



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, October 6, 2016 – 7:00 PM

Chairperson T.J. Welch
Commissioners Ed Newman
 Gayle Ortiz
 Linda Smith
 Susan Westman

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

Short communications from the public concerning matters not on the Agenda. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes.

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - Sep 1, 2016 7:00 PM

4. 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) Public Discussion; 3) Planning Commission Comments; 4) Close public portion of the Hearing; 5) Planning Commission Discussion; and 6) Decision.

A. 4810 Topaz Street #16-130 034-066-10

Design Permit application to build a new two-story home and Variance request to the maximum floor area ratio. The property is located on an existing vacant lot in the R-1 (Single-Family Residential) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Tim Martin DAPC LLC

Representative: Dennis Norton, filed: 6/21/16

B. 224 San Jose Avenue #16-108 APN: 035-184-07 and 035-184-01

Design Permit for a new detached garage with second story living space, variance for onsite parking, and lot merger to combine two parcels into one for a property with an existing historic structure located in the CV (Central Village) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Dennis Calvert

Representative: Dennis Norton, filed: 5/24/16

C. 221 Monterey Avenue #15-045 APN: 035-163-15

Major Revocable Encroachment Permit and Conditional Use Permit for new suspended driveway accessed off of Monterey Avenue that extends from the historic structure into the public right-of-way in the RM-LM (Multi-Family Low Density) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Marty Formico

Representative: Dennis Norton, filed: 3/19/2016

5. DIRECTOR'S REPORT**6. COMMISSION COMMUNICATIONS****7. ADJOURNMENT**

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: Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review can be appealed to the City Council within the (10) working days following the date of the Commission action. 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 writing, 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 one hundred forty two dollar (\$142.00) 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 7:00 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. Agendas are also available at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. 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.

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.



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 1, 2016
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

**1. ROLL CALL
AND PLEDGE OF ALLEGIANCE**

Commissioner Linda Smith: Present, Commissioner Gayle Ortiz: Present, Commissioner Edward Newman: Present, Chairperson TJ Welch: Present, Commissioner Susan Westman: Present.

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

Staff noted that item 4A will be continued to a later meeting.

B. Public Comments

None

C. Commission Comments

Commissioner Smith reminded everyone that the Begonia Festival is this weekend.

D. Staff Comments

None

3. APPROVAL OF MINUTES

A. Planning Commission Minutes for the Regular Meeting of July 21, 2016

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Gayle Ortiz, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Ortiz, Newman, Welch
RECUSED:	Westman

B. Planning Commission Minutes for the Regular Meeting of August 4, 2016

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Linda Smith, Commissioner
SECONDER:	Susan Westman, Commissioner
AYES:	Smith, Ortiz, Newman, Welch, Westman

4. CONSENT CALENDAR

Minutes Acceptance: Minutes of Sep 1, 2016 7:00 PM (Approval of Minutes)

A. 2205 Wharf Road #16-041 APN: 034-141-34

Minor land division to create two lots of record, design permit for a new Single-Family Residence, and a tree removal permit for the property located in the RM-LM (Residential Multi-Family – Low-Medium Density) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Christopher Wright

Representative: Dennis Norton, filed: 3/14/16

Senior Planner Katie Herlihy Cattan suggested interested parties check with her prior to the October meeting to see if the outstanding questions have been addressed and whether the project will be heard at that meeting or scheduled for a later date.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Susan Westman, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Ortiz, Newman, Welch, Westman

B. 4170 Gross Rd Ext. #16-154 APN: 034-141-24

Conditional Use Permit for a school (College of Botanical Healing Arts) to occupy an 800-square-foot commercial suite located in the CC (Community Commercial) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Lockwood Family Trust

Representative: COBHA, filed: 8/11/16

This item was pulled for discussion by Commissioner Ortiz, who expressed concern that the school's website lists day classes. She would like to add a condition of approval that only night classes will be held.

Casey Contreras spoke on behalf of application. Their standard practice is to hold night classes and she has no problem with this additional condition.

Motion: Approve a Conditional Use Permit with the following conditions and findings:

CONDITIONS

1. The project approval consists of a Conditional Use Permit to operate an aroma therapy school, College of Botanical Healing Arts (specialized school) within an existing commercial space located at 4170 Gross Road Ext. Suite #5. No modifications to the exterior of the structure are proposed within the application. Any significant modifications to the size or exterior appearance of the existing design require approval of a Design Permit by the Planning Commission.
2. Parking for the proposed specialized school must be accommodated within the onsite parking.
3. The applicant shall obtain a business license from the City of Capitola prior to operating the business.
4. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.
5. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

6. The conditional use permit will expire in the case where the conditional use permit has not been used within two years after the date of granting thereof. Any interruption or cessation beyond the control of the property owner shall not result in the termination of such right or privilege. A permit shall be deemed to have been “used” when actual substantial, continuous activity has taken place upon the land pursuant to the permit.
7. The applicant was granted a conditional use permit for an aroma therapy school. In any case where the conditions of the permit have not been or are not complied with, the community development director shall give notice thereof to the permittee, which notice shall specify a reasonable period of time within which to perform said conditions and correct said violation. If the permittee fails to comply with said conditions, or to correct said violation, within the time allowed, notice shall be given to the permittee of intention to revoke such permit at a hearing to be held not less than thirty calendar days after the date of such notice. Following such hearing and, if good cause exists therefore, the Planning Commission may revoke the permit.
8. Class hours shall only be scheduled between 5:00 p.m. and 10:00 p.m. Monday through Friday. Classes may be held on Saturday and Sunday with no limitation to class hours.

FINDINGS

- A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.**
Community Development Department Staff and the Planning Commission have reviewed the application and determined that the proposed business may be granted a conditional use permit within the CC Zoning District. The use meets the intent and purpose of the Community Commercial Zoning District. Conditions of approval have been included to ensure that the use is consistent with the Zoning Ordinance and General Plan.
- B. The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff and the Planning Commission have reviewed the proposed use and determined that the use complies with the applicable provisions of the Zoning Ordinance and therefore maintain the character and integrity of this area of the City. Conditions of approval have been included to carry out these objectives.
- C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
The proposed project involves an aroma therapy school occupying an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Gayle Ortiz, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Ortiz, Newman, Welch, Westman

- C. 1760 41st Avenue #16-129 034-131-23**
Design Permit and Sign Permit application for a complete exterior remodel of the existing McDonald’s restaurant, located in the CC (Community Commercial) Zoning District.

Minutes Acceptance: Minutes of Sep 1, 2016 7:00 PM (Approval of Minutes)

This project is not in the Coastal Zone and does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: McDonald's US LLC
Representative: Hala Ibrahim, filed: 6/21/16

Motion: Approve a Design Permit and Sign Permit with the following conditions and findings:

CONDITIONS OF APPROVAL

1. The project approval consists of a sign permit for three new wall signs and replaced monument sign, and a design permit for an exterior upgrade and roof change at 1760 41st Avenue in the CC (Community Commercial) zoning district. The proposed project is approved as indicated in the conditions of approval reviewed and approved by the Planning Commission on September 1, 2016, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Any sign illumination must be screened from direct view, so that the illumination does not shine into adjacent property or distract motorists or pedestrians.
3. Prior to construction, a building permit shall be secured for the new signs, roof change, and exterior upgrades authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission.
4. 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.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
6. 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
7. Prior to issuance of building permit, all Planning fees associated with permit #16-129 shall be paid in full.
8. 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.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to issuance of building permits, the applicant must submit a landscape plan to the Community Development Director, which shows two new 24-inch box trees to be planted and appropriate irrigation installed in the landscaping area adjacent to the 41st Avenue sidewalk. The types of trees should be based on the recommendation of an arborist or landscape architect. The two trees must be planted prior to certificate of occupancy.
13. Prior to issuance of building permits, the applicant must submit documentation proving that the lighting intensity of the internally illuminated wall signs will not exceed an intensity of more than fifty footcandles as measure from ground level. (§17.57.110).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

A. The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposal involves an exterior remodel and sign changes to the existing McDonald’s restaurant at 1760 41st Avenue. The project secures the purpose of the Zoning Ordinance, and General Plan.

B. The application will maintain the character and integrity of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the exterior façade and sign changes. The building changes will maintain the character of the surrounding commercial neighborhood.

C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15301 of the CEQA Guidelines exempts minor alterations to existing structures. This project involves an exterior remodel of an existing restaurant in the CC (Community Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

D. The special signage, as designed and conditioned, is necessary and appropriate for the subject commercial site, in order to allow the site and the businesses located within it to be competitive with other businesses of a similar nature located elsewhere, and/or to be competitive with industry standards governing sale of the merchandise offered at the site.

The allowance of three wall signs is appropriate for the McDonald’s remodel. The wall signs comply with the maximum allowed square footage but separate the signage to complement the architecture. The nearby Burger King has multiple wall signs as well.

E. The special signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area.

The special signage will complement the character and integrity of 41st Avenue.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Susan Westman, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Ortiz, Newman, Welch, Westman

5. PUBLIC HEARINGS

A. 109 Central Avenue #16-026 036-112-09

Design Permit, Conditional Use Permit and Variance request to side yard setbacks and height for a second-story addition to a historic residence located in the R-1 (Single-Family Residential) Zoning District.

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

Minutes Acceptance: Minutes of Sep 1, 2016 7:00 PM (Approval of Minutes)

Environmental Determination: Categorical Exemption

Property Owner: Mark Kane

Representative: Dennis Norton, filed: 2/29/16

Planner Ryan Safty presented the staff report, outlining the historic characteristics of the vernacular cottage. He noted there is a basement as part of the new foundation and addition that does not count toward the Floor Area Ratio (FAR). There are no privacy concerns for the second-story deck due to mature landscaping and garage. The site survey shows non-conforming setbacks on the north and front, requiring a variance for the addition, as well as one for height and to the 80 percent value cap. The special circumstances for the variance are to maintain historic integrity. The project does not seek to maximize floor area ratio. The project requests a height limit variance to allow 26 feet instead of 25, which is not supported by staff.

Mark Kane, applicant, spoke in support of the project. Daniel Silvernail, architect, offered to address any questions. Commissioner Newman confirmed that parking is triple tandem and the number of required spaces. He confirmed the plans indicate 2,061 square feet total but that figure includes the basement and porch that are not included in the FAR.

Commissioner Smith asked if the height could be reduced. Mr. Silvernail said the height exception is for a nine-foot section and the proposal matches pitch of historic structure. A different pitch is possible, but less harmonious.

Chairperson Welch confirmed that the allowed height exception does not apply because of exceptions to sideyard setbacks. Mr. Kane noted that the home will remain one-bedroom.

Commissioner Newman said the application appears to fit the neighborhood and would support it as proposed. Commissioner Smith agrees that symmetry of pitch is desirable. Commissioner Westman does not support the height exception given the many other variances the project is requesting. Commissioner Ortiz also has a problem with the height because of precedence. If the height variance is granted, she would like additional findings included such as noting the project does not reach the maximum FAR. Chairperson Welch would not like to see a flat portion of the roof and could support height exception.

Motion: Approve a Conditional Use Permit, Variances and a Coastal Development Permit with the following conditions and findings:

CONDITIONS OF APPROVAL

1. The project approval consists of an addition to an existing historic resource located at 109 Central Avenue. The project approval consists of construction of a 610-square-foot second-story addition and 320-square-foot basement to a 1,269-square-foot single-family home. Only 70 square feet of the basement are calculated against the maximum Floor Area Ratio of the property. (§17.15.100-B) The maximum Floor Area Ratio for the 4,000-square-foot property is 54% (2,160 square feet). The total FAR of the project is 49% with a total of 1,949 square feet of floor area, compliant with the maximum FAR within the zone. The project approval includes approval of variances to setbacks, height, and permissible structural alterations to non-conforming structures (§17.72.070). The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 1, 2016, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of building plan submittal, the plans shall include a language on the cover sheet referring to the property as an “Historic Resource”, requiring review of all design revisions, and that the project should include notes that the existing historic elements are to be protected during construction.
5. At time of building plan submittal, the California State Historical Building Code shall be referenced in the architectural notes on the front page, in the event that this preservation code can provide support to the project design.
6. At the time of building plan submittal, all proposed preservation treatments (e.g., epoxy wood consolidant and paint preparation techniques), shall be identified on the plans.
7. At the time of submittal for building permit review, 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. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
8. 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 and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
9. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions of the historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
10. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.
11. Prior to issuance of building permit, all Planning fees associated with permit #16-026 shall be paid in full.
12. Affordable Housing in-lieu fees shall be paid prior to issuance of building permit, in accordance with chapter 18.02 of the Capitola Municipal Code.
13. The Planning Commission has granted a variance to the 25-foot height limitation to allow the home to be 26 feet tall. No portion of the finished home may be built above the 26 foot height allowance. Any additional height requests must be reviewed and approved by the Planning Commission.
Prior to issuance of building permits, the applicant must revise plans to show the height of the residence limited to 25 feet, compliant with the height regulations of the R-1- (Single-Family Residential) zoning district.

14. 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.
15. 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 Water District, and Central Fire Protection District.
16. 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.
17. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
18. 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.
19. 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.
20. 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
21. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
22. 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.
23. The applicant was granted a conditional use permit for the alteration to a historic structure. In any case where the conditions of the permit have not been or are not complied with, the community development director shall give notice thereof to the permittee, which notice shall specify a reasonable period of time within which to perform said conditions and correct said violation. If the permittee fails to comply with said conditions, or to correct said violation, within the time allowed, notice shall be given to the permittee of intention to revoke such permit at a hearing to be held not less than

thirty calendar days after the date of such notice. Following such hearing and, if good cause exists therefore, the Planning Commission may revoke the permit.

24. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
25. 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.
26. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The integrity of the historic resource will be maintained with the proposed design. A variance has been granted to preserve the location and massing of the historic home by allowing a reduced side yard setback, increased height allowance of 26 feet, and waiver of maximum allowed structural alterations to non-conforming properties (§17.72.070).
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. The project design does not max out the allowed Floor Area Ratio on the property, and the design includes three on-site parking spaces when only two are required. The new addition will not overwhelm the historic structure. The approved design with the one-foot variance to height does not compromise the integrity of the historic resource and is harmonious with the massing of the surrounding residential neighborhood. The area of the roof that is to be 26 feet is at the rear of the home and will not negatively impact the neighborhood.
- C. **This project is categorically exempt under Section 15303 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15303(a) of the CEQA Guidelines exempts the construction of one single-family residence in a residential zone. This project involves rehabilitation and addition of second-story floor area to an existing historic residence in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.
- D. **Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, exist on the site and the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;**
The special circumstance applicable to the subject property is that the existing home is historic. The historic resource is protected within the municipal code, general plan, and under the California Environmental Quality Act (CEQA). The applicant has requested a

variance to side yard setbacks, maximum permissible structural alterations to non-conforming structures, and height in order to preserve the historic nature of the existing residence. The proposal complies with the Secretary of the Interior's Standards for historic rehabilitation. The existing historic home does not meet side yard setbacks and neither does the second-story addition. If the home and addition area were moved south to meet north-side yard setbacks, the proposal would qualify for a height exception of up to 27 feet and would not need a variance (§17.15.080). Since the home is historic, it is not recommended pursuant to the Secretary of Interior's Standards to move the existing residence.

E. The grant of a variance would not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which subject property is situated.

The subject property contains a historic residence. The historic resource is protected within the municipal code, general plan, and under the California Environmental Quality Act (CEQA). The applicant was required to follow the Secretary of the Interior's Standards of review and work with an Architectural Historian during the design proposal, which limited the amount and location of the addition. The variance to side yard setbacks, height, and permissible structural alterations to non-conforming structures is required to preserve the character and location of the existing historic structure. The grant of this variance would not constitute a special privilege since many Depot Hill properties similarly do not comply with setbacks and height.

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach

resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 109 Central Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Central Avenue. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- There is not history of public use on the subject lot.

(D) (2) (d) Physical Obstructions. Description of any physical aspects of the

development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property on Central Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply.

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

- The project is located on a residential lot.

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project.

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a single family home on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a single family home on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a single family home on a residential lot of record.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a single family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, and alternate means of transportation and/or traffic improvements.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project is located within close proximity of the Capitola fire department. Water is available at the location.

(D) (12) Project complies with water and energy conservation standards;

- The project is for a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project complies with shoreline structure policies.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is a conditional use consistent with the Single Family zoning district.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project site is located within the area of the Capitola parking permit program.

RESULT:	APPROVED AS AMENDED [4 TO 1]
MOVER:	Gayle Ortiz, Commissioner
SECONDER:	Edward Newman, Commissioner
AYES:	Smith, Ortiz, Newman, Welch
NAYS:	Westman

B. 4100 Auto Plaza Drive #16-140 034-141-29

Design Permit for exterior remodel and Sign Permit at the existing Subaru dealership in the Community Commercial (CC) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Santa Cruz Seaside Company

Representative: Peter Bagnall, filed 7/8/2016

Planner Herlihy Cattan presented the staff report. The application includes a 50-foot addition for the tower feature and the plan addresses concerns with existing parking and landscaping. Changes at entry with new ramp and landing, slate on tower with new sign. Slight decrease in number of parking spaces, but exceeds the retail requirements. Site location exception since located on a dead-end street. Meets competitive and no negative impacts requirements for exception. Total signs 110 square feet, which equals the total allowed for a single sign.

Peter Bagnell, architect, spoke on behalf of the project and clarified that the "lawn" will be synthetic turf.

Pat Trimble, Loma Vista Estates, said the association met with Subaru and supports the project.

Commissioner Westman would like an additional condition to allow combination of landscaping with the artificial turf.

Motion: Approve a Design Permit and Sign Permit with the following conditions and findings:

CONDITIONS

1. The project approval consists of a Design Permit and a Sign Permit for the remodel of the existing Subaru car dealership building at 4100 Auto Plaza Drive. The existing structures will remain as is with a small 50 square foot addition at the entryway for a icon tower. The entryway will be remodeled with new stairs, ADA ramp, and landing. The exterior finishes to the building will be upgraded with new stucco and metal paneling. One new sign has been approved on the icon tower. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 1, 2016, except as modified through conditions imposed by the Planning Commission during the hearing
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for a building permit, a landscape plan must be included for the site. At the discretion of the Community Development Director, the applicant is encouraged to include additional landscaping along the frontage with the proposed turf.
5. At the time of submittal for building permit review, 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. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
6. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
7. Prior to issuance of building permit, all Planning fees associated with permit # 16-140 shall be paid in full.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, the appropriate Water District, and Central Fire Protection District.
9. 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.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. 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.
12. 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.
13. 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
14. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public

Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.

15. 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.
16. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
17. 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.
18. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
19. In any case where the conditions to the granting of a permit have not been or are not complied with, the community development director shall give notice thereof to the permittee, which notice shall specify a reasonable period of time within which to perform said conditions and correct said violation. If the permittee fails to comply with said conditions, or to correct said violation, within the time allowed, notice shall be given to the permittee of intention to revoke such permit at a hearing to be held not less than thirty calendar days after the date of such notice. Following such hearing and, if good cause exists therefor, the Planning Commission may revoke the permit.

FINDINGS

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the CC (Community Commercial) Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

- B. **The application will maintain the character and integrity of the neighborhood.**

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the CC (Community Commercial) Zoning District and will provide an updated look to the existing building. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

- C. This project is categorically exempt under Section 15302(b) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15301 of the CEQA Guidelines exempts a remodel of an existing commercial structure. No adverse environmental impacts were discovered during review of the proposed project

- D. The special signage, as designed and conditioned, is necessary and appropriate for the subject commercial site, in order to allow the site and the businesses located within it to be competitive with other businesses of a similar nature located elsewhere, and/or to be competitive with industry standards governing sale of the merchandise offered at the site.**

The allowance of three wall signs is necessary for the auto dealership site. The wall signs comply with the maximum allowed square footage but separate the signage to complement the architecture. The adjacent Toyota dealership has multiple wall signs as well.

- E. The special signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area.**

The special signage will complement the character and integrity of Auto Plaza Drive.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Susan Westman, Commissioner
SECONDER:	Gayle Ortiz, Commissioner
AYES:	Smith, Ortiz, Newman, Welch, Westman

6. DIRECTOR'S REPORT

City Council will continue to review the zoning update and will focus on village parking at its regular Sept. 8 meeting, The Council also has additional special meetings in September.

Planning Commission has a special zoning code meeting Sept. 19.

Commissioner Smith clarified that changes will come back to the commission after council's discussion is completed.

7. COMMISSION COMMUNICATIONS

Commissioner Westman requested that a standard of three minutes for oral communications be added to the agenda or as an oral reminder.

Chairperson Welch thanked staff for handling concerns about a possible rooftop deck without a formal complaint.

Minutes Acceptance: Minutes of Sep 1, 2016 7:00 PM (Approval of Minutes)

8. ADJOURNMENT

Approved by the Planning Commission at its regular meeting of October 6, 2016.

Linda Fridy, Minutes Clerk



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: OCTOBER 6, 2016
 SUBJECT: **4810 Topaz Street #16-130 034-066-10**

Design Permit application to build a new two-story home and Variance request to the maximum floor area ratio. The property is located on an existing vacant lot in the R-1 (Single-Family Residential) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Tim Martin DAPC LLC

Representative: Dennis Norton, filed: 6/21/16

APPLICANT PROPOSAL

The application consists of a Design Permit to build a new two-story home with a Variance request to exceed the maximum floor area ratio (FAR) allowance. The project site is an existing vacant lot located at 4810 Topaz Street and is zoned R-1 (Single-Family Residential).

BACKGROUND

The subject application was submitted on June 21st, 2016. On August 10th, 2016, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: informed the applicant that Public Works Standard Detail Storm Water Best Management Practices shall be incorporated in the construction plans.

Building Official, Brian Van Son: explained that building's Standard Operating Procedures will be required for the new home, as well as fire sprinklers.

Local Architect, Frank Phanton: explained that he was concerned with the privacy of the second-story rear yard deck and asked to see location of surrounding buildings on the site plan to verify privacy concerns. Mr. Phanton also expressed that he would like to see more variety in the wall lines between the first and second story.

Landscape Architect, Megan Bishop: Megan Bishop had no concerns with the proposed landscaping.

