



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, January 16, 2014 – 7:00 PM

Chairperson Mick Routh
Commissioners Ron Graves
 Gayle Ortiz
 Linda Smith
 TJ Welch

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

A. NEW BUSINESS

- A. Election of Chair and Vice-Chair

- B. Committee Appointments
 - a. Traffic and Parking Commission

 - b. Arts and Cultural Commission

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. November 21, 2013, Joint Planning Commission and City Council Minutes. General Plan Special Meeting

B. December 5, 2013, Draft Planning Commission Minutes

4. CONSENT CALENDAR

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

- A. 822 Bay Avenue #13-172 APN: 036-011-28**
Sign application for a new wall sign at the Quality Inn and Suites in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Owner: Dan Patel
Representative: Mike Terron, filed 12/02/13
- B. 504 Bay Avenue #13-176 APN: 036-062-40**
Design Permit application for a minor addition (63 square feet) to the existing Commercial Building (Gayle's Bakery) in the CN (Neighborhood Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Owner: Upper Village Shops, Joint Venture
Representative: Joe Ortiz, filed: 12/11/2013

5. 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. 1730 Wharf Road #13-169 APN: 035-111-14**
Design Permit and Coastal Development Permit for a new single-family home in the R-1/AR (Single Family/Automatic Review) Zoning District.
This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Owner: Bruce Golino
Representative: Courtney Hughes, William Fisher Architecture, filed: 11/26/2013
- B. 305 Fanmar Way #13-026 APN: 035-161-14**
Plan revision to a previously approved Design Permit for remodel and addition to a single-family dwelling in the R-1 (Single-Family Residence) Zoning District.
Property Owner: Peter Wilk, filed 12/6/13
Representative: Peter Wilk

6. COMMISSION COMMUNICATIONS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

Adjourn to the next Planning Commission on Thursday, February 6, 2014 at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

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.ci.capitola.ca.us. 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 at 12:00 Noon on the Saturday following the meetings on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings can also be viewed from the City's website: www.ci.capitola.ca.us

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**CAPITOLA CITY COUNCIL/PLANNING COMMISSION
SPECIAL JOINT MEETING MINUTES
THURSDAY, NOVEMBER 21, 2013**

CITY COUNCIL

Mayor: Stephanie Harlan
Vice Mayor: Sam Storey
Council Members: Ed Bottorff
Dennis Norton
Michael Termini
Christine McBroom
Treasurer



PLANNING COMMISSION

Chairperson: Mick Routh
Commissioners: Ron Graves
Gayle Ortiz
Linda Smith
TJ Welch

**CAPITOLA CITY COUNCIL
SPECIAL MEETING**

THURSDAY, NOVEMBER 21, 2013

6:00 PM

**CITY HALL COUNCIL CHAMBERS
420 CAPITOLA AVENUE, CAPITOLA, CA 95010**

JOINT MEETING OF THE CAPITOLA CITY COUNCIL

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council Members Dennis Norton, Sam Storey, Ed Bottorff, Michael Termini, and Mayor Stephanie Harlan

Planning Commissioners Ron Graves, Gayle Ortiz, Linda Smith, TJ Welch, and Chairperson Mick Routh

2. ADDITIONAL MATERIALS (None provided)

3. CITY COUNCIL / PLANNING COMMISSION / STAFF COMMENTS (None provided)

4. GENERAL GOVERNMENT / PUBLIC HEARINGS

A. General Plan Update Status Report and Initiation of Public Review.

Community Development Director Grunow introduced this item and provided background information regarding the General Plan Update process. He stated that over the past three years, the General Plan Advisory Committee (GPAC), and staff have engaged in an intensive public participation process which has included 19 GPAC meetings, and four public workshops. He stated that GPAC reached consensus on most issues and voted unanimously to recommend that staff initiate the public review of the draft General Plan and Environmental Impact Report (EIR).

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL AND THE
PLANNING COMMISSION - THURSDAY, NOVEMBER 21, 2013**

Ed Newman, GPAC Chair, commented on GPAC's three-year review process of the General Plan. He commended the GPAC members for their involvement in the process.

The City Council discussed the following General Plan Policy Issues.

1. Floor Area Ratio (FAR) Limits

Staff provided a presentation to define FAR, provide existing and proposed FAR limits, and illustrate FARs of existing structures in Capitola. Staff also presented a concept for an "increased FAR allowance" for hotels in the Village, properties along the west side of 41st Avenue, and properties fronting the 41st Avenue/Capitola Road intersection.

Members of the Planning Commission and City Council offered diverse opinions on proposed FARs, particularly the "increased FAR allowance" concept. Some members felt that the proposed allowance would set FAR limits too high while others suggested a higher base FAR limit may be a better approach. There was considerable discussion of the findings that would need to be made to permit a request for the increased FAR allowance. Concerns were also expressed that increasing FAR limits could lead to poorly designed projects in the future. Staff explained that good design is not necessarily a function of building intensity and provided examples of projects in Capitola which were well designed despite having higher FARs than many poorly designed projects in the City.

Staff acknowledged that FAR would be a key policy issue which will be discussed further during adoption hearings and suggested that the proposed FAR limits and "increased FAR allowance" remain in the Environmental Impact Report and draft General Plan to allow continued discussion and feedback on the issue.

2. Future Civic Center

Staff provided a presentation of issues raised by the GPAC and public related to draft General Plan policies related to considering relocating city hall, the police station, and the library to the lower Pacific Cove site. Members of the Planning Commission and City Council discussed the topic and offered direction to retain policies to allow future consideration of facilities relocation, independent of future location.

3. Capitola Road

Staff provided a presentation of comments and concerns expressed by the GPAC and members of the public related to policies in the draft General Plan which encourage strengthening connections between 41st Avenue and the Village. Staff suggested a compromised approach to encourage improved pedestrian and bicycle connections along Capitola Road and to retain existing land use designations which allow a mix of single- and multi-family residential and commercial uses. Members of the Planning Commission and City Council discussed the existing mosaic of land uses along Capitola Road and generally agreed that the dividing line between residential and commercial oriented uses was 45th Avenue. Staff suggested that the corridor should be planned in finer detail during the Zoning Ordinance update.

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL AND THE PLANNING COMMISSION - THURSDAY, NOVEMBER 21, 2013

4. McGregor Property

Staff provided a presentation of the McGregor property and comments received from the GPAC and members of the public which objected to the draft General Plan policies which encouraged future development of visitor-serving uses on the site. The Planning Commission and City Council discussed the issue and offered an alternative whereby visitor-serving uses would only be encouraged if and when recreational uses were relocated to a more central location in the City.

5. West Capitola/41st Avenue Neighborhood – “North Forties

Staff presented objections raised by some members of the GPAC that the term “North Forties” should be removed from the document. Staff explained that the term had been introduced in the General Plan following comments that West Capitola/41st Avenue neighborhood was historically referred to as the “North Forties”. Staff suggested a compromised approach whereby the term would not be used as the neighborhood name, but would be cited in the description of the West Capitola/41st Avenue neighborhood.

Planning Commission and City Council discussion ensued regarding the General Plan Update and the Environmental Impact Report.

Cathlin Atchison, local resident, requested that the City consider climate adaptation and future environmental issues resulting in sea level rise when considering issues in the General Plan.

ACTION Motion made by Planning Commissioner Graves, seconded by Planning Commissioner Ortiz, to authorize staff to initiate public review of the draft General Plan and Environmental Impact Report. The motion was passed unanimously.

ACTION Motion made by Council Member Norton, seconded by Council Member Termini, to authorize staff to initiate public review of the draft General Plan and Environmental Impact Report. The motion was passed unanimously.

5. **ADJOURNMENT**

Mayor Harlan adjourned the meeting at 8:30 PM to the next Regular Meeting of the City Council on Thursday, November 14, 2013, at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Chairman Mick Routh adjourned the meeting at 8:30 PM to the next Regular Meeting of the Planning Commission to be held on Thursday, December 5, 2013, at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Sam Storey, City Council Mayor

Mick Routh, Planning Commission Chair

ATTEST:

_____, CMC
Susan Sneddon, City Clerk

Approved by the City Council on January 9, 2014;
Approved by the Planning Commission on January 16, 2014

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**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 5, 2013
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

Acting Chairperson Ortiz called the Regular Meeting of the Capitola Planning Commission to order at 7 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners: Ron Graves, Gayle Ortiz, Linda Smith and TJ Welch
Absent: Chairperson Mick Routh

2. ORAL COMMUNICATIONS

- A. Additions and Deletions to Agenda - None
- B. Public Comments - None
- C. Commission Comments - None
- D. Staff Comments - None

3. APPROVAL OF MINUTES

- A. November 7, 2013, Regular Planning Commission Meeting

A motion to approve the Nov. 7, 2013, meeting minutes was made by Commissioner Graves and seconded by Commissioner Smith.

The motion carried by the following vote: Aye: Commissioners Graves, Ortiz, Smith and Welch. No: None. Abstain: None.

4. CONSENT CALENDAR

- A. **209 Fanmar Way #13-150 APN: 035:163-01 & 02**
Design Permit and Coastal Development Permit to remodel an existing single-family home in the CV (Central Village) Zoning District
Environmental Determination: Categorical Exemption
Owner: Vince and Sheryl Barabba
Representative: John Hofacre, Architect, filed: 10/24/2013

A motion to approve project application #13-150 with the following conditions and findings was made by Commissioner Smith and seconded by Commissioner Welch:

CONDITIONS

- 1. The project approval consists of construction of a 1,136 square-foot addition to an existing single family home. The maximum Floor Area Ratio for the 4,075 square-foot property is 53% (2,159 square feet). The total FAR of the home with new addition is 47.5% with a total of 1,973 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission

on December 5, 2013, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes 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.
7. Prior to issuance of building permit, all Planning fees associated with permit #13-150 shall be paid in full.
8. Prior to issuance of building permit, Affordable Housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
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 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.
13. 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.
14. 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 9 p.m. and 7:30 a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between 9 a.m. and 4 p.m. or emergency work approved by the building official. §9.12.010B

15. 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.
16. 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.
17. 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.
18. 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.
19. 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, 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 addition to the single family home. The project conforms to the development standards of the RM/LM (Multiple Family Low Density) and the R-1 (Single-Family) Zoning Districts. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single-family home. The project conforms to the development standards of the RM/LM (Multiple Family/Low Density) and the R-1 (Single-Family) Zoning Districts. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed addition to the single-family residence compliments the existing single-family homes in the neighborhood in use, mass and scale, materials, height, and architecture.

C. This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

This project involves an addition to an existing single-family residence in the RM/LM (Multiple-Family /Low Density) zoning district, subject to the R-1 (Single-Family) zoning district

standards. Section 15301 of the CEQA Guidelines exempts additions to existing structures provided that the addition is under 10,000 square feet and not located in an environmentally sensitive area.

The motion carried by the following vote: Aye: Commissioners Graves, Ortiz, Smith, and Welch. No: None. Abstain: None.

B. 141 Magellan Street #13-153 APN 036-192-20

Design Permit and Coastal Development Permit for remodel of existing single-family home in the R-1 (Single-Family) Zoning District.

Environmental Determination: Categorical Exemption

Owner: Gene Benson

Representative: Roy Horn, filed: 11/4/2013

A motion to approve project application #13-153 with the following conditions and findings was made by Commissioner Smith and seconded by Commissioner Welch:

CONDITIONS

1. The project approval consists of construction of a 541 square-foot addition to an existing single family home. The maximum Floor Area Ratio for the 6,000 square foot property is 49% (2,940 square feet). The total FAR of the home with new addition is 37% with a total of 2,223 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 5, 2013, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes 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.
7. Prior to issuance of building permit, all Planning fees associated with permit #13-153 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.

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 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.
13. 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.
14. 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
15. 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.
16. 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.
17. 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.
18. 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.
19. 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, 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 addition to the single family home. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning Districts. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single family home. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed addition to the single-family residence compliments the existing single-family homes in the neighborhood in use, mass and scale, materials, height, and architecture.

C. This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

This project involves an addition to an existing single-family residence in the R-1 (single family residence) Zoning District. Section 15301 of the CEQA Guidelines exempts minor additions to existing single-family residences in a residential zone.

The motion carried by the following vote: Aye: Commissioners Graves, Ortiz, Smith, and Welch. No: None. Abstain: None.

C. 723 El Salto Drive #13-155 APN: 036-143-35

Coastal Development Permit and Minor Land Division to create two lots of record, and request for a two-year extension to the previously approved Minor Land Division to convert four apartment units to condominiums in the R-1/VS (Single Family/Visitor Serving) Zoning District.

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

Environmental Determination: Categorical Exemption

Owner: Doug Dodds

Representative: Thacher & Thompson, filed: 11/5/2013

A motion to approve project application #13-155 with the following conditions and findings was made by Commissioner Smith and seconded by Commissioner Welch:

CONDITIONS

1. The project consists of the subdivision of a 35,439 square-foot lot into two residential lots in the VS/R-1 (Visitor Serving/Single-Family Residence) Zoning at 723 El Salto Drive. The application proposes to create two lots. Parcel A is a 6,480 square-foot flag lot which will

include the single-family house. Parcel B is a 28,959 square-foot lot containing the existing four-unit apartment building. The single-family house will remain in its current location. The existing carport structure will be demolished and a new 4-car carport constructed near the existing location yet entirely within Parcel B.

2. The applicant has also requested an extension of the approved tentative map for the four-unit apartment into condominium units (application 10-082) that will expire on January 20, 2014. No relevant substantial change of circumstances, regulations or planning policies has occurred since the original approval and such extension would not be detrimental to the purpose of the certified local coastal program and zoning ordinance. With the two-year extension, the final map for the four-unit condominium must be recorded prior to December 5, 2015.
3. No structures will be developed within the view easement of Parcel B.
4. No existing trees are permitted to be removed within this application.
5. Prior to issuance of a building permit, a Coastal Permit and Design Permit for a new carport constructed entirely within the boundary of Parcel B must be approved by the Planning Commission.
6. Prior to recordation of final map, a new 4-car carport must be constructed entirely within the boundary of Parcel B. Onsite improvements must be completed to the satisfaction of the Community Development Director.
7. Prior to the recordation of final map, the applicant shall submit new legal descriptions for the two lots for review by the Community Development Department.
8. Prior to recordation of final map, all utility easements shall be provided on the parcel map in a configuration which meets the requirements of the utility companies and the City of Capitola Public Works Director.
9. Prior to recordation of final map, the owner shall contact the Capitola U.S. Postmaster to locate in the subdivision placement of "Neighborhood Delivery and Collection Boxes (NDCBU's). Any required easements shall be dedicated and shown on the parcel map within a public utility easement, as approved by City Staff and the Postmaster.
10. Prior to the recordation of final map, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.
11. Prior to recordation of final map, all Planning fees associated with permit #13-155 shall be paid in full.
12. The tentative map for the two-lot minor land division and extension of the minor land division for the four-unit apartment into condominiums shall expire 24 months from the date of approval. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.

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 and the Planning Commission have reviewed the project. The minor land division, together with the provisions for its design and improvement, is consistent with the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

B. The application is consistent with the Subdivision Map Act and local Subdivision Ordinance.

The minor land division was designed in accordance with the Subdivision Map Act and local ordinances enacted pursuant thereto. Per the Subdivision Map Act, the proposed map is consistent with the General Plan and Local Coastal Plan, is physically suited for the proposed type and density of development, will not likely cause substantial environmental damage, or substantially and avoidably injure fish, wildlife or their habitats, will not cause serious public health problems, and will not conflict with public easements for access through, or use of, property within the proposed subdivision.

C. This project is categorically exempt under Section 15315 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15315 of the CEQA Guidelines exempts minor land divisions in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning.

D. A substantial change of circumstances has not occurred since the original Planning Commission approval of application 10-082 on January 20, 2011. A second extension of the permit to December 5, 2015, would not be detrimental to the purpose of the certified local coastal program and zoning ordinance.

The Planning Commission finds that neither the physical characteristics of the lot nor the zoning ordinance has changed since approval of the permit on January 20, 2011. Therefore, a second extension of said permit is appropriate.

The motion carried by the following vote: Aye: Commissioners Graves, Ortiz, Smith, and Welch. No: None. Abstain: None.

D. 904 Sir Francis #06-061 APN 036-222-07

Request for a one-year extension to a previously approved Coastal Development Permit and Architectural and Site Review for the remodel of an existing single-family residence and construction of a new second story in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Justin and Lisa Maffia

Commissioner Welch asked if the applicant could receive the new standard conditions of approval to clarify the development process. Senior Planner Katie Cattan said that such an amendment was possible with applicant agreement and she would ask if they were amenable. This process would involve no changes to the approved project.

A motion to grant a one-year extension to previously approved project application #06-061 with the following finding was made by Commissioner Smith and seconded by Commissioner Welch:

- A. A substantial change of circumstances has not occurred since Planning Commission approval of the permit on December 7, 2006. An additional one-year extension of the permit to December 5, 2014, would not be detrimental to the purpose of the certified local coastal program and zoning ordinance.**

The Planning Commission finds that neither the physical characteristics of the lot nor the zoning ordinance has changed since approval of the permit on December 7, 2006. Therefore, (a sixth) one-year extension (to December 5, 2014) of said permit is appropriate.

The motion carried by the following vote: Aye: Commissioners Graves, Ortiz, Smith, and Welch. No: None. Abstain: None.

5. PUBLIC HEARINGS

- A. 2178 41st Avenue #12-080 APN: 034-221-02**
 Modification to Design Permit and a Conditional Use Permit to incorporate a carwash into the recently approved commercial retail building (7-Eleven) in the CC (Community Commercial) Zoning District.
 Environmental Determination: Categorical Exemption
 Property Owner: Ed Hadad, filed: 3/28/13
 Representative: Joe Nguyen, ASI Consulting

Planner Cattan presented the staff report. She shared images and the history of the original design and conditional use permits. She noted the previously approved new building moves closer to the property line in the back than the current building. The conditions for that approval include a requirement that no deliveries are permitted at the back of the building. Planner Cattan noted that in response to staff concerns the applicant added doors and equipment to the carwash to reduce the sound impact, but concerns remain about compatibility with adjacent uses. Specifically, the issues of noise and exhaust from queuing are not addressed by the equipment.

