



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, November 1, 2018 – 7:00 PM

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

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

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

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - Oct 4, 2018 7:00 PM

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. 106 Sacramento Avenue #18-0143 APN: 036-143-09

Request to Continue to December 6, 2018, the Design Permit and Coastal Development Permit for a second-story addition to a single-family home located at 106 Sacramento Avenue within the R-1 (Single-Family) and GH (geologic hazards) 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.

Property Owner: Mike & Meghan Morrissey

Representative: Dan Gomez, Filed: 03.29.2018

B. 110 Monterey Avenue #18-0499 APN: 035-262-05

Design Permit for an addition to a two-story mixed-use structure located within the C-V (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Gary Filizetti

Representative: Brett Brenkwitz, Filed: 09.19.2018

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. 210 Central Avenue #18-0001 APN: 036-122-19

Design Permit, Conditional Use Permit, Major Revocable Encroachment Permit, and Variance request to the eighty percent permissible structural alteration limit for nonconforming structures for an addition to an historic single-family residence located at 210 Central Avenue within the R-1 (Single-Family) 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: Paul & Brigitte Estey

Representative: Paul & Brigitte Estey, Owners, Filed: 01-02-2018

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.



**DRAFT FINAL MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 4, 2018
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda - None

B. Public Comments - None

C. Commission Comments

Commissioner Welch announced that AT&T U-verse has not shown our last meeting or the Candidates' Forum from last night and wondered if there was a technical issue. Community Development Director Katie Herlihy responded that she would follow-up with Information Technology (I.T.) staff.

Commissioner Westman extended her thanks to Jackie Aluffi for her work as clerk to the Planning Commission. Ms. Aluffi has been promoted to a new position within the City of Capitola. Chairperson Storey added his congratulations.

D. Staff Comments

Director Herlihy added her thanks to Jackie Aluffi, who will be moving into the Development Services Technician position in the Community Development Department.

Director Herlihy reported on the launch of a Bike Share Survey that is on the City's website and encouraged everyone to participate.

Director Herlihy gave a quick update on the project at 4960 Capitola Rd., noting that a final inspection has been scheduled for next week after which a report will be prepared for the courts to review.

Director Herlihy stated that she had been notified that the story poles will be installed at the project at 210 Central, which was previously continued to the next regular Planning Commission meeting on November 1. She will send a reminder to the commissioners once she has received notification that they have been installed.

3. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - Sep 6, 2018 7:00 PM

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

4. CONSENT CALENDAR

Minutes Acceptance: Minutes of Oct 4, 2018 7:00 PM (Approval of Minutes)

A. 106 Sacramento Avenue #18-0143 APN: 036-143-09

Request to Continue to November 1, 2018, the Design Permit and Coastal Development Permit for a second-story addition to a single-family home located at 106 Sacramento Avenue within the R-1 (Single-Family) and GH (geologic hazards) 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.

Property Owner: Mike & Meghan Morrissey

Representative: Dan Gomez, Filed: 03.29.2018

Chairperson Storey recused himself due to being within the conflict proximity of the project.

MOTION: Continue item to next regular Planning Commission of November 1, 2018

RESULT:	CONTINUED [4 TO 0]	Next: 11/1/2018 7:00 PM
MOVER:	Susan Westman, Commissioner	
SECONDER:	TJ Welch, Commissioner	
AYES:	Smith, Newman, Welch, Westman	
RECUSED:	Storey	

5. PUBLIC HEARINGS**A. 211 Monterey Avenue #18-0411 APN: 035-185-19**

Fence height exception beyond the 42-inch maximum front yard fence height to permit a four feet tall section of fence at the south end, a five-foot, six-inch tall entry gate, and an eight-foot tall trellis above the gate that will be located 33 inches in front of the existing duplex along the sidewalk located within the CV (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Maor Katz

Representative: Maor Katz, Filed 07.31.2018

Assistant Planner Sascha Landry presented the project for the fence height exception.

MOTION: Approve fence height exception with the following conditions and findings:

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 48-inch high fence, a five-foot six-inch high gate, and eight-foot high trellis within 30 inches of the front of the property at 211 Monterey Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on October 4, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. 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.

3. 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.
4. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
5. 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.
6. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

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, and the Planning Commission have all reviewed the proposed fence exceptions. The fence conforms to the requirements of the Local Coastal Program and conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Community Development Staff and the Planning Commission have all reviewed the application for the fence height exceptions. The design of the fence and trellis will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood. The height exception will allow the entire fence height to align creating continuity along the street frontage while maintaining privacy along a major pedestrian thoroughfare. The addition of the trellis and gate distinguishes the duplex as a residential property within the mixed use Central Village.

C. This project is categorically exempt under Section 15303 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15303(e) of the CEQA Guidelines exempts the construction of new accessory structures including fences. This project involves the construction of a fence and trellis within the CV zoning district. No Adverse environmental impacts were discovered during review of the proposed project.

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

B. Park Avenue Sidewalk Improvements #18-0494

Coastal Development Permit for sidewalk improvements on Park Avenue in the R-1 (Single-Family Residential) Zoning District. The improvements include a new sidewalk on the north side of Park Avenue extending from McCormick Avenue to Wesley Street and a crosswalk at Cabrillo Street to connect the new sidewalk on the north side to the existing sidewalk on the south side of Park Avenue.

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: City of Capitola

Representative: Kailash Mozumder, Filed: 09.17.2018

Assistant Planner Matt Orbach presented the staff report on the proposed project and introduced Public Works Project Manager Kailash Mozumder who reviewed the project and responded to questions from the Commissioners.

Project manager Mozumder stated that an audible and lighted crosswalk at Park Avenue and Cabrillo Street will be installed as part of this project in response to Commissioner Smith’s question about plans for an active lighted crosswalk.

The bike lane width will remain as it currently exists.

Neil Johnson, 308 Park Avenue, had concerns about the slopes of the driveway approaches and the status of the design process.

Katie Johnson commented that she had concerns about the impact on her driveway and being able to develop her driveway. She would like to work with the contractor to coordinate additional work on her gravel driveway approach to connect to the new sidewalk. Project Manager Mozumder responded that residents can work with the selected contractor once the bid has been awarded to tag on any additional work to their respective driveways. Residents will be able to obtain an encroachment permit for any work necessary.

Chairperson Storey and Commissioner Welch reside within 500 feet of this project and have recused themselves from this vote.

MOTION: Approve Coastal Development Permit with the following conditions and findings:

CONDITIONS OF APPROVAL

1. The project approval consists of a coastal development permit for sidewalk improvements on Park Avenue in the R-1 (Single-Family Residential) Zoning District. The improvements include a new sidewalk on the north side of Park Avenue extending from McCormick Avenue to Wesley Street and a crosswalk at Cabrillo Street to connect the new sidewalk on the north side to the existing sidewalk on the south side of Park Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning

Minutes Acceptance: Minutes of Oct 4, 2018 7:00 PM (Approval of Minutes)

Commission on October 4, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.

2. 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

FINDINGS

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

Community Development Department Staff and the Planning Commission have reviewed the project. The coastal permit for the Park Avenue sidewalk improvements and crosswalk conform to the requirements of the Local Coastal Program and conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan, and Local Coastal Plan.

B. This project is categorically exempt under Section 15332 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15332 of the CEQA Guidelines exempts existing facilities. Specifically, 15332 exempts projects meeting the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The project meets all of these criteria, and no adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

D. Findings Required.

1. 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:

- a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
- b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
- c. A description of the legitimate governmental interest furthered by any access conditioned required;

d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.

- 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:

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.

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 buildout. 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 along Park Avenue, between McCormick Avenue and Cabrillo Street. The project is not located in an area with coastal access. The project will, however, increase the public's access to public trails and locations with beach access.

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 Park Avenue. No portion of the project is located along the shoreline or beach.
- 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 a history of public use in the proposed project area. The project involves the public right-of-way for Park Avenue, which currently has a public street and bike lanes. The project is designed to increase the safety and accessibility of public sidewalks along Park Avenue and to connect the sidewalks along the north and south side of Park Avenue with a crosswalk.
- 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 in the public right of way along Park 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. The project will increase the ability of the public to get to those areas.
- 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 in the public right of way along Park Avenue and will increase the public's access to coastal areas and recreational opportunities. 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.
- 3. 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 accessway on the subject land.
 - The project is not requesting a Public Access Exception, therefore these findings do not apply.

4. 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 area without sensitive habitat areas.
- b. Topographic constraints of the development site;
 - The project is in the public right of way along Park Avenue with no significant topographic constraints.
- c. Recreational needs of the public;
 - The project does not impact the 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.

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.

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 new sidewalk and crosswalk in the public right of way along Park Avenue.

SEC. 30223

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

- The project involves a new sidewalk and crosswalk in the public right of way along Park Avenue.

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 new sidewalk and crosswalk in the public right of way along Park Avenue.

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 new sidewalk and crosswalk. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

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.

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.

10. Demonstrated availability and adequacy of water and sewer services;

- The project is located in the public right of way along Park Avenue.

11. Provisions of minimum water flow rates and fire response times;

- The project is located in the public right of way along Park Avenue, approximately 0.4 miles from the Capitola fire department.

12. Project complies with water and energy conservation standards;

- The project is for a new sidewalk and crosswalk. The GHG emissions for the project are projected at less than significant impact.

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.

- 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.
- 15. Project complies with natural resource, habitat, and archaeological protection policies;**
 - Conditions of approval have been included to ensure compliance with established policies.
- 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.
- 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.
- 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.
- 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.
- 20. Project complies with shoreline structure policies;**
 - The proposed project is not located along a shoreline.
- 21. The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;**
 - Not applicable.
- 22. Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures; and**

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

23. Project complies with the Capitola parking permit program as follows:

- The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
- The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
- The village area preferential parking program shall be limited to three hundred fifty permits.
- Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”
- Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
- Six Depot Hill twenty-four minute “Vista” parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
- A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
- No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.

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

RESULT:	APPROVED [3 TO 0]
MOVER:	Susan Westman, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Newman, Westman
RECUSED:	Welch, Storey

6. DIRECTOR'S REPORT

Director Herlihy reported that she is working with the City Attorney and researching the use of hand-held animated signs related to the discussion at the last Planning Commission meeting and she will report back at the next meeting.

7. COMMISSION COMMUNICATIONS

Commissioner Welch asked about the status of the Sears and Orchard Supply Hardware properties. Director Herlihy responded that are no updates and no status changes.

8. ADJOURNMENT

Minutes Acceptance: Minutes of Oct 4, 2018 7:00 PM (Approval of Minutes)



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: NOVEMBER 1, 2018

SUBJECT: **106 Sacramento Avenue #18-0143 APN: 036-143-09**

Request to Continue to December 6, 2018, the Design Permit and Coastal Development Permit for a second-story addition to a single-family home located at 106 Sacramento Avenue within the R-1 (Single-Family) and GH (geologic hazards) 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.

Property Owner: Mike & Meghan Morrissey

Representative: Dan Gomez, Filed: 03.29.2018

APPLICANT PROPOSAL

The project site is a large 30,719-square-foot lot located at 106 Sacramento Avenue, within the Single-Family (R-1) zoning district and the Geological Hazards (GH) district. The applicant is proposing a 764-square-foot addition to the existing 3,943-square-foot house. The new addition is located outside the required 50-year bluff retreat line. The addition requires Planning Commission approval of a Design Permit and a Coastal Development Permit. The application complies with all development standards of the R-1 and GH districts.

BACKGROUND

On September 6, 2018, the owner requested that the agenda item be continued to the October 4, 2018, Planning Commission meeting. On October 4, 2018, the owner requested that the agenda item be continued to the November 1, 2018, Planning Commission meeting. The owner is now requesting the agenda item be continued to the December 6, 2018, meeting.

STAFF RECOMMENDATION

Staff recommends the Planning Commission continue the application for 106 Sacramento Avenue to the December 6, 2018, meeting.

Prepared By: Matt Orbach
Assistant Planner



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: NOVEMBER 1, 2018
 SUBJECT: **110 Monterey Avenue #18-0499 APN: 035-262-05**

110 Monterey Avenue #18-0499 APN: 035-262-05

Design Permit for an addition to a two-story mixed-use structure located within the C-V (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Gary Filizetti

Representative: Brett Brenkwitz, Filed: 09.19.2018

APPLICANT PROPOSAL

The applicant is proposing to add a 93.5-square-foot addition to an existing second-story apartment at 110 Monterey Avenue in the CV (Central Village) zoning district. The small bedroom addition complies with all development standards of the CV zone.

BACKGROUND

The Architectural and Site Review Committee reviewed the application on October 10, 2018, and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder: requested the applicant have a plan for handling construction debris. Mr. Mozumder also informed the applicant that vehicles associated with the construction could be parked in the beach lot for \$18.00 per day or in one of the lots behind City Hall for \$6.00 per day.

Building Official, Robin Woodman: had no comments

Local Architect, Dan Gomez: had no comments

Assistant Planner, Sascha Landry: had no comments

DEVELOPMENT STANDARDS TABLE

The following table outlines the zoning code requirements for development in the CV Zoning District.

Coastal			
Is project within Coastal Zone?			Yes
Is project within Coastal Appeal Zone?			Yes
If exempt, list applicable exemption.			§17.46.050(A)(2)(b)(iv)(A)
Use	Existing	Proposed	
First Floor	Restaurant	Restaurant	
Second Floor	Residential	Residential	
Is use on 1 st floor Principal Permitted or CUP?	CUP	CUP	
Is use on 2 nd floor Principal Permitted or CUP?	Permitted	Permitted	
Development Standards			
Building Height	CV Regulation	Existing	Proposed
	27 ft.	26 ft. 6 in.	26 in. 5 in.
Yards			
There shall be no yard requirements in the C-V zone, except that: (1) ten percent 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		None – Existing non-conforming	None – Existing non-conforming
Floor Area		Existing	Proposed
First Story Floor Area		2,088 sq. ft.	2,088 sq. ft.
Second Story Floor Area		994 sq. ft.	1,087.5 sq. ft.
Total Floor Area		3,082 sq. ft.	3,175.5 sq. ft.
Parking			
Residential (from 0 up to 1500 sq. ft.)	Required	Existing	Proposed
	2 spaces total	0 spaces total	0 spaces total
	0 covered	0 covered	0 covered
	2 uncovered	0 uncovered	0 uncovered
No additional parking is required for residential structures in any district so long as the floor area of the structure is not increased by more than 10%.		Applicant is proposing to add 98.5 square feet of habitable space to the residential structure, which is an increase of 9.9% of the existing floor area. No additional parking is required.	

DISCUSSION

The existing property at 110 Monterey Avenue is located in the Central Village neighborhood, one of Capitola's original settlement areas, but is not listed on the 2005 City of Capitola List of Historic Structures. The two-story, mixed use building sits between Esplanade Park and a public parking lot and fronts a busy sidewalk used by pedestrians travelling to the beach. Nearby lots are primarily mixed-use residential and commercial.