City Planner, Ryan Safty: explained that staff cannot support the variance for additional FAR. Staff recommends removing approximately 29 square feet to comply with the allowed FAR. Staff recommends removing the rear yard second-story deck to avoid privacy concerns, or to submit additional information on neighboring properties which verifies that privacy will not be an issue. Staff also requested the applicant make minor plan revisions to fix errors and inconsistencies in the plan set.

Staff met the applicant on-site to discuss privacy concerns with the proposed rear-yard second-story deck following the Architectural and Site Review hearing. Attachment 3 is an image which shows potential privacy concerns of the proposed second-story deck. The image was taken at estimated eye-level of someone standing on the proposed second-story deck. The deck would not create privacy concerns with the adjacent neighbors to the east and west on Topaz Street, but it would appear to create a privacy issue with unit 70 of the mobile home park to the south.

The applicant submitted revised plans and information in response to the comments generated during the Architectural and Site Review hearing. The applicant did not, however, remove the second story deck per the committee's recommendation and is instead applying for a variance from the allowed floor area ratio.

Site Planning and Zoning Data

The following table outlines the zoning code requirements for development in the R-1 (Single Family Residential) Zoning District relative to the application.

R-1 (Single Family Residential) Zoning District

Coastal		
Is project within Coastal Zone?		Yes
Is project within Coastal Appeal Zone?		No
If exempt, list applicable exemption.		Not Exempt
Use		
Existing Use		Vacant
Proposed Use		Single Family Residential
Principal Permitted or CUP?		Principal Permitted
Historic		
Level of Historic Feature (local/state/federal or n/a)		N/A
Development Standards		
Building Height	R-1 Regulation	Proposed
	25 ft.	24 ft. – 8 inch. home 26 ft. – 6 inch. chimney
Floor Area Ratio (FAR)		
Lot Size		3,200 sq. ft.
Maximum Floor Area Ratio		57% (Max 1,824 sq. ft.)
First Story Floor Area		751 sq. ft.
Garage Floor Area		263 sq. ft.
Second Story Floor Area		787 sq. ft.
Second Story Deck Space (150 sq. ft. allowance)		202 sq. ft. (-150) = 52 sq. ft.
TOTAL FAR		1,853 sq. ft. 29 sq. ft. over max, VARIANCE REQUESTED

Yards (setbacks are measured from the edge of the public right-of-way)			
	R-1 Regulation		Proposed
Front Yard 1st Story	15 ft.		31 ft. from right-of-way
Front Yard Garage	18 ft. <i>Sidewalk exempt</i>		18 ft. from right-of-way
Front Yard 2nd Story	20 ft.		23 ft. from right-of-way
Side Yard 1st Story	10% lot width	Lot width 40 ft. 4 ft. min.	6 ft. from property line –West 4.5 ft. from prop. line – East
Side Yard 2nd Story	15% of width	Lot width 40 ft. 6 ft. min	6 ft. from property line –West 4.5 ft. from prop. line – East <i>(allowed encroachment)</i>
Rear Yard 1st Story	20% of lot depth	Lot depth 80 ft. 16 ft. min.	17 ft. from property line
Rear Yard 2nd Story	20% of lot depth	Lot depth 80 ft. 16 ft. min	16 ft. from property line
Encroachments (list all)	R-1 Regulation		Proposed
Side Yard Fireplace - chimney	2 ft. allowed encroachment into side yard		Permissible 1.5 ft. encroachment into east-side yard
Rear Yard Staircase	6 ft. allowed encroachment into rear yard		Permissible 4 ft. encroachment into rear yard
Parking			
	Required		Proposed
Residential (from <u>1,501</u> up to <u>2,000</u> sq. ft.)	2 spaces total 1 covered 1 uncovered		2 spaces total 1 covered (10 ft. x 20 ft.) 1 uncovered (10 ft. x 18 ft.) <i>(In sidewalk exempt area)</i>
Garage and Accessory Bldg.	Complies with Standards?		List non-compliance
Garage	Yes		
Underground Utilities: required with 25% increase in area			Yes – Required

DISCUSSION

The applicant is proposing to construct a new, two-story single-family residence on a vacant parcel at 4810 Topaz Street. The parcel is flat, rectangular shaped, and consists of 3,200 square feet. The subject property is located on Topaz Street in the R-1 (Single-Family Residential) zoning district, just north of the Surf & Sand Mobile Home Park.

The proposed 1,853 square foot two-story home would contain a 751 square foot first floor with a 263 square foot single-car garage and a 787 square foot second floor with 202 square feet of second-story deck space. The first floor would include a bedroom, bathroom, master bedroom and attached master bathroom. The proposed second-story area would contain a kitchen, dining room, living room, bedroom, and an additional bathroom. The proposed new residence would contain one covered garage space and one uncovered parking space in the driveway, compliant with code requirements. (Attachment 1)

The proposed first-story exterior finishes include horizontal lap siding, a covered front entry with a pillar and arbor above, and a sectional wood roll-up garage door. The second story would consist of shingle siding, second story decks on the front and rear, and a 4:12 pitched roof with composition shingles. An exterior spiral staircase is located at the rear of the home. The

staircase extends five feet from the back of the proposed home and is an allowed yard encroachment within the zoning code. The finished home would be 24 feet – eight inches tall. The applicant is proposing a chimney on the east elevation at 26'-6" feet. The height limit established by the zoning code for the R-1 zone is 25 feet, however pursuant to section 17.81.070 of the code, roof structures such as chimneys are allowed to exceed the height limit.

The applicant is proposing to use stamped concrete for the driveway and artificial turf for the front lawn area. A 36-inch-tall metal entrance gate with an eight-foot-tall entry arbor is proposed between the driveway and the front door. The gates would open up to a permeable pavers patio area in the front with planter areas and a rock fire pit. The applicant is also proposing two 36-inch-tall gates separating the front yard from the back, with a permeable paver walkway going from the front yard to the rear yard's permeable paver patio. The plans include landscaping around the edges of the property. The site plan also shows that there is an existing 10-foot-tall rear yard fence. Upon a site visit, staff found that the rear yard fence is currently eight feet tall. If any new fencing is proposed along the property lines, current height standards must be met.

Variance

The vacant, 3,200 square foot property can contain a maximum FAR of 57%, or 1,824 square feet of habitable area (§17.15.100). The proposed home would be 1,853 square feet, 29 square feet over the maximum allowed FAR. Following the Architectural and Site Review hearing, staff advised the applicant to remove 29 square feet of the 202 square foot second-story deck space to comply with FAR limits. The zoning code currently allows a 150 square foot exception for second-story deck space; therefore, only 52 square feet counts towards the maximum FAR. The applicant is instead requesting a variance to remove second-story deck area from the FAR calculation.

Pursuant to §17.66.090, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

1. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;
2. That the grant of a variance permit would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.

The property owner has submitted a written request for the variance (Attachment 2). The property owner contends that decks shouldn't be included in the FAR because the draft updated zoning code would no longer include deck space in the FAR calculation. The owner also alleges that the Planning Commission has historically granted exemptions to deck sizes in the FAR calculation. Lastly, the owner notes that the proposed home and deck design will match the design and massing of the neighborhood and that the deck does not create privacy concerns.

Although staff does not dispute the applicant's assertions, the reasoning provided does not support a finding of special circumstance necessary to grant a variance. The property is vacant, flat, regularly shaped, and of similar size to surrounding lots. Therefore, staff recommends denial of the variance request and recommends the applicant reduce the proposed FAR by 29 square feet in order to be in compliance with the zoning code.

CEQA

Section 15303(a) of the CEQA Guidelines exempts the construction of one single-family residence in a residential zone. This project involves the construction of a two-story single-family residence in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application and **approve** project application #16-130 with a 29 square foot reduction to the floor area ratio, based on the findings and conditions.

CONDITIONS OF APPROVAL

1. The project approval is for the construction of a new, two-story home at 4810 Topaz Street. The project consists of construction of a 751 square foot first floor with a 263 square foot single-car garage and a 787 square foot second floor with 173 square feet of second-story deck space. The maximum Floor Area Ratio for the 3,200 square foot property is 57% (1,824 square feet). The total FAR of the project is 57% with a total of 1,824 square feet of floor area, compliant with the maximum FAR within the zone. The project approval includes denial of a variance to increase the allowable FAR. The applicant must revise plans and remove 29 square feet of the proposal in order to be in compliance with the allowed floor area ratio. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on October 6th, 2016, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At the time of submittal for building permit review, 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. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.
7. Prior to issuance of building permit, all Planning fees associated with permit #16-130 shall be paid in full.

8. Affordable Housing in-lieu fees shall be paid prior to issuance of building permit, in accordance with chapter 18.02 of the Capitola Municipal Code.
9. Prior to issuance of building permits, the applicant must revise project plans to be in compliance with the maximum allowed floor area ratio for the property of 1,824 square feet. The applicant must remove 29 square feet from the proposal. Any significant changes to the design or appearance of the residence shall require Planning Commission approval.
10. 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.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project, with a reduction of 29 square feet, secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. A variance to the allowed floor area ratio has been denied. The project must be revised to be compliant with maximum floor area ratio.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for a new two-story residence. The new home, with a reduction of 29 square feet to the floor area ratio, will maintain the character and integrity of the neighborhood.
- C. **This project is categorically exempt under Section 15303 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15303(a) of the CEQA Guidelines exempts the construction of one single-family residence in a residential zone. This project involves the construction of a new, two-story single-family residence on a vacant property in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.
- D. **Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, do not exist on the site and the strict application of this title is not found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;**
There are no special circumstances applicable to the subject property. The subject property is currently vacant and the lot is flat. The applicant can redesign the home and reduce 29 square feet to be in compliance with the allowed floor area ratio.
- E. **The grant of a variance would constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which subject property is situated.**
The subject property is vacant, flat, and similar in size to properties in the

surrounding neighborhood. The grant of a variance to eliminate deck area from the maximum allowed floor area ratio would constitute a special privilege. Other properties in the vicinity were required to be compliant with the maximum floor area ratio when constructing a new home. The applicant can redesign the home and reduce 29 square feet to be in compliance with the allowed floor area ratio.

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 4810 Topaz Street. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion

or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Topaz Street. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- There is not history of public use on the subject lot.

(D) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property on Topaz Street. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of

the development.

- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply.

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

- The project is located on a residential lot.

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project.

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a single family home on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a single family home on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a single family home on a residential lot of record.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a single family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, and alternate means of transportation and/or traffic improvements.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project, with denial of the variance, complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project is located within close proximity of the Capitola fire department. Water is available at the location.

(D) (12) Project complies with water and energy conservation standards;

- The project is for a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project complies with shoreline structure policies.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is a principally permitted use consistent with the Single Family zoning district.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project site is not located within the area of the Capitola parking permit program; thus this requirement does not apply.

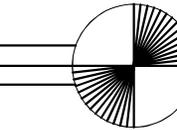
ATTACHMENTS:

1. Project Plans
2. Variance Request Letter
3. Neighbor Privacy Concerns Image

Prepared By: Ryan Safty
Assistant Planner

D A P C R e s i d e n c e

GENERAL INFORMATION	
SITE AREA:	ZONE:
3,200 SQ. FT.	R-1
BUILDING:	
PROPOSED:	
MAIN LEVEL LIVING	751 SQ. FT.
UPPER LEVEL LIVING	787 SQ. FT.
GARAGE	263 SQ. FT.
TOTAL	1,801 SQ. FT.
UPPER DECK	165 SQ. FT.
LOT COVERAGE =	
F.A.R. = 3,200 X 5.7% = 1,824 ALLOWABLE	



THE DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONAL FIELD CONDITIONS OR OTHER INFORMATION THAT IS CONTAINED IN ANY OTHER INSTRUMENTS THAT ARE REFERENCED HEREIN. THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN CONSENT. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY RESULTING FROM THIRD PARTY INFORMATION. COPYRIGHT PROTECTION STARTS FROM THE EARLIEST DATE OF THE DESIGN CONTRACT. THE DESIGNER'S DESIGN NUMBER OF THE CONSTRUCTION DOCUMENTS.

NOTES

PAGE	TITLE
1	COVER SHEET, PROJECT INFO
2	SITE PLAN
3	PROPOSED FLOOR PLANS
4	ELEVATIONS
5	ROOF PLAN
6	SECTIONS
L-2	LANDSCAPE PLAN

CODE ANALYSIS	
THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (CBC & CFC).	
BUILDING CLASSIFICATION	R-1
DESIGNATION CONSTRUCTION TYPE	II-B
FIRE RATING	SPRINKLERED

GENERAL:

- PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL BUILDING CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES IN THE FIELD.
- VERIFY THE STABILITY OF ALL ELEMENTS BEFORE DOING ANY WORK AND PROVIDE SHORING, BRACING AND/OR SUPPORT AS REQUIRED.
- VERIFY ALL GRADES AND DIMENSIONS IN FIELD. WRITEN DIMENSIONS SHALL SUPERSEDE SCALED DRAWINGS. CONTACT DESIGNER IF ANY DISCREPANCIES EXIST.
- NO PERSONS MAY TAP INTO ANY HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER SUPPLIER AND FROM COUNTY HEALTH DEPT.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL HAVE A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE OBTAINED FOR THE SIZE/TYPE OF HOSE USED, PROVIDE AUTOMATIC SHUTOFF NOZZLES.
- NO PORTABLE WATER MAY BE USED FOR CONNECTION OR DUST CONTROL IN CONSTRUCTION ACTIVITIES WHERE THERE IS REASONABLY AVAILABLE SCHEDULED OR SUB-POTABLE WATER APPROVED BY THE COUNTY HEALTH DEPT.
- ALL WORK AND CONSTRUCTION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE (CBC), AND ALL OTHER APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REGULATIONS.
- PERMANENT PROPERTY OWNER HUES ARE REQUIRED TO BE IN PLACE PRIOR TO FOUNDATION INSPECTION.

SITE:

- FINISH GRADE SHALL BE AT LEAST 200' AWAY FROM STRUCTURE.
- ALL DISTURBED AREAS, WITHIN LANDSCAPE PLAN, TO BE REVEGETATED WITH NATIVE GRASSES.
- ALL MATERIALS CONTAINING GRASS, BRUSH, OR ROOTS SHALL BE STUMPED PRIOR TO ANY GRADING OPERATIONS. THIS MATERIAL SHOULD BE STOCKPILED FOR LATER USE AS TOPSOIL.
- TREES NOTED TO BE SAVED ARE TO BE PROVIDED PROTECTION BY FENCING OR OTHER MEANS DURING CONSTRUCTION.
- THE INSTALLATION FORM OF-48 AND THE IDENTIFICATION OF INSULATION ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT.
- ALL SITE & HOUSE DRAINAGE TO DRAIN TO LANDSCAPED AREAS.
- ALL SUBCONTRACTORS TO REVIEW AND SIGN CONSTRUCTION WASTE MANAGEMENT PLAN.

ENERGY REQUIREMENTS:

- ALL EXTERIOR DOORS SHALL HAVE ALUMINUM OR WOOD THRESHOLD AND INTERLOCKING WEATHERSTRIP, UNLESS NOTED OTHERWISE.
- WINDOWS AND PARTITIONS SHALL BE CALKED AND SEALED.
- DOORS AND WINDOWS SHALL BE CERTIFIED, ALL WINDOWS DOUBLE GLAZED EXCEPT WHERE NOTED OTHERWISE.
- EXHAUST SYSTEM SHALL HAVE DAMPER CONTROLS.
- HVAC EQUIPMENT SHALL HAVE SET BACK THERMOSTAT.
- FIRST FIVE FEET OF PIPES CLOSEST TO WATER HEATER TANK SHALL BE WRAPPED WITH 2" MIN.
- HVAC EQUIPMENT, WATER HEATER, SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED.
- CONTRACTOR TO PROVIDE & POST ON THE STRUCTURE AT FINAL INSPECTION A COMPLETED INSULATOR CERTIFICATE.
- MFRc LABELS MUST BE ATTACHED TO THE GLAZING UNIT AFTER INSULATION INSPECTION IS COMPLETED.

FOUNDATION:

- CONTRACTOR SHALL CAREFULLY EVALUATE ALL MATERIALS NECESSARY, OF WHATEVER NATURE, FOR CONSTRUCTION OF THE WORK. ANY MATERIAL OF AN UNSUITABLE OR DETERIORATED NATURE DISCOVERED BELOW THE BOTTOMS OF THE FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.
- GROUND ON WHICH GRADE BEAMS AND EXTERIOR CONCRETE FLOORS ARE CONSTRUCTED MUST BE LIGHTLY PREMOISTENED BEFORE CONCRETE IS PLACED.
- USE 2X6 PRESSURE TREATED SILLS OVER EQUAL OR HIGHER FOUNDATION WALLS.
- USE MINIMUM 6" X 12" 4-8, AT 48" O.C., UNLESS NOTED OTHERWISE. ALL ANCHOR BOLTS SHALL BE INSTALLED WITH METAL SLOTTED WASHERS (3" X 3" X 0.225"). FOUNDATION DETAILS SHALL SUPERSEDE GENERAL NOTES.
- PROVIDE 1/2" O.D. DRAIN ACCESS WITH 20'-0" OF ALL BATHROOMS AND PLUMBING CLEANSOUTS PROVIDE ADDITIONAL 1/2" ACCESS UNDER MAIN HEAT DUCTS.
- PROVIDE SMPSON NO. 26 OR EQUAL 6"x4" FOUNDATION VENTS (2 S.F. PER 25 L.F.). PLACE AT MAX/AV 4'-0" O.C. STARTING AS CLOSE TO CORNERS AS POSSIBLE AND LOCATED TO PROVIDE CROSS VENTILATION.
- PROVIDE MINM 60 PSI. IN FRIED VENTILATION PER CAR TO OUTSIDE AIR, 4" ABOVE GARAGE FLOOR.
- CONCRETE SHALL DEVELOP 2500 PSI MIN COMPRESSIVE STRENGTH AT 28 DAYS.
- ACCORDANCE WITH THE PROVISIONS IN 402.016, STANDARD SPECIFICATIONS FOR CONCRETE (LATEST EDITION), ALL CONCRETE WORK SHALL CONFORM WITH THE APPLICABLE PROVISIONS, LATEST EDITION.
- REINFORCING STEEL SHALL BE INSTALLED TO ACHIEVE NOTED OVERLAP. ALL ANCHOR BOLTS SHALL BE GRADE 60 FOR #4 BARS AND LARGER. BARS SHALL BE WELD TOGETHER AND LAPPED AT 48" MINIMUM OR 1.33 TIMES THE BAR DIAMETER. ALL CONCRETE SHALL BE COVERED WITH SINGLE LAYER HORIZONTAL BARS MEET AT CORNERS, HOOP ONE BAR TO LAP 48" BAR DIAMETERS WITH THE INTERSECTING BAR. ALTERNATE PROVIDE 4 BARS WITH 48" BAR DIAMETERS. SEE DRAWINGS FOR OTHER LAP REQUIREMENTS. WHERE NOTED, WHERE CONCRETE IS FORMED AGAINST EXISTING CONCRETE, PROVIDE 2" MINIMUM CONCRETE LAPPING REINFORCED STEEL. CONCRETE COVER FOR ALL CONSTRUCTION SHALL BE AS FOLLOWS (1) ABOVE GRADE FORMED - 1 1/2" MIN. (2) BELOW GRADE FORMED - 2" MIN. (3) OTHER - SEE STRUCTURE PLAN.
- PROVIDE NECESSARY HOLES THROUGH CONCRETE FOR ACCESS, PLUMBING, ETC. SEE FOUND. DET.
- GARAGE SLAB TO BE FINISHED SMOOTH. ALL OTHER EXPOSED CONCRETE SLABS SHALL BE LIGHT BROOM FINISH, UNLESS NOTED OTHERWISE.
- ELCOP GARAGE SLAB 1/4" TO OUTSIDE FOR DRAINAGE.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE FOR FOUNDATION FACE OF WALL FOR FRAMING, UNLESS NOTED OTHERWISE.
- FRAMING ANCHORS AND STRAPS AND OTHER STANDARD FRAMING ACCESSORIES SHALL BE "SMIPSON" OR APPROVED EQUAL, OF THE DESIGNATION NOTED ON THE PLANS. ALL STEEL SHALL BE FINISHED, AND WELDS SHALL BE FINISHED. ALL WELDS SHALL BE FULLY SPOURED AND FULLY COVERED BY THE MANUFACTURER, UNLESS NOTED OTHERWISE. WHEN EXCEPTED BY PLYWOOD, USE COMMON WELDS, WELDS AND BEAM BRACERS SHALL BE 1/4" THICK, UNLESS AS NOTED.
- MAX OR EQUAL AT PRESSURE TREATED WOOD.

FRAMING, FINISHES, ETC.:

- ALL CONSTRUCTION SHALL CONFORM TO THE "GENERAL CONSTRUCTION REQUIREMENTS" THE "CONVENTIONAL CONSTRUCTION" SECTION AND ANY OTHER SECTION OF 2013 C.B.C. UNLESS NOTED OTHERWISE IN THE PLANS OF THESE SPECIFICATIONS.
- METAL STRAP CONNECTORS SHALL BE SMPSON OR EQUAL, INSTALL PER MANUFACTURERS SPECIFICATIONS.
- WELLS EXPOSED TO WEATHER OR P.T. WOOD SHALL BE CALKED, USE COMMON TYPE WELLS UNO.
- FLOOR JOISTS AND CEILING JOISTS TO BE SILE LAPPED AND NAILED OVER TOP FLATES.
- DOUBLE JOISTS UNDER PARALLEL PARTY WALLS.
- PROVIDE RAFTER TIES MINM. 1/8" X 48" O.C. IN LOWER THIRD OF ATTIC WHERE CEILING JOISTS ARE INSTALLED.
- ALL BOLTS THROUGH WOOD SHALL BE A DRIVE FIT WITH WASHER UNDER HEADS AND NUTS.
- PROVIDE SOLID BLOCKING AT ENDS OF ALL JOISTS AND RAFTERS, OVER BEARING WALLS AND AT 8'-0" O.C. MAX. FOR 2X12 AND DEEPER MEMBERS.
- ATTIC VENTILATION EQUALS MINM 1/150 OF AREA TO BE VENTED.
- PROVIDE 22"x24" ATTIC ACCESS, WITH MINM 57" HEAD ROOM.
- ALL EXTERIOR WALL COVERAGE SHALL BE APPLIED OVER MINM. 1/8" BLDG. PAPER.
- EXTERIOR STUCCO WALLS SHALL HAVE A 3/16" WEEP SCREED AT OR BELOW THE FOUNDATION AND A 1/2" MIN. VESSELE GRADE AND TWO LAYERS OF GRADE 0 PAPER OVER WOOD BASE SHEATING. STUCCO TO BE APPLIED W/3 COAT APPLICATION.
- PROVIDE DOUBLE RAFTERS AND HEADERS AT ALL SKYDRT OPENINGS.

