



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, January 18, 2018 – 7:00 PM

Chairperson Ed Newman
Commissioners Linda Smith
 Sam Storey
 TJ Welch
 Susan Westman

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. NEW BUSINESS

A. Election of Chair and Vice Chair

B. Commission Appointments

- i. Art & Culture Commission
- ii. Traffic & Parking Commission

3. 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

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. 201 Central Ave

#17-0472

APN: 036-111-09

Design Permit and Conditional Use Permit for modifications to a historic resource located at 201 Central Avenue in the R-1 (Single Family Residential) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Mike Eugster

Representative: Susan Dee Cummins

Filed: 3/20/2017

B. 510 El Salto Dr. #15-174 APN: 036-125-16

Request for a one year extension of a previously approved Design Permit and Variance for a single-story addition to an existing home in the R-1 (Single-Family Residential) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: John McEnery III

Representative: Derek Van Alstine

Filed: 10/20/15

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. 332 Riverview Avenue #17-0309 APN: 035-172-33

Design Permit for a 3rd story addition and garage remodel in the CV (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Robert Mendes

Representative: Dennis Norton

Filed: 08/11/17

B. 1810 Wharf Road #17-0381 APN: 035-111-02

Design Permit, Conditional Use Permit, and Coastal Development Permit for an addition to a historic single-family residence with a Variance to front yard setbacks for a new detached garage with accessory dwelling unit (ADU) above and additional height for recreated historic water tower located 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

Property Owner: Benjamin Strock

Representative: Derek Van Alstine

Filed: 6/27/16

6. DIRECTOR'S REPORT**7. COMMISSION COMMUNICATIONS****8. ADJOURNMENT**

APPEALS: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review Design Permit 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 five hundred dollar (\$500) 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 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: www.cityofcapitola.org. Agendas are also available at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. Need more information? Contact the Community Development Department at (831) 475-7300.

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

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

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



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JANUARY 18, 2018
 SUBJECT: **201 Central Ave #17-0472 APN: 036-111-09**

Design Permit and Conditional Use Permit for modifications to a historic resource located at 201 Central Avenue in the R-1 (Single Family Residential) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Mike Eugster

Representative: Susan Dee Cummins Filed: 3/20/2017

APPLICANT PROPOSAL

The applicant requests a Design Permit and Conditional Use Permit for modifications to a historic single-family home located at 201 Central Avenue. The project is located in the R-1 (Single Family Residential) Zoning District. The applicant is proposing to modify the existing windows on the historic structure and remove the existing chimney. Modifications to a historic resource require approval of a Design Permit and Conditional Use Permit by the Planning Commission.

BACKGROUND

On March 20, 2017, the applicant submitted an application for a historic review of proposed modifications to the historic structure at 201 Central Avenue. Several versions of the project have been reviewed by the City's contracted Architectural Historian, Leslie Dill. On November 13, 2017, Ms. Dill made findings of compliance with the Secretary of Interior Standards for the current set of plans.

On December 12, 2017, the Architectural and Site Review Committee reviewed the application and provide the following recommendations:

Local Architect, Frank Phanton: Liked the design.

Local Historian, Carolyn Swift: Good. No changes.

Public Works Representative, Danielle Uharriet: No comments.

Building Department Representative, Fred Cullum: Informed the applicant that the two bathrooms require ventilation (50 cfm fans). Tempered glass required for bathroom windows if not five feet above drain.

Senior Planner, Katie Herlihy: No comments.

DISCUSSION

The structure at 210 Central Avenue is located within the Depot Hill neighborhood. The home is listed on the 1986 Architectural Survey, the 2005 City of Capitola Historic Structures List, and the 2004 Depot Hill Historic District Feasibility Study. The City of Capitola Historic Context Statement explains that the original subdivision of the Depot Hill area was under the control of the Hihn Company from 1884 to 1919. The home is one of the original structures built during the settlement period of the neighborhood. The character defining characteristics identified by the local firm Archives and Architecture include: hipped-roof form; compact footprint of the cottage; low one-story massing; full-width recessed front porch (that has been enclosed); double-hung focal window; south-side bay window; two original windows at the side elevations; shaped exposed rafter tails and flat-board soffits; horizontal tri-bevel lap siding; narrow corner boards; and gapped vertical board siding at the poly wall. The neighborhood is a mix of primarily single-family homes with some secondary dwelling units and multi-family dwellings.

The proposed project includes a significant alteration to the historic structure at 201 Central Avenue. Significant alterations to a historic structure require approval of a conditional use permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA).

The proposed design includes modifications to the windows, including replacement of five non-original windows and installation of one new window. The exterior horizontal tri-bevel lap siding and narrow corner boards will remain as is or patched in the locations where a window is relocated. The chimney will be removed.

The applicant included the design recommendations from the architectural historian in the proposed modification on the final set of plans. Those revised designs included:

- The historic double-hung window on the south side elevation is preserved
- The two high front windows (south and north elevations) at the enclosed former front porch were revised to be single-lite casement windows
- Both windows at the southwest corner have been sized, placed, and trimmed to preserve the original siding and historic character of the corner
- On the south elevation, the pairing of a new window with the preservation of the historic window creates a compatible design composition

On November 13, 2017, Ms. Dill made findings of compliance with the Secretary of Interior Standards for the current set of plans.

Development Standards: The single-family home is located in the Central Village zoning district. The standards in the following table apply to the project.

R-1 (Single Family Residential) Zoning District

Development Standards		
Building Height	R-1 Regulation	Proposed
16 ft. 10 in.	25 ft.	16 ft. 10 in.
Floor Area Ratio (FAR)		

Lot Size		1,687 sq. ft.
Maximum Floor Area Ratio		58% (Max 978 sq. ft.)
First Story Floor Area		1,025 sq. ft.
TOTAL FAR		61% Existing Nonconforming
Yards (setbacks are measured from the edge of the public right-of-way)		
Main Structure	R-1 Regulation	Proposed
Front Yard	15 ft.	12 ft. 3 in.
Side Yard – East	10% of lot width 3 ft. 3 in. Min	2 ft. 9 in. Existing Nonconforming
Side Yard – West	10% of lot width 3 ft. 3 in. Min	4 ft.
Rear Yard	20% of lot depth 10 ft. Min	0 ft. Existing Nonconforming
Parking		
	Required	Proposed
	2 spaces total	0 spaces total Existing Nonconforming
Underground Utilities: Required with 25% increase in area		Not Required

Non-Conforming

The existing structure is nonconforming, but the improvements do not exceed eighty percent of the present fair market value of the structure, so they are permissible under Capitola Municipal Code (CMC) §17.72.070 Permissible structural alterations.

Parking

The site currently has no on-site parking. Under CMC §17.51.135 Nonconforming parking, “no additional parking shall be required for reconstruction or structurally altering an existing residential structure so long as the floor area of the structure is not increased by more than ten percent of the existing gross floor area.” This project does not increase the floor area of the structure, so the applicant is not required to provide on-site parking.

CEQA

Section 15301 of the CEQA Guidelines exempts “the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.” This project involves minor alterations to an existing historic resource located on Depot Hill in the R-1(Single-Family) zoning district with no expansion of use. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application and **approve** project application #17-0472 based on the findings and conditions.

CONDITIONS OF APPROVAL

1. The project approval consists of rehabilitation of a 1,037 square-foot home. The maximum Floor Area Ratio for the 1,650 square foot property is 58% (957 square feet). The total FAR of the project is 61% with a total of 1,025 square feet, which is existing noncompliant 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 18, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a 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 #17-0472 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.
20. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The integrity of the historic resource will be maintained within the proposed design.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. The modifications will not significantly alter the historic structure. The design does not

compromise the integrity of the historic resource. The project will maintain the character and integrity of the neighborhood.

C. This project is categorically exempt under Section 15331 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves modification of an existing historic resource located in the R-1 (single family) zoning district. The project is consistent with the Secretary of the Interior's Standards and therefore qualifies for the CEQA exemption.

ATTACHMENTS:

1. 201 Central Plans
2. 201 Central Historic Report
3. 201 Central Secretary of the Interior Compliance

Prepared By: Matt Orbach
Assistant Planner

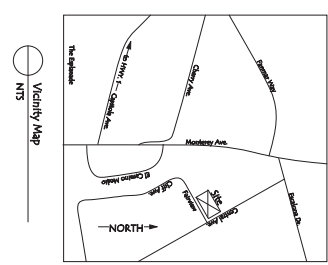
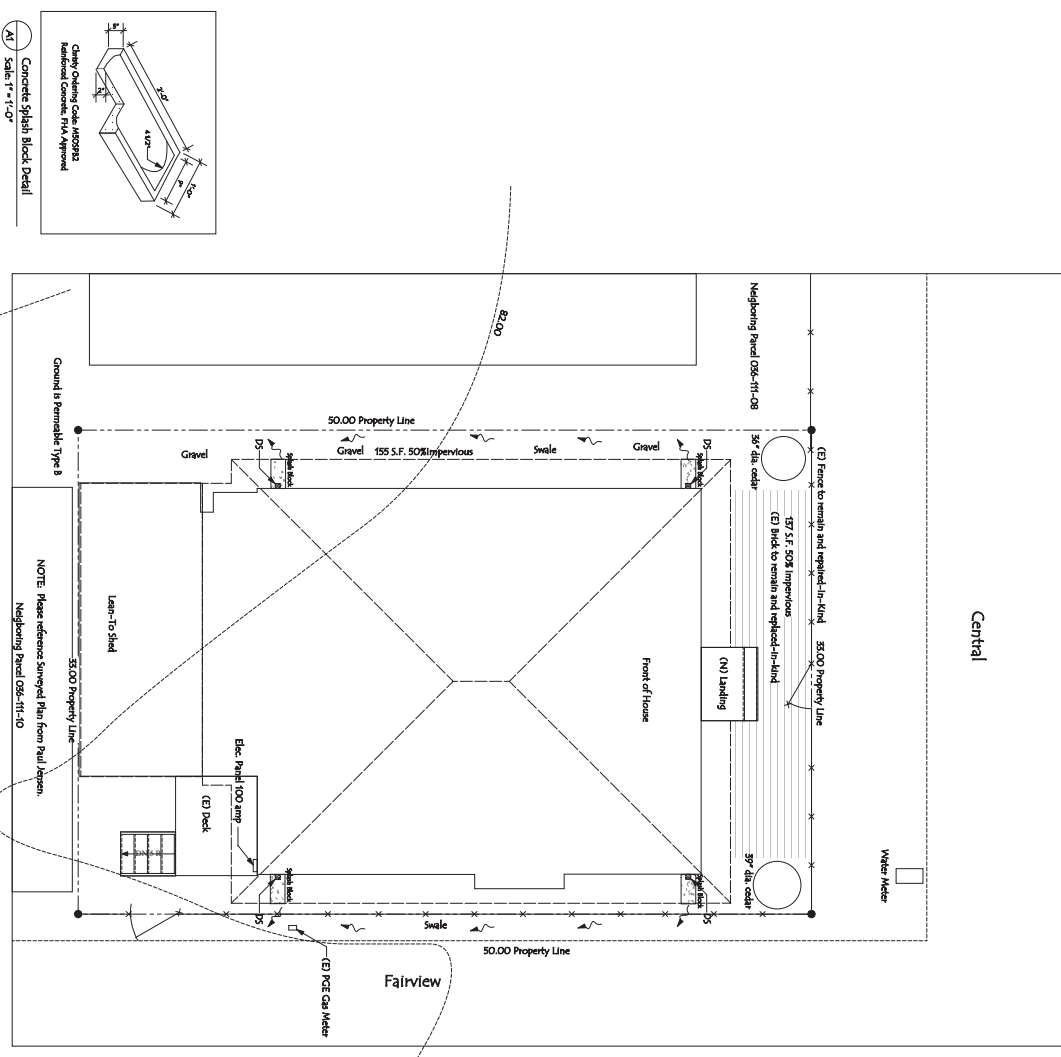
Site Plan & Vicinity Map

Eugster Residence
201 Central Ave.
Capitola, CA

Drby: SDC
Date: 01-24-17
Rev:

A

 10-18-17 Revised Windows APN: 036-111-09



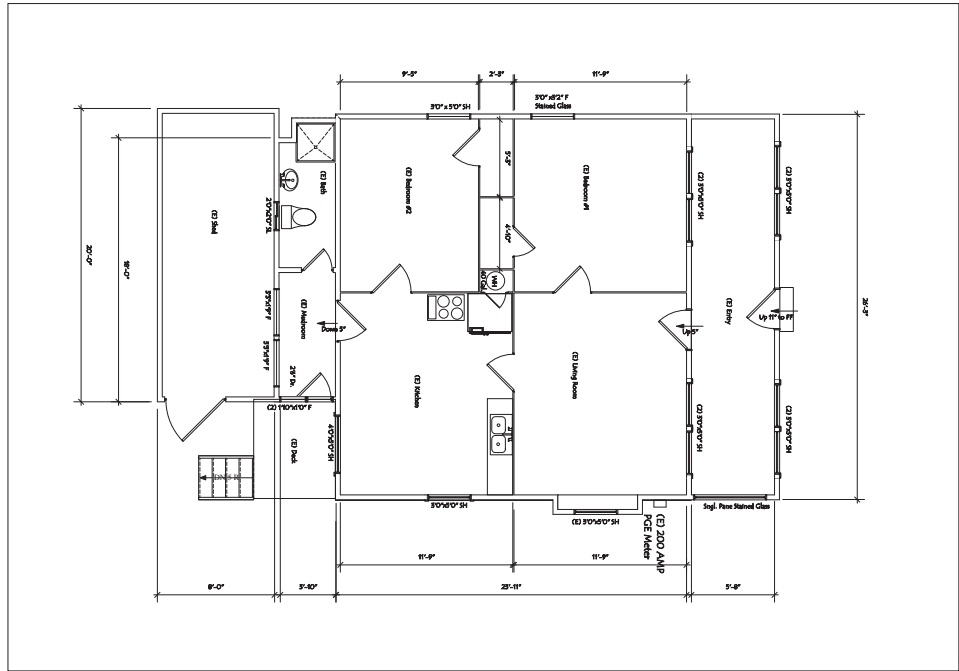
PROJECT DESCRIPTION
<p>Interior Remodel:</p> <ul style="list-style-type: none"> -Add bath to Bedroom, add stud walls to Interior. -Remove/replace windows as shown & accepted by Historical Review. -Remodel Kitchen -Remove Mudroom in front & add S.F. to Bedroom & Kitchen. -Remove old chimney and install (N) Fireplace. <p>Results in one bed/2 bath home</p>

AN OBSTINOS
ESTIMATED AGE/AGE 0.039
ESTIMATED SQ FT 1867
ESTIMATED SQ FT 1867
STATUS CITY STATE ZIP CANTONAL CA 95010 3406
HOME OWNER EXEMPTION HOE
ASSESSOR USE CODE 0020
WITHIN UDAAN SERVICE LINE Y
ASSESSOR USE CODE 0020
WITHIN UDAAN SERVICE LINE Y
COASTLINE ZONE RESIDENTIAL EXCLUSION NON-CZ-ABX
COASTLINE ZONE APPELL JURISDICTION CZ-APPELLAUL
BIOTIC ZONE/UDUCES Y/S
BASINS Special
STATE RESPONSE AREA UUA

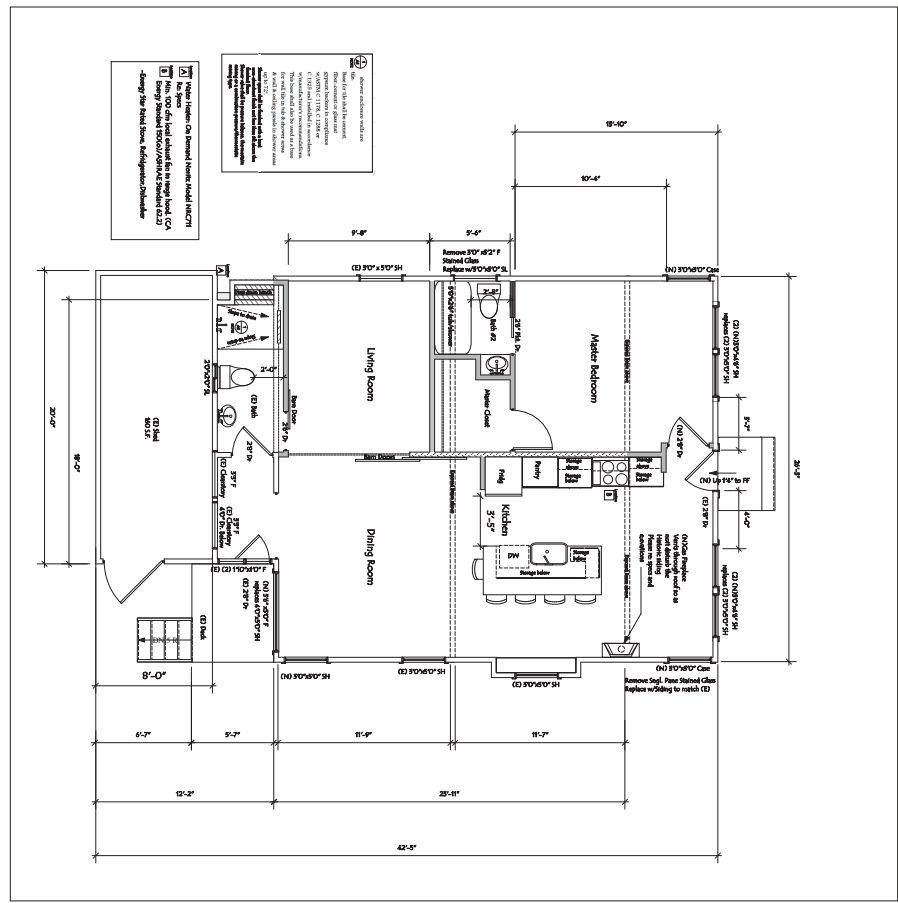
SHEET INDEX	
A1	Site Plan, Vicinity Map
A2	(E) & Proposed Floor Plans
A3	Existing Elevations
A4	Proposed Elevations

IMPERVIOUS SURFACE TOTAL

(E) 2 Bedroom House: 877 S.F.
(E) Sheet: 160 S.F.
(N) Lining: 19 S.F.
(E) Deck: 87 S.F.
157 S.F. Lining in front 50% Impervious=68.50 S.F.
155 S.F. Gravel 50% Impervious=77.50 S.F.
Total Impervious: 1239 S.F.
160 S.F. just
1239/160=.75 Impervious Surface



AJ Existing Ground Floor Plan
Scale 1/4" = 1'-0"



WALL LEGEND
Represent walls to be removed
Represent walls to remain
Represent existing walls to be altered (i.e. add studs and drywall)
Represent new walls

AJ Proposed Floor Plan
Scale 1/4" = 1'-0"

CE 2 Bedroom House: 877 SF.
CE 3 Bed: 100 SF.

10-18-17 Revised Windows APN: 036-111-09

A2

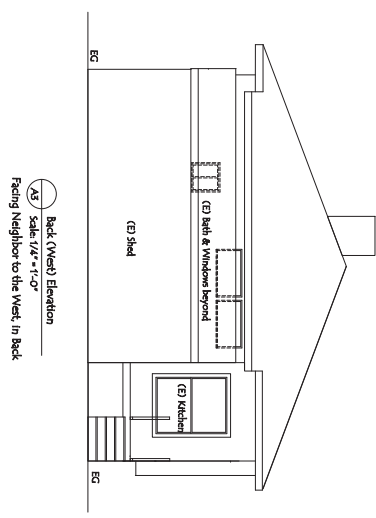
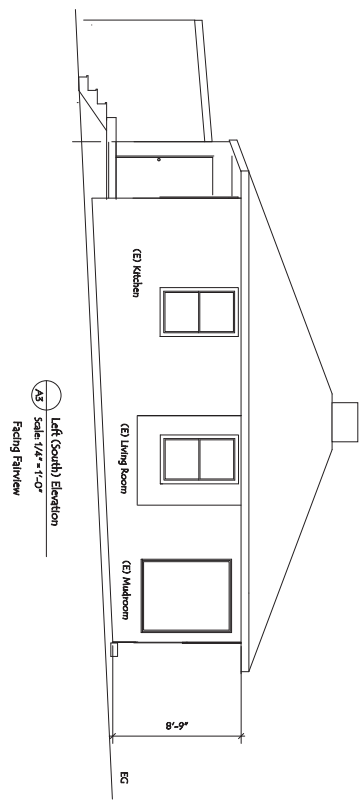
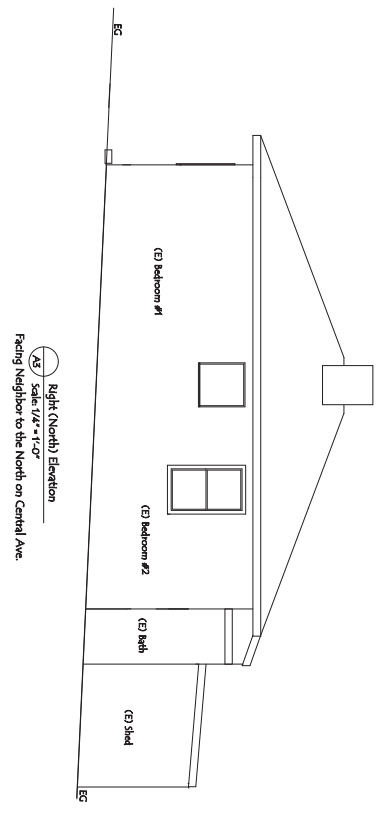
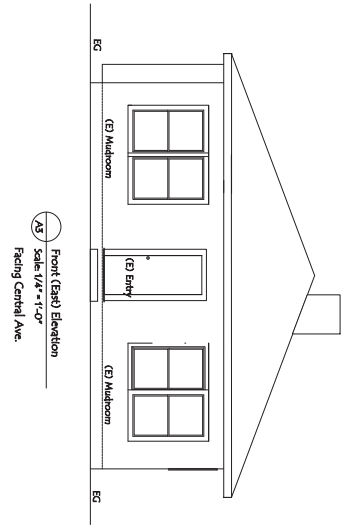
Drby: SDC
Date: 01-24-17
Rev:

Eugster Residence
201 Central Ave.
Capitola, CA

Existing & Proposed
Floor Plans



SUSAN DEE CUMMINS
Building Design &
Land Use Consultant
(831) 239-2539



10-18-17 Revised Windows APN: 036-111-09

A3

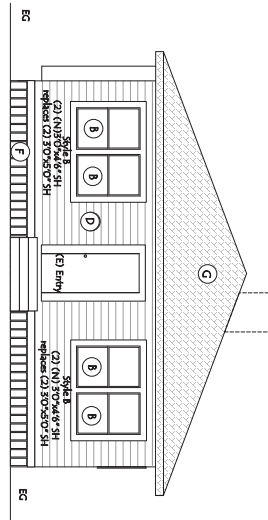
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Eugster Residence
201 Central Ave.
Capitola, CA

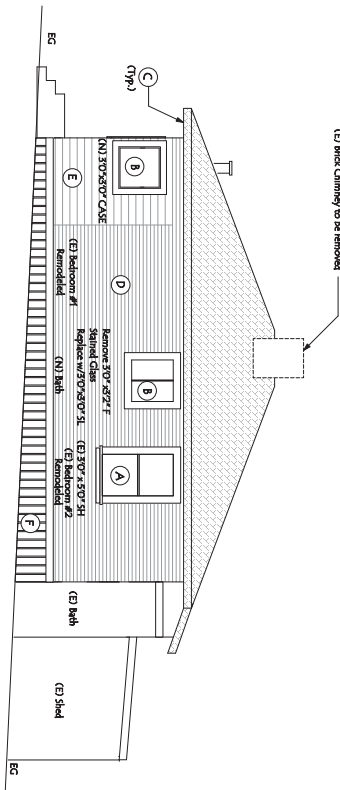
Existing Elevations



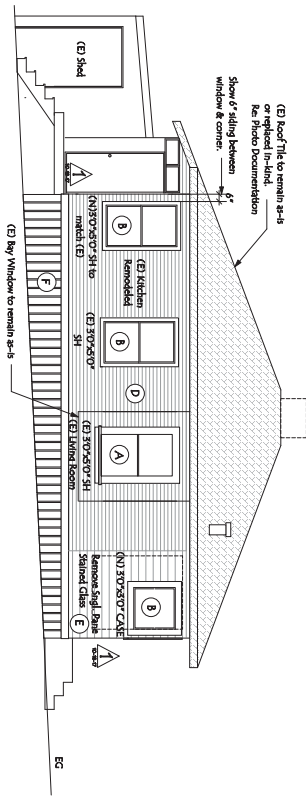
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Building Design &
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(831) 239-2539



Front (East) Elevation
Scale 1/4" = 1'-0"
Facing Central Ave

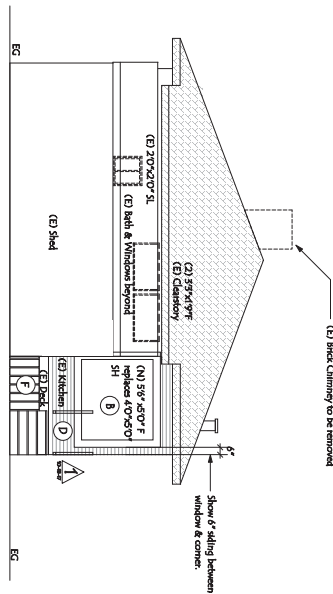


Right (North) Elevation
Scale 1/4" = 1'-0"
Facing Neighbor to the North on Central Ave.