The two-story building contains a restaurant on the first floor and an apartment on the second floor. The structure has plaster siding and painted concrete masonry unit (CMU) walls, a 26-foot-five-inch tower, and a redwood roof deck accessible only to the apartment's residents. The apartment sits atop the back corner of the building and has a flat roof and plaster siding painted to match the rest of the structure. The apartment is accessed via a stairwell on the first floor inside the back door of the restaurant.

The existing apartment has an open floor plan with a bathroom, kitchen, dining, and living areas, and a murphy bed. The applicant is proposing to add a 93.5 square-foot bedroom to the apartment and redesign the stairwell.

Parking

Pursuant to Capitola Municipal Code Section §17.51.015(D), "In the case of residential structures in any district, no additional parking shall be required for reconstruction or structural alteration of existing residential structures, so long as the habitable floor space of the structure is not increased by more than ten percent. If the structure is enlarged by more than ten percent, the minimum parking requirements according to Sections 17.15.130 and 17.51.130 shall be required."

The existing property does not provide parking, but because the 93.5 square-foot addition and the five square-foot landing only represent a 9.9% increase in habitable floor space, the applicant is not required to bring parking into compliance.

Non-Conforming Structure

The structure is nonconforming because it does not provide the required open space or the required off-street parking. Based on those nonconformities, the project is subject to Capitola Municipal Code (CMC) §17.72.070 for permissible structural alterations. CMC §17.72.070 states that, if the cost of the total work of the improvements involved exceeds eighty percent of the present fair market value of the structure, then the proposed structural alterations may not be made. For the proposed project, the proposed structural changes are significantly less than 80 percent of the value of the existing structure, therefore the changes are permissible structural alterations.

Floor Area Ratio

The General Plan lists the maximum Floor Area Ratio (FAR) for the village at 2. The lot size is 2,292 square feet. The proposed 3,175.5 square foot structure has an FAR of 1.38, well under the maximum.

CEQA

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the existing structure or more than 2,500 square feet, whichever is less. This project involves 98.5 square-foot addition to an existing apartment, which is 9.9% of the existing structure. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission approve project application #18-0499 based on the following Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 93.5 square-foot addition to an existing second-story apartment at 110 Monterey Avenue within the CV (Central Village) zoning

district. The General Plan sets a maximum Floor Area Ratio of 2 within the CV . The FAR of the project is 1.38. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on November 1, 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 #18-0499 shall be paid in full.
7. 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).
8. 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.
9. 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
10. 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.
11. 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.

12. 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.
13. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

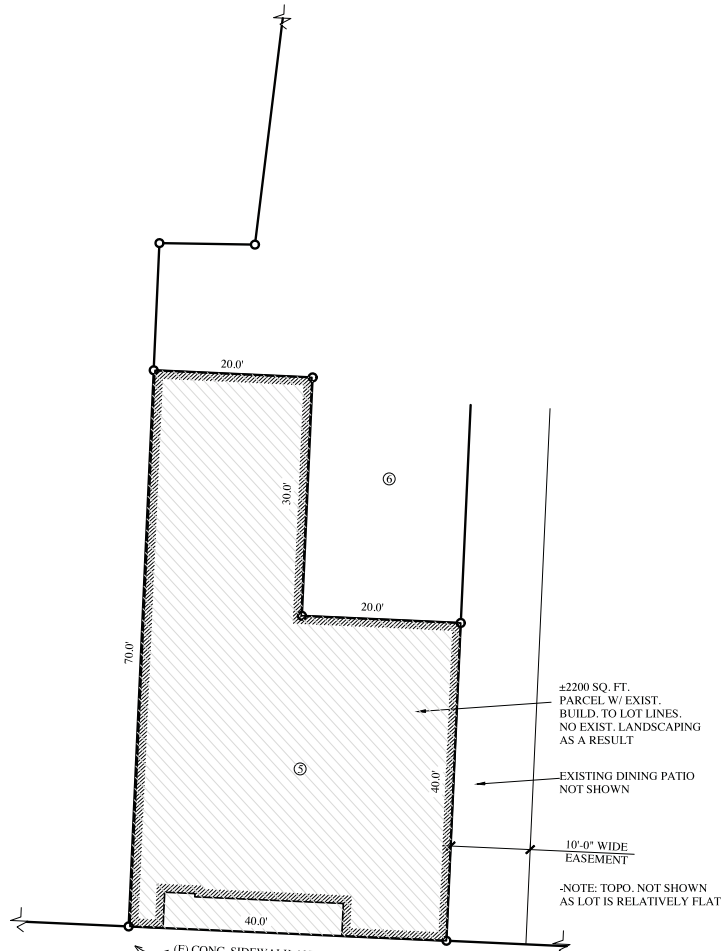
FINDINGS

- A. **The project, 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 second-story addition complies with the development standards of the CV (Central Village) District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan
- B. **The project 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 second-story addition. The design of the addition with plaster siding painted to match the existing building will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.
- C. **This project is categorically exempt under Section 15301(e)(1) 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 additions to existing structures provided that the addition will not result in an increase of more than 50% of the existing structure or more than 2,500 square feet, whichever is less. This project involves 93.5 square-foot addition to an existing apartment, which is an increase of 9.4%. No adverse environmental impacts were discovered during review of the proposed project.

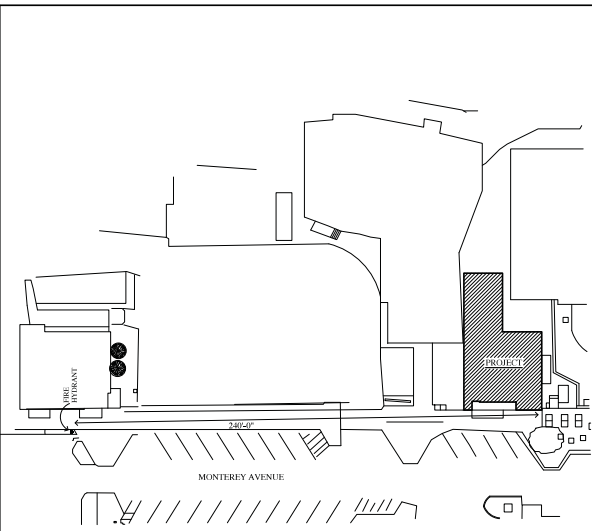
ATTACHMENTS:

1. 110 Monterey Avenue - Full Plan Set - Letter

Prepared By: Sascha Landry



MONTEREY AVENUE



4	NTS	VICINITY MAP
ADDRESS: 110 MONTEREY AVE, CAPITOLA, CA. 95010 A.P.N.: 035-262-05 EXIST. AREA: 3,082 SF SQ. FT. ADDED: 93.5 SF (REPRESENTS <10% INCR) OCCUPANCIES: UPPER LEVEL: R-3 LOWER LEVEL: A-3 1-HR AREA SEPARATION BTWN. OCCUPANCIES REQ. PROJECT DESCRIPTION: ADD BEDROOM TO UPPER EXISTING APARTMENT, REPLACE DECKING LIKE IN KIND, RELOCATED WATER HEATER ON ROOF. CAPITOLA BP 2000-370		

6	1"=30'-0"	SITE PLAN WITH FIRE HYDRANT
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3	NTS	PROJECT DATA
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FIRE DEPT. NOTES

- THESE PLANS ARE IN COMPLIANCE WITH CALIF. BUILDING AND FIRE CODES (2016) AND DISTRICT AMENDMENT
- THE REQUIRED FIRE FLOW FOR THE PROPERTY IS 1000 GALLONS. THE AVAIL. FIRE FLOW IS 1619 FROM HYDRANT LOCATED AT 200 MONTEREY.
- SEE SITE PLAN FOR FIRE HYDRANT WITHIN 250' OF PARCEL.
- ROOF COVERINGS ARE TO BE NO LESS THAN "C" RATED ROOF.
- THE REQUIREMENTS OF THE SINGLE FAMILY DWELLING GUIDE ARE MET.
- THERE ARE NO DRIVEWAYS OR BRIDGES SERVING THE PARCEL.
- OCCUPANCY CLASSIFICATION: R-3; (EXIST.) (OCCUPANCY BELOW:) A-3
- TYPE OF CONST.: TYPE V-N, NOT SPRINKLERED.
- SMOKE DETECTORS ARE TO BE INSTALLED AS SHOWN ON PLANS, AND ARE TO BE INTERCONNECTED. INSTALL AT:
 - ADJACENT TO EACH SLEEPING AREA
 - ONE IN EACH SLEEPING ROOM
 - ONE AT THE TOP OF EACH STAIRWAY OF 24" RISE OR GREATER ACCESSIBLE BY A LADDER TO CHANGE BATTERIES:
 - ONE DET. MIN. PER FLOOR:
 - ONE DET. MIN. ON BASEMENT LEVEL.
- ADDRESS NUMBERS TO BE 4" MIN. HEIGHT IN A CONTRASTING COLOR TO BACKGROUND. SEE ELEV. FOR LOCATION.
- A 30' CLEARANCE IS TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION.
- JOB COPIES OF ALL PLANS TO BE ON SITE DURING INSPECTIONS.

OWNERS:
 DEVCON CONST. INC.
 690 GIBRALTAR DRIVE
 MILPITAS, CA. 95035
 ATTN: GARY FILIZETTI

ARCHITECT:
 FRANKS BRENKWITZ & ASSOC.
 P.O. BOX 597
 APTOS, CA. 95001
 (831)662-8800

2	NTS	PROJECT NOTES
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SHEET NO.	DESCRIPTION
A-1	TITLE SHEET / SITE PLAN
A-2	EXISTING FLOOR PLANS
A-3	PROPOSED FLOOR PLANS
A-4	EXISTING EXTERIOR ELEVATIONS
A-5	PROPOSED EXTERIOR ELEVATIONS
A-6	ROOF PLAN / NOTES

5	NTS	NOTES
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1	NTS	SHEET INDEX
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7	1/8"=1'-0"	SITE PLAN
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110 MONTEREY AVE
 CAPITOLA, CA. 95010

TITLE SHEET / SITE PLAN

REVISION:

DATE: 9-17-18

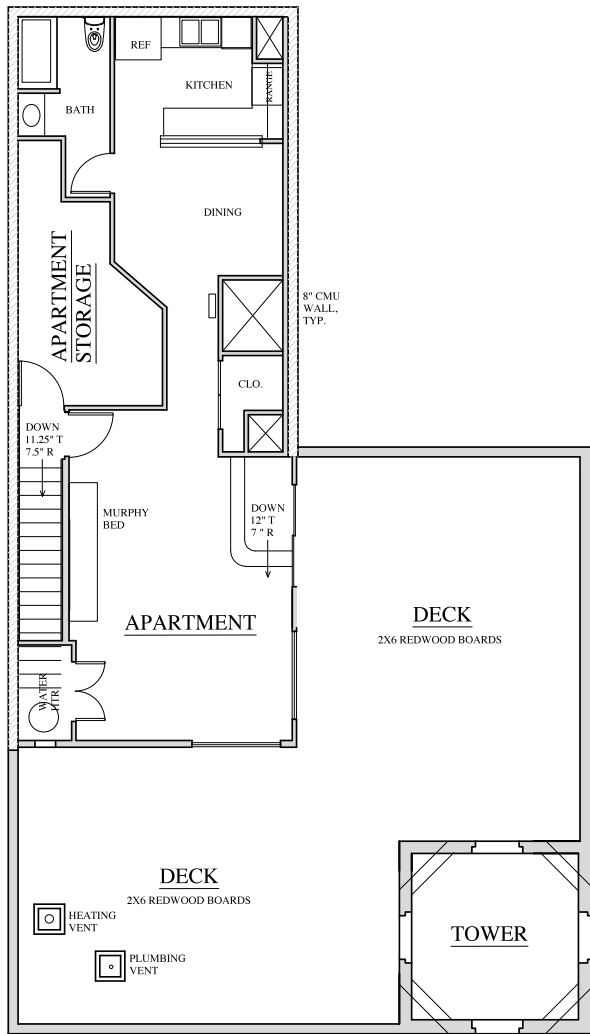


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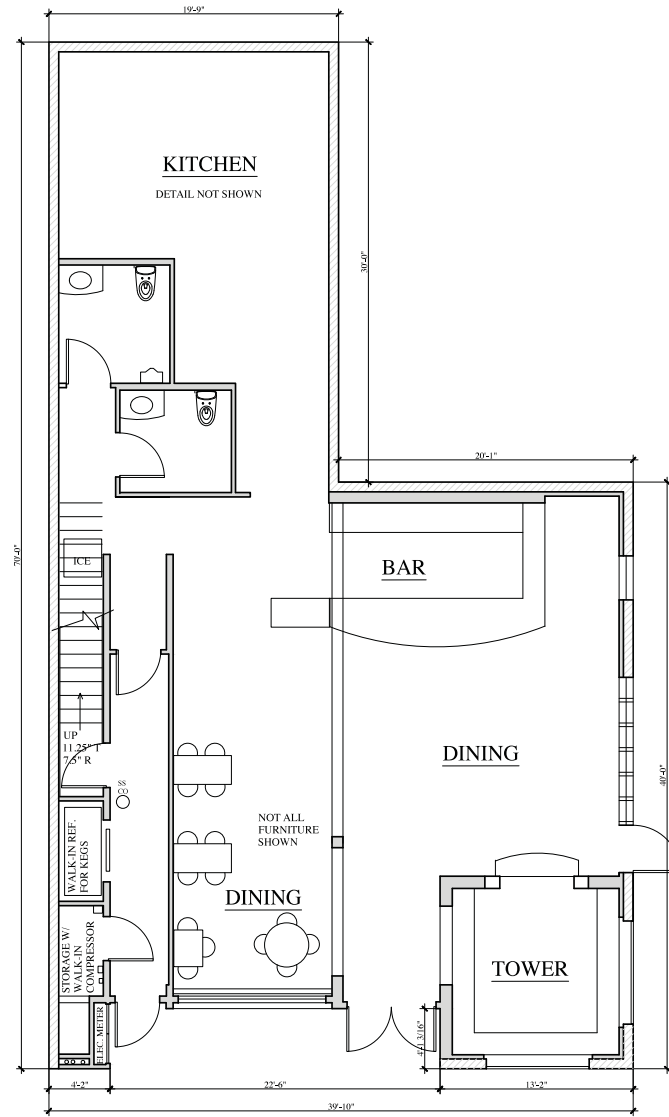
SHEET NO.

A-1
 OF 6 SHEETS

Attachment: 110 Monterey Avenue - Full Plan Set - Letter (110 Monterey Avenue)



UPPER FLOOR AREA: 994 SF



LOWER FLOOR AREA: 2,088 SF



110 MONTEREY AVE
 CAPITOLA, CA. 95010

EXISTING FLOOR PLANS

REVISION:

DATE: 9-17-18



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

SHEET NO.