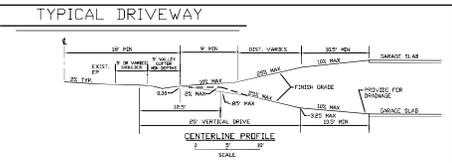
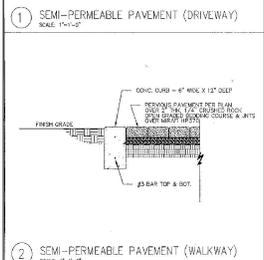
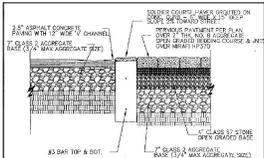
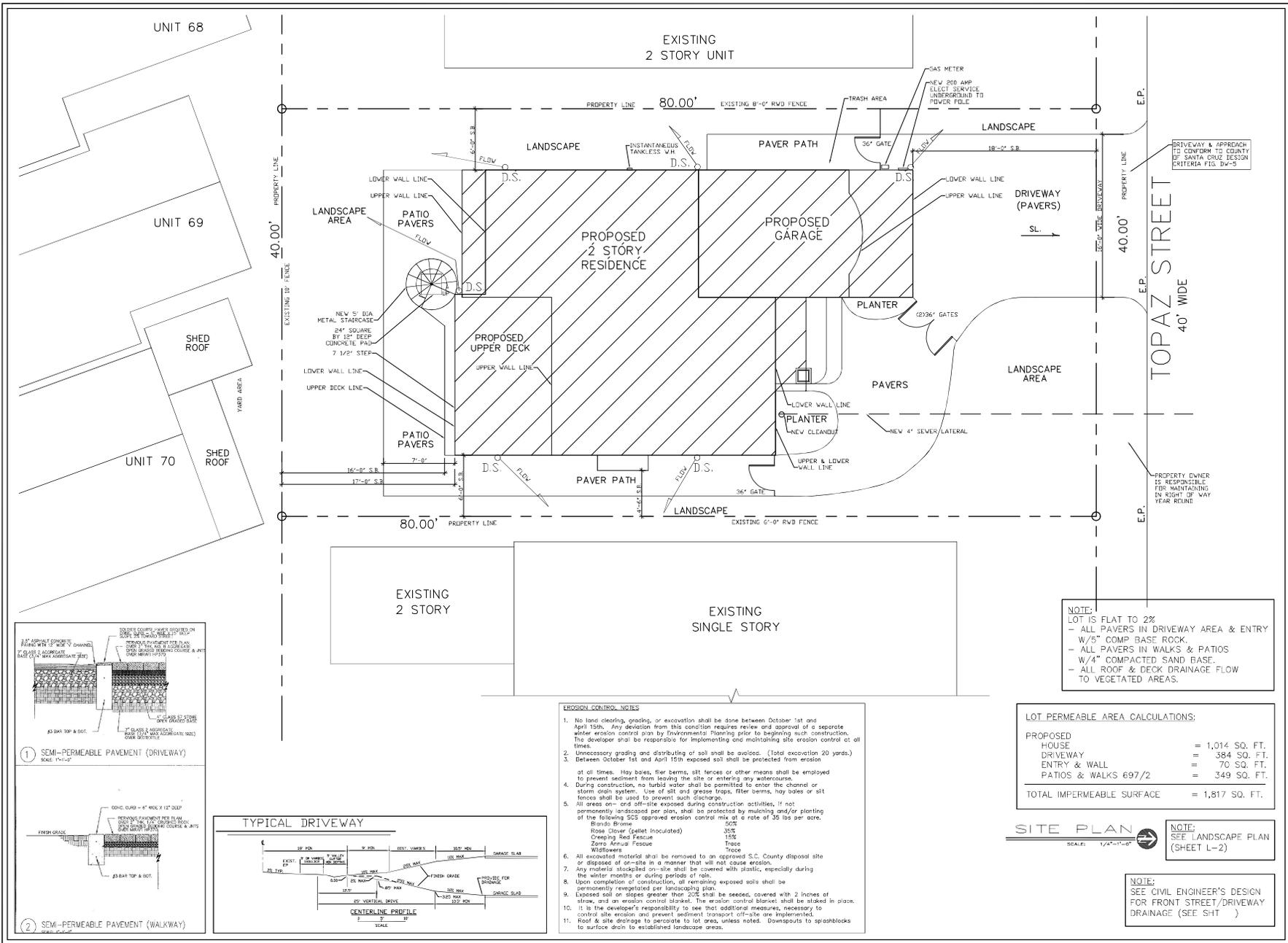
10. OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE SHALL BE SELF-CLOSING, TIGHT FITTING, SOLID CORE DOOR 1 3/8" MIN. IN THICKNESS.
11. MINIMUM 4'-0" CLEARANCE REQUIRED FROM STAIR TREAD TO CEILING.
12. COMBUSTION AIR PROVIDE 2" x 4"x14"-1/4" MIN VENTS 4" FROM FLOOR & 6" FROM CEILING.
18. SKYDRTS SHALL BE TEMPERE/INSULATED FLAT FOR GLAZED SKYDRTS.
19. THE SKYDRTS SHALL BE 1/4" THICK TEMPERE GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC OF A SHATTER-RESISTANT TYPE.
20. INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SHALL PREVENT PASSAGE OF A 4" DIAMETER SPHERE, A LOAD OF 20 LBS. PER LINEAR FOOT APPLIED HORIZONTAL TO THE TOP RAIL.
21. ALL FRAMING LUMBER SHALL BE GRADE STAMPEL, ALL WALLS SHALL BE FRAMED WITH 2X4 STUDS @ 16" O.C. - UNLESS OTHERWISE SPECIFIED.
22. PLYWOOD SHALL BE APA RATED SHEATHING CONFORMING TO PS-88, EXPOSURE 1 OF EXTERIOR, OF THE THICKNESS, GRADE AND FOR SPAN RATING NOTED ON THE DRAWINGS. LAY FACE GRAIN OF SHEET PERPENDICULAR TO SUPPORTING MEMBERS. IF HORIZONTAL EXPOSURE, SHEETS MAY BE Laid WITH FACE GRAIN EITHER PERPENDICULAR OR PARALLEL TO SUPPORTING MEMBERS OR VERTICAL DIAPHRAGMS, PROVIDED THAT ALL SHEET EDGES AND CORNERS PROVIDE ONE PLY OVER AT THE CORNERS OF ALL UNSUPPORTED SHEET EDGES ON ROOFS, UNLESS OTHERWISE NOTED.
23. PLYWOOD EDGE NAILING PER 2013 C.B.C., OR AS SPECIFICALLY NOTED, SHALL OCCURE AT ALL FRAMED OR BLOCKED SHEET EDGES AND AT OTHER LOCATIONS INDICATED ON THE PLANS AND DETAILS, WHETHER OR NOT SHEET EDGES OCCUR AT THESE LOCATIONS.
24. MICROLAM MEMBERS SHALL BE AS MANUFACTURED BY TRUS JOIST, OR APPROVED EQUAL, IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: 16'-2600 OH, C=1300000 PSI, CONFORMING TO MER-48.
25. GUY-LAMINATED BEAMS MANUFACTURED BY AN APPROVED FABRICATOR, CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED UNLESS NOTED, GUY-LAMS SHALL BE GRADE 24F-24 FOR SIMPLE SPANS.
26. STEEL WALLS HORIZONTAL BRIDGING SHALL BE INSTALLED IN ALL WALLS AND PARTITIONS WHERE STUCCO ARE APPLIED TO EXTERIOR WALLS. STEEL BRIDGING SUPPORTING BEAMS SHALL HAVE 200% OF THE SAME MINIMUM DESIGN RESISTANCE THEREIN OTHERWISE NOTED.
27. WOOD SILLS SHALL BE ATTACHED TO CONCRETE FOUNDATIONS OR SLAB WITH 5/8" x 1" ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM SPACING, EXCEPT AS NOTED OTHERWISE. SILLS SHALL BE A MINIMUM OF TWO BOLTS, INCLUDING BETWEEN AND AT ENDS OF SILL. ALL BOLTS SHALL BE WELDED TO CONCRETE OR STEEL EXCEPT AS OTHERWISE NOTED.
28. DRIBBLE PIPES SHALL LAP A MINIMUM OF 4'-0" AT SPICES AND BE NAILED WITH NO LESS THAN #8-16# NAILS. ALL CLIPS IN PLATS SHALL OCCUR OVER A STUD.
29. HOLES IN WOOD SILLS OR PLATS OF SHEAR OR BEARING WALLS SHALL BE PLACED IN THE CENTER OF THE PIECE, AND SHALL BE NO GREATER IN DIAMETER THAN (1) THE WIDTH OF THE MEMBER, HOLES LARGER THAN 4" ABOVE ABOVE WALLS, BEGRED IN SILLS, PROVIDING THE SILL IS COMBINED OUT IN TWO AND ANCHOR BOLTS ARE PLACED APPROPRIATE.
30. LINTELS OVER OPENINGS IN NON-BEARING WALLS SHALL BE SOLID MEMBERS THE WIDTH OF THE STUDS AND OF A MINIMUM NOMINAL DEPTH TO THE SPAN LENGTH IN FEET, LINTELS IN BEARING WALLS SHALL BE AS NOTED ON THE PLANS.
31. LIGHT FIXTURES IN CLOSETS SHALL BE MINIMUM 12" FROM FACE OF SELF IF INCANDESCENT, 18" FLUORESCENT OR LED.
32. ALL TRUSS FRAMING TO HAVE MOISTURE CONTENT OF 10% OR LESS AT THE TIME OF INSTALLATION.

PLUMBING:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF 2013 C.P.C. AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- SLOPE OF DRAINS 1/4" FT. MINM. CLEARANCE FOR CLEANSOUTS 18" MINM.
- PROVIDE 1/2" SFD. ACCESS PANELS OVER HORIZONTAL AND CONCEALED SUMP JOINT CONNECTIONS.
- "DRAIN" SHALL HAVE MAX. 1.28 GAL./MIN. FLOW; SHOWER HEAD FLOW SHALL BE MAX. 2.0 GAL./MIN. AT 80 PSI. WATER PRESSURE SHALL BE 50 PSI MAX. FAUCETS SHALL BE MAX. 1.5 GPM.
- PIPE MATERIALS:
G. GAS - COPPER TYPE L, 1/2" WITH LEAD FREE SOLDER
H. DRAINS - SCHEDULE 40 BLACK STEEL
I. WATER - SCHEDULE 40 BLACK STEEL
- WATER GAS SILET CONTROL VALVES SHALL BE LOCATED IN THE SAME ROOM AS THE OUTLET, OUTSIDE THE HEARTH, BUT NOT MORE THAN 4" FROM SUMP DUCT.
- ALL FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GPM 800 PSI.
- KITCHEN SINK, LAVATORIES, SHOWERS, BATHS, LAUNDRY TUBS AND BATHING FIXTURES AND DESKTOP AND OTHER STANDARD FRAMING ACCESSORIES SHALL BE "SMIPSON" OR APPROVED EQUAL, OF THE DESIGNATION NOTED ON THE PLANS. ALL STEEL SHALL BE FINISHED, AND WELDS SHALL BE FINISHED. ALL WELDS SHALL BE FULLY SPOURED AND FULLY COVERED BY THE MANUFACTURER, UNLESS NOTED OTHERWISE. WHEN EXCEPTED BY PLYWOOD, USE COMMON WELDS, WELDS AND BEAM BRACERS SHALL BE 1/4" THICK, UNLESS AS NOTED.
- ALL HOT WATER SUPPLY SYSTEMS SHALL BE 1/2" PIPE WITH THE FAUCET SHALL BE EQUIPPED WITH A HOT WATER REGULATING SYSTEM. (SECTION 402.0, ORD. 3022)
- PROVIDE ACCESS PANEL WITH 12" x 12" OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SUMP JOINT CONNECTIONS.
- PROVIDE 2X6 PLUMBING WALLS.
- SHOWER AREA WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 7'-2" ABOVE SHAN NILET. SHOWER & TUB WALLS SHALL BE A SMOOTH, HARD NON-ABSORBENT SURFACE, OVER A MOISTURE RESISTANT WATER PROOFING MEMBRANE, GLASS MAT OPTIMAL, ETC TO A MIN. OF 7/2" ABOVE DRAIN NILET (NOT 7/2" PER CRC 307.2).
- USE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL HOSE BIBS. (UP603)
- WATER HEATERS SHALL HAVE A PRESSURE RELIEF VALVE W/DRAIN TO OUTSIDE.
- SHOWERS AND TUBS-HAVING COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCED OR THE THERMOSTATIC MIXING VALVE TYPE. (MAX. 120°)
- ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES (WASHING MACHINES, DISHWASHERS, ETC.) ARE INSTALLED, SHALL BE PROVIDED WITH DEVICES TO ASSIGN HIGH PRESSURES RESULTING FROM THE QUICK-CLOSING OF SUCH VALVES.
- FERRIS GAS PIPES MUST BE ELECTRICALLY ISOLATED FROM THE REST OF THE GAS SYSTEM WITH A LISTED OR APPROVED ISOLATION FITTING AS A MIN. OF 4" ABOVE GRADE.

MECHANICAL:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2013 C.M.C. AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING, ALL FACTORY MADE PRODUCTS TO BE INSTALLED TO INSTALLATION INSTRUCTIONS & STANDARDS, USE LL 1818 TYPE.
- BATHROOMS, TOILET COMPARTMENTS AND LAUNDRY ROOMS REQUIRING MECHANICAL VENTILATION SHALL HAVE A SYSTEM CAPABLE OF PROVIDING 3 AIR CHANGES PER HOUR.
- SPARK ARRESTOR EQUIPPED ON EACH FRIEDRACE CHIMNEY AND SHALL HAVE MINIMUM AREA OF A TIMES NET FREE AREA OF CHIMNEY OR FLEET.
- CHIMNEYS SHALL EXTEND MIN. 2' ABOVE THE HIGHEST ELEVATION OF ANY PART OF THE BUILDING WITHIN 10' OF CHIMNEY. SECURE EACH SECTION OF METAL FLUE TO PREVENT LATERAL DISPLACEMENT.
- STAMP WATER HEATERS TO SHALL AND/OR FASTEN TO FLOOR TO RESIST LATERAL FORCES EQUAL TO 100% OF GRAVITY LOAD.
- HEATING AND COOLING EQUIPMENT LOCATED IN THE GARAGE WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH FLOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.
- ALL ENVIRONMENTAL AIR OUTETS SHALL BE A MINIMUM OF 3'-0" FROM ANY OPENING INTO BUILDING.
- DUCTS PENETRATING THE SEPARATION SHALL BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE GALVANIZED STEEL, AND BE CONTINUOUS WITHOUT JOINTS OR NON-METALLIC CONNECTIONS.
- "DUCT" CONNECTIONS TO BE WRAPPED WITH LISTED UL "F" TAPE IN ACCORDANCE WITH THE FOLLOWING:
A. ATTACH THE TAPE TO THE EDGLAR WITH AT LEAST TWO WRAPS OF APPROVED DUCT TAPE AND APPROVE TAPE OR APPROVED SLUMP.
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- DUCTS PENETRATING THE SEPARATION SHALL BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE GALVANIZED STEEL, AND BE CONTINUOUS WITHOUT JOINTS OR NON-METALLIC CONNECTIONS.
- "DUCT" CONNECTIONS TO BE WRAPPED WITH LISTED UL "F" TAPE IN ACCORDANCE WITH THE FOLLOWING:
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- EROSION CONTROL NOTES**
- No land clearing, grading, or excavation shall be done between October 1st and April 15th. Any deviation from this condition requires review and approval of a separate winter erosion control plan by Environmental Planning prior to beginning such construction. The developer shall be responsible for implementing and maintaining site erosion control at all times.
 - Unnecessary grading and distributing of soil shall be avoided. (Total excavation 20 yards.)
 - Between October 1st and April 15th exposed soil shall be protected from erosion at all times. Hay bales, fiber berms, silt fences or other means shall be employed to prevent sediment from leaving the site or entering any watercourses.
 - During construction, no turbid water shall be permitted to enter the channel or storm drain system. Use of silt and grease traps, filter berms, hay bales or silt fences shall be used to prevent such discharge.
 - All areas on- and off-site exposed during construction activities, if not permanently landscaped per plan, shall be protected by mulching and/or planting of the following SCS approved erosion control mix at a rate of 35 lbs per acre.
 - Brands Bromes 50%
 - Rose Clover (seal inoculated) 30%
 - Creeping Red Fescue 15%
 - Zorro Annual Fescue Trace
 - Wildflowers Trace
 - All excavated material shall be removed to an approved S.C. County disposal site or disposed of on-site in a manner that will not cause erosion.
 - Any material stockpiled on-site shall be covered with plastic, especially during the winter months or during periods of rain.
 - Upon completion of construction, all remaining exposed soils shall be permanently revegetated per landscaping plan.
 - Exposed soil on slopes greater than 20% shall be seeded, covered with 2 inches of straw, and an erosion control blanket. The erosion control blanket shall be staked in place.
 - It is the developer's responsibility to see that additional measures, necessary to control site erosion and prevent sediment transport off-site are implemented.
 - Roof & site drainage to penetrate to lot area, unless noted. Downspouts to splashblocks to surface drain to established landscape areas.

NOTE:
LOT IS FLAT TO 2%
- ALL PAVERS IN DRIVEWAY AREA & ENTRY W/5" COMP BASE ROCK.
- ALL PAVERS IN WALKS & PATIOS W/4" COMPACTED SAND BASE.
- ALL ROOF & DECK DRAINAGE FLOW TO VEGETATED AREAS.

LOT PERMEABLE AREA CALCULATIONS:

PROPOSED HOUSE	= 1,014 SQ. FT.
DRIVEWAY	= 384 SQ. FT.
ENTRY & WALL	= 70 SQ. FT.
PATIOS & WALKS 697/2	= 349 SQ. FT.
TOTAL IMPERMEABLE SURFACE	= 1,817 SQ. FT.

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

NOTE:
SEE LANDSCAPE PLAN (SHEET L-2)

NOTE:
SEE CIVIL ENGINEER'S DESIGN FOR FRONT STREET/DRIVEWAY DRAINAGE (SEE SHT)

KEYNOTES:

NO.	BY

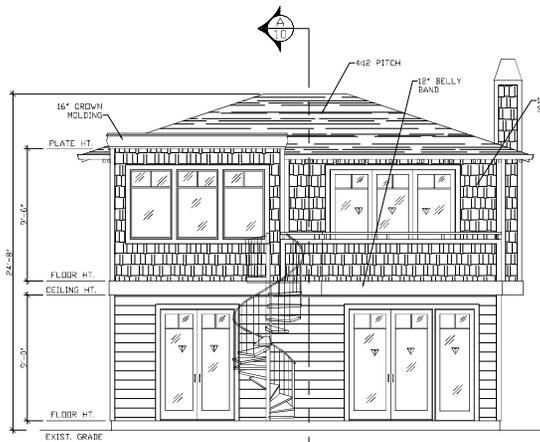
OWNER:
D.A.P. L.L.C.
3548 FLORAL CT
SANTA CRUZ, CA 95067
209-608-0103

DAPC RESIDENCE
4810 TOPAZ ST.
CAPITOLA, CA 95010
APN 034-066-10

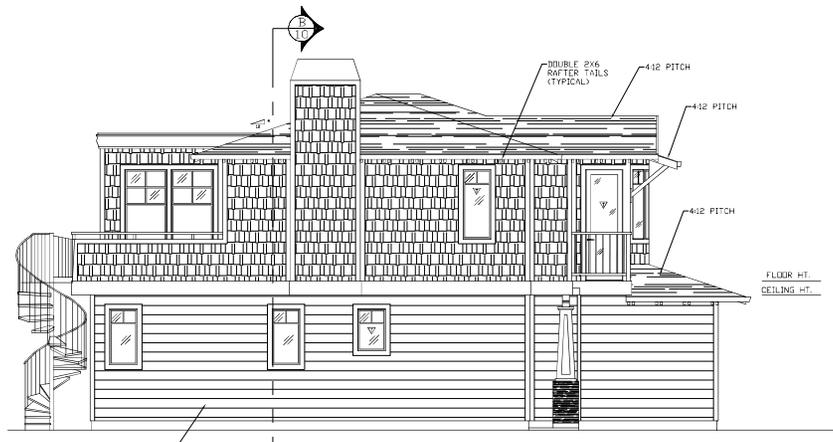
DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
712 E CAPITOLA AV. CAPITOLA, CA 95010 • 831.476.2616
FAX 831.476.2616

SITE PLAN

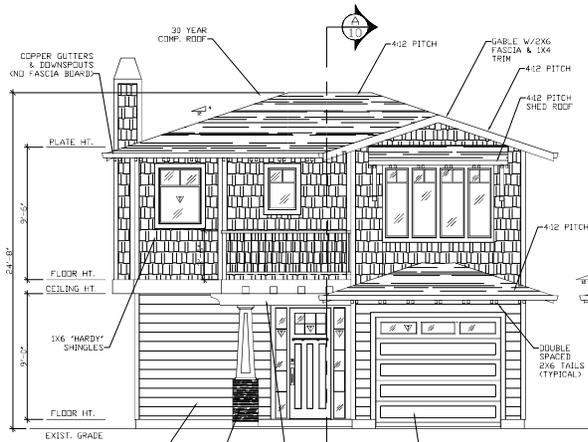
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SCALE: 1/4"=1'-0"
JOB NO.: TOPAZ
DATE: 09/06/16
SHEET: 2
OF SHEETS: 2



