



AGENDA

CAPITOLA PLANNING COMMISSION

December 6, 2012 – 7:00 PM

Chairperson Ron Graves
Commissioners Ed Newman
 Gayle Ortiz
 Mick Routh
 Linda Smith

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. November 1, 2012 Regular Planning Commission Meeting

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. 2185 41st AVENUE #12-149 APN: 034-192-02

Sign Permit for a new wall signs in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Hernan Termino, filed 11/9/12

Representative: Susan Saltado/Liberty Tax

B. 700 ESCALONA AVENUE #12-152 APN: 036-141-05

Amendment to a previously approved Design Permit to construct a new two-story single-family residence to add a second floor deck in the R-1 (Single-Family Residence)

Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Lori Perpich & Alberto Munoz, filed 11/19/12

Representative: Derek Van Alstine

C. 904 SIR FRANCIS AVENUE #06-061TX APN: 036-222-07

Request for a one-year extension to a previously approved Coastal Permit and Architectural and Site Review for the remodel of an existing single-family residence and construction of a new second story in the R-1 (Single Family Residence) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Justin and Lisa Maffia, owners, filed 11/15/12

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. 2178 41ST AVENUE #12-080 APN 034-221-02

Design Permit and a Conditional Use Permit to demolish an existing food mart, currently run in conjunction with a gas station, and construct a new commercial retail building (7-11) in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Ed Hadad, filed: 6/18/12
Representative: Joe Nguyen, ASI Consulting

B. 4800 GRACE STREET #12-131 APN: 034-023-33

Coastal Development Permit and Design Permit for the construction of a new one-story single-family residence in the R-1 (Single-Family Residence) Zoning District.
This project requires a Coastal Permit which is not appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Owner: Fred & Nan DeJarlais, filed 10/2/12

C. 515 GILROY DRIVE #12-140 APN: 035-081-04

Coastal Development Permit and Design Permit for the demolition of a single-family residence and construction of a new two-story single-family residence in the R-1 (Single-Family Residence) Zoning District.
This project requires a Coastal Permit which is not appealable to the California Coastal Commission
Environmental Determination: Categorical Exemption
Owner: Mary Byrne, filed 10/28/12
Representative: Frank Phanton

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

Adjourn to the next Planning Commission on Thursday, January 17, 2013 at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

APPEALS: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review can be appealed to the City Council within the (10) working days following the date of the Commission action. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a one hundred forty two dollar (\$142.00) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 7:00 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

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

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

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

Televised Meetings: Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed at 12:00 Noon on the Saturday following the meetings on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings can also be viewed from the City's website: www.ci.capitola.ca.us

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**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 1, 2012
7:00 P.M. – CITY HALL COUNCIL CHAMBERS**

Vice-Chairperson Routh called the Regular Meeting of the Capitola Planning Commission to order at 7:00 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners: Ed Newman, Gayle Ortiz, Linda Smith and Vice-Chairperson Mick Routh
Absent: Chairperson Ron Graves
Staff: Consultant Susan Westman
Senior Planner Ryan Bane
Minute Clerk Danielle Uharriet

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda - NONE

B. Public Comments

Sandy Erickson, resident spoke with concerns regarding chickens in single family residential zoning districts in Capitola, and asked what type of structures are permitted in to be built in the front yard area?

In response, Consultant Susan Westman stated a formal complaint was received regarding the chickens and that code enforcement action has been initiated to remedy the situation. The Municipal Code allows for four domestic animals in residential districts. Accessory structures are not permitted in the front yard area.

C. Commission Comments

Commissioner Smith suggested that outdoor patio cooking at restaurants be considered in the General Plan Update.

Commissioner Ortiz suggested that outdoor patio cooking be a conditional use which would allow for public input. She stated that she has received a couple complaints regarding the brightness of the new LED sign at the orthodontic office on 41st Avenue. She recommended that the sign brightness be adjusted.

Consultant Susan Westman stated that Target put diffusers on the signs. She suggested that a standard condition be incorporated to regulate the brightness.

D. Staff Comments - NONE

3. APPROVAL OF MINUTES

A. October 4, 2012 Regular Planning Commission Meeting

A MOTION WAS MADE BY COMMISSIONER SMITH AND SECONDED BY COMMISSIONER NEWMAN TO APPROVE THE OCTOBER 4, 2012 MEETING MINUTES.

THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONERS NEWMAN, SMITH AND VICE-CHAIRPERSON ROUTH. NOES: NONE. ABSENT: CHAIRPERSON GRAVES. ABSTAIN: ORTIZ.

4. CONSENT CALENDAR – NONE

5. PUBLIC HEARINGS

A. 500 PINE STREET

#12-075

APN: 036-022-26

Design Permit to construct a single-story addition to an existing single-family house, including a single-car garage in the RM-M (Multiple-Family Residence medium Density) Zoning District

Environmental Determination: Categorical Exemption

Property Owner: David Biancalana, filed: 5/23/12

Representative: Richard Emigh

Senior Planner Bane presented the staff report.