A-2
 OF 6 SHEETS

Attachment: 110 Monterey Avenue - Full Plan Set - Letter (110 Monterey Avenue)



110 MONTEREY AVE
CAPITOLA, CA. 95010

PROPOSED FLOOR PLANS

REVISION:

DATE: 9-17-18



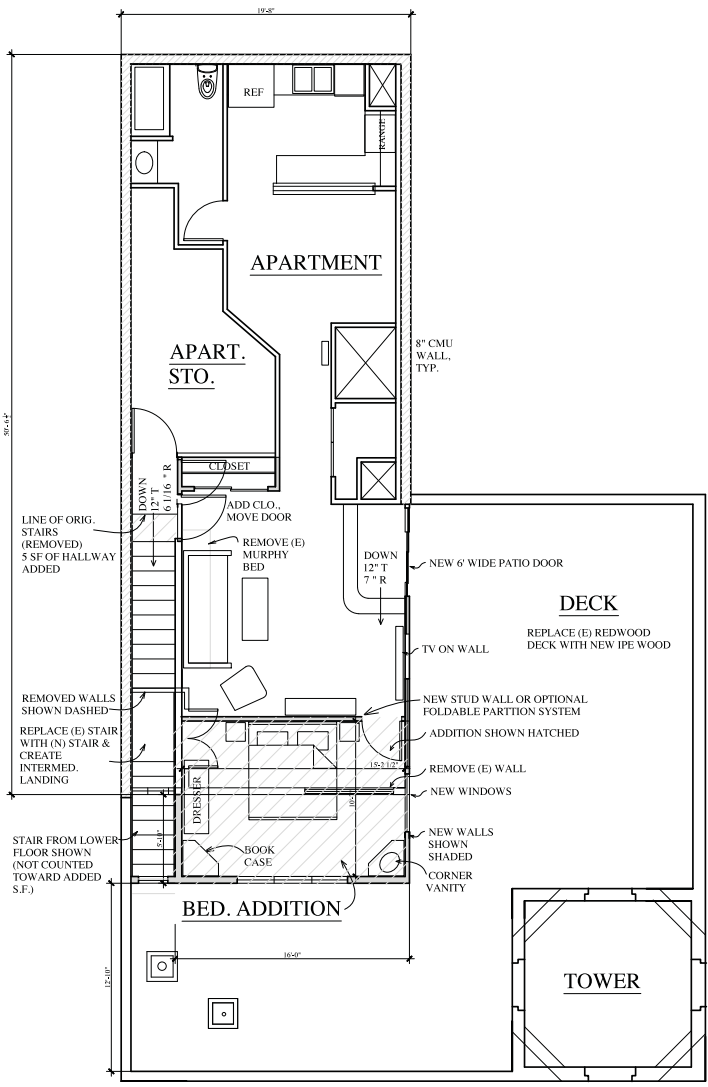
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SHEET NO.

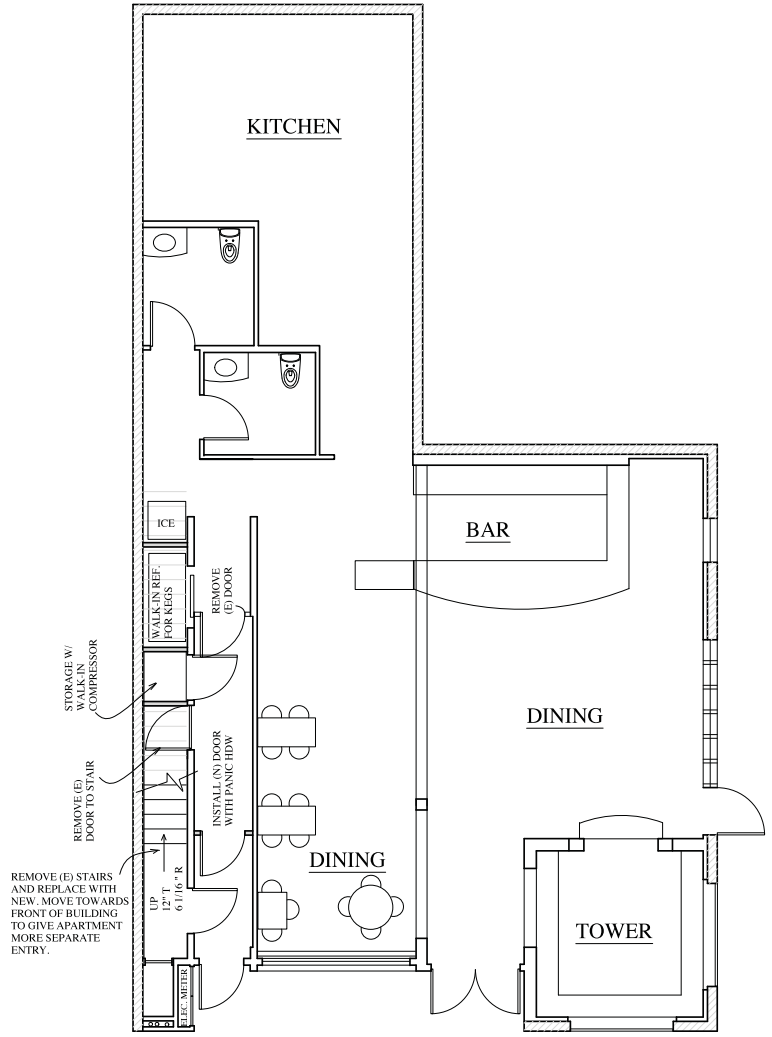
A-3

OF 6 SHEETS

Attachment: 110 Monterey Avenue - Full Plan Set - Letter (110 Monterey Avenue)



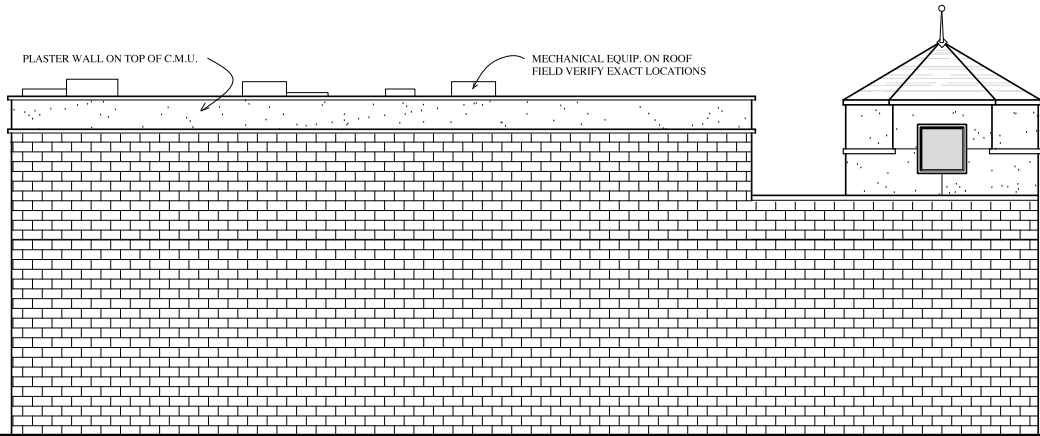
-EXIST. UPPER FLOOR APARTMENT: 994 SF
 -UPPER FLOOR ADDITION: 93.5 SF APARTMENT
 + 5 SF HALLWAY= 98.5 SF (9.9% INCREASE)
 -RESULTING UPPER FLOOR AREA: 1,087.5 SF
 -RELOCATE WATER HEATER TO ROOF



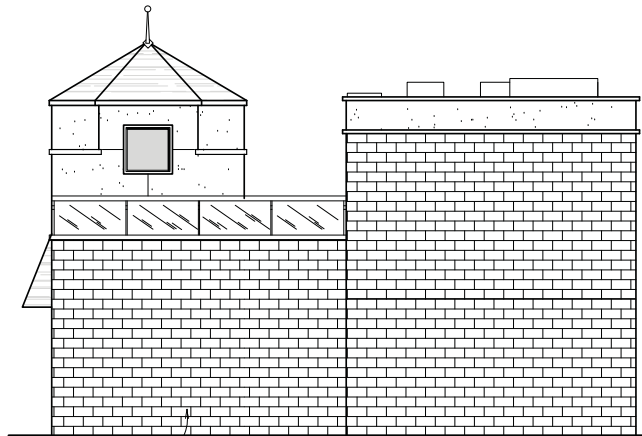
LOWER FLOOR AREA: 2,088 SF
 NO ADDED AREA TO LOWER FLOOR.

2 | 1/4"=1'-0" | UPPER FLOOR PLAN

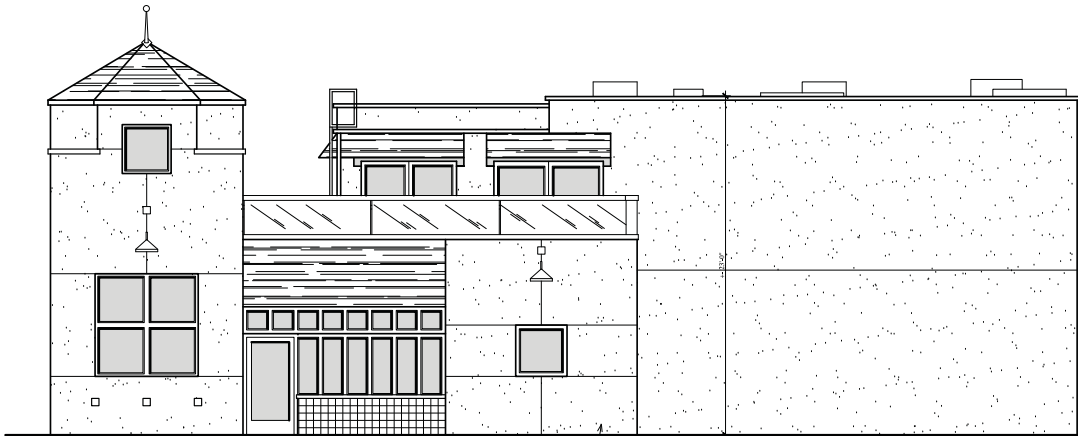
1 | 1/4"=1'-0" | LOWER FLOOR PLAN



4 1/4"=1'-0" NORTH ELEVATION



3 1/4"=1'-0" EAST ELEVATION



2 1/4"=1'-0" SOUTH ELEVATION



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



P.O. Box 997, Aptos, CA 95021
(831) 462-2800

Attachment: 110 Monterey Avenue - Full Plan Set - Letter (110 Monterey Avenue)

110 MONTEREY AVE
CAPITOLA, CA. 95010

EXISTING ELEVATIONS

REVISION:

DATE: 9-17-18

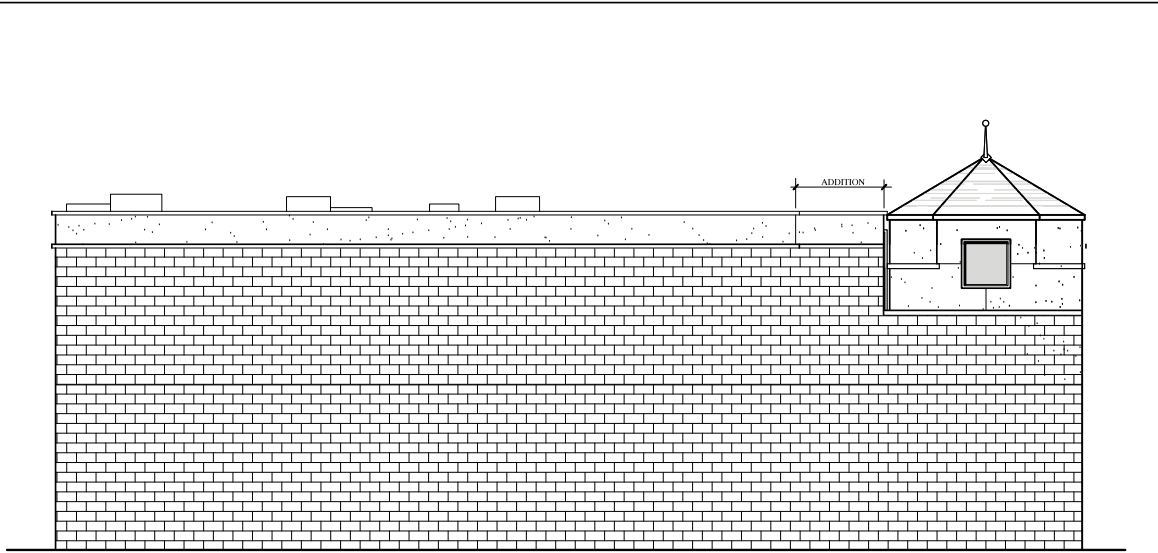


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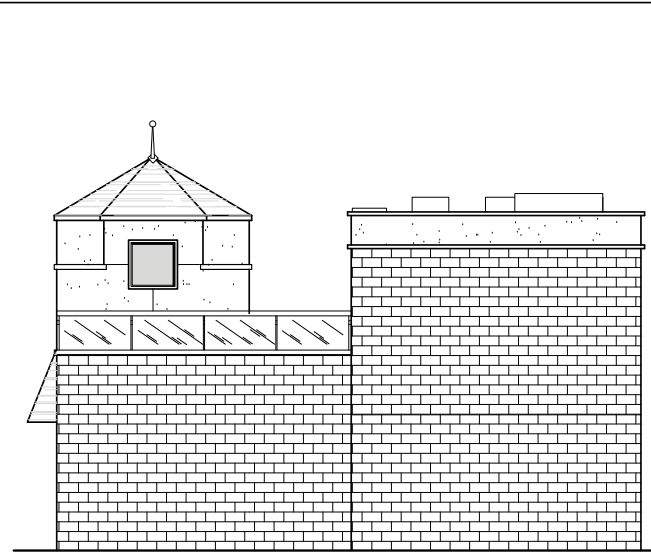
SHEET NO.