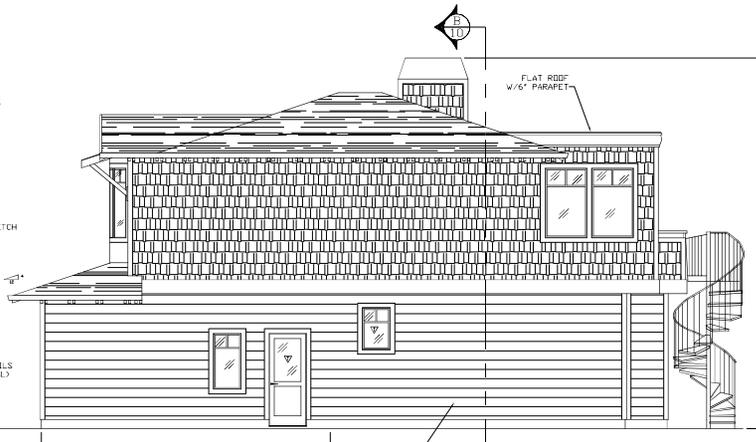
SOUTH



EAST



NORTH



WEST

ELEVATIONS

NOTE: ▽ = TEMPERED GLASS

REVISIONS:	BY:

OWNER:
D.A.P. L.L.C.
3548 FLORAL CT.
SANTA CRUZ, CA 95062
209-608-0101

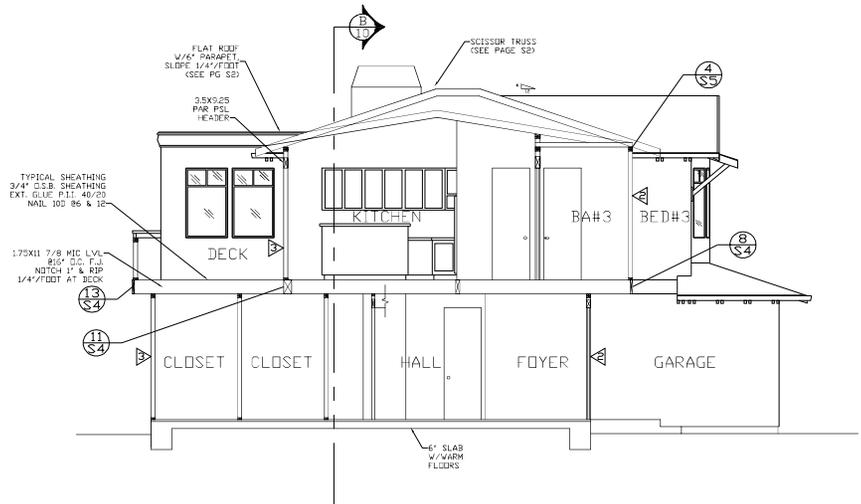
DAPC RESIDENCE
4810 TOPAZ ST.
CAPITOLA, CA 95010
APN 034-066-10

DENNIS NORTON
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FAX 831 476 2616

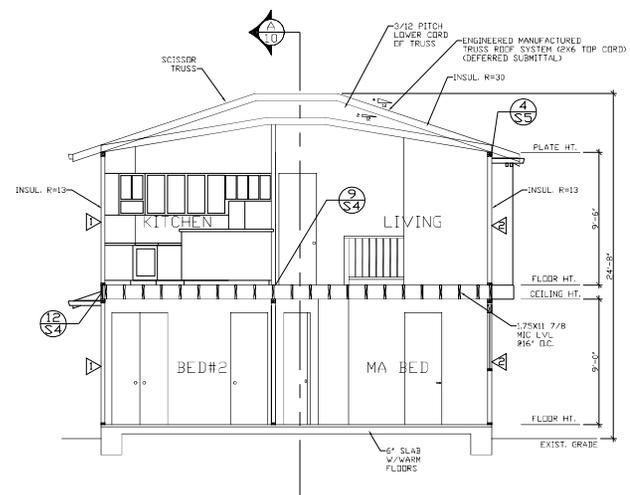
ELEVATIONS

DRAWN:	GG
SCALE:	1/4"=1'-0"
JOB:	TOPAZ
DATE:	09/13/16
SHEET:	5
OF:	SHEETS

Attachment: Project Plans (1619 : 4810 Topaz Street)



SECTION A



SECTION B

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

REVISIONS:	BY:

OWNER:
D.A.P. LLC
3348 FLORAL CT.
SANTA CRUZ, CA 95062
209-608-0101

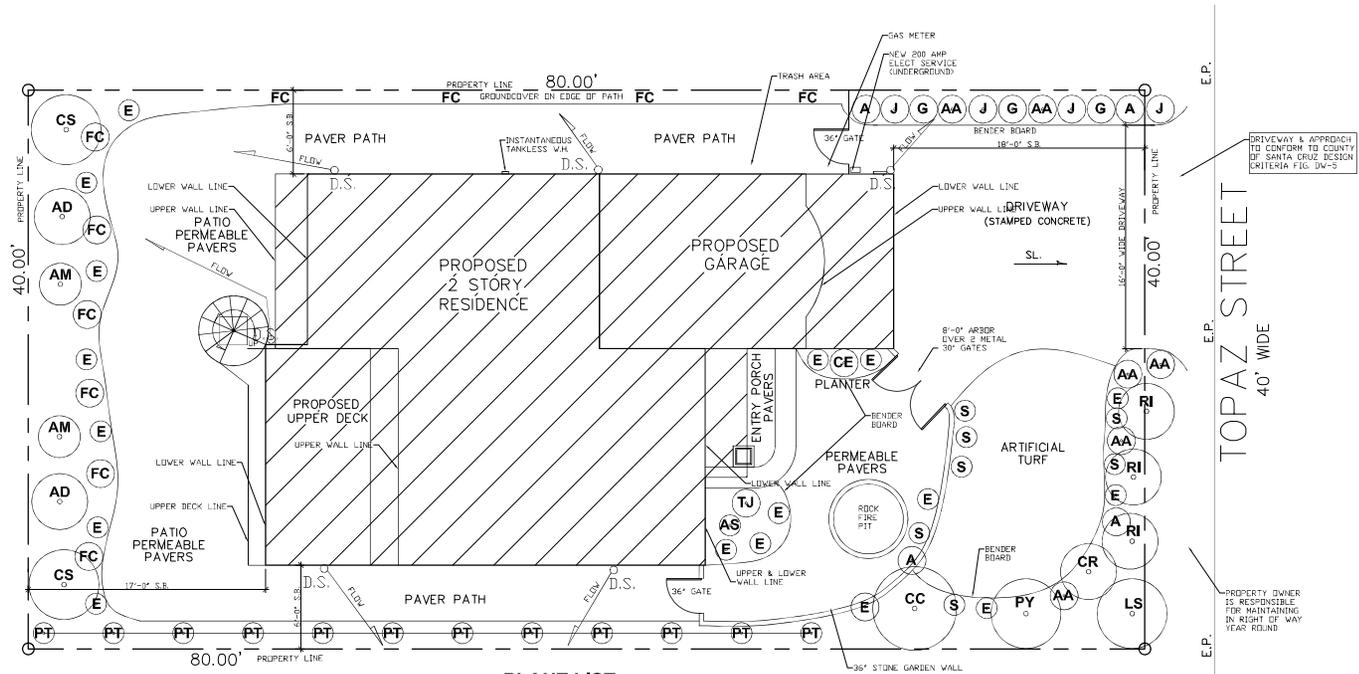
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APN 034-066-10

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HOME DESIGN AND
PROJECT PLANNING
712 C CAPITOLA AV., CAPITOLA, CA 95010 • 831 476 2616
FAX 831 476 2616

SECTIONS

DRAWN:	GG
SCALE:	1/4"=1'-0"
SCALE:	TOPAZ
DATE:	06/09/16
SHEET:	10
OF SHEETS:	

Attachment: Project Plans (1619 : 4810 Topaz Street)



REVISIONS	BY

OWNER:
 D.A.F.P. L.L.C.
 8548 FLOREAL CT
 SANTA CRUZ, CA 95067
 209-608-0100

DAPC RESIDENCE
 4810 TOPAZ ST.
 CAPITOLA, CA 95010
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 HOME DESIGN AND
 PROJECT PLANNING
 712 E CAPITOLA AV. CAPITOLA, CA 95010 • 831.478.2818
 FAX 831.478.2811

LANDSCAPE PLAN
 PLAN

DRAWN: GG
 SCALE: 1/4"=1'-0"
 JOB NO: TOPAZ
 DATE: 09/06/18
 SHEET
 L1
 OF SHEETS

PLANT LIST

Plant Code	Plant Name	Substitutions	# of Plants	Pot size (gallon)
A	AEONIUM CANARIENSE		5	1
AA	AEONIUM ARBORIFLUM 'PURPUREUM'		5	1
AD	ASPARAGUS DENSIFLORUS 'MEYERI'		2	15
AM	ACANTHUS MOLLIS		2	1
AP	ACER PALMATUM 'SANGO KAKU'		1	15
BJ	BUXUS JAPONICA 'GREEN BEAUTY'		9	5
CC	COHINUS COGGYGRIA 'ROYAL PURPLE'		1	15
CE	CAMELIA (ESPALIER OR TRELLISED FORM)		1	15
CR	CORREA REFLEXA 'KANGAROO ISLAND'		2	5
CS	CORNUS STOLONIFERA		2	5
E	ERIGERON KARVINSKIANUS		16	1
FC	FRAGARIA CHILOENSIS		2	MID PLANT
G	GRAPTOVERA SPECIES		3	1
J	JUNCUS PATENS		5	1
LS	LEUCADENDRON SALIGNUM 'CHIEF'		1	15
PT	PITTIOSPORUM TENUIFOLIUM		11	5
PY	PHORMIUM 'YELLOW WAVE'		1	5
RI	ROSA 'TEHRIG CLIMBER'		4	5
S	SEDUM AUREUM		5	1
TJ	TRACHELOSPERMUM JASMINOIDES		1	15

NOTES:
 *SOIL SHALL BE GRADED FOR PROPER DRAINAGE AND AMENDED WITH COMPOST
 *ALL PLANTED AREAS (WITH EXCEPTION OF ARTIFICIAL TURF AREAS) SHALL BE TOP DRESSED WITH A REDWOOD BARK MULCH AT A DEPTH OF 3"
 *ALL LANDSCAPED AREAS SHALL BE TIED WITH A BORDER SUCH AS BENDER BOARD
 *ALL PLANTS SHALL BE PLANTED INTO COPPER BASKETS
 *ALL PLANTS SHALL BE PLANTED WITH A SMALL AMOUNT OF ORGANIC FERTILIZER TO ASSIST ESTABLISHMENT
 *DRIP IRRIGATION SHALL BE INSTALLED WITH AN IRRIGATION CONTROL BOX LOCATED IN A CONVENIENT LOCATION

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

Attachment: Project Plans (1619 : 4810 Topaz Street)



Attachment: Project Plans (1619 : 4810 Topaz Street)



9-8-2016

Dennis Norton Design

712 Capitola Avenue # C

Capitola, Ca. 95010

Re 4810 Topez Street, Request for Variance to Deck Square footage

Dear Ryan Safty

City of Capitola Planning Department

This request is to request a Variance to Floor Area Ratio. The present house is 30 Square Foot over maximum square footage that includes decks. We give the following reasons for granting this Variance.

- 1) The City of Capitola is in process of removing Decks from Square Footage Calculation.
- 2) Removing 30 Square foot from upper deck will make the Deck almost unusable because of width of deck.
- 3) The adjacent house to South- East was built two story to within four feet of rear of lot line. This blocks sun to light for all morning hours to proposed house. This was a determining factor in doing a reverse floor plan. The usability of deck is necessary.
- 4) This request does not increase the mass of the structure.
- 5) The Planning Commission does have a history of granting Exemptions to Deck Sizes in the FAR calculation.
- 6) This Deck will not impede on the surrounding neighbors privacy and the proposed design has the approval of surrounding neighbors.

Thank You Tim Martin, Owner



Attachment: Neighbor Privacy Concerns Image (1619 : 4810 Topaz Street)



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: OCTOBER 6, 2016

SUBJECT: **224 San Jose Avenue #16-108 APN: 035-184-07 and 035-184-01**

Design Permit for a new detached garage with second story living space, variance for onsite parking, and lot merger to combine two parcels into one for a property with an existing historic structure located in the CV (Central Village) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Dennis Calvert

Representative: Dennis Norton, filed: 5/24/16

APPLICANT PROPOSAL

The application is for a new single car, detached garage with living space on the second story. There is a historic single-family home at 224 San Jose and the new garage would be primarily on the adjacent lot accessed from Cherry Avenue. The application for the new structure requires a Design Permit and Variance.

BACKGROUND

The new garage is proposed to be located on a property adjacent to an existing historic single-family home at 224 San Jose Avenue. As a part of this proposal, the applicant is requesting a lot merger to combine the two adjacent parcels. The lot merger requires a ministerial permit, which must be completed prior to construction (Condition of Approval #25). Since the existing residence is historic, the application requires review by an architectural historian for compliance with the Secretary of Interior Standards pursuant to the California Environmental Quality Act (CEQA). The City contracted Architectural Historian, Leslie Dill, to review the design. On August 3, 2016, Ms. Dill provided suggested modifications to the design (Attachment 2). The designer, Dennis Norton, incorporated the majority of the suggestions but did not agree with all of Ms. Dill's suggestions. Mr. Norton summarized his changes in a memo (Attachment 3). Specifically, Mr. Norton did not revise the double gable design and did not modify the garage door.

On August 24, 2016, the application was reviewed by the Architectural and Site review committee. The committee made the following recommendations to the applicant:

Building Official, Brian Van Son: explained to the applicant that the property is in the floodplain and therefore a no rise study and elevation certificate will be required at time of building permit submittal. (Condition of Approval #4)

Public Works representative, Danielle Uharriet: provided the applicant with a list of additional submittal requirements for storm water compliance. Ms. Uharriet raised a concern for existing street parking that would be removed within the proposed driveway accessed off San Jose Avenue. She also requested that garbage and recycling storage areas be shown on the plan and that drainage flow location be called out on the plans.

Local Architect, Frank Phanton: provided the applicant with positive feedback on the design. He requested that the plans be updated to show the windows on the neighboring properties to protect privacy. Mr. Phanton did not agree with the Architectural Historian’s direction to remove the double gable.

Landscape Architect, Megan Bishop: requested that landscaping be shown around the garage.

Planner, Katie Cattan: noted that if the parking space in the side yard is removed, the applicant would need a variance for parking. She also confirmed with the applicant that the living area above the garage would not include a kitchen to be utilized as a secondary dwelling unit.

Local Historian, Carolyn Swift: noted that the property is one of the first summer vacation cottages in Capitola. She noted that the home has been altered. She asked that the applicant be aware of any archeological resources found during excavation. (Condition of Approval #7)

Following the Arch and Site meeting, the applicant provided the items requested by the Public Works Department and removed the proposed on-site parking space accessed from San Jose Avenue.

Zoning Summary

The following table outlines the zoning code development requirements in the CV (Central Village) Zoning District relative to the application.

Use		
Is property in Residential Overlay District? (See zoning map for Six Sisters, Venetian Court, Lawn Way, Riverview Avenue, Cliff Drive, or Cherry Avenue overlays) Note: Specific uses allowed in Residential Overlay Districts.		Yes Cherry Avenue Overlay
Existing Use	First Floor	Single-Family (584 sq. ft.)
	Second Floor	
Proposed Use	First Floor	Garage (327 sq. ft.)
	Second Floor	Living space (403 sq. ft.)
Historic		
Level of Historic Feature (local/state/federal or n/a)		Local
Completed DPR523. (if yes, list consultant)		No
Significant Alteration of Historic Feature? (CUP required)		Not Required
Development Standards		
Building Height	CV Regulation	Proposed
	27 ft. max	24 ft. 10 in.
Lot Coverage		

In the Cherry Avenue residential overlay area: Lots between 1,001 and 2,000 square feet shall be allowed 80% lot coverage.	Required Open Space: <u>20</u> % of lot or 360 sq. ft.	Proposed Open Space: <u>424</u> sq. ft.
Yards		
There are no yard requirements in the C-V zone, except that 10% of lot area shall be developed as landscaped open area, at least partially fronting on, and open to, the street. No portion of this landscaped area shall be used for off-street parking.	10% of lot is 180 sq. ft. required	424 sq. ft. proposed
Parking		
Residential up to 1,500 sq. ft.)	Required 2 spaces total	Proposed 1 covered garage space Variance Requested
Underground Utilities – required with 25% increase area	Required (Condition of Approval #15)	

Analysis

Design Permit

The applicant is proposing to construct a new 327 square foot detached garage with 403 square feet of living area above. The new garage and living area is proposed to be located adjacent to the existing 584 square foot historic residence at 224 San Jose Avenue. As noted above in the Architectural and Site review section, the proposal was not found to be in compliance with the Secretary of Interior Standards. Two issues remained outstanding, the double gable and metal garage door.

The home at 224 San Jose Avenue is a potentially historic structure on the local level. As the review authority for the application, the Planning Commission reviews the recommendations of the Architectural Historian but has the ultimate decision making authority to make findings that the proposed development will not negatively impact the historic resource and is in compliance with CEQA for a finding of no potential negative impacts. In Attachment 3, Mr. Norton explains the double gable does not imitate a historic feature within the same property. The historic home has a single gable. Also, the Secretary of Interior Standards suggests differentiating elements of the historic structure from new additions and features. The Planning Commission may make findings that the metal garage door differentiates the new garage from the historic home. The local Architect and local Historian supported the design as proposed. Staff does not have concerns because the main structure does not have a double gable end and the garage door does not mimic the historic design of the home.

Kitchen

It should be noted that the plans call for a kitchen to be located in the new living space above the garage. The plans show a sink and refrigerator, which is not considered a kitchen but is considered a “mini-bar”. Chapter 17.03.340 of the Capitola Municipal Code defines a kitchen as, “any room used for cooking or the preparation of food for a single dwelling unit, and distinct from a ‘mini-bar/convenience area’ which is intended as a supplemental food preparation area within a single-family home.” The code then defines a “mini-bar” as, “an area limited to a small refrigerator, a microwave oven and a small sink with a drain size less than one and one-half

inches. No gas line or 220 electric service is permitted within this area. Only one such area is permitted within a dwelling in addition to the kitchen, and internal access within the dwelling must be maintained.” Since the proposed new living area is detached and does not contain internal access to the existing cottage’s kitchen, the mini-bar area is not allowed. Staff has added Condition of Approval #14 to limit this area to only allow one small sink with a drain size less than one and one-half inches, which by itself would no longer be considered a “mini-bar”.

Variance

The applicant is requesting a variance to one on-site parking space. The existing historic home has one, uncovered on-site parking space. The proposed garage and living space addition increases the floor area by more than 10 percent, therefore parking must come into compliance. Two on-site parking spaces are required for the proposed project. The original application included two on-site parking spaces, one in the new garage and one uncovered space on the side of the home accessed off of San Jose Avenue. However, this parking space would have required removal of a public on-street parking space on San Jose Avenue. Consequently, staff requested the applicant remove this space from the proposal.

Pursuant to Municipal Code chapter 17.66.090, the Planning Commission may grant a variance when it finds that there are special circumstances applicable to the subject property associated with the size, shape, topography, location, or surroundings of the property. The Planning Commission must also make findings that the grant of a variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone.

Historic preservation is a priority within the City of Capitola. Goal LU-2 of the Capitola General Plan states “*Preserve historic and cultural resources in Capitola.*” The General Plan includes the following policy statements in support of the variance for the historic cottage and applications of the Secretary of Interior’s Standards:

GP-Policy LU-2.1: Historic Structures. *Encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse of important historic structures in Capitola.*

GP-Policy LU-2.2: Modification Standards. *Use the U.S Secretary of the Interior’s Standards for the Treatment of Historic Properties as a guide for exterior modification to identified historic resources.*

The existing structure at 224 San Jose Avenue is one of the original beach cottages of the Capitola Village. The special circumstance applicable to the subject property is that the existing cottage is historic. The historic resource at 224 San Jose Avenue is protected within the municipal code and under CEQA. The applicant is proposing a detached garage with second story living space above in an effort to increase living area while preserving the form and massing of the original structure in its entirety. The existing cottage is only 584 square feet. The property owner is limited to a 58 square foot (10%) addition, otherwise two on-site parking spaces must be provided. To bring the historic cottage property into compliance with parking requirements would require a two-story garage off of Cherry Avenue with a lift-system to enclose two parking spaces. There are no other locations on the site to provide parking without eliminating public street parking or removing a back portion of the historic residence and expanding the existing driveway.

Pursuant to General Plan policy LU-2.1, it is a policy for the City of Capitola to encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse of important historic structures. One way to preserve the existing historic structure and allow an addition greater than 10% is for the Planning Commission to grant a variance to parking standards. Other properties in the vicinity that are not deemed historic have the added benefit of being able to demolish existing structures and rebuild anywhere on the lot. The owners at 224 San Jose Avenue are

extremely restricted due to the properties location on a corner lot with four street parking spaces surrounding it and the historic cottage in the front. For these reasons, staff feels that a finding can be made that the variance would not constitute a grant of special privilege inconsistent with other properties in the area.

CEQA

Section 15303(e) of the CEQA Guidelines exempts the construction of accessory and appurtenant structures such as garages. This project involves the addition of a new, detached single-car garage with second-story living space above to an existing historic residence located in the CV (Central Village) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #16-108, based on the findings and conditions.

