRELIMINARY DRAINAGE PLAN	
3949 RESEARCH PARK COURT, SUITE 100 SIOGUEL, CA 95073-2004 (831) 428-3560		BOUTIQUE HOTEL IN CAPITOLA 720 HILL STREET CAPITOLA, CA	

SCALE 1" = 10'	DRAWN JFR	JOB NO. 28034	SHEET
DATE MARCH 2, 2021	CHECKED	INDEX SIOGUEL 1	C3.1
DESIGN JFR	DWG NAME	FILE NO. 28034	OF 12

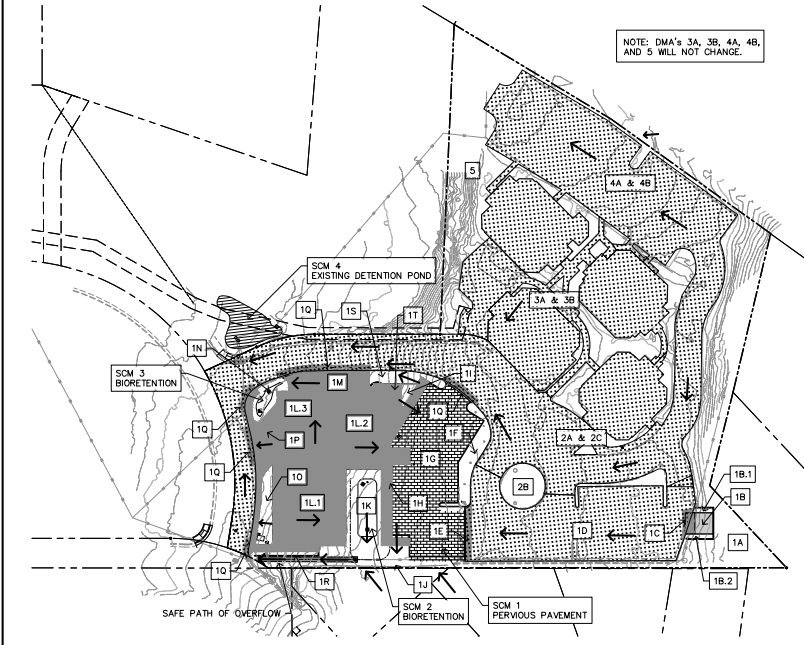
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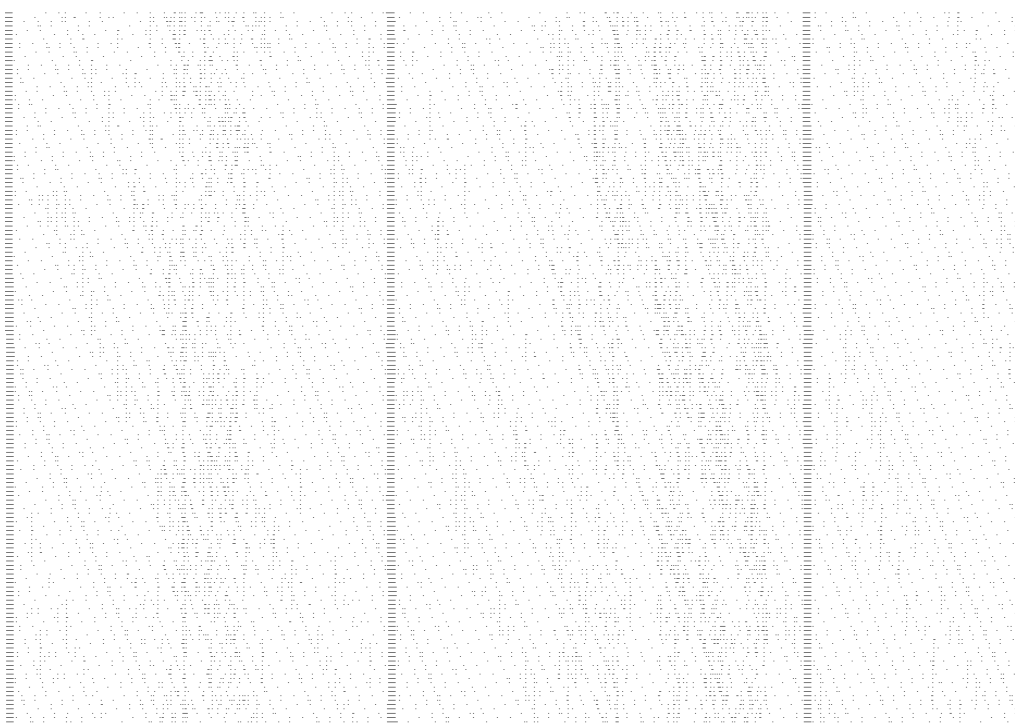


PRE-DEVELOPMENT DMA MAP

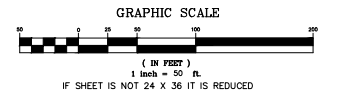
NOTE: DMA's 3A, 3B, 4A, 4B, AND 5 WILL NOT CHANGE.



POST DEVELOPMENT DMA MAP



- LEGEND**
- NEW IMPERVIOUS
 - SEM- IMPERVIOUS
 - REPLACED IMPERVIOUS
 - PERVIOUS
 - FLOW DIRECTION



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REGISTERED PROFESSIONAL ENGINEER
No. 53588
STATE OF CALIFORNIA

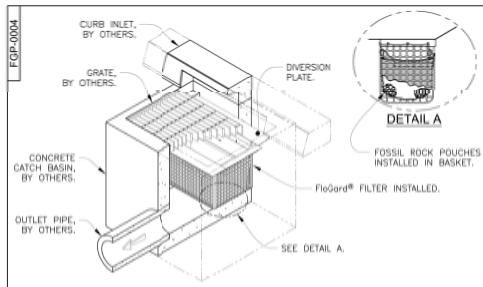
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UNAUTHORIZED USE IS PROHIBITED.
APN: 028-091-28 APPLICATION #21-0284

REVISIONS	JULY 1, 2022 RESPONSE TO CITY COMMENTS		
	MARCH 23, 2022 RESPONSE TO CITY COMMENTS		
	DECEMBER 2, 2021 SECOND PLANNING SUBMITTAL		

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SPOKANE, WA 99073-2084 (831) 428-3560	PRELIMINARY STORMWATER CONTROL PLAN BOUTIQUE HOTEL IN CAPITOLA 720 HILL STREET CAPITOLA, CA	SCALE 1" = 50'	DRAWN JFR	JOB NO. 28034	SHEET
		DATE MARCH 2, 2021	CHECKED	INDEX	SHEET 1
DESIGN JFR	DWG NAME	FILE NO. 28034			OF 12

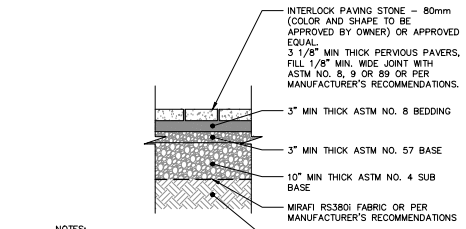
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS, 3949 RESEARCH PARK COURT, SUITE 100, SPOKANE, WA 99073-2084, (831) 428-3560, WWW.BOWMANWILLIAMS.COM



SPECIFIER CHART

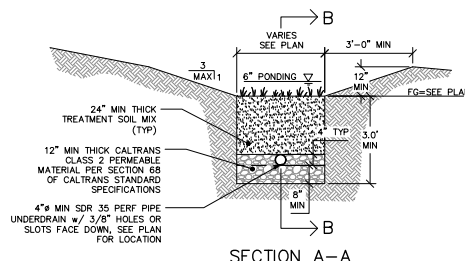
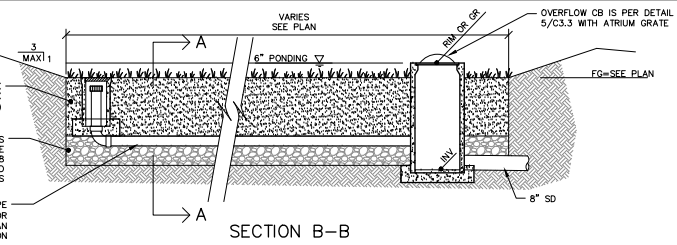
MODEL NO.	STANDARD & SHALLOW DEPTH			STANDARD DEPTH			MODEL NO.	SHALLOW DEPTH		
	INLET DEPTH (Overall)	GRATE CD (Overall)	TOTAL BYPASS CAPACITY (cu. ft./sq. ft.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft./hr.)	SHALLOW DEPTH		SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft./hr.)	
FGP-163FGO	16 X 33	16 X 36	7.0	2.5	1.7	FGP-163FGO	14	1.1		
FGP-163FGO	18 X 36	18 X 40	8.9	2.3	1.8	FGP-163FGO	13	9		
FGP-223FGO	22 X 34	24 X 36	8.1	3.6	2.1	FGP-223FGO	21	1.4		
FGP-243FGO	24 X 36	24 X 40	8.0	3.4	2.0	FGP-243FGO	1.85	1.15		
FGP-48FGO	48 X 48	20 X 54	6.3	2.2	1.5	FGP-48FGO	1.35	.85		

- NOTES:**
- Filter insert shall have a high flow bypass feature.
 - Filter support frame shall be constructed from stainless steel Type 304.
 - Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
 - Storage capacity reflects 80% or maximum solids collection prior to impeding filtering bypass.



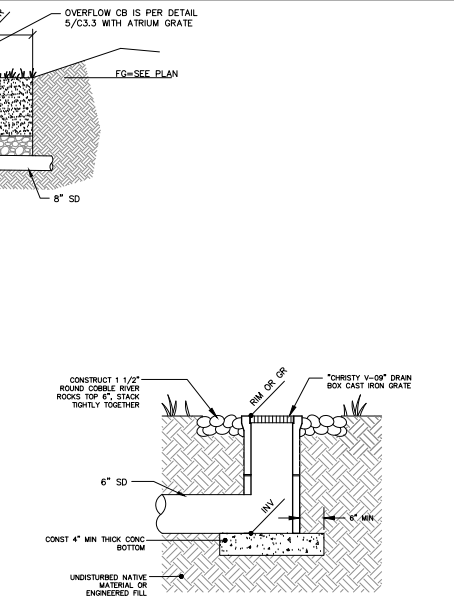
- NOTES:**
- PERVIOUS PAVERS SHALL BE INTERLOCKING OR APPROVED EQUAL, COLOR AND SHAPE TO BE APPROVED BY OWNER.
 - COMPACT ASTM NO. 57 AND NO. 4 PER MANUFACTURER'S RECOMMENDATIONS.
 - FOLLOW MANUFACTURER INSTALLATION RECOMMENDATIONS FOR PAVEMENT INSTALLATION.
 - 5% MAX PAVEMENT SURFACE SLOPE

1 PERVIOUS PAVER PAVEMENT SECTION
SCALE: 3/4"=1'-0"

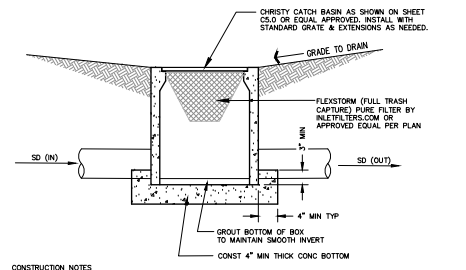


- NOTES:**
- BIORETENTION SOIL MIX SHALL BE A WELL-BLENDED MIXTURE OF MINERAL AGGREGATE AND COMPOST MEASURED ON A VOLUME BASIS. A MIXTURE OF SAND (60%-70%) MEETING THE SPECIFICATIONS OF ASTM C-33 AND COMPOST (30%-40%).
 - BIORETENTION SOIL SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 IN/HR.