Left (South) Elevation
Scale 1/4" = 1'-0"
Facing Fairview

- HOUSE LEGEND NOTE: All Existing Siding, Trim, rafters & Rony Wall Siding to remain as, or replicated to match Existing as shown below & on photo documentations.
- A) Historically Significant Windows: 1' x 6' Window top & side Ceiling, 2' x 2" stool, 1' x 3' Apron
 - B) Non-Significant Windows: 1' x 6' Window top & side Ceiling, 1' x 6' stool.
 - C) Silltop Carved Cut Rafters @ 20' o.c.
 - D) Clipped Wood Siding
 - E) Horizontal Wood Siding
 - F) Rony Wall Siding: 1' x 6" boards spaced 1' apart.
 - G) Roof Tile



Back (West) Elevation
Scale 1/4" = 1'-0"
Facing Neighbor in Back

10-18-17 Revised Windows APN: 036-111-09

A4

Drby: SDC
Date: 01-24-17
Rev:

Eugster Residence
201 Central Ave.
Capitola, CA

Proposed Elevations



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Land Use Consultant
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ARCHIVES
ARCHITECTURE



SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REHABILITATION PROJECT

at an

HISTORIC RESIDENCE

Eugster Residence

201 Central Avenue
(Parcel Number 036-11-109)
Capitola, Santa Cruz County, California

For:

Attn: Ryan Safty, Assistant Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Prepared by:

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

Leslie A. G. Dill, Partner and Historic Architect

June 16, 2017

INTRODUCTION

Executive Summary

With the incorporation of one recommended set of project notes, this proposed residential rehabilitation and addition project meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). The recommendation is presented here, and the analysis is described more fully in the report that follows:

It is recommended that the historic double-hung window from the south side elevation be relocated and reused at the rear corner of the house in lieu of the proposed new window (Standard 2 and 5).

It is recommended that language on the cover sheet should refer to the property as a potential Historic Resource, requiring review of all design revisions, and that the project should include notes that the existing historic elements are to be protected during construction be included (Standard 6).

It is recommended that the two high front windows (south and north elevations) at the enclosed former front porch be single-lite windows, maintaining the size and scale of the windowpane design (Standard 9).

It is recommended that both windows at the southwest corner be sized, placed, and trimmed to preserve the original siding and historic character of the corner (Standard 9).

It is recommended that some photo documentation of the front porch posts, the (now-interior) original front windows, and any original trim be filed at the City with this permit, prior to demolition (Standard 10).

Report Intent

Archives & Architecture (A&A) was retained by the City of Capitola to conduct a Secretary of the Interior's Standards Review of the proposed alterations to the exterior of the historic one-story cottage at 201 Central Ave., Capitola, California. A&A was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource.

Qualifications

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

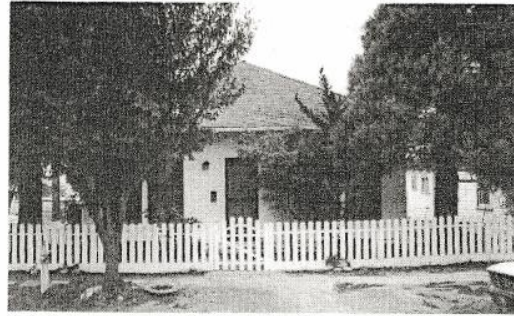
Review Methodology

For this report, Leslie Dill referred to the historic survey listing of the residence in the Capitola Architectural Survey and reviewed the Depot Hill Historic District Feasibility Study by Archives &

Architecture, dated June 2004 where the property was identified as a contributor to that potential district.

201 Central Avenue
Vernacular Cottage
c. 1910

Hip roof, symmetrical facade with
central entrance, flanked by two
double sets of windows.



2005 Capitola Architectural Survey

In March, a set of proposed plans, dated 01/24/17, were forwarded for initial response. The plans were prepared by Susan Dee Cummins, Designer, Building Design & Land Use Consultant. A&A provided comments and suggestions in the form of a memo dated April 19, 2017. On April 22, Ms. Dill met with the designer and owner of the property to review the design and comments. The design was subsequently revised and electronically forwarded. For this report, A&A evaluated, according to the Standards, a set of three sheets from the initial planning submittal forwarded 03/16/17, (Sheets A1, A2, and A3), along with a revised sheet A4, dated 01/24/17 and forwarded as a pdf on 05/22/17, and a photo documentation page, also sent 05/22/17.

Disclaimers

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

PROJECT DESCRIPTION:

Character of the Existing Resource

Per the historic survey, the original cottage was of note for its “Hip roof, symmetrical façade with central entrance, flanked by two double sets of windows.” To review the design of the proposed alterations and addition project, Archives & Architecture, LLC created an initial in-house list of character-defining features. The list of features includes, but may not be limited to: the hipped-roof form and compact footprint of the cottage; the low one-story massing; the full-width recessed front porch (that has been enclosed); the double-hung focal window and the south-side bay window; the two original windows at the side elevations; the shaped exposed rafter tails and flat-board soffits; the horizontal tri-bevel lap siding and narrow corner boards; the gapped vertical board siding at the pony wall. The historic design of the house is very minimal; each of these historical elements has a disproportionate significance because there are so few.

The front porch has been altered at an unknown date in the past. The porch form is highlighted by the change in siding materials. The front windows are wood 1/1 double-hung paired units that have not yet been identified as achieving significance; the front door is also not identifiable as original.

The rear porch has been altered over time and is now an enclosed space that attaches to a low storage shed. The stained-glass windows are not original, nor are any of the rear (west) windows.

According to the 2004 Depot Hill Historic District Feasibility Study, “the Depot Hill neighborhood has been an intact representation of Capitola’s historic beach house period for over 100 years.” The compatible rehabilitation of the cottage on this property adds to the continued integrity of the neighborhood.

Summary of the Proposed Project

The proposed design represents primarily exterior window alterations that reflect interior plan changes. This includes the currently proposed removal of one original window, the replacement of five non-original windows, and the installation of one new window. The siding and trim is proposed to remain as-is or patched in at the location of the window relocations. The central brick chimney is proposed for removal, as well.

SECRETARY’S STANDARD’S REVIEW:

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

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

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

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

Analysis: No historic massing of the cottage is proposed for removal; the forms and footprints of the remaining historic residence will be preserved.

The removal of the original south-side window is a disproportionate loss to the house because it has so few original windows remaining. It is recommended that the window be relocated to the corner, currently proposed to be a new window.

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

Analysis: There are no proposed changes are that might be mistaken for original features. All new elements have adequate differentiation (See also Standard 9).

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

Analysis: It is understood that no existing changes to the building(s) have acquired historic significance in their own right.

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

Analysis: Distinctive features and finishes that identify the cottage are generally shown as preserved on the proposed drawings. Specifically, this includes: the low, hipped form, the original front porch configuration, the eaves, trim, siding, and other character-defining materials and detailing.

The removal of the south-side original window would alter a character-defining feature, and it is not recommended (See Standard 2).

The front windows and the stained-glass windows, along with the large picture window on the rear elevation, that are proposed for alteration are not character-defining.

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

Analysis: The current physical condition of the house appears visually to be very good, and most features are shown as generally preserved in the project drawings.

It is recommended that general notes be added to the final building permit documents, that would note the historic significance of the property and indicate that all changes to the project plans must be reviewed, and note that the existing historic elements are to be protected during construction.

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

Analysis: No chemical or physical treatments are shown as proposed in this project, or expected other than preparation for painting. It is recommended that all planned construction techniques be identified during the building permit submittal phase.

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

Analysis: Archeological resources are not evaluated in this report.

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

Analysis: The proposed alterations are generally compatible with the historic character of the house and differentiated by its detailing and form.

The proposed new front windows will maintain the large double-hung window size, form, and operation. Their location within the non-original porch siding, and their new construction and materials will provide adequate differentiation. The new, raised side accent windows also will be set within the non-original porch siding, providing differentiation. The horizontal mullion of the accent windows (north and south) creates a size and scale not in keeping with the historic house. It is recommended that the high windows be revised to be single-lite windows, maintaining the larger size and single-lite scale of the historic window design. These could be casement, awning, hopper, or fixed.

The relatively large size of the proposed new picture window at the rear (west) elevation is compatible with the historic design. The historic house does not have multi-pane windows and the large proposed single-lite window is visually in keeping with the pattern of large single-lite sash. The extra-large size and non-operation of the window provides differentiation. It is recommended that both windows at the southwest corner (the new picture window on the west and the recommended relocated window on the south) be sized and placed to allow a minimum of three inches of original siding between the original corner molding and the new window trim casings. Providing this dimension would preserve the continuity of the historic siding at this prominent corner. Note that the two original front corners will be permanently altered during this rehabilitation project, and the northwest original rear corner has already been altered, so the preservation of this original outer element is an important component of the preservation of the integrity of the cottage.

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

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

Note: The former front elevation of the house, including the original paired focal windows and original siding and possibly the original front porch posts, are proposed for demolition in this project; however, because they are now interior features, encapsulated within the enclosed porch and the front porch structure, it is not the purview of this report to review this alteration. The loss of this former front wall does not affect the integrity of the house at this time, and the design could be recreated. It is recommended that photos of the posts, the front windows, and any front trim be filed at the City with this permit.

CONCLUSION

With the minor revisions recommended within this report, the proposed rehabilitation project would meet the *Secretary of the Interior's Standards for Rehabilitation*. These revisions are recommended for inclusion in the building permit submittal set.



ARCHIVES
&
ARCHITECTURE

PO BOX 1332

SAN JOSE CA 95109

MEMORANDUM

DATE: November 13, 2017

TO: Attn: Katie Herlihy, AICP, Senior Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(via email)

RE: Addendum to Secretary of the Interior's Standards Review – Window Revisions
Proposed Rehabilitation Project
Historic Residence / Eugster Residence
201 Central Avenue, Capitola, CA

FROM: Leslie A.G. Dill, Historic Architect

This memorandum provides a review of the window revisions that have been proposed as part of the current rehabilitation project at 201 Central Avenue. The previous window design was reviewed for compatibility with the Standards as part of the June 16, 2017 "Secretary of the Interior's Standards Review." The current window design is presented on a revised Sheet A4, dated October 18, 2017. The revisions are shown "clouded."

Previous Recommendations:

In the June report, the following window design recommendations were provided (per the Executive Summary):

It is recommended that the historic double-hung window from the south side elevation be relocated and reused at the rear corner of the house in lieu of the proposed new window (Standard 2 and 5).

It is recommended that language on the cover sheet should refer to the property as a potential Historic Resource, requiring review of all design revisions, and that the project should include notes that the existing historic elements are to be protected during construction be included (Standard 6).

It is recommended that the two high front windows (south and north elevations) at the enclosed former front porch be single-lite windows, maintaining the size and scale of the windowpane design (Standard 9).

It is recommended that both windows at the southwest corner be sized, placed, and trimmed to preserve the original siding and historic character of the corner (Standard 9).

Analysis of Revised Design:

The historic double-hung window on the south side elevation is shown preserved; this meets the intent of the previous Standards 2 and 5 analysis, which was to preserve this character-defining feature.

The two high front windows (south and north elevations) at the enclosed former front porch were revised to be single-lite casement windows. These single-lite windows are in keeping with the size and scale of the overall historic design while remaining differentiated per Standard 9.

Both windows at the southwest corner have been sized, placed, and trimmed to preserve the original siding and historic character of the corner. The corner was analyzed as being a significant character-defining feature in the previous Standard 9 analysis.

On the south elevation, the pairing of a new window with the preservation of the historic window creates a compatible design composition. The new window is compatible in scale and proportion; it will be adequately differentiated by its modern construction and operation.

Summary:

The currently proposed design shown in the revised elevation sheet meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards*.



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JANUARY 18, 2018
 SUBJECT: **510 El Salto #15-174** **APN: 036-125-16**

Request for a one year extension of a previously approved Design Permit and Variance for a single-story addition to an existing home in the R-1 (Single-Family Residential) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: John McEnery III

Representative: Derek Van Alstine, filed 10/20/15

APPLICANT'S PROPOSAL

The applicant is requesting a one-year extension of a previously approved Design Permit to construct a 700 square-foot addition to the existing 1,188 square-foot, single-family home located in the R-1 (Single-Family Residential) Zoning District.

BACKGROUND

On December 3rd, 2015, the Planning Commission approved the above-mentioned Design Permit #15-174. The project approval consists of a 700 square-foot addition to an existing single-family home and approval of a variance to the on-site parking requirements. On November 27th, 2017, the property owner submitted an application for an extension of the Design Permit and variance. The application was received prior to the permit expiration date of December 3, 2017.

DISCUSSION

Pursuant to the Capitola Municipal Code Section 17.63.130, approvals of the Planning Commission are valid for two years. The owner is seeking approval of an extension for the previous approval. Pursuant to §17.81.160, a request for an extension may be granted upon a finding that no relevant substantial change of circumstances, regulations or planning policies has occurred and that such extension would not be detrimental to the purpose of the certified local coastal program and zoning ordinance. An applicant may apply for one or more extensions, each of which shall be for one year. The property is located in the coastal zone, therefore the new zoning code will not be in effect until Coastal Commission certification. Since neither the physical characteristics of the lot nor the zoning ordinance has changed since approval of the permit, staff supports the request for a one-year extension.

It should be noted that while the Planning Commission has the power to approve or deny extensions, it has no power to exact conditions unless codes and circumstances have changed. Conditions can be added, but only if agreed upon by the applicant.

CEQA REVIEW

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures. This project involves construction of a 700 square-foot addition (41%) to an existing home in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

It is recommended that the Planning Commission **approve** the request for a one-year extension, subject to the original permit findings and conditions, as follows:

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 700-square-foot addition to an existing single-family home and approval of a variance to the on-site parking requirements. The maximum Floor Area Ratio for the 7,528-square-foot property is 48% (3,613 square feet). The total FAR of the project is 32% with a total of 2,411 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 3, 2015, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The December 3, 2015 design permit and variance was granted a one year extension on January 18, 2018. The design permit and variance will remain valid through January 18, 2019.
3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
4. At time of submittal for building permit review, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
5. The applicant is required to provide one additional 9' by 20' parking space on-site in addition to the existing two covered garage spaces (§17.15.130).
6. 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.
7. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
8. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

9. 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.
10. Prior to issuance of building permit, all Planning fees associated with permit # 15-174 shall be paid in full.
11. 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.
12. 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.
13. 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.
14. 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).
15. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan. Erosion and sediment control shall be installed prior to the commencement of construction and maintained throughout the duration of the construction project.
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, 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.

20. 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.
21. 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.
22. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

- A. A substantial change of circumstances has not occurred since Planning Commission approval of the permit on December 3rd, 2015. A one-year extension of the permit to December 3rd, 2018, 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 3rd, 2015. Therefore, a one-year extension (to January 18, 2019) of said permit is appropriate.
- B. The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
The proposed addition at 510 El Salto will conform to the development standards of the Zoning Ordinance with addition of one on-site parking as conditioned.
- C. The application will maintain the character and integrity of the neighborhood.**
The proposed addition will maintain the existing single-family character and integrity of the Depot Hill neighborhood, as conditioned. The proposed materials within the addition blend seamlessly into the existing home.
- D. This project is categorically exempt under Section 15301-E of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
This project involves the addition to an existing single-family residence in the R-1 (Single-Family Residential) Zoning District. Section 15301-E of the CEQA Guidelines exempts additions to existing homes in a residential zone.
- E. Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, exist on the site and the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;**

The existing hedge located in the public right-of-way is considered to be a character-defining feature of the property and a significant asset to the neighborhood. The hedge is viewed as a special circumstance applicable to the topography and use of the subject property. The location of the existing hedge constitutes a special circumstance and makes it difficult to locate two off-street parking spaces; therefore, a variance is approved to preserve the hedge.

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

The grant of a variance permit would not constitute the grant of a special privilege. Many of the adjacent properties in the Depot Hill neighborhood use this same right-of-way area for parking and other miscellaneous property improvements. In addition, the city has no plans to install sidewalks or any other improvements in this ten-foot wide public right-of-way area. The existing character-defining hedge constitutes a special circumstance prohibiting the applicant from meeting parking requirements on site.

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 510 El Salto Dr. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

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

- The proposed project is located along El Salto Dr. No portion of the project is located along the shoreline or beach.

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

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

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

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

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

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

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

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

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

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

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

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

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

- The project is located in a residential lot.

b. *Topographic constraints of the development site;*

- The project is located on a relatively flat lot.

c. *Recreational needs of the public;*

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

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

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

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

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

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

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

SEC. 30222

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

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

SEC. 30223

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

policies.

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

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

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

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

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

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

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

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

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

- The proposed project complies with shoreline structure policies.

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

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

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

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

(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.

ATTACHMENTS:

1. 510 El Salto Extension Request
2. 510 El Salto Final Local Action Notice
3. 510 El Salto Planning Commission Packet 2015.12.03

Prepared By: Katie Herlihy
Senior Planner

November 27, 2017

4.B.1

RECEIVED

NOV 27 2017

CITY OF CAPITOLA

Attention: Katie Herlihy
Re: Plans for 510 El Salto, Capitola, Ca.
Capitola Planning Department
420 Capitola Avenue
Capitola, California 95010

Hello Ms. Herlihy,

I am requesting an extension for my Planning permit for the property known as APN# 036-125-16, better known as 510 El Salto.

If there are any questions, please contact me at 831-818-7049, or my Architect, Derek VanAlstine at 831-426-8400.

Thank you.

Regards,


John McEnery

510 El Salto

Capitola, Ca. 95010

Attachment: 510 El Salto Extension Request (510 El Salto)

2 ye

Packet Pg. 33

FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

December 18, 2015

John McEnery III
510 El Salto Dr.
Capitola, CA 95010

RE: **Notice of Final Action on Project Application #15-174**

510 El Salto Dr #15-174 APN: 036-125-16

Design Permit for a single-story addition and Variance request to the on-site parking requirement for an existing home in the R-1 (Single-Family Residential) Zoning District. This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the city.

Environmental Determination: Categorical Exemption

Property Owner: John McEnery III

Representative: Derek Van Alstine, filed 10/20/15

The above matter was presented to the Planning Commission on December 3, 2015, and was **approved**, with the following findings and conditions. Any modifications to the staff report are indicated below in strikeout and underline notation. *Please note that this project includes a Coastal Development Permit, which is appealable to the Coastal Commission pursuant to Coastal Act Section 30603 and City Zoning Ordinance Section 17.46.110. **The Coastal Development Permit will not be effective until after the Coastal Commission's 10 working day appeal period has expired and no appeal has been filed.** The Coastal Commission's appeal period begins the first working day after receipt by the Coastal Commission of adequate notice of this final City action. Any such appeal must be made directly to the California Coastal Commission's Central Coast District Office in Santa Cruz; there is no fee for such an appeal. Should you have any questions regarding the Coastal Commission appeal period or process, please contact Susan Craig at (831) 427-4863.

CONDITIONS

1. The project approval consists of construction of a 700-square-foot addition to an existing single-family home and approval of a variance to the on-site parking requirements. The maximum Floor Area Ratio for the 7,528-square-foot property is 48% (3,613 square feet). The total FAR of the project is 32% with a total of 2,411 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 3, 2015, except as modified through conditions imposed by the Planning Commission during the hearing.

Attachment: 510 El Salto Final Local Action Notice (510 El Salto)

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 building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
4. The applicant is required to provide one additional 9' by 20' parking space on-site in addition to the existing two covered garage spaces (§17.15.130).
5. 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.
6. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
7. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
8. 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.
9. Prior to issuance of building permit, all Planning fees associated with permit # 15-174 shall be paid in full.
10. 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.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan. Erosion and sediment

control shall be installed prior to the commencement of construction and maintained throughout the duration of the construction project.

15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

- A. The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
The proposed addition at 510 El Salto will conform to the development standards of the Zoning Ordinance with addition of one on-site parking as conditioned.
- B. The application will maintain the character and integrity of the neighborhood.**
The proposed addition will maintain the existing single-family character and integrity of the Depot Hill neighborhood, as conditioned. The proposed materials within the addition blend seamlessly into the existing home.

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

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

D. Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, ~~do not~~ exist on the site and the strict application of this title is found not to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;

~~There are no special circumstances applicable to the subject property that would deprive the owner of privileges enjoyed by other neighboring properties. The subject property is located on a flat lot. The owner can meet the parking requirement onsite.~~

The existing hedge located in the public right-of-way is considered to be a character-defining feature of the property and a significant asset to the neighborhood. The hedge is viewed as a special circumstance applicable to the topography and use of the subject property. The location of the existing hedge constitutes a special circumstance and makes it difficult to locate two off-street parking spaces; therefore, a variance is approved to preserve the hedge.

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

~~The grant of a variance permit would constitute a grant of a special privilege. Recent remodels in the Depot Hill neighborhood have been required to meet parking standards. There are no special circumstances prohibiting the applicant from meeting the parking requirements.~~

The grant of a variance permit would not constitute the grant of a special privilege. Many of the adjacent properties in the Depot Hill neighborhood use this same right-of-way area for parking and other miscellaneous property improvements. In addition, the city has no plans to install sidewalks or any other improvements in this ten foot wide public right-of-way area. The existing character-defining hedge constitutes a special circumstance prohibiting the applicant from meeting parking requirements on site.

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 510 El Salto Dr. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

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

- The proposed project is located along El Salto Dr. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public

use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

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

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

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

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

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

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

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

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

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

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

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

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

- The project is located in a residential lot.

b. Topographic constraints of the development site;

- The project is located on a relatively flat lot.

c. Recreational needs of the public;

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

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

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

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

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

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

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

SEC. 30222

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

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

SEC. 30223

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- The proposed project complies with shoreline structure policies.

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

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

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

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

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

The project site is not located within the area of the Capitola parking permit program.

This permit is issued to the owner of the property. In executing this permit, owner agrees to comply with all terms of permit, including conditions of approval, if any. Permit must be exercised within 24 months of date of issuance (December 3, 2017) unless otherwise indicated in conditions of approval. Should you have any questions on this matter, do not hesitate to call.

Respectfully,

Katie Cattan, AICP
Senior Planner

cc: Derek Van Alstine
Coastal Commission

Attachment: 510 El Salto Final Local Action Notice (510 El Salto)



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: DECEMBER 3, 2015

SUBJECT: **510 El Salto Dr #15-174 APN: 036-125-16**

Design Permit for a single-story addition and Variance request to the on-site parking requirement for an existing home in the R-1 (Single-Family Residential) Zoning District. This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the city.

Environmental Determination: Categorical Exemption

Property Owner: John McEnery III

Representative: Derek Van Alstine, filed 10/20/15

APPLICANT PROPOSAL

The applicant submitted a design permit to construct a 700 square foot addition to the existing 1,188 square foot single-family home located in the R-1 (Single-Family Residential) Zoning District. The applicant is also requesting a variance to one onsite parking space. The existing home is not listed on Capitola's 2005 Historic Structures List.

BACKGROUND

On November 18th, 2015, the Architectural and Site Review Committee reviewed the application.

- City Public Works representative, Danielle Uharriet, told the applicant that Stormwater calculations need to be submitted and the direction of flow of the downspouts must be shown on the site plan.
- City Building Official, Brian Van Son, informed the applicant that a soils report will be required.
- City Architect Representative, Frank Phanton, liked the design and supported the request to have the lot oriented off of El Salto Drive instead of Sacramento Avenue.
- City Landscape Architect Representative, Craig Walsh, asked that the applicant show the trees that will be preserved on the site plan. The initial submittal only included trees on the survey.
- City Planner, Ryan Safty, informed the applicant that the plans as submitted do not meet parking requirements.

Following the Architectural and Site Review meeting, the applicant submitted a complete stormwater application and revised the project plans to address the concerns brought about by the Architectural and Site Committee. The applicant revised the site plan to show additional

landscaping and downspout details. Instead of revising the plans to meet parking requirements, the applicant is requesting a variance from the parking requirement.

Site Planning and Zoning Summary

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

R-1 (Single Family Residential) Zoning District

Coastal		
Is project within Coastal Zone?		YES
Is project within Coastal Appeal Zone?		YES
Use		
Existing Use		R-1
Proposed Use		R-1
Principal Permitted or CUP?		PP
Historic		
Level of Historic Feature (local/state/federal or n/a)		n/a
Development Standards		
Building Height	R-1 Regulation	Proposed
	25'-0"	13'-3"
Floor Area Ratio (FAR)		
Lot Size		7,528 sq. ft.
Maximum Floor Area Ratio		48% (Max 3,613 sq. ft.)
Existing First Story Floor Area		1,188 sq. ft.
New First Story Floor Area		700 sq. ft.
Existing Garage Floor Area		525 sq. ft.
TOTAL FAR		2,411sq. ft. (32% FAR)
Yards (setbacks are measured from the edge of the public right-of-way)		
Corner lot		YES
EXISTING	R-1(<i>corner lot</i>) Regulations	Existing Home
Front Yard (El Salto Dr)	15 ft	52 ft from right-of-way
Side Yard (Sacramento Ave)	10 ft	3 ft from right-of-way*
Side Yard (West Side)	7 ft	35 ft from right-of-way
Rear Yard (North Side)	4 ft	3 ft from right-of-way*
PROPOSED	R-1(<i>corner lot</i>) Regulations	Proposed Addition
Front Yard (El Salto Dr)	15 ft	42 ft
Side Yard (Sacramento Ave)	10 ft	37 ft
Side Yard (West Side)	7 ft	8 ft
Rear Yard (North Side)	4 ft	8 ft
EXISTING Detached Garage	R-1(<i>corner lot</i>) Regulations	Existing Detached Garage
Detached Garage (existing)	8 ft minimum rear yard	43 ft from property line
	3 ft minimum side yard	4 ft from property line
	40 ft minimum front yard	8 ft from property line*
	3 ft separation from home	8 ft from main residence
Parking		
	Required	Proposed

Residential (from 2,001 up to 2,600 sq. ft.)	3 spaces total 1 covered 2 uncovered	2 spaces total 2 covered 0 uncovered – Variance Request
Underground Utilities: required with 25% increase in area		YES

* Denotes an existing non-conformity.

DISCUSSION

The applicant is proposing to construct a 700 square foot addition to the rear of the existing 1,188 square foot residence. The existing home contains a living room, kitchen, two bedrooms and two bathrooms. The proposal will add a master bedroom, bathroom, closet, and laundry room to the existing residence. The exterior finishes match the existing home including fiber cement trim and lap siding, vinyl windows, and a composition shingle roof with a one foot overhang. The existing detached garage that fronts along El Salto Drive will not be remodeled as a part of this proposal (Attachment 1).