Commissioner Smith clarified that the two trees shown on the plans, Sheet A3, do not represent the replacement trees should the proposed removal be approved.

The public hearing was opened.

Richard Emigh, representative, spoke in support of the application. He stated that the redwood tree growing over curb and affecting drainage. If the redwood tree was removed, then the replacement trees would be native 25 gallon box trees.

Commissioner Ortiz asked the applicant to clarify the drainage issue with the tree.

Richard Emigh explained that the tree is growing over curb and beginning to damage the curb, gutter and sidewalk.

The public hearing was closed.

Commissioner Ortiz supported the application as proposed, but did not support removing the redwood tree at this time.

Commissioner Smith stated that redwood trees do not belong in residential neighborhoods. She supported the application and the removal of the redwood tree. She recommended the applicant install the sidewalk following tree removal and replant with two 25-gallon native trees.

Commissioner Newman concurred with Commissioner Smith.

Vice-Chairperson Routh asked the property owner if the plumbing allowed by the permit would then be converted to a living unit.

David Biancalana, property owner, stated that the plans show all the plumbing to be included: wine bar, full bath, but not a secondary dwelling unit.

Senior Planner Bane stated that the plans clearly show a wet bar. A secondary dwelling unit would require Planning Commission approval.

Commissioner Ortiz was not supportive of the tree removal. She stated that city has a tree ordinance that should be followed. The redwood tree should not be removed until there is a significant problem.

Vice-Chairperson Routh concurred with Commissioner Ortiz.

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY VICE-CHAIRPERSON ROUTH TO APPROVE PROJECT APPLICATION #12-075 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project approval consists of construction of an addition to an existing one-story, single-family residence at 500 Pine Street. The addition consists of a 408 square foot lanai, as well as a 1,250 square foot recreation room and garage structure connected via a breezeway.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. The existing redwood tree shall be retained and a deferred sidewalk agreement recorded prior to issuance of a building permit.
5. An encroachment permit shall be acquired for any work performed in the right-of-way.
6. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director.
7. The project shall implement Low Impact Development BMP's outlined in the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County. The applicant shall provide details on the bmp's implemented and with a goal of not allowing more than 25% of total impervious area from discharging directly from the site.
8. The final landscape plan shall be submitted with the building permit application and will include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. Front yard landscaping shall be installed prior to final building occupancy.
9. Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance. Any appropriate fees shall be paid prior to building permit issuance.
10. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project generally conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been

included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

C. This project is categorically exempt under Section 15301(e)(2) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15301(e)(2) of the CEQA Guidelines exempts additions to structures that are less than 10,000 square feet if the project is in an area where all public facilities are available to allow for the development and the project is not located in an environmentally sensitive area. This project involves an addition to a one-story single-family residence that is considered infill development. No adverse environmental impacts were discovered during review of the proposed project

THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONERS NEWMAN, ORTIZ, AND VICE-CHAIRPERSON ROUTH. NOES: COMMISSIONER SMITH. ABSENT: CHAIRPERSON GRAVES. ABSTAIN: NONE.

B. 5000 CLIFF DRIVE

#12-098

APN: 034-052-15

Design Permit and Sign Permit for the exterior remodel of an existing motel (Harbor Lights Motel) in the CV (Central Village) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Hank & Nancy Wempe, filed 8/3/12

Representative: Steve Elmore

Senior Planner Bane presented the staff report.

Commissioner Newman questioned the location of the trees in the proposed landscape plan.

Senior Planner Bane clarified that there are two Queen Palms proposed in the landscape strip along Cliff Drive.

The public hearing was opened.

Steve Elmore, architect, spoke in support of the application.

Commissioner Newman asked if the applicant was aware that last time a public dolphin sculpture was placed in the village, lasted a very short period of time.

Commissioner Ortiz asked if the sculpture is an original, one of a kind piece of artwork?

Steve Elmore stated that his client's are aware of the previous sculpture, and stated that it is an original art piece. He also presented a drawing of the proposed mural along Cliff Drive.

Commissioner Smith asked how far up from the sidewalk will the mural base begin? And is the front accessible ramp behind the gate?

Steve Elmore responded that the mural will be approximately 8'-9' above the sidewalk and the accessible ramp is behind a railing not a gate.

Commissioner Ortiz asked what type of signage lighting is proposed?

Steve Elmore responded that the signs are metal and will be backlit with LED lighting.

Vice-Chairperson Routh stated that this is a large project for the Village. He asked how the project will be staged and if there will be street closures during construction.

Steve Elmore responded that construction is proposed to begin in late winter and continue through early spring. He explained the construction will not interfere with the street or sidewalks, but the scaffolding utilized for the mural will require an encroachment permit from Public Works. He did not envision any street closures.

David Nowalk, spoke in support of the application. He was concerned with the hours of construction.

Vice-Chairperson Routh stated that the hours of construction are per the ordinance.

The public hearing was closed.