2 LARGE BIORETENTION SECTION IN OPEN SPACE
SCALE: 1/2" = 1'-0"

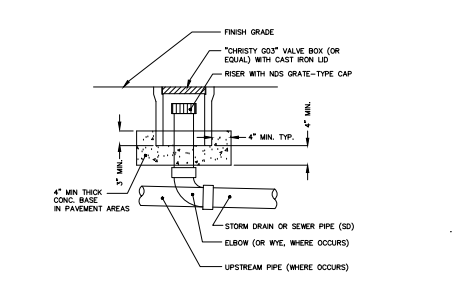


3 BUBBLER
SCALE: N.T.S.

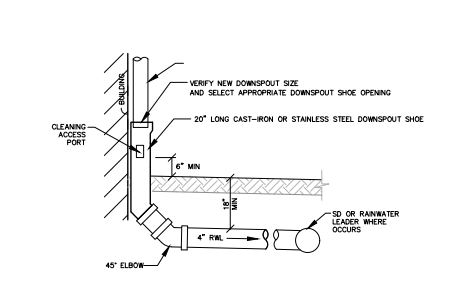


- CONSTRUCTION NOTES:**
- MARK ALL ACCESSIBLE ON-SITE INLETS WITH THE STORM DRAIN MARKER "NO DUMPING DRAINS TO BAY".

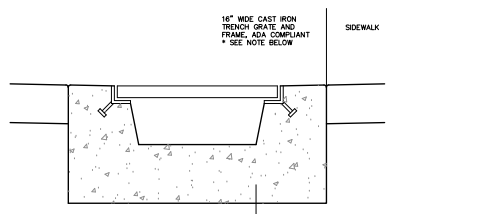
5 TYPICAL CATCH BASIN
SCALE: N.T.S.



6 STORM DRAIN CLEANOUT (SDCO)
SCALE: N.T.S.



7 DOWNSPOUT CONNECTION TO STORM DRAIN
SCALE: N.T.S.



- NOTE:** OPENINGS IN THE GRATE SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2" INCH DIAMETER, AND THE LONG DIMENSION OF THE GRATE OPENINGS SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

8 TRENCH GRATE
SCALE: 1/2" = 1'-0"

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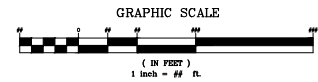
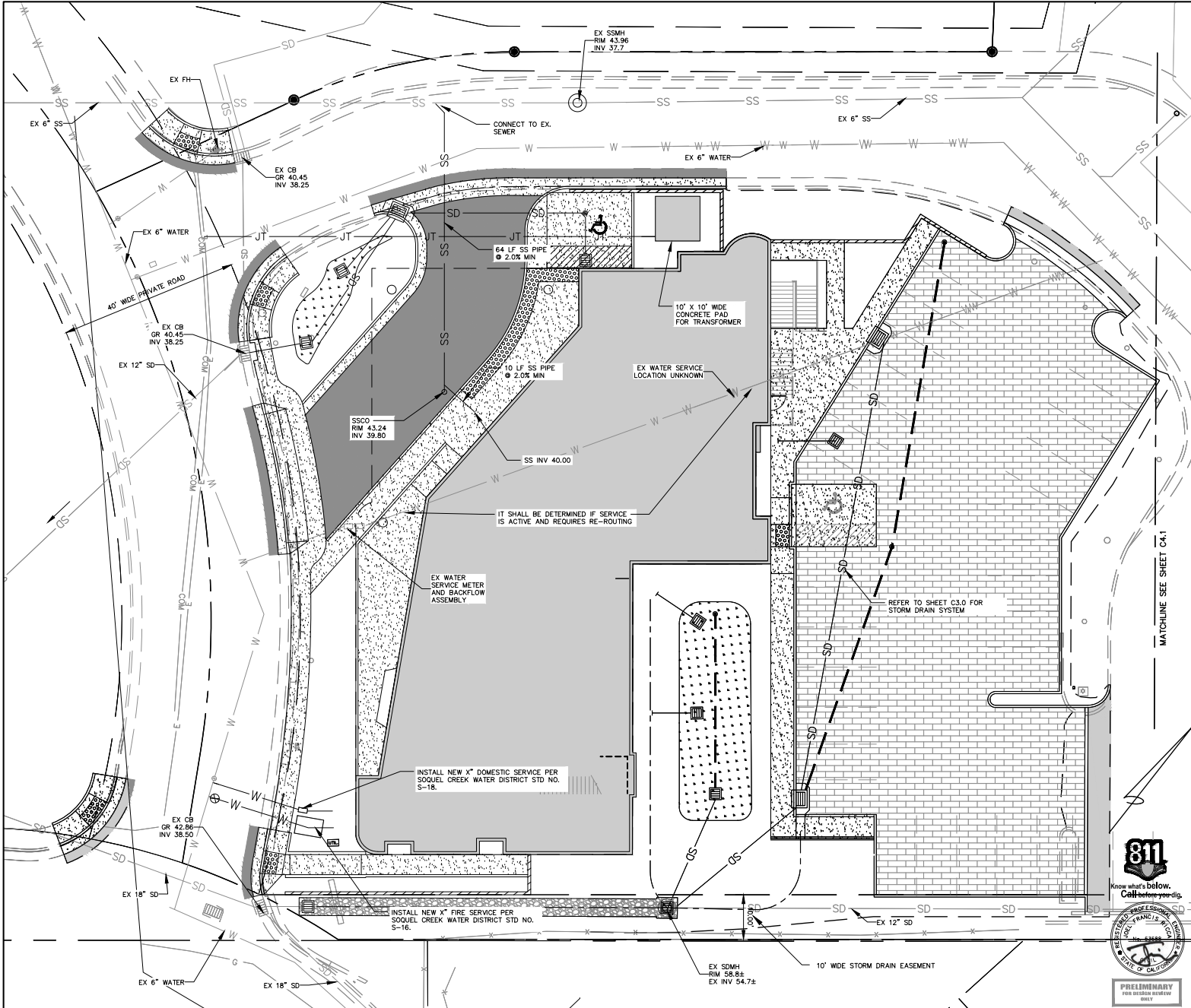
APPLICATION #21-0284

REVISED: JULY 1, 2022 RESPONSE TO CITY COMMENTS
MARCH 23, 2022 RESPONSE TO CITY COMMENTS
DECEMBER 2, 2021 SECOND PLANNING SUBMITTAL

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SPOKANE, WA 99073-2004
(831) 428-3560

PRELIMINARY DRAINAGE DETAILS
BOUTIQUE HOTEL IN CAPITOLA
720 HILL STREET
CAPITOLA, CA

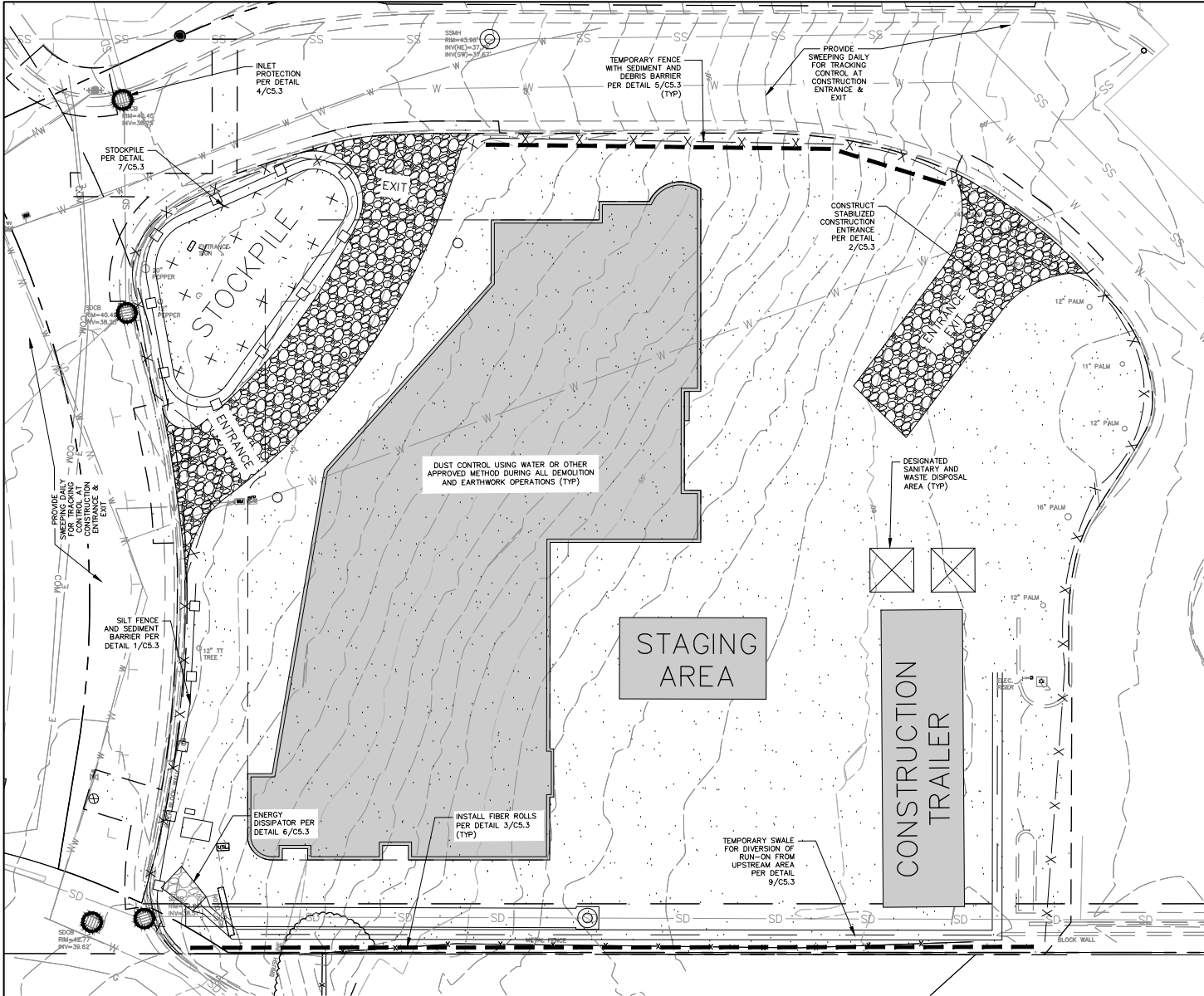
SCALE AS NOTED DRAWN JFR JOB NO. 26034
DATE: MARCH 2, 2021 CHECKED: INDEX: SCALE: 1
DESIGN: JFR DWG NAME: FILE NO. 26034 SHEET OF 13



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APPLICATION #21-0284	
JULY 1, 2022 RESPONSE TO CITY COMMENTS	
MARCH 23, 2022 RESPONSE TO CITY COMMENTS	
DECEMBER 2, 2021 SECOND PLANNING SUBMITTAL	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2004 (831) 428-3560	PRELIMINARY UTILITY PLAN BOUTIQUE HOTEL IN CAPITOLA 720 HILL STREET CAPITOLA, CA
SCALE 1" = 10'	DRAWN JFR
DATE MARCH 2, 2021	CHECKED
DESIGN JFR	DWG NAME
JOB NO. 28034	INDEX SOQUEL 1
FILE NO. 28034	SHEET C4.0
	OF 12



LEGEND

- CONSTRUCTION FENCING
- SILT FENCING
- STRAW WATTLE
- FLOW DIRECTION
- INLET PROTECTION

GRAPHIC SCALE

0 5 10 15 20
 (IN FEET)
 1 inch = 10 ft.

