Capitola Prototype Street Dining Deck

Approved by Planning Commission on July 21, 2022

Deck photo by Bison Pedestal systems
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On July 21, 2022, the Capitola Planning Commission approved a Prototype Design for Street Dining Decks in the Village. This prototype design is available to Eating and Drinking Establishments in the Village for use. The prototype received a blanket coastal development permit and design permit which is applicable in the Mixed-Use Village. Eating and Drinking establishments which utilize the prototype design do not require additional Planning Commission review. Establishments utilizing the design require a Building Permit and a Public Works Revocable Encroachment Permit, which are approved administratively by staff.

The prototype design builds in options for each restaurant to personalize their space while creating continuity throughout the village through the use of concrete planters. Businesses may choose from the options in the document related to decking, railings, furniture, lighting, plants, and heaters. Specific conditions of approval for the prototype dining decks are included at the end of this document. If you have any questions regarding the prototype design, reach out to the Capitola Planning Division at planning@ci.capitola.ca.us or 831-475-7300.
Capitola Prototype Street Dining Deck - Angled Parking Spaces: Concrete Planters and Railing perimeter - Plan View

- 3 parking spaces
- direction of travel
- 20.62'
- 3.65'
- 4.00'
- wheel stop pg 14
- bike rack pg 13
- poles for string lights pg 21
- concrete planter pg 12
- dining furniture pg 16-19
- railing pg 11
- platform pg 9
- plants pg 22-23
- umbrella pg 20
- trench drain pg 10
- portable pedestrian traffic control stanchions + rope pg 15
- sidewalk
The City has an in-lieu bike parking option as an alternative to on site bike parking.
PLANTERS WITH RAILING - elevation

string lights pg 21
concrete planter 48" x 16" x 36" high ~1520 lbs pg 12
railing pg 11
platform pg 9

PLANTERS only (no railing) - elevation

string lights pg 21
concrete planter 60" x 16" x 36" high ~2030 lbs pg 12
platform pg 9
Capitola Prototype Street Dining Deck - Parallel Parking Spaces: Concrete planters and railing perimeter - Plan View

- 2 parking spaces
- 42.00' length
- 34.00' width
- Concrete planter pg 12
- Railing pg 11
- Plants pg 22-23
- Platform pg 9
- Umbrella pg 20
- Dining furniture pg 16-19
- Portable pedestrian traffic control stanchions + rope pg 15
- Trench drain pg 10
- Wheel stop pg 14
- Bike rack pg 13
- Sidewalk
- Poles for string lights pg 21
PLANTERS only (no railing) - elevation

string lights pg 21
concrete planter 60" x 16" x 36" high ~2030 lbs pg 12
platform pg 9

PLANTERS WITH RAILING - elevation

railing pg 11
string lights pg 21
platform pg 9

PLANTERS only (no railing) - elevation

concrete planter 60" x 16" x 36" high ~2030 lbs pg 12
platform pg 9
Grate access to gutter

Sidewalk

Curb + gutter

Roadway

Deck framing

Decking

Planters

Natural wood decking: Redwood

Composite wood decking

Approved colors

Approved textures
Capitola Prototype Street Dining Deck Components - Stormwater drainage conceptual details

Perforated steel perimeter between platform and street to allow stormwater to flow from crown to gutter

Trench Drain at curb and gutter to allow access to gutter
Custom fabricated metal railing with horizontal pickets

Note:
Choose one railing color for a unified theme.
Concrete planter - rectangle: 16" wide x 48"-60" long x 36" high, 1520-2030 lbs with soil
round: 24" diameter x 36" high, 943 lbs with soil
https://www.markstaar.com/Concrete-Site-Amenities/Concrete-Planters/Concrete-Planter-TF4356.html
https://www.markstaar.com/Round-Concrete-Planter-TF4354.html
Bike Rack for three bikes - Dumor

Note: Two bike parking spaces are required for each parking stall used in parklet
4’ and 6’ long x 6” wide wheel stop
https://www.markstaar.com/parking-stops/
Stanchions and Ropes shall be located on the street dining deck and shall not encroach into the sidewalk.

https://www.crowdcontrolwarehouse.com
Emu Bistro Series: round and rectangular assorted sizes, includes bar height.
hits://emuamericas.com/products/tables/all_tables

Emu Star Table Series: square and rectangular, assorted sizes, includes ADA
https://emuamericas.com/products/tables/all_tables

Note:
One ADA table required per dining deck

The following pages show recommended outdoor furniture options. Restaurants shall choose between three manufacturers (EMU, Lancaster, or BFM). Restaurants may choose the style, color, and material from one of the three listed manufacturers. The furniture shall be commercial rated outdoor furniture.
Capitola Prototype Street Dining Deck Furnishings - Dining Chairs

The following pages show recommended outdoor furniture options. Restaurants shall choose between three manufacturers (EMU, Lancaster, or BFM). Restaurants may choose the style, color, and material from one of the three listed manufacturers. The furniture shall be commercial rated outdoor furniture.