A-4

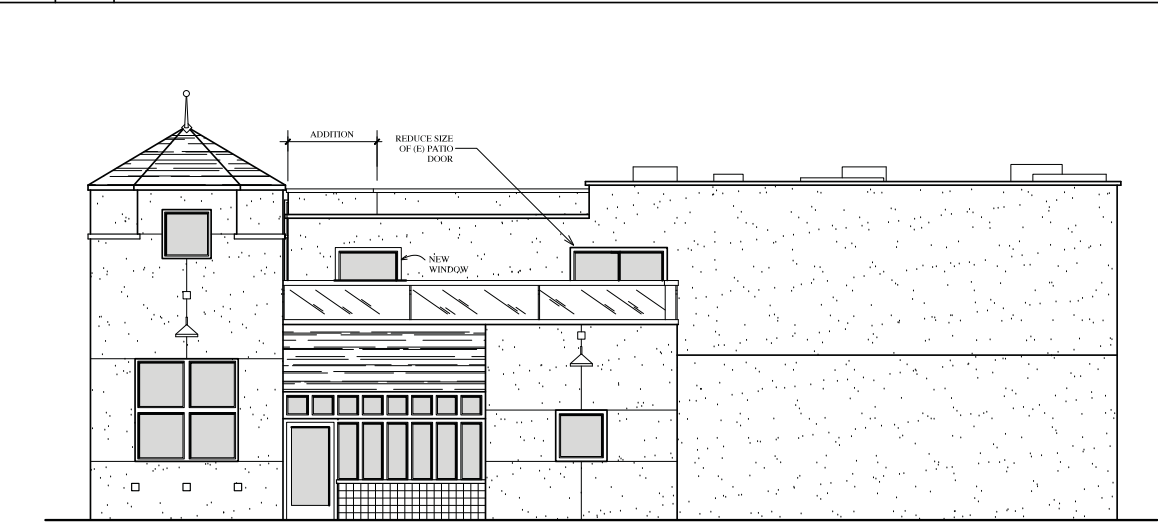
OF 6 SHEETS



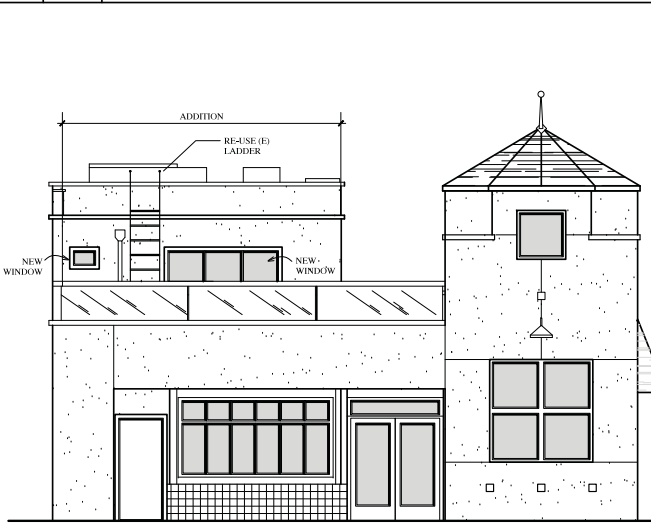
4 | 1/4"=1'-0" | NORTH ELEVATION



3 | 1/4"=1'-0" | EAST ELEVATION



2 | 1/4"=1'-0" | SOUTH ELEVATION



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



Attachment: 110 Monterey Avenue - Full Plan Set - Letter (110 Monterey Avenue)

110 MONTEREY AVE
CAPITOLA, CA. 95010

PROPOSED ELEVATIONS

REVISION:

DATE: 9-17-18



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

SHEET NO.

A-5

OF 6 SHEETS

PROJECT GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
2. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCLUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
3. CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY ALL DIMENSIONS AND CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT AND DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT IN WRITING.
4. GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF ANY REQUIRED PORTABLE FIRE EXTINGUISHERS.
5. DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
6. CONTRACTOR SHALL PROVIDE ALL CEILING OR WALL ACCESS PANELS, (OR ACCESS DOORS), AS REQUIRED BY THE A/C, PLUMBING AND ELECTRICAL SYSTEMS.
7. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
8. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
9. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, A/C EQUIPMENT, RESTROOM ACCESSORIES AND ALL OTHER ITEMS REGARDING SAME.

ROOF NOTES:

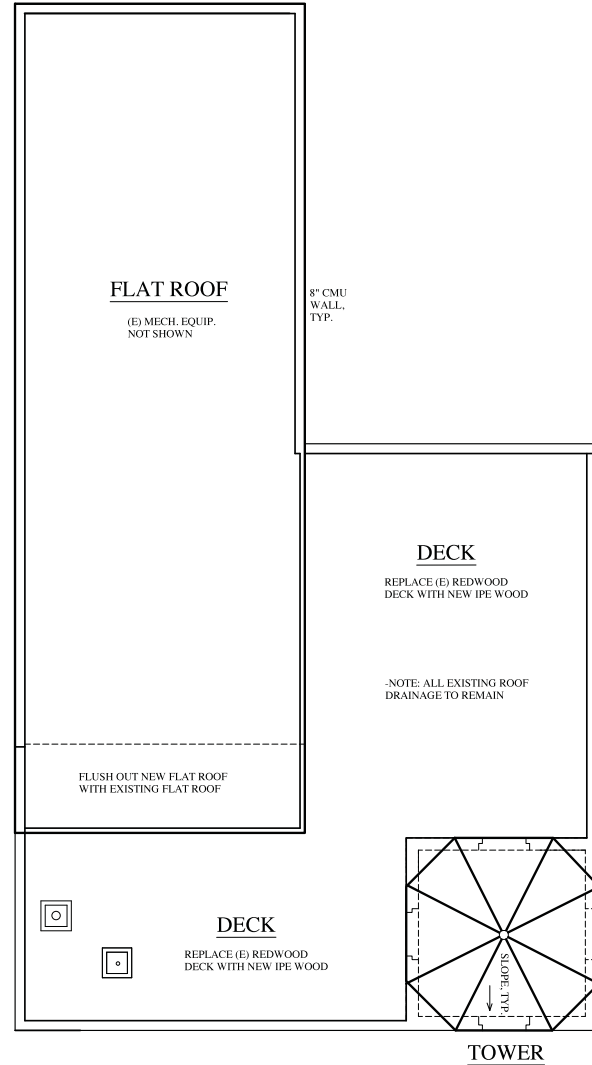
1. INSTALL NEW TPO ROOF AT UPPER ROOF AND LOWER ROOF IF NEEDED.
2. PROVIDE FOR ROOF SCUPPERS AT NEW ROOF.
3. ALL ROOF FLASHINGS TO BE COPPER.
4. WATER HEATER TO BE ROOF MOUNTED.
5. DECKING AREAS TO BE REPLACED WITH IPE WOOD ON PTDF SLEEPERS.

CITY OF CAPITOLA FIRE DEPARTMENT NOTES:

1. MIN. 4" IN HEIGHT ADDRESS NO'S VISIBLE FROM STREET, ON CONTRASTING BACKGROUND.
2. SMOKE / CO DETECTORS ARE REQUIRED TO BE HARDWIRED TOGETHER WITH BATTERY BACKUP. ALSO PROVIDE C.O. DET. @ EA. LEVEL OF HOUSE AND OUTSIDE SLEEPING ROOMS.
3. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE FIRE DEPT. PRIOR TO INSPECTION.
4. THESE PLANS ARE IN COMPLIANCE WITH CALIF. BUILDING AND FIRE CODES 2016 AND CAPITOLA FIRE DEPT. DISTRICT AMENDMENTS.
5. APARTMENT OCCUPANCY: R-3, UNSPRINKLERED, TYPE V-B CONST.
6. ROOF COVERINGS NOT TO BE LESS THAN CLASS "B"
7. JOB COPIES OF THE BUILDING PLANS SHALL BE AVAILABLE ON-SITE FOR INSPECTIONS.
8. SEE SITE PLAN FOR EXISTING HYDRANT
9. AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES, AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, INSPECTION OR OTHER SOURCE, AND TO HOLD HARMLESS AND WITHOUT PREJUDICE, THE REVIEWER AND THE REVIEWING AGENCY.
10. A 30' CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER DISTANCE. EXCEPTIONS ARE SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.

OPERATIONAL CONDITIONS:

1. PERMITS TO BE KEPT ON SITE AT ALL TIMES.
2. FOLLOW CITY OF CAPITOLA RULES FOR HOURS OF OPERATION.
3. MATERIAL DROP OFF TO BE COORDINATED WITH CITY PARKING.



Attachment: 110 Monterey Avenue - Full Plan Set - Letter (110 Monterey Avenue)

110 MONTEREY AVE
CAPITOLA, CA. 95010

ROOF NOTES / NOTES

REVISION:

DATE: 9-17-18



SCALE: NTS

SHEET NO.

A-6
OF 6 SHEETS

2 | NTS | NOTES

1 | 1/4"=1' | ROOF PLAN



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: NOVEMBER 1, 2018
 SUBJECT: **210 Central Avenue #18-0001 APN: 036-122-19**

Design Permit, Conditional Use Permit, Major Revocable Encroachment Permit, and Variance request to the eighty percent permissible structural alteration limit for nonconforming structures for an addition to an historic single-family residence located at 210 Central Avenue within the R-1 (Single-Family) 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: Paul & Brigitte Estey
 Representative: Paul & Brigitte Estey, Owners, Filed: 01-02-2018

APPLICANT PROPOSAL

The application includes a design permit, variance, major revocable encroachment permit, and conditional use permit for an addition to a historic single-family residence located at 210 Central Avenue. The project is located in the R-1 (Single-Family) Zoning District. The proposal includes preservation of the original historic cottage, demolition of the non-historic additions, and introduction of a new front porch and rear two-story addition. Modifications to a historic resource require approval of a design permit and conditional use permit by the Planning Commission. The applicant is seeking a variance request to the eighty percent permissible structural alteration limit for nonconforming structures.

BACKGROUND

On July 19, 2018, the Planning Commission reviewed the application and continued the application to the September 6, 2018, meeting. The Commission asked the applicant to make revisions to the front porch design to preserve the form of the main pyramidal roof, as it has historically existed. The Commission also requested that story poles be displayed on site to show the height and massing of the proposed addition. The owner was unable to complete the requested tasks in time for the September hearing and requested the agenda item be continued to the November 1, 2018, hearing.

On October 2, 2018, the applicants submitted revised plan sheets (A2.3, A3.1, and A3.2) that include a front porch design that preserves the form of the main pyramidal roof with the covered porch extending out from under it, as it existed historically. Architectural Historian Leslie Dill

reviewed the modified plans and found that the revised porch design is consistent with the Secretary of the Interior's Standards (Attachment 7).

Story poles will be installed on Friday, October 26, 2018, and remain up until Friday, November 2, 2018, to demonstrate the massing of the proposed structure.

DISCUSSION

The Planning Commission concerns about the front porch design were addressed in the revised plans submitted on October 2. This minor change has a minimal impact on the overall design of the building. This is the only change to the design since the July 19 staff report. The height and massing of the proposed structure, which were the other two concerns of the Planning Commission, have not changed. With no changes to the project, other the connection of the front porch, the analysis from the July 19 staff report (Attachment 2) continues to apply.

CEQA

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 Planning Commission has made findings that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

RECOMMENDATION

Staff recommends the Planning Commission review the application, consider the input provided by the Architectural and Site Review Committee and the Architectural Historian and either **continue** the application with a request for specific modifications to the design or **approve** project application #18-001 based on the findings and conditions.

CONDITIONS OF APPROVAL

1. The project approval consists of rehabilitation of 454 square feet of an existing historic single-family home, demolition of 945 square feet of non-historic portions of the existing historic single-family home, and construction of a 1,702 square-foot two-story addition with a variance to the eighty percent permissible structural alteration limit for non-conforming structures at 210 Central Avenue. The maximum Floor Area Ratio for the 3,995 square foot property is 54% (2,157 square feet). The total FAR of the project is 54% with a total of 2,156 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 November 1, 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 building plan submittal, the plans shall include a language on the cover sheet (1) referring to the property as a potential Historic Resource, requiring review of all design revisions, and (2) that the project should include notes that the existing historic

elements are to be protected during construction.

5. At time of submittal for a building permit review, the applicant shall apply for a revocable encroachment permit for all improvements allowed by the Planning Commission within the unutilized street right-of-way.
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 and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
8. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions of the historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
9. Prior to issuance of building permit, all Planning fees associated with permit #18-0001 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 Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise

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

17. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.
22. 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 with the historic resource contributing to a potential historic district with the proposed design. A variance has been granted to preserve the location of the historic structure and allow a new addition.

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 home is located on Depot Hill and may be a contributing structure within a future historic district. The design does not compromise the integrity of the historic resource or eligibility within a future Depot Hill historic district.

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 applicant was required to work with an Architectural Historian during the design process to ensure that the proposed rehabilitation project would meet the Secretary of the Interior's Standards for Rehabilitation, and the final project was supported by the Architectural Historian, so 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 circumstance applicable to the subject property is that the existing home is historic, and is protected under the Capitola Municipal Code, the General Plan, and the California Environmental Quality Act (CEQA). The applicant has requested a variance to the permissible structural alterations to non-conforming structures limit in order to preserve the historic residence in place. Multiple other historic properties on Central Avenue had similar variances approved, so the strict application of the municipal code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

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

The subject property contains a historic residence. The historic resource is protected under the Capitola Municipal Code, the General Plan, and the California Environmental Quality Act (CEQA). The variance to the permissible structural alteration limit for non-conforming structures will preserve the character and location of the existing historic structure. The grant of this variance would not constitute a special privilege because many Depot Hill properties similarly do not comply with setback requirements and were approved with variances that allowed them to exceed the permissible structural alteration limit for non-conforming structures.

COASTAL FINDINGS

D. Findings Required.

- 1. 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:**
 - a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
 - b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;

- c. A description of the legitimate governmental interest furthered by any access conditioned required;
- d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.
 - 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:

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.

- 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 buildout. 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 210 Central Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.
- b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to

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

- The proposed project is located along Central Avenue. No portion of the project is located along the shoreline or beach.
- 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 a history of public use on the subject lot.
- d. **Physical Obstructions.** Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;
- The proposed project is located on private property on Central Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.
- 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.

3. 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 accessway on the subject land.
 - The project is not requesting a Public Access Exception, therefore these findings do not apply.

4. 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 area without sensitive habitat areas.
- 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 the 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

15. Project complies with natural resource, habitat, and archaeological protection policies;

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

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.

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.

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.

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.

20. Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

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 zoning district.

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

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

23. Project complies with the Capitola parking permit program as follows:

- The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
- The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
- The village area preferential parking program shall be limited to three hundred fifty permits.
- Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”
- Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
- Six Depot Hill twenty-four minute “Vista” parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
- A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
- No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking

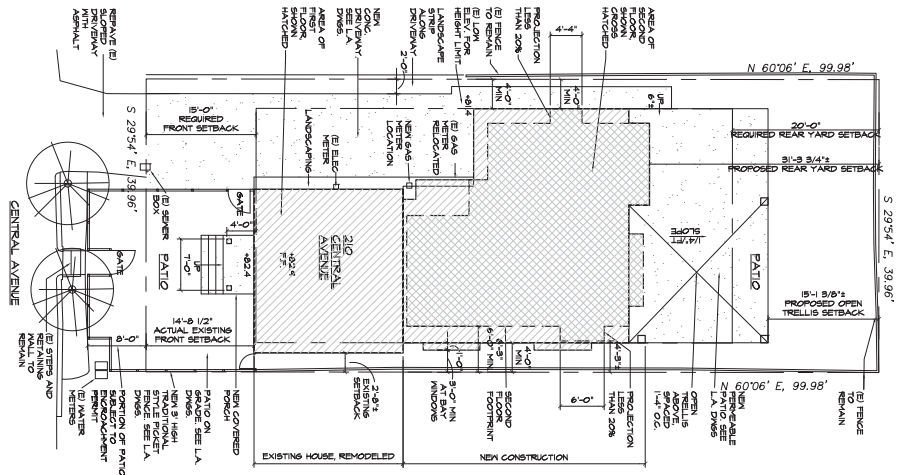
as allowed in the land use plan can be made.