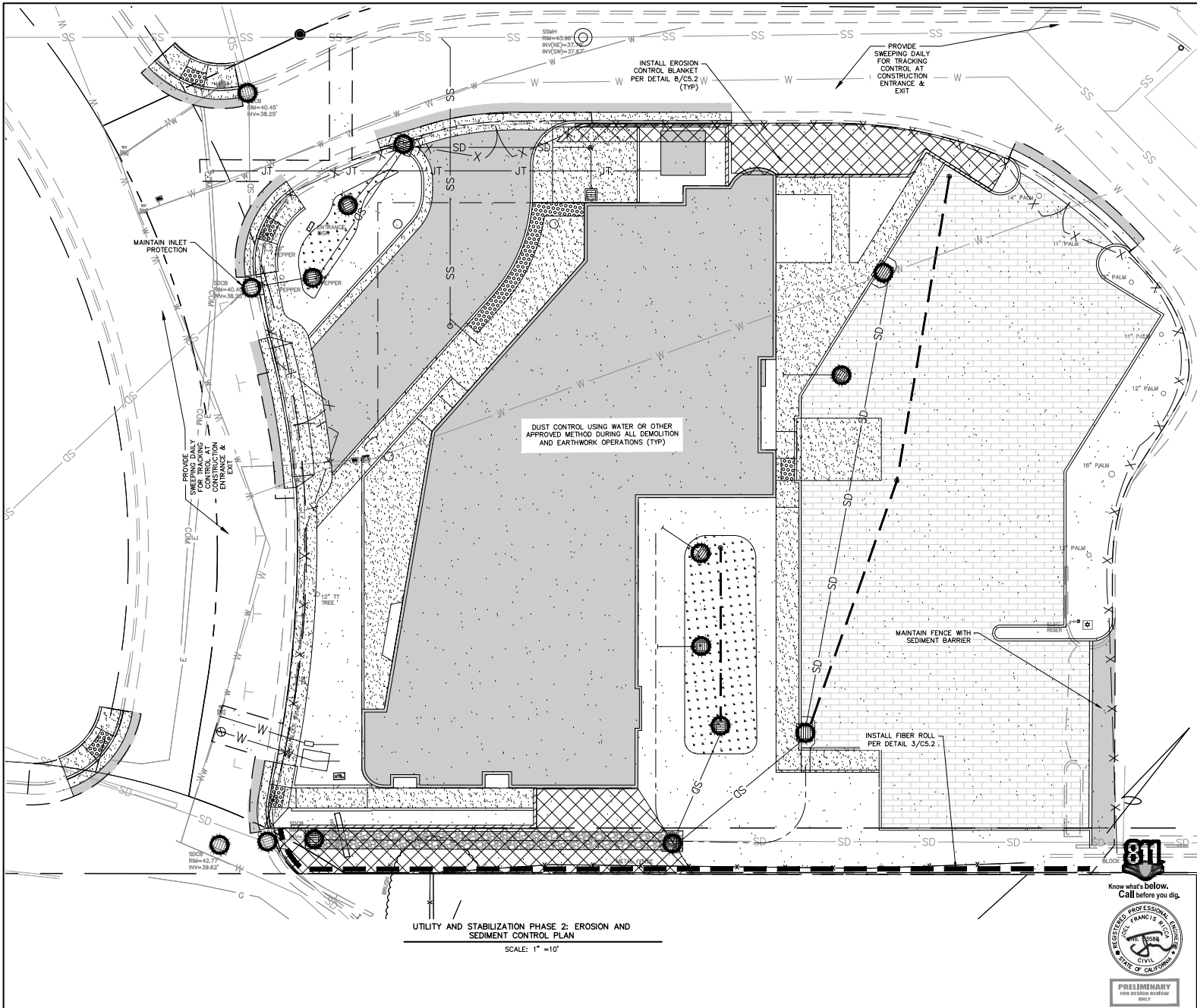
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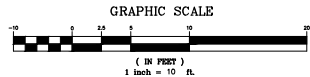
PRELIMINARY FOR DESIGN REVIEW ONLY

GRADING PHASE 1: EROSION AND SEDIMENT CONTROL PLAN
 SCALE: 1" = 10'

REVISIONS	APPLICATION #21-0284	
	JULY 1, 2022 RESPONSE TO CITY COMMENTS	
	MARCH 23, 2022 RESPONSE TO CITY COMMENTS	
	DECEMBER 2, 2021 SECOND PLANNING SUBMITTAL	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS	PRELIMINARY PHASE 1 EROSION AND SEDIMENT CONTROL PLAN	
3949 RESEARCH PARK COURT, SUITE 100 SIOUX FALLS, SD 57105 (605) 426-3560	BOUTIQUE HOTEL IN CAPITOLA 720 HILL STREET CAPITOLA, CA	
SCALE 1" = 10'	DRAWN JFR	JOB NO. 28034
DATE: MARCH 2, 2021	CHECKED	INDEX: SOOVEL 1
DESIGN JFR	DWG NAME	FILE NO. 28034
		SHEET C5.0
		OF 12



UTILITY AND STABILIZATION PHASE 2: EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 10'



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Know what's below. Call before you dig.



PRELIMINARY FOR DESIGN REVIEW ONLY

<p>APPROVALS</p> <p>JULY 1, 2022 RESPONSE TO CITY COMMENTS</p> <p>MARCH 23, 2022 RESPONSE TO CITY COMMENTS</p> <p>DECEMBER 2, 2021 SECOND PLANNING SUBMITTAL</p>	<p>APPLICATION #21-0284</p>
<p>BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SIOLEIL, CA 95073-2004 (831) 428-3560</p>	<p>PRELIMINARY PHASE 2 EROSION AND SEDIMENT CONTROL PLAN BOUTIQUE HOTEL IN CAPITOLA 720 HILL STREET CAPITOLA, CA</p>
<p>SCALE 1" = 10'</p> <p>DATE: MARCH 2, 2021</p> <p>DESIGN: JFR</p>	<p>DRAWN: JFR</p> <p>CHECKED: SGOVEL 1</p> <p>DWG NAME:</p> <p>FILE NO: 28034</p>
<p>JOB NO: 28034</p> <p>SHEET C5.1</p> <p>OF 12</p>	



FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

August 10, 2022

Dhanesh Patel
8430 Murray Avenue
Gilroy, CA 95020

RE: Notice of Final Action on Application #21-0122

720 Hill Street

Design Permit, Conditional Use Permit, and Tree Removal Permit for a new 42-room hotel located within the C-C (Community Commercial) zoning district and the AH (Affordable Housing) overlay zone ("Project").

This project is outside of the Coastal Zone and does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption 15332

Property Owner: Dhanesh Patel

Representative: Gwen Jarick, Filed: 12.14.21

The above matter was presented to the Planning Commission on July 21, 2022, and was **approved**, with the following findings and conditions. Any modifications to the conditions and findings are indicated below in strikeout and underline notation.

Conditions of Approval

General Conditions

1. The project approval consists of a Conditional Use Permit, Design Permit, and Tree Removal Permit for the construction and operation of a hotel at 720 Hill Street. The CUP, Design Permit, and Tree Removal Permit application #21-0122 was approved by Planning Commission on July 21, 2022.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this conditional use permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

4. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.
5. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
6. This permit shall expire 24 months from the date of issuance. The applicant shall have obtained an approved building permit commenced construction before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
8. The project applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
9. Green Waste is the City’s exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Green Waste. Using another hauler may violate City Code Section 8.04 and result in Code Enforcement action.

Conditional Use Permit Conditions

10. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
11. The rooftop patio shall be closed for all use between 10pm and 8am.
12. The applicant shall obtain a business license prior to operating the new hotel.
13. Hours for deliveries to the hotel shall be limited to 8:00 A.M. – 8:00 P.M. Monday through Friday, to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle, shall utilize the loading zones, and shall not stop or park within 50 feet of the residential property boundaries.
14. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view and inside the trash enclosure on non-collection days.

15. Bicycle parking is required to be accommodated with 10 short term bike parking spaces and five long term bike parking spaces. The design and specifications of the bike parking spaces shall be included in the plans for Building Permit plan check.
16. The property shall maintain and make available to guests and employees, six property bikes. The applicant shall have the bikes onsite prior to certificate of occupancy.
17. Amplified sound is limited to interior areas only.
18. Alcohol service is not approved with this permit.

Planning Department Conditions

19. 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.
20. Prior to issuance of building permit, all Planning fees associated with permit #21-0122 shall be paid in full.
21. Air-conditioning equipment or other roof top equipment shall be screened from view and fall within allowable city permitted decibel levels.
22. The trash enclosure shall be covered, gated, and maintained to provide a clean and sanitary area. The trash enclosure construction shall be completed, prior to final inspection.
23. Outdoor luminaires shall be energy-efficient fixtures controlled by motion sensors and incorporate cut-off controls and outdoor lighting controls. All building and parking lot lighting shall be shielded to prevent light from shining in the neighboring properties and be Dark Sky compliant. The applicant shall provide a lighting plan and photometric plan with the submittal of plans for building permit plan check.
24. No rooftop equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with the building permit submittal.
25. 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.
26. Prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and its officers, agents, and employees in any action brought by a third party to void this Conditional Use Permit, Design Permit, or Tree Removal. The agreement shall be in a form satisfactory to the City Attorney and Community Development Director and executed, prior to issuance of building permits. It shall run with the land and shall not be amended without prior City consent.
27. 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.

28. The owner shall consult the members and/or managers of the Road and Utility Maintenance Agreement to obtain any necessary approvals regarding the design and location of road, sidewalk, and utility improvements associated with this project, prior to start of work. The owner shall further coordinate with the managers of the Road and Utility Maintenance Agreement and adjacent property owners to ensure that appropriate access is maintained throughout the duration of the project. Permit approval does not supersede any obligations of the owner to comply with private agreements.
29. Prior to occupancy, the Landscape Architect shall certify in writing the landscaping and irrigation has been installed in accordance with all aspects of the approved landscape plans, subject to final approval by the Community Development Director.
30. If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100' of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.
31. In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains, and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.
32. In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
33. 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.

34. This project requires the approval of the Santa Cruz County Environmental Health Department prior to issuance of Building Permits.
35. No signs are approved as part of this application. A Sign Permit application shall be submitted in compliance with Chapter 17.80 of the zoning ordinance and shall include all signage proposed for the project site.
36. The Water Feature shall not be directly connected to water utility source and shall be equipped with a recirculation pump.
37. Inspections by the Planning Department are required for the foundation, final framing, prefinal after application of exterior materials, and final inspection.
38. Separate containers for recyclables, organics, and waste shall be placed in all common areas, including all gathering areas, such as eating areas and break rooms.
39. A separate water service and water meter for irrigation will be required.
40. The applicant shall submit an application to meet the public art requirement prior to building permit issuance. The proposed conceptual mural at the northwest corner of the building shall be incorporated into the project in any case; even if it does not qualify or is otherwise not accepted to satisfy the public art requirement. A cash deposit for the value of the public art shall be paid prior to issuance of building permits.
41. The applicant shall provide four electric vehicle charging stations with the plans for building permit plan check.
42. The landscape plans for Building Permit plan check shall replace the six, 15-gallon pittosporum shrubs at the south end of the new parking lot with three, 24 inch box evergreen trees.

Public Works Department Conditions

43. Prior to issuance of building permits, any improvements that interface with the public right of way, e.g., sidewalks, crosswalks, curb, gutter and sidewalks, shall submit plans for review and approval by the Public Works Department.
44. 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.

45. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk in the City Road right of way 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.
46. 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.
47. 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.
48. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted to verify compliance with the approved temporary erosion and sediment control plan
49. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan (Temporary Construction BMPs) shall be submitted to the City and approved by the Public Works Director. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16.100 Construction Site Storm Water Runoff Control. All improvements shall be installed prior to the start of construction and shall be maintained throughout project duration.
50. Prior to issuance of building permits, the applicant shall submit a Stormwater Control Plan, Bioretention Construction checklist, and detailed draft Stormwater Operation and Maintenance Plan prepared and certified by a Registered Civil Engineer in accordance with the current Post construction Requirements (PCRs) for a Tier 2 project for review and approval by the Public Works Director. The revisions specified in the HydroScience Preliminary Stormwater Control Plan Review dated July 11, 2022, including subsequent updates, shall be completed to the satisfaction of the Public Works Director.
51. Prior to final occupancy approval the applicant shall submit a final Operation and Maintenance Plan including any revisions resulting from changes made during construction for review, approval and recorded in the Office of the County Recorder by the Public Works Director.
52. Prior to final occupancy approval the applicant shall enter into and record in the Office of the county Recorder, any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of the stormwater treatment BMPs.
53. Prior to final occupancy approval the Engineer of Record shall inspect construction of stormwater management improvements and certify to the City that the construction meets the intent of the approved design drawings, Stormwater Control Plan, and the City Post Construction Requirements.
54. Prior to final occupancy approval the Engineer of Record shall provide final record drawings of the constructed stormwater management improvements.

Planning Commission Conditions

55. Prior to acceptance of plans for building permit plan check, the applicant shall adjust existing parking lot lighting to avoid light trespass onto neighboring properties.
56. The applicant shall add a three foot tall solid wood cap to the existing five foot tall masonry wall, prior to certificate of occupancy.