The existing residence is located on the north-western corner of Sacramento Avenue and El Salto Drive in the Depot Hill neighborhood. The subject property is located on a corner lot. In determining the front yard on a corner lot, section §17.03.720 states, “on a corner lot the front line of the lot shall ordinarily be construed as the least dimension of the lot fronting on a street.” According to this code section, the front yard of the subject property would be off of Sacramento Avenue (80 feet wide) and not El Salto Drive (90 feet wide). However, the applicant has requested that the subject property be oriented so that the front yard is off of El Salto Drive due to the existing orientation of the home and detached garage. (Attachment 2) Staff supports this request due to the orientation of the existing home.

The applicant plans to preserve the existing landscaping during the remodel. The one modification proposed to the front yard is to add to the existing stone walkway and connect the existing trellis area to the detached garage. The applicant is also proposing a wooden landing deck behind the new addition. The deck is less than 30 inches in height and thus does not count towards the allowable floor area ratio of the property.

The subject property at 510 El Salto Drive contains an existing 1,188 square foot single-story residence and a 523 square foot detached garage, both of which are located in the required setback areas and are thus non-conforming. The applicant has submitted a “Permissible Structural Alterations” calculation sheet (§17.72.070), showing that the addition will not result in an 80% increase to the fair market value of the structure. (Attachment 3) The new addition area meets required setback standards and will be attached to the existing residence.

Parking

The subject property contains a large hedge along the street-fronting sides of the property. The hedge is approximately six feet in height and is located in the public right-of-way, screening the property from both El Salto Drive and Sacramento Avenue. On the El Salto Drive side of the property are the existing two car, detached garage and driveway area. The parking spaces in the driveway are located over the property line with eight feet on the property and ten feet within the right-of-way. Pursuant to Municipal Code section 17.15.130, “parking spaces required by this section (single-family zone) may not be located in any public or private right-of-way.”

The applicant is proposing to add a 700 square feet addition to the existing 1,713 square foot property (1,188 square foot home and 525 square foot detached garage), resulting in a 41%

addition. According to the Municipal Code, “no additional square footage which exceeds ten percent of the existing gross floor area may be added to an existing single-family residence unless minimum parking requirements are met” (§17.15.130-E). Since the addition is greater than 10%, the applicant must meet the current parking standards of three parking spaces. The proposal has two parking spaces within the garage. The area leading up to the garage is 8 feet deep and does not comply with the required 18 foot minimum depth.

Variance

The applicant is requesting a variance for the third on-site parking space. The current parking space in front of the garage extends across the property line and therefore does not comply with the code. The owner would like to maintain and preserve their yard area and continue to use the space that extends into the right-of-way. Pursuant to §17.66.090, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

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

The applicant is requesting a variance due to the desire to maintain the hedge and landscaped front yard area. The required third space could be accommodated onsite but would likely result in the removal of a portion of the hedge to create a parking space within the front yard. Historically, the owner has utilized the parking in front of the garage, although it does not meet the standards of the code.

Based on staff’s analysis of the subject property and neighboring properties, staff cannot make findings for approval of the variance to parking. The subject property is large (7,528 sq. ft.) in relation to the neighboring lots. There is ample room to locate the required uncovered parking spaces in the front yard area with minimum impact to the hedge. Staff is unable to find any special circumstances which would deprive the property owner of privileges currently enjoyed by others in the same area. Staff therefore recommends the variance be denied and the applicant be directed to provide required off-street parking.

Underground Utilities

The new 700 square foot addition is greater than 25% of the existing 1,713 square foot structures, therefore the applicant is required to underground their utilities. Condition #3 has been included to ensure the following requirement is enforced.

New residential construction or any residential remodels that result in an increase of twenty-five percent or greater of the existing square footage shall be required to place existing overhead utility lines underground to the nearest utility pole. (§17.18.180)

CEQA REVIEW

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures. This project involves construction of a 700 square foot addition (41%) to an existing home in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application, **approve** the design permit, **deny** the variance request, and condition the applicant to provide one additional onsite parking space for application #15-174 based on the following findings and conditions.

CONDITIONS

1. The project approval consists of construction of a 700 square foot addition to an existing single-family home. The maximum Floor Area Ratio for the 7,528 square foot property is 48% (3,613 square feet). The total FAR of the project is 32% with a total of 2,411 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 3rd, 2015, 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 building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
4. The applicant is required to provide one additional 9' by 20' parking space on-site in addition to the existing two covered garage spaces (§17.15.130).
5. 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.
6. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
7. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
8. 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.
9. Prior to issuance of building permit, all Planning fees associated with permit # 15-174 shall be paid in full.
10. 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.

11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan. Erosion and sediment control shall be installed prior to the commencement of construction and maintained throughout the duration of the construction project.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the

applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

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

The proposed addition at 510 El Salto will conform to the development standards of the Zoning Ordinance with addition of one on-site parking as conditioned.

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

The proposed addition will maintain the existing single-family character and integrity of the Depot Hill neighborhood, as conditioned. The proposed materials within the addition blend seamlessly into the existing home.

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

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

- D. **Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, do not exist on the site and the strict application of this title is found not to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;**

There are no special circumstances applicable to the subject property that would deprive the owner of privileges enjoyed by other neighboring properties. The subject property is located on a flat lot. The owner can meet the parking requirement onsite.

- E. **The grant of a variance permit would constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which subject property is situated.**

The grant of a variance permit would constitute a grant of a special privilege. Recent remodels in the Depot Hill neighborhood have been required to meet parking standards. There are no special circumstances prohibiting the applicant from meeting the parking requirements.

COASTAL FINDINGS

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

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

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

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

- The proposed project is located at 510 El Salto Dr. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

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

- The proposed project is located along El Salto Dr. No portion of the project is

located along the shoreline or beach.

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

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

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

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

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

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

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

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

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

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

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

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

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

- The project is located in a residential lot.

b. Topographic constraints of the development site;

- The project is located on a relatively flat lot.

c. Recreational needs of the public;

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

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

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

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

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

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

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

SEC. 30222

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

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

SEC. 30223

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- The proposed project complies with shoreline structure policies.

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

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

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

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

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

- The project site is not located within the area of the Capitola parking permit program.

ATTACHMENTS:

1. 510 El Salto Plan Set.pdf
2. Request to Change Lot Orientation
3. Permissible Structural Alterations

Prepared By: Ryan Safty
Assistant Planner

McENERY RESIDENCE



VICINITY MAP



PARCEL MAP



BUILDING INFORMATION SUMMARY

<u>PROJECT DESCRIPTION:</u>	SINGLE STORY ADDITION OF 700 SQ. FT. TO EXISTING SINGLE STORY, SINGLE FAMILY DWELLING		
<u>PROJECT ADDRESS:</u>	510 E. 54TH DRIVE CAPITOLA, CA 95010		
<u>PARCEL NUMBER:</u>	036-17-016-6		
<u>ZONING DESIGNATION:</u>	R1		
<u>OCCUPANCY CLASSIFICATION:</u>	TYPE R-3		
<u>CONSTRUCTION TYPE:</u>	TYPE V-0		
<u>LOT AREA:</u>	7,528 SQ. FT.		
<u>SETBACK INFORMATION:</u>	<u>FRONT YARD</u> 15'-0"	<u>SIDE YARD</u> 4'-0", 8'-0"	<u>CORNER YARD</u> 10'-0"
<u>FLOOR AREA:</u>	<u>PROPOSED</u>		
<u>FIRST FLOOR AREA:</u>	1,188 SQ. FT.	1,688 SQ. FT.	
<u>GARAGE AREA:</u>	523 SQ. FT.	523 SQ. FT.	
<u>TOTAL FLOOR AREA:</u>	1,711 SQ. FT.	2,411 SQ. FT.	
<u>FLOOR AREA RATIO</u>	48%		
<u>ALLOWED:</u>			
<u>FLOOR AREA PROPOSED:</u>	2,411 SQ. FT. / 7,528 SQ. FT. = 32%		
<u>PARKING (PROVIDED):</u>	2D 2 COVERED AND 2D 2 UNCOVERED		
<u>CODE NOTE:</u>	THESE PLANS CONFORM TO THE 2015 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, ELECTRICAL, AND ENERGY CODE. STRUCTURAL ENGINEERING SHALL CONFORM TO 2015 CALIFORNIA BUILDING CODE, AS ADOPTED BY THE STATE OF CALIFORNIA.		

CONTACTS

JOHN P. MAENDY II
510 EL SALDO DRIVE
CARLITA, CA 95010
(951) 691-5351

PROJECT DESIGNER:
DEREK VAN ALSBERG
1355 SCAGGARD AVENUE SUITE 200
SANTA CRUZ, CA 95062
PH: (951) 496-6400
FAX: (951) 435-6446
derek@scagard-one.com

SURVEYOR / CIVIL ENGINEER:
LUKE DEWITT AND C.E., L.S.
2775 LINCOLN STREET, #3
SANTA CRUZ, CA 95062
PH: (951) 475-8695
FAX: (951) 465-6314

DRAWING INDEX

BUILDING DESIGN	
T1	TITLE SHEET
T2	STREET PHOTOS
T3	PLAN
A1	SITE PLAN
A2	EXISTING/DEMOLITION FLOOR PLAN
A3	FLOOR PLAN
A4	ROOF PLAN
A5	OUTSIDE ELEVATIONS
A6	INTERIOR ELEVATIONS



1 EXISTING STREET ELEVATION
SCALE: NTS



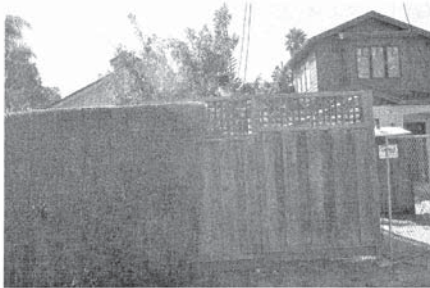
2 EXISTING STREET ELEVATION
SCALE: NTS



3 EXISTING STREET ELEVATION
SCALE: NTS



4 EXISTING STREET ELEVATION
SCALE: NTS



5 EXISTING STREET ELEVATION
SCALE: NTS



6 EXISTING STREET ELEVATION
SCALE: NTS

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.

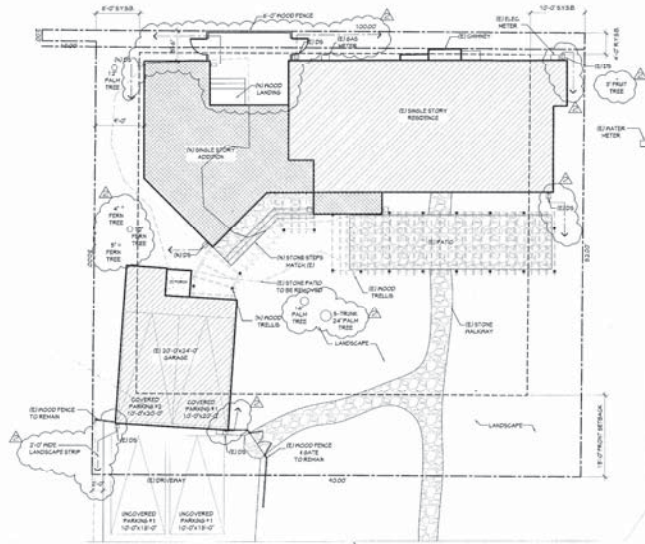
DVR

MCENERY RESIDENCE
510 EL SALTO DR.

0206-128
SHEET 128 OF 128
SCHEMATIC
REDACTED
FLOOR/CEILING
DCLF 14.2
BUILDING/CLB
BROWN

T.S.



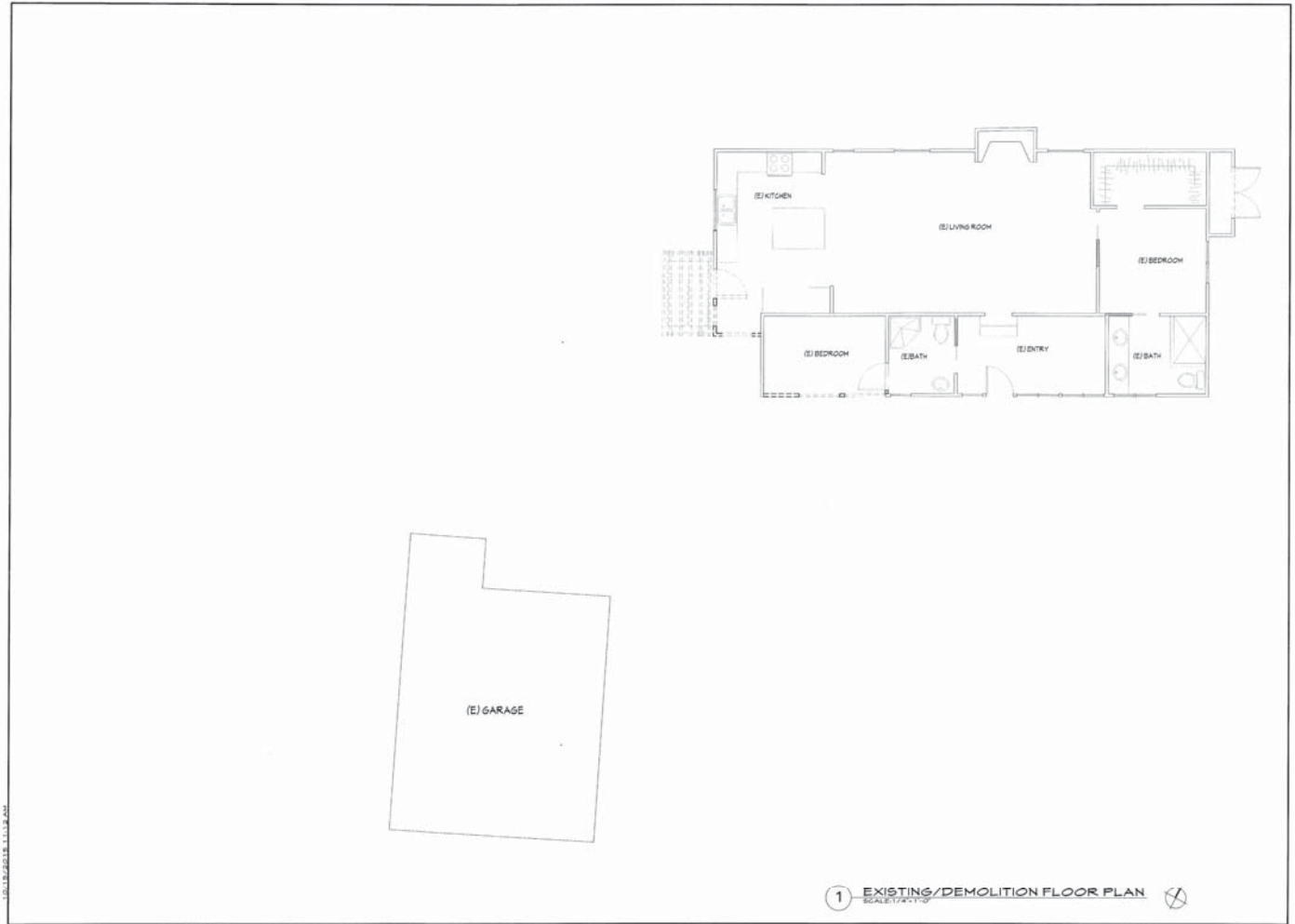


DRAINAGE NOTE:
ALL DOWNSPOUTS TO TERMINATE AT SPLASHBACK
AND DIRECTED TOWARDS LANDSCAPE AREA.

1 SITE PLAN
SCALE: 1/8\"/>

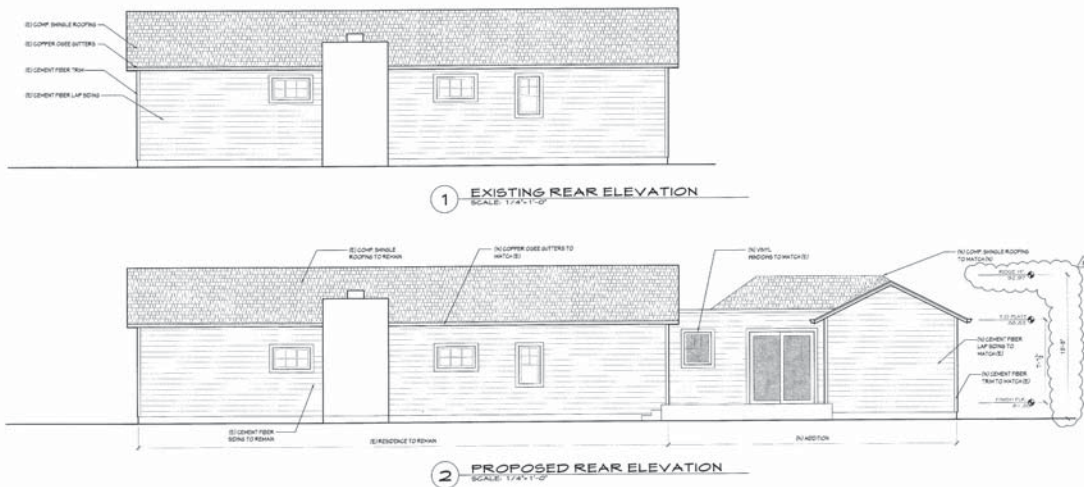
LEGEND	LANDSCAPE AREA
	EXISTING LANDSCAPE COVERAGE: 4,150 SQ.FT.
	PROPOSED LANDSCAPE COVERAGE: 4,305 SQ.FT.
	ADDED LANDSCAPE COVERAGE: 85 SQ.FT.

IMPERVIOUS COVERAGE	
EXISTING IMPERVIOUS COVERAGE	
STRUCTURE:	
TOTAL:	1,185 S.F.
RESIDENCE:	925 S.F.
GARAGE:	260 S.F.
TOTAL:	1,185 S.F.
PAVING:	
DRIVEWAY:	282 S.F.
PARKS & PATIO:	1,842 S.F.
TOTAL:	2,124 S.F.
TOTAL EXISTING IMPERVIOUS COVERAGE:	3,309 S.F.
PROPOSED IMPERVIOUS COVERAGE	
STRUCTURE:	
TOTAL:	1,000 S.F.
RESIDENCE:	925 S.F.
GARAGE:	75 S.F.
TOTAL:	1,000 S.F.
PAVING:	
DRIVEWAY:	282 S.F.
PARKS & PATIO:	416 S.F.
TOTAL:	698 S.F.
TOTAL PROPOSED IMPERVIOUS COVERAGE:	1,698 S.F.









DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.

November 9, 2015

Ryan Safty, Assistant Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Re: McEnery Residence
510 El Salto, Capitola
APN: 036-125-16

Dear Ryan:

On behalf of our client, John McEnery, we would like to request that the front of the property be converted from Sacramento to El Salto.

Thank you,



Derek Van Alstine, President
Derek Van Alstine Residential Design, Inc.

1535 Seabright Ave., Ste. 200, Santa Cruz, CA 95062
phone 831-426-8400 • 831-426-8446 fax
derek@vanalstine.com

Attachment: 510 El Salto Planning Commission Packet 2015.12.03 (510 El Salto)

510 EL SALTO DR. #15-174**CONSTRUCTION COST BREAKDOWN PER Section 17.72.070****Existing Building Costs:**

Existing residence: 1,188 square feet
@ \$200.00/square foot \$237,600.00

Existing garage: 523 square feet
@ \$90/square foot \$40,070.00

Total Existing Value: ~~\$284,670.00~~ # 277,670.00

80% of Total Existing Value ~~\$227,736.00~~ # 222,136.00

New Construction Costs:

New conditioned space: 700 square feet
@ \$200.00/square foot \$140,000.00

New deck/porch: 190 square feet
@ \$25.00/square foot \$4,750.00

Total Construction/Remodel Cost: \$144,750.00 (51%) 66%

APPROVEDSigned 

Date 11/23/15

Permit No. PER ZEDLINE #'S



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JANUARY 18, 2018
 SUBJECT: **332 Riverview Avenue 17-0309 035-172-33**

Design Permit for a 3rd story addition and garage remodel in the CV (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Robert Mendes

Representative: Dennis Norton, filed: 08/11/17

APPLICANT PROPOSAL

The applicant is proposing a third story addition and garage remodel to an existing single-family residence located at 332 Riverview Avenue in the CV (Central Village) zoning district.

BACKGROUND

The existing structure was built in 1976 as a single unit that has a shared wall with an adjacent residential property to the north. The home was designed with a roof top deck that is accessed from an internal ship ladder and latched skylight. The residential building records of 1976 identify a rooftop deck.

On March 2, 2017, the Planning Commission approved a 33 square-foot addition for an enclosed staircase leading to the rooftop deck. Since the approval, the applicant has decided that they would prefer additional enclosed living space on the third story. The current application includes a 406 square-foot addition on the third story.

On September 27th, 2017, the Architectural and Design Review committee reviewed the application. The committee provided the following suggestions:

Dan Gomez, Local Architect, liked the aesthetics of the design.

City Public Works Representative, Danielle Uharriet, had no comments.

City Building Inspector, Nelson Membreno, informed the applicant that the railing height for the rooftop deck must be a minimum of 42 ¼ inches in height and that engineering will be required.

City Senior Planner, Katie Herlihy, application did not comply with parking standards and the ten percent landscape standards. Application is incomplete without decreasing the floor area to ten percent and providing a non-conforming calculation showing value below the 80% maximum.

The plans were updated to include all requested information.

DISCUSSION

The new third story addition will add 406 square feet of living space and keep 179 square feet of decking on the third story.

Development Standards: The single-family home is located in the Central Village zoning district. The standards in the following table apply to the project.

Height		
Zone Height: 27 feet	Proposed: 26 ft 8 in	
Lot Coverage		
Sufficient space for required parking. Requires: 3 spaces /1 covered	2 onsite spaces exist. No additional parking proposed. Parking is not required because addition is less than 10% of floor area.	
The small lots on the north side of Riverview Avenue shall allow 90% lot coverage without any specific setback requirements.	Allowed lot coverage: 90% (1,002 sf)	Proposed lot coverage: 81% (903 sf)
Yards		
10% of lot area shall be developed as landscaped open area, at least partially fronting on, and open to, the street. No portion of this landscaped area shall be used for off-street parking.	10% Landscape required or 111 sf	56 sf landscape exists. Existing Non-conforming.

Non-Conforming Structure: The existing structure is non-conforming in terms of required onsite parking and landscaped open space. There are two onsite parking spaces currently within the garage. The home has a floor area of 2,140 square feet and requires three onsite spaces. The addition of third story living space results in an extra 214 square feet of floor area (10% of FAR). Pursuant to §17.51.015.D, parking is not required to come into compliance because the addition does not exceed ten percent of the existing floor area of the home.

The existing landscaped open space on the site is 56 square feet, approximately half of the 10% code requirement of 111 square feet. The code allows non-conforming structures to continue as long as the alteration to the non-conforming structure does not exceed 80 percent of the present fair market value of the structure. The valuation of the 406-square foot addition is 39% of the fair market value (Attachment 1). The remaining open space around the home is within a two-foot strip along the rear property line and a two-and-a-half-foot wide side yard on the south side. Neither of the narrow spaces is conducive to landscaping

Design Permit: 332 Riverview Drive is located in the Riverview Historic District. The area is a mix of historic beach cottages and newer single-family homes. Riverview Avenue is between Capitola Avenue and the Soquel Creek. The avenue is very narrow with structures built right to the street and limited street parking. The development pattern is tight with little to no setbacks between structures on the east side. The homes on the west side of the street are on larger lots

with open space between the Riverview pathway and the Soquel Creek. The subject property is located on the east side of the street near the trestle.

The proposed third story addition fits in with the surroundings, as most residences on the same side of the street have either third story decks, high second-story ceilings, or third story living space. Therefore, with the third story addition, the structure will be comparable in height to neighboring structures. The structure shares a wall with 334 Riverview to the north. There is a three-foot setback from the neighbor to the south. The third story is designed to step in on this side resulting in a seven-foot setback from the property line, so there are no shading issues. The addition is also designed with limited or no windows on the north, south, and east elevations to protect the privacy of neighboring properties.

The third story addition requires approval of a design permit by the Planning Commission. The applicant is proposing to replace the existing horizontal siding and shingles with stone on the first story and the exterior of the two-story stairwell and stucco siding on the rest of the second story and third story. The home is not historic. The proposed addition is modest in size and blends in well to the existing home.

CEQA

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures that are less than 50 percent of the existing floor area ratio of the structure. The project involves creating 406 square feet of living space on the third story of an existing 2,140 square foot, two-story, single-family residence in the CV (Central Village) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends approval of application #17-0309 for the third story addition to the single family home based on the finding and conditions of approval.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 406 square foot third story addition to a single-family home. The total floor area of the project is 2,354 square feet. The addition does not exceed 10 percent of the existing floor area and therefore no addition parking is required. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 18th, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any

significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

6. Prior to issuance of building permit, all Planning fees associated with permit #17-0309 shall be paid in full.
7. 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.
8. 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.
9. 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).
10. 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.
11. 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.
12. 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
13. 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.
14. 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.
15. 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.

16. 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.
17. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed construction of a 406 square foot third story addition, with the conditions imposed, secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The addition would comply with all development standards of the Central Village Zoning District.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the construction of a 406 square foot 3rd story addition. The new addition will blend in seamlessly with the existing structure while maintaining the character and integrity of the Riverview Avenue neighborhood.
- C. **This project is categorically exempt under Section 15301(b) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301(e) of the CEQA Guidelines exempts small additions to existing structures. The project involves a 406 square foot 3rd story addition to an existing single-family residence. Staff has not identified any possible environmental impacts associated with the project.

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 332 Riverview Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

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

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

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically

used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

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

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

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

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

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

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

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

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

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

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

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

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

- The project is located in a residential lot.

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

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

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

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

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

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

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

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

SEC. 30222

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

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

SEC. 30223

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

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

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

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

- The proposed project complies with shoreline structure policies.