Emu Star Chair  https://emuamericas.com/products/side_chairs  (also in bar height)  https://emuamericas.com/products/barstools

Emu Rhonda Chair  https://emuamericas.com/products/side_chairs  (also in bar height)  https://emuamericas.com/products/barstools
Note:
One ADA table required per dining deck, see pg 14 for ADA table

The following pages show recommended outdoor furniture options. Restaurants shall choose between three manufacturers (EMU, Lancaster, or BFM). Restaurants may choose the style, color, and material from one of the three listed manufacturers. The furniture shall be commercial rated outdoor furniture.

tolix style set: round and rectangular assorted sizes, also in bar height.

www.webstaurantstore.com
Synthetic teak and Aluminum frame: rectangular assorted sizes, also in bar height and ADA compliant.

Note:
One ADA table required per dining deck

The following pages show recommended outdoor furniture options. Restaurants shall choose between three manufacturers (EMU, Lancaster, or BFM). Restaurants may choose the style, color, and material from one of the three listed manufacturers. The furniture shall be commercial rated outdoor furniture.

www.webstaurantstore.com
8.5' hexagon umbrella - Emu Shade #986
https://emuamericas.com/product/shade_986

6' square umbrella - Emu Shade #980
https://emuamericas.com/product/shade_980

Stands - Emu shade base #925
https://emuamericas.com/product/shade_base_925

Note: Choose one color for umbrella for a unified theme.

Mushroom style commercial grade outdoor propane heater

Note: Restaurant heaters shall be stand alone and match with a unified design/color throughout. Image for recommendation only. Businesses may chose design and shall include with building permit.
Deck mounted metal poles and LED string lights

https://lynstands.com/
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<tr>
<th>BOTANICAL</th>
<th>COMMON</th>
<th>TYPE</th>
<th>HEIGHT</th>
<th>WIDTH</th>
<th>SUN</th>
<th>WATER</th>
<th>SEASON</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Achillea millefolium</em> assorted</td>
<td>Yarrow (assorted flwr colors)</td>
<td>Ground cover,</td>
<td>2 ft.</td>
<td>2 ft</td>
<td>Full, Half</td>
<td>Low, Medium</td>
<td>Evergreen</td>
</tr>
<tr>
<td>hybrids</td>
<td></td>
<td>Perennial</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Aeonium hybrids</em></td>
<td>Aeonium</td>
<td>Succulent</td>
<td>2-3 ft.</td>
<td>2-3 ft.</td>
<td>Full, Half, Shade</td>
<td>Low</td>
<td>Evergreen</td>
</tr>
<tr>
<td><em>Aloe 'Johnson's Hybrid'</em></td>
<td>Johnson's Aloe</td>
<td>Succulent</td>
<td>1.5 ft.</td>
<td>2-3 ft.</td>
<td>Full, Half</td>
<td>Very Low</td>
<td>Evergreen</td>
</tr>
<tr>
<td><em>Cordyline 'Festival Raspberry'</em></td>
<td>Festival Raspberry Cordyline</td>
<td>Shrub</td>
<td>3 ft.</td>
<td>3 ft.</td>
<td>Full, Half</td>
<td>Low, Medium</td>
<td>Evergreen</td>
</tr>
<tr>
<td><em>Dianella tasmanica 'Destiny'</em></td>
<td>Destiny Dianella</td>
<td>Perennial</td>
<td>1-2 ft.</td>
<td>2 ft.</td>
<td>Full, Half</td>
<td>Low, Medium, Extra in Summer</td>
<td>Evergreen</td>
</tr>
<tr>
<td><em>Echeveria hybrids</em></td>
<td>Echeveria</td>
<td>Succulent</td>
<td>0.75-1 ft.</td>
<td>0.75-1 ft.</td>
<td>Full, Half</td>
<td>Very Low, Low</td>
<td>Evergreen</td>
</tr>
<tr>
<td><em>Lomandra longifolia 'Breeze'</em></td>
<td>Dwarf Mat Rush</td>
<td>Grass</td>
<td>1-3'</td>
<td>1-3'</td>
<td>Full, Half</td>
<td>Low</td>
<td>Evergreen</td>
</tr>
<tr>
<td><em>Lomandra 'Platinum Beauty'</em></td>
<td>Platinum Beauty™ Lomandra</td>
<td>Grass</td>
<td>1-3'</td>
<td>1-3'</td>
<td>Full, Half</td>
<td>Low</td>
<td>Evergreen</td>
</tr>
<tr>
<td><em>Salvia microphylla hybrids</em></td>
<td>Mexican Mint Sage</td>
<td>Shrub, Perennial</td>
<td>4 ft.</td>
<td>4 ft.</td>
<td>Full, Half</td>
<td>Very Low, Low, Extra in Summer</td>
<td>Evergreen</td>
</tr>
<tr>
<td><em>Sedum hybrids</em></td>
<td>Sedum Hybrids</td>
<td>Succulent</td>
<td>0.2-1.2 ft.</td>
<td>1-2 ft.</td>
<td>Full, Half</td>
<td>Low, Medium, Extra in Summer</td>
<td>Evergreen</td>
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1. The project approval consists of a blanket Coastal Development Permit and a Design Permit for a prototype street dining deck utilizing the design that has been authorized by the Planning Commission on July 21, 2022. The proposed prototype design is approved as indicated on the final plans reviewed and approved by the Planning Commission, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Eating and drinking establishments within the mixed use village with parking spaces along the frontage may apply for an administrative permit for use of the blanket Coastal Development Permit and Design Permit approved by the Planning Commission. All administrative permits are subject to the conditions of approval of the blanket Coastal Development Permit and Design Permit. The administrative permit approval is transferable between owners so an approved street dining deck design and CDP may be conveyed or assigned by the applicant during a sale to the new property owner without losing the approval. The permit cannot be transferred off the parking space on which the approval was granted.