Conditional Use Permit Findings

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

Hotels are a conditional use in the Community Commercial zone. The design and use incorporate mitigations and conditions to result in a hotel that has an appropriate transition and limited impact on surrounding residential uses. The property has an Affordable Housing Overlay that is assigned 61 units under the current Housing Element. The City has identified new sites and progress toward RHNA goals that result in No Net Loss.

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

The proposed use, as conditioned, is consistent with local long range and implementation planning documents.

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

The project will have a beneficial effect on traffic and provide a support service to local business. The design incorporates appropriate residential transition measures and involves only a 40% buildout of the site. The rooftop patio is regulated by appropriate hours.

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

The proposed hotel will not have an impact to public, health, safety, and welfare. The building provides for required parking, will be fire sprinkled, and will be served by all necessary public utilities.

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

The proposed use is appropriately located and well mitigated from impacts to adjacent residential uses. The project is with a quarter mile to SR1 and a bus route. The property will be served by all utilities.

Design Permit Findings

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

Community Development staff, the Development and Design Review Committee, consultant RRM and the Planning Commission have all reviewed the project. The proposed project, as conditioned, is consistent with local long range and implementation planning documents. The project meets the Design Review Criteria.

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

Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 18,261 square foot hotel complies with all development standards of the C-C (Community Commercial) zoning district.

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

Section 15332 of the CEQA Guidelines exempts infill development projects that meet certain criteria.

The city contracted with environmental consultant Dudek to prepare a detailed environmental analysis under CEQA for the proposed project (attachment #5). The project is consistent with both the general plan and zoning ordinance. The site is within city limits and is surrounded by developed sites and urban uses. No known habitat or rare or threatened species have been identified on the subject site. Potential for traffic, noise, air quality and water quality were all evaluated and will be effectively mitigated by following current City codes and the recommended project conditions of approval. The site is well served by available public utilities and services.

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

The proposed hotel will not have an impact to public, health, safety, and welfare. The building provides for required parking, will be fire sprinkled, and will be served by all necessary public utilities. Condition #22 requires the applicant to work with the Road and Utility Maintenance Agreement members to ensure compliance with the property's underlying private contracts.

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

Community Development Staff, the Architectural and Site Review Committee, design consultant RRM and the Planning Commission have all reviewed the project. The proposed 18,261 square foot hotel and supporting improvements comply with the applicable design review criteria as described in the staff report.

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

The project site is not in a residential neighborhood but adjacent to single family and multi family zoning. The design incorporated all required transitional standards and conditions of approval further mitigate impacts of operating hours, privacy, and noise.

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 (August 2, 2024) unless otherwise indicated in conditions of approval. Should you have any questions on this matter, do not hesitate to call.

Respectfully,



Brian Froelich, AICP
Senior Planner

BOUTIQUE HOTEL - CAPITOLA
720 HILL STREET, CAPITOLA, CALIFORNIA 95010

Date: 06.20.2024

To: City of Capitola
Community Development
Planning Commission
420 Capitola Avenue
Capitola, CA 95010
AttN: Brian Froelich, Sr. Planner

From: Designcell Architecture
Charles Ramm
1785 Village Center Cir #100
Las Vegas, NV 89134
Phone: (702) 403-1575
permits@design-cell.com

Reference: Boutique Hotel
Zoning Permit #21-0122
Conditional Use Permit and Tree Removal Permit
Approved July 21, 2022

Subject: Requesting a Time Extension for the Permit approval.

Good afternoon. My client Dhanesh Patel is requesting a time extension for the Zoning approval.

The permit is set to expire on July 21, 2024. Currently we are in the process of completing our Building Department plan review. Our plan check #202440103, per Jorge Melgoza, is being completed and review comments should be available shortly. The project has been reviewed by the County Health Department and was approved on 04/17/2024. And we are completing our process of plan approval with the Sanitation District.

Due to the short amount of time remaining, the request for an extension is to provide time to fully and properly complete the permitting process. The client is fully committed to pursuing / obtaining the building permit and completing his new project.

Thank you for your consideration.

Charles Ramm
Project Manager, Designcell Architecture

Capitola Planning Commission

Agenda Report

Meeting: July 18, 2024

From: Community Development Department

Address: 316 A Capitola Avenue



Project Description: Application #24-0133. APN: 035-181-23. Conditional Use Permit for Trestles Restaurant to include the sale of distilled spirits (Type 47 License). The restaurant is located within the MU-V (Mixed-Use Village) zoning district.

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0133 and approve the project based on the attached Conditions and Findings for Approval.

Property Owner: Chuck Berg

Representative: Nick Sherman, Filed: 3/24/24

Background: In 1977, the Planning Commission approved a use permit for a new deli with the on-site consumption of beer and wine.

In 2021, Trestles Restaurant began operating at the location.

Discussion: 316 A Capitola Avenue is a restaurant with a single living unit above, located along the Capitola Village commercial corridor south of the namesake trestle. Trestles is a sit-down restaurant known for locally sourced ingredients which serves beer and wine, occupying approximately 1,400 square feet in addition to a small outdoor seating area. The restaurant is near a variety of commercial and residential uses along Capitola Avenue.

Conditional Use Permit: Based on records from the City and California Department of Alcoholic Beverage Control (ABC), a Type 41 alcohol license has been continuously active at this location since at least 1998 from the prior tenant, Bella Roma Café. In the Mixed-Use Village zoning district, the sale of alcoholic beverages for on-site consumption at a restaurant requires a conditional use permit (CUP). Existing approvals are exclusively for beer and wine, so the addition of hard alcohol sales requires an amendment to the CUP.

The restaurant currently has a Type 41 license for "On Sale Beer and Wine – Eating Place". The applicant is seeking an "On Sale General – Eating Place" Type 47 license. Type 47 licenses also allow the sale of distilled spirits for on-site consumption. Both license types allow the sale of beer and wine for on- or off-site consumption (retail), provided the establishment produces and makes substantial sales from the on-site consumption of meals. The applicant is not proposing to expand the size of the restaurant, but to include bar service for tabled patrons. Proposed service hours are between 11 am to 10 pm Wednesday through Monday, although the restaurant currently opens later and closes earlier.

Chief of Police, Andy Daly, has reviewed the application and made findings that support the approval of the CUP for a Type 47 license at the restaurant. Chief Daly provided a letter of necessity and convenience for the project, which is required by the ABC if the application is for a location in a high crime area and/or a census tract with an over-concentration of off-sale alcohol outlets (Attachment 3). In the review, Chief Daly did not recommend any additional restrictions. Staff prepared new conditions which replace the 1998 approval and reflect more recent CUP approvals for alcohol.

Parking: The modified alcohol approval is not considered an intensification of use and does not require changes to parking. The applicant is not proposing to expand the size of the restaurant.

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 amending a conditional use permit within an existing commercial space to include the sale of distilled spirits. No adverse environmental impacts were discovered during project review by either Planning Department Staff or the Planning Commission.

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 general sale of alcohol for on-site consumption is categorized as a conditional use within the MU-V (Mixed-Use Village) 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 sale of beer, wine, and distilled spirits at an existing restaurant and determined it complies with all development standards and meets the intent and purpose of the MU-V 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 underlying restaurant use and with existing and planned uses in the vicinity.

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 alcohol use is part of a longstanding restaurant use, which is located within the heavily developed Capitola Village within the city and is adequately served by existing 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 amending a conditional use permit within an existing commercial space to include the sale of distilled spirits. No adverse environmental impacts were discovered during project review by either Planning Department Staff or the Planning Commission.

Conditions of Approval:

1. The project approval amends the existing Conditional Use Permit for a restaurant with on-site consumption of beer and wine in addition to beer and wine at 316 A Capitola Avenue. The proposed amendment is approved as outlined in the analysis of the staff report reviewed and approved by the Planning Commission on July 18, 2024, 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 sale of distilled spirits, all Planning fees associated with permit #24-0133 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. 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.
7. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
8. 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.

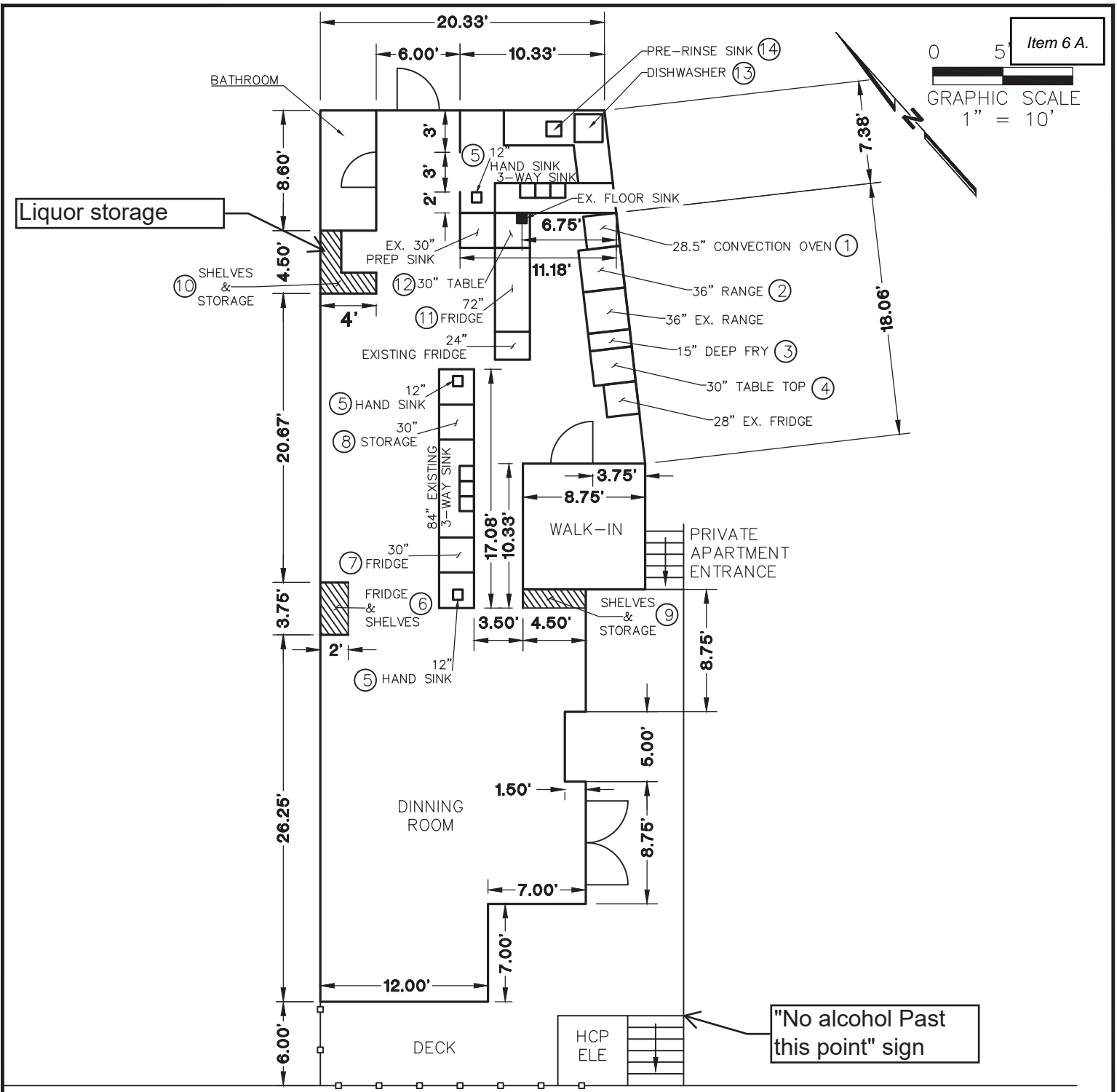
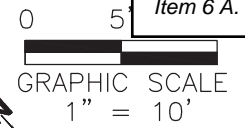
Attachments:

1. 316 A Capitola Avenue – Floor Plan
2. 316 A Capitola Avenue – Business Letter
3. 316 A Capitola Avenue – PCN Letter – 2024

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Austin Westly, Deputy City Clerk

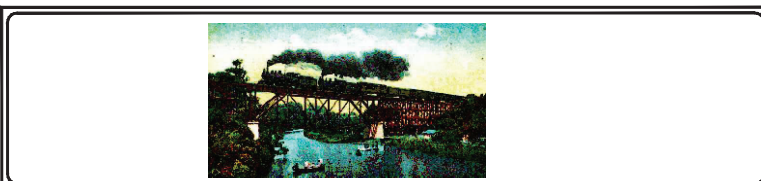
Approved By: Katie Herlihy, Community Development Director



RAISED SIDEWALK

LANDSCAPING

CAPITOLA AVE



TRESTLE'S RESTUARANT

316_CAPITOLA_AVE

CITY_OF_CAPITOLA

California

Trestles Restaurant Change of Use permit
316 Capitola ave. Unit A
Capitola, Ca.
95010

- Requesting the use of a Type 47 liquor license to serve spirits in a primarily food establishment.
- Hours of service are 11:00 am- 10:00 pm Wednesday- Monday
- Alcoholic beverages will be made by our Bartender/manager to order.
- We allow table service only as we are a higher end restaurant. No standing and drinking. Drinks will be served by one of our three on premise waiters and waitresses.
- All staff serving and handling liquor will be certified by the state of California and be of the age of 21 years or later.
- We will be adding a sign that states alcohol will not be allowed off premise or past the line of our desired service area.
- All liquor will be stored on premise and will be locked up only available for the owner and bar manager will have access.
- Spirits will only be served during hours of food service. We will not be opening later as just a bar.
- We have on premise cameras that are memory backed and will have access in the case of an adverse situation.
- We will cut off any customers that may have signs of consuming too much alcohol, and offer to order them a cab or uber as transportation home.
- Staff will not be allowed to consume any wine beer or spirits on the clock or in the facility on days they have worked.