CONDITIONS OF APPROVAL

1. The project approval consists of a new single car, detached garage with living space on the second story adjacent to the historic residence at 224 San Jose Avenue. The project consists of construction of a 327 square-foot detached garage and 403 square foot of second-story living area above the garage. The maximum allowed lot coverage for properties in the Cherry Avenue residential overlay is 80% for an 1,800 square foot property (1,440 square feet). The total lot coverage of the project is 76% with a total of 1,376 square feet of lot coverage. The project approval includes approval of a Design Permit and Variance to parking. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on October 6th, 2016, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of building permit submittal, a no-rise study and elevation certificate must be submitted to the Building Official's satisfaction.
5. At time of building plan submittal, the plans shall include a language on the cover sheet referring to the property as an "Historic Resource", requiring review of all design revisions, and that the project should include notes that the existing historic elements are to be protected during construction.
6. At time of building plan submittal, the California State Historical Building Code shall be referenced in the architectural notes on the front page, in the event that this preservation code can provide support to the project design.
7. During excavation, if potential archeological resources are found, the excavation must halt immediately and the contractor must notify the City of Capitola immediately. Construction will not be permitted to resume until appropriate investigations, reporting,

data recovery, and mitigation measures have been fulfilled to the satisfaction of the Community Development Director.

8. At the time of submittal for building permit review, 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. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
9. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
10. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions of the historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
11. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.
12. Prior to issuance of building permit, all Planning fees associated with permit #16-108 shall be paid in full.
13. Affordable Housing in-lieu fees shall be paid prior to issuance of building permit, in accordance with chapter 18.02 of the Capitola Municipal Code.
14. The new living area above the detached garage cannot contain a kitchen or mini-bar area. A sink with a drain size of less than one and one-half inches is permitted. No stove tops, refrigerators, or ovens are allowed in the new living area. The new living area cannot be used as a separate, second dwelling unit.
15. 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.
16. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
17. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
18. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements

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

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.
21. 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
22. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
23. 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.
24. 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, as well as a recorded deed reflecting the lot line adjustment. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
25. Prior to issuance of a building permit, the applicant shall submit evidence that a Certificate of Compliance to merge the two parcels has been recorded with the County Clerk.
26. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
27. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The integrity of the historic resource will be maintained with the proposed detached garage and second-story living space. A variance has been granted to preserve the location and massing of the historic home and to not exacerbate the street parking problem in the Central Village by allowing a reduced on-site parking requirement (§17.72.070).
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the detached, two-story addition adjacent to the historic resource. The new detached garage and living space will not overwhelm the existing historic structure. The design of the detached two-story addition does not compromise the integrity of the historic resource.
- C. **This project is categorically exempt under Section 15303 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15303(e) of the CEQA Guidelines exempts the construction of accessory and appurtenant structures such as garages. This project involves the addition of a new, detached single-car garage with second-story living space above to an existing historic residence located in the CV (Central Village) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.
- D. **Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, exist on the site and the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;**
The special circumstance applicable to the subject property is that the existing home is historic. The historic resource is protected within the municipal code, general plan, and under the California Environmental Quality Act (CEQA). General Plan policy LU-2.1 encourages the preservation, rehabilitation, and adaptive reuse of historic structures in the City. The applicant is proposing to add additional living area to the property while preserving the historic home. The applicant has requested a variance to reduce the number of required on-site parking spaces from two to one in order to preserve the location and design of the historic structure. The proposal complies with the Secretary of the Interior's Standards for historic rehabilitation. The variance request to parking will allow the adaptive reuse of the property while preserving the historic structure.
- E. **The grant of a variance would not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which subject property is situated.**
The subject property contains a historic residence and is located in an area with a parking shortage. The historic resource is protected within the municipal code, general plan, and under the California Environmental Quality Act (CEQA). The applicant was required to follow the Secretary of the Interior's Standards of review and work with an Architectural Historian during the design proposal, which limited the amount and location of the addition. The variance to parking will preserve the location and design of the existing historic home and also allow the owners to incorporate additional living area.

The grant of this variance would not constitute a special privilege since many properties within the Central Village similarly do not meet on-site parking requirements.

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 224 San Jose Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and

the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along San Jose Avenue and Cherry Avenue. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- There is not history of public use on the subject lot.

(D) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property on San Jose Avenue and Cherry Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located on private property that will not impact access

and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply.

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

- The project contains a residential use.

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project.

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a single family home on a residential lot of record, zoned CV (Commercial Village).

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a single family home on a residential lot of record, zoned CV (Commercial Village).

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a single family home, not a visitor-serving facility.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a single family home. The project complies with applicable standards and requirements for provision pedestrian access and alternate means of transportation and/or traffic improvements. A variance has been granted to reduce the required on-site parking requirement from two spaces to one space.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project is located within close proximity of the Capitola fire department. Water is available at the location.

(D) (12) Project complies with water and energy conservation standards;

- The project is for a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project complies with shoreline structure policies.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is a principally permitted use consistent with the Central Village zoning district.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures, except for the variance to parking requirements.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project site is located within the area of the Capitola Village parking permit area. A variance was granted to reduce the parking requirement on-site from two to one spaces.

ATTACHMENTS:

1. 224 San Jose Plans
2. 224 San Jose Historic Review
3. 224 San Jose Designer Response to Historian

Prepared By: Katie Cattan
Senior Planner

FIRE DEPARTMENT REQUIREMENTS

OCCUPANCY CLASSIFICATION R-3(1)
 BUILDING CONSTRUCTION TYPE V-B
 NON-SPRINKLERED
 FIRE FLOW REQUIREMENTS FOR SUBJECT PROPERTY ARE A MINIMUM 1000
 GALLONS PER MINUTE FROM ON HYDRANT LOCATED WITHIN 250 FEET.
 EXISTING HYDRANT 1500 GPM

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2013)
 AND DISTRICT AMENDMENTS.
 DESIGNER/INSTALLER SHALL SUBMIT THREE SETS OF PLANS AND CALCULATIONS FOR
 THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM
 TO FIRE FOR APPROVAL.

SMOKE DETECTORS ARE TO BE INSTALLED ACCORDING TO CALIFORNIA BUILDING CODE
 AND APPROVED BY FIRE AGENCY.
 BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF FOUR
 INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET.
 INSTALL AN APPROVED SPARK ARRESTER ON THE TOP OF CHIMNEYS. THE WIRE MESH
 SHALL NOT EXCEED 1/2" INCH.

ROOF COVER SHALL BE NO LESS THAN CLASS "B" RATED ROOF.
 A 30-FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION
 AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER
 DISTANCE.

THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE
 ON SITE DURING INSPECTIONS.
 FIRE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE STATE OF CALIFORNIA
 HEALTH AND SAFETY CODE. SEE JURISDICTION REQUIREMENTS.

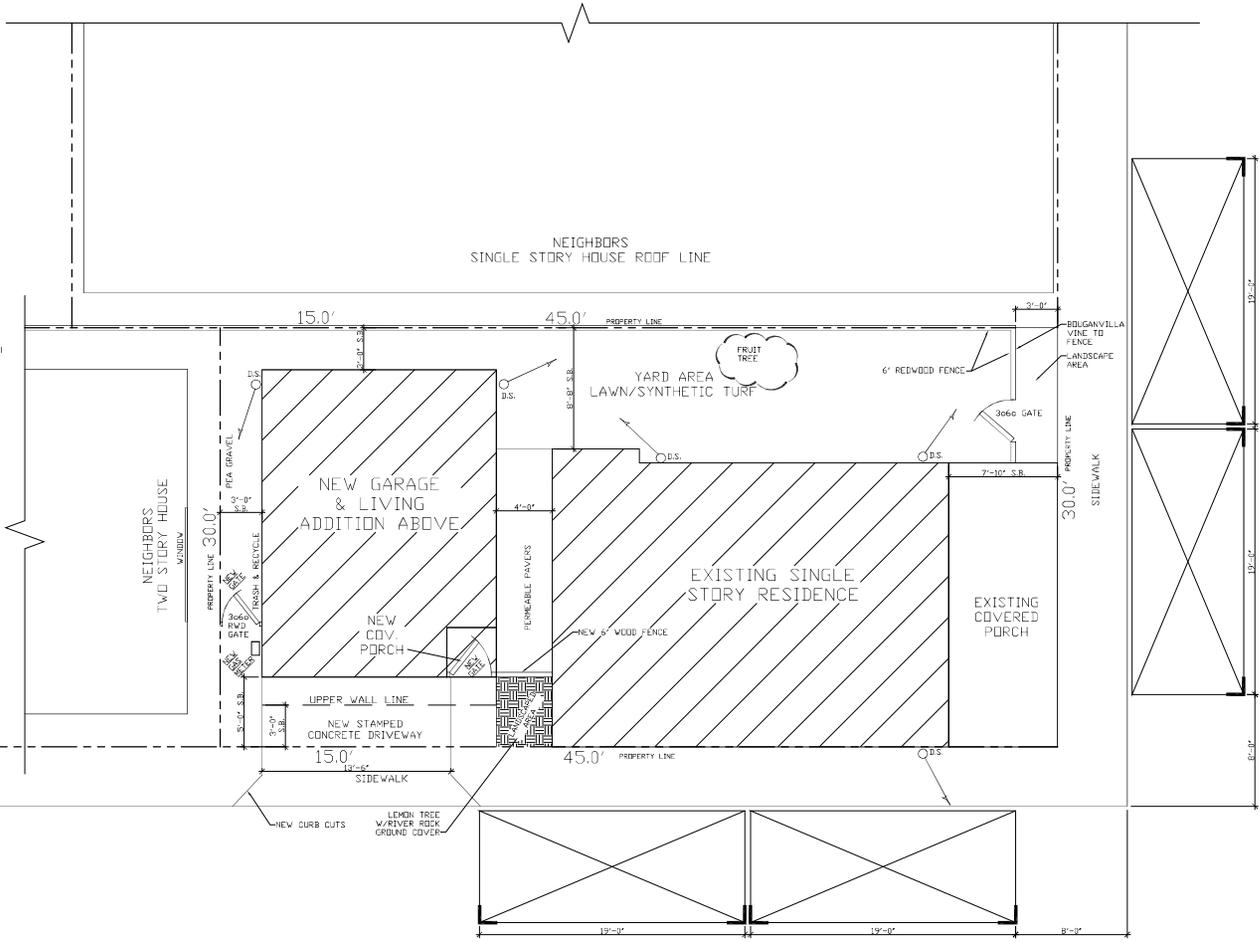
DRIVEWAYS SHALL HAVE IN PLACE ALL WEATHER SERVICES PRIOR TO ANY FRAMING
 CONSTRUCTION.
 THE DRIVEWAY SHALL HAVE AN OVERHEAD CLEARANCE OF 14 FEET VERTICAL DISTANCE
 FOR ITS ENTIRE WIDTH.

AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE OWNER AND INSTALLER CERTIFY
 THAT THESE PLANS ARE DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS,
 CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE
 WITH SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO
 CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW, INSPECTION
 OR OTHER SOURCE, AND, TO HOLD HARMLESS AND WITHOUT PREJUDICE, THE REVIEWER
 AND REVIEWING AGENCY.

DRIVEWAY WILL BE 14 FEET WIDE WITH A MAXIMUM SLOPE OF 5% WITH A SOIL
 COMPACTION OF 95% DRIVEWAY. SEE SITE PLANS FOR DRIVEWAY.

EROSION CONTROL NOTES

- No land clearing, grading, or excavation shall be done between October 15th and April 15th. Any deviation from this condition requires review and approval of a separate water erosion control plan by Environmental Planning prior to beginning such construction. The developer shall be responsible for implementing and maintaining site erosion control at all times.
- Unnecessary grading and distributing of soil shall be avoided. (Total excavation 20 yards.)
- Between October 15th and April 15th exposed soil shall be protected from erosion at all times. Hay bales, filter berms, silt fences or other means shall be employed to prevent sediment from leaving the site or entering any watercourse.
- During construction, no turbid water shall be permitted to enter the channel or storm drain system. Use of silt and grease traps, filter berms, hay bales or silt fences shall be used to prevent such discharge.
- All areas on- and off-site exposed during construction activities, if not permanently landscaped per plan, shall be protected by mulching and/or planting of the following SCS approved erosion control mix at a rate of 35 lbs per acre.
 Blondo Bromes 50%
 Rose Clover (pellet inoculated) 35%
 Creeping Red Fescue 10%
 Zorro Annual Fescue Trace
 Wildflowers Trace
- All excavated material shall be removed to an approved S.C. County disposal site or disposed of on-site in a manner that will not cause erosion.
- Any material stockpiled on-site shall be covered with plastic, especially during the winter months or during periods of rain.
- Upon completion of construction, all remaining exposed soils shall be permanently revegetated per landscaping plan.
- Exposed soil on slopes greater than 20% shall be seeded, covered with 2 inches of straw, and an erosion control blanket. The erosion control blanket shall be staked in place.
- It is the developer's responsibility to see that additional measures, necessary to control site erosion and prevent sediment transport off-site are implemented.
- Roof & site drainage to percolate to lot area, unless noted. Downspouts to splashblocks to surface drain to established landscape areas.



NOTE:
 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.
 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. EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED
 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE
 DURATION OF THE CONSTRUCTION PROJECT.

SITE PLAN
 1/4"=1'-0"

REVISIONS	BY

OWNER:
 DENNIS & BEVERLY CALVERT
 224 SAN JOSE AVE
 CAPITOLA, CA 95010
 P50-208-9666

CALVERT RESIDENCE
 224 SAN JOSE AVE
 CAPITOLA, CA 95010
 APN 035-184-07

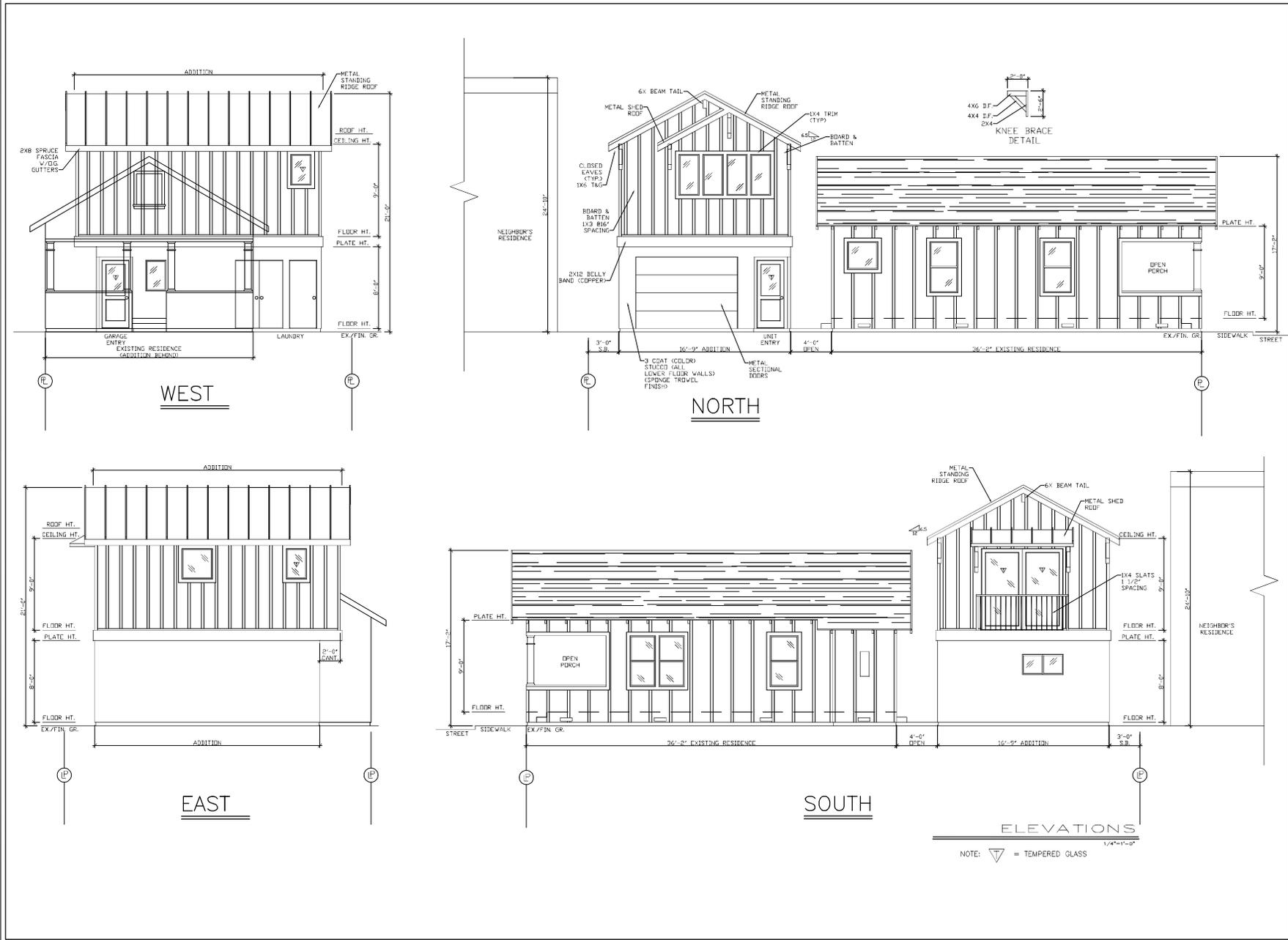
DENNIS NORTON
 HOME DESIGN AND
 PROJECT PLANNING
 712 E CAPITOLA AV. CAPITOLA, CA 95010 • 831.476.2815
 FAX 831.476.2815

SITE PLAN

DRAWN: GG
SCALE: 1/4"=1'-0"
JOB NO.: SAN JOSE
DATE: 09/13/16

SHEET
 2
 OF 2 SHEETS

Attachment: 224 San Jose Plans (1576 : 224 San Jose Avenue)



REVISIONS	BY

OWNER:
DENNIS & SHELLEY CALVERT
150 N. JACKSON AVE. #102
SAN JOSE, CA 95116
850-208-9660

CALVERT RESIDENCE
224 SAN JOSE AVE
CAPITOLA, CA 95010
APN: 035-184-07

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HOME DESIGN AND
PROJECT PLANNING
712 C CAPITOLA AV. CAPITOLA, CA 95010 • 831-476-2616
FAX: 831-476-2615

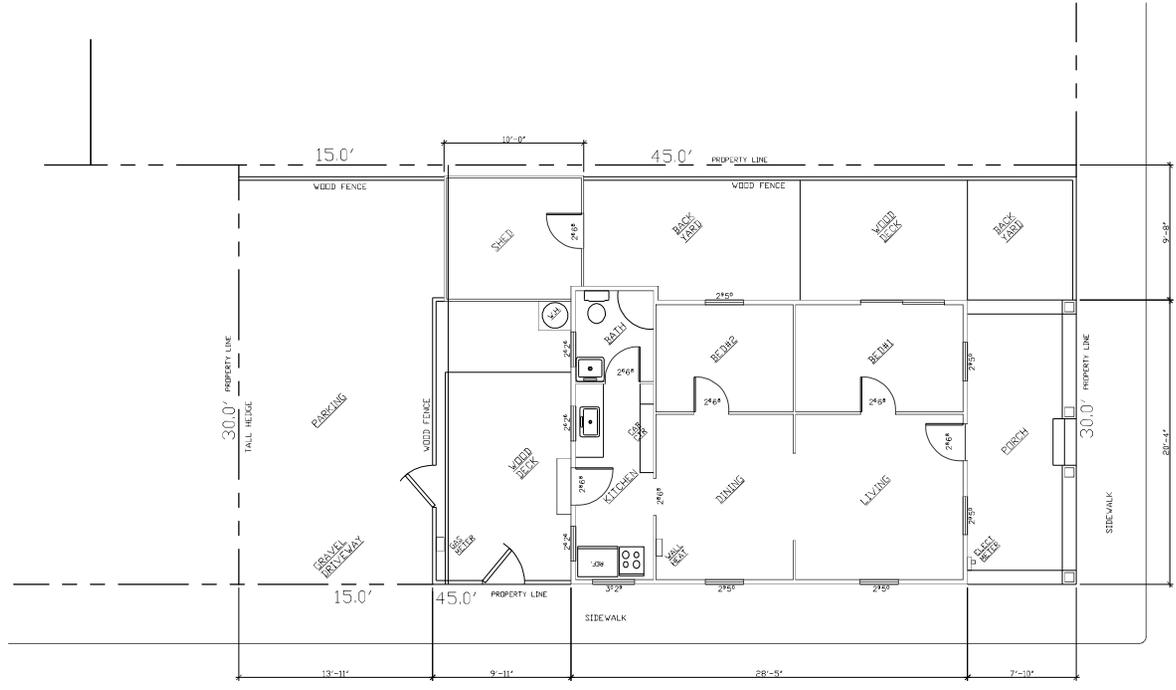
PROPOSED
ELEVATIONS

DRAWN: GG
SCALE: 1/4"=1'-0"
JOB: SAN JOSE
DATE: 08/12/16

SHEET
5
OF 4 SHEETS

NOTE: ▽ = TEMPERED GLASS

Attachment: 224 San Jose Plans (1576 : 224 San Jose Avenue)



CHERRY AVE.

SAN JOSE AVE.