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

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

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

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

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

- The project site is located within the area of the Capitola parking permit program and has no impact on the parking permit program.

ATTACHMENTS:

1. 332 Riverview Ave Construction Cost Breakdown
2. 332 Riverview Ave Plans

Prepared By: Matt Orbach
Assistant Planner

SAMPLE CONSTRUCTION COST BREAKDOWN PER Section 17.72.070**Existing Building Costs:**

Existing residence:	¹³⁸⁷ 4,256 square feet		
	@ \$200.00/square foot	\$251,200.00	277,400 ⁰⁰
Existing garage:	⁴⁶⁸ 240 square feet		
	@ \$90/square foot	\$18,900.00	42,120 ⁰⁰
Existing deck:	⁴³⁵ 255 square feet		
	@ \$25.00/square foot	\$6,375.00	10,875
Total Existing Value:		\$276,475.00	330,395 ⁰⁰
80% of Total Existing Value		\$221,180.00	264,316

New Construction Costs:

New conditioned space:	⁴⁰⁰ 500 square feet		
	@ \$200.00/square foot	\$100,000.00	80,000 ⁰⁰
New garage:	0		
	@ \$90.00/square foot	n/a	
New deck/porch:	¹⁶⁵ 50 square feet		
	@ \$25.00/square foot	\$1,250.00	4,125 ⁰⁰

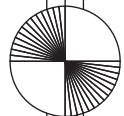
Remodel Costs: (50% of "new construction" costs)

Remodel conditioned space:	¹⁴⁰ 150 square feet		
	@ \$100.00/square foot	\$12,000.00	19,600
Remodel garage:	0		
	@ \$45.00/square foot	n/a	
Remodel deck:	0		
	@ \$12.50/square foot	n/a	

Total Construction/Remodel Cost: \$113,250.00 (41%)

103,725⁰⁰
3990

ME NDES RESIDENCE

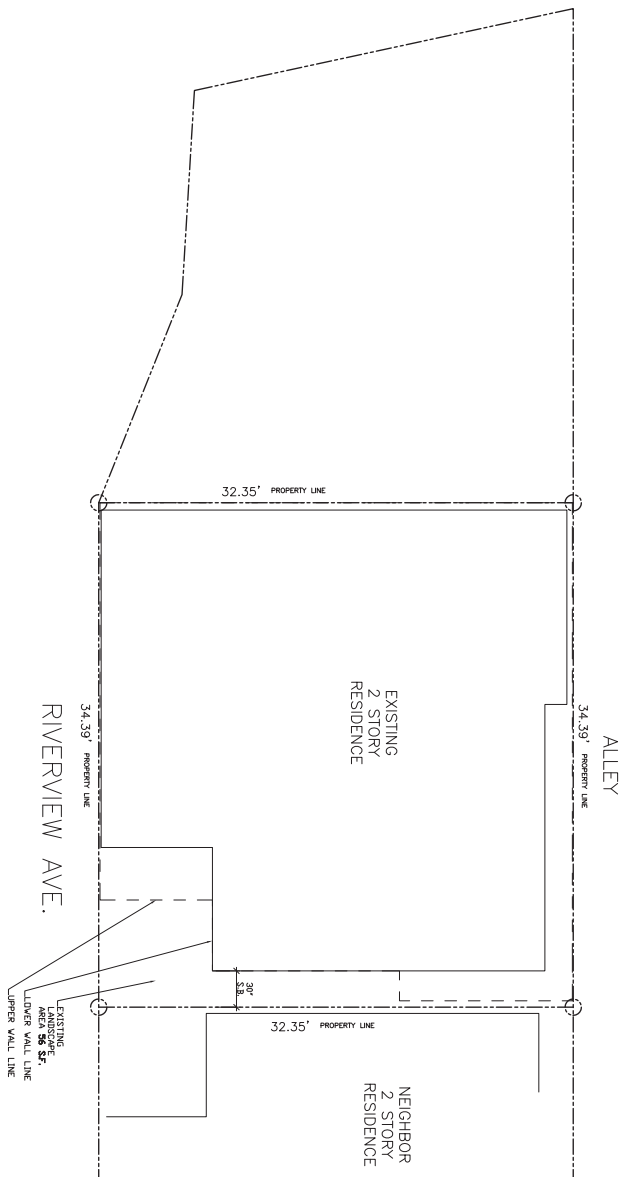


GENERAL INFORMATION:	
SITE AREA	1,113 SQ. FT.
ZONE	R-1
BUILDING	
EXISTING	435 SQ. FT.
1ST FLOOR LIVING	892 SQ. FT.
2ND FLOOR LIVING	1,332 SQ. FT.
2ND FLOOR DECK	382 SQ. FT.
2ND FLOOR (POOF) DECK	2,292 SQ. FT.
2ND FLOOR	2,674 SQ. FT.
TOTAL	2,674 SQ. FT.
2,292 + 108 =	2,400 SQ. FT.
2,400 + 108 =	2,508 SQ. FT.
TOTAL	2,508 SQ. FT.
PROPOSED	
1ST FLOOR LIVING	403 SQ. FT.
2ND FLOOR LIVING	417 SQ. FT.
2ND FLOOR DECK	1,786 SQ. FT.
2ND FLOOR (POOF) DECK	185 SQ. FT.
2ND FLOOR	2,461 SQ. FT.
TOTAL	2,461 SQ. FT.
2,461 - 150 =	2,311 SQ. FT.
TOTAL	2,311 SQ. FT.

2008 ANALYSIS
THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROPOSED PROJECT IS IN COMPLIANCE WITH THE CITY OF CAPITOLA ZONING ORDINANCES (2008) AND THE CITY OF CAPITOLA BUILDING AND FIRE DEPARTMENT (2008) OCCUPANCY CLASSIFICATION: R-3A
BUILDING CONSTRUCTION TYPE: I-A
FIRE RATING: NONREINFORCED

THE DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES IN THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY TO THE PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY TO THE PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY TO THE PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY TO THE PROJECT.

LEGEND OF SHEETS	
PAGE	TITLE
1A	COVER SHEET
2	GENERAL NOTES
3	EXISTING LAYOUT PLAN
4	PROPOSED LAYOUT PLAN
5	PROPOSED LAYOUT PLAN
6	PROPOSED LAYOUT PLAN
7	PROPOSED LAYOUT PLAN
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100	PROPOSED LAYOUT PLAN



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



REVISIONS:	BT:

OWNER:
ROBERT MENDES
332 RIVERVIEW AVE
CAPITOLA, CA 95010
408-823-7893

MENDES RESIDENCE
332 RIVERVIEW AVE.
CAPITOLA, CA 95010
APN 035-172-33

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING

712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831 476 2616 FAX: 831 476 2616
WEBSITE: www.dennitsnortondesign.com

SITE PLAN

DRAWING: GG

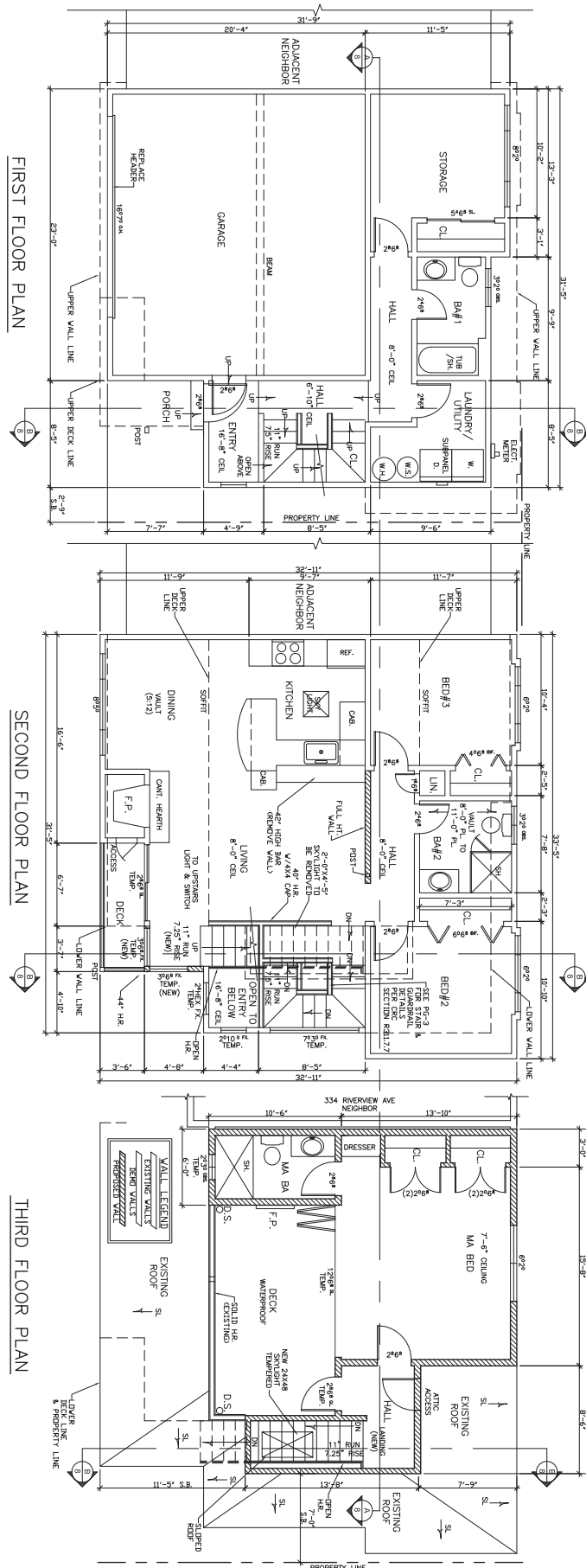
SCALE: 1/4"=1'-0"

JOB NO. 332 RIV

DATE: 02/21/17

SHEET

OF 2 SHEETS



○ FLOOR PLAN
SCALE: 1/4"=1'-0"

4

PROPOSED FLOORPLANS

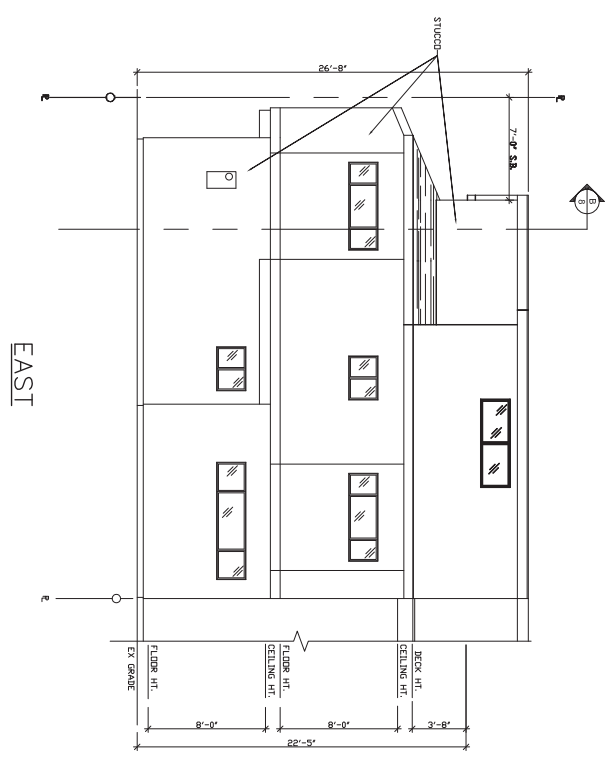
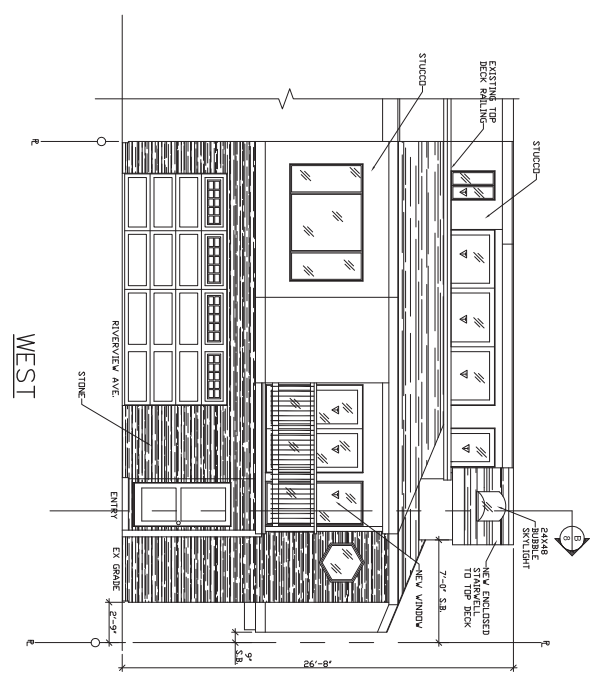
DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING

712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: (831) 476-2616 FAX: (831) 476-2616
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MENDES RESIDENCE
332 RIVERVIEW AVE.
CAPITOLA, CA 95010
APN 035-172-33

ROBERT MENDES
332 RIVERVIEW AVE.
CAPITOLA, CA 95010
(831) 476-2616

REVISIONS:



1 ELEVATIONS

REVISIONS:	BY:

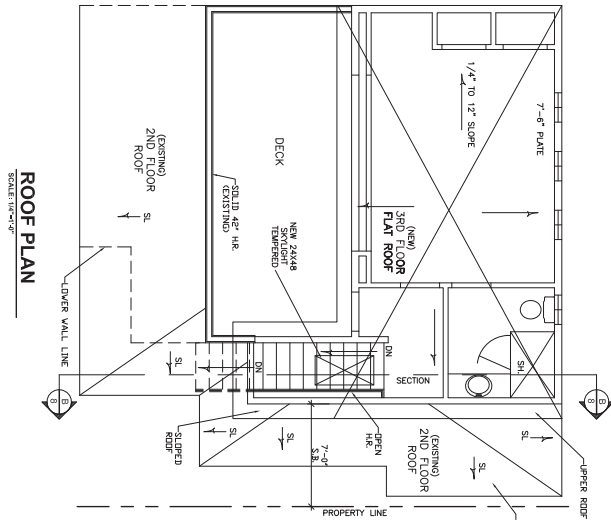
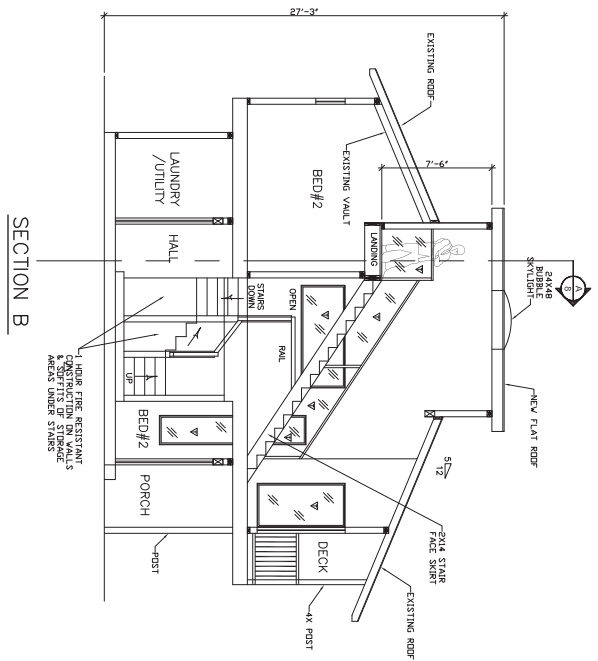
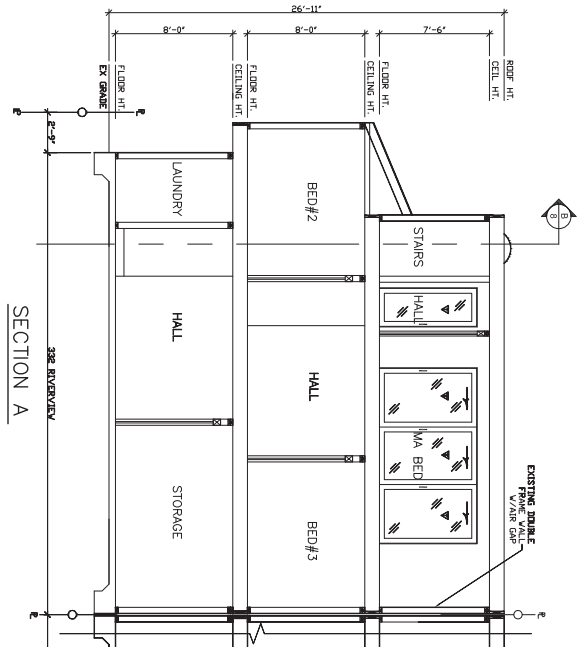
OWNER:
ROBERT MENDEZ
332 RIVERVIEW AVE
CAPITOLA, CA 95011
408-823-7891

MENDES RESIDENCE
332 RIVERVIEW AVE.
CAPITOLA, CA 95010
APN 035-172-33

ELEVATIONS

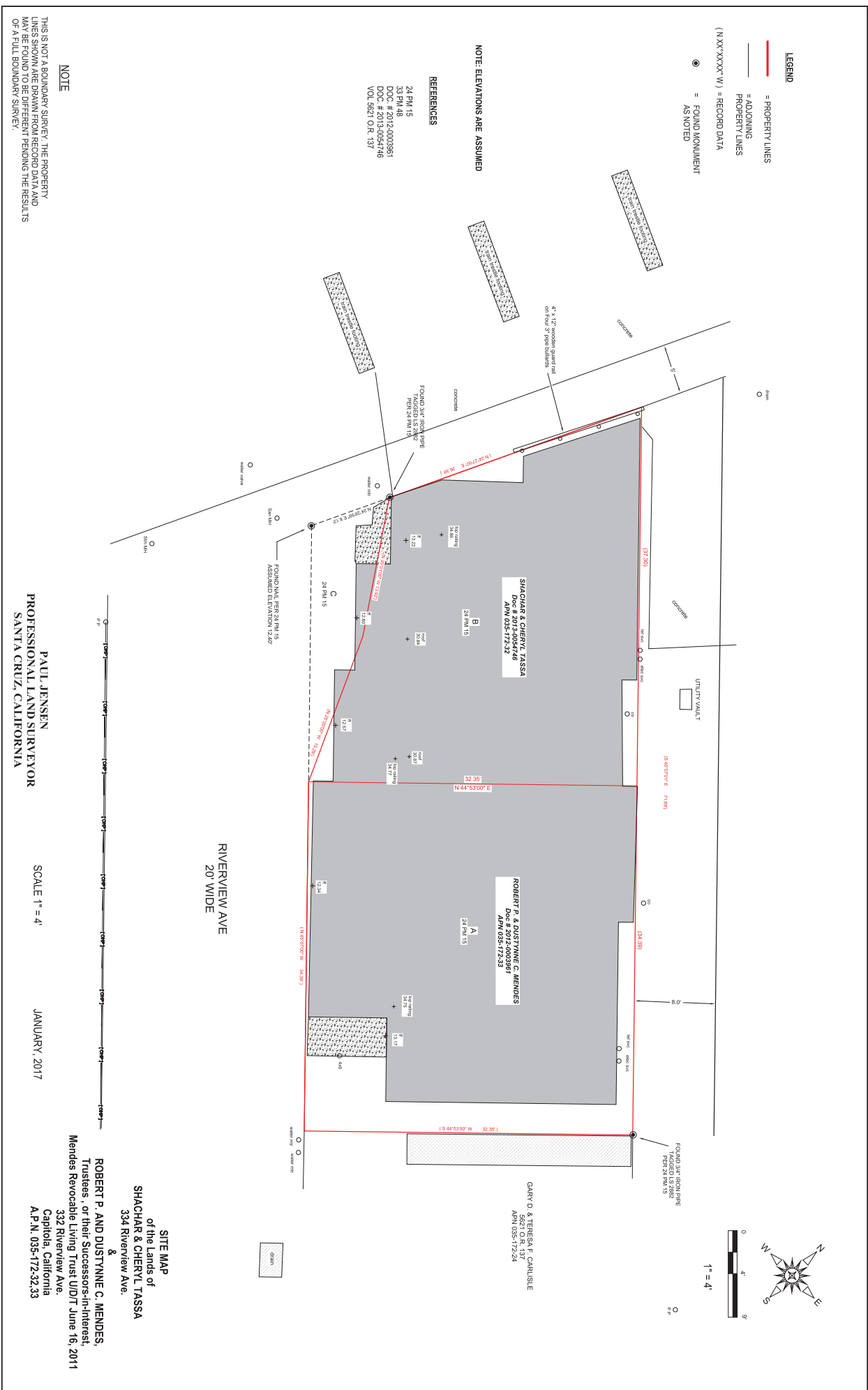
DRAWN:	GC
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JOB NO.	332 RIV
DATE:	11/09/17

SHEET
5
OF 5 SHEETS



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

<p>ROOF PLAN AND SECTIONS</p>	<p>DENNIS NORTON HOME DESIGN AND PROJECT PLANNING</p>	<p>712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010 PHONE: 831 476 2616 FAX: 831 476 2616 WEBSITE: www.dennisonnorton.com</p>	<p>MEENDES RESIDENCE 332 RIVERVIEW AVE. CAPITOLA, CA 95010 APN 035-172-33</p>	<p>ROOF PLAN 332 RIVERVIEW AVE CAPITOLA, CA 95010 08/04/17</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08/04/17</td> <td>ISSUED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	08/04/17	ISSUED FOR PERMIT
	NO.	DATE	DESCRIPTION								
1	08/04/17	ISSUED FOR PERMIT									
<p>DATE: 08/04/17</p>	<p>JOB NO. 332 RIV</p>	<p>SCALE: 1/4"=1'-0"</p>	<p>DRAWN: GG</p>	<p>SHEET: 8</p>	<p>8 OF 8 SHEETS</p>						





STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JANUARY 18, 2018
 SUBJECT: **1810 Wharf Road #17-0381 APN: 035-111-02**

Design Permit, Conditional Use Permit, and Coastal Development Permit for an addition to a historic single-family residence with a Variance to front yard setbacks for a new detached garage with accessory dwelling unit (ADU) above and additional height for recreated historic water tower located 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

Property Owner: Benjamin Strock

Representative: Benjamin Strock, filed: 6/27/16

APPLICANT PROPOSAL

The applicant is proposing an addition to the existing historic single-family home at 1810 Wharf Road in the R-1/AR (Single Family/Automatic Review) zoning district. The property is located within the environmentally sensitive lands overlay due to its proximity to the Soquel Creek riparian corridor. The 2,232 square-foot home will be increased to 2,964 square-feet. The applicant is also proposing a 614 square-foot garage with a 705 square-foot accessory dwelling above. The proposal requires a variance for height of the water tower, the front yard setback of the detached garage, and for exceeding the maximum value of a non-conforming structure.

BACKGROUND

On June 27, 2016, the owner applied for a historic determination of the property at 1810 Wharf Road. The City contracted Archives and Architecture to review the historical significance of the property. Architectural Historian, Leslie Dill, made findings that portions of the home were built as early as the 1850s and the home is likely one of the oldest structures remaining in Capitola (Attachment 2). On February 10, 2017, Ms. Dill wrote an addendum to her October 6, 2016 letter, identifying additional details of the evolution of the home and photographs of a third story on the water tower (Attachment 3).

On May 4, 2017, the applicant submitted a design permit for an addition to the single-family home. The original submittal was reviewed by Ms. Dill and numerous suggestions were made to amend the design to be more in line with the Secretary of Interior Standards. The current plans are the result of modification to incorporate Ms. Dill's recommendations. On December 11, 2017, Ms. Dill provided an updated review and made findings of compliance with the

Secretary of Interior Standards with additional conditions to retain original materials (Attachment 4).

On December 12, 2017, the application was reviewed by the Architectural and Site review committee. The following suggestions were provided to the applicant:

Local Architect, Frank Phanton: complimented the design emphasizing appreciation of reintroducing the unique water tower and keeping the majority of addition within a detached structure to preserve the integrity of the main residence.

Local Historian, Carolyn Swift: complimented the design and expressed that the work that has been done to preserve this home, likely the oldest in town, is a treasure for the City. She underscored the recommendation provided in the Archives and Architecture report that “the original siding and structure of the house be stabilized in place, rather than dismantled, salvaged, and reused” but also recognizing that certain situations require reconstruction to reframe, waterproof, and reattach/replicate.

Public Works Representative, Danielle Uharriet: informed the applicant that an engineered drainage plan is required.

Building Department Representative, Fred Cullum: informed the applicant that sprinklers would be required.

Senior Planner, Katie Herlihy: informed the applicant that two-story secondary dwelling units are not permissible under the existing code and noted that two variances were being requested within the application. The applicant was also informed that one additional parking space is required by code.

Following the Architectural and Site review meeting, the applicant updated the plans to add one more parking space. As described later in this report, staff determined that a variance is not the appropriate permit process to lift the zoning code prohibition on two-story secondary dwelling units. Consequently, this application does not include a variance request for the two-story secondary unit.

DISCUSSION

The property at 1810 Wharf Road has several unique natural attributes. The lot is relatively flat along Wharf Road where the existing home is sited. Beyond the home, the lot becomes extremely steep dropping down toward Soquel Creek. The lot is located within the Soquel Creek Riparian Corridor, an area protected from development through increased setbacks requirements. A riparian delineation was completed to ensure that the riparian corridor and the required 35 foot setback are adhered to protect the natural area.

R-1 (Single Family Residential) Zoning District

Development Standards		
Building Height	R-1 Regulation	Proposed
Main Building	25 ft. 27 ft. may be permitted by Planning Commission for buildings that use historic design elements.	31 ft. water tower 25 ft. 9 in. Main Home Request for variance.
Floor Area Ratio (FAR)		
Lot Size		13,283 sq. ft.