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

ANDREW J. DALLY
CHIEF OF POLICE

June 11, 2024

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

Reference: Trestles Restaurant
316 Capitola Avenue, Unit A, Capitola, CA 95010
Type 47 On-Site General – Eating Place

Dear Administrator,

The applicant, Trestles Restaurant, applied to the City of Capitola on June 10, 2024, to change their ABC license #625856 from a Type 41 (On-Site Beer & Wine) to a Type 47 (On-Site General – Eating Place), authorizing the sale of spirits, in addition to beer and wine at their business located at 316 Capitola Avenue, Unit A, Capitola CA.

The proposed business is located in police responsibility area 4401 and U.S. census tract number 1217.00. The site is in a high crime area and the census tract is over-concentrated (62 on-site General- Eating Place licenses currently authorized) with “on-sale” alcohol outlets, thus requiring a letter of necessity and convenience.

The Local Governing Body has determined, according to §23958.4 of the Business and Professions Code, that the applicant serves the public convenience (§23958.4 b(2) B & P) and the California Department of Alcoholic Beverage Control (ABC) should approve the requested change from an alcohol license Type 41 On-Site Beer & Wine to an alcohol license Type 47, On-Site General - Eating.

This letter is being issued with the understanding that conditions placed by the city of Capitola on the businesses’ special use permit, be incorporated in the Type 47 On-Site General license issued by ABC.

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June 11, 2024

In 1994, the California legislature provided amendments to 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 the several years that we have been working with these new laws, we have applied the law of undue concentration and high crime areas as defined by the legislation. As part of our review, we look at all the circumstances that could be negative or positive about the determination of convenience or necessity.

We also weigh both sides as it applies to a specific location in the City and the specific applicant. Does the proposed establishment fit the goals of the city? Does the proposed establishment promote rather than detract from economic goals, plans, or redevelopment of the city? Does the proposed establishment pose a law enforcement or public health problem? Does the establishment help alleviate blight or a crime-affected area?


In deciding on public convenience or necessity in the aforementioned application, the following facts were considered;

1. The business has operated successfully within the city of Capitola under the currently issued ABC license and related conditions.
2. The company participates in an employee training program, with a curriculum that includes not only business-related activities but also a section on ABC Laws. The business is committed to training people and has agreed to take part in future ABC LEADS (Licensee Education on Alcohol and Drugs) workshops.
3. The Capitola Police Department has conducted a site visit of the company's current location and found it to be a professional-looking, clean, well-run business, which fits with the types of businesses the City supports in our community.

Page 3
June 11, 2024

In summary, Trestles Restaurant has been an existing and successful business in our City, and I believe they will continue to provide positive economic vitality with very few public safety concerns should the issuance of the requested license change be approved.

Sincerely,



Andrew Dally
Chief of Police

Cc: Sean Sesanto, Assistant Planner, Community Development Department

Capitola Planning Commission

Agenda Report

Meeting: July 18, 2024

From: Community Development Department

Address: 2155, 2165, 2175 41st Avenue



Project Description: Application #24-0258 Master Sign Program application for the retail center in the Regional Commercial (C-R) zoning district.

Environmental Determination: Categorical Exemption

Recommended Action: Staff recommends the Planning Commission approve application #24-0258 based on the Conditions and Findings of Approval.

Property Owner: Novin Properties, Inc.

Representative: Bryce Berryessa, Filed: 5/01/2024

Background: The applicant was approved to operate a retail cannabis business at 4170 Gross Road on December 5, 2019.

On April 4, 2024, the Planning Commission approved a Conditional Use Permit to allow the relocation of the business to 2175 41st Avenue, Suite A. The Planning Commission also reviewed a Master Sign Program (MSP) application for a single-tenant monument sign. The Commission continued the MSP application with direction to the applicant to revise the program to fit within the purpose of a master sign program incorporating multiple tenants and address concerns related to the proposed monument sign size, height, and required landscape plan for the front planter area.

Discussion: The existing structure at 2155, 2165, 2175 41st Avenue is located in the City's entry corridor for 41st Avenue in a highly visible location. The structure is a one-story commercial building with four tenant spaces, including Savy Flare Beauty, 41st Avenue Liquor, Wash Dry, and The Hook. The lot is flanked by Men's Warehouse to the south, a dental office to the north, and a residential neighborhood to the west. The building has no ingress/egress at the rear.

Master Sign Permit

Pursuant to 17.80.130.B, a master sign program is required for commercial uses with four or more tenants. The commercial building recently completed a tenant improvement to create four commercial tenant spaces and therefore is required to have a master sign program.

The three existing tenants have one wall sign each located in the archway above each establishment. The details of the existing wall signs are as follows:

Existing Wall Signs

- Number of Signs: Three total. One for each original tenant space
- Location: Each sign is centered above each storefront archway
- Design: Individual channel letters
- Sign Dimension and Area:

Location	Business	Width	Height	Sign Area
2155 41 st Avenue	41 st Ave Liquor	22 feet	2.5 feet	54 sf
2165 41 st Avenue	Salon	17 feet	4 feet	59 sf
2175 41 st Avenue	Wash & Dry	27 feet	2.5 feet	67 sf

- **Materials:**
 - Face 3/16 inch acrylic sheeting
 - Trim Cap: Plastic
 - Return (side of channel letters): 3-inch aluminum sheeting
- **Lighting:** Individual internal illumination. Raceway is not exposed.

The applicant is proposing one new multi-tenant monument sign and one additional wall sign. Also, one art piece is proposed on the exterior wall between 2155 and 2165 to balance out the building signage and symmetry. Within the master sign program, the wall art could be converted to a wall sign in the future if a fifth tenant space were created. The new wall sign, wall art, and monument sign will be equipped with solar gooseneck style down lighting. The following is a summary of the proposed monument sign, wall sign, and wall art:

Monument Sign:

- **Number:** One monument sign with four quadrants for four individual tenant signs
- **Location:** Located a minimum of 5 feet behind the sidewalk within raised planter.
- **Materials:**
 - Monument sign to have stucco siding painted off-white. Staff is recommending that the arched top of the sign have wood cladding. (condition #8)
 - Sign Materials: Four individual hand-painted aluminum signs
- **Dimensions:**
 - Overall Monument Sign: Six feet wide by five feet nine inches tall.
 - Concrete Base: Six inches above grade
 - Monument sign divided into four equal quadrants with individual sign dimensions of 2 feet 9 inches wide by one foot ten inches tall. Each tenant is allowed one sign in the respective quadrant
- **Height:** The top of sign shall not exceed five feet nine inches above the planter and in no circumstances eight feet above adjoining sidewalk.
- **Sign Area:** 34.5 square feet



Applicant's proposed monument with stucco top.



Staff recommended monument with wood top.

New Wall Sign:

- **Number:** One wall sign
- **Location:** Between storefront arches of units 2165 and 2175
- **Design:** Circular sign with The Hook Outlet logo painted on aluminum.
- **Dimension:** Six feet diameter
- **Sign Area:** 36 square feet (excludes portion of tree outside the circle)
- **Material:** Painted aluminum. Staff is recommending that the tree logo and/or lettering be raised proud of the rest of the sign to provide depth and articulation. (condition #9)

- Lighting: 1 gooseneck style solar downlight

New Wall Art:

- Number: One wall art
- Location: Between storefront arches opposite The Hook wall sign
- Design: Circular painted aluminum
- Dimension: Six feet diameter
- Sign Area: 36 square feet
- Material: Painted aluminum
- Lighting: 1 gooseneck style solar downlight

All MSPs must identify the materials, color, size, type, placement, and general design of signs located on a project or property. The proposed program integrates the existing channel letter signs with the new wall sign, wall art, and monument sign. Attachment #2 is the proposed MSP for the entire building and up to five tenants. All subsequent signs proposed at the subject property shall comply with the standards and specifications included in the master sign permit. Signs consistent with an approved master sign program are allowed with an administrative sign permit issued by City staff.

Master Sign Programs are required to comply with the design standards of CMC Section 17.80.130.F. as listed in underline below:

1. Master sign programs shall feature a unified and coordinated approach to the materials, size, type, placement and general design of signs proposed for a project or property. Master sign programs may allow for variety in the design of individual signs.

Staff analysis: The subject property was developed in 1962 and the three original tenant spaces mounted signs to center on the dominant, three-arch features. The new and smaller tenant space at 2175 41st Avenue, Suite A is proposing to add a multi-tenant monument sign, a wall sign, and a piece of wall art. The theme of the proposed sign program is to continue the balance and symmetry of the existing signs by adding the new sign and wall art in the voids between the existing wall signs.

The existing wall signs on the building are channel letter signs which vary in materials, size, and design. To create a more unified look in the future, the proposed master sign program has been drafted to continue to allow the channel letters with a letter height of 2.5 feet and added standards for the individual channel letters including the sign face material, trim material, and three-inch depth of the return. Also, the MPS specifies that any new or replacement signs shall be limited to 50 square feet.

2. A master sign program may deviate from standards contained in this chapter relating to permitted sign height, number of signs, sign area, and type of sign. A master sign program may not allow prohibited signs as identified in Section 17.80.060 (Prohibited signs).

Staff analysis: The sign code allows one square foot of signage for every one linear foot of tenant or building frontage with a cap of the total combination of site signage at 50 square feet. The three existing tenant signs are nonconforming and exceed the 50 square foot maximum. However, collectively the signs are less than the linear frontage (244 linear feet) of the building and they do not appear out of scale with the building. The proposed Master Sign Program will add interest to the building with color and shapes while maintaining symmetry with the new wall sign and art piece. The proposed stucco monument sign is a traditional multi-tenant monument consistent with other similar retail centers along 41st Avenue.

In the Community Commercial zone, sign materials may vary as long as letters and logos are raised, routed into the sign face, or designed to give the sign variety and depth. The current proposal for “The Hook” wall sign is for a circular aluminum sign painted with The Hook logo. Staff is recommending that the sign include a raised logo and/or lettering. Replacement signs for the existing tenants require the channel letters to have a three return.

Landscaping: The applicant is proposing to install new landscaping in the arched planter at the front property line. The front planter and other onsite planters have been neglected and are in disarray. The proposed plants include a mix of red and white clover ground cover. The applicant also proposes to repair the existing drip irrigation system in the planter for use with the new plantings. Staff is recommending that the applicant submit a revised landscape plan to (1) incorporate 15-gallon native and drought tolerant shrubs in the front planter to screen the garbage dumpster, (2) add perennial flowers and grasses to soften the streetscape, (3) install clover ground cover at a minimum size of 1 gallon with maximum 12-inch spacing between plants and (4) fill open areas between plants with bark mulch. The property has minimal landscaping and installation of new shrubs can be required pursuant to 17.72.020 (A)(1). (Condition #10) The planting installation and irrigation repair will be inspected prior to issuance of sign Building Permit pursuant to condition #13.