Chairperson Ortiz opened the public hearing.

Rosalind Rondash spoke on behalf of the applicant. She said the applicant felt the queuing concerns were raised late in the process, but a discussion with the sound consultant indicated it would not increase the noise. She also noted that since carwash tickets are good for two days, customers can opt not to wait if there are multiple cars and instead come back later.

Commissioner Graves expressed concern about adequate room for cars to exit that do not wish to wait. He asked if County Zone Five was approached about paving over a concrete culvert running underneath. Staff said there has been no discussion on that issue.

Commissioner Welch clarified data from the sound study and noted that mitigating noise is a major concern in new General Plan update.

Americo Castillo, who owns a house behind the applicant's property, spoke against the proposal. He said there are already a number of carwashes on 41st and the applicant cannot control the actions and noises of those using the carwash.

Tom Harman, who owns a house behind the applicant's property, spoke against the proposal. He questioned the sufficiency of the noise study conducted for 20 minutes on a June afternoon. He expressed concern that noise from the carwash will likely increase over time. Conditions from the previous approval discouraged vehicles behind the building and this application would encourage them.

Neighbor Niki Harman also asked the Commission to deny the application and voiced similar concerns about the project.

Joe Nguyen spoke on behalf of the applicant and clarified landscaping, distances and machinery operation.

The public hearing was closed.

Commissioner Ortiz asked whether Santa Cruz Water was consulted on the use. Community Development Director Rich Grunow said because carwashes generally filter and recycle water it was not brought up in the planning stage.

Commissioner Smith said she could appreciate the applicants' frustration with multiple questions and studies but noted that staff is seeking to provide the most complete report. She reviewed the original discussion and the concerns raised about noise and traffic even before the carwash, and said she does not understand why that use was not included in the original application. The Commission takes seriously the need to mitigate the impact on neighborhoods adjacent to commercial uses. She worried that the noise study levels were based on estimation and already close to maximum acceptable levels.

Commissioner Graves recalled the 7-11 application and why the Commission included conditions to protect the adjacent neighborhood. He feels it is not a good use to put cars in back next to residential neighbors and does not believe the carwash can be supported.

Commissioner Ortiz concurred, saying she is not in favor of the application as it flies in face of expressed concerns about traffic in back.

A motion to deny project application #12-080 based on the following findings was made by Commissioner Smith and seconded by Commissioner Welch:

FINDINGS

- A. **The application, subject to the conditions imposed, will 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 all reviewed the project. The project does not conform with the conditional use permit considerations of the Zoning Ordinance due to the impacts of a carwash of operational noise from mechanical equipment and automatic dryers, nuisance noise from loud exhaust and car stereos, and fumes/odors from queuing automobiles on the existing adjacent residential neighborhood.

- B. **The application will not 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 carwash is located in a commercial district that is adjacent to an existing residential neighborhood. The proposed carwash has compatibility issues that threaten the character and integrity of the existing residential neighborhood due to operational noise from mechanical equipment and automatic dryers, nuisance noise from loud exhaust and car stereos, and fumes/odors from queuing automobiles.

C. This project is statutorily exempt under Section 15270(a) of the California Environmental Quality Act

The motion carried by the following vote: Aye: Commissioners Graves, Ortiz, Smith, and Welch. No: None. Abstain: None.

B. 115 San Jose #13-160 APN 035-221-17

Conditional Use Permit for outdoor seating and an outdoor ATM in the CV (Central Village) Zoning District.

Environmental Determination: Categorical Exemption

Owner: Capitola Associates, LLC

Representative: Shane Gomes, filed: 11/12/2013

Senior Planner Cattan presented the staff report. She noted that the new seating does not inhibit circulation and does not trigger extra parking requirements. The use compliments the existing area. For the ATM, staff has concern about the color and outdoor location, which resulted in conditions requiring a change of color.

Commission members confirmed locations of other ATMs in Mercantile area.

Commissioner Ortiz opened the public hearing. Shane Gomes spoke on behalf of the applicant. He acknowledged that the ATM color needs to be changed and said that process has begun.

Commissioner Graves asked if there is a need for two ATMs on the same property. He expressed concern about night security and lighting. Mr. Gomes noted the area is well lit. Commissioner Graves thinks the outdoor seating is a wonderful addition.

Commissioner Ortiz closed the public hearing.

Commissioner Ortiz noted that such ATMs are highly profitable and expects that more businesses will be looking at adding them.

Commissioner Smith supports the seating and the idea of a gathering place. She said people in the Village often seek an ATM and this seems an appropriate location outside.

Commissioner Welch agreed that the ATM is a benefit to visitors.

Commissioner Ortiz supports the seating but expressed concerned about the outdoor ATM. She acknowledged it is useful but not visually appealing and worried about the precedent. She asked if the large lettering will remain and was told it will likely stay.

Commissioner Graves is also concerned about the stand-alone machine. He and Commissioner Ortiz felt they could support an outdoor machine that was incorporated into the building. Commission consensus was to address the two items separately and deny the ATM without prejudice to allow the applicant to return with a revised proposal incorporated into the building. Staff was instructed to work with the applicant to limit costs for the reapplication.

A motion to deny without prejudice project application #13-160 A (ATM) and approve project application #13-160 B (seating) with the following findings was made by Commissioner Graves and seconded by Commissioner Ortiz:

FINDINGS

- A The seating application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff and the Planning Commission have reviewed the project. The project proposes a compatible land uses that can be mitigated through proper management by the applicant. Allowing a quasi-public seating area and an ATM within the Central Village zoning district will not cause impacts to the adjacent commercial or residential dwelling units. The application reflects the objectives of the Zoning Ordinance and General Plan.
- B. The seating application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff and the Planning Commission have reviewed the project. The project conforms with the conditional use permit standards of the Capitola Municipal Code. As conditioned, the conditional use complements the existing character and integrity of the Central Village.
- 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 a conditional use permit with no expansion of use beyond what has currently existed. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

The motion carried by the following vote: Aye: Commissioners Graves, Ortiz, Smith, and Welch. No: None. Abstain: None.

6. DIRECTOR'S REPORT

The General Plan Update draft will be released on Dec. 19, 2013, and will allow a 60-day review given the holidays. In response to Commission questions about the availability of printed copies, Director Grunow noted they cost about \$50 each so distribution is limited, and people are encouraged to access it online.

7. COMMISSION COMMUNICATIONS

Commissioner Graves said he had failed to note in earlier comments on the General Plan that the map is incorrect for the 38th Avenue boundaries. That correction will be made.

8. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:12 p.m. to the regular meeting of the Planning Commission to be held on Thursday, Jan. 16, 2014, at 7 p.m. in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on Jan. 16, 2014.

Linda Fridy, Minute Clerk



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: JANUARY 16, 2013

SUBJECT: **822 BAY AVENUE** # 13-172 APN: 036-011-28
 Sign application for a new wall sign at the Quality Inn and Suites in the CC (Community Commercial) Zoning District.
 Environmental Determination: Categorical Exemption
 Owner: Dan Patel
 Representative: Mike Terron, filed 12/02/13

APPLICANTS' PROPOSAL

The applicant is proposing a new wall sign for the Quality Inn and Suites located at 833 Bay Avenue in the CC (Community Commercial) Zoning District. The applicant would like to install the wall sign to the porte-cochere at the Inn entrance.

DISCUSSION

Currently, there is one existing monument signs at the project location. It is locate at the driveway entrance off Hill Street. There is also an entrance/directional sign located on the driveway. The two signs are the only signs on the property. The signs are located 200 feet from the Hotel often causing confusion for guests. The applicant is requesting a new wall sign to be located on the porte-cochere at the entrance of the Quality Inn and Suites. The sign ordinance (Section 17.57.070(A)(8) and 17.57.070(B)(1)(a) prohibit both a wall sign and a monument sign on a property that are visible from the same street frontage.

The proposed wall sign is located 255 feet from the existing monument sign. Section 17.57.090 considers special signage for commercial sites located in geographically constrained areas.

17.57.090 Special signage for commercial sites located in geographically constrained areas.

A. A parcel or contiguous group of parcels forming a commercial site, which is located in the CC community commercial zoning district and meets the following criteria, may apply for special signage through the planning commission: the commercial site is geographically located such that, except to a very limited degree, the signs are not visible from other properties, nor from any public street (except one that dead ends within the commercial site).

Staff analysis: The hotel is located 255 feet from the existing monument sign on Hill Street. Once a visitor has passed the monument sign and directional entrance sign there is no sign on the hotel identifying the place of business. The manager of the hotel has stated that this has caused confusion for out of town guests. The proposed wall sign is 14 square feet and will be faintly visible from Hill Street. The large separation between the street entrance and the hotel creates a geographical challenge in terms of advertising and identification. By allowing a wall

sign on the building, the sign will be visible to a very limited degree and will help visitors identify the Quality Inn and Suites.

B. The application for special signage, and the planning commission decision in response to it, shall, for each variety of permanent and temporary signage, specify the number, size, type, design, color and location of the sign, along with the manner, frequency and duration of the sign display.

Staff analysis: If the wall sign is approved, there will be a total of three permanent signs on the site. The permanent signs include:

1. 1 Wall Sign on the porte-cochere. 14 square feet. Internally illuminated cabinet sign.
2. 1 Monument Sign at the corner of Hill Street and the driveway entrance. 3'10" x 10'.
3. 1 Directional Sign along the driveway. 4' 6" height. Sign face: 1'6" x 4'

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #13-172, subject to the following conditions and findings:

CONDITIONS

1. The project approval consists of 14 square foot wall sign located on the porte-cochere of the hotel at 822 Bay Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 16, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Three signs are approved for the property at 822 Bay Avenue. Additional signs at this location shall be approved by the Planning Commission. The approved signs include:
 - a. One (1) Wall Sign on the porte-cochere at the entrance of the building. Sign size is 14 square feet. Internally illuminated cabinet sign.
 - b. One (1) Monument Sign at the corner of Hill Street and the driveway entrance. The size of the sign is 3'10" x 10'.
 - c. One (1) Directional Sign along the driveway. Sign height is 4' 6". The size of the sign face is 1'6" x 4'.
3. Prior to installation, a building permit shall be secured for the new sign 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. Prior to issuance of building permit, all Planning fees associated with permit #13-172 shall be paid in full.

FINDINGS

- A. 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 hotel is located 250 feet from the street frontage. The sign is necessary and appropriate for the hotel to remain competitive with other businesses of a similar nature. The sign will provide clarity to visitors of the location of the hotel that is currently unmarked.

- B. The special signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area. This subsection C does not allow approval of: signs over sixteen feet high, sound signs, abandoned signs, balloon signs greater than fifteen inches in diameter, or freestanding signs.**

The special sign will not have a significant adverse effect on the character and integrity of the surrounding area. The hotel is located 250 feet from the street. The sign will be faintly visible from the street.

ATTACHMENTS

- A. Sign Plan

**Report Prepared By: Katie Cattan
Senior Planner**

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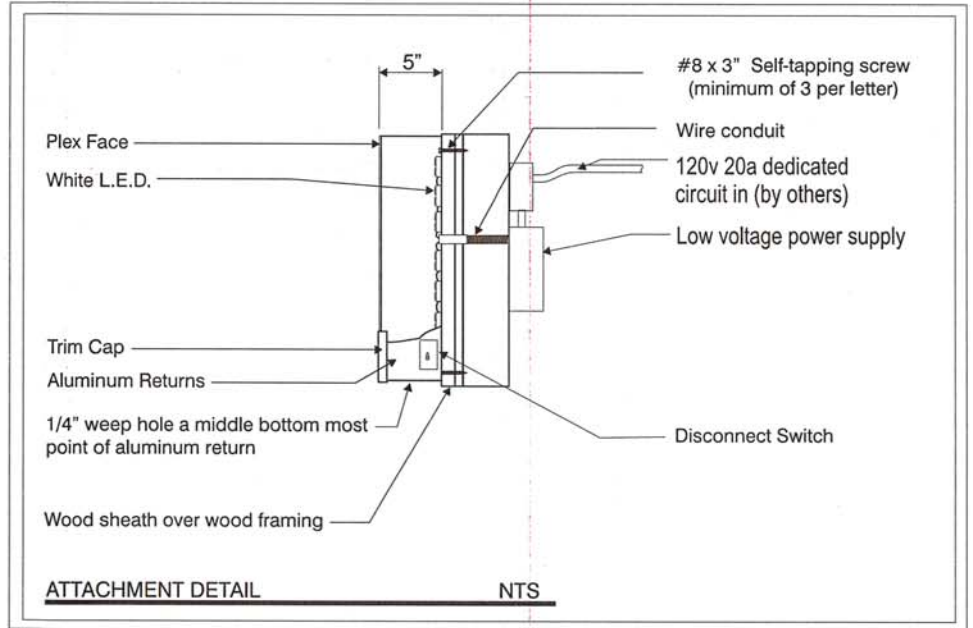
Channel module elevation Sign

scale: 3/4"=1'-0"

Scope of work:

Fabricate and install one single face internally illuminated channel module with plex face, vinyl copy and background.
 Black return
 Black trim cap

- #1 ARLON CUSTOM COLOR MATCH #2248
- #2 ARLON CUSTOM COLOR MATCH #2245
- ARLON CUSTOM COLOR MATCH #2241
- ARLON CUSTOM COLOR MATCH #022



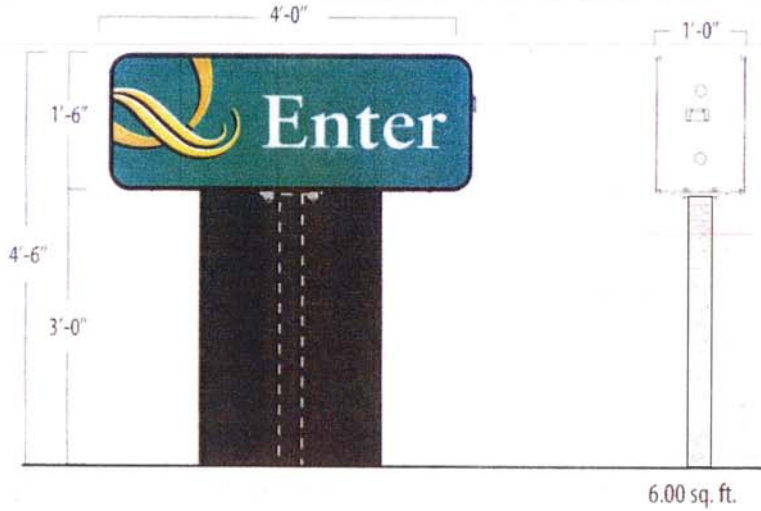
120 Encinal Street
 Santa Cruz, CA 95060-2111
 Phone: 831.469.8208
 Fax: 831.469.8172
 Email: mike@northwestsigns.com
 Web: www.northwestsigns.com

Project: **Quality Inn & Suites**
 Address: **720 Hill Street
 Capitola, CA 95010**

Dates / Revisions:
 10-01-2013
 12-10-2013

Approvals:
 Client: _____
 Architect: _____
 Landlord: _____
 Project Manager: _____

Drawing Number: **OCT-1.13**
 Page Number: **1 of 4**
 Salesman: **Mike Terron**
 Drawn By: **K. Johnson**
 Scale: **As Noted**



6.00 sq. ft.