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

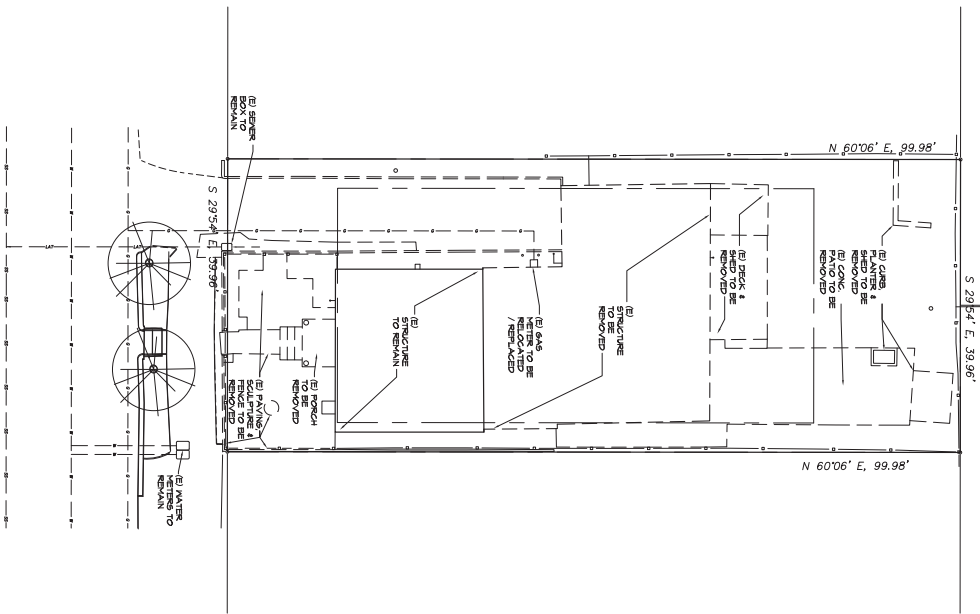
ATTACHMENTS:

1. 210 Central Avenue - Plan Set - Letter - 10.02.18 Revisions
2. 210 Central Avenue - PC Staff Report - 07.19.2018
3. 210 Central Avenue - 3-D Image
4. 210 Central Avenue - Streetscape - Letter 2
5. 210 Central Avenue - SISR Historic Review
6. 210 Central Avenue - Nonconforming Evaluation
7. 210 Central Avenue - SISR Porch Revision Memo

Prepared By: Matt Orbach
Assistant Planner



2 Proposed Site Plan
1/8" = 1'-0"



1 Existing Site and Site Demolition Plan
1/8" = 1'-0"



745 FAWN AVENUE
S.M. #13,857,2004
www.beausoleil-architect.com

Submitted:
HISTORICAL REVIEW 1.27.12
ALTERNATE DESIGN 10.23.12
ALTERNATE DESIGN 10.24.12
CLIENT REVIEW 11.13.12
HISTORICAL REVIEW 11.13.12
ARCH & SITE DESIGN 12.14.12

Estey Residence

Remodel
210 Central Avenue
Capitola, CA

These Documents are to be used by a qualified, experienced professional contractor and approved subcontractors and suppliers. The contractor shall be responsible for the design and construction of the project. The Owner shall be responsible for the design and construction of the project. The architect shall be responsible for the design and construction of the project.

Sheet Title
SITE PLANS

Scale 1/8"=1'-0"
Project No. 1716
Drawn By: CB/BS

A1



748 FAGON AVENUE
S.W.
413.587.2004
www.beausoleil-architect.com

Submittal:
HISTORICAL REVIEW 3.27.12
ALTERNATE DESIGN 10.25.12
ALTERNATE DESIGN 10.25.12
ALTERNATE DESIGN 10.25.12
GENERAL REVIEW 11.14.12
HISTORICAL REVIEW 11.14.12
ARCH. & SITE REVIEW 12.14.12

Estey Residence

Remodel
210 Central Avenue
Capitola, CA

These Documents are to be used by a qualified, experienced contractor, experienced subcontractors and suppliers. The contractor shall be responsible for the design and construction of the project. The Owner's Contractor, the architect, and the interior designer, and their representatives, shall not be responsible for the design and construction of the project.

Sheet Title
DEMOLITION
PLAN

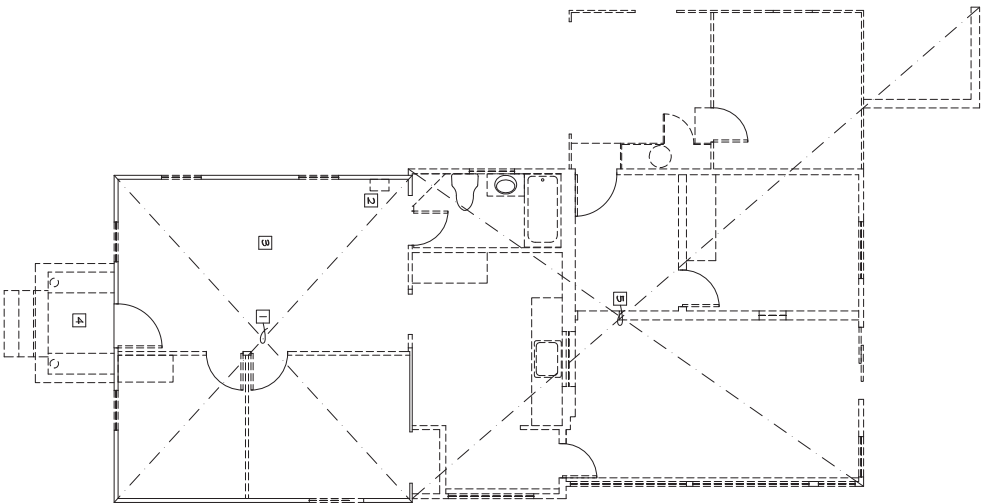
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Project No. 1716
Drawn By CS/RS

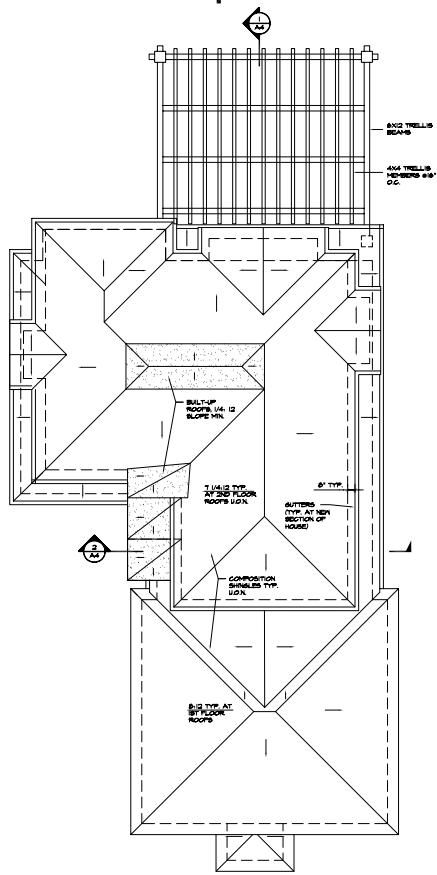
A2.1

LEGEND AND NOTES

- ===== EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONSTRUCTION TO BE REMOVED
 - ELEMENT ABOVE
 - KEY NOTE REFERENCE
- ALL EXISTING WINDOWS AND EXTERIOR DOORS ARE SINGLE SLAVED WOOD

- REV NOTES**
- 1 EXISTING EXTERIOR WALLS AND ROOF FRAMING TO REMAIN OR BE REPAIRED. EXISTING ROOF TO BE DEMOLISHED AND RECONSTRUCTED FOR COMPLETION OF NEW ROOFING. EXCAVATE AS REQUIRED FOR NEW FOOTINGS AND FOUNDATIONS. EXCAVATE AS REQUIRED FOR NEW FOOTINGS AND FOUNDATIONS.
 - 2 REMOVE (B) BRICK HEARTH
 - 3 REMOVE (B) BRICK CONCRETE STAIR AND STAIRS
 - 4 REMOVE EXISTING STRUCTURE DOWN TO GROUND LEVEL. EXCAVATE AS NECESSARY FOR NEW FOOTINGS AND GRAVELSPACE





1 Roof Plan

BEAU SOLEIL
ARCHITECTS

748 FAYON AVENUE
SAN FRANCISCO, CA 94112
415.387.2004
www.beausoleil-architects.com

Submittal:
 HISTORICAL REVIEW 7.27.17
 ALTERNATE DESIGN 10.20.17
 ALTERNATE DESIGN 10.24.17
 ALTERNATE DESIGN 10.24.17
 CLIENT REVIEW 11.3.17
 HISTORICAL REVIEW 11.13.17
 ARCH & SITE REVIEW 1.24.18
 PLUMB. CONGR. REV. 4.27.18
 PORCH REVISION 9.28.18

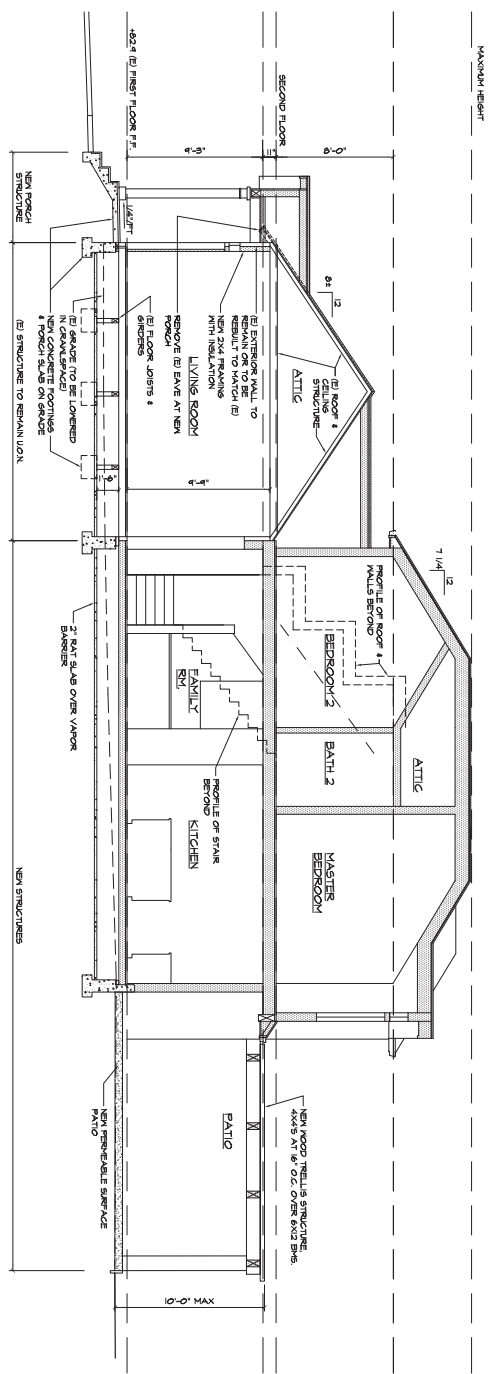
Estey Residence
 Remodel and Addition
 210 Central Avenue
 Capitola, CA

These documents are a "holder's set" intended for use by a qualified, experienced general contractor using qualified subcontractors, subcontractors and suppliers. Details, materials, systems, and methods not specified herein are fully the responsibility of the General Contractor, the subcontractors, and suppliers.

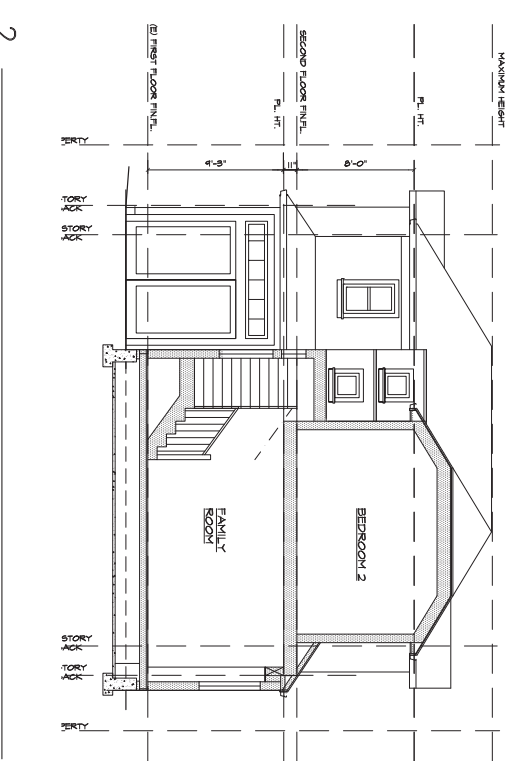
Sheet Title
ROOF PLAN

Scale 1/4"=1'-0"
 Project No. 1710
 Drawn By: CB/JS

A2.3



1 Section



2



745 FAXON AVENUE
 S.W.
 S.W.
 413.587.2004
 www.beausoleil-architect.com

Submitted:
 HISTORICAL REVIEW 1.23.12
 ALTERNATE DESIGN 10.23.12
 ALTERNATE DESIGN 10.23.12
 ALTERNATE DESIGN 10.24.12
 CLIENT REVIEW 11.14.12
 HISTORICAL REVIEW 11.14.12
 APPROVAL & SITE REVIEW 12.14.12

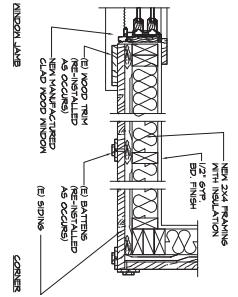
Estey Residence
 Remodel
 210 Central Avenue
 Capitola, CA

These Documents are to be used only for the project and site described herein. They are not to be used for any other project, site, or purpose. The user of these Documents is responsible for obtaining all necessary permits and approvals. The user of these Documents is also responsible for obtaining all necessary insurance. The user of these Documents is also responsible for obtaining all necessary professional services. The user of these Documents is also responsible for obtaining all necessary legal services. The user of these Documents is also responsible for obtaining all necessary financial services. The user of these Documents is also responsible for obtaining all necessary other services. The user of these Documents is also responsible for obtaining all necessary other services.