CEQA

Section 15301 of the CEQA Guidelines exempts minor alterations to existing structures. This project involves a monument sign, wall signs, artwork, and lighting throughout the shopping center in the C-R (Regional Commercial) Zoning District.

Findings:

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

The proposed signage is consistent with the general plan, local coastal program, and the zoning ordinance with the approval of the Master Sign Program. The Master Sign Program for this retail center allows for a coordinated approach to allow signage for the new tenant space without disrupting the existing symmetry and balance of the established building signage.

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

Chapter 17.80 allows for the establishment of Master Sign Programs to manage multi-tenant properties. Master Sign Programs are specifically allowed to deviate from Chapter 17.80 to achieve a customized approach for signage at unique properties.

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

The proposed signs will not have an adverse impact on the public health, safety, or welfare. The signs are non-illuminated and comply with size and placement allowances for the respective tenant space.

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

The Master Sign Program is intended to address the unique architecture and established symmetrical design of the wall signage at the property. The proposed monument sign has space for four tenant signs and will be stucco painted an off-white color with a wood clad top.

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

The proposed signage are proportional to the size of the building and the length of the frontage wall. The new signs will not be internally illuminated. Additionally, the new wall sign is over 90 feet from the curb. The size of the wall sign is proportional to the building and location from the primary viewing point. There are three existing channel letter signs that are large ranging from 54 to 67 feet. The MSP requires all future channel letter size to comply with the 2.5 feet height limit.

Conditions of Approval:

1. The project approval consists of a Master Sign Program to establish sign criteria for the retail center at 2155, 2165 and 2175 41st Avenue in the C-R (Regional Commercial) zoning district. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 18, 2024, except as modified through conditions imposed by the Planning Commission during the hearing. The applicant is required to update the master sign program to reflect all conditions imposed by the Planning Commission within 30 days of the program approval.
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. All subsequent signs proposed for a development or property subject to an approved master sign program shall comply with the standards and specifications included in the master sign program.
4. Signs consistent with an approved master sign program are permitted with an administrative sign permit.
5. Approval of a master sign program shall supersede the regulations of CMC Chapter 17.80 Signs. Any aspect of the proposed signs not addressed by the master sign program shall comply with CMC Chapter 17.80 Signs.
6. All conduit and raceways associated with lighting and signage shall not be visible.
7. Prior to acceptance of plans for Building Permit plan check, the applicant shall provide the Planning Department with an updated record set of plans that incorporates the final design and conditions following Planning Commission approval.
8. The monument sign shall include wood cladding on the broad sides of the arched top.
9. The tree logo and/or lettering on The Hook wall sign shall be raised proud of the rest of the sign.
10. The landscape plan shall be revised to: (1) incorporate 15-gallon native and drought tolerant shrubs in the front planter to screen the garbage dumpster, (2) add perennial flowers and grasses to soften the streetscape, (3) install clover ground cover at a minimum size of 1 gallon with maximum 12-inch spacing between plants and (4) fill open areas between plants with bark mulch. The landscaping shall be inspected pursuant to condition #13.
11. Any sign illumination shall be downward directed and shielded from direct view, so that the illumination source does not shine into adjacent property or distract motorists or pedestrians.
12. Prior to issuance of individual sign permits, all Planning fees associated with permit #24-0258 shall be paid in full.
13. Prior to issuance of building permit, the applicant shall call for a final inspection of the installed landscape plan and repaired irrigation system. General maintenance on existing landscape is required on an ongoing basis.

14. The monument signs shall use illumination with an external source only. The light fixtures shall be downward directed and have shielded cutoffs so that the source of light is not visible from off property.
15. The wall art sign shall be installed at the same time as The Hook Outlet wall sign and shall be included in the same Building Permit submittal.
16. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
17. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.

Attachments:

1. Master Sign Program Plans
2. Master Sign Program Written Document

Report Prepared By: Brian Froelich, Senior Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director



4 THE HOOK MONUMENT SIGN LOGO
NOT TO SCALE



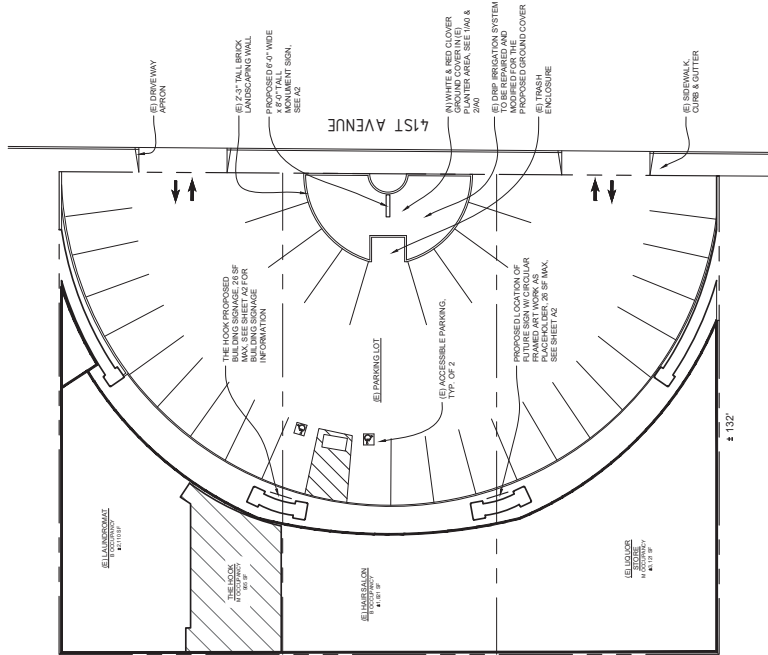
3 THE HOOK BUILDING SIGN LOGO
NOT TO SCALE



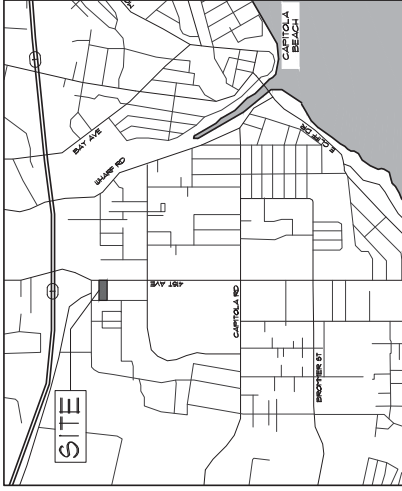
1 RED CLOVER



2 WHITE CLOVER



SITE PLAN
SCALE: 1/8" = 1'-0"
** NOT A SURVEY, FOR REFERENCE ONLY **



VICINITY MAP
SCALE: 1" = 100'

PROJECT DATA

DATE: 04/10/2024
 ZONING: CDM (C) 20, 20, 20
 OCCUPANCY TYPE: C2 COMMERCIAL
 SITE AREA: 23,124 SF
 OVERALL BUILDING: 9,500 SF

BUILDING AREAS:

(N) TENANT AREA: 965 SF
 OVERALL BUILDING AREA: 9,500 SF
 SITE AREA: 23,124 SF

PROJECT DESCRIPTION:

MASTER SIGNAGE PLAN REQUESTING BUILDING SIGNAGE INFORMATION AND MASTER SIGNAGE PLAN FOR THE PROPOSED BUILDING SIGN FOR NEW TENANT AND NEW MONUMENT SIGN WALL TENANT.

SHEET INDEX

ARCHITECTURAL
 A0 PROJECT DATA / NOTES / SITE PLAN / MONUMENT SIGN ELEVATION
 A1 MASTER SIGNAGE
 A2 PROPOSED SIGNAGE

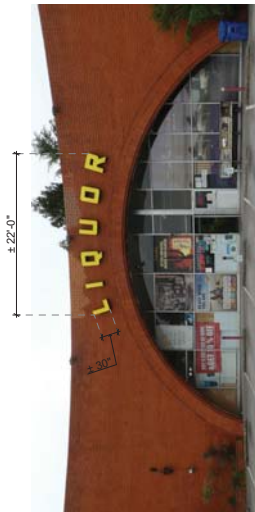
GENERAL NOTES

1. VERIFY ALL EXISTING SITE CONDITIONS AND SITE DIMENSIONS PRIOR TO START OF CONSTRUCTION. FOR ALL EXISTING SITE WORK, WORK SHALL BE SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO THEM OR EXISTING CONSTRUCTION AT THEIR EXPENSES.
2. VERIFY ALL EXISTING SITE CONDITIONS AND SITE DIMENSIONS PRIOR TO START OF CONSTRUCTION. FOR ALL EXISTING SITE WORK, WORK SHALL BE SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO THEM OR EXISTING CONSTRUCTION AT THEIR EXPENSES.
3. THE DRAWINGS AND DIMENSIONS ARE INTENDED TO DESCRIBE THE PROJECT SUFFICIENTLY BY REFERENCE ON MAPS AND TO CAUSE A COMPLETE AND OPERATIONAL PROJECT. THEY DO NOT REPRESENT TO SHOW OR INCLUDE EVERY SPECIFICATION WHICH MAY BE NECESSARY TO COMPLETE THIS PROJECT.



③ EXISTING SAVVY FLARE BEAUTY SIGNAGE

SCALE: 1/8" = 1'-0"
±48 SF SIGN



④ EXISTING 41ST AVE LIQUOR STORE SIGNAGE

SCALE: 1/8" = 1'-0"
±51 SF SIGN



② EXISTING WASH & DRY SIGNAGE

SCALE: 1/8" = 1'-0"
±64 SF SIGN



① EXISTING OVERALL BUILDING SIGNAGE

Master Sign Program
July 24, 2024
2155, 2165, 2175 A, and 2175 41st Avenue

A. General Sign Regulations

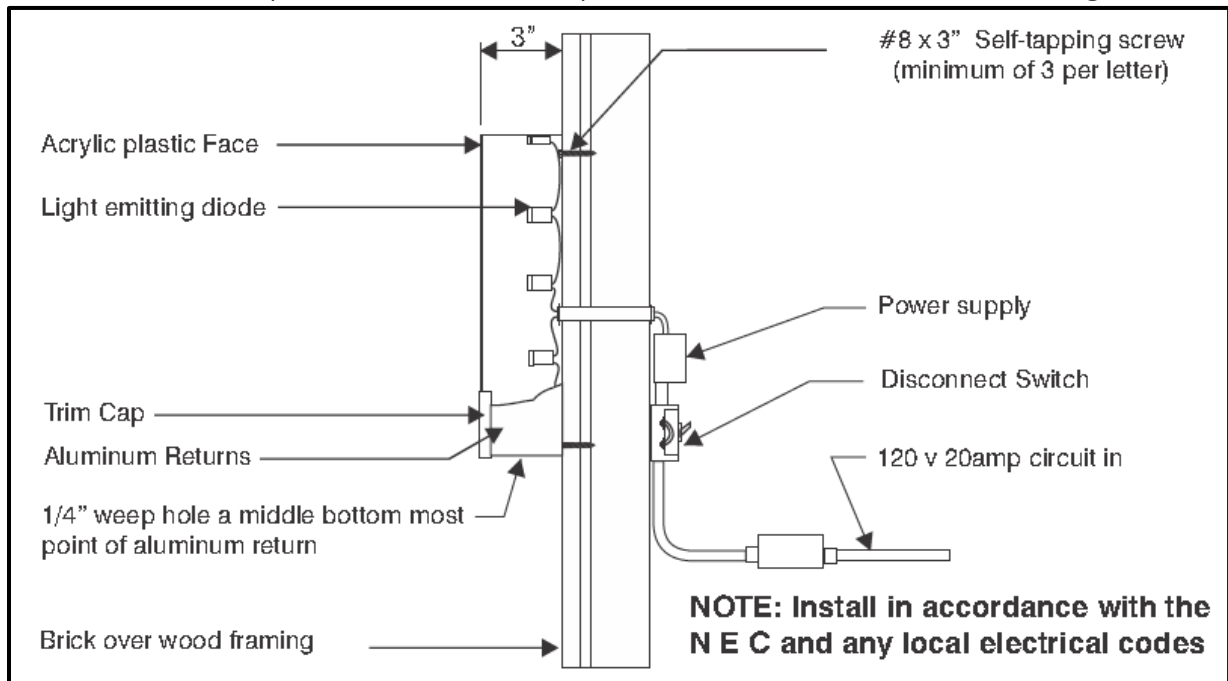
1. All signs are subject to the Capitola Zoning Ordinance.
2. All new, replaced, and modified signs that are not otherwise exempt require a sign permit approved by the city.
3. Exposed conduit or raceways for lighting or signage is prohibited.
4. Effect of Master Sign Program.
 1. All subsequent signs proposed for a development or property subject to an approved master sign program shall comply with the standards and specifications included in the master sign program.
 2. Signs consistent with an approved master sign program are permitted with an administrative sign permit.
 3. Approval of a master sign program shall supersede the regulations of CMC Chapter 17.80 Signs. Any aspect of the proposed signs not addressed by the master sign program shall comply with CMC Chapter 17.80 Signs.