QTY 1: Single Faced Illuminated Directional

Directional elevation scale: 3/4"= 1'- 0"

FACE DECORATION (ARLON VINYL):
 2241 GREEN - BACKGROUND
 2245 GOLD - "Q" HIGHLIGHTS
 2246 YELLOW - "Q" HIGHLIGHTS
 022 BLACK - COPY DROP SHADOW & "Q" DROP SHADOW
 WHITE - COPY AND "Q" HIGHLIGHTS

PLANNING
 APPROVAL

Signed RTB
 Date 5/9/12



NEW FACE



QTY 1: Rigid Face Replacement with Push-Thru Copy – monument

Monument face detail scale: 1/2"= 1'- 0"



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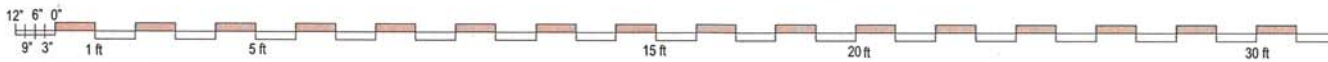
Approvals:
 Client: _____
 Architect: _____
 Landlord: _____
 Project Manager: _____

Drawing Number: **OCT-1.13**
 Page Number: **2 of 4**
 Salesman: **Mike Terron**
 Drawn By: **K. Johnson**
 Scale: **As Noted**



Sign projection on south elevation

scale as noted



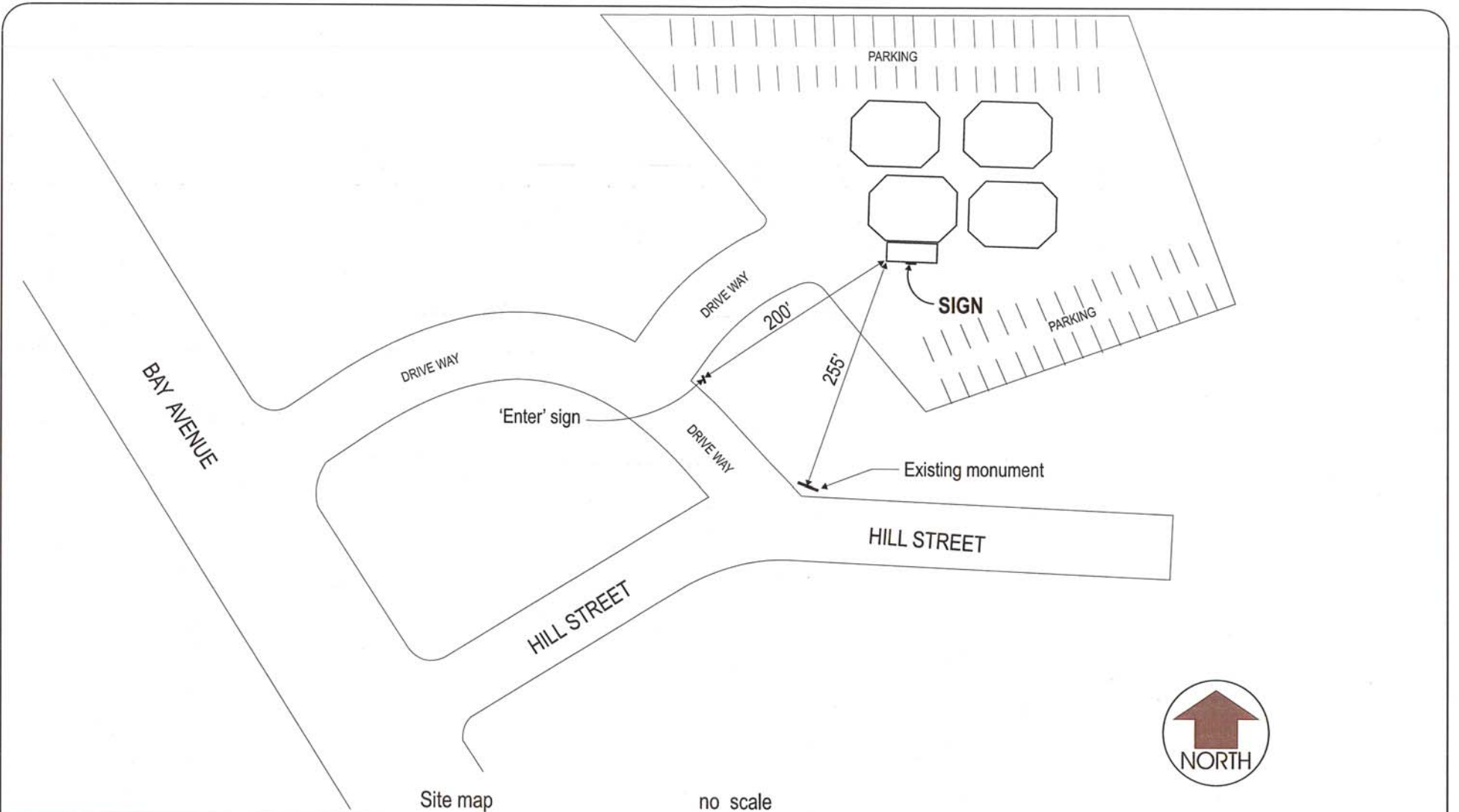
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Dates / Revisions:
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 12-10-2013

Approvals:
 Client: _____
 Architect: _____
 Landlord: _____
 Project Manager: _____

Drawing Number: **OCT-1.13**
 Page Number: **3 of 4**
 Salesman: **Mike Terron**
 Drawn By: **K. Johnson**
 Scale: **As Noted**



Site map

no scale



120 Encinal Street
 Santa Cruz, CA 95060-2111
 Phone: 831.469.8208
 Fax: 831.469.8172
 Email: mike@northwestsigns.com
 Web: www.northwestsigns.com

Project: **Quality Inn & Suites**
 Address: **720 Hill Street
 Capitola, CA 95010**

Dates / Revisions:
10-01-2013
12-10-2013

Approvals:
Client: _____
Architect: _____
Landlord: _____
Project Manager: _____

Drawing Number: OCT-1.13
Page Number: 4 of 4
Salesman: Mike Terron
Drawn By: K. Johnson
Scale: As Noted



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: JANUARY 16, 2014

SUBJECT: **504 Bay Avenue #13-176 APN: 036-062-40**
Design Permit application for a minor addition (63 square feet) to the existing Commercial Building (Gayle's Bakery) in the CN (Neighborhood Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Owner: Upper Village Shops, Joint Venture
Representative: Joe Ortiz, filed: 12/11/2013

APPLICANTS' PROPOSAL

The Design Permit application is for a minor addition to the existing bakery (Gayle's Bakery and Rotisserie) located at 504 Bay Avenue in the CN (Neighborhood Commercial) Zoning District. The 63 square foot addition will improve internal circulation and create space for a refrigerator and condiment counter. The application also includes modifications to the exterior walkway to widen the sidewalk by relocating existing planters, bollards, and bicycle parking.

BACKGROUND

On January 8, 2014, the Architectural and Site Review Committee reviewed the application. The following direction was provided:

- Public Works Director, Steve Jesberg, approved of the layout and did not request modifications.
- City Architect, Frank Phanton, commended the design and did not request modifications.
- City Building Inspector, Brian VanSon, approved of the circulation and did not request modifications.

DISCUSSION

The applicant is revising the exterior site layout to improve pedestrian circulation from the parking area to the two entrances located on the west elevation of the building. The planters and bollards along this façade will be relocated or removed. The applicant is proposing a minor addition of 67 square feet to create space for an existing refrigerator and a condiment counter. This will result in additional space for customers placing orders in the bakery.

Height

The new addition will be enclosed under the existing roof eave. The existing roof will be extended 4 feet out, above the pedestrian sidewalk. The extension of the roof is relatively flat with a 1:12 pitch. The height of the new roof is 9 feet from finish grade which is compliant with the CN zone maximum height of 27 feet.

Setbacks

The addition is located on the west elevation of the building. The area of the addition is not located within any setback areas. There is no specific maximum lot coverage in the CN zone.

Parking

There are currently 46 parking spaces on site. The proposed 76 square foot addition does not trigger an additional parking space for the use.

Exterior Material

The proposed pop-out addition will complement the existing materials on the exterior of the building. The vertical wood siding will be painted light yellow to match existing. The applicant is not including a brick wainscot for the area of the addition to create some differentiation in the façade. The two entrances will be widened to accommodate dark bronze aluminum doors that open and close automatically. The new eaves will be painted white to match existing.

CEQA Review

Section 15301(e)(2) of the CEQA Guidelines exempts interior or exterior alterations to existing structures. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #13-176, subject to the following conditions and findings:

CONDITIONS

1. The project approval consists of construction of a 63 square-foot addition to a Commercial Building. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 16, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for modifications to the structure as authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
5. Prior to issuance of building permit, all Planning fees associated with permit #13-176 shall be paid in full.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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.

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 CN (Neighborhood 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.

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms with the development standards of the NC (Neighborhood Commercial) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area. The area is defined by a neighborhood commercial uses adjacent to residential.

C. This project is categorically exempt under Section 15301(e)(2) 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(e)(2) of the CEQA Guidelines exempts interior or exterior alterations to existing structures. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS

- A. Site and Architectural Plans
- B. Color and Materials Board

**Report Prepared By: Katie Cattan
Senior Planner**

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PROJECT DATA

SCOPE OF WORK:
 SITE: RECONFIGURE 6 PARKING STALLS AT WEST SIDE (FRONT) OF GAYLES BUILDING TO PROVIDE VAN-ACCESSIBLE LOADING SPACE AND TO MAKE A 48" WIDE MINIMUM WALKWAY SERVING GAYLES AND THE RETAIL SHOPS AT THE NORTH OF THE PARCEL.
 BUILDING: ADD 43 S.F. TO BAKERY AT WEST SIDE OF GAYLES BUILDING. EXTEND ROOF OVERHANG IN THAT AREA TO PROVIDE BETTER PROTECTION FOR PEDESTRIANS.

SITE AREA:	13,669 S.F.
EXISTING BUILDING AREA (GAYLES + 2 RETAIL SHOPS):	9,278 S.F.
EXISTING PARKING:	
STANDARD SPACES:	27
COMPACT SPACES:	17
HDCP SPACES:	2
TOTAL:	46 NO CHANGE PROPOSED

GAYLES BUILDING

EXIST BUILDING AREA:	6636 S.F.
PROPOSED ADDITION:	43 S.F. (1% INCREASE)
PROP BUILDING AREA:	6699 S.F.
EXIST PATIO AREA:	836 S.F. NO CHANGE PROPOSED

CODE: CALIFORNIA BUILDING CODE, 2010 EDITION, N.E.C., 2010, CPC, 2010

BUILDING CONSTRUCTION TYPE: V-N, SPRINKLERED

ZONE/DISTRICT: C-N

OCCUPANCY:
 GAYLES BUILDING: F-1
 PATIO AREA: A-3

PROJECT DATA



EXISTING SITE PLAN

1/32" = 1'-0"



PROPOSED SITE PLAN

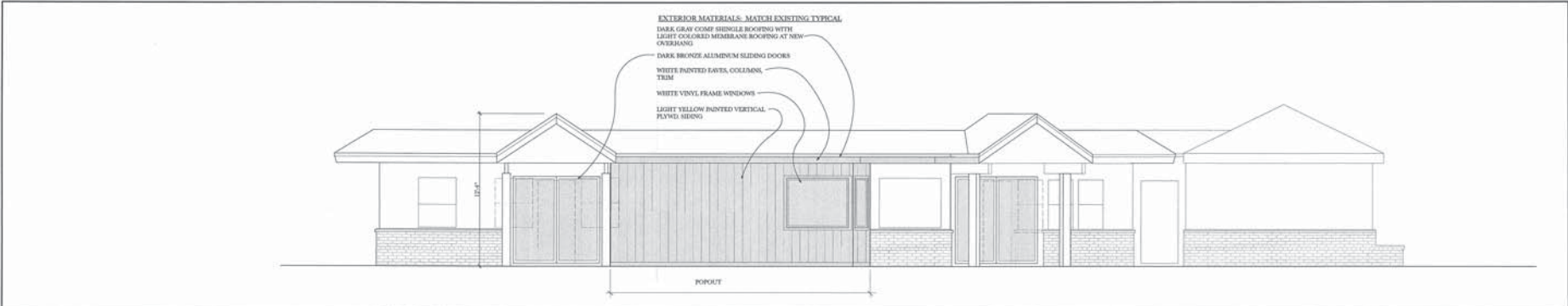
1/32" = 1'-0"

JANET DOWS, ARCHITECT
 1423 SEABRIGHT AVENUE
 SANTA CRUZ, CA 95062
 831-457-1346 LICENSE C-24412

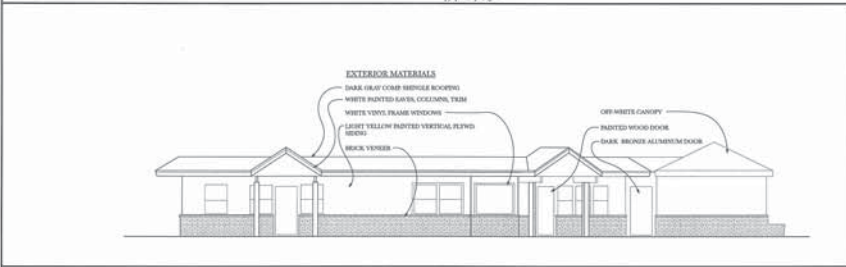
GAYLE'S BAKERY
 PROPOSED BUILDING ADDITION AND SITE IMPROVEMENTS
 504 BAY AVENUE, #1E

12-11-2013

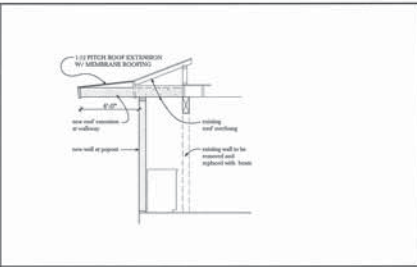
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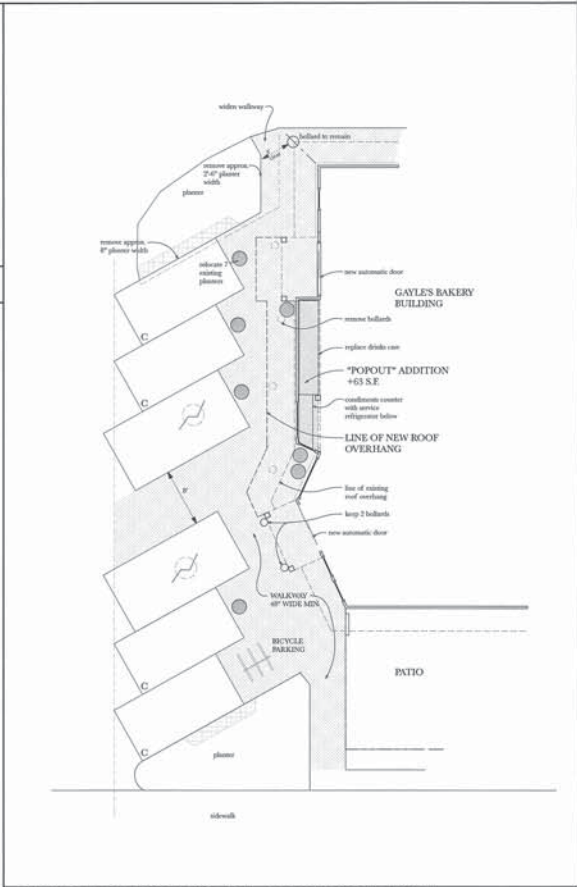
PROPOSED WEST ELEVATION
 1/4" = 1'-0"



EXISTING WEST ELEVATION, for reference
 1/8" = 1'-0"



PROFILE AT ADDITION AREA
 1/4" = 1'-0"



PARTIAL FLOOR PLAN, ADDITION AREA
 1/8" = 1'-0"

GAYLE'S BAKERY

12-11-13

Proposed pop-out addition: Match existing materials typical.

Roof extension: light colored membrane roofing

Siding: match light yellow painted plywood siding

Windows: match white vinyl framed windows and white trim

New doors: match dark bronze aluminum patio door finish. (Doors will be automatic sliding doors)

New eave: match white painted existing eave



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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: JANUARY 16, 2014

SUBJECT: **1730 Wharf Road #13-169 APN: 035-111-14**
Design Permit, Coastal Development Permit, and Tree Removal Permit for a new single-family residence in the R-1/AR (Single Family/Automatic Review) Zoning District.
This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Owner: Bruce Golino
Representative: Courtney Hughes, William Fisher Architecture, filed: 11/26/2013

APPLICANT PROPOSAL

The applicant is proposing to construct a 3,717 square-foot single-family residence at 1730 Wharf Road in the SF/AR (Single Family/Automatic Review) zoning district. The property is also located within the Soquel Creek Riparian Corridor. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

BACKGROUND

On December 11, 2013, the Architectural and Site Review Committee reviewed the application.

- City Architect, Derek Van Alstine, complemented the low height in the design as perceived from the street.
- City Landscape Architect. There is currently a vacancy for this appointment.
- City Public Works Director, Steve Jesberg, requested that the driveway and sidewalk cuts be ADA accessible. He also informed the applicant of the requirements for runoff and erosion control that must be in compliance at the time of building plan submittal.
- City Building Official, Mark Wheeler, required a management plan for Wharf Road during excavation and construction. He discussed the requirements for structural engineering and a verified soils report by licensed engineers prior to building submittal.

SITE AND STRUCTURAL DATA

Floor Area Ratio (FAR)		
Lot Size		8,860 sq. ft.
Maximum FAR Allowed	48%	4,252 sq. ft.
Proposed FAR	44%	3,717 sq. ft.

Proposed Square Footage	
First Floor (Basement)	601 sq. ft.
Second Floor	818 sq. ft.
Third Floor (Dining Living)	1,187 sq. ft.
Fourth Floor (Entry/Garage)	825 sq. ft.
Fifth Floor	686 sq. ft.
Total	4,117 sq. ft.
Less Basement Exception	- 250 sq. ft.
Plus upper floor deck beyond 150 sq. ft.	-150 sq. ft.
Gross Floor Area	3,717 sq. ft.

Building Height		
	R-1 District	Proposed
Residential	25'-0"	23'-9"

Parking		
	Required	Proposed
Residential (2,601 sq. ft. – 4,000 sq. ft.)	4 spaces total Minimum 1 covered 3 uncovered	4 spaces total 2 covered 2 uncovered

DISCUSSION

The property at 1730 Wharf Road is has several unique natural attributes and surrounding built conditions. The lot was created within a subdivision approved on May 6, 2004. The lot has a relatively flat section along Wharf Road that extends approximately 30 feet deep into the lot. Beyond this point, the lot becomes extremely steep dropping down toward the Soquel Creek. The rear half of the lot is part of a scenic easement in which development is prohibited. The lot is also located within the Soquel Creek Riparian Corridor. A riparian delineation was completed by a qualified biologist to ensure that the riparian corridor and necessary setbacks would not be impacted. Also unique to the lot is the mix of surrounding land uses. A single-family home is located adjacent to the south and the popular restaurant destination, the Shadowbrook, is located adjacent to the north. The architect has sited the building and stepped the stories to fit within the unique natural features associate with the property and the existing surrounding land uses.

Height

The height limit in the R-1 (Single Family) zoning district is 25 feet to the highest point of the roof, ridge, or parapet wall. Height is measured in the R-1 district as followed.

“Building height” means the vertical distance measured from the assumed ground surface of the building.

“Assumed ground surface” means a line on each elevation of an exterior wall or vertical surface which connects those points where the perimeter of the structure meets the finished grade, subject to the following exception:

§17.15.080.A1. If there has been grading or fill on the property within five years preceding the time of the application, and that grading or filling has or would increase the height of the finished grade at one or more points where it would meet the perimeter of the proposed structure, the planning commission may measure heights from where it estimates the grade is or was before the grading or filling, if the commission determines that such an action is necessary to keep the height of the proposed structure in reasonable relationship to the heights in the neighborhood. (Ord. 873 § 1, 2004)

The applicant provided a roof over topography (page A3) to demonstrate that the structure is within the 25 foot height limit. The rear of the building steps with the slope of the building and complies with the 25 foot height limit. The zoning code does not regulated the number of stories. The home has a total of 5 stories.

Parking

The applicant is proposing a new 3,717 square-foot, single-family home. A single-family home between 2,601 square feet and 4,000 square feet is required to have four on-site parking spaces. The required on-site parking obligation is met with two interior spaces within the garage and two uncovered parking spaces within the driveway. Each space complies with the minimum driveway standard of 10' wide by 20' deep. The driveway complies with the maximum driveway width of 20', per Section 17.51.130.A.13.