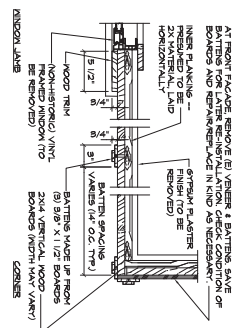
Sheet Title
 SECTIONS

Scale 1/4"=1'-0"
 Project No. 1716
 Drawn By: MB/CS

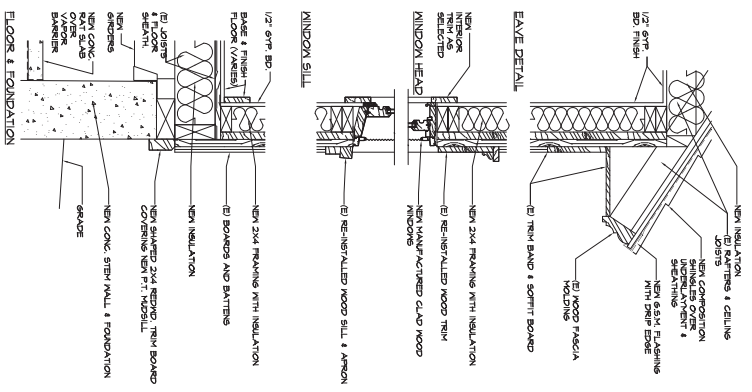
A4



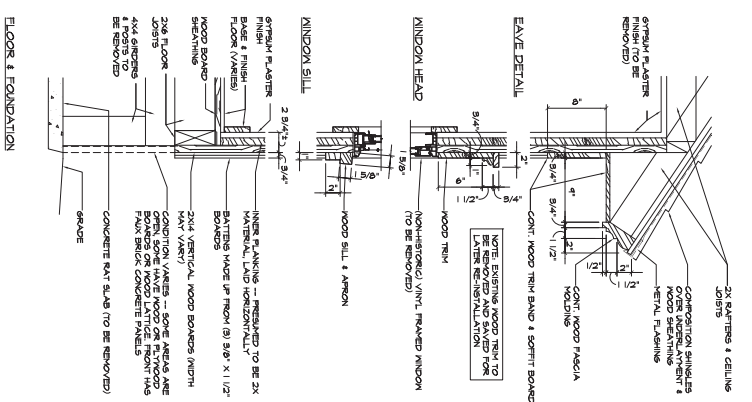
4 Typical Proposed Plan Detail
At Historic Front Portion of House 1 1/2"=1'-0"
6/9/85



1 Typical Existing Plan Detail
At Historic Front Portion of House 1 1/2"=1'-0"
6/9/85



3 Typical Existing Wall Section
At Historic Front Portion of House 1 1/2"=1'-0"
6/9/85



4 Typical Proposed Wall Section
At Historic Front Portion of House 1 1/2"=1'-0"
6/9/85



745 FAJON AVENUE
S.W.
ALBUQUERQUE, NM 87102
415.587.2004
www.bearsoleil-architects.com

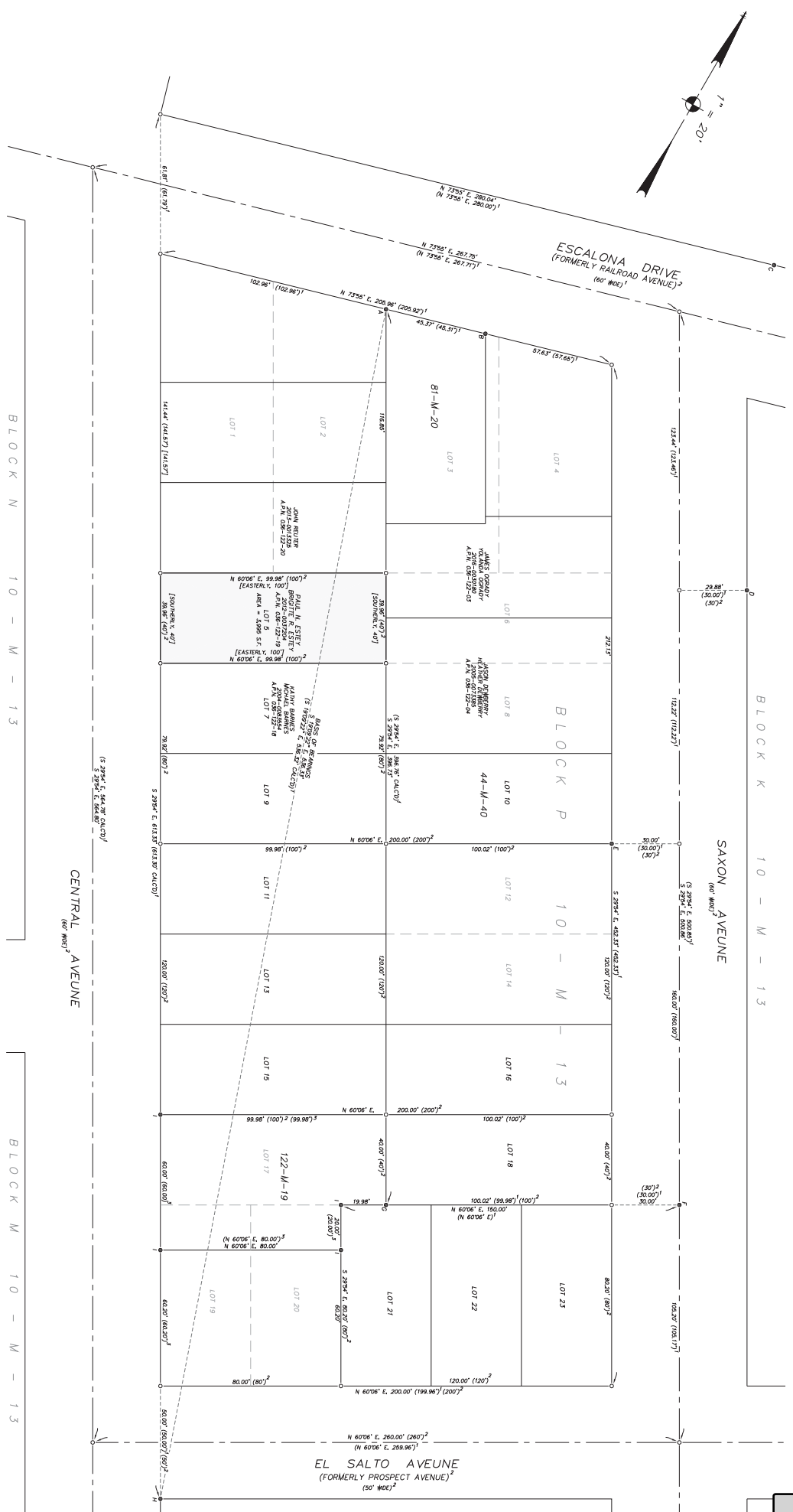
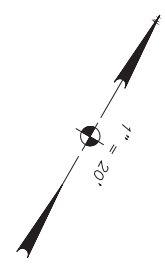
Schematic:
HISTORICAL REVIEW 1.23.12
ALTERNATE DESIGN 10.23.12
ALTERNATE DESIGN 10.24.12
CLIENT REVIEW 11.14.12
HISTORICAL REVIEW 11.14.12
ARCH & SITE DESIGN 12.14.12

Estey Residence
Remodel
210 Central Avenue
Capitola, CA

These Documents are to be used by a qualified, experienced contractor and experienced subcontractors and suppliers. The contractor shall be responsible for obtaining all necessary permits and for the safety of the work. The architect shall not be responsible for the safety of the work. The architect shall not be responsible for the safety of the work.

Scale 1/4"=1'-0"
Project No. 1716
Drawn By: 88/JS
D1

Sheet Title
DETAILS

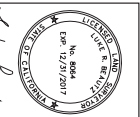


- LEGEND
- Indicates survey monument found as noted hereon.
 - o Indicates nothing found or set.
 - () Indicates record data based on recorded maps.
 - [] Indicates record data based on 2012-0037204.
 - () 1 81-M-20 Previously recorded as S-M-63
 - () 2 10-M-13
 - () 3 122-M-19

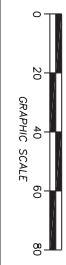
MONUMENT LIST

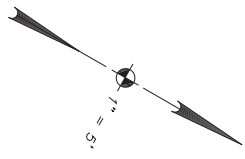
A	1/2" IRON PIPE U.S. 6030"
B	1/2" IRON PIPE U.S. 6030" BEARS N 293° W. 0.10'
C	3/4" IRON PIPE NO TAG
D	3/8" IRON PIPE NO TAG
E	(N 60°06' E, 111' 11")
F	(N 60°06' E, 110' 00")
G	3/4" IRON PIPE WITH PLUG & NAIL BEARS N 60°06' E. 0.16' (N 60°06' E, 1.007')
H	1/2" IRON PIPE NO TAG
I	1/2" IRON PIPE U.S. 6064"

BASIS OF BEARINGS: S 19°09'22" E
 ESTABLISHED BETWEEN MONUMENTS AND AS NOTED AT POINTS "A"
 AND "S" 19°09'22" E, 536.33' CALCULATED
 S 19°09'22" E, 536.33' MEASURED



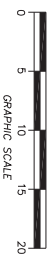
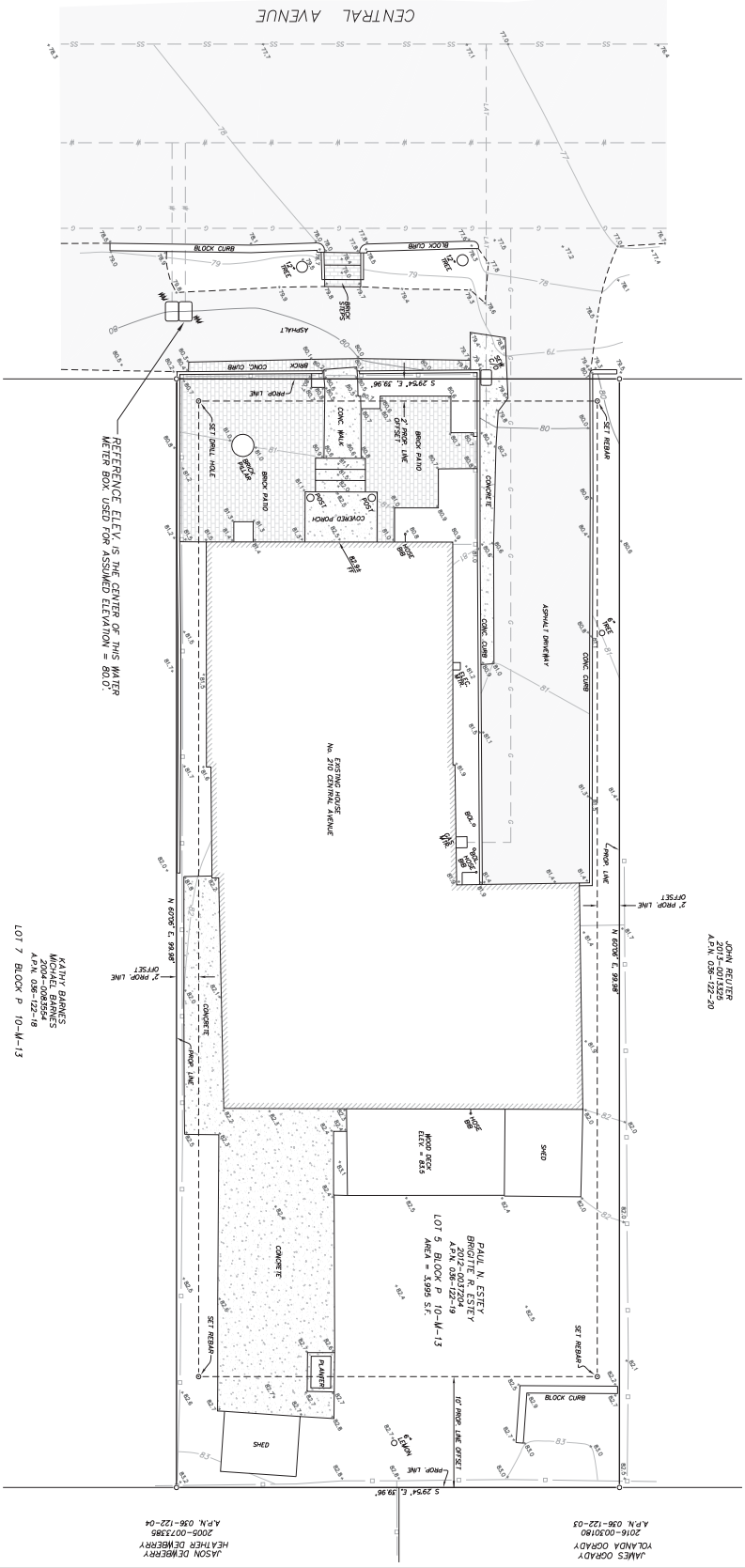
SURVEYOR'S MAP
 SHOWING BOUNDARY, ENCUMBRANCE, & THE DATA ON
LOT 9, BLOCK P, 10-M-13
 "CAMP CAPITOLA"
 WITHIN THE CITY OF CAPITOLA
 SANTA CRUZ COUNTY, CALIFORNIA
 FOR: PAUL & BRIGITTE ESTEY, OWNERS
 SEPTEMBER 2016
 SCALE: 1" = 20'
 A.P.N. 036-122-19
 SHEET 1 OF 2





LEGEND

- Indicates survey point set as noted hereon.
- Indicates nothing found or set.
- x Indicates spot elevation of existing ground or surface.