FINISH FLOOR
 CORE ELEVATION
FLOOR PLAN
1/4"=1'-0"

REVISIONS:	BY:

OWNER:
 DENNIS & SHELLEY CALVERT
 150 N. JACKSON AVE. #218
 SAN JOSE, CA 95116
 850-208-9660

CALVERT RESIDENCE
 224 SAN JOSE AVE
 CAPITOLA, CA 95010
 APN: 035-184-07

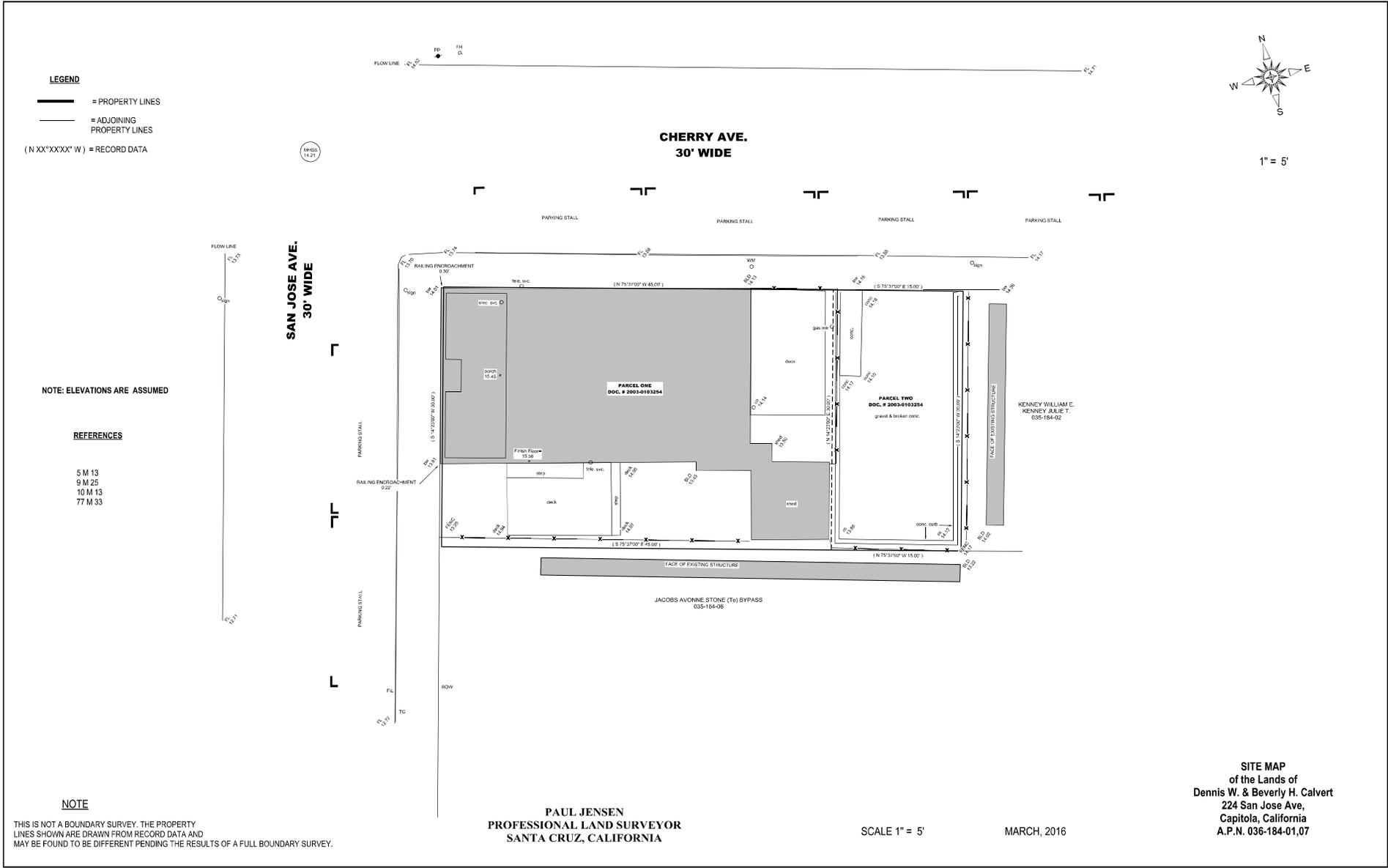
DENNIS NORTON
 HOME DESIGN AND
 PROJECT PLANNING
 712 C CAPITOLA AV. CAPITOLA, CA 95010 • 831.476.2616
 FAX: 831.476.2611

EXISTING
FLOORPLAN

DRAWN:	GG
SCALE:	1/4"=1'-0"
JOB NO.:	SAN JOSE
DATE:	02/24/16

SHEET
3
 OF 4 SHEETS

Attachment: 224 San Jose Plans (1576 : 224 San Jose Avenue)



Attachment: 224 San Jose Plans (1576 : 224 San Jose Avenue)

SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REHABILITATION AND ADDITION PROJECT

at the

HISTORIC RESIDENCE AT 224 SAN JOSE AVENUE

Calvert Residence

224 San Jose Avenue
(Parcel Number 035-184-07)
Capitola, Santa Cruz County
California

For:

City of Capitola
Attn: Katie Cattan, Senior Planner
Community Development Department
420 Capitola Avenue
Capitola, CA 95010

Prepared by:

ARCHIVES & ARCHITECTURE LLC
PO Box 1332
San Jose, CA 95109
408.369.5683 Vox
408.228.0762 Fax

Leslie A. G. Dill, Partner and Historic Architect

August 3, 2016

Attachment: 224 San Jose Historic Review (1576 : 224 San Jose Avenue)

INTRODUCTION

Summary

With the incorporation of a few recommended revisions, this proposed residential rehabilitation and addition project will meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). The recommendations are presented here in list form, and the analysis is described more fully in the report that follows:

The double gable design and the knee brace detailing might suggest false historicism. It is recommended that each of these elements be revised or removed in the final design (Standard 3).

The project plans do not specifically address the historic status of the property. It is recommended that language on the cover sheet should refer to the property as an Historic Resource, requiring review of all design revisions, and that the project should include notes that the existing historic elements are to be protected during construction be included (Standard 6).

It is recommended that the proposed first-floor stucco be revised to include texture or joint patterns that bring it into the scale of the historic house and neighborhood, or that an alternative material be proposed (Standard 9).

It is recommended that the proposed corner entrance include a segment of wall siding or a trimmed beam above the recess, to create a more compatible visual proportion at this porchlike element (Standard 9).

Clarification notes and/or detail sketches are needed to confirm the design of the window and door trim (Standard 9).

The garage door design needs clarification. A pattern that includes texture or patterns that provides visual scale is recommended (Standard 9).

Clarification is needed where there is a conflict between the west elevation drawing and the first-floor plan. Utility doors are acceptable in this location (Standard 9).

It is necessary for the balustrade materials at the west elevation guardrail be clarified in the drawings (Standard 9).

Report Intent

Archives & Architecture, LLC (A&A), was retained by the City of Capitola to conduct a Secretary of the Interior's Standards Review of the proposed rehabilitation and addition project proposed for an historic property at 224 San Jose Avenue, Capitola, California. A&A was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed project is in compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource. If a project meets the Standards, it is considered to have mitigated the project to a "less than significant" impact under the California Environmental Quality Act (CEQA).

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an

architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

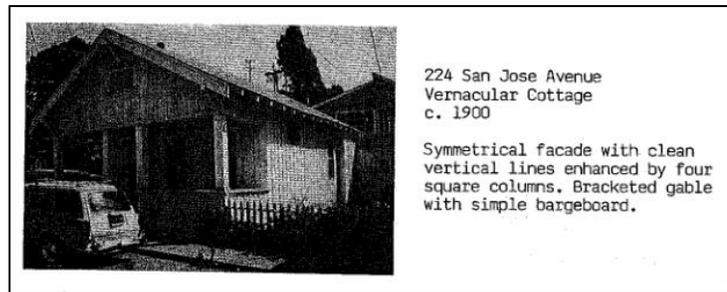
Review Methodology

For this report, Leslie Dill referred to the historic survey listing of the residence in the Capitola Architectural Survey. In June, a set of proposed plans, dated May 23, 2016, were forwarded for review. The plans were prepared by Dennis Norton, of Dennis Norton Home Design and Project Planning. For this report, A&A evaluated, according to the Standards, a set of prints that included Sheets 1, 2, 3, 4, 5, 9, the BMP, and a property survey.

Disclaimers

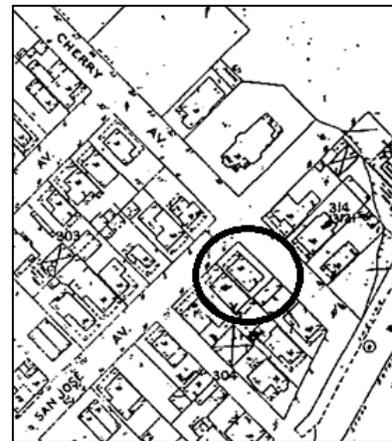
This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:



Character of the Existing Resource

The parcel at 224 San Jose Avenue was first identified as part of the Capitola Architectural Survey published in 1986. The Survey says merely, “224 San Jose Avenue; Vernacular Cottage; ca. 1900. Symmetrical façade with clean vertical lines enhanced by four square columns. Bracketed gable with simple bargeboard.” (See image above.) To review the design of the proposed alterations and addition project, Archives & Architecture, LLC created an initial in-house list of character-defining features, also utilizing the photographs submitted by the applicant. The list includes, but may not be limited to: the compact, rectangular footprint of the main, historic wing; the low one-story massing; the full-width front-gabled roof; the full-width recessed front porch with its square outer posts and siding-clad beam; the exposed rafter tails, gable-end knee brackets, and lack of gutters; its individually placed wood, double-hung windows around the perimeter of the house; along with the few high accent windows near the back of the house; the flat-board trim at the windows and doors; the vertical board-and-batten wood siding and flat corner boards, and the large rectangular wood louvered vent at the front gable end. Of unknown date, and not character-defining features, are a low shed in the back corner of the house and a fenced rear patio. The shed and fence are proposed for removal. A one-story full-width detached garage at the back property line is shown on the 1922 Sanborn Map; this structure is no longer extant. (See image to right.)



Summary of the Proposed Project

The proposed project includes the construction of a detached garage with an upstairs living unit at the rear (nominally east) end of the rectangular historic property, in the place of an existing driveway/parking space. The proposed addition is two stories. The original house would remain unaltered. Parking will be added to the west side of the historic house.

SECRETARY'S STANDARD'S REVIEW:

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Following is a summary of the review with a list of the Standards and associated analysis for this project:

1. **"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."**

Analysis: There is no effective change of use proposed for this residential property.

2. **"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."**

Analysis: No historic footprint of the main original house is proposed for removal in this project; the forms and footprints of the historic residence will be preserved. The spatial separation of the house from the proposed detached building will be preserved

3. **"Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties, will not be undertaken."**

Analysis: There are two proposed elements that might be mistaken for original features or that could be considered as copied from other properties. These proposed elements are the flat double gable and the decorative knee braces. It is recommended that these elements be revised.

It is recommended that the proposed addition no longer include the faux double-gable and that the gable end design be revised to incorporate another form of detailing that is not "borrowed" from other historic properties that have offset paired facades. One alternative would be to provide a shed-roof awning above the windows, to match the awning proposed above the French doors on the south wall of this new building.

It is recommended that the knee braces at the gable ends and supporting the awning roof be revised to be more differentiated in detailing (such as plain outlookers or more modern "L" braces).

All other proposed elements, materials, and forms will be used in adequately differentiated dimensions and in modern materials and proportions; these features will not create a false sense of historical development. (See also Standard 9).

4. **“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”**

Analysis: No existing changes to the property have been identified as having acquired historic significance in their own right. The small rear shed proposed for demolition is understood to be recent, as is the fenced patio.

5. **“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”**

Analysis: Because the proposed addition will be detached from the historic house, the features and finishes that characterize the original building are shown as preserved on the proposed drawings.

6. **“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”**

Analysis: The current physical condition of the house appears visually to be very good, and the historic features are shown as preserved in the project drawings. It is recommended that general notes be added to the final building permit document cover sheet, which would note the historic significance of the property and indicate that all changes to the project plans must be reviewed, and note that the existing historic elements are to be protected during construction.

7. **“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”**

Analysis: No chemical or physical treatments are shown as proposed for the historic building in this proposed scope of work.

8. **“Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”**

Analysis: Archeological resources are not evaluated in this report.

9. **“New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”**

Analysis: The proposed detached two-story addition is generally differentiated from the design of the historic house, and is compatible with the historic property in size, scale, and proportion.

The proposed two-story detached rear addition is compatible with and differentiated from the original house design in form, size, massing, and location. Because the addition is detached, there is clarity of separation between the original house footprint and the proposed rear building. The footprint of the proposed addition is of an appropriate size, making a subordinate form with

respect to the historic original house. The size of the proposed addition also creates a compatible roof size. The new addition has a full-width gabled roof, in keeping with the historic main roof form, and has a matching roof slope to the historic roof, but is set at a 90-degree angle, providing differentiation. The front house is shown with tall wall plates, and the new living area matches that height, not overwhelming the original house. The proposed garage/residence includes a shallow cantilever above the garage door, providing additional differentiation in form. The historic house remains intact in massing and form.

The current design of the proposed materials and detailing is generally both compatible and differentiated from the historic design. Specifically, the siding, window size, type and lite pattern, eaves, and various trims and detailing meet this standard. A few elements are recommended for revision or clarification, as follows in the analysis:

The proposed standing-seam metal roof on the new addition is compatible in scale and dimensions with the historic house materials; it is differentiated by its use of metal in lieu of composition shingles. The standing-seam design is compatible with the board-and-batten siding design of the historic house. The shed-roof awning is compatible in size, materials, and scale with the historic property; the historic house has nothing similar, so the element is differentiated. The knee braces that support the awning currently suggest some false historicism, as per Standard 3 (above). The proposed eave design of the new addition is compatible with the historic house design with respect to the overhang depth and the thickness of the eaves; the design is differentiated by having closed eaves and including gutters.

The proposed new vertical board-and-batten siding at the upper story of the new addition is similar to and compatible with the historic board-and-batten siding, but it is subtly differentiated by a change in width of the boards. The stucco at the garage level of the proposed new addition is not compatible with the scale or materials in the historic property. It is recommended that the stucco be revised or clarified in detail to include texture or joint patterns that would bring it into the scale of the historic house and neighborhood, or that an alternative material be substituted, such as shingles, wood siding, or other siding with smaller component pieces.

The proportions of the recessed corner entrance at the proposed addition are not fully compatible with the proportions of the front porch of the historic house. The proposed recessed area is narrow and tall and supports a visually “heavy” upper story, while the original house’s front porch is wide, is topped by a sided spandrel area, and is supported by blocky porch posts. It is recommended that the proposed double corner entrance include a segment of sided wall or a trimmed beam, above the recess and below the belly band, that can be visually supported by the slender proposed corner post. This recommendation would bring the proportions more in keeping with the historic design.

The proposed new windows and French doors, are compatible in scale with the historic windows and are proportionately sized and placed with respect to the historic fenestration configuration. The proposed windows have panes that are similar in size to the window panes at the historic house, but the style and type of the windows will be modern casements. They will be clearly differentiated by their modern style and overall opening type. Clarification is needed with regard to the design of the window and door trim; the size, joint pattern, and materials are not included on the current drawing set.

The garage door design is not clarified in this drawing set; it is shown as a smooth, unbroken expanse. A pattern that includes texture or patterns that provides visual scale is recommended.

The copper belly band is a compatible scale and dimensions with the historic house and its siding and trim.

Clarification is needed at the west elevation and first-floor plan. The elevation shows a double door; however, the plan shows a single door and a double door (likely a shorter utility door, because the space is under the stairs). In this location of the new construction, plain utility doors—or doors with only moderate visual elements—are compatible with the historic property.

The proposed new rear “French” balcony is differentiated from the historic house by its non-cantilevered or supported (“flat”) design and modern guardrail elements. The guardrail is not notated for its materials, but the design is illustrated as being compatible with the repetitive size and pattern of such historic elements as the board-and-batten siding and shingles. It is recommended that the balustrade materials be clarified in the drawings.

10. **“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”**

Analysis: The proposed design would preserve the essential form and integrity of the historic property. The critical character-defining features of the house and site would be unimpaired in this project.

Conclusion

With the inclusion of general notes to the cover sheet of the building permit set, and after the various revisions and clarifications are incorporated into the proposed design, the currently proposed rehabilitation and addition project would meet the *Secretary of the Interior’s Standards for Rehabilitation*.

224 San Jose Avenue

8-11-2016

Response to Leslie Dill's analysis of Secretary of Interiors Standards for Existing house/lot at 224 San Jose Avenue, Capitola.

First , it should be noted that this proposed project intentionally does no touch the existing house, determined to be historic. There will be a four foot separation between structures.

Double Gable at front of house, is not suggesting a false historicism, the historic house does not have a double gable. The double gable will remain.

Knee braces have been redesigned with 4X and 6X and are larger than two knee braces at front of historic structure.

Historic Status and preservation notes will be included on cover of plans, even though no work will be done on historic house.

First floor stucco is a three coat color coat with a sponge, light sand finish. We are keeping from suggesting a false historicism. Although there are many historic houses in the neighborhood with a stucco finish.

A trimmed 4x12 beam was placed at the ceiling of the entry on both sides . You will see very little of the entry for it is behind a gate. See elevation

No trim to the Stucco windows. Stucco molding to the doors thru stucco. Upper story windows will have 1x 3.5 trim. The trim on historic house is 2x materials. Note on plan See elevations

The garage door is a sectional metal door as noted on plans.

Utility door has been fixed on the West elevation. See West Elevations

The balustrade materials at the west elevation will be 1x3 pickets. See South Elevation

Thank You Dennis Norton



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: OCTOBER 6, 2016
 SUBJECT: **221 Monterey Avenue #15-045 APN: 035-163-15**

Major Revocable Encroachment Permit and Conditional Use Permit for new suspended driveway accessed off of Monterey Avenue that extends from the historic structure into the public right-of-way in the RM-LM (Multi-Family Low Density) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Marty Formico

Representative: Dennis Norton, filed: 3/19/2016

APPLICANT PROPOSAL

The application is for a new suspended driveway with access off of Monterey Avenue to the historic structure at 221 Monterey Avenue. The proposed driveway requires a major revocable encroachment permit because majority of the proposed driveway will be located within the unutilized right-of-way. A design permit and conditional use permit are also required due to suspended driveway being added to the historic home.

BACKGROUND

In March of 2015, the applicant submitted a design concept for a new suspended driveway for the historic structure at 221 Monterey Avenue. The concept was reviewed by Architectural Historian Leslie Dill. Ms. Dill provided feedback to the applicant for modifications to the proposal to address historic preservation concerns. On March 31, 2016, the applicant submitted revised plans. The architectural historian reviewed the plans and requested additional minor changes to the design. In May 2016, updated plans were submitted. Historian Dill reviewed the modifications and made findings that the current design complies with the Secretary of Interior Standards.

On May 25, 2016, the application was reviewed by the Architectural and Site review committee. The committee made the following recommendations to the applicant:

Building Official, Brian Van Son: Noted there is an access easement between the structure and the home to the south that cannot be built upon and should be shown on the plans. He also informed the applicant that fire sprinklers may be required on the underside of the driveway and the sidewalk must comply with access requirements.

Public Works representative, Danielle Uharriet: Provided the applicant with a list of additional submittal requirements including a drainage plan. She also notified the applicant of specific conditions of approval that will be tied to a permit.

Local Architect, Frank Phanton: Provided the applicant with positive feedback on the design and acknowledged that the neighboring property has a similar driveway.

Landscape Architect, Megan Bishop: No comments.

Planner, Katie Cattan: Explained to the applicant a driveway width is a maximum of 14 feet. The proposal exceeded the allowed width. Also, discussed the need to update the pedestrian easement with the application. The existing easement was 8 feet wide.

Local Historian, Carolyn Swift: Noted that the property is one of the first homes in Capitola. She recognized the need for parking but was concerned that the historic character of the home may be diminished as proposed. Ms. Swift asked if there is a way to make the driveway/walkway smaller so home is more visible. As proposed, she found the driveway overpowered the historic home and suggested it should be narrowed.

Following the Arch and Site meeting, the applicant and neighbor negotiated an amended access easement which has since be recorded. The new easement extends five feet into the property. Addition submittal materials requested by public works were received. The applicant did not narrow the total width of the combined driveway and walkway as suggested by the local historian. To bring the project into compliance with the maximum driveway width, the driveway width was reduced to 14 feet and walkway was widened.

Zoning Summary

The following table outlines the zoning code development requirements in the RM-LM (Multi-family, Low Density) Zoning District relative to the application.

RM-LM (Multi-Family, Low Density) Zoning District

Use		
Existing Use		Duplex
Proposed Use		Duplex
Principal Permitted		Principally Permitted
Historic		
Level of Historic Feature (local/state/federal or n/a)		Local
Completed DPR523. (if yes, list consultant)		No
Significant Alteration of Historic Feature? (CUP required)		Yes
Site Area per dwelling unit		
The minimum site area per dwelling unit for the RM-LM is 4,400 sf per unit.		
Lot Size		1743 sf.
Minimum 4,400 sf per unit		Existing duplex is non-conforming
Development Standards		
	Maximum	Proposed Driveway
Height	30 ft.	16 ft. from existing grade to driveway at max

Lot Coverage	40% Existing 50% (884 sf.)	Non-conforming
Front yard, First story	15 ft.	Existing building 9 ft. 3 in. Non-conforming
Front Yard, Second Story	15 ft. + 2% of lot depth	Existing Building 9 ft. 3 in. Non-conforming
Side Yard, First story	10% of lot width 34 ft. wide: 3.4 ft.	1 ft. 8 in. Non-conforming
Side Yard, Second story	12% of lot width 34 ft. wide: 4 ft.	1 ft. 8 in. Non-conforming
Parking		
	Required	Proposed
Residential duplex	<u>2</u> spaces total <u>1</u> covered	<u>1</u> space total <u>1</u> uncovered
Driveway Width	14 ft. max	14 ft.

DISCUSSION

221 Monterey Avenue has no direct access off of Monterey Avenue and no onsite parking. The applicant is proposing a suspended driveway accessed from Monterey Avenue to create one onsite parking spaces and a walkway. The property is surrounded by residential properties on 3 sides and Monterey Avenue to the east. Pedestrian access to the property is from a shared walkway off of San Jose Avenue.

Access along Monterey Avenue is not enjoyed by the majority of homes within the same block. Along the east side of the street, properties between El Camino Real and Escalona Drive (216, 218, 224, 226, 228, 230, and 240 Monterey) do not have direct access off of Monterey Avenue. These properties on the east side access driveways, often shared, from Central Avenue. On the west side of the street, there are two driveways accessed off of Monterey Avenue for the eight properties. One of the two driveways is a shared driveway. All of the other properties along the west side of Monterey Avenue between Cherry Avenue and Fanmar Way have parking although accessed from Cherry Avenue and San Jose Avenue. Not all properties within the block have onsite parking, including 104 Cherry Avenue, 106 Cherry Avenue, and 310 San Jose.