Exterior Finish Materials

Proposed exterior materials for the single-family home include stucco, fiberglass framed windows and door with wood trim, and wood garage doors. The home steps down the steep embankment within five stories. The modern design of the home incorporates a flat roof on the upper story and a mix of green roofs and decks on the lower stories. A color board with the three proposed exterior paint colors is included as Exhibit B.

The green roof is in compliance with the International Building Code (IBC). The green roof is not designed to be accessed by the residents. All deck areas intended for access have a 3' 6" railing for safety.

Tree Removal

The application includes the removal of 2 trees, including 1 Monterey Cypress and 1 Coast Live Oak. Neither tree is within the riparian corridor. To comply with the replanting ratio of 2:1, the applicant is proposing to plant 2 Monterey Cypress Trees, 1 Japanese Maple tree, and 2 Coast Live Oaks.

Landscaping

The new home is located adjacent to the Shadowbrook Restaurant. The Shadowbrook cable car, which transports guest up and down the steep hill to the restaurant, is located along the north property line. There is currently natural screening along the majority of the property line. Future landscaping will provide additional screening between the proposed home and the restaurant. Landscaping along the property line includes 9 Italian Buckthorn shrubs (5 gallon) and two Monterey cypress trees (24" box). The front yard will be landscaped with a mix of Cape Mallow, Sage, and a Japanese Maple tree. Two Coast Live Oak trees are proposed. One Coast Live Oak will be planted on the south side of the home and the second will be planted in the backyard of the home. Drip irrigation is proposed with a rain sensor and quadra bubbler system. No landscaping is included within the scenic easement or riparian areas.

Soquel Creek Riparian Corridor

Section 17.95.030(A-G) outlines the development regulations within Soquel Creek riparian corridor. The following underlined regulations are required:

A. Development in areas adjacent to the Soquel Creek riparian corridor shall be sited and designed to prevent impacts which would significantly degrade the area.

Staff Analysis: The length of the lot is approximately 200 feet extending from Wharf Road down a steep slope to the Soquel Creek. The majority of the home has been sited on the flat area of the lot closest to Wharf Road, the rear portion of the home steps down the steep hillside. There is a scenic easement which protects more than half of the lot from development. The riparian delineation provided by Cypress Environmental identifies that the boundary of the riparian vegetation is defined by the canopy of the single black cottonwood located in the lower 1/3 of the lot. A 35 foot setback is required from riparian delineation. All improvements are proposed outside of the established setback from the riparian delineation and outside of the scenic easement.

B. A minimum thirty-five foot setback from the outer edge of riparian vegetation shall be required for all new development. On the heavily developed east side of the lagoon and creek (from Stockton Avenue to Center Street) the setback requirement shall be measured from the bank of Soquel Creek.

Staff Analysis: As previously stated, the riparian delineation provided by Cypress Environmental identifies that the boundary of the riparian vegetation is defined by the canopy of the single black cottonwood located in the lower 1/3 of the lot. A 35 foot setback is required from riparian delineation. All improvements are proposed outside of the established setback from the riparian delineation.

C. The applicant shall be required to retain a qualified professional to determine the location of the outer edge of riparian vegetation on the site and to evaluate the potential impact of development on riparian vegetation and report to the city his or her findings before final action on the application is made. Mitigation measures, as contained in the evaluation, shall be made conditions of approval when needed to minimize impacts.

Staff Analysis: The applicant hired Kim Tschantz of Cypress Environmental and Land Use Planning to establish the outer edge of the riparian vegetation on the site. To prevent any impacts on the existing riparian vegetation, Mr. Tschantz suggested the following measures to minimize impacts to the riparian habitat:

1. To conserve the riparian area for habitat purposes, the City of Capitola shall delineate a development envelope on the site to show where structural development and outdoor use area (yard) will be located as part of the Coastal Zone Permit process for site development. The development envelope shall be based on the riparian vegetation delineation and the City's required 35 foot setback from the outer edge of the vegetation.
2. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the construction phase, all land alteration and construction activities should occur during the non-rainy season of April 15 – October 15.
3. To avoid sedimentation of habitat area during construction, the owner/contractor shall install a silt fence barrier at the eastern edge of the construction zone (development envelope) to capture any material (e.g. dislodged soil, construction debris) that is discharged down the slope. The silt fence shall be installed according to best management practices, including embedding the bottom of the silt fence in native soil, at least, 6 inches. The owner/contractor shall clean debris from the upslope side of the silt fence each day debris is collected. The silt fence shall be maintained in good operable condition during the entire construction phase of the project.
4. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the post-construction phase, a licensed civil engineer shall prepare a storm water drainage plan that collects all storm runoff and conveys it in a manner that will not disturb the stability of the slope at the eastern 60% of the parcel. If the civil engineer determines collected runoff must be conveyed in a pipe that discharges at the bottom of the slope, the

pipe(s) shall be located above ground to minimize site disturbance and facilitate maintenance. The pipe(s) shall be effectively anchored to prevent movement.

These recommendations have been included as conditions of approval.

D. Removal of native riparian trees within the Soquel Creek riparian corridor shall be prohibited unless it is determined by the community development director that such removal is in the public interest by reason of good forestry practice; disease of the tree; or safety considerations.

Staff Analysis: The two trees to be removed from the site include a Monterey Cypress and a Coast Live Oak. Although both trees are native, neither tree is riparian or located within the riparian corridor.

E. Snags, or standing dead trees have high value as nesting sites and shall not be removed unless in imminent danger of falling. Removal shall be consistent with all applicable provisions of the Capitola tree cutting ordinance. Any such tree removal shall require replacement with a healthy young tree of an appropriate native riparian species.

Staff Analysis: There is one Coast Live Oak stub that has sprouted a few branches that is not a healthy tree and is located within the building pad. This tree stub will be removed. It is not located within the riparian area and is not a riparian species.

F. Coastal development permit applications within or adjacent to the Soquel Creek riparian corridor shall contain a landscaping plan which sets forth the location and extent of any proposed modification to existing vegetation and the locations, kinds, and extent of new landscaping. The emphasis of such plans shall be on the maintenance and enhancement of native riparian species and the removal of existing invasive species. New invasive plant or tree species shall not be permitted.

Staff Analysis: The majority of the landscaping includes native species. There are a few non-native species to be planted in the front yard furthest from the riparian area. No invasive plants or tree species are proposed. The landscape plan identifies that existing invasive species shall be removed from the site in those areas indicated on the plans to be landscaped.

G. Conformance to the Capitola erosion control ordinance (Chapter 15.28) shall be required. A drainage plan shall be provided for all projects adjacent to or in the riparian corridor. Grading shall be minimized within the riparian setback area. Grading shall not be permitted to damage the roots of riparian trees. Grading shall only take place during the dry season. (Ord. 677 § 7(D), 1989; Ord. 634 § 1, 1987)

Staff Analysis: At time of building permit submittal, the plans must include details of conformance with the Capitola erosion control ordinance of Chapter 15. 28. (Condition of Approval #12) Also, condition of approval #15 has been included to require Kim Tschantz's recommendation #4 to avoid the potential for accelerated erosion and sedimentation of the habitat area, previously stated above.

CEQA REVIEW

Section 15303(a) of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone. This project involves construction of a new single-family residence subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #13-169 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a 3,717square-foot new single family home. The maximum Floor Area Ratio for the 8,860 square foot property is 48% (4,252 square feet). The total FAR of the project is 44% with a total of 3,717 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 16, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes 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.
7. Prior to issuance of building permit, all Planning fees associated with permit #13-169 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
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 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.

13. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the construction phase, all land alteration and construction activities should occur during the non-rainy season of April 15 – October 15.
14. To avoid sedimentation of habitat area during construction, the owner/contractor shall install a silt fence barrier at the eastern edge of the construction zone (development envelope) to capture any material (e.g. dislodged soil, construction debris) that is discharged down the slope. The silt fence shall be installed according to best management practices, including embedding the bottom of the silt fence in native soil, at least, 6 inches. The owner/contractor shall clean debris from the upslope side of the silt fence each day debris is collected. The silt fence shall be maintained in good operable condition during the entire construction phase of the project.
15. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the post-construction phase, a licensed civil engineer shall prepare a storm water drainage plan that collects all storm runoff and conveys it in a manner that will not disturb the stability of the slope at the eastern 60% of the parcel. If the civil engineer determines collected runoff must be conveyed in a pipe that discharges at the bottom of the slope, the pipe(s) shall be located above ground to minimize site disturbance and facilitate maintenance. The pipe(s) shall be effectively anchored to prevent movement.
16. 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.
17. 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
18. 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.
19. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 2 trees to be removed from the property. Replacement trees shall be planted at a 2:1 ratio. Required replacement trees shall be 24" box and shall be planted as shown on the approved plans.
20. 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.
21. 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.

22. 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.
23. 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, 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 R-1 (Single Family Residence), the AR (Automatic Review) Zoning Districts, and the Soquel Creek Riparian Riparian Corridor. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

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 R-1 (Single Family Residence) and AR (Automatic Review) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed single-family residence compliments the existing mix of single-family and commercial in the neighborhood in use, mass and scale, materials, height, and architecture. The home has been designed to not impact the riparian corridor of the Soquel Creek.

C. This project is categorically exempt under Section 15303(a) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

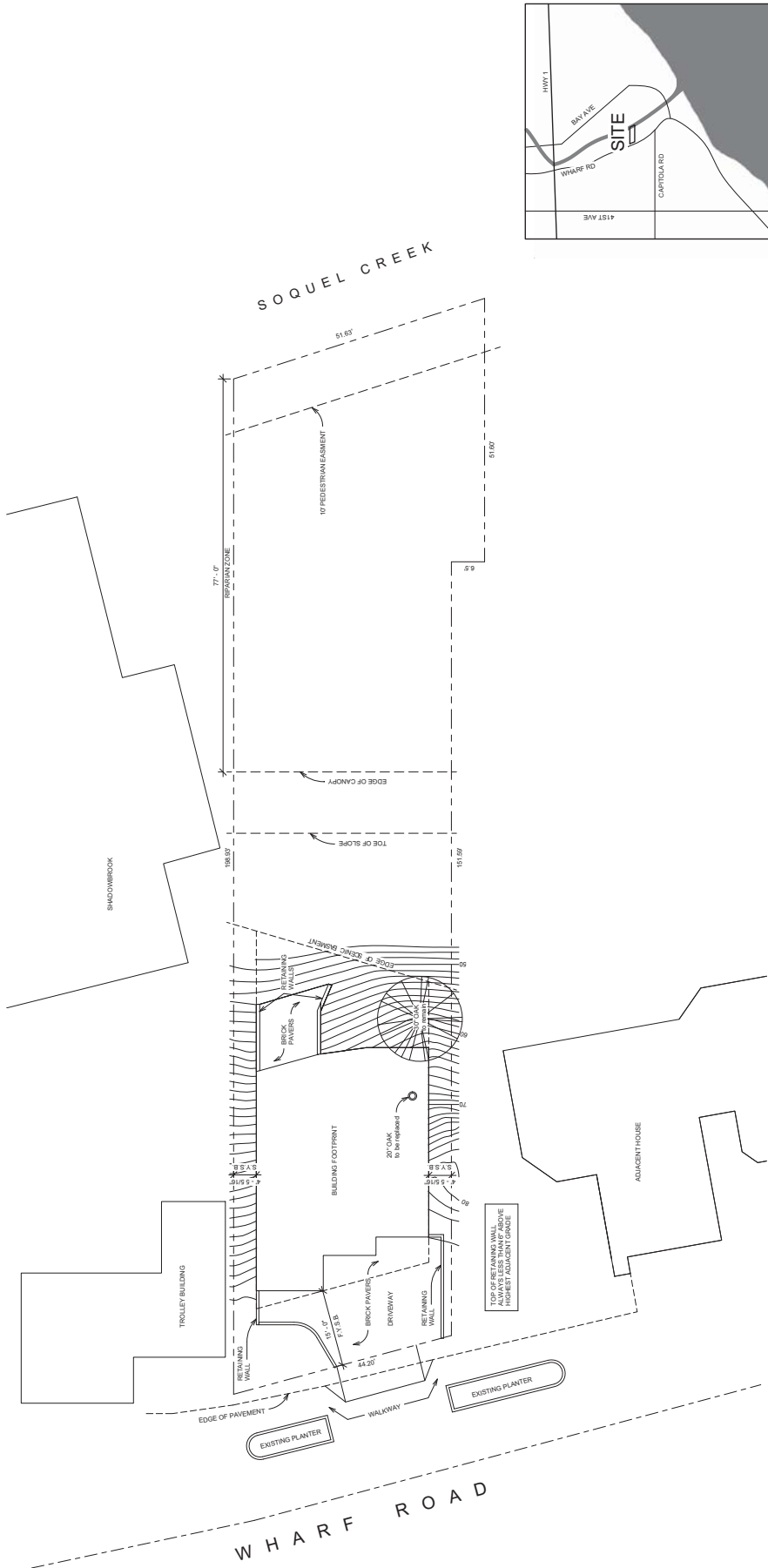
This project involves construction of a new single-family residence in the RM-M (multi-family residence) Zoning District. Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone.

ATTACHMENTS

- A. Project Plans
- B. Color Board

Report Prepared By: Katie Cattan Senior Planner

P:\Planning Commission\2014 Meeting Packets\1-16-14\Wharf Rd 1730 13-169.docx



1 Site
 1" = 10'-0"

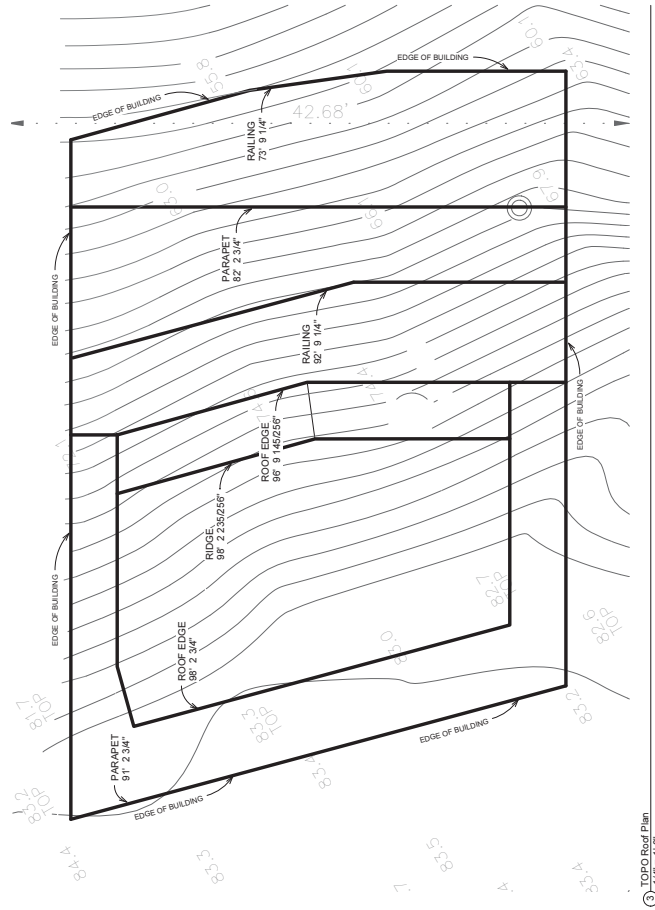
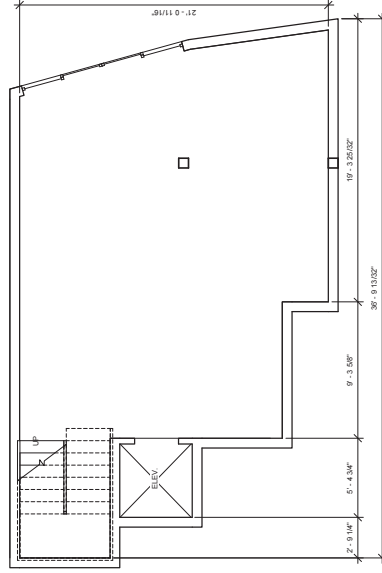
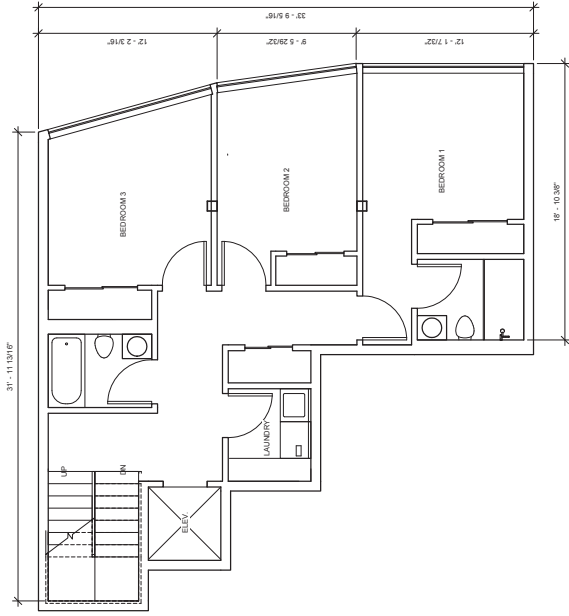
FLOOR AREA RATIO
 3543 SQ FT (40% OF NET)