B. Monument Sign

1. Number: One monument sign with four individual signs incorporated
2. Location: Located a minimum of 5 feet behind the back of sidewalk within the existing planter.
3. Materials:
 - a. Monument to have stucco siding painted off-white located with a wood clad top.
 - b. Sign Materials: Four individual hand-painted aluminum signs
4. Dimensions:
 - Overall Monument Sign: Six feet wide by five feet nine inches tall.
 - Base: Six inches above grade
 - Monument sign divided into four equal quadrants measuring 2 feet 9 inches wide by one foot ten inches tall. Each tenant is allowed one sign in the respective quadrant
5. Height: The top of monument sign shall not exceed eight feet above adjoining sidewalk and in no circumstances five feet nine inches above the planter.
6. Sign Area: 34.5 square feet

C. Wall Signs above Archways for Tennant Spaces at 2155, 2165, and 2175 41st Avenue

1. Number of Signs: Three total. One for each tenant
2. Location: Each tenant is permitted one wall signs that center above the prominent brick arch that frames the respective tenant space, and center vertically between the top of the arch and the top of the parapet wall directly above.
3. Design: Individual channel letter signs curved to match the archway of the building
4. Materials:
 - a. Face 3/16 inch acrylic sheeting
 - b. Trim Cap: plastic
 - c. Return (side of channel letters): minimum 3 inch aluminum sheeting



5. Sign Dimension and Area:

Location	Width	Height	Maximum Sign Area
2155 41 st Avenue	20 feet	2.5 feet	50 sf
2165 41 st Avenue	20 feet	2.5 feet	50 sf
2175 41 st Avenue	20 feet	2.5 feet	50 sf

*The maximum lettering height for stacked text signs includes both lines at 2.5 feet.

6. Lighting: Individual internal illumination.

D. Wall Sign between Archways for Tennant Space 2175 Suite A and 5th possible tenant

1. Number of Signs: One wall sign
2. Location: The tenant at 2175 A is permitted one wall sign between units 2165 and 2175 centered between the top of the archways. The possible 5th tenant wall sign would replace the wall art.
3. Design: Sign must fit within maximum dimensions of six feet tall by six feet wide and may be a mix of lettering and logos.
4. Materials: Materials may vary if letters and logos are raised, routed into the sign face, or designed to give the sign variety and depth.
5. Maximum Dimension: Six feet tall by six feet wide
6. Maximum Sign Area: 36 square feet
7. Lighting: 1 gooseneck style solar downlight

D. Wall Art

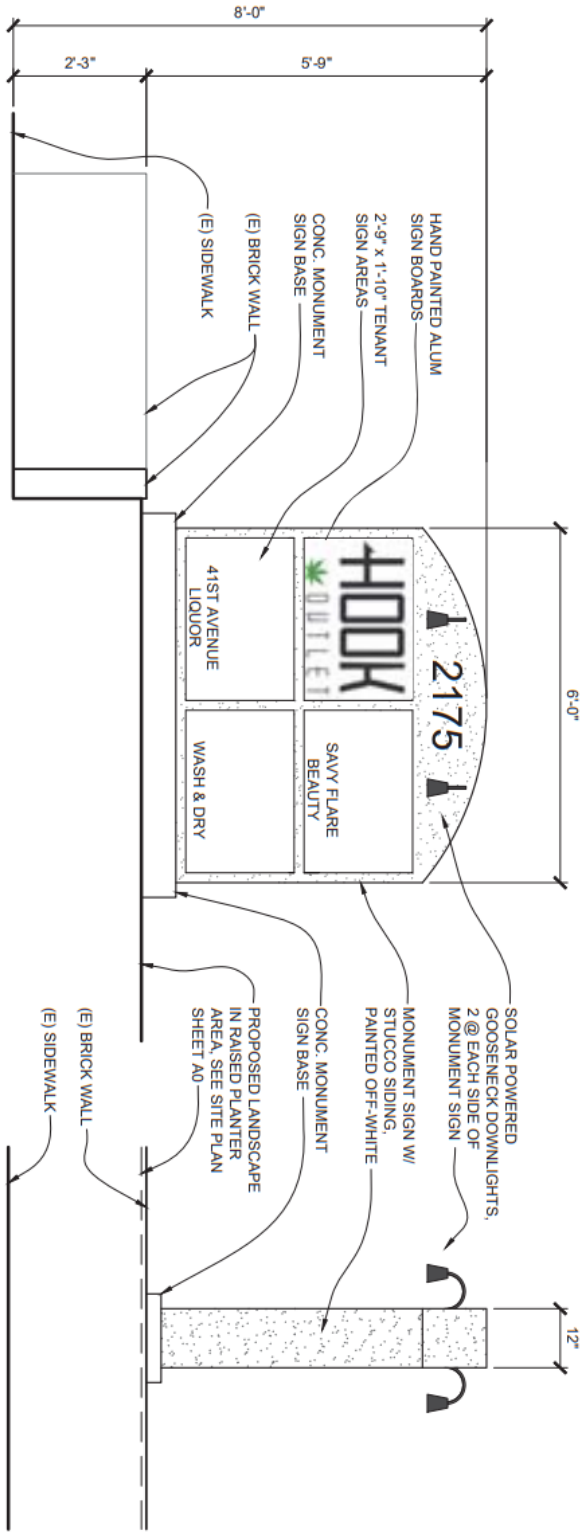
1. To maintain symmetry in the building design, one decorative wall art piece is permitted on the exterior of the wall between units 2155 and 2165 centered between the top of the archways.
2. Maximum Dimensions: Six feet tall by six feet wide.
3. Maximum Sign Area: 36 square feet
4. Material: Not regulated
5. Lighting: 1 gooseneck style solar downlight
6. If unit 2155 or 2165 were to be subdivided to create an additional tenant space, the decorative wall art will be replaced with a wall sign subject to the same standards as Space 2175A.

Example Artwork from 2024 Applicant

The proposed placeholder artwork for the signage plan captures the essence of Capitola's unique charm. The warm and appealing color scheme is inspired by the vibrant buildings of Capitola Village, reflecting the town's lively and colorful character. The colors form a dynamic wave pattern set against a radiant sun, symbolizing the bright and welcoming beaches that define our seaside community. This artwork not only highlights the natural beauty of Capitola but also evokes the warm and inviting atmosphere that makes our town so unique.



Details of Monument Sign



Capitola Planning Commission

Agenda Report

Meeting: July 18, 2024

From: Community Development Department

Address: 720 Hill Street



Project Description: Application #24-0156. APN: 036-011-28. Proposed Tentative Parcel Map to split the existing 3.82-acre lot into two lots. The proposed lot sizes are 1.158 acres and 1.924 acres. The property is located within the C-C (Community Commercial) zoning district. This project is not in the Coastal Zone

Environmental Determination: Categorical Exemption

Recommended Action: Staff recommends the Planning Commission approve the two-lot subdivision requested under application #24-0156.

Property Owner: Capitola by the Sea Hospitality, LLC

Representative: Dhanesh Patel, Filed: 6.26.24

Background: On July 21, 2022, the Planning Commission approved Application #21-0122 for a Design Permit, Conditional Use Permit, and Tree Removal Permit for a new 42-room hotel at 720 Hill Street located in the Community Commercial (CC) Zoning District.

The applicant now seeks to subdivide the property. The applicant reports that this action would allow the existing and approved hotel to be separately underwritten and salable assets, which would allow for more options to obtain lending and financing for the hotel project.

Discussion: The proposal includes new lot boundaries to create two parcels (Parcel A & B). Parcel A is where the approved hotel would be built, is 1.158 acres and yields a 30-foot-wide right-of-way easement to Parcel B. Parcel B will retain all four existing buildings associated with the Quality Inn. Parcel B is proposed to be 1.924 acres and yields a 25 foot right of way easement and ingress/egress easement to the trash enclosure and parking area for Parcel B. Effectively, the proposed subdivision would result in both properties being independently compliant with development and operational requirements.

Within a minor land division application (lot split), new lots must comply with Section 16.24.170(A-G) of the Municipal Code as follows:

- A. The size and shape of lots shall be in conformance to any zoning regulations effective in the area of the proposed subdivision.

The subdivision is located in the C-C (Community Commercial) zoning district. Pursuant to table 17.24-3, the minimum lot area requirement for the C-C district is 5,000 square feet. Both lots comply with the minimum required lot size of 5,000 square feet. The required minimum width is 50 feet and the required minimum depth is 100 feet. Both proposed parcels meet or exceed all measurable standards.

- B. The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or radial or approximately radial if the street is curved.

The proposed lot lines do not create any new curved lot lines and are angled only to follow the existing access driveway. The proposed lots are of similar size and shape as other nearby lots accessed from Crossroads Loop.

- C. The planning commission may require that building set back lines shall be indicated by dotted lines on the subdivision map.

The applicant has not included building set back lines on the subdivision map; however, adequate setbacks are provided with the proposed lot design. The C-C zone requires setbacks from residentially zoned properties and property lines that abut a street to ensure a minimum sidewalk width. Neither requirement applies to the proposed lot layout. Additional setback analysis is provided below.

- D. No lot shall be divided by a city boundary line.

The parcel is entirely within the city boundary.

- E. Lots without frontage on a dedicated public street of twenty feet or more will not be permitted. Frontage requirements for flag lots may be satisfied by a driveway or private road accessing a street of twenty feet in width or more.

Neither proposed parcel has frontage on a dedicated public street. However, both parcels have access to dedicated public streets via a combination of private road and right of way easements that exceed 20 feet in width to satisfy the access requirement.

- F. Lots other than corner lots may front on more than one street where necessitated by topographic or other unusual conditions.

Not applicable.

- G. In riparian corridors no lots may be created which do not contain adequate building area outside the riparian or stream setback.

Not applicable.

Floor Area

The maximum FAR (Floor Area Ratio) in the C-C zone is 1.0. The existing Quality Inn hotel is 34,492 square feet and would be 0.45 FAR with the proposed Parcel B. The approved 42-room hotel is 18,261 square feet and would be 0.41 FAR with the proposed Parcel A. Both calculations include the net lot area, which excludes the right of way easements.

Parking

The approved new hotel requires 43 parking spaces, and the proposed Parcel A provides 43 parking spaces within the boundaries. The Quality Inn requires 56 parking spaces, the proposed Parcel B provides 57 parking spaces within the boundaries.

Setbacks

The C-C zone requires setbacks from residentially zoned properties and property lines that abut a street to ensure a minimum sidewalk width. Neither requirement applies to the proposed lot layout and the setbacks from the proposed property lines could be zero feet.

The existing Quality Inn hotel has a 50 foot as-built rear setback from the nearest residentially zoned property where 20 feet is required. (table 17.24.030(e))

The approved 42-room hotel has a side setback of 19 feet from the nearest residentially zoned property where 15 feet is required. (table 17.24.030(e))

Improvements

Existing roads, utilities, and infrastructure already exist in the immediate area. No dedications or improvements are required.

CEQA

Section 15315 of the CEQA Guidelines exempts Minor Land Divisions in urbanized areas zoned for commercial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years. This project involves a two lot Minor Land Division that is in compliance with zoning and the General Plan. No adverse environmental impacts were discovered during review of the proposed project.

Findings:

A. That the proposed map is consistent with applicable general and specific plans.

The proposed map is consistent with the general plan and zoning ordinance. All measurable standards are accommodated and both lots can accommodate the existing and proposed development without creating nonconformity.