Maximum Floor Area Ratio		60% (Max 7,970 sq. ft.)
First Story Floor Area		1,525 sq. ft.
Second Story Floor Area		1,295 sq. ft.
Third Story Floor Area		144 sq. ft.
Detached Garage		615 sq. ft.
ADU		702 sq. ft.
TOTAL FAR		4,281 sq. ft.
Yards (setbacks are measured from the edge of the public right-of-way)		
Main Structure	R-1 Regulation	
Front Yard 1st Story	15 ft.	
Front Yard 2nd Story & Garage	20 ft.	
Side Yard 1st Story	10% lot width	7 ft. Min
Side Yard 2nd Story	15% of width	10 ft. Min
Rear Yard 1st Story	20% of lot depth	25 ft. Min
Riparian Edge	35 ft.	35 ft. Minimum
Detached Garage/ADU	Garage Standard	ADU standard
Front Yard	40 ft.	Same as primary structure.
Side Yard	3 ft.	5 ft.
Rear Yard	8 ft.	8 ft.
Parking		
	Required	Proposed
Residential greater then 4000 square feet may require additional parking at the discretion of the Planning Commission beyond the three uncovered and one covered space	4 spaces total 1 covered 3 uncovered	4 spaces total 2 covered 2 uncovered
Underground Utilities: required with 25% increase in area		Required

The historic home is "T" shaped with the rectangular front wing being the first part of the home built in the 1850s. The home had asbestos siding on the exterior that was removed during the historic evaluation to identify the original board and batten siding. The two-story base of a previous water tower structure is attached to the northeast corner of the home. The roof is cross-gabled. The architectural historian noted that the home currently is a complex design due to its many small alterations over the years including a one-story rear wing that enclosed former recessed porch, a covered front stoop, and multiple exterior staircases. The home sits on sloped land with the front of the home on wood plates and the rear is set on a pony wall above a crawlspace. The parcel drops off steeply behind the home extending to the creek.

Prior to designing the addition, the owner applied for a third party technical review of the home's historic significance and requested the review identify the character defining historic features that should be preserved and the appropriate location for an addition. The architectural historian produced an in-depth analysis of the existing conditions of the home, a list of character

defining features to be preserved/restored, and guidance on elements that would be acceptable as additions (Attachment 3). Of exceptional note regarding this application is the historian's guidance that a detached garage or outbuilding to the northeast of the water tower would be an acceptable area for expansion and that a single or two-story addition that would wrap the existing wings of the home would be unacceptable. The application includes a two-story detached garage with a secondary dwelling unit above.

Design Permit and Historic Review

The original May 4th plans were reviewed by the City's contracted Architectural Historian, Leslie Dill. Ms. Dill made numerous suggestions to the original design. The applicant modified the plans in draft form and requested a meeting with the Architectural Historian for guidance on the draft concept. The current submittal is the outcome of the multiple reviews. On December 11, 2017, Ms. Dill provided an updated review and made findings of compliance with the Secretary of Interior Standards. Included in the report is a recommendation that the original siding and structure of the house be stabilized in place, rather than dismantled, salvaged, and reused (Attachment 4).

The final design preserves the cross-gabled roof design, the massing of the original T-shaped main structure, and reintroduces the water tower. The character defining gable ends, trim, and dormers will be preserved in place. The unique stepped windows will also be preserved. The new addition is proposed on the rear of the structure and within a new detached structure.

The rear elevation of the historic structure faces Soquel Creek and can be seen from different vantage points on the east side of the creek. Through photo documentation, it is apparent that the rear façade has been modified extensively over the years. The new addition will be located on the rear of the home tucked below the main roofline and extremities of the north and south wings in an effort to maintain the perception of the historic structure from the street. The roof design on the rear of the home will be modified to incorporate a two-story addition. New windows and doors are proposed throughout the rear addition while maintaining two original windows in the second story of the water tower. The windows throughout the new addition have been designed to include similar trim and compatible dimensions to the original windows. The third story of the water tower will introduce wood lap siding. Also, to differentiate existing from new, the detached garage will incorporate fiber cement board and batten cut on diagonal with larger board width.

The one item the Architectural Historian suggested to be changed is the exterior siding preservation plan. Sheet A3.3, includes notes that the existing boards will be removed and carefully stored to be reused after the building has been sheared and waterproofed with priority given to the area visible from the public street. New siding and battens would be milled to the exact dimensions and used only where existing siding is insufficient to cover an area. The Architectural Historian would prefer that the siding be stabilized in place rather than disassembled. The Planning Commission has the discretion in issuing the design permit to require the recommended historic preservation of stabilizing the structure in place or may allow the applicant to disassemble and reassemble the building as proposed. Staff will request direction from the Planning Commission during the hearing on the preservation method.

Non-conforming Structure

Variance

The application includes three variance requests, one for the height of the water tower at 31 feet, the second for the front setback of the detached garage, and a third for exceeding the 80 percent maximum valuation for a non-conforming structure.

Height of Water Tower

Local Historian, Carolyn Swift, provided the applicant with photo documentation of the historic home including with the original water tower. The home designer reincorporated the element into the project in the exact location in an attempt to reintroduce a historic element that had been lost. The height of the water tower was based on the photo documentation relative to the existing structure. The water tower exceeds the zone height of 25 feet by 6 feet.

Setbacks for Detached Garage

A detached garage has a required front setback of 40 feet. The proposed detached garage is located 18 feet from the property line on the first story and 15 feet on the second story. The applicant is seeking a variance to the setback requirement due to the steep slope at the rear of the lot and to maintain the view corridor for the neighboring property to the north.

Non-conforming Calculation

The historic structure does not comply with the second story front yard setback regulations of the zoning code; and therefore, is a non-conforming structure. Pursuant to code section 17.72.070, an existing non-complying structure that will be improved beyond 80% of the present fair market value of the structure, may not be made unless the structure is brought into compliance with the current zoning regulations. The new addition will exceed the 80% and therefore requires a variance to the 80% maximum.

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

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

Staff finds that the following special circumstances are applicable to the subject property:

- A. Height of water tower. The application reintroduces a water tower that had historically been on the site at approximately the same height as proposed. Re-introducing elements that have been lost is consistent with historic preservation practices outlined in the Secretary of Interior Standards. To accurately preserve the site the water tower should be in the same location at approximately the same height. The zoning code allows additional height, up to 27 feet, for buildings that use historic design elements. The water tower extends beyond the 27 feet limit, and therefore requires a variance. Allowing additional height for the historic feature would be in keeping with the City's historic preservation goals and consistent with past practice. Allowing the additional height would not be the grant of special privilege due to the unique history of the site having a water tower. An example of a similar allowance is the Lent house at 1570 Prospect Avenue.
- B. Front Yard Setback. The lot is exceptionally steep on the portion of the lot that extends from the rear of the existing home down to Soquel Creek. The detached garage has been designed to incorporate two covered spaces in tandem configuration. The garage is 44 feet in depth. At the advice of the Architectural

Historian, the plans include a detached garage rather than an attached garage to preserve the form of the historic home as viewed from the street. In doing so, the only reasonable location for the garage is along the north property line. The unique circumstances include the steep slope at the rear of the lot and the preservation of the historic structure. A variance for a front yard setback requirement would not constitute a grant of special privilege as other properties along Wharf Road encroach into the front yard setback due to the steepness of the rear yards. When considering building placement, the designer set the home closer to road in an effort to maintain the neighbor's view from their second story window.

- C. Non-conforming Structure. The special circumstances related to the non-conforming structure is that it is a historic structure that is in its original location. To bring the structure into conformity the home would have to be moved back a foot. To do so would reorient the structure on the site and would be contrary to the Secretary of Interior Standards for rehabilitation. To allow the structure to stay within its current location would not constitute a grant of special privilege inconsistent with other properties in the area. Historic preservation is a priority within the City of Capitola. Goal LU-2 of the Capitola General Plan states “*Preserve historic and cultural resources in Capitola.*” The General Plan includes the following policy statements in support of the variance for the historic cottage and applications of the Secretary of Interior's Standards:

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

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

Secondary Dwelling Unit

The application includes a 702 square-foot secondary dwelling unit above the garage. Two-story secondary dwelling units are expressly prohibited under the current zoning code (§17.99.040 and §17.00.060(5)). The applicant initially proposed a variance to allow the proposed two-story, detached second unit; however, staff determined that a variance is not an appropriate mechanism to lift a clear prohibition which was adopted by the City Council through the legislative process. The proper procedure to remove such a prohibition would be a zoning code amendment reviewed by the Planning Commission and approved by the City Council.

Although the current code clearly prohibits two-story secondary dwelling units, recent changes in state law (Senate Bill 1069 and Assembly Bill 2299) require local agencies to relax development standards to facilitate development of accessory (secondary) dwelling units. The City has proposed several changes to its secondary dwelling unit regulations to comply with new state laws through the zoning code update process, including an allowance for second-story units.

Proposed changes to secondary dwelling unit regulations cannot be applied until the zoning code update is adopted; however, the Planning Commission could allow the proposed two-story secondary dwelling unit if they find that the City's current regulations are overly restrictive and therefore inconsistent with state law.

Alternatively, the Planning Commission could approve a modified project without the proposed secondary dwelling unit. Under this approach, the applicant could apply for a conditional use permit and design permit to allow the secondary dwelling unit once the zoning code update is

adopted and subsequently certified by the California Coastal Commission.

CEQA

Section 15301 of the CEQA Guidelines exempts minor alterations to existing structures when the addition to the existing structure is less than 50 percent of the floor area of the existing home. This project involves an addition to a Historic Property. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application and **approve** project application #17-0381 based on the findings and conditions.

CONDITIONS OF APPROVAL

1. The project approval consists of rehabilitation of a 2,232 square-foot home with a 732 square foot addition. The project also includes a 614 square-foot garage with a 705 square-foot accessory dwelling above. The maximum Floor Area Ratio for the 13,283 square foot property is 60% (7,910 square feet). The total FAR of the project is 31% with a total of 4,138 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 18, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a 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 #17-0381 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.

20. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The integrity of the historic resource will be maintained within the proposed design. A variance has been granted to preserve reintroduce the original water tower and separate the garage from the historic structure.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. The new addition will not overwhelm the historic structure. The design does not compromise the integrity of the historic resource. The application will maintain the character and integrity of the neighborhood reinforcing the development pattern of homes being located close to the street and large setbacks from the creek.

C. This project is categorically exempt under Section 15331 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. The project is consistent with the Secretary of the Interior's Standards and therefore qualifies for the CEQA exemption.

D. Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, exist on the site and the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;

The special circumstances applicable to the property is that the subject property is a historic site, with a very steep grade on the rear 2/3 of the lot extending down to the Soquel Creek. Multiple properties along Wharf Road extend into the front yard setbacks due to steepness of the lots.

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

Multiple properties along Wharf Road extend into the front yard setbacks due to steepness of the lots.

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 1810 Wharf Road. The rear property line is located along the Soquel Creek. 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);

- There is not historic public use on the property.

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

- The proposed project is located on private property on 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.

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

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

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

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

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

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

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

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

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

- The project is adequately setback from the edge of the riparian corridor.

b. Topographic constraints of the development site;

- The project is located on the flat portion of the lot. The steep slope on the rear of the lot will not be built upon.

c. Recreational needs of the public;

- Public recreation is not impacted by the project.

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 singlefamily 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 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;

- 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;

- 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:

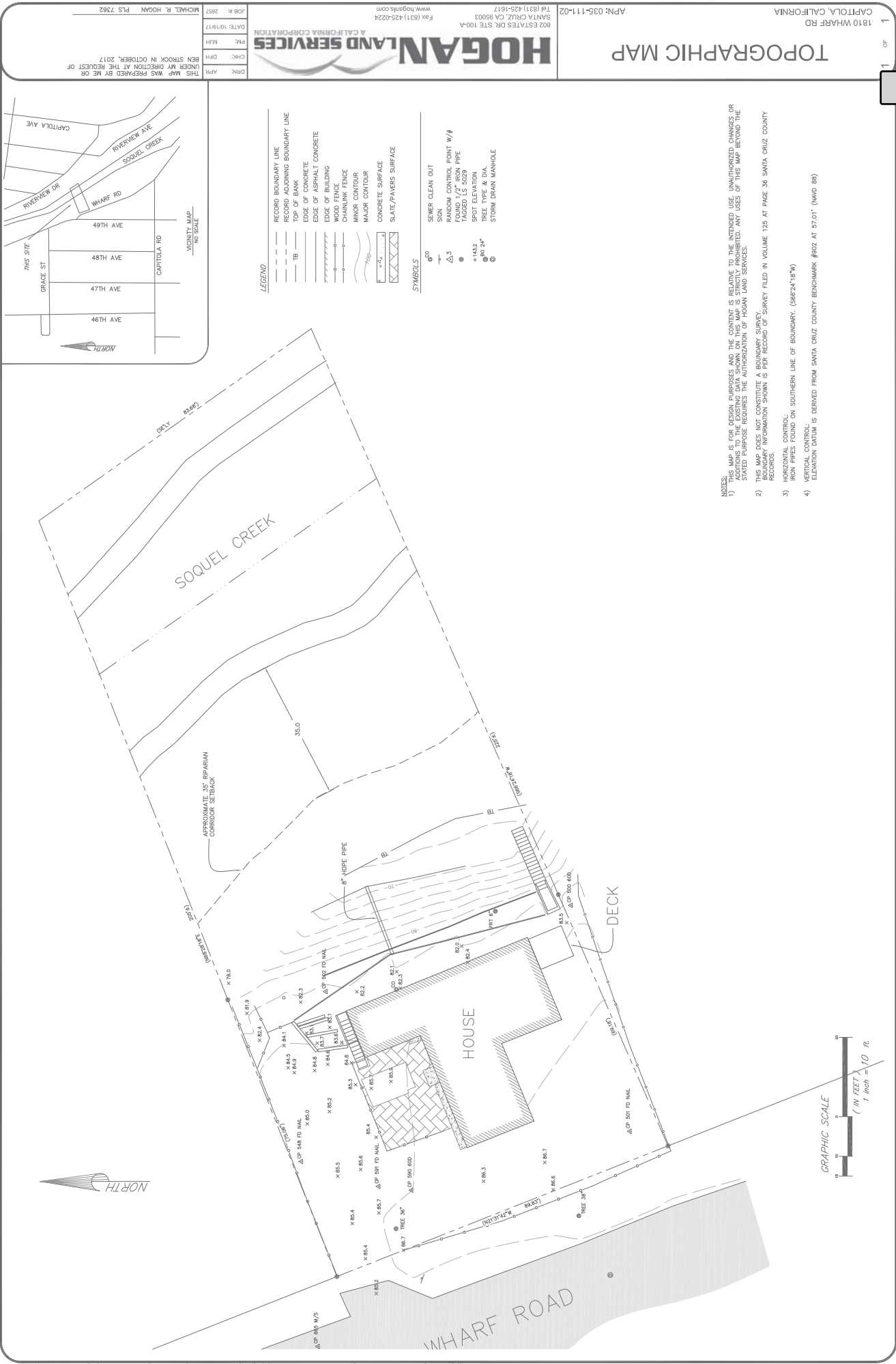
- The project site is not located within the area of the Capitola parking permit program.

ATTACHMENTS:

1. 1810 Wharf Road Plans
2. 1810 Wharf Rd Historic Evaluation
3. 1810 Wharf Rd Historic Evaluation Addendum
4. 1810 Wharf Rd Secretary of Interior Standards Review
5. 1810 Wharf Nonconforming Valuation

Prepared By: Katie Herlihy
Senior Planner

[illegible][illegible][illegible][illegible][illegible]







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

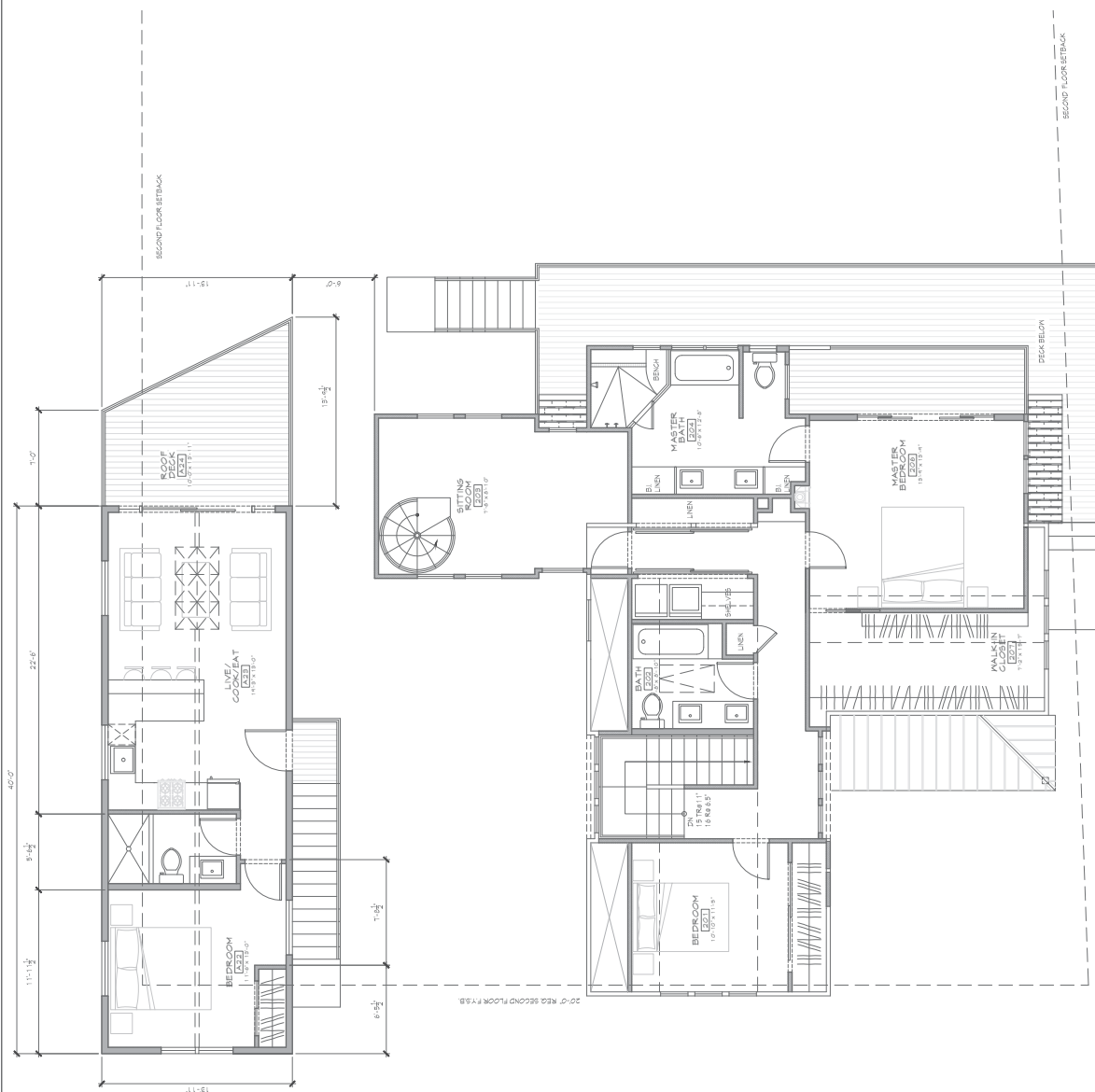
NEW 2x4 STUD WALL
NEW 2x6 STUD WALL
EXISTING WALLS TO BE
EXISTING WALLS TO BE

NEW 2x4 STUD WALL
NEW 2x6 STUD WALL
EXISTING WALLS TO BE
EXISTING WALLS TO BE

A. m. 1

STROCK RESIDENCE
1810 WHARF ROAD
CAPITOLA, CA 95010

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1515 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA
(831) 426-8400 PHONE (831) 426-8446 FAX



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



NEW 2x4 STUD WALL
NEW 2x6 STUD WALL
EXISTING WALLS TO BE
EXISTING WALLS TO REMAIN

A3.2

035-1111-02	ISSUE DESCRIPTION
	SCHEMATZ-1833XN
	FEBRUARY 01, 2017
	DESIGN IN DEVELOPMENT
	SEP. 25, 2017
	PLANNING/INITIAL
	SEP. 27, 2017
	DESIGN IN DEVELOPMENT
	REVIEWING
	NOV. 9, 2017
	ARC COMMENTS
	NOV. 30, 2017
	ARC COMMENTS
	JAN. 10, 2016
	ARC COMMENTS

STROCK RESIDENCE
1810 WHARF ROAD
CAPITOLA, CA 95010

DVRD^{INC.}
DOUG VAN ALSTINE
PRESIDENT

200 CLEVELAND
ALL RIGHTS RESERVED

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1515 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA
(831) 426-8400 PHONE (831) 426-8446 FAX



5.B.1

SCHEMATIC DESIGN
FEBRUARY 01, 2017
DESIGN DEVELOPMENT
SEPT. 25, 2017
PLANNING SUBMITTAL
SEPT. 27, 2017

STROCK RESIDENCE
1810 WHARF ROAD
CAPITOLA, CA 95010



NOTES:

GENERAL

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT DOCUMENTS, APPLICABLE REQUIREMENTS OF THE 2015 EDITION OF THE CALIFORNIA BUILDING CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE PROJECT DOCUMENTS WITH CONDITIONS AT THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES THAT MAY ARISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES THAT MAY ARISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES THAT MAY ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY SAFETY MEASURES IN ACCORDANCE TO ALL STATE AND LOCAL SAFETY ORDINANCES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE OF REQUIRED INSPECTIONS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE OF REQUIRED INSPECTIONS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE OF REQUIRED INSPECTIONS.
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FOUNDATIONS

- WHERE PRACTICAL, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE FOOTINGS. NO MATERIAL SHALL BE EXCAVATED UNNECESSARILY.
- ALL EXCAVATION PROPOSED BEING MADE IN CONNECTION WITH THE DEVELOPMENT OF FOUNDATIONS SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.
- FOOTINGS AND SLABS SHALL BEAR ON FIRM UNDISTURBED SOIL OR ON ENGINEERED FILL HAVING A MINIMUM RELATIVE COMPACTION OF 90 PERCENT BASED UPON ASTM D1557 LABORATORY COMPACTION TEST PROCEDURE. EXCAVATION AND GRADING SHALL CONFORM TO THE PROJECT GEOTECH REPORT.
- ALL FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, HMO, KASHNER & ASSOC., INC., PROJECT NO. SETTING, DATED APRIL 4, 2007.
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CONCRETE

- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. USE A MINIMUM OF 5/8" SACKS OF TYPE II PORTLAND CEMENT PER CUBIC YARD OF CONCRETE. MAXIMUM SLUMP = 4 INCHES.
- CONCRETE SHALL BE REINFORCED WITH #4 BARS.
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REINFORCING STEEL

- REINFORCING STEEL SHALL CONFORM TO ASTM DESIGNATION A-615, NUMBER 2 & 3 SHALL BE GRADE 40.
- ALL REINFORCING STEEL SHALL BE CONTINUOUS. STAGGER SPACES IN ADJACENT BARS. LAP SPACES SHALL BE PER ACI 308-7-1. MINIMUM LAP SPACES SHALL BE 3'-0" MIN.
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SPECIAL INSPECTIONS

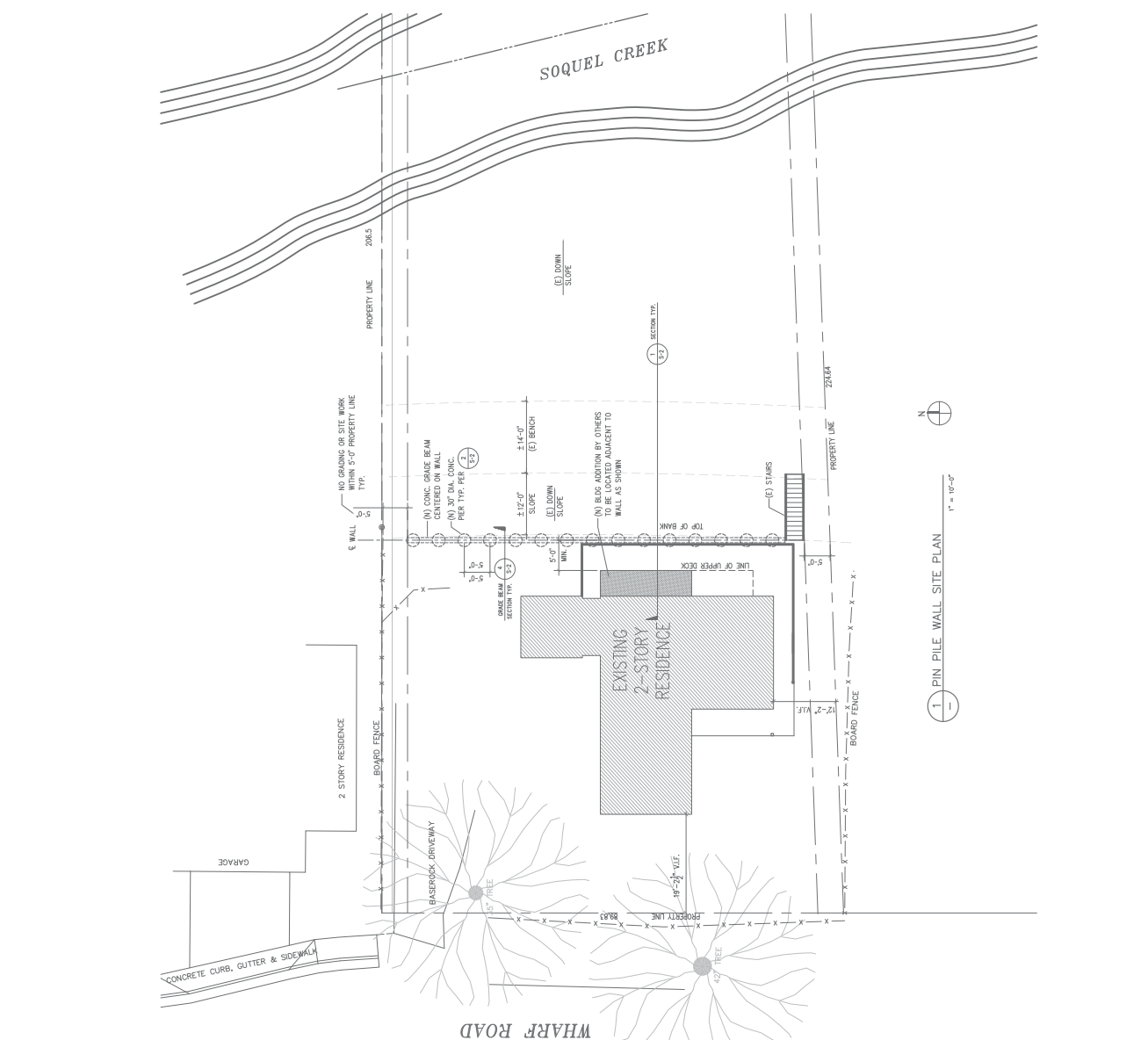
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SPECIAL INSPECTIONS TO THE ARCHITECT/ENGINEER, OWNER, CONTRACTOR AND BUILDING OFFICIAL:
- PROVIDE CONTINUOUS (WHERE REQUIRED) & PERIODIC (WHERE ALLOWED) SPECIAL INSPECTIONS OF THE FOLLOWING ITEMS:
 - DRILLED PIER CONSTRUCTION
 - SUBMIT WRITTEN REPORTS OF SPECIAL INSPECTIONS TO THE ARCHITECT/ENGINEER, OWNER, CONTRACTOR AND BUILDING OFFICIAL.
 - AGENCY/INSPECTOR SHALL BE APPROVED BY THE BUILDING DEPARTMENT.