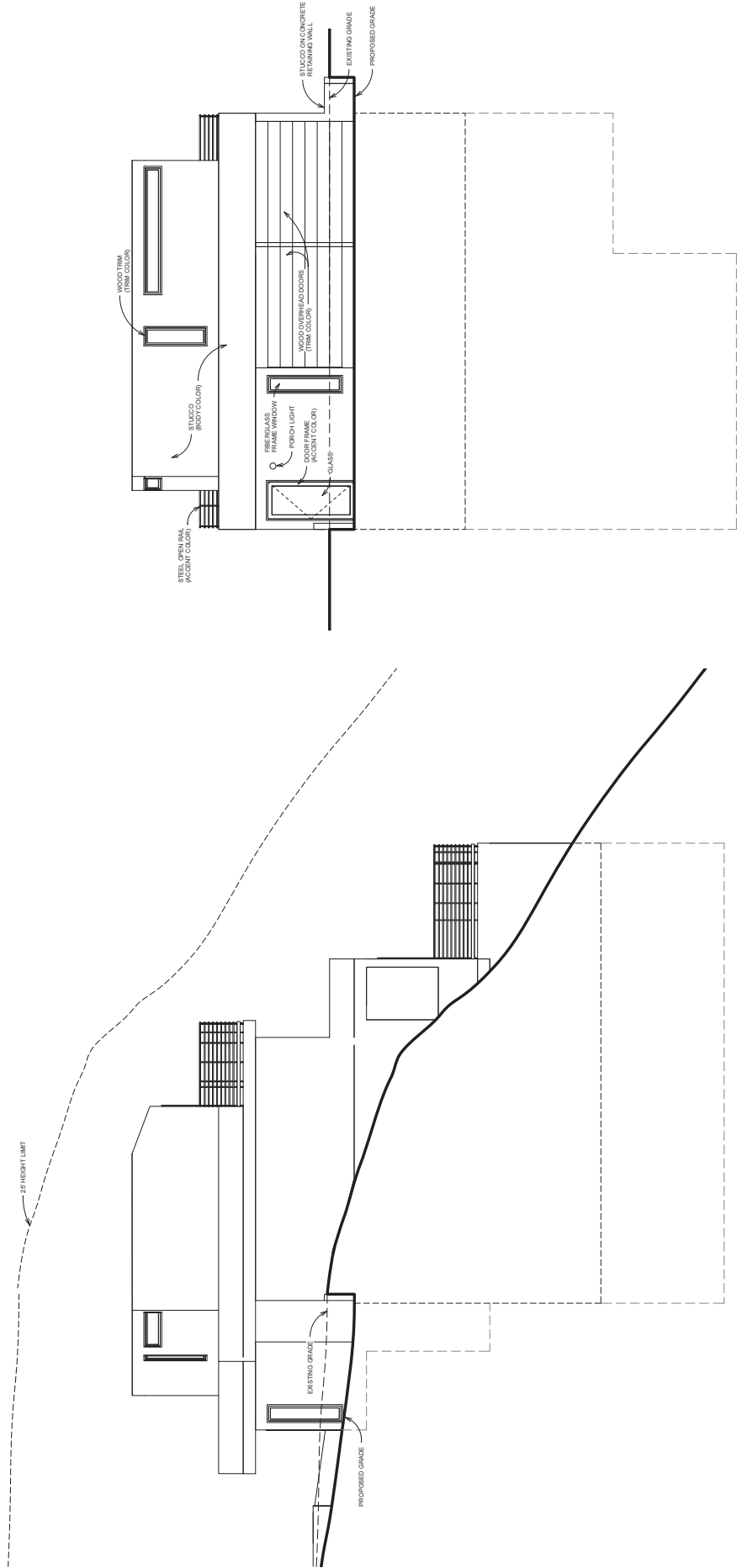
- INDEX
- A1 Vicinity Map, Site Plan, Images, FAR
 - A2 Level 3-5; Root Plan
 - A3 Level 1-2; Topo Roof Plan
 - A4 West & South Elevations
 - A5 East & North Elevations
 - C1 Drainage Plan
 - L1 Landscape Plan
 - EXHIBIT E Riparian Delineation Map
 - Topographic Map





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 modern-architecture.com
 831 246-0117, FAX: 831 457-0246
 fisher@wfa.com



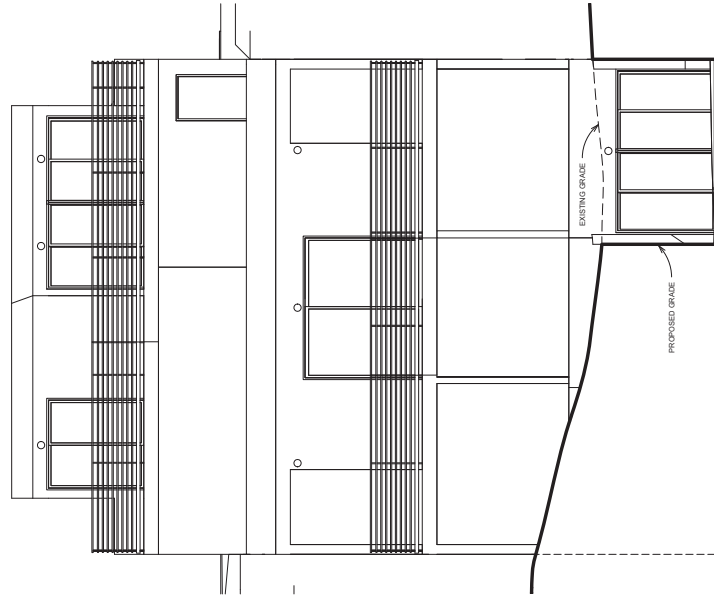


1 West
1/4" = 1'-0"

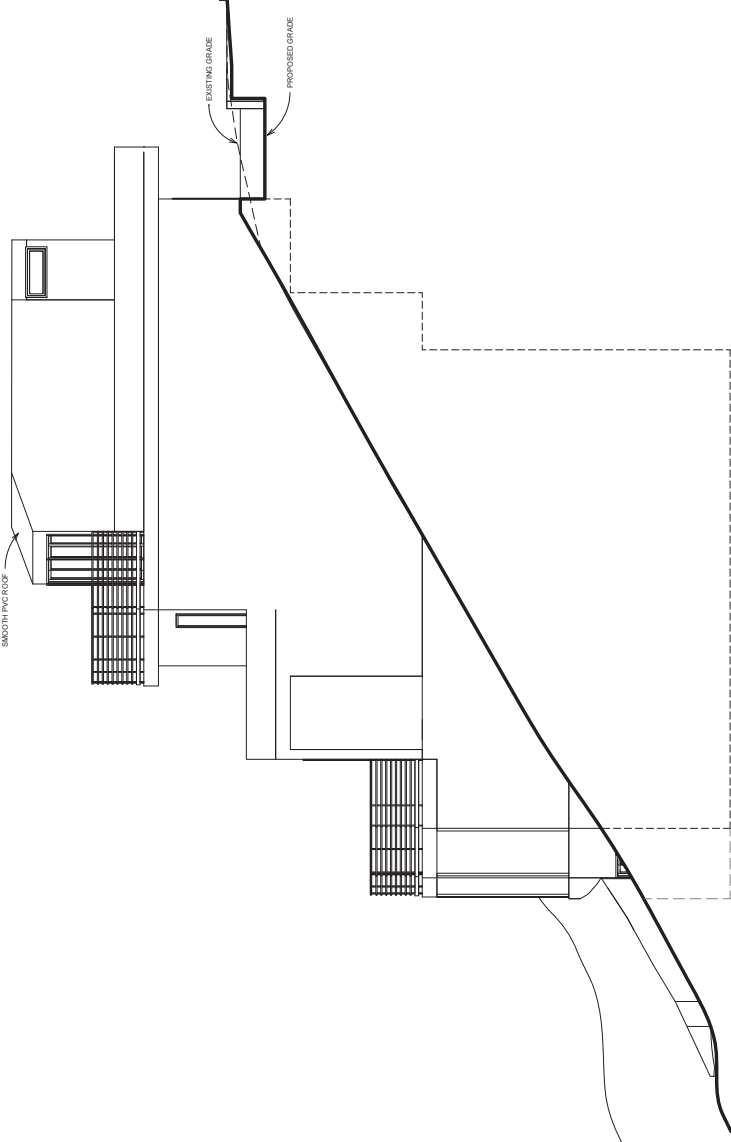
ALL MATERIALS ARE LESS THAN 20' ABOVE GRADE

2 South
1/4" = 1'-0"

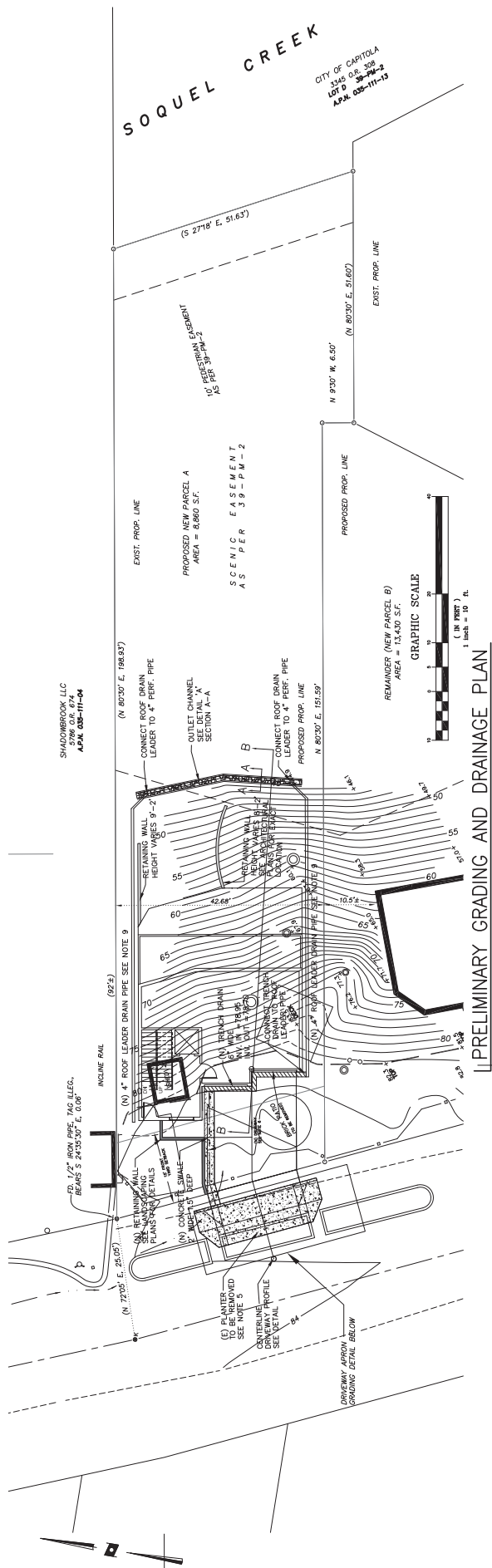
ALL MATERIALS ARE LESS THAN 20' ABOVE GRADE



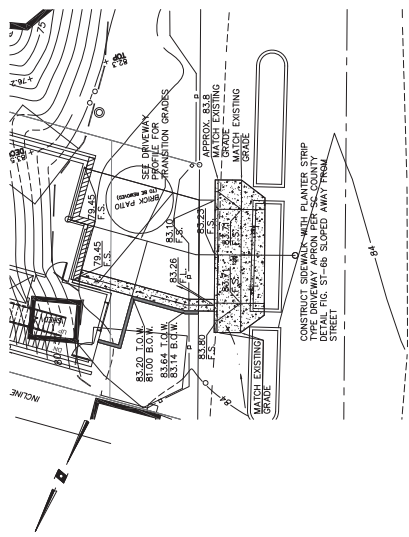
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NOT TO SCALE UNLESS OTHERWISE NOTED
THAN 20' ABOVE GRADE



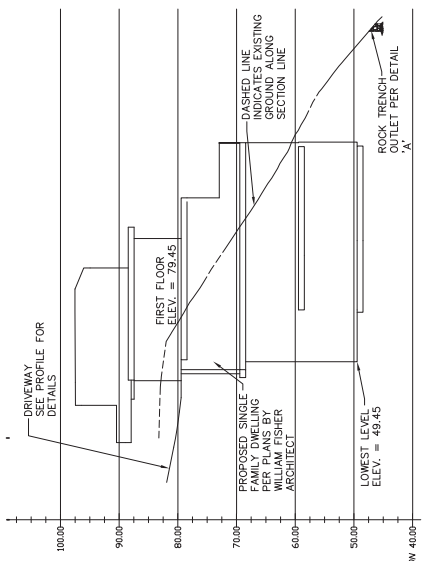
1 North
1/4" = 1'-0"
NOT TO SCALE UNLESS OTHERWISE NOTED
THAN 20' ABOVE GRADE



PRELIMINARY GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'



DETAIL 'A' OUTLET CHANNEL SECTION A-A
SCALE: 1" = 5'



DRIVEWAY PROFILE
SCALE: 1" = 10'

DRIVEWAY APRON GRADING DETAIL
SCALE: 1" = 10'

DRIVEWAY PROFILE
SCALE: 1" = 10'

CROSS SECTION B-B
SCALE: 1" = 10'

GENERAL NOTES

- 1) PREPARED AT THE REQUEST OF STEPHANIE AND BRUCE GOLINO OWNER, 1730 WHARF ROAD, CAPITOLA, CA 95077
- 2) APR. 035-111-14.
- 3) TOPOGRAPHIC MAP IS BASED UPON A SURVEY BY MICHAEL BENITZ, C.E. DATED FEBRUARY, 2004.
- 4) CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE THE RESPONSIBILITY FOR JOB SITE DURING THE COURSE OF COMPLETE CONSTRUCTION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
- 5) CONTRACTOR IS TO DEMOLISH AND REMOVE THE EXISTING DISTURBED AREA WITH A.C. PAVING PER THE FOLLOWING SPEC. 3" ASPHALT CONCRETE OVER 9" CLASS 2 AGGREGATE COMPACTED TO DRAINAGE PATTERNS. MATCH EXISTING GRADES AND DRAINAGE PATTERNS.
- 6) THE NEW DRIVEWAY IS TO BE CONSTRUCTED OF 3" ASPHALT CONCRETE OVER 9" CLASS 2 AGGREGATE COMPACTED TO DRAINAGE PATTERNS. MATCH EXISTING GRADES AND DRAINAGE PATTERNS. SUBSTITUTED AND INSTALLED PER MANUFACTURER'S SPECIFICATION.
- 7) ARCHITECTURAL PLANS BY WILLIAM FISHER ARCHITECT, 603 FRONT STREET, SANTA CRUZ, CA 95060, PHONE: (831)246-0177
- 8) APPROXIMATE GARTHWORK QUANTITY 550 CY (EXPORT)
- 9) CONNECT ROOF DRAIN LEADERS TO A 4" PVC PIPE SLORED TO UNDESIGNED AREA

PRELIMINARY ENGINEERING

OF THE LANDS OF
 LOCATED AT
Stephanie and Bruce Golino
 1730 WHARF ROAD
 Capitola, California
 APN: 035-111-14



ROBERT L. DEWITT
 DATE



UNAUTHORIZED CHANGES AND USES:
 This drawing is the property of the engineer and shall not be used for any other project without the written consent of the engineer. Any unauthorized changes or uses of this drawing shall be the responsibility of the user and not the engineer.



Construction contractor agrees that in accordance with generally accepted engineering practices, the contractor shall be responsible for the complete responsibility for job site conditions during the course of construction of the project. The contractor shall be responsible for obtaining all necessary permits and approvals from the local agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the local agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the local agencies.

DESIGN: RD	DATE:	PROJECT: R1307	SHEET: C1 of 1
DRAWN: RPH			
CHECK: RPH			
DATE:			
PROJECT: R1307			
SHEET: C1 of 1			

Robert L. Dewitt
 Robert L. Dewitt Associates, Inc.
 Civil Engineers & Land Surveyors
 1607 Ocean View Blvd.
 Santa Cruz, CA 95060
 (831) 423-0224 FAX
 (831) 423-1617 TEL



1000 West 4th Street, Suite 200
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 Phone: (415) 774-1111
 Fax: (415) 774-1112

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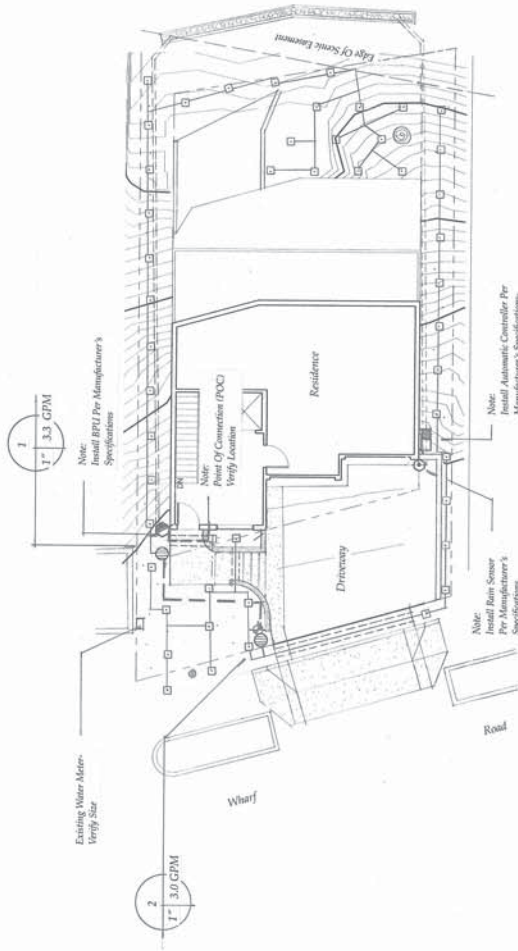
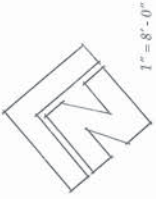
Irrigation Plan

Golino Residence
 1730 Wharf Road
 Capitola, CA 95010
 APN: 035-111-14

project revisions

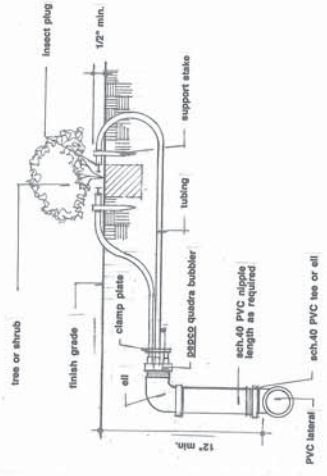
date 12-1-11
 sheet no. 15

L.



Irrigation Legend
 SYMBOL HEADTYPE ABC RAD PSI GPM MANIF. MODEL No.