Commissioner Newman stated that this property is in need of improvements and was impressed with the proposal.

Commissioner Smith supported the mural and stated that artwork on the large blank wall will be a community benefit. She encouraged the applicant to utilize graffiti coating. She commented that the Commission has heard concerns about construction hours in previous project applications. She suggested that the City Council consider an ordinance revision to address construction hours in residential neighborhoods.

Commissioner Ortiz concurred with the comments made by Commissioner Newman and Commissioner Smith. She supported the proposed signage and complimented the attention to details of the overall design.

Commissioner Newman stated that the city should hear from interested groups affected by construction hours, prior to amending the code.

Vice-Chairperson Routh suggested an additional condition that would limit sidewalk and/or street closures to morning hours, no encroachments after 10:00 a.m., to avoid pedestrian and vehicle conflicts; and obtaining a city encroachment permit for any work in the city right-of-way. He suggested extending the parapet wall further to make to deck area more useable for small receptions.

Commissioner Ortiz suggested the hours of the deck be limited to avoid noise complaints or that the use of the deck be reviewed by the Planning Commission upon receiving any complaints.

A MOTION WAS MADE BY COMMISSIONER NEWMAN AND SECONDED BY COMMISSIONER SMITH TO APPROVE PROJECT APPLICATION #12-098 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project approval consists of exterior improvements to an existing motel (*Harbor Lights Motel*) at 5000 Cliff Drive in the CV (Central Village) zoning district. Improvements include new wall signs, new wall columns along the north elevation, the addition of an elevator, new stairways, and an outdoor deck with a fireplace, bench seats, guardrails and planters.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Use of the outdoor deck area shall be prohibited between the hours of 11:00 p.m. and 7:00 a.m. If the city receives a compliant regarding the use of the outdoor deck, then the Planning Commission shall review the use of the deck.
4. Hours of construction shall be Monday to Friday 7:30 a.m. – ~~9:00 p.m.~~, 6:00 p.m. and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
5. An encroachment permit shall be acquired for any work performed in the right-of-way.
6. The final landscape plan shall be submitted with the building permit application and will include the specific number of plants of each type and their size, as well as the automated irrigation system to be utilized. Landscaping shall be installed prior to final building occupancy.
7. All curbs, gutters and sidewalks damaged during construction shall be improved to the satisfaction of the Public Works Department prior to final occupancy.
8. The applicant shall pay the appropriate fees in compliance with Chapter 2.58: Funding the Public Art Program; for non-residential projects with a total building permit valuation of at least two hundred fifty thousand dollars, excluding land acquisition.
9. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

Community Development Department Staff, the Architectural and Site Review Committee and the Planning Commission have reviewed the application, which consists of exterior improvements to an existing hotel. The project is consistent with the development standards in the CV (Central Village) Zoning District and compliant with the Central Village Design Guidelines. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

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

Community Development Department Staff, the Architectural and Site Review Committee and the Planning Commission have all reviewed the project and determined that the project complies with the Central Village Design Guidelines, which were developed to ensure projects maintain the character and integrity of this area of the City.

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

The proposed project involves exterior improvements and signage to an existing hotel building with no significant expansion of use beyond what has currently existed. No adverse environmental impacts were discovered during project review by either the Community Development Department Staff or the Planning Commission.

THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONERS NEWMAN, ORTIZ, SMITH AND VICE-CHAIRPERSON ROUTH. NOES: NONE. ABSENT: CHAIRPERSON GRAVES . ABSTAIN: NONE.

C. AMENDMENT TO CAPITOLA MUNICIPAL CODE SECTION 10.36.055

Amend Capitola Municipal Code Section 10.36.055 "Parking Meter Zones/Rates" to authorize rates to be part of the City of Capitola's Fee Schedule. Changes in the rates will be done as a coastal Permit which is appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Owner: City of Capitola

Applicant: Susan Westman

Consultant Susan Westman presented the staff report.

The public hearing was opened and closed.

A MOTION WAS MADE BY COMMISSIONER NEWMAN AND SECONDED BY COMMISSIONER ORTIZ TO RECOMMEND APPROVAL OF SECTION 10.36.055 TO THE CITY COUNCIL.

THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONERS NEWMAN, ORTIZ, SMITH AND VICE-CHAIRPERSON ROUTH, NOES: NONE. ABSENT: CHAIRPERSON GRAVES. ABSTAIN: NONE.

6. DIRECTOR'S REPORT

Consultant Susan Westman stated Arts Commission will be reviewing a proposal for an informational kiosk in Esplanade Park. If the Arts Commission approves the concept, then the city will hire a firm to design the kiosk, then the design will be coming before the Planning Commission for review.

The Village sidewalk sign ordinance will be heard by the Coastal Commission for at the November meeting. City staff will be presenting the sign application process to the City Council in January.