ABBREVIATIONS

BOL	BOLLARD	LAT	LATERAL
C/O	CLEAN OUT	MTR	METER
CONC	CONCRETE	PROP	PROPERTY
ELEV	ELEVATION	SS	SANITARY SEWER
FF	FINISHED FLOOR	W	WATER
G	GAS	WM	WATER METER



SURVEYOR'S MAP
 SHOWING BOUNDARY, TOPOGRAPHIC, & SITE DATA ON
LOT 5, BLOCK P 10-M-13
"CAMP CAPITOLA"
 WITHIN THE CITY OF CAPITOLA
 SANTA CRUZ COUNTY, CALIFORNIA
 FOR: PAUL & BRIGITTE ESTEY, OWNERS
 JOHN R. BURTON, CIVIL ENGINEER
 A.P.N. 036-122-19 SHEET 2 OF 2

JAMES OSADY
 VOL AND GRADY
 2016-0020180
 A.P.N. 036-122-03

JASON DRESBERRY
 HEATHER DRESBERRY
 2005-0073385
 A.P.N. 036-122-04

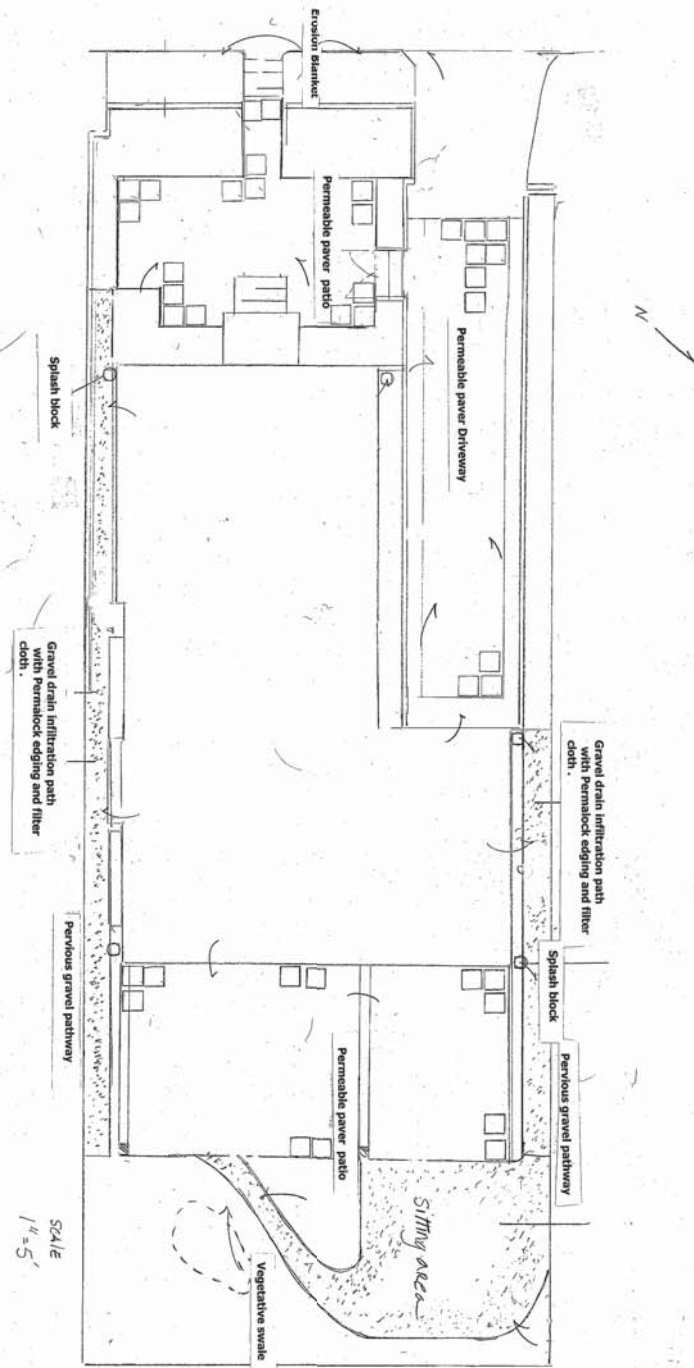
KATHY BARNES
 MICHAEL BARNES
 2016-0020180
 A.P.N. 036-122-18
 LOT 7, BLOCK P 10-M-13

JOHN REUTER
 A.P.N. 036-122-30

PAUL N. ESTEY
 BRIGITTE R. ESTEY
 2017-0047204
 A.P.N. 036-122-18
 LOT 5, BLOCK P 10-M-13
 AREA = 3,899 S.F.

Elements in plan following the S.M.P for Storm water Runoff

- Perennial and clipped wood mulch in all landscape beds.
- Golden Wispign or similar from Vision Horticulture.
- Erosion control mat installed on slope outside of enclosure area.
- Added sq ft 0
- Removed 326 sq ft
- Vegetative: Suede in back yard - slow and greener surface water in back yard (see landscape plan).
- Added sq ft 0
- SR and soak: Garden sitting area with Perma-edge, filter fabric and wood chips.
- Added sq ft 0
- SR and soak: Permeous Gravel pathways with Perma-edge, filter fabric and drain rock. Located on both sides of existing existing concrete.
- Added sq ft 396
- Removed sq ft 125 concrete
- Splash blocks at every downspout for outlet on to Drain rock, disintegration Pathways.
- New sq ft 0
- Permeous pavers for driveway with concrete borders.
- Using Belgard, Calstone or similar.
- Added sq ft 405
- Removed sq ft 445 asphalt
- Permeous pavers for front and back patio. Use Belgard, Calstone or similar.
- Added sq ft 804
- Removed sq ft 794 concrete / brick and mortar.



DS 1 of 2

SCALE
1/4" = 5'

Brigitte and Paul Estes
210 Central Ave Capitola
APN 036-122-19
Drainage Stormwater Runoff Plan

NATALAIN SCHWARTZ
LANDSCAPE DESIGN
P O BOX 682
CAPITOLA CA 95010
(831) 763-2002



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JULY 19, 2018
 SUBJECT: **210 Central Ave #18-0001 APN: 036-122-19**

Design Permit, Conditional Use Permit, Major Revocable Encroachment Permit, and Variance request to the eighty percent permissible structural alteration limit for nonconforming structures for an addition to an historic single-family residence located at 210 Central Avenue within the R-1 (Single-Family) 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: Paul & Brigitte Estey
 Representative: Paul & Brigitte Estey, Owners. Filed: 01-02-2018

APPLICANT PROPOSAL

The application includes a design permit, variance, major revocable encroachment permit, and conditional use permit for an addition to a historic single-family residence located at 210 Central Avenue. The project is located in the R-1 (Single-Family) Zoning District. The proposal includes preservation of the original historic cottage, demolition of the non-historic additions, and introduction of a new front porch and rear two-story addition. Modifications to a historic resource require approval of a design permit and conditional use permit by the Planning Commission. The applicant is seeking a variance request to the eighty percent permissible structural alteration limit for nonconforming structures.

BACKGROUND

On March 9, 2017, the applicant submitted an application for a historic review of an existing historic structure at 210 Central Avenue. The project was reviewed by architectural historian, Leslie Dill. The applicant worked with Ms. Dill on several revisions to the original submittal. On December 8, 2017, Leslie Dill determined that the project is in conformance with the Secretary of the Interior's Rehabilitation Standards for the proposed alterations.

Architecture and Site Review Committee

On January 24, 2018, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: The improvements in the front yard (wall, patio, fence) locations are unclear. Update the site plan and landscape plan to match.

Building Official, Fred Cullum: Fire sprinklers will be required for the project. The Building Official verified the front porch would have three steps which does not require hand rails.

Local Architect, Frank Phanton: Asked the applicant to update plans to show the placement of homes/windows on adjacent lots so that any potential privacy concerns related to second story window placement, such as the second story master bedroom window, can be addressed. The flat roof sections above the stairs to the second story were noted as an interesting design element. The elevation is well-articulated.

Following the meeting, Frank Phanton submitted a letter with additional concerns regarding the new addition. (Attachment 3)

City Planner, Matt Orbach: Noted that the front porch could not be extended within the front yard without a variance.

Local Historian, Carolyn Swift: Ms. Swift complimented the thorough historic review done by Leslie Dill. Her one concern was the massing of the two-story addition overwhelms the historic house.

Following the Architectural and Site Review hearing, the applicant submitted revised plans which addressed the technical concerns of the committee. The front patio was modified to remain in its current location in the front yard, no longer expanding into the right-of-way. The applicant did not make modifications to the massing of the addition. In response to the concerns raised by the local architect and local historian, staff requested a streetscape and a three-dimensional rendering of the home and addition.

ZONING SUMMARY

The following table outlines the zoning code requirements for development in the R-1 Zoning District. The new addition to the historic single-family residence complies with all development standards of the R-1 Single Family Residential zone.

R-1 (Single Family Residential) Zoning District

Development Standards			
Existing Building Height	R-1 Regulation	Existing	Proposed
18 ft. 6 in.	25 ft.	17 ft. 5 in.	25 ft.
Floor Area Ratio (FAR)			
Lot Size		3,995 sq. ft.	3,995 sq. ft.
Maximum Floor Area Ratio		54% (Max 2,157 sq. ft.)	54% (Max 2,157 sq. ft.)
First Story Floor Area		1,399 sq. ft.	1,360 sq. ft.
Second Story Floor Area		n/a	806 sq. ft.
TOTAL FAR		1,399 sq. ft.	2,156 sq. ft.
Yards			
	R-1 Regulation	Existing	Proposed
Front Yard 1st Story	15 ft.	14 ft. 8 in. Existing Nonconforming	14 ft. 8 in. Existing Nonconforming
Front Yard 2nd Story & Garage	20 ft.	33 ft. garage	35 ft. 7 in. 2 nd Story 44 ft. 7 in. garage

Side Yard 1st Story	10% lot width	Lot width 40 ft. 4 ft. min.	3 ft. north side 2 ft. 8 in. south side Existing Nonconforming	4 ft. north side 2 ft. 8 in. south side Existing Nonconforming
Side Yard 2nd Story	15% of width	Lot width 40 ft. 6 ft. min	n/a	6 ft. north side 6 ft. 3 in. south side
Rear Yard 1st Story	20% of lot depth	Lot depth 100 ft. 20 ft. min.	26 ft.	33 ft.
Rear Yard 2nd Story	20% of lot depth	Lot depth 100 ft. 20 ft. min	n/a	32 ft.
Encroachments (list all)			Front and side yard of existing historic structure and patio in front yard.	
Parking				
	Required		Existing	
	Proposed			
Residential (from 2,001 up to 2,600 sq. ft.)	3 spaces total 1 covered 2 uncovered		3 spaces total 1 covered 2 uncovered	
Garage and Accessory Bldg.	Complies with Standards?			
Garage			Encroaches into side yard setback New Garage Complies	
Accessory Building			Multiple, non-complying n/a	
Underground Utilities: required with 25% increase in area			Yes	

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 in the 1890s during the settlement period of the neighborhood. This area of Depot Hill consists primarily of single-family, one and two-story, wood-frame homes.

As noted in the historic report, the character defining features of the historic home include its simple square footprint; raised one-story massing with high wall plates; pyramidal hipped roof; boxed eaves with shaped trim; flat-board fascia; vertical board siding with its unusual double battens and matching double corner boards; generally symmetrical, individual placement design of the windows; and original window trim. The report also noted that many of the materials of the cottage are not original, including the decorative spindle work along the front fascia and windows, the front door and door trim, the front porch, and the rear additions. Although the existing front porch is not original, the Sanborn maps indicate that there historically was a front porch in the same location.

Design Permit and Conditional Use Permit

Modifications to a historic resource require approval of a Design Permit and Conditional Use Permit by the Planning Commission. As mentioned in the background of the report, architectural historian Leslie Dill reviewed the project and found that the proposed project meets

the *Secretary of the Interior's Standards for Rehabilitation*. Ms. Dill noted that the project restores much of the historic character while reversing many previous incompatible alterations. She recommended the following two project notes be added to the cover sheet (1) refer to the property as a potential Historic Resource, requiring review of all design revisions, and (2) the project should include notes that the existing historic elements are to be protected during construction (Condition of Approval #4).

There are contrasting opinions regarding the project between Ms. Dill and two of the Architectural and Site committee members. Compatibility and massing are assessed within the Standard #9 of the Secretary of Interior standards which states the new addition "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." Ms. Dill provided the following analysis of standard #9:

"The proposed rear addition is differentiated in form, size, and location by extending to the rear from the compact main house; by being a two-story addition adjacent to the tall one-story original massing, and by the connection being narrower than the original house corners, preserving the original house dimensions and form. The elongated hipped roof form of the proposed addition is compatible with the main pyramidal gabled roof form. The wall segments, intermediate rooflines, and other new features that make up the addition create a composition that is proportionate with the historic house. The addition, although large, presents a visually subordinate overall feeling."

In contrast, local historian Carolyn Swift and local Architect Frank Phanton raised concerns with the massing of the addition. Ms. Swift was concerned with the massing of the two-story addition overwhelming the historic home. Architect Frank Phanton wrote a letter explaining he does not agree with the approach of removing the front porch and decorative spindle work. He thought the new front porch should be more accurately portrayed to what was likely there. He also does not support the variance to go beyond the 80% valuation, which consequently would allow a greater addition that would be permitted without the variance. His third concern was the trend of large additions behind small historic homes and the impacts of this trend on neighbors' privacy.

Following the architectural and site review committee meeting, staff requested a streetscape and three-dimensional rendering to assist in the assessment of massing (Attachment 2). The three-dimensional model shows the new addition sited behind the historic home clearly delineating old from new. The roof peak of the historic home is 17 feet five inches above existing grade. The new addition is proposed to the maximum height of 25 feet, extending seven feet seven inches above the peak of the historic home.

Non-conforming

The existing historic home is nonconforming due to the structure being within the required 15 foot front yard setback and the four foot side yard setback. The home is 14 feet eight inches from the front property line and two feet eight inches from the south side property line. The project §17.72.070 for permissible structural alterations. Pursuant to §17.72.070, if the cost of the total work of the improvements involved exceeds eighty percent of the present fair market value of the structure, then the proposed structural alterations may not be made. For the proposed project, the structural changes are 128% of the value of the existing structure, therefore the applicant is requesting a variance for the eighty percent permissible structural alteration limit for nonconforming structures.

Variance

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 special circumstance applicable to the subject property is that the existing cottage is historic. The historic resource is protected within the municipal code and under CEQA. To bring the historic cottage into compliance with the setback regulations would require the historic home to be moved. To do so would reorient the cottage on the site and would be contrary to the Secretary of Interior Standards for rehabilitation. The applicant is requesting a variance to preserve the existing home in the historic location while adding a new addition that complies with all development standards of the code.

A finding can be made that the variance 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.

Similar variances for the eighty percent permissible structural alteration limit for nonconforming structures have been granted for additions to historic structures in the immediate vicinity at 109 Central Avenue, 124 Central Avenue, and 203 Central Avenue.

Major Revocable Encroachment Permit

Chapter 12.56 of the Capitola Municipal Code outlines the regulations for privately installed improvements on public property or easements. The code defines private improvement areas as, “that portion of any public street right-of-way in the City which is neither street system area nor shoulder parking area” (§12.56.050).

The City may issue permits to allow certain improvements to be installed and maintained by the private property owners within the private improvements area (§12.56.060). Minor Permits may be issued by the Public Works Director for mailboxes, standard fences, walkways, driveways, and certain types of landscaping. Major Permits, for improvements beyond those listed under the discretion of the Public Works Director, require approval by the Planning Commission. Public works has determined that the removal and replacement of the two foot retaining wall, steps, and fence require a Major Revocable Encroachment Permit.

The Planning Commission must evaluate the following considerations when deciding whether to issue a major permit:

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

Staff analysis: Within the revocable/hold harmless agreement, the owner must agree that the removal of the fence, when so ordered by the City, shall be at the permittee's expense and not the expense of the City.

2. Whether the proposed improvements are in conformity with the size, scale, and aesthetics of the surrounding neighborhood;
Staff analysis: The proposed retaining wall and fence are of exceptional quality and will fit well with the aesthetics of the community. The fence heights comply with the front-yard height maximum of 42-inches.
3. Preservation of views;
Staff analysis: Public views would not be impacted by the proposed 42-inch fences or retaining wall.
4. Whether granting the permit would tend to result in the granting of a special privilege, in the sense that granting this permit would tend to preclude granting similar permits to neighboring property. If the benefit to the applicant and community is determined to exceed the detriment to the community, the permit shall be approved. The planning commission may, by providing reasonable notice to neighboring property owners, develop standards or criteria applicable to the entire block within which the property is located.
Staff analysis: Staff has not identified any potential detriments to the City or community that the proposed fences and retaining wall would create. On-street parking will not be affected by the proposed fences.

CEQA

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 Planning Commission has made findings that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

RECOMMENDATION

Staff recommends the Planning Commission review the application, consider the input provided by the Architectural and Site Review Committee and the Architectural Historian and either **continue** the application with a request for specific modifications to the design or **approve** project application #18-001 based on the findings and conditions.