Monterey Avenue is a highly traveled multimodal transportation corridor for pedestrians, cyclists, and automobiles. Many pedestrians utilize the sidewalk to walk between the public parking and the village. Minimal curb cuts along the block provides a safe multimodal corridor. Within the Capitola General Plan, mobility element goal 4 states "Provide a roadway system that enhances community aesthetics and promotes a high quality of life." The following two policies tied to goal 4 directly relate to driveway cuts

- Policy MO-4.4 Driveways. Where appropriate and feasible, combine driveways serving small parcels to permit safer merging.
- Policy MO-4.5 Parking Access. Promote efficient ingress and egress to and from parking areas and promote efficient internal circulation between adjacent parking areas to reduce congestion on roadways.
- Policy MO-8.6 Curb Cuts and Driveways. Minimize the frequency of curb cuts and driveways intersecting bicycle facilities.

The project would provide an additional off-street parking space in the village which has a long-standing parking deficiency. However, staff is concerned about creating new curb cuts along this highly traveled section of Monterey Avenue because it could adversely affect traffic circulation and safety for motorists, pedestrians, and cyclists.

Another requirement that will modify the aesthetic setting of Monterey Avenue is that line of sight will be required at a maximum height of 30 inches on either side of the driveway for a minimum of 15 feet. The existing hedge to the north on Monterey Avenue will be required to be lowered to 30 inches. This hedge is located on City owned property. If approved, the applicant will be required to maintain the hedge in perpetuity to ensure adequate line of sight for safe ingress and egress from the driveway.

Conditional Use Permit

The structure is a historic, non-conforming duplex. The owner is not proposing any changes to the historic structure other than the suspended driveway and walkway. Any activity which includes any significant alteration of an historic feature requires a conditional use permit. Architectural Historian, Leslie Dill, reviewed the driveway for consistency with the Secretary of Interior Standards and found the project to be consistent the standards (Attachment 2).

Within Standard #9, the driveway was reviewed to ensure the new construction would be compatible with the historic materials, features, size, scale and proportion and massing. In terms of driveway width, Ms. Dill found that “the driveway is narrower than the historic house, so the outer corners and three-dimensional perception of the house will be preserved in this design. The driveway does not overpower the historic house in massing or form. The proposed new stairway flows the slope of the hill and does not visually block views of the historic house.” Local Historian, Carolyn Swift did not share this perspective as mentioned in the Architectural and Site review comments.

Revocable Encroachment Permit

Chapter 12.56 of the Capitola Municipal code outlines the regulations for privately installed improvements on public property or easements. The code defines a *private improvements area* as “that portion of any public street right-of-way in the city which is neither street system area nor shoulder parking area”.

Pursuant to §12.56.060, the City may issue an encroachment permit to allow improvements to be installed and maintained by abutting private property owners, within the private improvements area. Minor permits may be issued by the Public Works Director for mailboxes, fences, walkways, driveways, and landscaping that comply with specific standards. Major Permits, for improvements beyond those listed under the discretion of the Public Works Director, require approval by the Planning Commission. The suspended driveway and walkway are almost entirely within the City right-of-way extending twenty feet between the sidewalk and the front property line. This significant improvement requires a Major Revocable Encroachment Permit.

The Planning Commission must evaluate the following considerations when deciding whether or not to issue a major encroachment permit. Staff analysis of the current application follows each review criteria.

1. The expense and difficulty that will be entailed in removing the improvement in the event of street widening;

Staff analysis: Within the revocable/hold harmless agreement, the owner must agree that the removal of the structure, when so ordered by the city, shall be at the permittee's expense and not the expense of the city. A suspended driveway is an expensive improvement to build and to have removed. Although the revocable/hold harmless agreement will require the improvement to be removed at the expense of the applicant, it is an expensive improvement to remove in the event of street widening. Typical

encroachments are for retaining walls and less substantial improvements. The City does not have plans at this time to widen the road.

2. Whether the proposed improvements are in conformity with the size, scale, and aesthetics of the surrounding neighborhood;

Staff Analysis: The suspended driveway design has been reviewed by Architectural Historian, Leslie Dill, and found to be in conformity with the size and scale, and aesthetics of the historic building. The suspended driveway is similar in width to the neighboring suspended driveway. As previously mentioned, existing driveway access from Monterey Avenue within this block is limited; with two driveways accessed on the west side and none on the east side. As a highly utilized pedestrian corridor and roadway, an additional driveway cut may have aesthetic impacts on the neighborhood by creating additional friction along the busy multimodal corridor.

3. Preservation of views;

Staff analysis: Views are not impacted by the suspended driveway. Line of site will be required at a maximum height of 30 inches on either side of the driveway for a minimum of 15 feet. The existing hedge to the north on Monterey Avenue will be required to be lowered to 30 inches. This is on City owned property. The property to the north will likely have their view opened up but privacy decreased. Currently, the large hedge provides privacy between the home to the north and the street.

4. Whether granting the permit would tend to result in the granting of a special privilege, in the sense that granting this permit would tend to preclude granting similar permits to neighboring properties. If the benefit to the applicant and community is determined to exceed the detriment to the community, the permit shall be approved. The Planning Commission may, by providing reasonable notice to neighboring property owners, develop standards or criteria applicable to the entire block within which the property is located.

Staff analysis: Existing driveway access from Monterey Avenue within this block is limited; with two driveways accessed on the west side and none on the east side. Granting a major revocable encroachment permit within this block of Monterey could be viewed as a granting of special privilege if the City wished to preclude additional, future curb cuts in this area. Although 221 Monterey is the only home along the west side of Monterey without onsite parking, there are many properties throughout the village that do not have parking, including 3 homes within the same block along Cherry Street and San Jose. Direct access from Monterey Avenue on the west side is currently only a privilege utilized by three properties, two of which share a driveway. The homes on the east side of the street are limited by a significant change in grade and a historic stone wall.

The negative impacts of a new driveway cut on the highly utilized safe pedestrian route between the public parking lot and the village is a concern. The detriment to the community could outweigh the benefit to the applicant if the permit were granted. Friction between pedestrians, cyclists, and cars along a narrow roadway would increase which may impair traffic circulation, increase the potential for accidents and impact the existing aesthetic setting.

CEQA REVIEW

Section 15303 of the CEQA Guidelines exempts accessory structures. This project involves a new suspended driveway attached to an existing duplex in the RM-LM (multi-family/low density) zoning district.

RECOMMENDATION

The project would provide an additional off-street parking space in an area of the City which has a long-standing parking shortage. Despite this benefit, staff has concerns that the proposed new curb cut has the potential to adversely affect traffic circulation and public safety and that approval of the project could encourage neighboring property owners to request additional curb cuts. Therefore, staff recommends that the Planning Commission **deny** application #15-045 based on the following Findings.

FINDINGS

A. The application, subject to the conditions imposed, does not secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. A major revocable encroachment permit for a suspended driveway along the 200 block of Monterey Avenue does not secure the purposes of the General Plan. Mobility goal 4 is to “Provide a roadway system that enhances community aesthetics and promotes a high quality of life”. Policy MO 8.6 suggests minimizing the frequency of curb cuts and driveway intersecting bicycle facilities.

B. The detriment to the community would outweigh the benefit to the applicant if the permit were granted.

Monterey Avenue is a busy multimodal corridor. This block is part of a major pedestrian connection between the beach and village parking lots 1 and 2 and the village. An additional driveway cut has the potential to adversely affect traffic circulation and public safety.

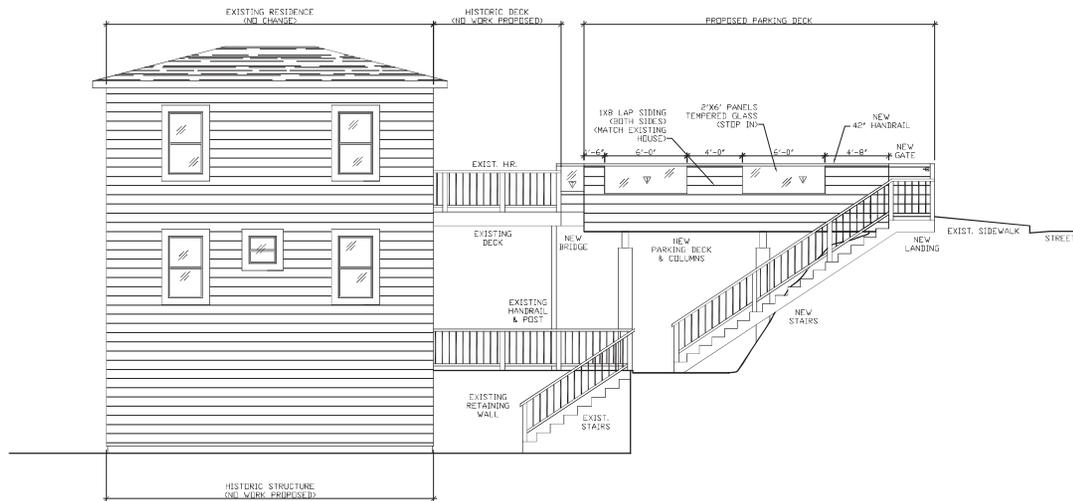
C. Removing the improvement in the event of street widening would be expensive and difficult.

Although the revocable/hold harmless agreement will require the improvement to be removed at the expense of the applicant, a suspended driveway is an expensive improvement to remove in the event of street widening.

ATTACHMENTS:

1. Project Plans
2. 221 Monterey Historic Review
3. Aerial of Monterey Ave

Prepared By: Katie Cattan
Senior Planner



DETERIORATED HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE WILL MATCH THE B.O.D IN DESIGN, COLOR, TEXTURE, AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES WILL BE SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCE.

SOUTH



EAST (MONTEREY STREET ELEVATION)

ELEVATIONS
SCALE: 1/4"=1'-0"
DATE: 03/31/16
NOTE: = TEMPERED GLASS

REVISIONS:	BY:
05/12/16	DS

OWNER:
MARTY FORMICO
1445B SOBEY RD
SARATOGA, CA 95070
408-865-1217

FORMICO RESIDENCE
221 MONTEREY AVE
CAPITOLA, CA 95010
APN 035-163-15

DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING
712 C CAPITOLA AV. CAPITOLA, CA 95010 • 831-476-2816
FAX: 831-476-2888

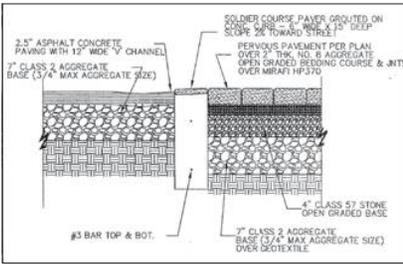
ELEVATIONS

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SCALE: 1/4"=1'-0"
JOB: 221 MONT
DATE: 03/31/16

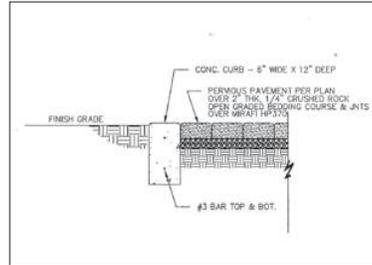
SHEET
3
OF # SHEETS

Attachment: Project Plans (1481 : 221 Monterey Avenue)

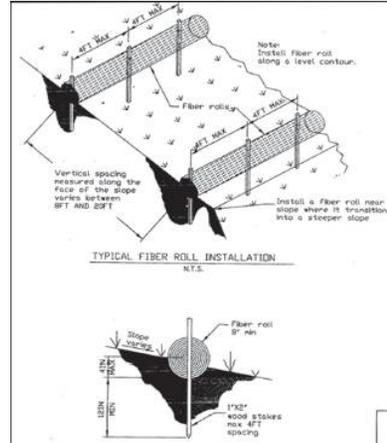
1 SEMI-PERMEABLE PAVERS (DRIVEWAY)



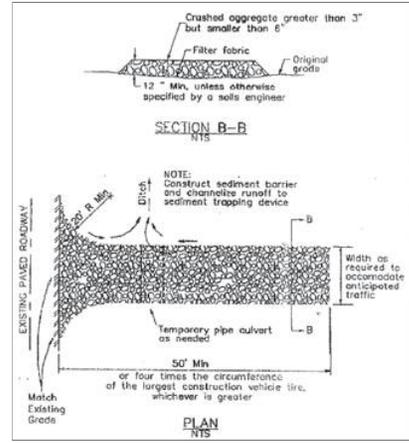
2 SEMI-PERMEABLE PAVERS (PATIOS & WALKWAYS)



3 FIBER ROLL

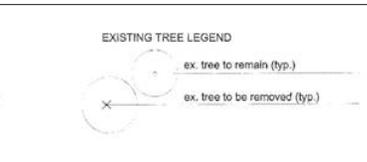


4 CONSTRUCTION ENTRANCE



5 TREE PROTECTION PLAN

TREE PROTECTION NOTES:
1. Prior to initiating any construction activity in the area, including grading, temporary fencing shall be installed around all trees to be protected.
2. The tree protection fence shall be a 4\"/>



8 SITE HOUSEKEEPING REQUIREMENTS: CONSTRUCTION MATERIALS

ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SILLS, SPILLS, AGGREGATE, FL-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
ALL CHEMICALS SHALL BE STORED IN WATER-TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE INHERENTLY TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLYS, EQUIPMENT PAINT, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

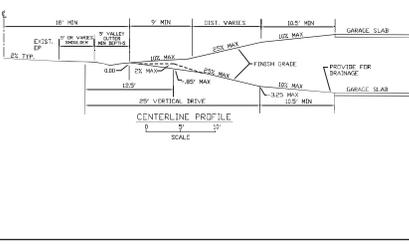
9 SITE HOUSEKEEPING REQUIREMENTS: WASTE MANAGEMENT

DISPOSAL OF ANY RAIN OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PEROUSIVE SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OF RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPAIRED AS NECESSARY.
COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN HAZARDOUS POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

10 SITE HOUSEKEEPING REQUIREMENTS: VEHICLE STORAGE & MAINTENANCE AND LANDSCAPE MATERIALS

VEHICLES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BARRIERS.
LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.
CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

11 TYPICAL DRIVEWAY



REVISIONS table with columns for revision number and description.

OWNER: MARTIN FORMICO
14458 SOBEY RD
SARATOGA, CA 95070
408-865-1217

FORMICO RESIDENCE
221 MONTEREY AVE
CAPITOLA, CA 95010
APN 035-163-15

DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING
712 C CAPITOLA AV. CAPITOLA, CA 95010 • 831-678-2816
FAX: 831-678-2816

SITE PLANNING
DETAILS

DRAWN: GG
SCALE: 1/4"=1'-0"
JOB NO. 221 MONT
DATE: 03/30/16
SHEET 9 OF 9 SHEETS

Attachment: Project Plans (1481 : 221 Monterey Avenue)

Stormwater Pollution Prevention and Protection for Construction Projects

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

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

- General Construction & Site Supervision
• General Practices
• Good Housekeeping Practices
• Painting, Varnish & Application of Solvents & Adhesives

- Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
• If silt fences must be installed so that the drainage around each fence does not create additional erosion and rills down slope of the fence.
• If straw wattles are used to filter sediment runoff, ensure that the bales are actually filtering the water (and not just causing the water to travel around the bale) and that the straw pieces are not carried into the storm drain system.

- Concrete, Cement, & Masonry Products
• Site Clean Up

- Keep an orderly site and ensure good housekeeping practices are used.
• Maintain equipment properly.
• Cover materials when they are not in use.
• Keep materials away from streets, gutters, storm drains and drainage channels.

- Earth Moving Activities & Heavy Equipment
• Site Planning
• Practices During Construction

- Clean up by sweeping instead of hosing down whenever possible.
• The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system.

NOT TO SCALE
STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION
DRAWN BY: M.P.
CHECKED BY: S.F.
DRAWING No: BMP-STRM-1

NOT TO SCALE
STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION
DRAWN BY: M.P.
CHECKED BY: S.F.
DRAWING No: BMP-STRM-2

NOT TO SCALE
STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION
DRAWN BY: M.P.
CHECKED BY: S.F.
DRAWING No: BMP-STRM-5

- Clean up spills, drips and other spills immediately so that they do not contaminate the soil or runoff nor leave residues on paved surfaces.
• Use dry cleaning methods whenever possible.
• Use water may only be used in minimum quantities to prevent dust.

- Painting, Varnish & Application of Solvents & Adhesives
• Handling of Surface Coatings
• Removal of Surface Coatings

- Disposal of Surface Coatings
• Clean Up of Surface Coatings
• Disposal of Surface Coatings

- Landscaping, Gardening & Ponds/Fountains/Pool/Spa Maintenance
• Landscaping & Garden Maintenance
• Ponds/Fountains/Pool/Spa Maintenance

- Preventing Water & Sediment Runoff
• Effective erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent a net increase of sediment in the site's storm water discharge relative to pre-construction levels.

- Disposal of Surface Coatings
• Clean Up of Surface Coatings
• Disposal of Surface Coatings

NOT TO SCALE
STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION
DRAWN BY: M.P.
CHECKED BY: S.F.
DRAWING No: BMP-STRM-2

NOT TO SCALE
STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION
DRAWN BY: M.P.
CHECKED BY: S.F.
DRAWING No: BMP-STRM-4

NOT TO SCALE
STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION
DRAWN BY: M.P.
CHECKED BY: S.F.
DRAWING No: BMP-STRM-5

REVISIONS:
BY:
DATE:
DESCRIPTION:

OWNER:
MARTIN ORMICCO
14458 SOBEY RD.
SARATOGA, CA 95070
(408) 886-2424

FORMICO RESIDENCE
221 MONTEREY AVE
CAPITOLA, CA 95010
APN 035-163-15

DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING
712 C CAPITOLA AV. CAPITOLA, CA 95010 • 831 476 2816
FAX: 831 476 2818

DRAWN: GG
SCALE: NONE
JOB NO. 221 MONT
DATE: 03/30/16
SHEET
BMP
OF SHEETS

Attachment: Project Plans (1481 : 221 Monterey Avenue)

REINFORCED CONCRETE

1. CEMENT SHALL CONFORM TO ASTM C150, TYPE II.
2. AGGREGATES SHALL CONFORM TO SPECIFICATIONS FOR CONCRETE AGGREGATES ASTM C686 SPECIFICATION FOR AGGREGATES FOR STRUCTURAL CONCRETE (ASTM C33), THE MAXIMUM SIZE OF THE AGGREGATE SHALL NOT BE LARGER THAN ONE-FIFTH OF THE MINIMUM THICKNESS OF THE FORMS WITH WHICH THE CONCRETE IS CAST, NOR LARGER THAN THREE-FIFTHS OF THE MINIMUM CLEAR SPACING BETWEEN REINFORCING BARS, OR BETWEEN REINFORCING BARS AND FORMS, FOR SLABS, THE MAXIMUM SIZE OF AGGREGATE SHALL NOT BE LARGER THAN ONE-THIRD THE SLAB THICKNESS.
3. WATER USED IN MIXING CONCRETE SHALL BE POTABLE, CLEAN AND FREE FROM IMPURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS OR OTHER SUBSTANCES THAT MAY BE DETRIMENTAL TO CONCRETE OR STEEL. IN ADDITION, THE MIXING WATER FOR CONCRETE WHICH WILL CONTAIN ALUMINUM EMBLEMENTS, INCLUDING THAT PORTLAND CEMENT MIXING WATER CONTAINED IN THE FORM OF FREE MOISTURE ON THE AGGREGATES, SHALL NOT CONTAIN DETRIMENTAL AMOUNTS OF CHLORIDE ION. MAXIMUM WATER/CEMENT RATIO SHOULD BE 0.55.
4. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C191.
5. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL MOLDS, GROOVES AND ORNAMENTAL CLIPS, ETC., TO BE CAST IN CONCRETE AND FOR EXTENT OF DEPRESSIONS, CURBS AND RAMPS.
6. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE LOCATION OF SLEEVES, INSERTS, ETC. IN CONCRETE.
7. ALL REINFORCING BARS, ANCHOR BOLTS, AND INSERTS TO BE WELDED PRIOR TO PLACING CONCRETE.
8. LIGHT-WEIGHT CONCRETE FILL SHALL HAVE A MAXIMUM DRY DENSITY OF 110 pcf, ALL OTHER CONCRETE SHALL HAVE A DENSITY LESS THAN 150 pcf.
9. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS NOTED GRADE BEAM & CAISSON 3,000 psi
10. PROJECTING CORNERS OF SLAB, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER, UNLESS OTHERWISE NOTED.
11. NO CONDUITS PLACED IN THE SLAB SHALL HAVE AN OUTSIDE DIAMETER GREATER THAN 1/3 THE THICKNESS OF THE SLAB AND CONDUIT SHALL BE EMBEDDED IN SLAB THAT IS LESS THAN 3/4" THICK, EXCEPT FOR LOCAL OFFSETS, MIN. CLEAR DISTANCES BETWEEN CONDUITS SHALL BE 6".
12. ADMIXTURES MAY NOT BE USED WITHOUT PRIOR APPROVAL OF THE ENGINEER. ADMIXTURES USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT REDUCE THE STRENGTH OF THE CONCRETE.
13. CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO PROVIDE AN AVERAGE COMPRESSIVE STRENGTH SUFFICIENTLY HIGH TO MINIMIZE THE FREQUENCY OF STRENGTH TESTS BELOW THE VALUE OF SPECIFIED COMPRESSIVE STRENGTH OF THE CONCRETE. SELECTION OF CONCRETE PROPORTIONS SHALL BE ESTABLISHED ON THE BASIS OF PROVED CONFORMANCE WITH THE STRENGTH TEST REQUIREMENTS OF APPROPRIATE WORKABILITY AND PROPER CONSISTENCY TO PERMIT THE CONCRETE TO BE WORKED READILY INTO THE FORMS AND AROUND REINFORCEMENT UNDER THE CONDITIONS OF PLACEMENT TO BE EMPLOYED WITHOUT SEGREGATION OR BLEEDING.
14. THE SLUMP OF THE CONCRETE SHALL BE THE MINIMUM THAT IS PRACTICABLE, WHEN VIBRATORS ARE USED TO CONSOLIDATE THE CONCRETE THE SLUMP SHALL NOT EXCEED FOUR INCHES, OTHERWISE, THE SLUMP SHALL NOT EXCEED FIFTEEN INCHES.
15. HOT-WEATHER REQUIREMENTS: IN HOT WEATHER, PROPER ATTENTION SHALL BE GIVEN TO INGREDIENTS PRODUCTION METHODS, HANDLING, PLACING, PROTECTION AND CURING TO PREVENT EXCESSIVE CONCRETE TEMPERATURES OR WATER EVAPORATION WHICH WILL IMPAIR THE REQUIRED STRENGTH OR SERVICEABILITY OF THE MEMBER OR STRUCTURE. USE OF WINDSCREENS, SUNSHADES, FOG SPRAYS OR OTHER DEVICES SHALL BE PROVIDED AS REQUIRED. CONCRETE TEMPERATURES SHALL BE LESS THAN 90 DEGREES FARENHEIT. CONCRETE SHALL NOT HAVE A PLACING TEMPERATURE THAT WILL CAUSE DIFFICULTY FROM LOSS OF SLUMP, FLASH SET, OR COLD JOINTS.
16. FORMWORK EMBEDDED PIPES, CONSTRUCTION JOINTS, FORMS, SHALL RESULT IN A FINAL STRUCTURE WHICH CONFORMS TO THE DIMENSIONS, LINES AND SURFACES OF THE MEMBER AS REQUIRED BY THE PLANS AND SPECIFICATIONS AND SHALL BE SUBSTANTIAL AND SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF MORTAR. THEY SHALL BE PROPERLY BRACED OR TIED TOGETHER AS TO BE IN POSITION AND SHAPES, FORMS AND THEIR SUPPORTS SHALL BE DESIGNED SO THAT PREVIOUSLY PLACED STRUCTURES WILL NOT BE DAMAGED.
17. CONCRETE TO BE FIVE SACKS CEMENT PER CUBIC YARD, MINIMUM.