7. COMMISSION COMMUNICATIONS - NONE

8. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:10 p.m. to a Regular Meeting of the Planning Commission to be held on Thursday, December 6, 2012 at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on December 6, 2012

Danielle Uharriet, Minute Clerk

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: DECEMBER 6, 2012

SUBJECT: **2185 41st AVENUE** **#12-149** **APN: 034-192-02**
Sign Permit for a new wall signs in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Hernan Termeno, filed 11/9/12
Representative: Susan Saltado/Liberty Tax

APPLICANT'S PROPOSAL

The applicant is requesting a sign permit for a wall sign for *Liberty Tax* located at 2185 41st Avenue, in the CC (Community Commercial) zoning district.

BACKGROUND

On November 4, 2010, the Planning Commission approved a wall sign for *Arrow Surf & Sport* at this location. The surf shop moved out sometime in 2011 and the building had been vacant until recently when both *Liberty Tax* and *Santa Cruz Furniture* occupied the space.

DISCUSSION

Liberty Tax, which occupies a portion of the building, is proposing a new wall sign along the 41st Avenue frontage. With approximately 32 feet of total business frontage, *Liberty Tax* is proposing a sign for half of the frontage (16'). The Sign Ordinance requires that the size of wall signs be no greater than one square foot of sign area for each foot of linear business frontage. As proposed, the approximate sign area will be 16 square feet, meeting the permitted sign area. It is anticipated that the adjoining furniture store will propose a new wall sign sometime in the future.

The sign will be made up of 5" deep internally illuminated channel letters. The sign complies with the applicable 41st Avenue Area Design Guidelines which requires that sign size, height, location and materials relate to the building scale and design.

CEQA REVIEW

Section 15311(a) of the CEQA Guidelines exempts on-premise signs appurtenant to existing commercial facilities. This project involves the installation of a wall sign for an existing office use. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #12-149 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a new wall sign with illuminated channel letters for “*Liberty Tax*” located at 2185 41st Avenue.
2. If minor modifications to the signs are desired by the applicant (i.e. lettering, materials, colors, illumination, etc.), the changes may be approved by the Community Development Department. Any significant changes shall require Planning Commission approval.
3. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
4. Prior to building permit sign off, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

The Planning Commission finds that the proposed wall signs comply with the Sign Ordinance regulations in terms of size and design.

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

The Community Development Department Staff and Planning Commission have reviewed the project and have determined that the proposed signage conforms to the applicable provisions of the *41st Avenue Area Design Guidelines* as well as the Sign Ordinance, which were developed to ensure projects maintain the character and integrity of the 41st Avenue commercial area of the City.

- C. **This project is categorically exempt under the Section 15311(a) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

This project involves the installation of a wall sign for an office use. Section 15311(a) exempts on-premise signs appurtenant to existing commercial facilities.

ATTACHMENTS

- A. Sign Plans

**Report Prepared By: Ryan Bane
Senior Planner**



10060 Calvine Road
 Sacramento, CA 95829
 Tel: 916-479-1534
 Fax: 916-352-6292

CA Lic: 945984

SPECIFICATIONS:

FACE: 1/8" Red & White Plexiglas
 RETURNS: 5" Black
 TRIM: 3/4" Black & Red
 BACKING: 040 Aluminum

Illuminated channel letters mounted 1" building fascia flush.

Illumination (Title 24 LED lighting info.):
 - Maximize LED .5w per module
 - 12v - 60w power supply system .62w per module, efficiency rating 80%
 - Outdoor signs controlled by time clock

- 2010 C.B.C., C.E.C. & 2008 CA Energy Code, Occupancy Group - B

CUSTOMER INFO:

Liberty Tax
 2185 41 Street
 Capitola, CA

APPROVED BY

RECEIVED

NOV 09 2012

CITY OF CAPITOLA

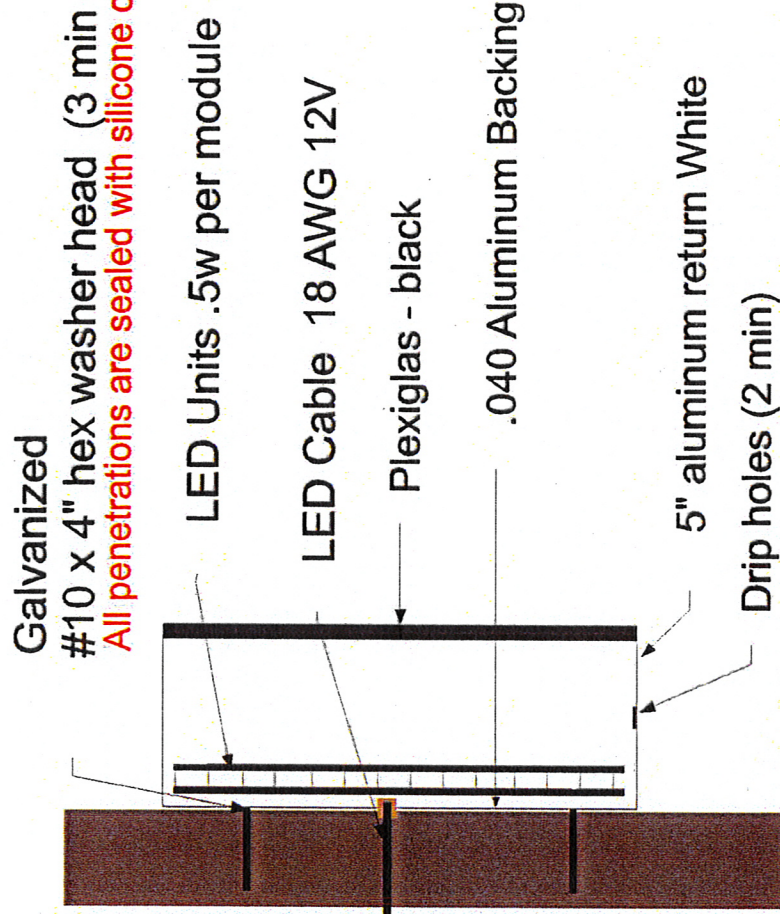
Designer Signature



11.5'



LED Installation Details



Galvanized
#10 x 4" hex washer head (3 min -6 max per letter
All penetrations are sealed with silicone caulk

LED Units .5w per module

LED Cable 18 AWG 12V

Plexiglas - black

.040 Aluminum Backing

5" aluminum return White

Drip holes (2 min)

Listed LED Transformer UL879 enclosure in sheet metal cover connected to power provided by others - 20amp 120volt circuit required within 6' of sign (Article 600.5 & 600.23)

Primary Electrical Source 1/2" minimum conduit or cable) (Article 600.7)

Listed Disconnect Switch in primary within sight of sign (Article 600.6)

NOTE: Install in accordance with the NEC and all local electrical codes (UL L 10.3)

Bldg Wall - Stucco wall over framed wood



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: DECEMBER 6, 2012

SUBJECT: **700 ESCALONA DRIVE #12-019 APN: 036-141-05**
Amendment to a previously approved Design Permit to construct a new two-story single-family residence to add a second floor deck in the R-1 (Single-Family Residence) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Lori Perpich & Alberto Munoz, filed 2/14/12
Representative: Derek Van Alstine

APPLICANT'S PROPOSAL

The applicant is proposing a minor amendment to a previously approved single-family structure that is currently under construction at 700 Escalona Drive. The amendment would allow for the addition of a second floor deck.

BACKGROUND

On April 19, 2012, the Planning Commission approved a Design Permit to construct the new single-family house at 700 Escalona Drive (APN 036-141-05). A building permit was issued on September 5, 2012 and the new home is currently under construction.

DISCUSSION

During framing of the new house, it was discovered that an ocean view exists from the second story bedroom facing the street. In order to take advantage of that view, the applicant is requesting an amendment to add French doors and a 64 square foot (8'x8') second floor deck over the garage.

The proposed deck faces the street, but is also adjacent to an existing 5-unit apartment with windows facing the deck. The proposed deck revision meets the R-1 single-family development standards, including height, setbacks, parking, and floor area ratio (FAR).

CEQA REVIEW

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

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #12-019 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a minor amendment to a previously approved single-family structure that is currently under construction at 700 Escalona Drive. The amendment would allow for the addition of a 64 square foot second floor deck.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this requirement.
5. An encroachment permit shall be acquired for any work performed in the right-of-way.
6. The project shall implement Low Impact Development BMP's outlined in the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County. The applicant shall provide details on the bmp's implemented and with a goal of not allowing more than 25% of total impervious area from discharging directly from the site.
7. The final landscape plan shall be submitted with the building permit application and will include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. Front yard landscaping shall be installed prior to final building occupancy.
8. Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance. Any appropriate fees shall be paid prior to building permit issuance.
9. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions

PLANNING COMMISSION AGENDA REPORT: December 6, 2012 700 Escalona Drive

of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

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

This project involves a minor amendment to the construction of a new single-family residence in the R-1 (single family residence) Zoning District. Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone.

ATTACHMENTS

- A. Proposed amended project plans including the new second floor deck
- B. Originally approved project plans approved on April 19, 2012
- C. April 19, 2012 Planning Commission minutes
- D. Letter of opposition from Linda Laursen, dated November 29, 2012
- E. Letter of opposition from Julie LaChapelle, dated December 29, 2012