- Quadra Bubbler
 - Drip Zone Valve Kit
 - Quick Coupler Valve
 - Point Of Connection (POC)
 - Rain Sensor
 - Automatic Controller
 - Wireless Rain Sensor
 - Manifold
 - Lateral Line
 - Irrigation Line Slope
- 2 GPH Poppo Q 2433 (2 GPH)
 Install Quadra Bubbler Tubing, P-56 Support Stakes,
 Poppo #2133 Inset Plug & Poppo VTK Across River Rye To
 Poppo Installation Details For Installation Of Components
- Aztech 700DK-075-LF Size Per Plan
 Rotolab 333DC Round 3/4" Size
 Verify Location In Field Prior To Commencement Of Work
 Poppo #2133 Inset Plug & Poppo VTK Across River Rye To
 Poppo Installation Details For Installation Of Components
- Aztech RS 1500 Install On Gutter Per Manuf. Specs
- PVC S&L 40 Size Per Plan Bury 18" Min. Below Grade
 PVC S&L 40 Size Per Plan Bury 12" Min. Below Grade
 PVC S&L 40 Size Per Plan Bury 24" Min. Below Grade



Quadra Bubbler



750 9th St. Suite 200
 San Francisco, CA 94103
 Tel: (415) 774-1111

Sheet title

Concept
 Landscap
 Plan

1730 Wharf Road
 Capitola, CA 95010
 APN: 035-111-14

Golino Residence

PROJECT

revision
 1 12-16-10
 2 1-2-14
 3 1-2-14

date 11-14-10
 drawn T.P.
 check no.

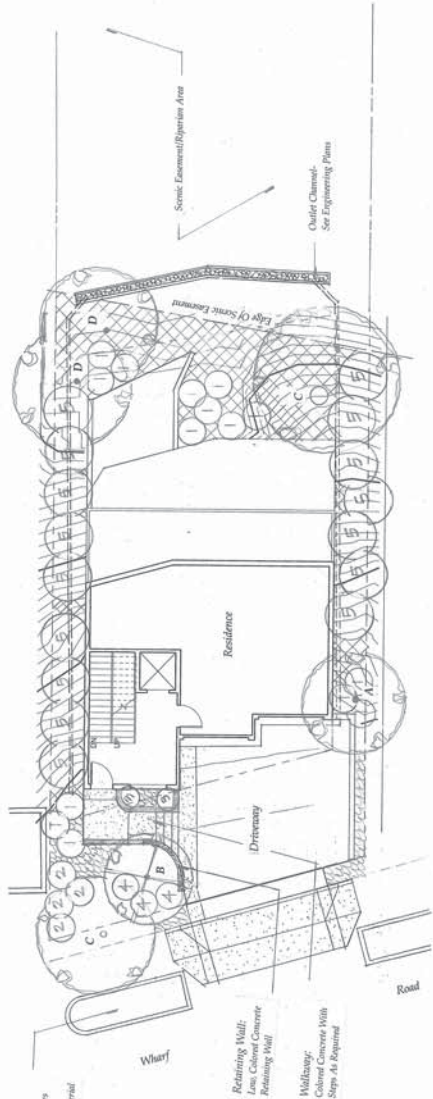
L-2
 of 2



1" = 8' - 0"

Squid Creek Riparian Corridor Landscape Statement:
 The proposed landscape installation will consist of native and non-native plant species in the front yard areas as indicated on sheet L-2. Proposed new plant material along the north and south property lines as well as the east rear yard sections of the property shall be native and riparian species. The installation of these native and riparian species will enhance the existing habitat and comply with a drip irrigation system, will allow for an ease of plant maintenance for the future.

Existing Invasive Species:
 The riparian vegetation indicates several non-native invasive plant species nearby in the strip near sections of the property. Among them are Hydrangea species (hy), Venus maple (Prunella/Land Rose bushlike (Lady Banks Rose)). These invasive plants shall be removed from the site in those areas indicated on the plans to be landscaped.



Existing Plantings:
 Remove Or Abandon Plantings
 Per Engineering Plans
 Return Existing Plant Material

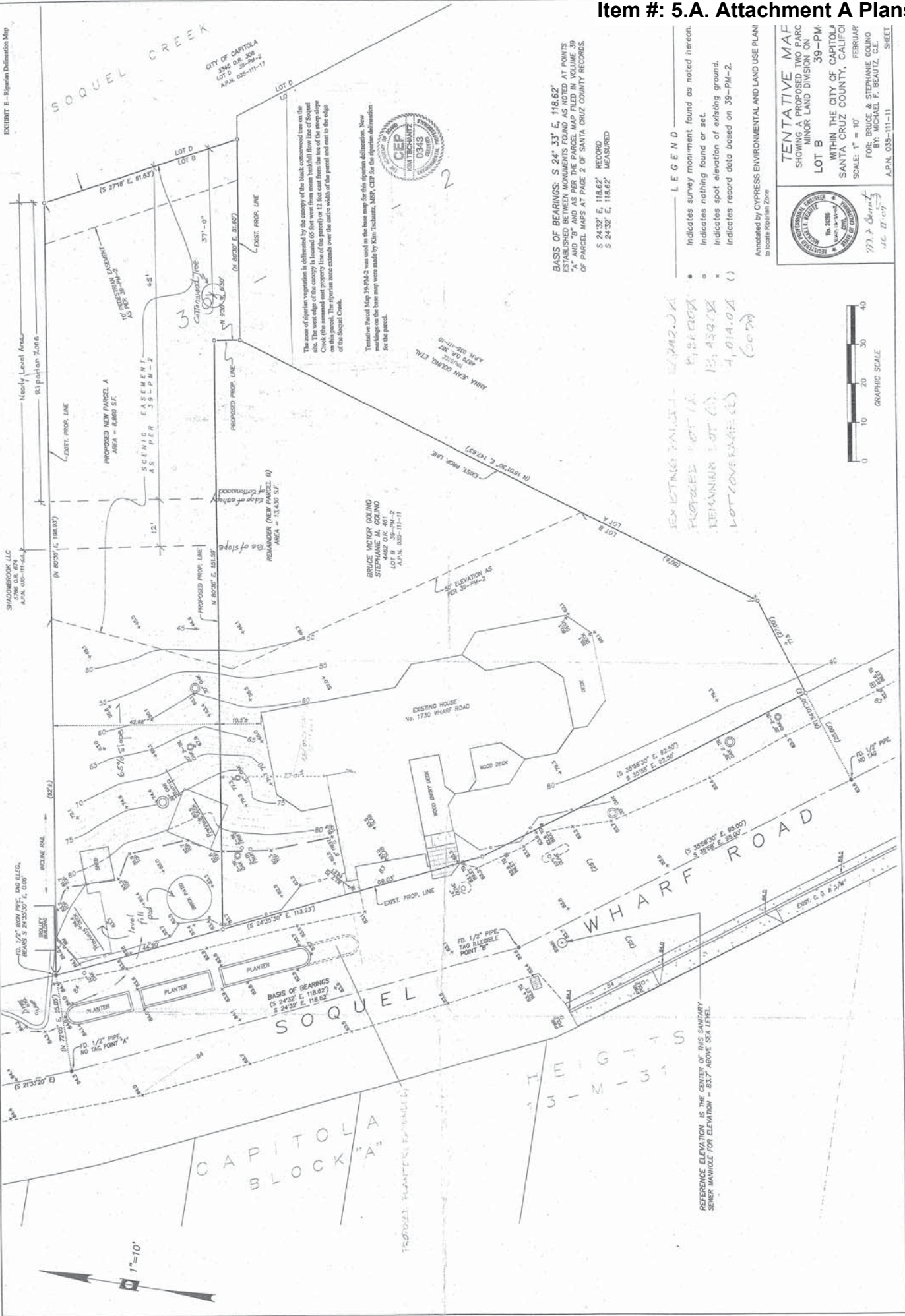
Retaining Wall:
 Low Concrete
 Retaining Wall

Walkway:
 Color Concrete With
 Steps As Depicted

Conceptual Plant Legend:

Symbol	Botanical Name	Common Name	Size	Comments
Trees:				
A	Quercus agrifolia	Coast Live Oak	24" Butt Replacement Tree	Native
B	Acer palmatum	Japanese Maple	24" Butt Replacement Tree	Non-Native
C	Quercus agrifolia	Coast Live Oak	Existing 20" Replacement Tree	Native
D	Cupressus macrocarpa	Monterey Cypress	24" Butt Replacement Tree	Native
Shrubs:				
1	Arctostaphylos 'H. McMillan'	Muscadine	5 g.c.	Native
2	Galium aparine	Spice Plant	5 g.c.	Native
3	Agave attenuata	Agave	5 g.c.	Native
4	Solisia m. 'Hot Lips'	Sage	5 g.c.	Non-Native
5	Rhamnus californica	Coffeberry	5 g.c.	Native
Groundcovers:				
	Arctostaphylos 'Emerald Carpet'	NCN Rockrose	1 g.c.	Native
	Cistus speciosus	Rockrose	1 g.c.	Non-Native
	Ribes cereum	Evergreen Currant	1 g.c.	Native
	Rosa pratincola	Wild Rose	1 g.c.	Native
	Carex speciosa	Sedge	1 g.c.	Riparian
	Polypodium monianum	Sword Fern	1 g.c.	Riparian

EXHIBIT B - Riparian Dedication Map



The zone of riparian vegetation is delineated by the survey of the black contour lines on the site. The west edge of the canopy is located 10 feet from the west side of the line of Soquel Creek (the assumed east property line) and the east edge of the canopy is located 12 feet east from the toe of the steep slope. The riparian zone extends over the entire width of the parcel and east to the edge of the Soquel Creek.

Tentative Parcel Map 39-PM-2 was used as the base map for this riparian dedication. New markings on the base map were made by Kim Tschantz, JAS, CEP for the riparian delineation for the parcel.



BASIS OF BEARINGS: S 24° 33' E, 118.62'
 ESTABLISHED BETWEEN MONUMENTS FOUND AT POINTS A, B AND C IN PARCEL MAP 39-PM-2, VOLUME 39 OF PARCEL MAPS AT PAGE 2 OF SANTA CRUZ COUNTY RECORDS.

S 24°32' E, 118.62' RECORD
 S 24°32' E, 118.62' MEASURED

- LEGEND**
- Survey monument found as noted hereon.
 - Indicates nothing found or set.
 - Indicates spot elevation of existing ground.
 - x Indicates record data based on 39-PM-2.
 - () Indicates record data based on 39-PM-2.

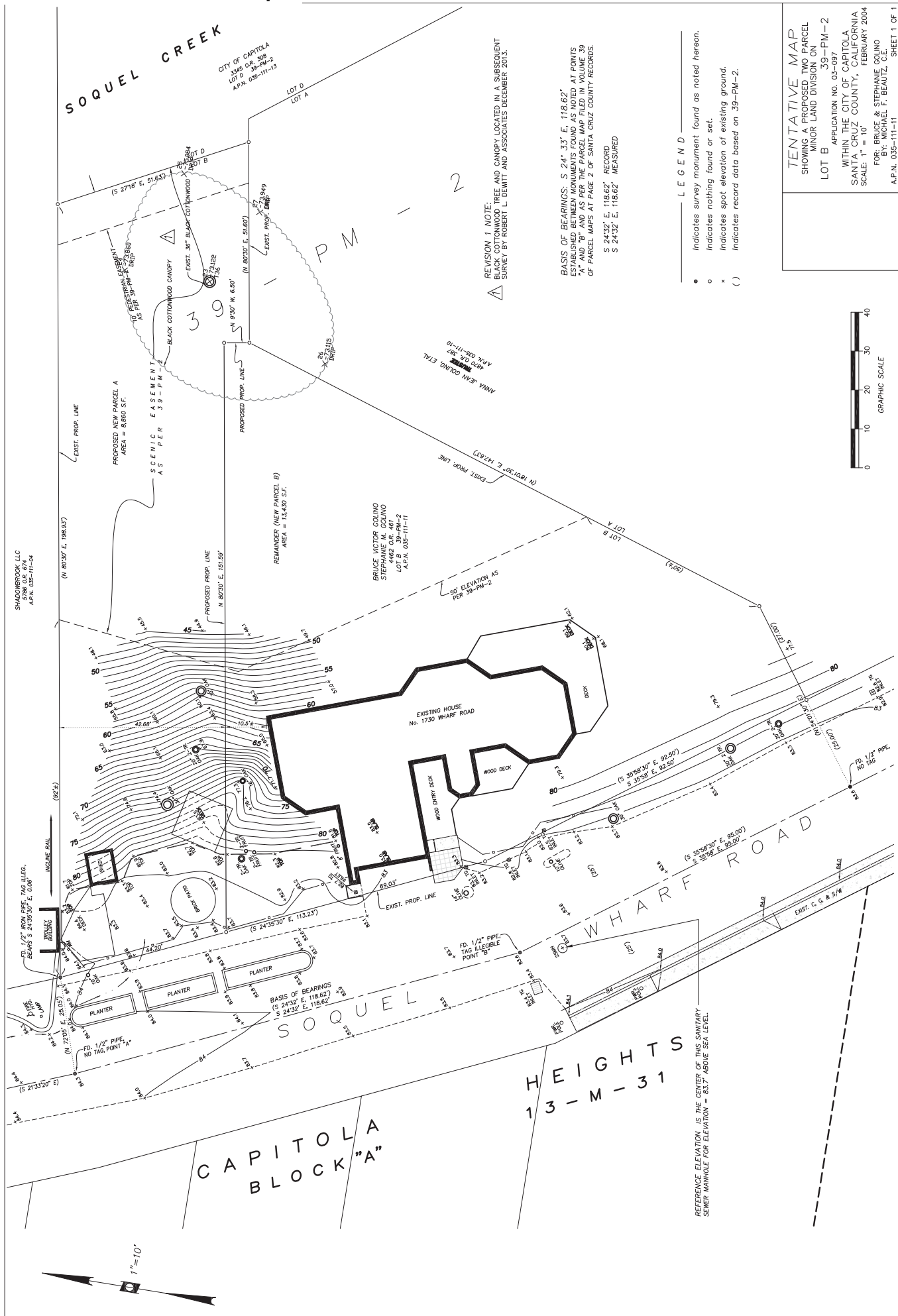
Annotated by CYPRESS ENVIRONMENTAL AND LAND USE PLAN to locate Riparian Zone

TENTATIVE MAP
 SHOWING A PROPOSED TWO PARCEL MINOR LAND DIVISION ON LOT B WITHIN THE CITY OF CAPITOLA SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 10'
 FEBRUARY 2018
 FOR: BRUCE & STEPHANIE GOLO
 BY: MICHAEL F. BEAUTZ, C.E.
 A.P.N. 035-111-11 SHEET



EXISTING ELEVATION 13,490.21
 PROPOSED LOT 1A 13,490.00
 REMAINING LOT (C) 13,490.00
 LOT COVER AREA (C) 4,014.00 (60%)

REFERENCE ELEVATION IS THE CENTER OF THIS SANITARY SEWER MANHOLE FOR ELEVATION = 83.17 ABOVE SEA LEVEL.



Golino Residence

Wharf Road, Capitola, CA

APN: 035-111-14



WALL BODY
PAINTED STUCCO
BENJAMIN MOORE AC 6 NEW CHESTNUT



TRIM AND ROOF
PAINTED WOOD
BENJAMIN MOORE HC 26 MONROE BISQUE



ACCENT COLOR
BENJAMIN MOORE 2140-40 STORM CLOUD GRAY

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**PROJECT APPLICATION #13-169
1730 WHARF ROAD, CAPITOLA
NEW SINGLE FAMILY HOME**

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 1730 Wharf Road. The rear property line is located along the Soquel Creek. There is an existing 10 foot wide pedestrian easement at the foot of the hill adjacent to the Soquel creek. More than half of the property is a scenic easement that cannot be built upon. No development is allowed within the scenic easement or the pedestrian easement. The new home will be located directly off Wharf Road. The project will not directly affect public access and coastal recreation areas as it involves a single family home located along the frontage of Wharf Road. 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 Wharf Road. 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);

- The privately owned site has a ten foot wide pedestrian easement along the rear property line located at the bottom of the hill along the Soquel Creek. This easement may be utilized by members of the public to walk along the creek. The development will not impact access to the pedestrian easement.

(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 adjacent to Wharf Road. 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. The ten foot pedestrian easement along the rear property line will not be impacted by the new home.

(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. There is a scenic easement that covers more than half the length of the lot. No development is allowed within the scenic easement. 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;

- Several conditions have been included to protect the riparian habitat along the rear (downhill) portion of the lot. A riparian delineation was completed by a professional to locate the edge of the riparian habitat. The following conditions were added to ensure proper controls are in place during construction.
 1. To conserve the riparian area for habitat purposes, the City of Capitola shall delineate a development envelope on the site to show where structural development and outdoor use area (yard) will be located as part of the Coastal Zone Permit process for site development. The development envelope shall be based on the riparian vegetation delineation and the City's required 35 foot setback from the outer edge of the vegetation.
 2. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the construction phase, all land alteration and construction activities should occur during the non-rainy season of April 15 – October 15.
 3. To avoid sedimentation of habitat area during construction, the owner/contractor shall install a silt fence barrier at the eastern edge of the construction zone (development envelope) to capture any material (e.g. dislodged soil, construction debris) that is discharged down the slope. The silt fence shall be installed according to best management practices, including embedding the bottom of the silt fence in native soil, at

Item #: 5.A. Attachment C Coastal Findings.pdf

least, 6 inches. The owner/contractor shall clean debris from the upslope side of the silt fence each day debris is collected. The silt fence shall be maintained in good operable condition during the entire construction phase of the project.

4. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the post-construction phase, a licensed civil engineer shall prepare a storm water drainage plan that collects all storm runoff and conveys it in a manner that will not disturb the stability of the slope at the eastern 60% of the parcel. If the civil engineer determines collected runoff must be conveyed in a pipe that discharges at the bottom of the slope, the pipe(s) shall be located above ground to minimize site disturbance and facilitate maintenance. The pipe(s) shall be effectively anchored to prevent movement.

b. Topographic constraints of the development site;

- #3 above states: To avoid the potential for accelerated erosion and sedimentation of the habitat area during the construction phase, all land alteration and construction activities should occur during the non-rainy season of April 15 – October 15.

c. Recreational needs of the public;

- Access to the pedestrian easement will not be impacted.