B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The proposed map is consistent with the general plan and zoning ordinance. All measurable standards are accommodated and both lots can accommodate the existing and proposed development without creating nonconformity.

C. That the site is physically suitable for the type of development.

Both resulting properties can accommodate a variety of anticipated commercial developments. The applicant has demonstrated by obtaining approval of a new hotel that all development standards can be met.

D. That the site is physically suitable for the proposed density of development.

Both created parcels are physically suitable for the anticipated development. The existing Quality Inn on Parcel B and the approved hotel on Parcel A utilize less than 50% of the maximum FAR.

E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision follows the existing and approved development pattern on the parcels. The approved hotel permit #21-0122 has several conditions of approval that ensure mitigation of environmental impacts. The proposed Tentative Map does not introduce any new environmental impacts.

Conditions of Approval:

General Conditions

1. The project approval consists of a tentative parcel map for a minor Land Division/ Lot Split to create two lots zoned Community Commercial. The proposed parcels comply with the General Plan, Zoning Ordinance, and meet or exceed all measurable standards. The proposal is tentatively approved as indicated on the Tentative Parcel Map reviewed and approved by the Planning Commission on July 18, 2024.
2. This permit shall expire 24 months from the date of issuance. The applicant shall complete all improvements and furnish the city with all required documents to record the Final Map. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 16.16.140.
3. 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.

Planning Department Conditions

4. Prior to making any changes to the Tentative Map, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to shall require Planning Commission approval.
5. Prior to issuance of building permit, all Planning fees associated with permit #24-0156 shall be paid in full.
6. Prior to recording the Final Map, the applicant must provide documentation of plan approval by the Central Fire Protection District.
7. The owner shall consult the members and/or managers of the Road and Utility Maintenance Agreement to obtain any necessary modifications to the agreement.

Public Works Department Conditions

8. Prior to the recordation of the Final Map, the applicant shall submit new legal descriptions for each lot for review by the City Engineer.
9. Prior to submittal of the Final Map to the City Engineer for examination, the owner (applicant) shall cause the property to be surveyed by a Licensed Land Surveyor or an authorized Civil Engineer. The submitted map shall show the existence of a monument at all external property corner locations, either found or set. The submitted map shall also show monuments set at each new corner location, angle point, or as directed by the City Engineer, all in conformity with the Subdivision Map Act and the Professional Land Surveyors Act. The survey shall include verification of the size and location of the existing structures by a California-licensed land surveyor.
10. The owner (applicant) shall submit four (4) copies of a Final Map in substantial conformance with the approved Tentative Map, along with the additional documents required by Section 16.78 of the Municipal Code with applicable fees and deposits, to the City Engineer for examination and prior approval. The Final Map shall contain all of the information required in Section 16.78 of the Municipal Code and shall be accompanied by the following items:
 - a. One copy of map checking calculations.
 - b. Preliminary Title Report for the property dated within ninety (90) days of the date of submittal for the Final Map.
 - c. One copy of each map referenced on the Final Map.

- d. One copy of each document/deed referenced on the Final Map.
 - e. One copy of any other map, document, deed, easement or other resource that will facilitate the examination process as requested by the City Engineer.
 - f. One copy of the approved Tentative Map.
11. Interior monuments shall be set at each lot corner, prior to recordation of the Final Map.
 12. The owner (applicant) shall provide Irrevocable Offers of Dedication for all required easements and/or rights-of-way on the Final Map, in substantial conformance with the approved Tentative Map and conditions of approval, prior to Final Map approval.
 13. An Encroachment Permit issued by the Public Works Department is required for all work in any portion of the public right-of-way or of a public easement.
 14. Prior to Final Map approval, the owner (applicant) shall furnish the City Engineer with satisfactory written commitments from all public and private utility providers serving the subdivision guaranteeing the completion of all required utility improvements to serve the subdivision.
 15. The owner (applicant) shall secure all necessary permits from the City and any other public agencies, including public and private utility providers, prior to commencement of construction. Copies of permits other than those issued by the City shall be provided to City Engineer.
 16. The owner/applicant shall comply with requirements of Section 13.16.080 of the Municipal Code "Post-construction storm water management". The applicant shall use and maintain Best Management Practices (BMP's) for site design and storm water treatment.

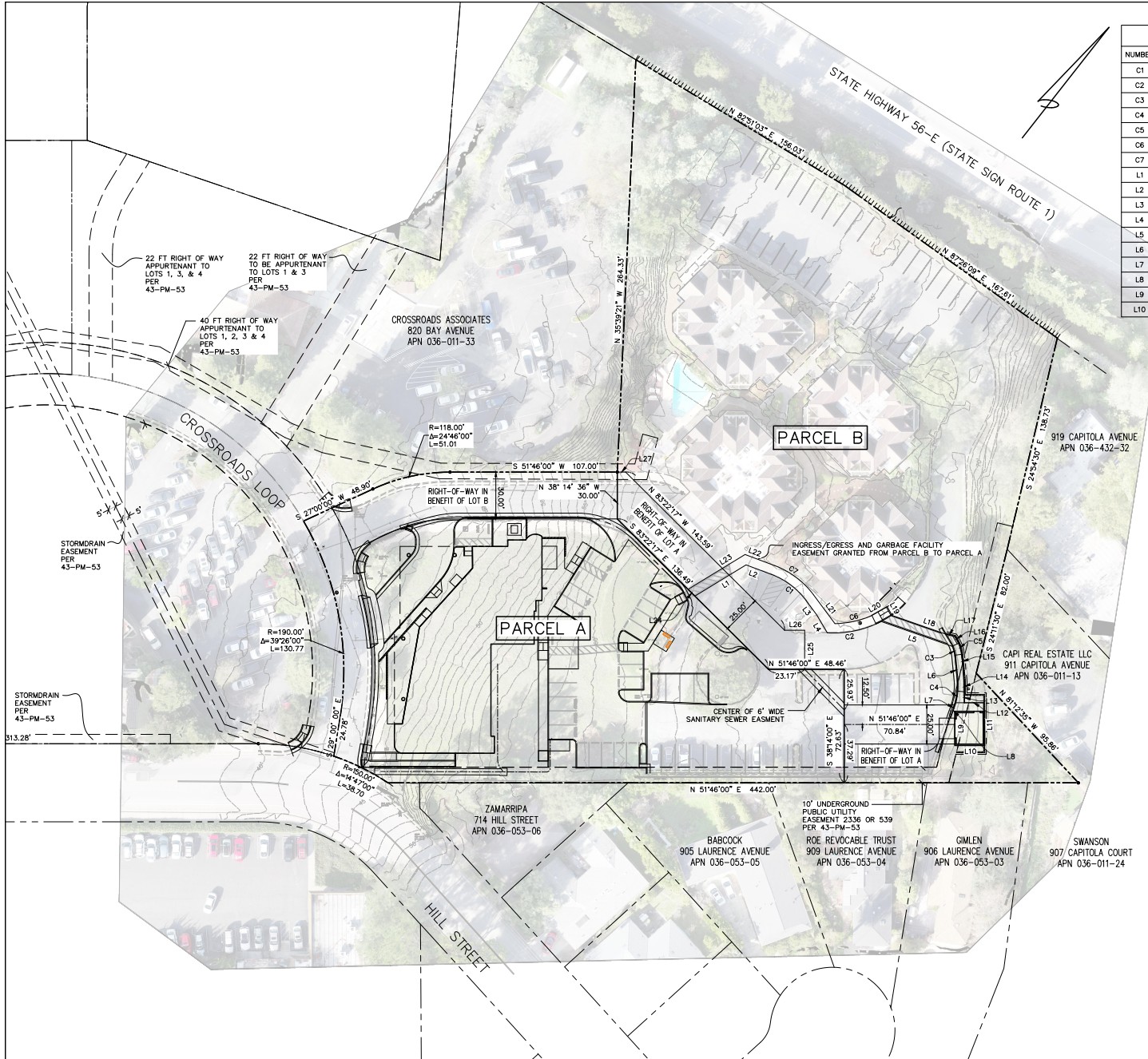
Attachments:

1. 720 Hill Street – Tentative Parcel Map

Report Prepared By: Brian Froelich, Associate Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Directo



NUMBER	RADIUS	BEARING / DELTA Δ	LENGTH
C1	49.00'	32° 46' 47"	28.03'
C2	68.26'	29° 56' 58"	35.68'
C3	20.50'	17° 56' 31"	6.42'
C4	40.77'	24° 41' 02"	17.56'
C5	25.00'	25° 37' 39"	11.18'
C6	62.28'	21° 20' 24"	23.19'
C7	55.00'	32° 46' 47"	31.47'
L1		N 20° 22' 00" E	38.38'
L2		N 72° 23' 00" E	17.41'
L3		N 74° 50' 13" W	11.58'
L4		N 68° 39' 49" W	13.33'
L5		N 71° 03' 00" E	48.22'
L6		S 43° 45' 42" E	14.96'
L7		N 19° 04' 40" W	4.01'
L8		S 70° 51' 28" W	1.60'
L9		N 38° 13' 33" W	21.87'
L10		N 51° 46' 27" E	18.45'

NUMBER	RADIUS	BEARING / DELTA Δ	LENGTH
L11		N 38° 13' 33" W	27.38'
L12		S 51° 46' 13" W	12.29'
L13		N 38° 12' 30" W	4.87'
L14		S 38° 57' 15" E	9.85'
L15		S 43° 45' 42" E	15.86'
L16		S 69° 23' 21" E	1.85'
L17		N 65° 38' 15" E	5.66'
L18		N 71° 03' 00" E	36.82'
L19		N 67° 04' 23" W	6.39'
L20		S 22° 10' 18" W	12.54'
L21		N 74° 50' 13" W	22.98'
L22		N 72° 23' 00" E	20.34'
L23		N 20° 22' 00" E	42.77'
L24		S 83° 22' 17" E	6.18'
L25		N 38° 14' 00" W	25.00'
L26		S 51° 46' 00" W	12.85'
L27		S 51° 46' 00" W	5.41'

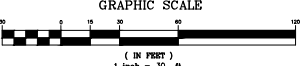
NOTES

- OWNER/SUBDIVIDER: CAPITOLA BY THE SEA HOSPITALITY INC.
- WATER SOURCE: SOQUEL CREEK WATER DISTRICT
- SEWAGE DISPOSAL: SANTA CRUZ COUNTY SANITATION DISTRICT
- PARCEL SIZE: 131,171 ± SQ. FT. (3.08 ± ACRES)
- CURRENT ZONING: COMMUNITY COMMERCIAL W/ AFFORDABLE HOUSING OVERLAY
- PROPOSED ZONING: COMMUNITY COMMERCIAL W/ AFFORDABLE HOUSING OVERLAY
- CURRENT USE: HOTEL
- PROPOSED USE: HOTEL
- STREET TREES: SEE LANDSCAPE PLAN
- AREAS SUBJECT TO INUNDATION: NONE
- PUBLIC OR SEMI-PUBLIC USE: NONE
- FIRE DISTRICT: CENTRAL FIRE PROTECTION DISTRICT
- FLOOD CONTROL DISTRICT: FLOOD CONTROL ZONE 5

AREA CALCULATIONS

EXISTING AREA	AREA (SF)	AREA (AC)
036-011-28	134,225	3.081

AREA TABULATION	AREA (SF)	AREA (AC)
A	50,436	1.158
30' WIDE R/W	5,382	0.124
CROSSROADS LOOP	3,273	0.075
6' WIDE SS EASEMENT	217	0.005
NET AREA	41,554	0.954
B	83,789	1.924
25' WIDE R/W	3,795	0.133
6' WIDE EASEMENT	1,868	0.044
NET AREA	78,098	1.747



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APN: 036-011-28



PRELIMINARY FOR OFFICIAL REVIEW ONLY

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-0044 (831) 426-3560		TENTATIVE PARCEL MAP BEING A SUBDIVISION OF LOT 2 43-PM-53 TENTATIVE PARCEL MAP 720 HILL STREET CAPITOLA, CA	
SCALE 1" = 30'	DRAWN JFR	JOB NO. 28634	SHEET
DATE JUNE 21, 2024	CHECKED	INCHES SOQUEL 1	TM2
DESIGN JFR	DWG NAME	FILE NO. 28634	OF