**Report Prepared By: Ryan Bane
Senior Planner**

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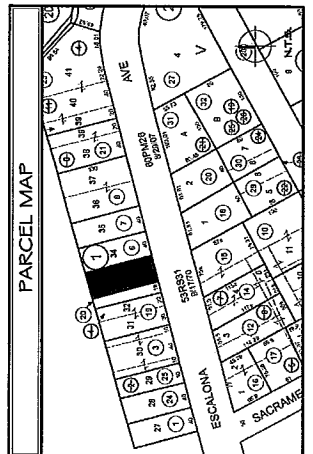
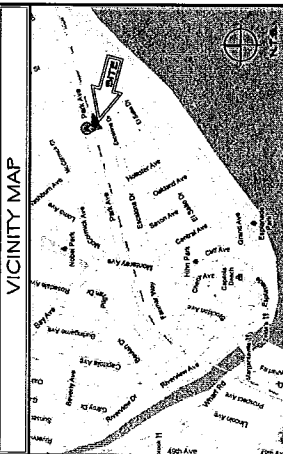
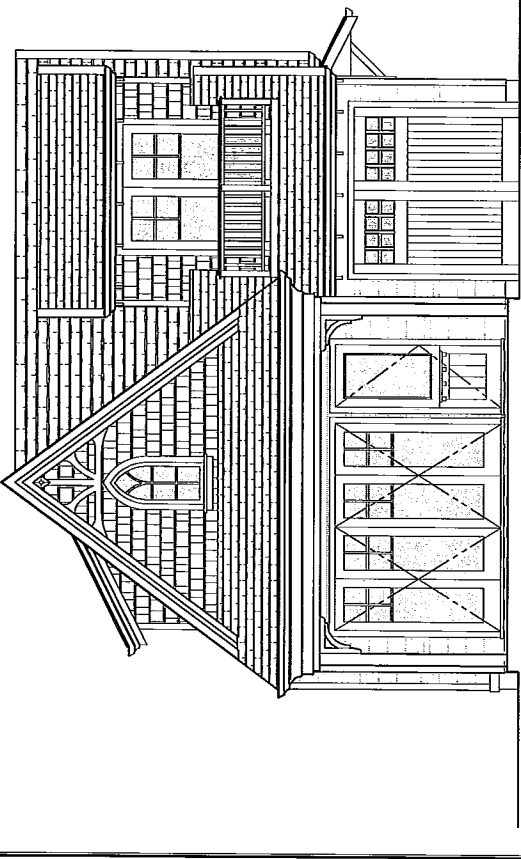
MUNNOZ RESIDENCE

RESIDENTIAL CONSTRUCTION GREEN BUILDING CHECKLIST

PROJECT ADDRESS: 700 ESCALONA
 TYPE OF PROJECT: CHECK ONE () NEW ADDITION () REMODEL
 PERMIT ENHANCER: (X) ACCELERATED PLAN CHECK () GREEN BUILDING AWARD
 A. PERMIT ENHANCER: 1,000 sq.ft. TOTAL HEATED SPACE (1,000 sq.ft. - 330 sq.ft.) = 670 sq.ft.
 1,000 sq.ft. TOTAL HEATED SPACE (1,000 sq.ft. - 330 sq.ft.) = 670 sq.ft.
 14.03 x 1.5 (Green Incentive Multiplier) = 21.05 additional GBC points
 TOTAL REQUIRED POINTS: 25 + 20 (Permit Incentive) = 45 REQUIRED POINTS

GREEN POINT CHECKLIST

POINTS	SHEET
1. DESIGN SMALLER HOMES	6
2. DECONSTRUCT EXISTING STRUCTURE	11
B. SITE	
1. RECYCLE FOR SITE CONSTRUCTION 75% RECYCLING RATE	2
2. DONATE UNUSED MATERIALS	2
3. IMPROVE CONSTRUCTION SITE WATER PRACTICES	2
4. USE CONCRETE WITH LOW CARBON FOOTPRINT FOR LAND	2
5. INSTALL HIGH EFFICIENCY IRRIGATION SYSTEM	2
C. FOUNDATION	
1. INCREASE COMPACTED FILL IN CONCRETE	2
2. USE WOOD LAGERS FOR FLOORS AND CEILINGS	2
3. USE CONCRETE BRACING	2
4. USE RECYCLED WOOD FOR INSULATION APPLICATIONS	2
D. STRUCTURAL FRAME	
1. SUBSTITUTE SOLID SAWN LUMBER WITH (SIC, LUMBER FLOOR)	1
2. USE WOOD LAGERS FOR FLOORS AND CEILINGS	2
3. USE CONCRETE BRACING	2
4. USE RECYCLED WOOD FOR INSULATION APPLICATIONS	2
E. EXTERIOR FINISH	
1. INSTALL FLOW REDUCING CURBS AT ALL EXTERIOR WALLS	2
2. PROVIDE ADVANCED FLASHING/WATERPROOFING DETAILS	2
3. TOTAL EXTERIOR FINISH POINTS	6
F. PLUMBING	
1. INSULATE ALL HOT WATER PIPES	2
2. INSTALL FLOW REDUCING CURBS AT ALL EXTERIOR WALLS	2
3. INSTALL FLOW REDUCING CURBS AT ALL EXTERIOR WALLS	2
4. INSTALL WATER TREATMENT UNITS AS NEEDED	2
5. INSTALL CHILLED WATER CIRCULATION PUMP	4
G. APPLIANCES	
1. INSTALL ENERGY STAR DOWNSHOWER	1
2. INSTALL HORIZONTAL GAS WASHING MACHINE	1
3. INSTALL ENERGY STAR REFRIGERATOR	1
H. HEATING, VENTILATION AND AIR CONDITIONING	
1. INSTALL WHOLE HOUSE FAN	3
2. INSTALL SEPARATE COOLING UNITS (FURNACE & WATER HEATER)	5
3. INSTALL SOLAR AIR HEAT EXCHANGER	2
4. INSTALL ENERGY STAR HEATING UNITS	3
5. INSTALL ENERGY STAR HEATING UNITS	3
I. RENEWABLE ENERGY & ROOFING	
1. SELECT CLASS A ROOFING	3
J. OTHER	
1. PROVIDE LISTING OF GREEN FEATURES ON BLUEPRINTS	1
2. TOTAL GREEN POINTS	90