STRUCTURAL OBSERVATIONS

- THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO OBSERVE THE CONSTRUCTION OF THE FOUNDATIONS. THE OBSERVER SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO OBSERVE THE CONSTRUCTION OF THE FOUNDATIONS.
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GRADING & EXCAVATION

- WHERE PRACTICAL, FOUNDATION EXCAVATION SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE FOOTING DETAILS. NO MATERIAL SHALL BE UNNECESSARILY EXCAVATED.
- ALL EXCAVATION SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.
- THE GEOTECHNICAL ENGINEER SHALL REVIEW THE FOUNDATION DESIGN DOCUMENTS FOR CONFORMANCE TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE. THE GEOTECHNICAL ENGINEER SHALL REVIEW THE FOUNDATION DESIGN DOCUMENTS FOR CONFORMANCE TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.
- THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER 4 DAYS IN ADVANCE OF EXCAVATIONS. THE GEOTECHNICAL ENGINEER SHALL INSPECT PIER EXCAVATION, DETERMINE DEPTH OF ALL DRILLED PIERS, AND PROVIDE WRITTEN DOCUMENTATION OF ALL REQUIRED INSPECTIONS TO THE BUILDING DEPARTMENT.
- ALL PIER SHALL BE FILL WITHIN 12" OF THE TOP OF THE PIER. THE FILL SHALL BE COMPACTED TO THE LATEST CALTRANS STANDARDS.
- AGGREGATE BASE ROCK SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION. RELATIVE COMPACTION SHALL BE DETERMINED BY THE METHOD OF THE CALIFORNIA BUILDING CODE.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS NOT COVERED BY THE PLANS AND SPECIFICATIONS ARE ENCOUNTERED DURING EXCAVATION OPERATION, THE ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE IMMEDIATELY CONTACTED FOR ADVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY NOTIFYING THE ENGINEER AND THE GEOTECHNICAL ENGINEER UPON DISCOVERY OF ANY FIELD DISCREPANCY.



WAKABAY
COMMERCIAL & RESIDENTIAL STRUCTURES
1885 S. CAMPBELL AVE. SUITE A
CAMPBELL, CA 95008
P. 408.374.6649 • F. 408.374.5791
WWW.WAKABAY.COM

Specialized design and construction services for commercial and residential structures. We are a full-service architectural and engineering firm with over 20 years of experience. Our services include: architectural design, structural engineering, geotechnical engineering, and construction management. We are a member of the American Institute of Architects (AIA) and the California Institute of Architects (CICA).

CLIENT
BEN STROCK
251-A CENTER AVE
ATYON, CA 95013

PROJECT
THE STROCK RESIDENCE
1810 WILMART RD
CANTON, CA 95001

STAMP
NOTED
REGISTERED PROFESSIONAL ENGINEER
No. S 51800
Exp. 6/30/2024
UNIVERSITY OF CALIFORNIA

SHEET
SITE PLAN

DATE: 09-27-23
SCALE: AS NOTED
DRAW: BD
DESIGN: BD
CHECK: JTD
JOB NO.: JE-0787

REVISIONS

NO.	DESCRIPTION

BY

NO.	DATE	BY

SHEET: S-1

Structural steel and other details contained herein are the property of JAKABY ARCHITECTS and shall remain confidential. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JAKABY ARCHITECTS.

CLIENT
BEN STROCK
251-A CENTER AVE.
ARTIST, CA 95033

PROJECT
**THE STROCK
RESIDENCE**

1810 MIAMI RD
CANTOIA, CA 95010

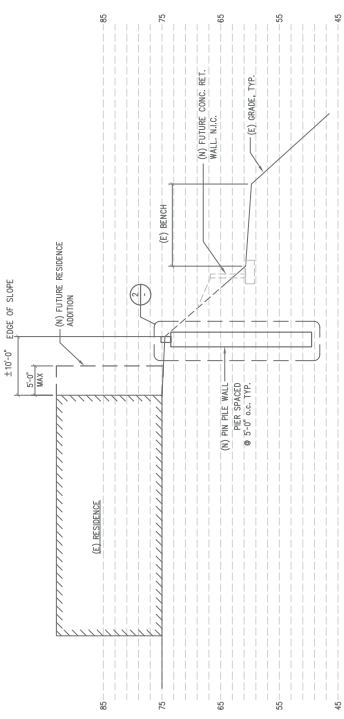
STAMP
NOTED
REGISTERED PROFESSIONAL ENGINEER
No. S 51467
Exp. 6/30/19
JAKABY ARCHITECTS
STRUCTURAL ENGINEERING

SHEET
**SECTION &
DETAILS**

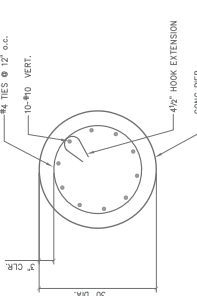
DATE: 09-27-17
SCALE: AS NOTED
DRAW: BD
DESIGN: BD
CHECK: JTL
JOB No.: JE-0787

REVISIONS	BY

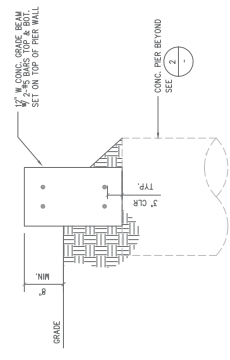
SHEET: **S-2**



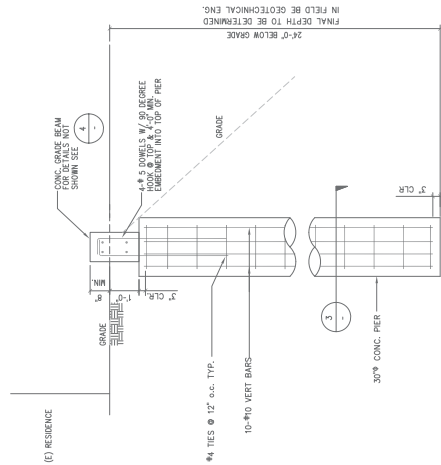
1 SECTION
1" = 1'-0"



3 PIER SECTION
1" = 1'-0"



4 GRADE BEAM SECTION
1" = 1'-0"



2 PIER ELEVATION
1/2" = 1'-0"

CONCRETE STRENGTH	TOP OTHER BARS	OTHER BARS	TOP OTHER BARS
#3	3'-11"	2'-5"	2'-10"
#4	4'-11"	3'-9"	2'-10"
#5	5'-2"	3'-10"	4'-9"
#6	6'-0"	4'-10"	5'-2"
#7	6'-10"	5'-2"	6'-2"
#8	10'-3"	6'-3"	9'-4"
#9	11'-2"	8'-7"	10'-2"
#10	12'-4"	9'-7"	11'-5"
#11	13'-9"	10'-7"	12'-6"

LAP SCHEDULE

OFFSET

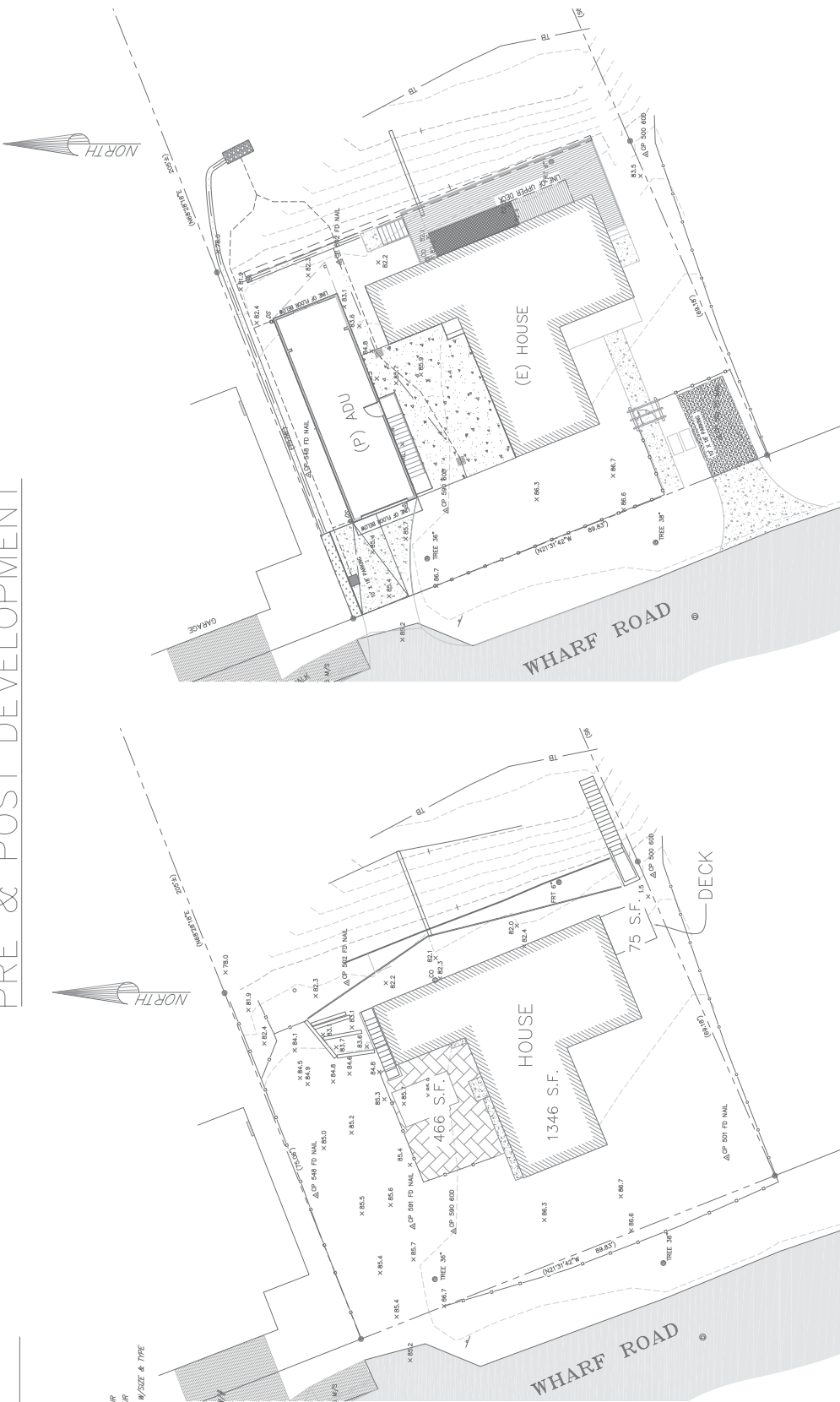
- NOTES:**
1. LENGTHS INDICATED OTHERWISE, USE THE "OTHER BARS" LAP SPICE
 2. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE
 3. SPICES OF HORIZONTAL REINFORCEMENT IN WALLS SHALL BE STAGGERED.
 4. SPICES IN WALLS CONTAINING TWO CURTAINS OF REINFORCEMENT SHALL NOT OCCUR IN THE SAME LOCATION.
 5. BARS SHALL HAVE CLEAR SPACING GREATER THAN 2 x BAR DIAMETER OR 1 1/2" MINIMUM, WHICHEVER IS GREATER.
 6. LAPS SHALL BE STAGGERED SUCH THAT ONE HALF OR LESS OF THE TOTAL REINFORCING BARS ARE SPICED AT ANY ONE LOCATION.

5 REBAR OFFSET AND LAP SPICE
N.T.S.

DIAMETER OF BENDS		STANDARD HOOK LENGTHS	
D1	1 1/2" FOR #3 BARS 2" FOR #4 BARS 2 1/2" FOR #5 BARS	BAR SIZE	MAIN REIN. SHIP & W 1000
			9" 10" 11" 12" 13" 14" 15"
D2	6d FOR #3 THRU #6 BARS	#3	6" 4" 3" 4 1/2"
		#4	8" 4" 4" 4" 6"
		#5	9" 4" 4 1/2" 5" 7 1/2"
		#6	11 1/2" 5 1/2" 11 1/2" 10"
"D1" - FOR TIEBARS, TIES AND OPENINGS			
"D2" - FOR ALL OTHERS.			

PRE & POST DEVELOPMENT

- LEGEND
- RECORD BOUNDARY LINE
 - FLOW LINE
 - WOOD FENCE
 - WIRE FENCE
 - EXISTING MAJOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - (C) CULVERT/STORMWATER W/ SIZE & TYPE
 - (P) PERVIOUS PAVEMENT
 - (P) CONCRETE SURFACE
 - (P) DECK
 - RANDOM CONTROL POINT
 - SPOT ELEVATION
 - TREE TYPE & DIA.



SURFACING SUMMARY

TYPE	TOTAL AREA (S.F.)
EXISTING HOUSE	1346
EXISTING MAJORS	466
EXISTING DECK	75

IMPERVIOUS SURFACE SUMMARY

TYPE	EXISTING IMPERVIOUS AREA	NEW IMPERVIOUS IMPERVIOUS AREA	NEW/REPLACED IMPERVIOUS AREA
HOUSE	1346	89	1435
ADU	0	705	705
DECK	0	75	75
IMPERVIOUS AREAS	466	784	3242

NOTE: AREAS ARE NOT INCLUDED ON IMPERVIOUS SURFACES
- HALF CREDIT FOR PERVIOUS PAVEMENT

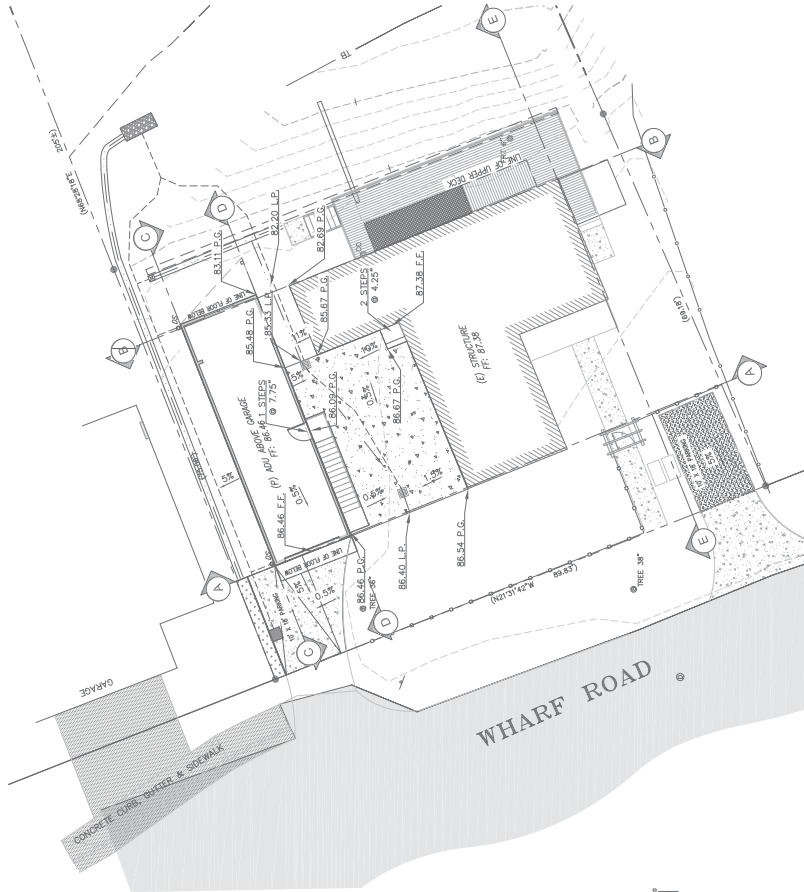
SURFACING SUMMARY

TYPE	TOTAL AREA (S.F.)
NEW ADU MAJOR CHANGE	705
NEW HOUSE ADDITION	89
CONCRETE DRIVEWAY	258
PAVEMENT/CONCRETE PAVEMENT	754
PERVIOUS PAVEMENT DRIVEWAY	180
NEW DECK	306

POST-DEVELOPMENT SITE PLAN
SCALE 1" = 10'

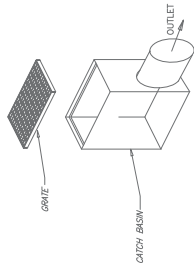
GRADING & DRAINAGE PLAN

- LEGEND**
- PROPOSED BOUNDARY LINE
 - FLARELINE
 - WIRE FENCE
 - EXISTING MAJOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - (P) PERVIOUS FINISH
 - (P) CONCRETE SURFACE
 - (P) DECK
 - ROCK FINISH
 - LANDSCAPE AREA SLO
 - PROPOSED DOWNSPOUT LOCATION
 - FIRE HYDRANT
 - WELL



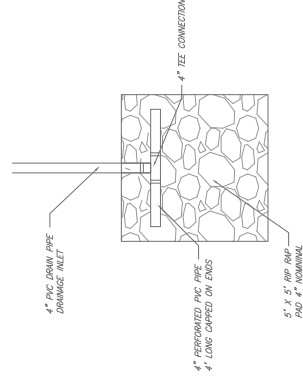
CONSTRUCTION DETAILS

THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF
 CHKS GTF
 DATE: 10-17-17
 PRELIMINARY
 HOGAN LAND SERVICES
 A CALIFORNIA CORPORATION
 TEL (831) 425-1617
 FAX (831) 425-0224
 JOB #: 2857
 COEFF. FLUSSNER R.C.E. R2889

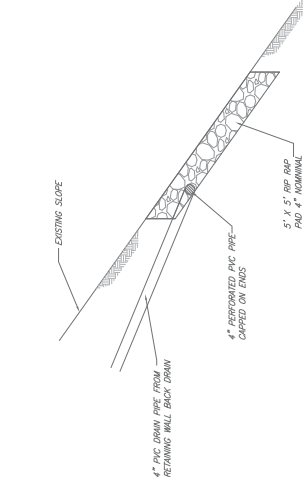


1. INLET SIZE SHOWN ON PLAN. USE TRAFFIC-RAISED INLETS WHERE INDICATED.
2. INLET SETTING SHALL BE 1" ABOVE FINISH GRADE.
3. 18" DIA. INLET IS JENSEN PRECAST MANHOLE OR EQUIVALENT.
4. EACH INLET IS JENSEN PRECAST MANHOLE OR EQUIVALENT.
5. INLET SHALL BE SET AS DIRECTED ON JENSEN CONTROL SHEET DURING CONSTRUCTION.

4 STORM DRAIN INLET N.T.S.

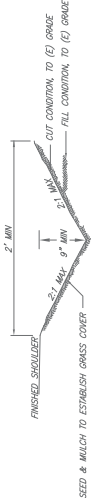


PLAN VIEW

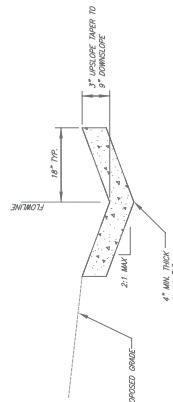


SECTION VIEW

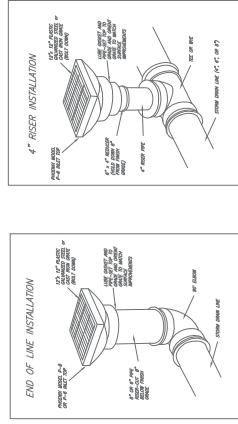
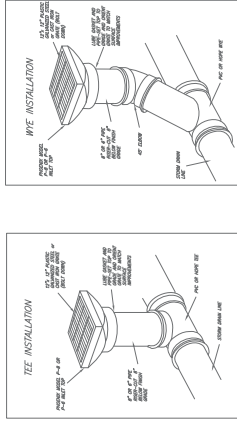
5 ENERGY DISSIPATOR N.T.S.



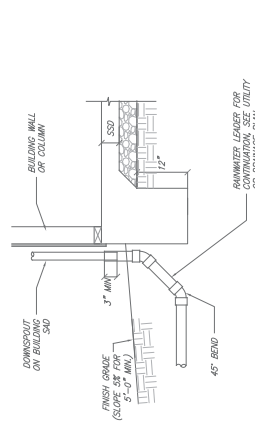
1 VEGETATED SWALE N.T.S.



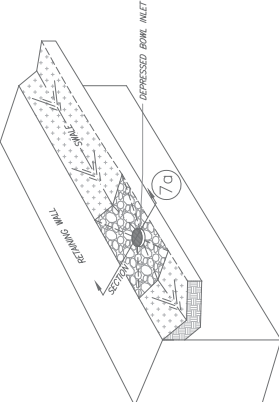
2 CONCRETE V-DITCH N.T.S.



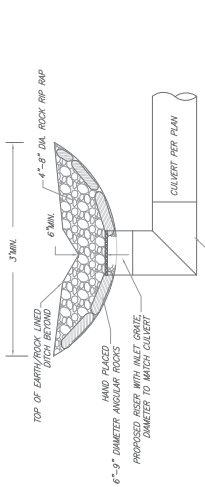
3 AREA DRAIN DETAIL N.T.S.



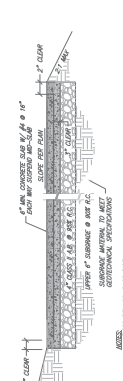
6 DOWNSPOUT CONNECTION TO S.D. N.T.S.



7 PROPOSED BOWL INLET N.T.S.



7a SECTION AT BOWL INLET N.T.S.



8 CONCRETE DRIVEWAY N.T.S.

CONSTRUCTION DETAILS

5.B.1

Attachment: 1810 Wharf Road Plans (1810 Wharf Road)

STORMWATER POLLUTION CONTROL PLAN

SITE HOUSEKEEPING REQUIREMENTS

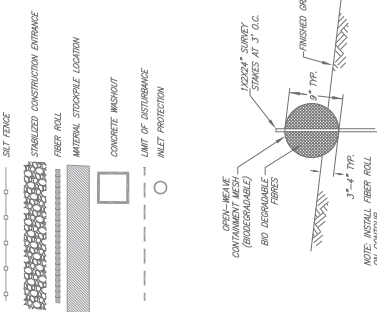
1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY USED SHALL BE COVERED AND REMOVED. (2'-MIN. STOCK, HORIZONTAL LIME, ETC.) SHALL BE COVERED AND REMOVED.
2. ALL CHEMICALS SHALL BE STORED IN UNLabeled CONTAINERS (WITH IDENTIFICATION LABELS) AND SHALL BE COVERED AND REMOVED.
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. MATERIALS SHALL BE COVERED WITH TARP OR PLASTIC.
4. ALL MATERIALS SHALL BE COVERED WITH TARP OR PLASTIC.
5. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE IMPACTS OF LOOSE CONSTRUCTION MATERIALS SHALL BE MAINTAINED.

1. MATERIALS SHALL BE STORED IN UNLabeled CONTAINERS (WITH IDENTIFICATION LABELS) AND SHALL BE COVERED AND REMOVED.
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5. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE IMPACTS OF LOOSE CONSTRUCTION MATERIALS SHALL BE MAINTAINED.

EROSION CONTROL LEGEND



FIBER ROLL BARRIER

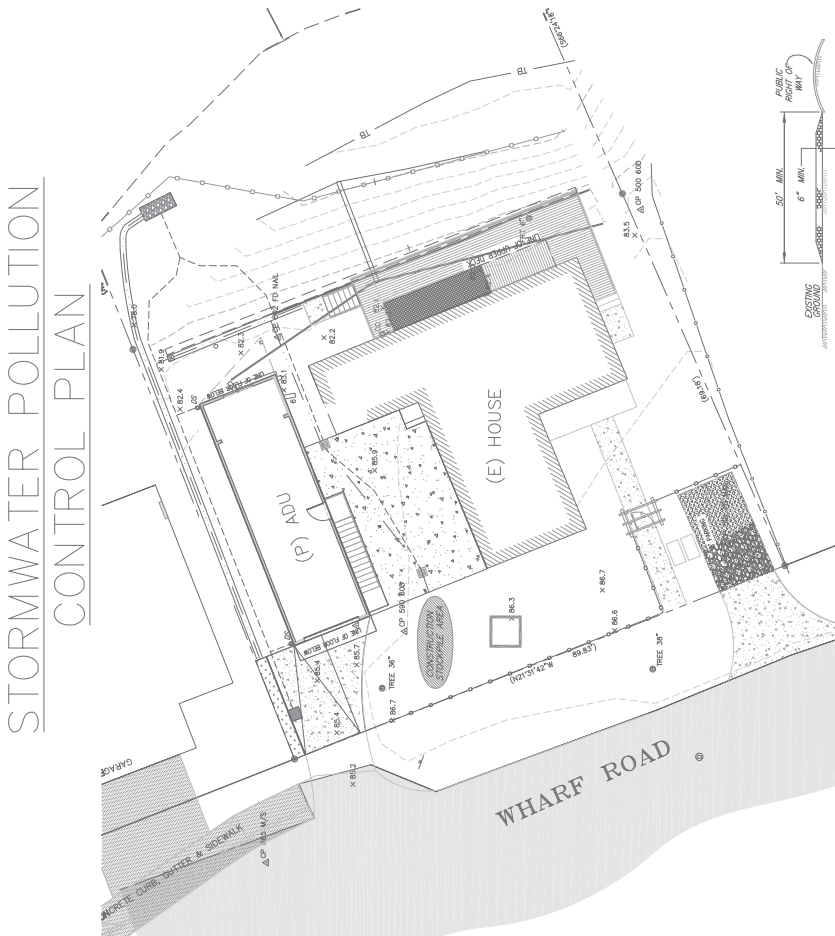
N.T.S.