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, 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 result 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 a ½ mile 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;

Item #: 5.A. Attachment C Coastal Findings.pdf

- 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 is not located along a shoreline.

(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 an allowed use consistent with the Single Family/Automatic Review 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.



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: JANUARY 16, 2014

SUBJECT: **305 FANMAR WAY #13-026 APN:035-161-14**
Plan revision to a previously approved Design Permit for remodel and addition to a single-family dwelling in the R-1 (Single-Family Residence) zoning district.
Property Owner: Peter Wilk, filed 12.06.2013
Representative: Peter Wilk

BACKGROUND

The Planning Commission approved a Design Permit for an addition to a single-family dwelling located at 305 Fanmar Way during the June 6, 2013 public hearing. At the time of a requested planning inspection, staff determined that the exterior building materials had been modified in the field from the approved set of plans. Pursuant to the original conditions of approval, any significant modifications to the exterior of the structure must be approved by the Planning Commission.

DISCUSSION

During the onsite inspection of the single family home at 305 Fanmar Way, staff identified modifications to the exterior materials that had not been approved by staff or the Planning Commission. The design approved by the Planning Commission retained the existing wood shingle siding and original railings. Condition of Approval #2 of the Design Permit states "Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission." The following changes were made during construction:

1. Exterior material change to lap siding
2. Window dimensions and locations.
3. Garage door style
4. Railing style

The applicant is required to return to Planning Commission for approval of the modifications to the Design Permit due to the significance of the changes. The building permit will remain open and a certificate of occupancy will not be issued until this matter is resolved.

The majority of the modifications complement the overall building form and design. The lap siding is compatible with the design of home and fits nicely within the existing neighborhood. The modification to the size of the front window provides greater privacy for the owner while matching the scale of windows within the existing house. Changes to other windows within the plan were perceived by staff as minor alterations that did not have an impact on the design as experienced from the right-of-way. The modification to the railing style matches the new lap siding proving continuity throughout the design. The approved set of plans includes a carriage style garage door that added a decorative feature to the front façade of the property which complimented the structure and surrounding neighborhood. The garage door that was installed

does not have any articulation and does not complement the design of the home or the residential character of the neighborhood.

RECOMMENDATION

Staff recommends approval of the exterior modifications to the original plans, less the modification to the garage door. If the Commission approves the modifications less the modification to the garage door, the following conditions and findings of approval shall apply:

CONDITIONS

1. All previous conditions of approval of Permit #13-026 continue to apply.
2. Prior to certificate of occupancy, the owner must install the carriage style garage door that was included within the plans approved by the Planning Commission on January 16, 2013.
3. The applicant shall construct any exterior modifications deemed necessary by the Planning Commission during the January 16, 2013, Planning Commission meeting prior to issuance of a Certificate of Occupancy.

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 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 R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal 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 modifications to the project. The exterior material is similar to other newer residences in the area therefore, the project's overall design will maintain the character and integrity of the neighborhood.

- 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.**

This project involves the remodel of an existing single-family residence in the R-1 (single family residence) Zoning District. Section 15301 of the CEQA Guidelines exempts alterations to existing single-family residences in the residential zone.

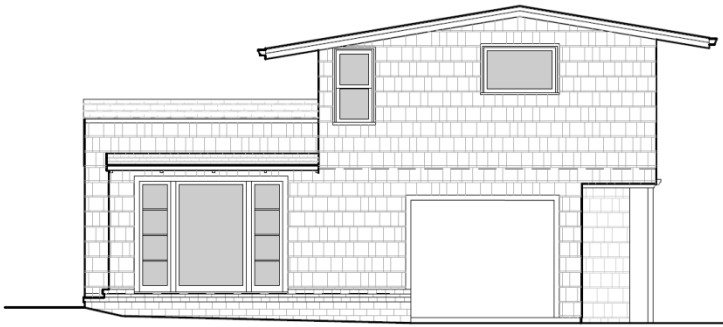
ATTACHMENTS

- A. Photos of As-Builts next to Approved Elevations.

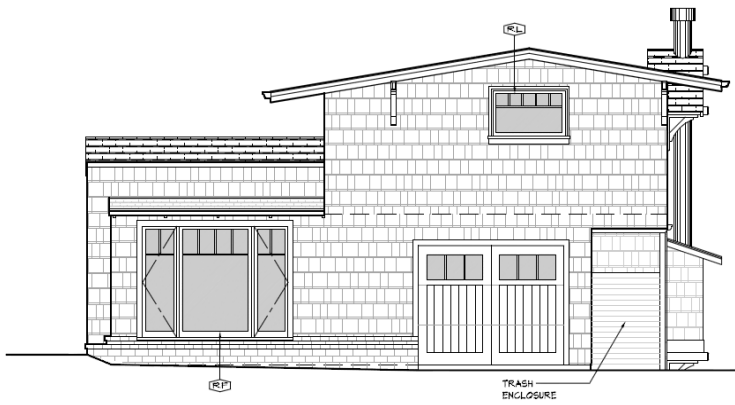
Report Prepared By:

Katie Cattan, Senior Planner

NORTH ELEVATION



Existing



Approved



As Built

Modifications

Exterior Siding

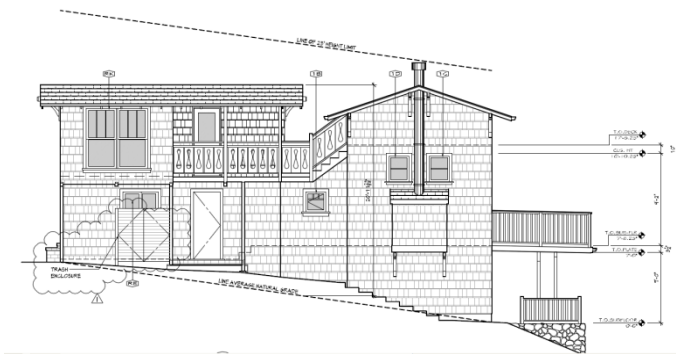
Dimensions of 1st story window

Garage door style

WEST ELEVATION



Existing



Approved



As Built

Modifications

Exterior Siding

Dimensions and location of windows

Railing style

SOUTH ELEVATION



Existing



Approved



As Built

Modifications

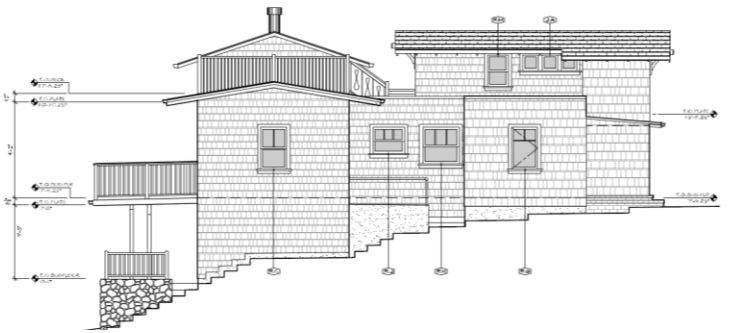
Railing material

Siding material

EAST ELEVATION



Existing



Approved



As Built

Modifications

Exterior Siding

Removed windows

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
716 ROGEE AVENUE, SANTA CRUZ, CALIFORNIA
95062-5676 (PHONE) 95062-4855 (FAX)

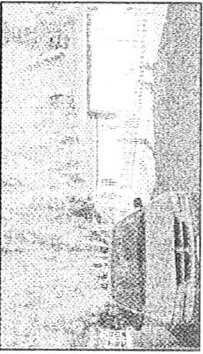
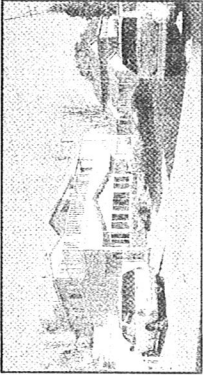
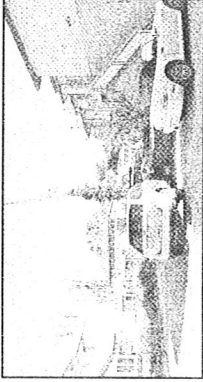
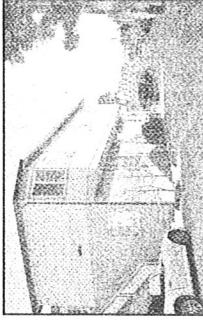
DVRD
DESIGN RESIDENTIAL DESIGN

WILK RESIDENCE
305 FANNAR WAY
CAPITOLA, CA 95010

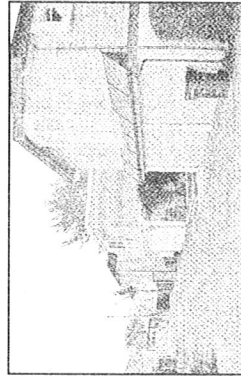
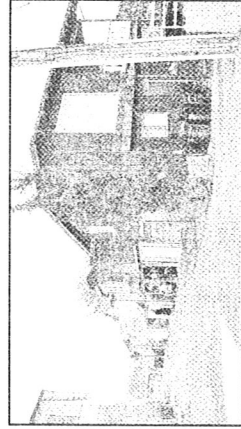
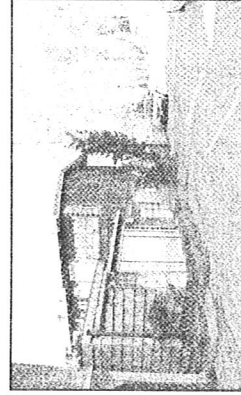
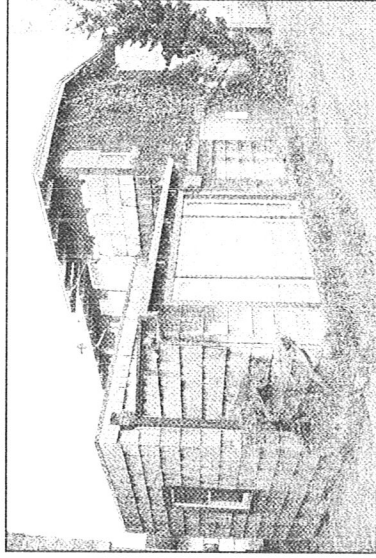
DATE: 10.11.14
SHEET DESCRIPTION:
SHEETS: 10/11
SECTION: 11
DEPARTMENT:
PROJECT NO.:
SHEET NO.:
DATE OF PLOT:
REVISIONS:
10/11/14, 10/11/14

DATE: 10/11/14

T2

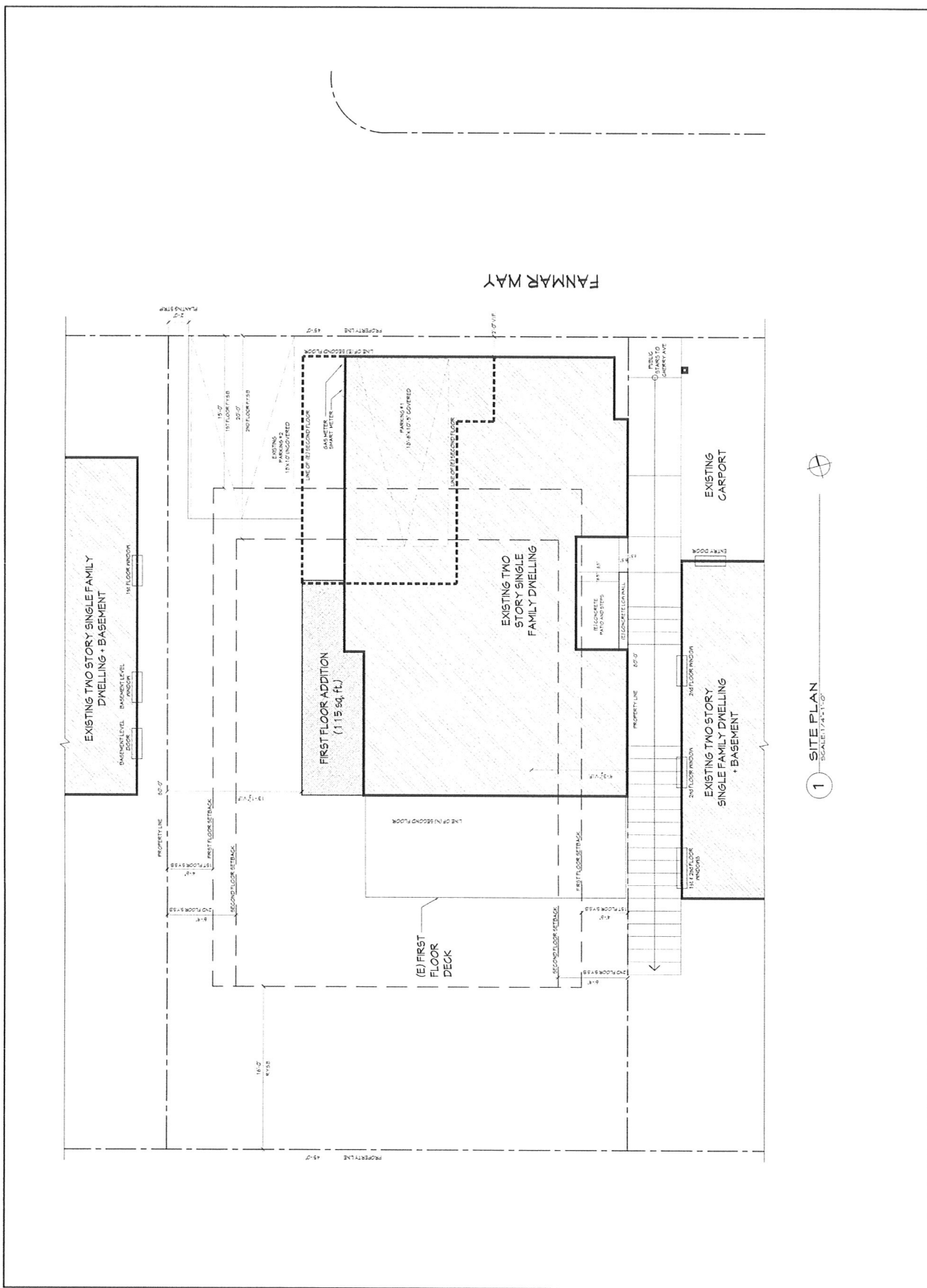


1 STREETSCAPE - NORTH
SCALE NONE



2 STREETSCAPE - SOUTH
SCALE NONE

DEREK VAN ALSTINE RESIDENTIAL DESIGN INC. 15 SOCKEL ANKLE SITE & SANITARY CAPTORSIA 37384-4700	DVRD. DESIGN REVIEW APPROVED	WILK RESIDENCE 305 FANMAR WAY CAPITOLA, CA 95010	DATE: 10/11/14 SUBMITTED IN: 10/29/14 APPROVAL DATE: 11/05/2013 APPROVAL BY: 11/15/2013 REVIEWER: BAYBORN	SITE PLAN A1
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1 SITE PLAN
 SCALE: 1/4" = 1'-0"

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3 EXISTING SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

2 EXISTING FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

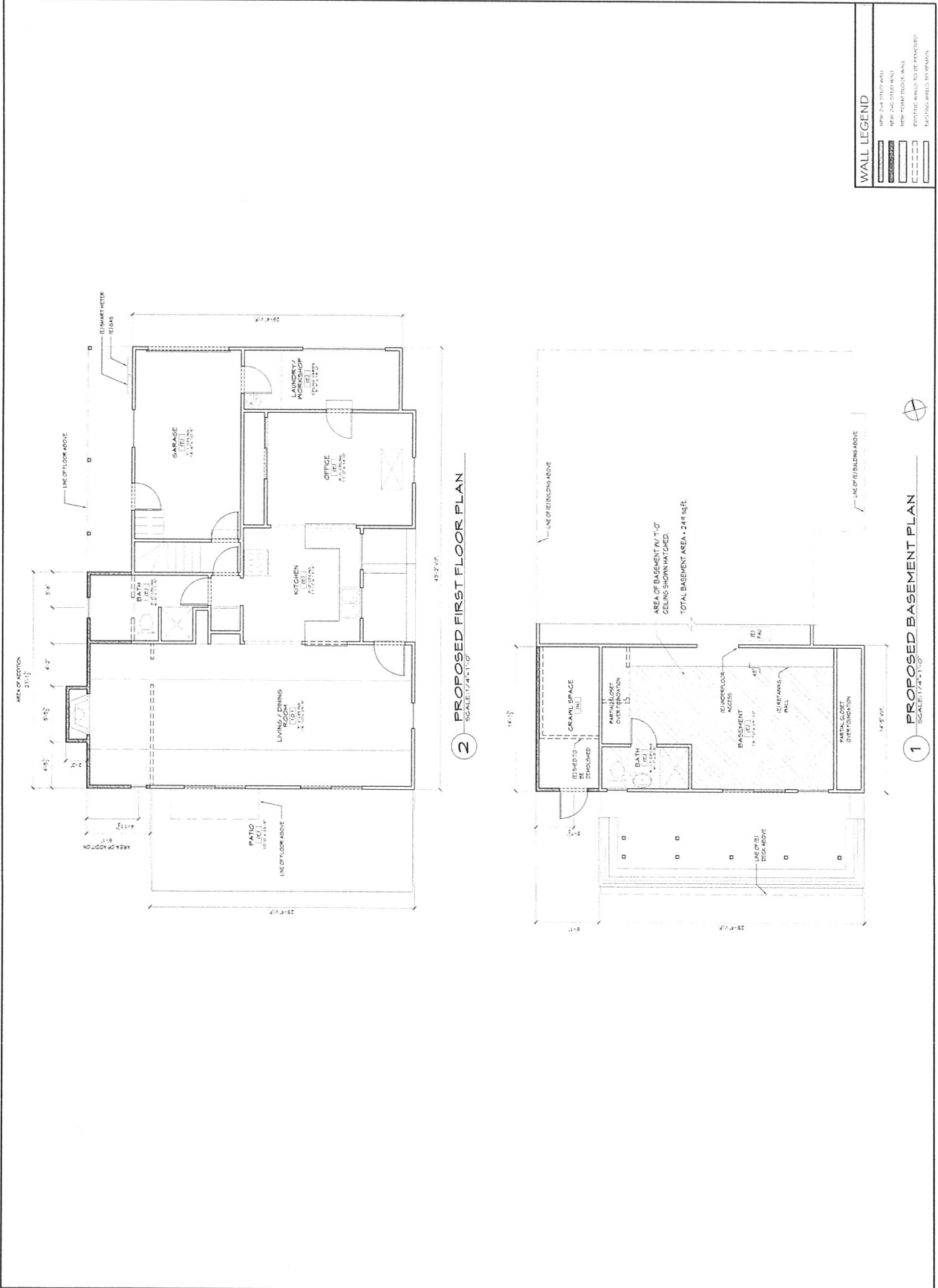
1 EXISTING BASEMENT PLAN
 SCALE 1/4" = 1'-0"