STRUCTURAL DATA

SETBACKS	REQUIRED	PROPOSED
FRONT YARD	GARAGE 16'	36'
	1st STORY 15'	22'
	2nd STORY 20'	41'-2"
REAR YARD	1st STORY 20'	20'
	2nd STORY 20'	24'
SIDE YARD	1st STORY 4' (3' + 1' (R))	5'-5 1/2' (3' + 2' (R))
	2nd STORY 6' (3' + 3' (R))	7'-5 1/2' (3' + 4' (R))
HEIGHT	25'	24'-11"

FLOOR AREA RATIO	LOT SIZE	MAX (54%)	PROPOSED (53%)
HABITABLE SPACE	4,000 sq.ft.	2,160 sq.ft.	2,104 sq.ft.
COVERED PORCH	DECK/ PORCH CREDIT		GARAGE
(P) 1st STORY	1,223 sq.ft.	04 sq.ft.	21.5 sq.ft.
(P) 2nd STORY	606 sq.ft.	64 sq.ft.	-
(P) TOTAL	1,829 sq.ft.	140 sq.ft.	21.5 sq.ft.
TOTAL		2,104 sq.ft.	2,104 sq.ft.

PARKING	REQUIRED	PROPOSED
3 SPACES, ONE OF WHICH MUST BE COVERED	3 SPACES	1 COVERED SPACE 2 UNCOVERED
TOTAL	3 SPACES	3 SPACES

BUILDING INFORMATION

PROJECT DESCRIPTION: DEMOLITION OF EXISTING 600 sq.ft. SINGLE FAMILY RESIDENTIAL BUILDING AND CONSTRUCTION OF A NEW TWO-STORY, 2,150 sq.ft. SINGLE FAMILY DWELLING WITH ATTACHED GARAGE.

PROJECT ADDRESS: 700 ESCALONA AVENUE, CAPITOLA, CA 95010

PARCEL NUMBER: 086-141-008

ZONING DESIGNATION: R1

OCCUPANCY CLASSIFICATION: TYPE V-8, SPRINKLER

ADDRESS NUMBERS SHALL BE MAINTAINED AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.

CODE NOTE: CONFORMS TO THE 2010 CALIFORNIA RESIDENTIAL BUILDING MECHANICAL PLUMBING ELECTRICAL AND ENERGY CODE (I.E., 2009 IBC, IBC, UMC, UPC, AND 2006 NEC) AS AMENDED BY THE CITY OF CAPITOLA.

CONTACTS

OWNERS: LUCY PERCH & ALBERTO MUNOZ
 6550 303-99 12
 CAPITOLA, CA 95010
 PH: (831) 425-6446

PROJECT DESIGNER: DRISK VAN ASTINE RESIDENTIAL DESIGN, INC.
 716 SCULIE AVENUE SUITE A
 CAPITOLA, CA 95010
 PH: (831) 425-6446
 FAX: (831) 425-6446

LANDSCAPE ARCHITECT: ELIN COOPER & ASSOCIATES
 1000 SERRANO AVENUE
 SANTA CRUZ, CA 95062
 PH: (831) 425-6446
 FAX: (831) 425-6446

GEOTECHNICAL ENGINEER: ROCK SOLID ENGINEERING
 VICTOR M. WILSON, P.E.
 1000 SERRANO AVENUE
 WATSONVILLE, CA 95076
 PH: (831) 754-8665

STRUCTURAL ENGINEER: LEONARD WILSON, P.E.
 716 SCULIE AVENUE SUITE A
 CAPITOLA, CA 95010
 PH: (831) 425-6446
 FAX: (831) 425-6446

ENERGY COMPLIANCE: EDWARDS & ASSOCIATES LAND SURVEYING
 GARY D. EDWARDS
 1000 SERRANO AVENUE
 WATSONVILLE, CA 95076
 PH: (831) 425-6446
 FAX: (831) 425-6446