STOCKPILE DETAIL

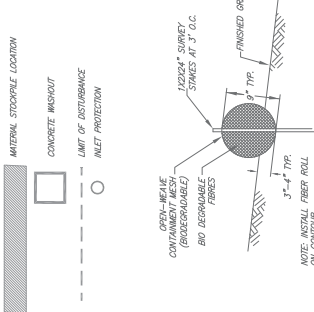
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



INSTALLATION OF SILT FENCE SEDIMENT BARRIER



FIBER ROLL BARRIER

N.T.S.

STOCKPILE DETAIL

N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



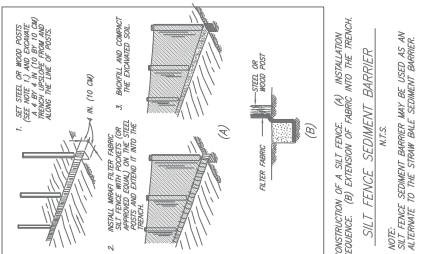
PROJECT INFORMATION

OWNER: HOGAN LAND SERVICES
 1810 WHARF ROAD
 CAPITOLA, CA 95003
 PROJECT NO. 1810-001
 DATE: 11-16-17
 PREPARED BY: HOGAN LAND SERVICES
 1810 WHARF ROAD
 CAPITOLA, CA 95003
 PROJECT NO. 1810-001
 DATE: 11-16-17
 PREPARED BY: HOGAN LAND SERVICES

EROSION CONTROL NOTES

1. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION BY THE INSTALLATION OF EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT FURTHER EROSION OF EXPOSED SOIL.
2. UNNECESSARY GRADING AND DISTURBANCE OF SOIL SHALL BE AVOIDED.
3. ANY EXPOSED SOIL SHALL BE COVERED WITH TARP OR PLASTIC.
4. ANY EXPOSED SOIL SHALL BE COVERED WITH TARP OR PLASTIC.
5. ANY EXPOSED SOIL SHALL BE COVERED WITH TARP OR PLASTIC.
6. ANY EXPOSED SOIL SHALL BE COVERED WITH TARP OR PLASTIC.
7. ANY EXPOSED SOIL SHALL BE COVERED WITH TARP OR PLASTIC.
8. ANY EXPOSED SOIL SHALL BE COVERED WITH TARP OR PLASTIC.
9. ANY EXPOSED SOIL SHALL BE COVERED WITH TARP OR PLASTIC.
10. ANY EXPOSED SOIL SHALL BE COVERED WITH TARP OR PLASTIC.

EROSION CONTROL PLAN





ARCHIVES
ARCHITECTURE

October 6, 2016

Katie Herlihy Cattan, AICP, Senior Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Re: 1810 Wharf Road, Preliminary Historic Resource Evaluation

Dear Katie:

This letter constitutes a preliminary historical evaluation of the property addressed as 1810 Wharf Road in the City of Capitola. The evaluation was prepared at the City of Capitola's request, in response to the property owner's application for permit entitlements, which may include demolition of the extant structure on the site.

Our findings, based on an onsite preliminary survey and research into the property history, has led us to believe that at least portions of the single family residence at 1810 Wharf Road was/were built as early as the 1850s, and as such, is likely one of the oldest remaining buildings (and possibly the oldest) in Capitola from its early development period.

The two-story house sits on a moderate-sized parcel overlooking Soquel Creek to the east. It lies on the east side of the Wharf Soquel Road (Wharf Road) north of Capitola Road just south of where Wharf Road merges into Forty Ninth Avenue. The parcel (APN 035-111-2) is around half an acre in size; the easterly property line is within Soquel Creek. To the north and south along Wharf Road are other single family homes, and to the west is the parking lot of the Shadowbrook Restaurant.

The house appears to be of balloon-framed wood-stud construction and has a "T"-shaped footprint. Embedded in the northeast corner of the "T" is an early water tank structure. The building as it exists today has a cross-gabled roof, is clad with what appears to be asbestos siding that would have been associated with a mid-twentieth-century remodeling, and sits on the ground over wood plates (also known as "mud sills"). Board-and-batten siding can be observed, and the roof structure is indicative of an older vernacular building.

The earliest reference to the building that has been found as a part of this preliminary study was in an 1865 Order of Distribution of the Estate of John Curtis, Deceased (Deeds Vol. 7, Page 435, April 27, 1865). This 1865 document at the County Recorder's Office identifies a larger two-acre parcel east of Wharf Road and north of the east-west line of what is now Capitola Road as the John Curtis Homestead. The Distribution refers to Curtis's children Edward and Mary Curtis.

They were the beneficiaries of the estate. The Order identifies five properties along the road from Soquel to Soquel Wharf that were owned by John Curtis: 20 acres generally at the northwest quadrant of the Monterey Bay and Soquel Creek (now referred to as Capitola Heights and the railroad right-of-way, two parcels consisting of around three acres between Wharf Road and Soquel Creek north and south of where Capitola Road now intersects Wharf Road (including the subject parcel), and two five-acre properties south of Soquel Watsonville Road near the then house of John Daubenbiss in the township of Soquel.

Of the two small parcels located east of Wharf Road, the two-acre parcel north of the Capitola Road line (containing the referenced Curtis Homestead), were identified in the Order as the then (in 1865) residence of Dennis Carlton Feeley and his wife Phoebe (widow of John Curtis).

John Curtis had died in 1861. He had been born in Maine, as was his wife Phoebe and son Edward. John Curtis was a ship Captain, and at the time of his death was a part owner of the Schooner J. H. Roscoe. It could not be determined at what date the Curtis family came to Soquel, but records exist of a Curtis as Captain of the schooner Roanoke in early 1852 from Santa Cruz to San Francisco with a cargo of 25 tons of potatoes. The potato bust of 1853 ended this short-lived agricultural phase near Soquel Landing. It has not been determined yet when Curtis homesteaded the property along Soquel Creek. Santa Cruz County Assessor records reference an early 1853 date. Early use of the term “homestead” may imply that the rancho Arroyo del Rodeo may have had an eastern boundary at the Soquel Wharf Road rather than the center of Soquel Creek, allowing for homestead entitlements to take place in the sliver of land between the road and the creek.

In the mid-1850s Curtis served as Supervisor of District 8 of the County of Santa Cruz, and was also elected Judge of the Soquel Precinct and Township in 1856 and 1857. News accounts mention that he established 41st Avenue to his house (this was likely the road to become Capitola Road from 41st Avenue to Wharf Road). He is mentioned as growing grapes in the 1911 collection of oral histories. A more in-depth investigation (recorded documents/UCSC archives/genealogy research) of John Curtis may reveal other information about him and his role in early Soquel.

The court had named Phoebe the guardian of Mary’s inheritance, and Edward Porter the guardian of Edward’s inheritance. After Phoebe died in 1869, the three properties along Wharf Road near Capitola Road ultimately became the property of her husband Dennis Carlton Feeley, as confirmed in an 1880-1881 County of Santa Cruz Map, and from the 1907 proceedings involving the estate of Feeley after his death in 1905.

Dennis Carlton Feeley had come to California from New York, and is noted in news accounts as first arriving in Soquel in 1858. The 1860 federal census enumeration places him in McCarthyville (Saratoga), but after marrying Phoebe Curtis in 1863, he remained in Soquel until the early 1870s after her death. In the 1870 census he was living in Soquel with his daughter Francis and a woman of Russian origins who had two children of her own. He had acquired acreage above Alma in the Santa Cruz Mountains, and over the next quarter of a century built a reputation as an innovator in viniculture, helping establish this region as a source for table grapes. News accounts in Santa Cruz often mentioned his return to Soquel with his grapes.

Following a final resolution of the estate of John Curtis, and the patent of the Arroyo del Rodeo to John Hames and John Daubenbiss in 1882, as well as Frederick Hihn's development of Camp Capitola and first sales of lots in 1883, Feeley had engineer H.A. Brainard of San Jose survey and map his then 16 acres of the west bluff above Camp Capitola (remaining from the earlier 20 acres prior to the railroad right-of-way acquisition) in 1886-1887. He named the subdivision Fairview for the views of Soquel Cove, Monterey Bay, and the Pacific Ocean. Beginning in the 1930s, the Fairview tract was referred to as Nob Hill, and sometimes "Knob Hill," or Fairview Park. Later it was developed as the "Jewel Box" and the streets renamed for gems.

By 1890 Camp Fairview, completing with Hihn's Camp Capitola, was advertised as "the most charming of Pacific Coast resorts." Feeley publicized the subdivision for its broad streets, spacious lots, and "new plastered six-room cottages." He was unable, however, to promote or manage Camp Fairview as skillfully as Hihn had directed the progress of Capitola. Feeley sold lots during the 1890s and into the early years of the twentieth century, but ultimately the F. A. Hihn Company acquired title to remaining lots of the Fairview tract in 1907. Local history books indicate that Hihn acquired Fairview in the 1890s, but it is perhaps he had just taken over sales from Feeley during this period, as Feeley was living in Alma. By the late 1890s, Feeley had lost his vision, and he was divorced from his second wife by the time of his death. News reports state that he bequeathed an estate of \$40,000.

The estate sale in 1907 resulted in the subject property, then almost three acres in size, being purchased by James Harkness (Deeds Vol. 196, Page 230). James and his second wife Emily had come to Soquel in 1906 from North Dakota for health reasons. James died around 1920 and the property transferred to his wife Emily (Brown) Harkness.

In 1924 Emily sold it to Jessie L. Pendleton. Jessie and her husband John L. Pendleton lived in the Los Altos area of Santa Clara Valley, and resold the property to John Hunter a year later. Hunter then sold it to real estate agent and developer Verne Bryan (Capitola Realty) in 1927. Under Bryan's ownership, Capitola Realty subdivided the property into smaller lots, creating the lot as it exists today when selling it to Margaret Crummy in 1930, and also creating the property that would become the Shadowbrook Restaurant in the 1940s. Crummy, who lived in Live Oak, then sold the subject property to Allie Duffy in 1935.

Allie Duffy was the proprietor of a poultry farm in Live Oak when she acquired the property from Margaret Crummy. She had arrived in Santa Cruz County in 1932; her arrival was heralded in the Santa Cruz Weekly Sentinel with a headline story about the new hatchery she was building in the Wilson Brothers Track in Live Oak. Duffy, a widow, lived in the house with her daughter Argle Shawley, also a widow (of Fred Shawley), and Argle's daughter Fern Rianda Shawley. Allie deeded the house property to Argle in 1948. Allie died in the 1950s, and Argle lived in the house until around 1959. It remained under family ownership until recent times. Around 1973 the addressing changed from 180 Wharf Road to 1810 Wharf Road. During the last half a century the property has been used as a rental.

Determining the actual build dates of the structure is a problematic task, and requires a more detailed building investigation and further intensive-level research. Given the form and character of the existing building, the sequence of property ownership, and the context of

development in Capitola, we believe that at least portions of the building can be associated with the 1850s. The original owner John Curtis is an early personage of some historical interest in local history, and the later owners Dennis Carlton Feeley as well as Allie Duffy are notable as well. Further research would place them in local historical context and help determine their importance as persons of historic significance.

The water tower itself needs further investigation. It may have provided household water storage from the creek early in the property history, or may be associated with the development of Fairview to its south, providing an early means enabling the subdivision to proceed with the availability of potable water to the house lots. The expansion to the house at the east end of the building attaching the house to the water tower is likely a later addition, perhaps undertaken during the ownership by James and Emily Harkness. It appears to, but has not been confirmed, that the water tower was remodeled in the 1940s and may have served for a time as the homes of the founders of the Shadowbrook Restaurant (as tenants of Allie Duffy).

The property is currently listed on the 2005 City of Capitola Historic Structures List and was first identified as part of the *Capitola Architectural Survey* published in 1986. The 2004 *Draft Historic Context Statement of the City of Capitola* identifies the house as a rare rural farmhouse. It has otherwise not previously been evaluated locally at an intensive level, nor is listed or designated as a part of any state or national survey of historic resources. An in-depth integrity analysis has yet to be undertaken.

The Capitola Historic Features Ordinance (Municipal Code 17.87.030) allows for the designation of local historic resources, known as historic features. The designation requires that a property must “evidence one or more” of 11 qualities, including being representative of an era or style, a rare type of building, is older than most similar buildings, is associated with a rare use, the architect builder is significant, is long-established as a landmark, or that the materials are significantly unusual or remarkable, etc.

In considering the significance of the property based on the City of Capitola’s Historic Feature Ordinance, we believe the house, because of its original vernacular design, has individually significant architectural character, associations with identified historic patterns or events, associations with possible important personages, and the use of materials that could be considered significant, the property type and its use is rare, and the house is prominent within the city, and contributes to the city’s larger historic character.

Our preliminary evaluation of the property within the City of Capitola’s Historic Feature Ordinance adopted by the City in 1982, indicates that the building on this property would meet the eligibility requirements for designation as a Historic Feature and warrants further intensive-level investigation.

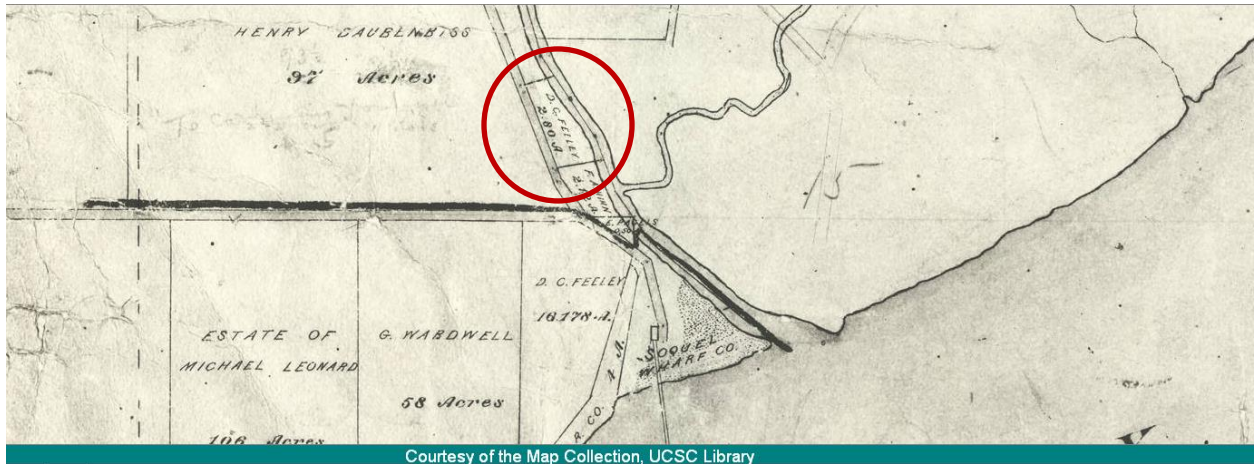
Sincerely:



Franklin Maggi, Architectural Historian



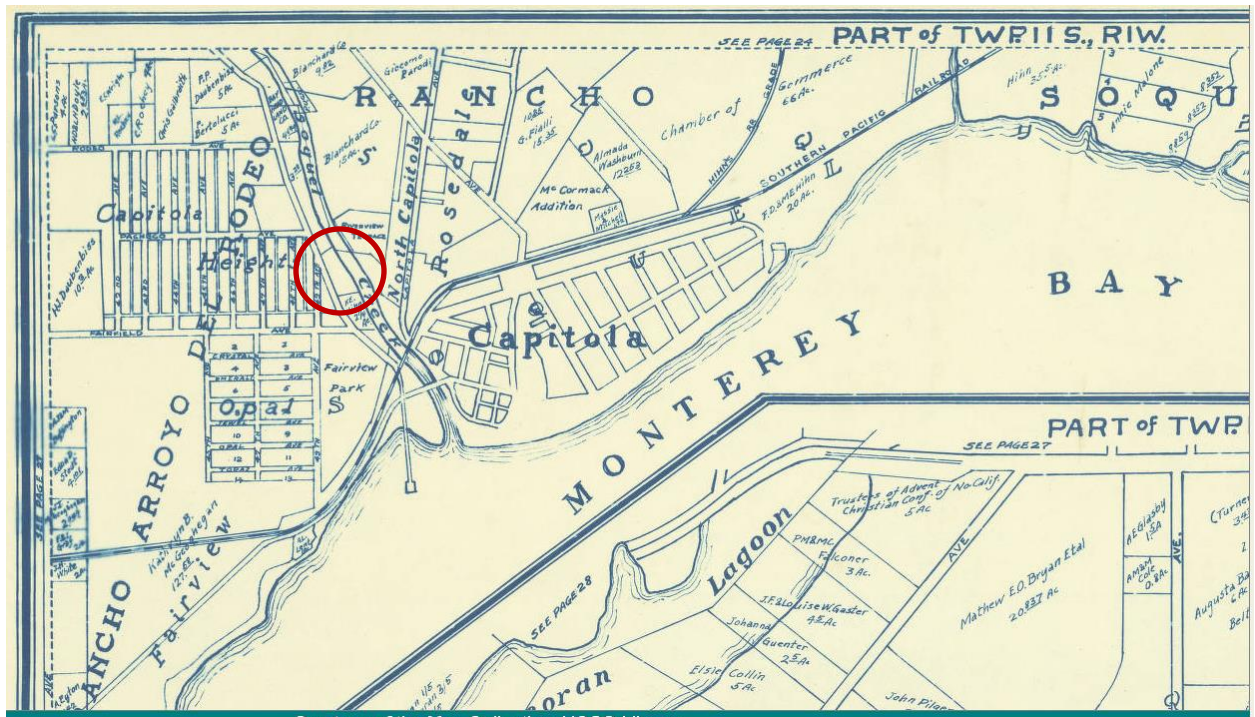
Leslie A.G. Dill, Architectural Historian



Courtesy of the Map Collection, UCSC Library

1880-81 Map of the Area,

<http://digitalcollections.ucsc.edu/cdm/singleitem/collection/p15130coll3/id/1534/rec/2>



Courtesy of the Map Collection, UCSC Library

1921 Map,

<http://digitalcollections.ucsc.edu/cdm/singleitem/collection/p15130coll3/id/1897/rec/5>



View from across Soquel Creek, viewed facing west.



View facing northeast from near Wharf Road.



Water tower, viewed facing east.



Detail of vertical board-and-batten siding beneath current siding at water tower.



ARCHIVES
ARCHITECTURE

February 10, 2017

Katie Herlihy Cattan, AICP, Senior Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Re: 1810 Wharf Road (APN 035-111-2) - Historic Resource Intensive Description

Dear Katie:

This letter is intended to be an addendum to the October 6, 2016 Preliminary Historic Resource Evaluation letter for 1810 Wharf Road in the City of Capitola. The information that follows represents an intensive-level report identifying the significant character-defining features and observable remaining historic materials of this privately owned residential property. This information is based on a site survey in December of 2016. We understand that there is no current project application for the address, but, because of the age and condition of the house, the property owner has requested an additional investigation prior to initiating a rehabilitation design.

Per the previous letter report, we believe that at least portions of the single-family residence at 1810 Wharf Road was/were built as early as the 1850s, and as such, is likely one of the oldest remaining buildings (and possibly the oldest) in Capitola from its early development period. The preliminary conclusion was that the property would meet the eligibility requirements for designation as a Historic Feature and warrants further intensive-level investigation.

At the end of this letter are two historic views of the house that were discovered after the previous report was submitted.

DESCRIPTION:

Form and Construction

The Curtis/Feeley House embodies vernacular residential construction from about 1853 until 1907 (its period of significance), with alterations that date from the mid-twentieth century and later. The house, in its current condition, along with its many small alterations, present a complex design over time.

The overall footprint of the house is roughly "T" shaped, with a gabled front wing projecting toward Wharf Road (west) and the rear of the house extending to the north

and south, parallel to the creek to the east. The one-and-one-half-story main wings of the house are configured in an “L”, with gables to the front (west) and to the south side. A two-story square water tower is offset to the northeast to establishing the “T” footprint. A one-story rear wing, including a former recessed porch, spans the rear of the house and connects to the tower. A covered front stoop projects from the south wing. Exterior stairs are located at the south side of the front wing and at the north side of the water tower. A small square deck extends from the south end of the house.

The greater part of the house is of balloon-framed wood-stud construction. It sits at grade on wood plates (also known as “mud sills”). The house is set low to the ground at the front (west), where the parcel is generally level. The front and north side entrances are one step above grade. Just to the east of the center of the house, the grade starts to slope moderately down toward the river to the east, so the rear of the house is set on a pony wall above the crawlspace. Behind the house, the parcel drops extremely steeply to the creek.

The upper rooflines are relatively steep. At the rear, the one-story roof is more moderately sloped, creating a saltbox form visible from the south and west. The two-story water tower has been altered by the removal of its third-story tank and the construction of a low-slope pyramidal hipped roof above the second floor. Early twentieth-century photographs indicate that walls formerly surrounded the third level, concealing the original tank. It is evident that this third story was removed when the tank was removed.

Front (West) Wing

The floor plans and wall construction techniques depict the evolution of the house over time. The first part of the house, likely built in the 1850s, was the rectangular front wing. This gabled one-and-one-half-story volume includes space for two rooms downstairs and two rooms upstairs, and a small brick chimney at the rear that accommodated a cookstove. The back wall of this wing is apparent at the roofline, where the peak of the rear gable is visible. The extent of this wing is also evident at the watertable on the north side, where a diagonal cut indicates the original corner of the house. Within the crawlspace, the joists change direction at this back line, as well.

The roofing consists of replacement composition shingles. They rest on board sheathing that creates a thin eave line. The thin dimension of the sheathing edge is indicative of a mid-nineteenth-century house, but atypical of early houses in American California, the boards are butted, rather than set apart in a “skip sheathing” pattern that often was used in the mid-1800s. The eaves are supported by multiple outlooker beams at the gable ends and similar exposed beam tails (3x4 profile) at the side eaves. This pattern of exterior trim is unusual. Commonly, in an early twentieth-century house, the outlookers are spaced more broadly on the gable ends, and the rafters are thinner. The thinness of the sheathing at the eaves is a character-defining feature, as are the beams. The gutters and rainwater leaders are not original, but are compatible with the design.

The exterior walls of the front wing consist of board-and-batten construction that has been covered by asbestos shingles where it has not been wrapped by a later addition. The rear gable apex and the north-side dormer are clad in horizontal lap siding. It is expected that most of the front wing was clad in vertical board siding and the battens are expected to have been removed. More horizontal siding may also be uncovered in this part of the house after the twentieth-century asbestos shingles are removed. Both types of siding are character-defining elements of the historic house. The modern shingles have obscured any original wall trim (e.g., fascia boards or corner boards). The doors and windows are all cased with flat-board trim.

The front wing includes a stepped, tripartite focal window configuration at the front gable and two focal windows (facing west and south) at the first floor. These focal windows should be treated as character-defining features. They include upper transoms that hinge inward (hopper windows) and don't align with the double-hung window sash below. There is evidence of hinges at the outer casement trim, indicating that these transoms likely included screens or storm window sash at the outer plane, in line with the lower casements, while the upper sash were intended to be operable. The upper gable window includes a 1/1 double-hung window flanked by low 1-lite sash. The first-floor front focal window has three 1x2 casements topped by a pair of horizontal 2-lite transoms. The first-floor south-facing window has a pair of 1x2 casement sash topped by a 2-lite transom.

The front wing also features a distinctive shed-roofed dormer with three casement windows facing north. These casements each have six lites, in a 3x2 configuration, and very thin muntins, indicating age.

Other fenestration in this wing includes individually placed 1-lite casements on the north wall and one on the south wall, adjacent to the high door. On the north elevation, is one paired unit of 1-lite casements. These windows may be original, or part of the early addition. The casements match the windows in the rear wing, indicating that they might have been later alterations, still within the period of significance. They do not characterize the history individually, but do provide a rhythm and pattern of fenestration that is a character of the house.

There is a relatively recent set of French doors on the north elevation. It is protected by a cantilevered shed roof that is supported on knee braces. On the south side of the wing, a twentieth-century five-panel wood door is raised high at the outside stairway landing, joined by trim to one of the 1-lite windows.

Side and Rear Wing

The second part of the house to be built was the south wing, likely within a half-century of the original wing and included in the period of significance of the property (i.e., prior to 1907). This addition spans the rear (east) width of the original house and extends to the south in a one-and-a-half-story gabled wing. It includes a room at each level in the southern portion, a small room (storage/pantry) at each level to rear of the original wing.

The roof and eave design and materials are consistent from the front wing to the side and rear. This continuity of design indicates that the front roof was likely altered when the south-side wing was built. The exterior walls of the south and east addition are clad in asbestos shingle siding. No gaps in the shingles provide information about the historic materials beneath. It is expected that there will be wood siding extant beneath the twentieth-century cladding.

The south wing features a stepped focal window in the south gable end. This configuration mirrors the front windows, but is composed of slightly different components. The center window is a vertically oriented 1-lite casement. It is flanked by low, 6-lite casements. These sash have slender muntins, indicating that they may have been salvaged from an older source—possibly an older version of this house. At the first floor of the south wing are a symmetrical set of three vertical 1-lite windows. These are placed near the corners of the house on the south and west. A paired unit of 1-lite windows is located on the west façade, to the side of the front entrance door. On the north elevation, opening into the rear room of the house is a paired 1/1 double-hung.

The wood front door faces west; it consists of a 6-lite (“prairie-style”) viewing window above 2 vertical panels. It is protected by a shed-roofed porch that is a continuation of the steep upper roof. Although the porch exhibits similar building materials, it may have been a later addition, as the porch roof structure has been fitted between the main rafter tails.