REINFORCING STEEL

1. DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS MUST FOLLOW THE A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 318-14) TABLE 17.0.0.0.
2. ALL REINFORCING BARS SHALL CONFORM TO THE STANDARD SPECIFICATION FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615-62, GRADE 60 (EXCEPT #1 AND #4 BARS SHALL BE GRADE 40).
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
4. LAPS AT BAR SPLICES SHALL BE 30 BAR DIA. (12" MIN) FOR GRADE 40 3/8 BAR DIA. FOR GRADE 60 IN CONCRETE 40 BAR DIA. (18" MIN) FOR HANGERS, LUGS.
5. ALL REINFORCING BARS SHALL BE PROVIDED WITH THE FOLLOWING CONCRETE COVER: FOOTINGS CAST AGAINST EARTH 3 IN. CONCRETE EXPOSED TO EARTH OR WEATHER 2 IN. BEAMS AND GIRDERS 1 1/2 IN. COLUMNS 2 IN. SLABS (4 IN. AND SMALLER) 3/4 IN.
6. WHERE CONTINUOUS BARS ARE CALLED OUT, PROVIDE CONTACT SPLICES.
7. VERTICAL BARS SHALL BE ACCURATELY POSITIONED AT THE CENTER OF THE WALL, UP/DN ON DETAILS, AND SHALL BE TIED IN PLACE AT TOP AND BOTTOM.
8. DOWELS BETWEEN FOOTINGS AND WALLS SHALL BE THE SAME GRADE, SIZE, AND SPACING AS VERTICAL REINFORCING.
9. PROVIDE #3 SPACER TIES AT 24" ON CENTER IN ALL BEAMS AND FOOTINGS TO SECURE REINFORCING BARS IN PLACE, UNLESS OTHERWISE NOTED.
10. ALL BARS SHALL BE BENT COLD, NO BAR, PARTIALLY EMBEDDED IN CONCRETE SHALL BE FIELD BENDS.

GENERAL NOTES

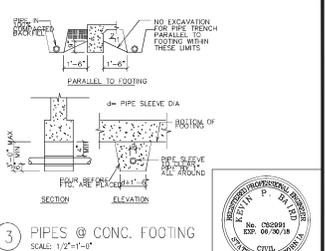
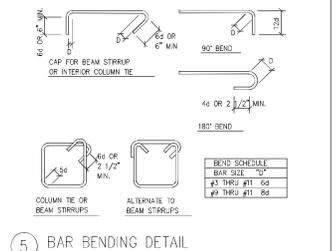
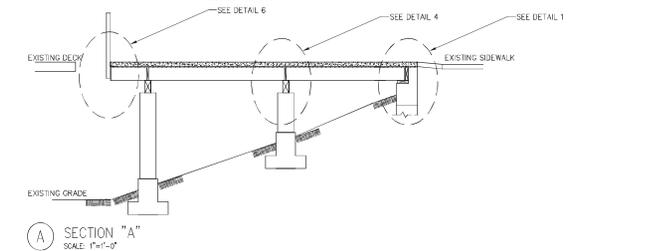
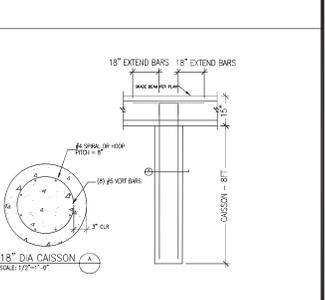
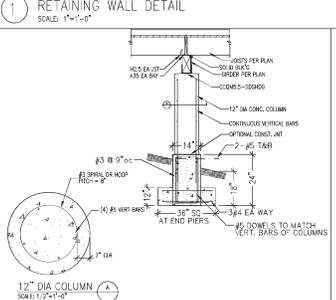
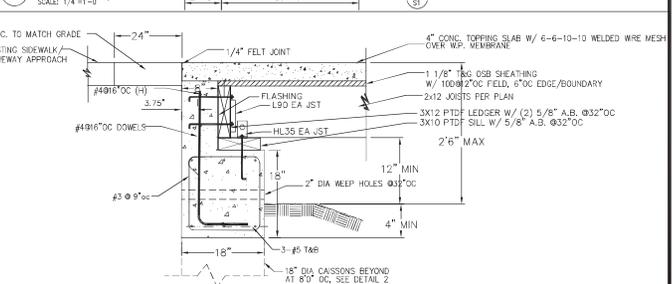
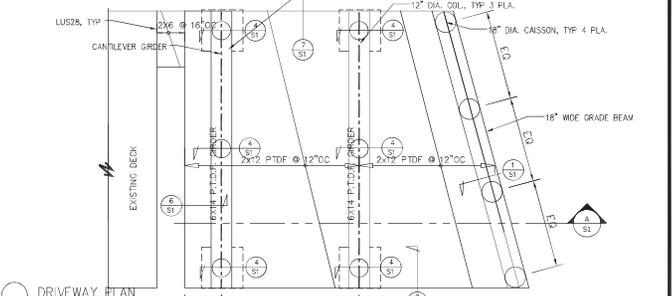
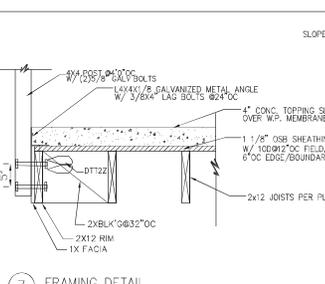
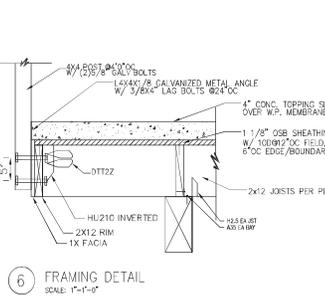
CALIFORNIA BUILDING CODE 2019 IS USED FOR THE STRUCTURAL DESIGN.

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES HE MAY FIND, BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY SITE CONDITIONS NOT REFLECTED ON THE REVISIONS OR DRAWINGS OR DIFFERENT FROM MAXIMUM OR MINIMUM DIMENSIONS OR HEIGHTS, INCLUDING BUT NOT LIMITED TO, EARTH, ROCK, UTILITY GRADING, ADVERSE SOIL CONDITIONS, GRADES, AND/OR PRESENT, DEPENDENT FOOTING UNCOVERED AND UNEXPECTED UTILITY LINES, ETC.
3. CONDITIONS SHALL CORRECTLY DIMENSION, LOCATION, AND SIZES OF OPENINGS IN FLOORS AND WALLS WITH ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
4. NO PIPES OR DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ENGINEER.
5. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING ANY METHOD OF CONSTRUCTION INCLUDING SHORING AND TEMPORARY BRACING. HE SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE. OBSERVATION VISITS TO THE SITE, OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR ENGINEER SHALL NOT INDUCE RELIANCE ON THESE DRAWINGS.
6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST APPROVED CALIFORNIA BUILDING CODE.
7. ALL DIMENSIONS AND LOCATIONS OF THE VARIOUS ELEMENTS OF THE DRAWINGS (AND/OR SPECIFICATIONS) SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
8. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO BEGINNING OF WORK.

FOUNDATION

1. SHOULD SOIL REPORT BE REQUIRED, RECOMMENDATIONS OF THAT REPORT SHALL GOVERN.
2. PER & GRADE BEAM TYPE FOUNDATION.
3. BOTTOM OF FOOTING SHALL BE EMBEDDED AT LEAST 18" BELOW THE LOWEST ESTABLISHED ADJACENT GRADE.
4. BOTTOM OF FOOTING ELEVATIONS SHALL BE ADJUSTED TO SUIT FIELD CONDITIONS THAT MEET THE ABOVE CRITERIA AND BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL REPORT ANY FIELD EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER.
5. THE CONTRACTOR SHALL PROVIDE FORTHWEATHERING OF EXCAVATIONS FROM SURFACE, GROUND, AND OR SEWAGE WATER.
6. CONTRACTOR SHALL PROVIDE FOR DECOR AND INSTALLATION ALL CURBING, SLOPING, AND FINISHING PRIOR TO START OF ALL GRADING.
7. FOR FINISH SLAB ELEVATIONS, SLOPES AND DRAINING, SEE ARCHITECT'S PLANS AND SITE PLANS.
8. ALL EMBEDDED FOOTINGS, UTILITY, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
9. THE FOUNDATIONS WORK SHALL BE DESIGNED IN ACCORDANCE WITH MINIMUM CBC 2007 WALLS.
10. ALL FOOTINGS SHALL BE POURED VERTICALLY.



NO.	DATE	DESCRIPTION

SAUNDERS
STRUCTURAL
DESIGN, INC.
1000 S. GARDEN ST.
SANTA ANA, CA 92705
TEL: 949-440-8888
FAX: 949-440-8889
EST: 1987-10584

DRIVEWAY AT:
221 MONTEREY AVE
CAPITOLA, CA

DATE	06/30/16
SCALE	SEE PLAN
DRAWN	KB
JOB	160105
SHEET	



Attachment: Project Plans (1481 : 221 Monterey Avenue)

NOTE

THIS IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES SHOWN ARE DRAWN FROM RECORD DATA AND MAY BE FOUND TO BE DIFFERENT PENDING THE RESULTS OF A FULL BOUNDARY SURVEY.

NOTE: ELEVATIONS ARE ASSUMED

REFERENCES

10 M. 13
130 M. 37
APM 95-16

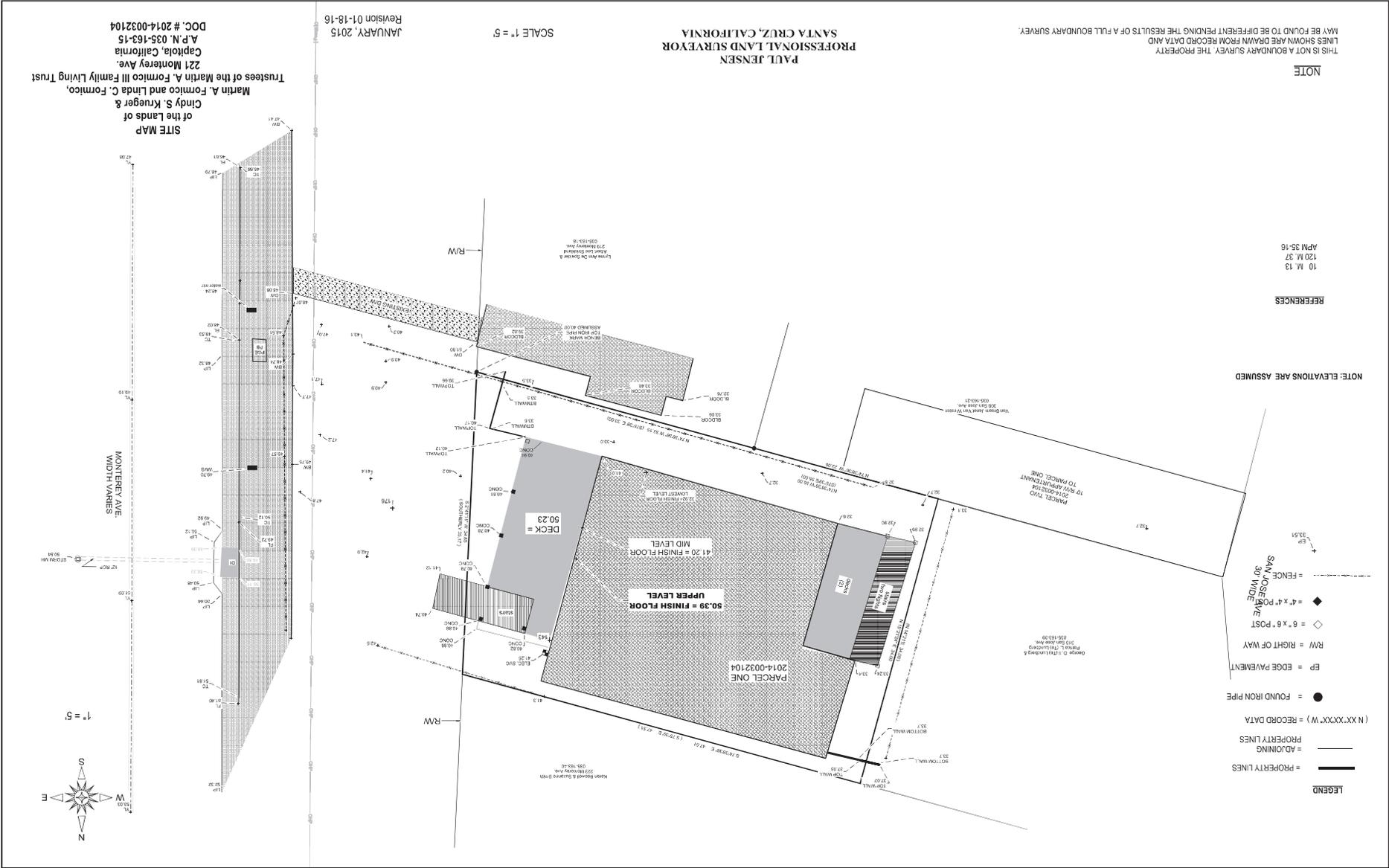
- LEGEND
- = PROPERTY LINES
 - = ADJOINING PROPERTY LINES
 - (N XX.XXXX W) = RECORD DATA
 - = FOUND IRON PIPE
 - EP = EDGE PAVEMENT
 - RW = RIGHT OF WAY
 - ◇ = 6" x 6" POST
 - ◆ = 4" x 4" POST
 - - - = FENCE
 - SAN JOSE AVENUE 30' WIDE

PAUL JENSEN
PROFESSIONAL LAND SURVEYOR
SANTA CRUZ, CALIFORNIA

SCALE 1" = 5'

JANUARY, 2015
Revision 01-18-16

SITE MAP
of the Lands of
Cindy S. Krueger &
Martin A. Formico III Family Living Trust
221 Monterey Ave.
Capitola, California
A.P.N. 035-163-15
DOC. # 2014-0032104



SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED DRIVEWAY PROJECT

at the

HISTORIC RESIDENCE AT 221 MONTEREY AVENUE

Formico Residence

221 Monterey Avenue
(Parcel Number 035-163-15)
Capitola, Santa Cruz County
California

For:

City of Capitola
Attn: Katie Cattan, AICP, Senior Planner
Community Development Department
420 Capitola Avenue
Capitola, CA 95010

Prepared by:

ARCHIVES & ARCHITECTURE LLC
PO Box 1332
San Jose, CA 95109
408.369.5683 Vox
408.228.0762 Fax

Leslie A. G. Dill, Partner and Historic Architect

May 3, 2016
Revised May 18, 2016

INTRODUCTION

Summary

This proposed residential rehabilitation and new driveway construction project meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). The analysis is described more fully in the report that follows.

Report Intent

Archives & Architecture, LLC (A&A), was retained by the City of Capitola to conduct a Secretary of the Interior's Standards Review of the proposed rehabilitation and addition project proposed for a historic property at 221 Monterey Avenue, Capitola, California. A&A was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed project is in compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource.

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill referred to the historic survey listing of the late-nineteenth-century residence in the Capitola Architectural Survey, and reviewed the house in its current configuration during a site visit in April of 2015. Because the 1986 Survey is relatively limited in its description, Ms. Dill then created an informal in-house list of character-defining features of the house, taking into account the property's age, design, and location (in an historic area of Capitola). A deeper evaluation did not seem necessary, as the house was being proposed for the addition of a landscape feature, not for building design alterations. For the initial report, A&A evaluated a proposed design, electronically submitted in the set of preliminary prints (Sheets 1, 2, 3, 9, BMP, and S-1) dated March 30 2016, from the designer, Dennis Norton, of Dennis Norton Home Design and Project Planning, according to the Standards. Upon receipt of the initial comments, the design was revised and electronically forwarded for review. The architectural sheets 1, 2, and 3 were revised and updated, dated May 12, 2016. This revised report is based on this design.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:

Character of the Existing Resource

The parcel at 221 Monterey Avenue was first identified as part of the Capitola Architectural Survey published in 1986. The Survey says merely, "Hillside Cottage/Reynolds boarding house. Architectural style: Vernacular with Italianate influences. Construction date: ca. 1890. Theme: Economic

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Development.” To review the design of the proposed driveway, Archives & Architecture, LLC created an initial in-house list of character-defining features. The list includes, but may not be limited to: the compact, roughly square, footprint; the raised two-story balloon-framed massing; the multi-level front entrances facing Monterey Avenue, including transom window and symmetrical façade at the upper story; the truncated hip roof, boxed eaves and wood corbels; the flat-board trim, the channel-rustic horizontal wood siding and lower-level shingle siding with corner boards; and the individual placement of the double-hung window openings. All of these features are proposed to be preserved in this project. Alterations include the front porch/deck and stairs, the replacement of various window sash, and the rear porch design. These elements are also proposed to remain in this project.

Summary of the Proposed Project

The proposed project includes the construction of a raised driveway, at the level of the top floor of the house, approximately at the same height as the existing balcony floor. A set of exterior steps would link the Monterey Avenue driveway with the lower levels of the property.

SECRETARY’S STANDARD’S REVIEW:

The *Secretary of the Interior’s Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource’s historical, cultural, or architectural values.

Accordingly, Standards states that, “Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” Following is a summary of the review with a list of the Standards and associated analysis for this project:

1. **“A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.”**

Analysis: There is no change of use proposed for this residential property.

2. **“The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.”**

Analysis: No historic massing of the house is proposed for removal in this phase of work; the forms and footprints of the historic residence will be preserved. The spatial separation of the house from the roadway will be preserved; the steep retaining wall will remain, and the full-height of the house will be perceptible along the sides of the proposed new driveway. In particular, the corners of the historic balloon-framed house will be visible from the street and seen in three dimensions.

3. **“Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties, will not be undertaken.”**

Analysis: There are no proposed changes that might be mistaken for original features or copied from other properties. The proposed areas of matching siding will be used in modern proportions and in a modern context; these features will not create a false sense of historical development. All new elements have adequate differentiation (See also Standard 9).

4. **“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”**

Analysis: No existing changes to the property have been identified as having acquired historic significance in their own right. No portion of the existing house is proposed for alteration.

5. **“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”**

Analysis: The features and finishes that characterize the main house are shown as preserved on the proposed drawings. Specifically, this includes: the form, detailing, and materials.

6. **“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”**

Analysis: The current physical condition of the house visually appears to be very good, and the historic features are shown as generally preserved in the project drawings. The cover sheet includes a notation identifying the house as historically significant, with the understanding that no work is proposed at the existing house or deck.

7. **“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”**

Analysis: No chemical or physical treatments are shown as proposed in this proposed phase of work.

8. **“Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”**

Analysis: Archeological resources are not evaluated in this report.

9. **“New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”**

Analysis: The proposed driveway is generally differentiated from the design of the historic house, and is compatible with the historic property in size, scale, and proportion.

The driveway is shown as separate from the historic residence and separate from the existing two-story front porch /deck. The fabric of the historic residence is preserved adjacent to the new construction.

The driveway is narrower than the historic house, so the outer corners and three-dimensional perception of the house will be preserved in this design. The driveway does not overpower the historic house in massing or form. The proposed new stairway follows the slope of the hillside, and does not visually block views of the historic house.

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The structure is proposed to consist of concrete columns and a concrete deck with a wood frame and mixed-material handrails. The concrete columns and deck provide a sense of differentiation while the conventional wood framing, with its repetitive structural elements, provides a compatible scale with the historic wood-framed house and its repetitive horizontal siding.

The mixture of glazed hand rail material and sided wall segments in the new construction are in scale with the historic fabric of the house, which consists of many smaller elements (siding boards, window panes, pieces of trim, etc.). The regular rhythm of the two kinds of handrail panels, and the proportionately small areas, of the reflective glazing are compatible with the traditional materials of the historic property. As currently proposed, the glass will not “disappear” in the context of the historic property and neighborhood, but will be a visible “modern” element, providing differentiation without overpowering the historic features of the house and neighborhood. The size of the glazing panels is illustrated in the plans as of a similar size and scale with the overall dimensions of the windows in the historic house and surrounding historic neighborhood, and the guardrail wall panels are similar in proportion to the historic wall segments of the house, and include materials that match the historic fabric without creating a false sense of historicism (see also Standard 3).

10. **“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”**

Analysis: The proposed design would preserve the essential form and integrity of the historic property. The critical character-defining features of the house and site would be unimpaired in this project.

Conclusion

The currently proposed rehabilitation and addition project meets the *Secretary of the Interior’s Standards for Rehabilitation*.