WALL LEGEND

- THICK LINE WALL
- THIN LINE WALL
- NEW FOUNDATION WALL
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN

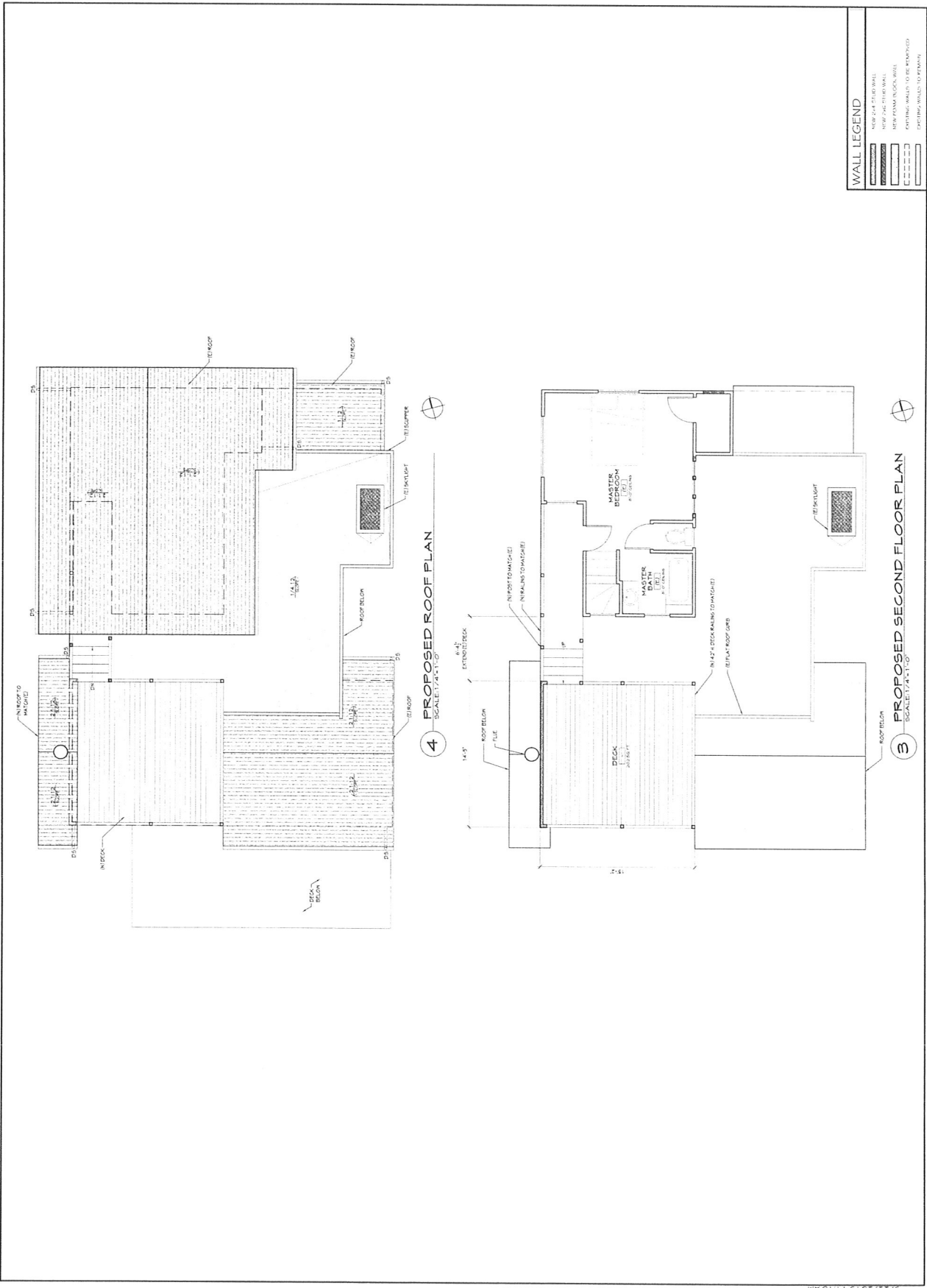
DEREK VAN ALSTINE RESIDENTIAL DESIGN INC. 716 SQUEL AVENUE SUITE A SANTA CRUZ, CALIFORNIA 95062-5489 PHONE (831)425-6465 FAX	DVRD ARCHITECTS	WILK RESIDENCE 305 FANNAR WAY CAPITOLA, CA 95010	SHEET NO. 035-163-1-14 DATE 02/20/11 PROJECT NO. 035-163-1-14 PROJECT NAME WILK RESIDENCE
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WALL LEGEND										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; border-bottom: 1px solid black;"></td> <td>NEW 2" x 4" STUD WALL</td> </tr> <tr> <td style="width: 20px; border-bottom: 1px dashed black;"></td> <td>NEW 2" x 4" STUD WALL</td> </tr> <tr> <td style="width: 20px; border-bottom: 1px dotted black;"></td> <td>NEW CONCRETE WALL</td> </tr> <tr> <td style="width: 20px; border-bottom: 1px solid black;"></td> <td>EXISTING WALL TO BE REINFORCED</td> </tr> <tr> <td style="width: 20px; border-bottom: 1px solid black;"></td> <td>EXISTING WALL TO BE REMOVED</td> </tr> </table>		NEW 2" x 4" STUD WALL		NEW 2" x 4" STUD WALL		NEW CONCRETE WALL		EXISTING WALL TO BE REINFORCED		EXISTING WALL TO BE REMOVED
	NEW 2" x 4" STUD WALL									
	NEW 2" x 4" STUD WALL									
	NEW CONCRETE WALL									
	EXISTING WALL TO BE REINFORCED									
	EXISTING WALL TO BE REMOVED									

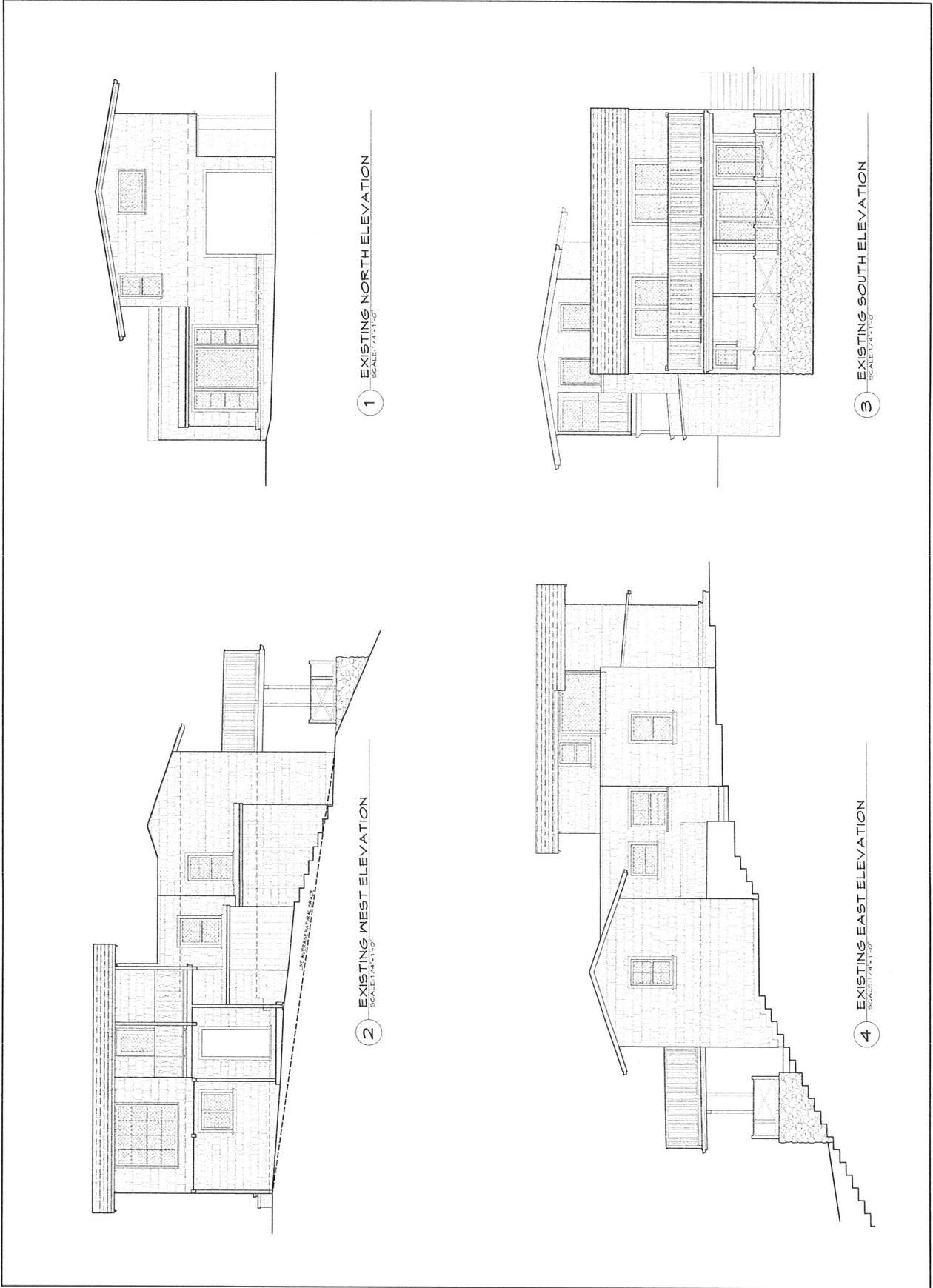


3/27/11 11:13 AM

DEREK VAN ALSTINE RESIDENTIAL DESIGN INC. 76 SCOTT AVENUE STE 100, SANTA CRUZ, CALIFORNIA 95062-8802 PHONE: (310) 722-5845 FAX:	DVRD DESIGN REVIEW APPROVED FOR CONSTRUCTION	WILK RESIDENCE 305 FANNAR WAY CAPITOLA, CA 95010	SHEET NO. 1-4 ISSUE DESCRIPTION: INITIALS: [] DATE: 02/11 DESIGN/REVISIONS: PER: [] PLANNO: [] TITLE: [] DRAWN BY: [] CHECKED BY: [] DATE: 02/11
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<p>DEREK VAN ALSTINE RESIDENTIAL DESIGN INC. 718 N. MONTE AVENUE, SUITE 200, CARLSBAD, CA 92008 TEL: 760.438.8888 FAX: 760.438.8888</p>	<p>DVRD. ARCHITECT 2015-00000001</p>	<p>WILK RESIDENCE 305 FANMAR WAY CAPITOLA, CA 95010</p>	<p>DATE: 04-11-14 SCALE: 1/8" = 1'-0" SHEET: 05 OF 10 PROJECT: WILK RESIDENCE</p>	<p>DATE: 04-11-14 SCALE: 1/8" = 1'-0" SHEET: 05 OF 10 PROJECT: WILK RESIDENCE</p>
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A5

DEREK VAN ALSTINE RESIDENTIAL DESIGN INC. 718 NORTON AVENUE, SUITE 212, PALMDALE 91368-5478 (818) 248-5464 FAX	DVRD DESIGN RESIDENTIAL ARCHITECTURE	WILK RESIDENCE 305 FANNAR WAY CAPITOLA, CA 95010	025-16-1-14 ISSUE DATE: 01/27/13 025-16-1-14 01/27/2013 ARCHITECT: DEREK VAN ALSTINE PROJECT: WILK RESIDENCE DRAWING: EXTERIOR ELEVATIONS DATE: 01/27/2013
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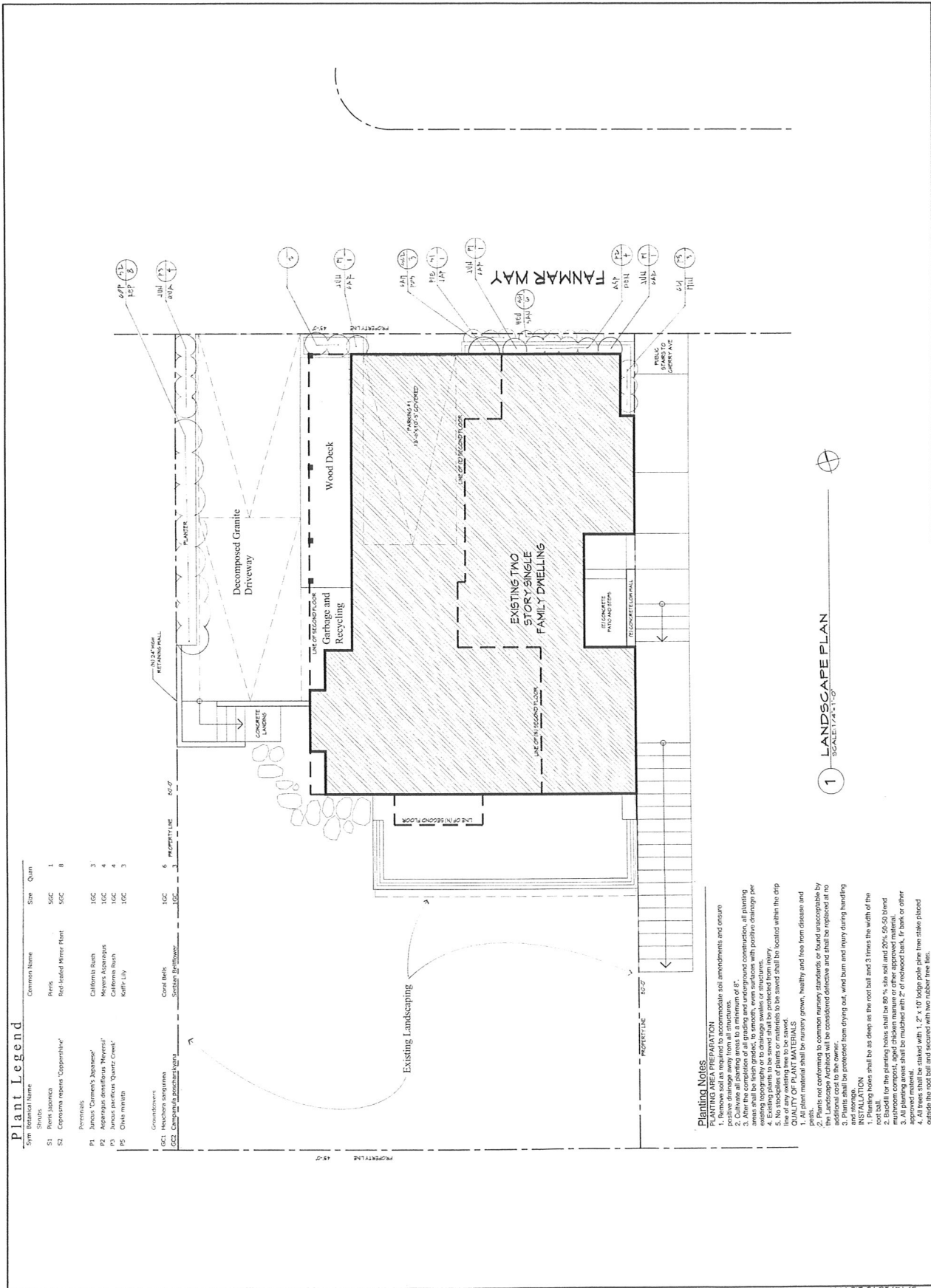
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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

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

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Plant Legend

Sym	Botanical Name	Common Name	Size	Quan
Shrubs				
S1	Rosa japonica	Rose	5CC	1
S2	Coprosma repens 'Copperchile'	Red-leaved Mirror Plant	5CC	8
Terrace				
T1	Jatropha Curatella 'Jatropha'	California Bush	1CC	3
T2	Argemone mexicana 'Queen of Sheba'	California Poppy	1CC	4
T3	Junonia peritox 'Queen Creek'	California Bush	1CC	4
T4	Clivia miniata	Kaffir Lily	1CC	3
Conifers				
C1	Hebe x exoniifolia	Coast Hebe	1CC	6
C2	Camphorosma divaricatum	Shrub	1CC	3

Planting Notes

PLANTING AREA PREPARATION

1. Excavate and grade planting areas to ensure adequate soil amendments and ensure positive drainage away from all structures.
2. Cultivate all planting areas to a minimum of 8" depth.
3. All soils shall be tested and analyzed for nutrients. All planting areas shall be fertilized and amended to provide for smooth, even surfaces with positive drainage per existing topography or to change swales or structures.
4. Existing power or cable lines or manholes to be saved shall be located within the drip line of any existing tree to be saved.
5. Existing trees to be removed shall be removed and stumps shall be removed.

QUALITY OF PLANT MATERIALS

Plant material shall be nursery grown, healthy and free from disease and pests.

1. Plants not conforming to common nursery standards or found unacceptable by the contractor shall be replaced at the contractor's expense.
2. Plants shall be protected from drying out, wind burn and injury during handling and installation.
3. Plants shall be protected from drying out, wind burn and injury during handling and installation.

PLANTING

1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
2. For the planting hole, shall be 80% site soil and 20% 50-50 blend mushroom compost, aged chicken manure or other approved material.
3. All planting areas shall be mulched with 2" of mulch, bark, fir bark or other approved material.
4. All trees shall be staked with 1.2" x 1.0" bobby pole pine tree stakes placed outside the root ball and secured with two rubber tree ties.

1 LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

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