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

4. Prior to issuance of a building permit, the applicant shall complete a revocable encroachment agreement, in a form provided by the Public Works Department, for all approved privately installed improvements within the unutilized street right-of-way.

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

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

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

8. The street dining deck must be constructed consistent with a prototype design approved by the City and received all necessary permits and authorizations.

9. The street dining deck must comply with all applicable requirements of Capitola Municipal Code Section 17.96, the Zoning Code, and all other applicable laws, administrative policies, rules, and regulations.
10. The street dining deck is consistent with the Local Coastal Program and will not adversely impact coastal resources, coastal access, and coastal views.

11. The street dining deck must utilize high-quality, durable materials that are compatible with surrounding development and can withstand inclement weather.

12. The street dining decks must use the prototype street dining deck design authorized by a valid coastal development permit and shall be subject to the prototype street dining deck coastal development permit findings and conditions.

13. CDP Recertification Requirement. All CDPs issued for outdoor dining permits shall require recertification by the City Council no later than three years after the CDP is issued, and every five years thereafter. Recertification shall require a public hearing before the City Council. City staff will initiate the recertification process by providing notice to the Applicant of the hearing date, at least thirty (30) days in advance of the public hearing. For a CDP to be recertified, the City Council must find that the subject project is operating in compliance with the findings and conditions of the CDP and in compliance with the LCP. The City Council may recertify, modify, or revoke the CDP. The City Council's decision shall be a final action. The project applicant, any aggrieved person, or any two members of the Coastal Commission may appeal the City Council decision. Appeal procedures for coastal development permits shall be as specified in Section 17.44.150.

14. Signs. One business identification sign and one menu sign each not to exceed two square feet are allowed per street dining deck. The signs shall be oriented toward the sidewalk, not the street.

15. Stormwater Drainage. All street dining decks must allow for adequate stormwater drainage. Dining decks shall not block the drainage flow along the gutter line. Dining decks shall not block access into any drain inlet or other drainage/stormwater facility.

16. Utilities. All outdoor dining shall not interfere with utility boxes, water hydrants, storm drains, and all other related facilities.

17. Trash and Maintenance. An outdoor dining area in the public right-of-way shall be maintained in a clean and safe condition as determined by the City, including as follows:
   a. All trash shall be picked up and properly disposed of.
   b. All flower boxes and planters shall contain live, healthy vegetation.
   c. All tables, chairs, equipment, and structures must be kept clean and operational.

18. Materials and Furniture. All infrastructure related to the street dining deck, including but not limited to tables, chairs, umbrellas, lights, heating equipment, etc. must be maintained. If signs of weathering (fading, rust, holes, etc.) are visible, the item(s) shall be replaced immediately. Faded umbrellas shall be replaced with a UV rated fabric and not include logos, labels, or advertising. The prototype design includes furniture option by Emu, Lancaster, and BFM. The three furniture companies produce many styles, colors, and materials of commercial rated outdoor furniture. Restaurants may choose the style, color, and material of commercial rated outdoor furniture from either company.

19. Stanchions. The portable stanchions and ropes shall not encroach into the sidewalk. They must be located on the street dining deck.
20. Sound. Music and amplified sound are not allowed in an outdoor dining area.

21. Bicycle Parking. A street dining deck that eliminates an on-street parking space must include a bicycle parking rack integrated in the street dining deck design or within the private property of the eating or drinking establishment. The bicycle parking rack must provide a minimum of two bicycle parking spaces for each eliminated vehicle parking space. As an alternative to providing the bicycle parking rack, the applicant may pay an in-lieu fee for a central bicycle parking location. Bicycle parking required for the street dining decks is public bicycle parking available to any member of the public. Bicycle parking shall not limited to patrons of the eating and drinking establishment.

22. Hours of Operation. Outdoor dining may occur between 7 a.m. and 10 p.m. seven days a week. The city may allow extended hours for street dining decks for special events and holidays.

23. Open for Use. All outdoor dining in the public right-of-way must be open for use a minimum of five days per week, except in cases of inclement weather. “Open for use” means that the eating or drinking establishment must have tables ready for customers to use the outdoor dining area when the establishment is open for business.

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

25. Planters. The prototype street dining decks shall be planted with plants identified in the prototype street dining deck plant options list.

26. Heaters. Each street dining deck may have free standing heaters. The free standing heaters shall be uniform and match within each dining deck. The details of the street heaters shall be submitted with the building permit application. The prototype design does not dictate the manufacturer or design of street heater other than it must be free standing.