CONDITIONS OF APPROVAL

1. The project approval consists of rehabilitation of 454 square feet of an existing historic single-family home, demolition of 945 square feet of non-historic portions of the existing historic single-family home, and construction of a 1,702 square-foot two-story addition at 210 Central Avenue. The maximum Floor Area Ratio for the 3,995 square foot property is 54% (2,157 square feet). The total FAR of the project is 54% with a total of 2,156 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 19, 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 building plan submittal, the plans shall include a language on the cover sheet (1) referring to the property as a potential Historic Resource, requiring review of all design revisions, and (2) that the project should include notes that the existing historic elements are to be protected during construction.
5. At time of submittal for a building permit review, the applicant shall apply for a revocable encroachment permit for all improvements allowed by the Planning Commission within the unutilized street right-of-way.
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 and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
8. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions of the historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
9. Prior to issuance of building permit, all Planning fees associated with permit #18-0001 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 Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements

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

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

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 home is located on Depot Hill and may be a contributing structure within a future historic district. The design does not compromise the integrity of the historic resource or eligibility within a future Depot Hill historic district.

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.

COASTAL FINDINGS

D. Findings Required.

1. 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:

- a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
- b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
- c. A description of the legitimate governmental interest furthered by any access conditioned required;
- d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.

- 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:

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.

- 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 buildout. 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 210 Central Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

- b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
 - The proposed project is located along Central Avenue. No portion of the project is located along the shoreline or beach.

- 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 a history of public use on the subject lot.
- d. **Physical Obstructions.** Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;
- The proposed project is located on private property on Central Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.
- 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.
- 3. 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 accessway on the subject land.
 - The project is not requesting a Public Access Exception, therefore these findings do not apply.

4. 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 area without sensitive habitat areas.
- 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 the 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

15. Project complies with natural resource, habitat, and archaeological protection policies;

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

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.

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.

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.

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.

20. Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

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 zoning district.

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

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

23. Project complies with the Capitola parking permit program as follows:

- a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
 - b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
 - c. The village area preferential parking program shall be limited to three hundred fifty permits.
 - d. Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - i. The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - ii. The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”
 - e. Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
 - f. Six Depot Hill twenty-four minute “Vista” parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
 - g. A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
 - h. No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.
- The project site is located within the area of the Capitola parking permit program.

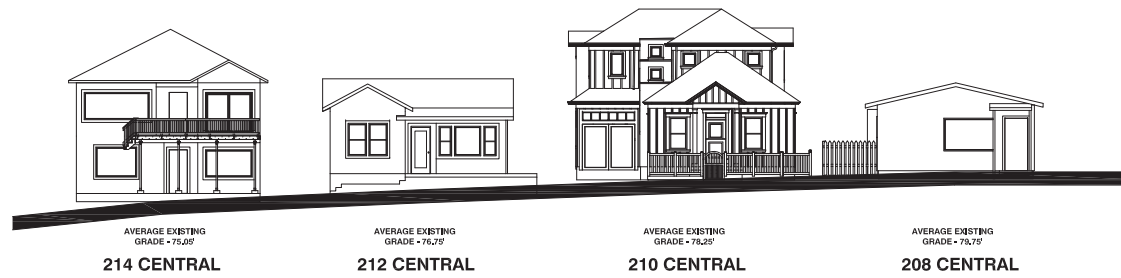
ATTACHMENTS:

1. 210 Central Avenue Plans
2. 210 Central Avenue 3-D Image
3. Attachment 2 - Central Avenue - 210 - #18-001 - SISR Historic Review
4. 210 Central Nonconforming Evaluation
5. 210 Central Avenue Streetscape.pdf

Prepared By: Katie Herlihy
Community Development Director



Attachment: 210 Central Avenue - 3-D Image (210 Central Avenue)





AVERAGE EXISTING
GRADE - 75.00'
214 CENTRAL

AVERAGE EXISTING
GRADE - 76.75'
212 CENTRAL

AVERAGE EXISTING
GRADE - 78.25'
210 CENTRAL

AVERAGE EXISTING
GRADE - 79.75'
208 CENTRAL



ARCHIVES
ARCHITECTURE

SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REHABILITATION AND ADDITION PROJECT

at an

HISTORIC RESIDENCE

Estey Residence

210 Central Avenue
(Parcel Number 036-12-219)
Capitola, Santa Cruz County, California

For:

Attn: Kate Herlihy, AICP, Senior 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

December 8, 2017

INTRODUCTION

Executive Summary

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

It is recommended that language on the cover sheet should: 1-Refer to the property as a potential Historic Resource, requiring review of all design revisions, and 2- That the project should include notes that the existing historic elements are to be protected during construction (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 two-story addition to the exterior of the historic one-story cottage at 210 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.

210 Central Avenue
Vernacular Cottage
c. 1890

Hip roof, symmetrical facade with
central entrance covered by later
added portico.



2005 Capitola Architectural Survey

In early July, a set of proposed sketch plans, dated 06/27/17, was forwarded to initiate the review process; a set of submittal drawings, dated 07/27/17, was forwarded on the 28th of that month. On August 28, 2017, Ms. Dill met on site with one of the architects to confirm the character-defining features of the property and discuss the project briefly. A&A provided initial comments and suggestions in the form of a memo dated September 13, 2017. On October 20, Ms. Dill met with the architect to review the comments and discuss the features of a revised design. The design was subsequently revised and electronically forwarded for final review. For this report, A&A evaluated, according to the Standards, a set of nine sheets from the Historical Review submittal set of drawings, dated 11/13/17, (Sheets A0, A1, A2.1-2.3, A3.1 & 3.2, A4 and D1).

Disclaimers

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

PROJECT DESCRIPTION:

Character of the Existing Resource

The primary character of the historic house is obtained from its simple form and original pattern of materials. It is a raised, roughly cubical volume, topped by a moderately steep pyramidal hipped roof. The original small rear wing, now altered and encapsulated by later additions, is symmetrical, with a lower hipped roof. The front porch is not original, but its original location, size, and scale are illustrated within the Sanborn maps of the property; its replacement is recommended.

Per the 1986 Historic Resources Inventory, the original cottage was of note for its “Hip roof, symmetrical façade with central entrance covered by later added portico.” It is known that many of the materials of the cottage are not original, but original features do remain. To review the design of the proposed rehabilitation 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 approximately square footprint with a rear wing; the raised one-story massing with high wall plates; the pyramidal hipped roof form; the boxed eaves with their shaped trim; the flat-board fascia; the vertical board siding with its unusual doubled battens and matching doubled corner boards; the generally symmetrical, individual placement design of the windows, and the original window trim.

Alterations or added elements, appropriate for removal, include: the replacement window sash; the applied plywood siding; the front door and door trim; the added bric-a-brac and spindle work at the front fascia and windows, the front porch; the rambling rear additions (including the former, original rear wing which has been encapsulated and altered past recognition).

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, along with a compatible addition, adds to the continued integrity of the neighborhood.

A procedural side note for the record: The site visit indicated that the house has been altered heavily over the years. The current project seems to restore much of the historic character, perhaps even reversing many previous incompatible alterations. This seems like a positive approach for the neighborhood. This review assumes the house is worth preserving and as though it were in a more intact (or restored) condition.

Summary of the Proposed Project

The project description on the cover sheet of the drawings indicates, "Project consists of major remodel to existing single story home and addition of new second floor." The design consists of the rehabilitation and partial restoration of the original house, including, but not limited to: preservation of the board-and-batten siding, repair of the eave trim, replacement of the non-original vinyl windows with appropriate wood units while preserving the historic window trim, replacement of the non-original front door, replacement of the non-original front porch, replacement of the non-original roofing materials, and the addition of a new concrete foundation. Attached at the rear will be a new two-story addition. The addition features a mix of differentiated wood or wood-look siding and stucco, a variety of new windows, and such new building elements as square bay windows and stepped wall designs.

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 existing porch is not a problem, as it is not original, and the replacement porch is compatible in size and scale with the original footprint, the massing of the house, and the overall rhythms and patterns in the neighborhood. The porch design is compatible and differentiated (see also Standard 9), and does not create a sense of false history (see also Standard 3).

The spatial understanding of the historic house form, as well as some character-defining original building fabric, is proposed to be preserved in the way that the addition connects to the main historic cottage at the rear. The addition narrower than the main house. The

setback allows the eaves and original corners to be preserved. The compact massing of the original house, a primary character-defining feature, is preserved.

Although not proposed for preservation, as it had been heavily altered, the original rear wing design is suggested by the proposed, symmetrical one-story rear connection to the two-story addition. The rear of the main wing will not be exposed to the exterior.

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

Analysis: There are no proposed changes that might be mistaken for original features. All new elements have adequate differentiation, including and especially the front porch (See 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 approximately square footprint with a narrower rear wing connection; the raised one-story massing with high wall plates; the pyramidal hipped roof form; the boxed eaves with their shaped trim; the flat-board fascia; the vertical board siding with its unusual doubled battens and matching doubled corner boards; the generally symmetrical, individual placement design of the windows, and the original window trim.

One window (on the south side) is proposed to be removed and replaced with a smaller window. Because this elevation does not represent altering a symmetrical composition, and because the original historic window fabric has been replaced previously, this window alteration is in keeping with this Standard.

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 fair, and the historic features are shown as generally preserved in the project drawings (see also Standard 5). The notes on the elevation drawings include documentation language of the original materials and critical dimensions.

It is recommended that general notes be added to the final building permit documents. These would note 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.

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 design is both appropriately compatible with the historic character of the house and differentiated by its detailing, form, and materials.

The proposed rear addition is differentiated in form, size, and location by extending to the rear from the compact main house; by being a two-story addition adjacent to the tall one-story original massing, and by the connection being narrower than the original house corners, preserving the original house dimensions and form. The elongated hipped roof form of the proposed addition is compatible with the main pyramidal gabled roof form. The wall segments, intermediate rooflines, and other new features that make up the addition create a composition that is proportionate with the historic house. The addition, although large, presents a visually subordinate overall feeling.

Portions of the proposed addition will be clad in vertical board-and-batten siding, compatible in scale and pattern with the original siding, but differentiated by dimension and possibly by material (fiberglass cement boards). Portions of the proposed addition will be clad in stucco, providing additional differentiation. The areas of stucco are relatively small, and they are consistent in size and architectural vocabulary around the addition, providing relief in the overall massing without being overbearing. The stucco areas are limited to bay windows, dormers, and at the stepped stair feature.

The proposed new windows at the addition will be aluminum-clad wood, with thick sash dimensions that match the historic materials in the neighborhood, while differentiated in finish. The one-lite windows are a similar size to the large double-hung historic windows, although some new windows are casements and not paired or double-hung units. The use of transoms provides a compatible proportion of glass to wall surface. The flat-board wood trim will be compatible, as will the depth of the eaves. The addition’s eaves are proposed to be boxed, to matching the original house eaves.

The proposed replacement front porch, so prominently located in the new design, is clearly compatible yet differentiated. The porch roof is compatible in slope with and subordinate in size to the historic house roof, and is differentiated by the gabled form and slightly different dimensions of the board-and-batten pattern in the gable end. The front porch posts are traditionally clad in trim, compatible with and subordinate to the overall composition. The full-width steps and modern material (concrete is assumed) of the front stoop provides additional subtle differentiation. The proposed front door is compatible by the original size and location, as well as by the use of a transom. It is differentiated by its Dutch opening style.

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 minor set of notes conditioned for inclusion in the construction drawing set recommended within this report, the proposed rehabilitation project would meet the *Secretary of the Interior's Standards for Rehabilitation*.

Paul and Brigitte Estey

Project Site: 210 Central Avenue, Capitola, 95010

Master Application: 17-029

Item	Sq. Ft.	Cost/Sq. Ft.	Total
Existing Building Costs			
Existing Residence	1399	\$200	\$279,800
Existing Porch	29	\$90	\$2,610
Existing Deck	118	\$25	\$2,950
Total Existing Value			\$285,360
80% of Existing Value			\$228,288
New Construction Costs			
New Conditioned Space	1494	\$200	\$298,800
New Garage	222	\$90	\$19,980
New Deck/porch	34	\$25	\$850
Remodel Costs			
Remodeled conditioned spa	454	\$100	\$45,400
Remodeled Garage	0	\$45	\$0
Remodeled Deck/Porch	0	\$13	\$0
Total Construction/Remodel Costs			\$365,030
			128%



ARCHIVES
ARCHITECTURE

PO BOX 1332
SAN JOSE CA 95109

MEMORANDUM

DATE: October 18, 2018

TO: Attn: Matt Orbach, Assistant Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(via email)

RE: Addendum to Secretary of the Interior's Standards Review – Porch Revision
Estey Residence – 210 Central Avenue, Capitola, CA

FROM: Leslie A.G. Dill, Historic Architect

INTRODUCTION

This memorandum is to demonstrate that I have reviewed the revised submittal drawing sheets for the Estey Residence Project at 210 Central Ave., Capitola. The revised sheets are dated September 28, 2018, and consist of a revised roof plan and exterior elevation views of the proposed new design (Sheets A2.3, A3.1 and A3.2). The revised design presents a front porch with hipped roof and slender support posts.

The project as a whole was previously reviewed on December 8, 2017. The elevations and plans at that time showed a front porch that featured a gabled end and columns. This previous design was analyzed according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards*. The conclusion of the analysis was that the previous design presented both a compatible and differentiated porch, per the applicable Standards. Since that design and review, historic photographs were presented to the City that documented the historic porch form and detailing. According to Staff, the proposed revised design is based on these photographs, as well as on Sanborn Insurance Maps and other physical evidence.

ANALYSIS

Paragraphs with updated analysis of the revised porch design are copied from the December report and revised as follows:

Standard 2 (Second paragraph): The removal of the existing porch is not a problem, as it is not original, and the replacement porch is compatible in size and scale with the original footprint, the massing of the house, and the overall rhythms and patterns in the neighborhood. The porch design is compatible with documentation of the original house (see Standard 9), it and does not create a sense of false history (see Standard 3).

Standard 3 (in full): There are no proposed changes are that might be mistaken for original features. All new elements have adequate differentiation, including the front porch in a subtle way (See Standard 9). The proposed revised porch is understood to be a restoration based on

photographic, historic, and physical evidence, so would not be considered conjectural in approach as outlined in this Standard.

Standard 9 (fifth paragraph): The proposed replacement front porch, so prominently located in the new design, is compatibly based on historic documentation. The porch roof is compatible in slope with and subordinate in size to the historic house roof. The front porch posts are illustrated as square posts, clad in trim, compatible with and subordinate to the overall composition. The full-width steps and modern material (concrete is assumed) of the front stoop provides subtle differentiation. The proposed front door is compatible by the original size and location, as well as by the use of a transom. It is differentiated by its Dutch opening style.

CONCLUSION

The revised porch design is consistent with the Standards as noted above. The proposed design, therefore, continues to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards*.