The one-story rear (saltbox) area seems to have been constructed at the same time as the south wing. This area of the house once included an elongated, recessed rear porch (facing the river view). It was converted into a modern kitchen in the late-twentieth century. The two small service rooms (bathroom and “butler” kitchen), between the enclosed porch and the water tower, are evident in photographs by the 1920s; they were likely a part of the south-wing expansion, providing service areas to the enlarged house.

This rear portion of the house shares the same eave design, and the crawlspace appears continuous. The exterior asbestos shingles are continuous at this back wall except at the enclosed porch.

Each of the small rooms has a high, small window; the bathroom has a 1-lite awning window, and the kitchenette features a 2x1 awning window. Because of the continuous shingled siding, the added hyphen appears indistinguishable from exterior view. This space includes a small, high 1-lite window, similar to the windows in the small service rooms. The exterior of these spaces includes plumbing pipes and vents. The hyphen is noticeable at the front elevation, as its roof height, corner location, and doorway are framed and accentuated by some vertical electrical lines at the building seam. The large picture windows at the enclosed porch are clearly modern. On the south façade, there is a modern doorway that opens onto a recent deck.

Water Tower

The water tower was originally a separate building. No square nails were found in its construction details, possibly indicating a late-nineteenth or early twentieth-century construction date. The historic photographs show third-floor walls that once included a concealed tank. The photos indicate that the upper story was siding with a different material than the lower two floors. The water tank was also painted a different color than the main house. The tank was altered for accessory space in the twentieth century by the addition of windows, doors, and an exterior stairway.

The water tower has a low-slope pyramidal roof with exposed rafter tails with modern lumber. The roof is covered with composition shingles that match the main house.

Although originally a separate building, the water tower was connected to the house by a low hyphen, likely in the mid-twentieth century. The water tower and hyphen shares the same exterior asbestos shingles are continuous at the rear wall, indicating that the hyphen was built by the time the siding was added. At broken shingles, historic board-and-batten siding is exposed.

The front and rear elevations have paired 2x3 casement window units at the second story, and the front has a paired 3x2 window at the main level. The muntins are very thin, indicating age, and suggesting that the sash were salvaged from an older source. At the first floor of the rear elevation is a small, modern, high 1/1 double-hung window. The north side of the water tower features a one-story shallow lean-to addition with a shed roof. Above this structure is a recent set of exterior stairs. These elements are not character-defining features. The south side of the water tower has no window at the second story, and, now enclosed within the interior of building, has a very old door at the ground floor opening into the hyphen. This door features a rim lock and wooden door handle.

Interior Notes

Wall thicknesses indicate different phases of construction. Some walls are thick, and some are board-wall construction. Most of the walls have been plastered or otherwise smooth-finished, but some remain exposed board.

Multiple wall tacks on current interior board walls indicate that the original (1850s) walls were likely covered in fabric (tacked to the board finish), then wallpapered.

The brick chimney has a high, covered, hole facing into the east room of the rear addition, indicating a possible kitchen location in the late-nineteenth/early-twentieth century. The kitchen was relocated to the enclosed porch relatively recently. The “butler” kitchen has laminated countertops and streamlined aluminum “speed strips” that indicate a mid-twentieth-century installation.

As with the exterior windows, the wood interior doors represent a range of designs that indicate a range of time and/or salvaged materials. The house includes more than one

door with rim locks; the preponderance have mortise locks, and some more modern doors. More than one door has an unusual wood door handle.

Interior linoleum from the 1940s is found within the hyphen, indicating an alteration date for that element. (This is commensurate with the exterior asbestos siding, also).

Character-Defining Features with Specific Recommendations:

Character-defining features to be preserved (or restored) include:

- Generally "T"-shaped overall footprint
- Generally "L"-shaped, gabled one-and-one-half-story main house wings
- Balloon framing appearance
- Steeper gabled roof slopes on the upper levels
- Saltbox form at the south side of the house
- Square water tower separate or conveying the impression of separation
- Low base at front and raised rear pony wall
- Board-and-batten siding
- Horizontal board siding
- Thin, exposed board sheathing at the eaves
- Multiple gable-end beams at the gables and exposed side rafter tails
- Belly band at south gable end
- Restoration of battens, corner boards, fascias, watertables, and other trim
(currently concealed by siding)
- Flat-board window and door casings
- Focal windows at front elevation (both floors)
- Focal window on south elevation, front wing (lower floor)
- Dormer and three windows on north elevation
- Focal window at south elevation, upper gable end
- Pattern and placement of 1-lite windows around the first-floor

Elements that are not original, or are not character-defining, and can be designed for removal or replacement:

- Roofing shingles
- Twentieth-century shingle siding
- Gutters and downspouts
- Attic vents
- Front porch
- Exterior stairways
- Many of the windows
- North French doors
- Exterior plumbing pipes
- Shortened water tower

Hyphen between the house and water tower
 Enclosed kitchen
 Deck on south end

Some thoughts on elements that would be acceptable as additions or alterations:

New detached garage or other outbuildings (photographs show an outbuilding to the northeast of the water tower)
 A second-story addition(s) that would be offset, connected by a hyphen, and/or smaller than the existing upstairs wings, to preserve the historic upper massing.
 Third story at the water tower (room or deck)
 One-story addition(s) that would be offset or smaller than the existing downstairs floor plan, as a subordinate new wing

Elements that would not be acceptable as additions or alterations:

A second-story addition that would wrap the existing wings, obscuring the corners
 A second-story addition of size that would overwhelm the size of the historic upper story
 A second-story addition that came to the full extent of the existing south wing (therefore obscuring the saltbox form)
 A first-story addition that would obscure the outer corners of the house
 A first-story addition of a size that would create a sprawling complex

RECOMMENDATIONS:

As required for historic resources in the City of Capitola, all proposals for this house shall be reviewed for compatibility with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). Because of the significant age, history, and condition of the house, special considerations, to accomplish this goal, are recommended for the rehabilitation of this residence.

It is recommended that the initial (pre-construction) phases of permits be separated in time, allowing access to the historic structure as the current alterations are stripped away and before any new materials and spaces are added. Specifically, it is recommended that the removal of the asbestos siding—which is expected to require abatement—be scheduled prior to all other demolition of walls, siding, or trim materials, and that an extra planning review be undertaken after the twentieth-century siding is gone. It is also recommended that the crawlspace be cleaned and documented prior to the issuance of a planning permit, in case historic information is exposed during this process. Finally, it is recommended that the house be documented during these phases with digital photographs.

It is recommended that schematic design sketches be reviewed especially early in the planning process, with the intent of obtaining initial feedback and to guide the planning process.

For the Standards review, it is recommended that, in general, the original historic materials and character-defining features be preserved in place, including, but not limited to, the external board siding, the original windows at the main living space, the roof eaves, and the historic doors. It is further recommended that the form of the original "L"-shaped house and separate water tower remain generally intact. It is understood that one idea for a future project would connect the second story of the water tower with a rear second-story addition. This proposal would require extra care and planning to preserve the visual separation between the main wing and the water tower.

Finally, it is recommended that all other finishes that are proposed for alteration or demolition should be documented and reviewed during the planning process. Specifically, a full materials schedule, including proposed physical and chemical treatments (e.g., painting or epoxy consolidation of wood elements), should be included in the planning submittal package.

Sincerely:



Leslie A.G. Dill, Architectural Historian and Historic Architect



Courtesy Carolyn Swift



Courtesy Carolyn Swift



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SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REHABILITATION AND ADDITIONS PROJECT

at the

HISTORIC CURTIS HOMESTEAD

Strock Residence

1810 Wharf Road
(Parcel Number 035-111-2)
Capitola, Santa Cruz County, California

For:

Attn: Kate Herlihy, AICP, Senior Planner
City of Capitola
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Leslie A. G. Dill, Partner and Historic Architect

December 12, 2017

Attachment: 1810 Wharf Rd Secretary of Interior Standards Review (1810 Wharf Road)

INTRODUCTION

Executive Summary

This proposed residential rehabilitation and additions project generally meets most of the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). With the incorporation of one recommended set of project notes, and a review of the physical approach to preserving the exterior siding and structural materials, the project would meet the Standards completely. The recommendations are presented here, and the analysis is described more fully in the report that follows:

It is recommended that language on the cover sheet should refer to the property as a potential Historic Resource, requiring review of all design revisions, and that the project should include notes that the existing historic elements are to be protected during construction be included (Standard 6).

It is recommended that the original siding and structure of the house be stabilized in place, rather than dismantled, salvaged, and reused (Standard 6).

Report Intent

Archives & Architecture (A&A) was retained by the City of Capitola to conduct a Secretary of the Interior's Standards Review of the proposed alterations and additions to the historic one-and-one-half-story residence at 1810 Wharf Rd., Capitola, California. A&A was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource.

Qualifications

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

Review Methodology

For this report, Leslie Dill referred to the initial historic survey listing of the residence in the 1986 Capitola Architectural Survey, participated in site visits to the residence, including after asbestos siding abatement was completed to view the exposed historic siding. She reviewed and referred to the recent draft historical and architectural evaluation by Archives & Architecture, dated October 6, 2016, where the property was identified as one of the earliest American houses extant in Capitola.

During the course of the property architectural and historical evaluation in 2016, A&A partners visited the site and met with the designer on the site. The asbestos shingle siding was removed to expose the underlying board-and-batten siding pattern. In May of 2017 a set of proposed plans, dated 05/04/17, was forwarded to A&A for initial response and proposal. The plans were prepared by Derek Van Alstine, Residential Design, Inc. A subsequent set was submitted for review, dated July 14, 2017. A&A provided initial comments and suggestions in the form of a memo dated August 25, 2017. A revised set of drawings was presented, dated 09/27/17, which addressed most of the

memo's comments, but left one major concern with the previous iteration of the rear addition's rooflines. On October 20, Ms. Dill met with the designer and engineer to review a revised design and discuss the comments. The design was subsequently revised and electronically forwarded for final review. For this report, A&A evaluated, according to the Standards, a set of fourteen sheets titled Planning Submittal dated November 9, 2017, (Sheets T1, a topographic map, A1.0-A1.2, A2.0 & A2.1, A3.0-A3.4, and S-1 and S-2).

Disclaimers

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

PROJECT DESCRIPTION:

Significance of the Property

The house is significant in the City of Capitola for its age (known to have been built by 1853) and for its associations with sea captain John Curtis and his wife Phoebe, and, later, Phoebe and her second husband, Dennis Carlton Feeley. These personages are significant in the history and development of early American Capitola and the region.

Character of the Existing Resource

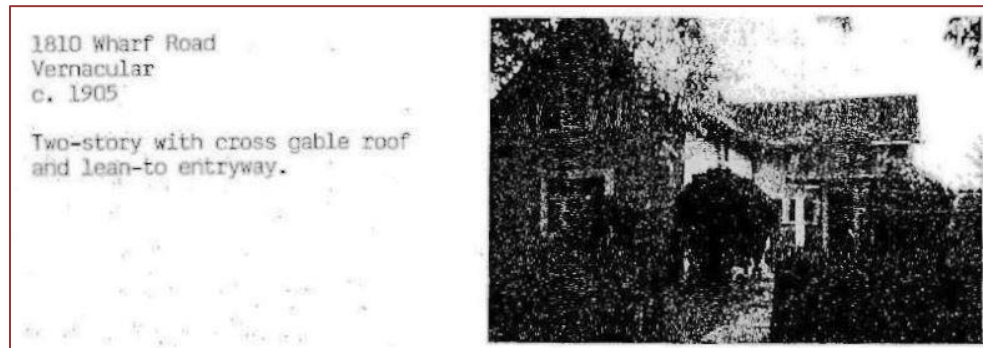
Per the historic survey, the original cottage was of note for being "Two-story with cross gable roof and lean-to entryway." The 2016 draft evaluation letter indicates, "The house appears to be of balloon-framed wood-stud construction and has a "T"-shaped footprint. Embedded in the northeast corner of the "T" is an early water tank structure. The building as it exists today has a cross-gabled roof, is clad with what appears to be asbestos siding that would have been associated with a mid-twentieth-century remodeling, and sits on the ground over wood plates (also known as "mud sills"). Board-and-batten siding can be observed, and the roof structure is indicative of an older vernacular building."

To review the design of the proposed alterations and additions project, Archives & Architecture, LLC created an initial in-house list of character-defining features. The list of features includes, but may not be limited to, the following:

The entire house features vertical board-and-batten siding, although the battens were removed when the house was clad in shingles in the mid-twentieth century, and some areas of vertical siding appears to have been added later, with salvaged materials. The eaves are boxed, and features a flat-board fascia and unusual shallow outlookers or exposed rafter tails at the gable ends.

Original Wing: The oldest portion of the house, dating from as early as 1853, is clearly embodied in the compact, rectangular footprint of the front (west) wing at the exterior and by an original rear wall now preserved used as an interior wall. The rear gable end of the original cottage has also been preserved to the present. This wing includes a "Palladian-style" tripartite focal window at the gable end, and a tripartite symmetrically placed window with transoms at the first floor. The roof is relatively steep and features a shed-roofed dormer on the north side. The character-defining features include the form/massing of the walls and roof, the siding, the flat-board trim, the boxed eaves, the outlookers, the older, small windows and the focal windows. *Note that there is a drawing*

"typo" on Sheet A3.3, East Elevation (2), where the rear of the original gable end was not included. The remaining sheets and plans indicate that the gable end would remain visible from this view.



1986 Capitola Architectural Survey

Gabled Forms and Rear Wing: The character-defining one-and-one-half-story massing of the house is created from relatively narrow wings and steep roof slopes that form a gabled "L", along with the saltbox former rear porch and the square water tower. There is a zone, between the tower and the former rear porch, that, although it contains some early building fabric, can be considered already somewhat altered and includes fewer significant character-defining features than the surrounding house. There is a "Palladian-style" tripartite focal window facing south and symmetrically placed corner windows at the first floor. The front door is not centered; there are historic windows to both sides. The former rear porch has been enclosed in recent years, and the alterations are not character-defining. The character-defining features include the form/massing of the cross-gabled walls and roof, the saltbox form with enclosed former rear porch, the siding, the flat-board trim, the boxed eaves, the outlookers, the front door, the original wood windows, and the south-side focal windows.

Water Tower: The water tower is another character-defining feature of the historic property. Its massing, location, and spatial relationship to the historic house remain extant. Some understanding of the missing third story (the former water tank enclosure) can be found in small views in historic photographs, while much of the design is lost in time. The historic proportions of the water tower would be enhanced by the restoration of the third story. The visual understanding of the water tower is enhanced by the current and historic open space around the historic residence. The character-defining features include the form/massing of the tower walls and square footprint, the siding, the flat-board trim. The window units and placement have achieved significance over time. The connecting structure is more recent than the rest of the house, and is not character-defining.

Summary of the Proposed Project

The proposed design is described on the cover sheet of the drawings as follows:

Restoration and re-construction of an existing two-story historic residence with attached water tower and construction of a new two-car detached tandem garage with an accessory dwelling unit above. Re-construction of the water tower will include the addition of a third story, returning the water tower to its original configuration.

The project includes the preservation/restoration of the front, 1853, wing, with an added dormer facing south and the removal of a split-level raised doorway and window on the south side. The early twentieth-century cross wing will be preserved at the front and sides, and will be altered with the addition of a new two-story rear wing facing the river. The front porch will be replaced. The

connection between the water tower and the residence will be updated. The bottom two levels of the water tower will be preserved/restored, and the third story, visible in historic photographs, will be restored. A new detached garage with second-story accessory unit will be built to the north of the historic house and water tower footprint.

SECRETARY'S STANDARD'S REVIEW:

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

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

Analysis: There is no effective change of use proposed for this residential property. The addition of the accessory dwelling unit requires minimal changes to the property per this Standard.

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

Analysis: The character-defining forms and footprint of the historic residence will be preserved. (See also Standard 9.)

The front wing will continue to be visible as a separate, earlier wing, with its full-depth gabled roof, and a small portion of gable end at the rear, separate from the new addition. The proposed alterations to this wing, including the addition of the south dormer, the removal of the split-level door on the south side, and the removal of the recent French doors on the north side do not represent the removal of significant character-defining features.

Because the proposed new two-story rear addition is set back on the south of the house, the side-gabled wing will retain its significant saltbox shape, and the original rear of this portion of the house (the back of the enclosed porch) will remain the rear wall of the house (i.e., there will not be a new addition added to the back of a previous addition).

The historic portions of the water tower are preserved, and the proposed addition of the third story restores the water tower to its original configuration, a positive design element that helps form a clearer perception of the historic design.

The two-story rear addition is framed between the water tower and the new gabled dormer-like gabled addition. This part of the house was an altered zone in the past, so the spatial character of the rear elevation is consistent with the historic footprint and massing of the residence.

The detached garage/dwelling unit are set adequately away from the historic footprint, preserving the spatial areas that surround the historic house.

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

Analysis: The proposed restoration of the third story at the water tower will be based as much as possible on historic documentation, and, where the historic design is unknown, will be differentiated from the existing residence so it does not create a false sense of history. There are no other proposed changes are that might be mistaken for original features. All new elements have adequate differentiation (See also Standard 9).

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

Analysis: Many of the existing changes to the buildings have acquired historic significance in their own right, including the exterior finishes, windows, and rear wing. Added to the main wing of the house early in Capitola’s past, these design elements and materials are proposed to be retained and preserved in this project.

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

Analysis: Distinctive features and finishes that identify the house and property are generally shown as preserved on the proposed drawings. Specifically, this includes: the one-and-one-half-story, steep-roofed form; north-side dormer; vertical board-and-batten siding; boxed eaves; flat-board fascia; outlookers; cross-gabled walls and roof; saltbox form on the south side representing the one-story original rear porch; front door; original wood windows set individually around the house and in paired and tripartite units, and the focal windows. The character-defining features of the water tower include the form/massing of the tower walls and square footprint; siding; flat-board trim. The window units and their placement in the extant two stories of the water tower have achieved significance over time and are shown preserved. (See also Standard 9.)

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

Analysis: It is recommended that general notes be added to the final building permit documents. These notes would communicate the historic significance of the property, indicate that all changes to the project plans must be reviewed, and note how the existing historic elements are to be protected during construction.

The current physical condition of the house appears visually to be fair, and the structure is primarily single-wall. Although the character-defining features are shown as preserved in the project drawings, a note on Sheet A3.3 indicates that much of the structure and siding

will be dismantled, salvaged, and reused within the project. This approach is not fully consistent with Standard 6, in that it implies that the materials and structure can be disassembled without demolishing the entire 1853 residence. It is recommended that the building be preserved and repaired in-situ.

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

Analysis: No chemical or physical treatments are shown as proposed in this project, or expected, other than preparation for painting, and the salvage and reuse of materials as noted in the analysis of Standard 6. It is recommended that all planned construction techniques be identified during the building permit submittal phase.

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

Analysis: Archeological resources are not evaluated in this report.

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

Analysis: The proposed alterations, rear two-story addition, and garage addition are generally compatible with the historic character of the house and differentiated by their detailing and form. (See also Standards 2, 3, and 5.)

Original Wing: The front portion of the house is generally proposed for preservation in its historic form. The character-defining roofline, eaves, outlookers, focal windows, and other historic windows, along with the board-and-batten siding and trim, are proposed to remain. The proposed addition leaves the rear gable end intact, a significant character-defining feature of the original wing. The connections to the rear wings are altered in design to be subordinate to this important wing.

A raised doorway on the south elevation is proposed to be removed. The origins of this door are not clear. It is not identified as a significant character-defining feature, and the proportions of the wall without the door are compatible with the historic overall character of this elevation and the wing as a whole.

A new dormer is proposed for the south elevation. It is compatible in size and placement with the existing, historic dormer, and the siding is illustrated as matching the historic horizontal siding. The dormer windows are proposed to be a tripartite unit, compatible with the windows in the historic dormer. The new dormer is differentiated by its roof form and eave trim, along with the materials of the windows.

Rear Wing and Proposed Two-story Addition: The narrow wings and steep roof slopes that form the character-defining gabled “L” are preserved. The location, size, and form of the proposed two-story addition preserves the saltbox former rear porch and the square water tower massing.

The southern wing of the rear addition is gabled and, thus, compatible with the historic house gabled massing; the slope of the roof is slightly lower, creating a connection to the water tower roof and providing differentiation. The face of the new gabled wing aligns with and is narrower than the enclosed former rear porch below. This first-floor rear of the saltbox was previously altered and is currently proposed for a large, relatively “modern” glass area compatible with its former use as a porch. The small gable end visible from the west echoes the preserved gable end of the historic wing that faces east.

The added living space between the water tower and the gabled wing alters a volume of the extant house which is understood to have been previously somewhat altered. This existing area includes few significant character-defining features, and those are proposed to be preserved. The low-slope/flat roof in this area preserves the rear gable end of the 1853 wing of the house. The low roof also accentuates the height of the water tower, a significant character-defining feature of the property, and it accentuates the new gabled addition, providing architectural balance and proportion to the whole rear (east) composition. This low-roofed area includes some wall articulation, breaking down the massing of the rear addition into a volume that, although actually full-width, has the visual appearance of a smaller series of spaces. This elevation is highly visible from the river and Capitola Avenue, so the proportions of the new addition are of more-than-usual importance for a rear addition.

The scale and size of the proposed new windows at the rear elevation are compatible with the size and type of the historic windows throughout the house. The single-lite “vocabulary” of the proposed new rear windows provides differentiation from the true-divided-lite windows in the water tower, and are similar in size to the panes of the double-hung windows in the front and sides of the house. The proposed new flat-board trim is compatible with the historic board trim, and is differentiated by the lack of outlookers in the eaves and by the width of the boards.

The standing-seam roofing provides differentiation between the new and existing roofs, and is compatible in scale with the dimensions of the repetitive board-and-batten siding elements and with the shingled roofing at the historic portion of the house.

The existing porch has not been determined to be a part of the historic fabric of the design. Its proportions and unusual roof connections, along with the seemingly modern construction of the structural posts and beam, indicate that removal and replacement can be considered compatible with the preservation of the remainder of the house. The one-story replacement front porch is appropriately simple in form, with a single outer porch post. The roof and eave trim match the materials, form, and scale of the proposed new dormer on the south roof of the front wing.

The location and design of the two proposed rear decks are compatible with the visual understanding of the historic house. The long first-floor deck provides a simple base for the house that is in keeping with the long, raised pony wall on this elevation. The massing of the second-story deck at the proposed gabled wing, with its apparent wood structure (note: not called out on the drawings, but represented as such) and narrowly spaced balusters, is compatible with the scale and materials of the overall residence. The handrail will present a uniform appearance that will differentiate it from the historic materials, while being compatible in its use of small, repetitive elements.

Water Tower: The existing massing, location, siding, and windows are proposed for preservation. The primary alteration to the existing water tower consists of the restoration of a third story that can be seen in historic photographs. The size of the proposed upper floor and the pyramidal hipped roof form are based on the historic photos. The restoration is differentiated from the rest of the house by its height, hipped-roof form, exposed rafter tails, and galvanized standing-seam roof that matches the other new roofs in the design.

The proposed upper story is shown clad in horizontal siding that is compatible in its scale with the repetitive wood materials in the historic lower floors, yet differentiated from the existing two lower stories, as is the historic third story that appears in the photos.

The windows in the upper floor are similar to the historic ones in scale of the lites and configuration of the units, but they are slightly larger, with lites that are squarer, providing subtle differentiation; no windows were included in the historic tower, as the upper story would have been an enclosed tank, so there is no concern about false historicism. The existing exterior staircase on the north side of the tower is not an historic feature, so its removal is compatible with the historic integrity of the building.

The large second-story windows and first-floor one-lite French doors that are proposed for the connection at the side of the water tower create a somewhat more modern element that is fully appropriate for this location, accentuating the water tower, and creating a subordinate and differentiated “hyphen” between the water tower and the rest of the residence.

Detached New Garage and Dwelling Unit: The proposed detached accessory building is compatible with the historic house in size, massing, and scale of materials. The garage building, being detached, with a modern use and modern rear raised deck, is understood to be a differentiated non-historic structure. The footprint provides open space around the water tower, preserving the separate appearance of the tower, and views from the street through the lot to the riverbank. The narrow footprint of the detached building reduces the perceived massing of the one-and-one-half-story form, maintaining the dominance of the somewhat wider historic façade. The dimensions of the proposed board-and-batten siding are differentiated from the historic house, providing subtle understanding of the ages of the buildings. The roof material matches the new additions at the main house. The window types are double-hung units that are compatible in scale with the historic windows, but the sizes are generally larger than the historic windows for differentiation.

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

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

CONCLUSION

With the recommendation for general notes in the building permit set, and noting that the removal and reapplication of the exterior siding cannot be recommended, and the proposed rehabilitation and additions project would otherwise meet the *Secretary of the Interior's Standards for Rehabilitation*. These revisions are recommended for inclusion in the building permit submittal set.

STROCK COST BREAKDOWN PER Section 17.72.070

Existing Building Costs:

Existing residence:	2,162 square feet	
	@ \$200.00/square foot	\$432,400.00

Existing garage:	N/A	
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Existing deck:	70 square feet	
	@ \$25.00/square foot	\$1,750.00

Total Existing Value:		\$434,150.00
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80% of Total Existing Value \$347,320.00

New Construction Costs:

New conditioned space:	1,153 square feet	
	@ \$200.00/square foot	\$230,600.00

New garage:	615 square feet	
	@ \$90.00/square foot	\$55,350.00

New deck/porch:	281 square feet	
	@ \$25.00/square foot	\$7,025.00

Remodel Costs: (50% of "new construction" costs)

Remodel conditioned space:	2,162 square feet	
	@ \$100.00/square foot	\$216,200.00

Remodel garage:	0	
	@ \$45.00/square foot	n/a

Remodel deck:	0	
	@ \$12.50/square foot	n/a

Total ReConstruction/Remodel and Addition Cost: \$509,175.00 (147%)