DRAWING INDEX

BUILDING DESIGN	ENERGY COMPLIANCE
T1 TITLE SHEET	EC-1 ENERGY COMPLIANCE-TITLE 24
T2 GENERAL NOTES	
T3 MANDATORY GREEN POINTS CHECKLIST	
T4 CONDITIONS OF APPROVAL	
I 1 SURVEY	
A 1 FIRST & SECOND FLOOR PLANS	
A 2 ROOF PLAN & SECTIONS	
A 3 EXTERIOR ELEVATIONS	
A 4 ROOF ELECTRICAL PLANS	
A 7 WINDOW & DOOR SCHEDULE	
A 8 DETAILS	
L 1 LANDSCAPE PLAN	
	ENERGY COMPLIANCE
	EC-1 ENERGY COMPLIANCE-TITLE 24
	STRUCTURAL DRAWINGS
	SN1 STRUCTURAL NOTES
	S1 FLOOR FRAMING PLAN & ROOFING PLAN
	S2 STRUCTURAL DETAILS
	S3 STRUCTURAL DETAILS

Item #: 4.B. Attachment A.pdf

12-0192

CITY OF CAPITOLA

RECEIVED
 NOV 19 2012

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
716 SOUTH AVENUE SUITE A SANTA CRUZ, CALIFORNIA
(831) 426-6800 PHONE (831) 426-6846 FAX

AVRD
ARCHITECTURAL
VOLUME 1

MUNOZ RESIDENCE
700 ESCALONA DRIVE
CAPITOLA, CA 95010

DATE: 03/12/12
SCALE: 1/8" = 1'-0"
SHEET: 1 OF 1
PROJECT: MUNOZ RESIDENCE
DRAWN BY: DVA
CHECKED BY: DVA
DATE: 03/12/12

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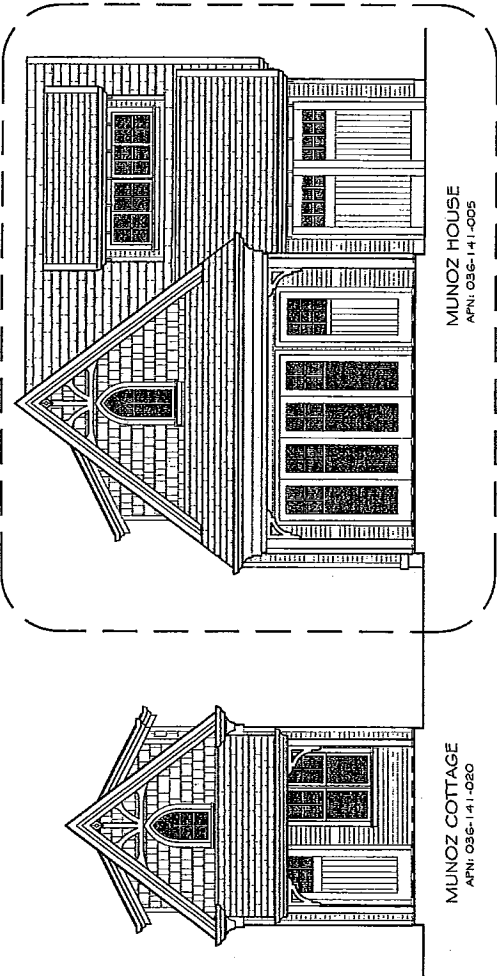
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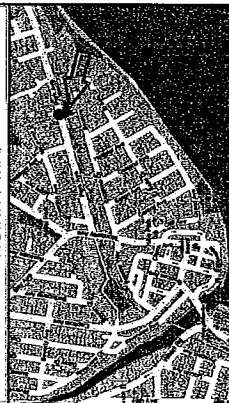
MUNOZ RESIDENCE



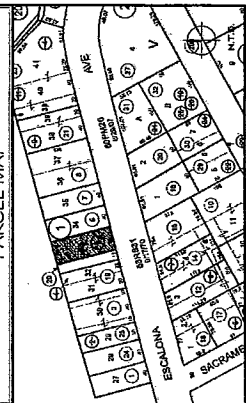
MUNOZ HOUSE
APN: 036-141-005

MUNOZ COTTAGE
APN: 036-141-020

VICINITY MAP



PARCEL MAP



BUILDING INFORMATION SUMMARY

EVOLUTION OF AN EXISTING 602 SQ. FT., SINGLE FAMILY DWELLING AND CONSTRUCTION OF NEW, 2,150 SQ. FT., TWO STORY SINGLE FAMILY DWELLING.

700 ESCALONA DRIVE
CAPITOLA, CA 95010

036-141-020

R-3

FRONT YARD
13'-0"

4,000 SQ. FT.

1,450 SQ. FT.

640 SQ. FT.

2,150 SQ. FT.

2,150/4,000 = 54%

54%

1 COVERED AND 2 UNCOVERED

THIS IS THE CONTRACT TO THE 2010 CALIFORNIA RESIDENTIAL CODE, U.S. 2009 IBC, INC. IBC, INC. AND 2008 IBC AS AMENDED BY THE STATE OF CALIFORNIA.

CONTACTS

OWNER:
MUNOZ
700 ESCALONA DRIVE
CAPITOLA, CA 95010
(831) 426-6800

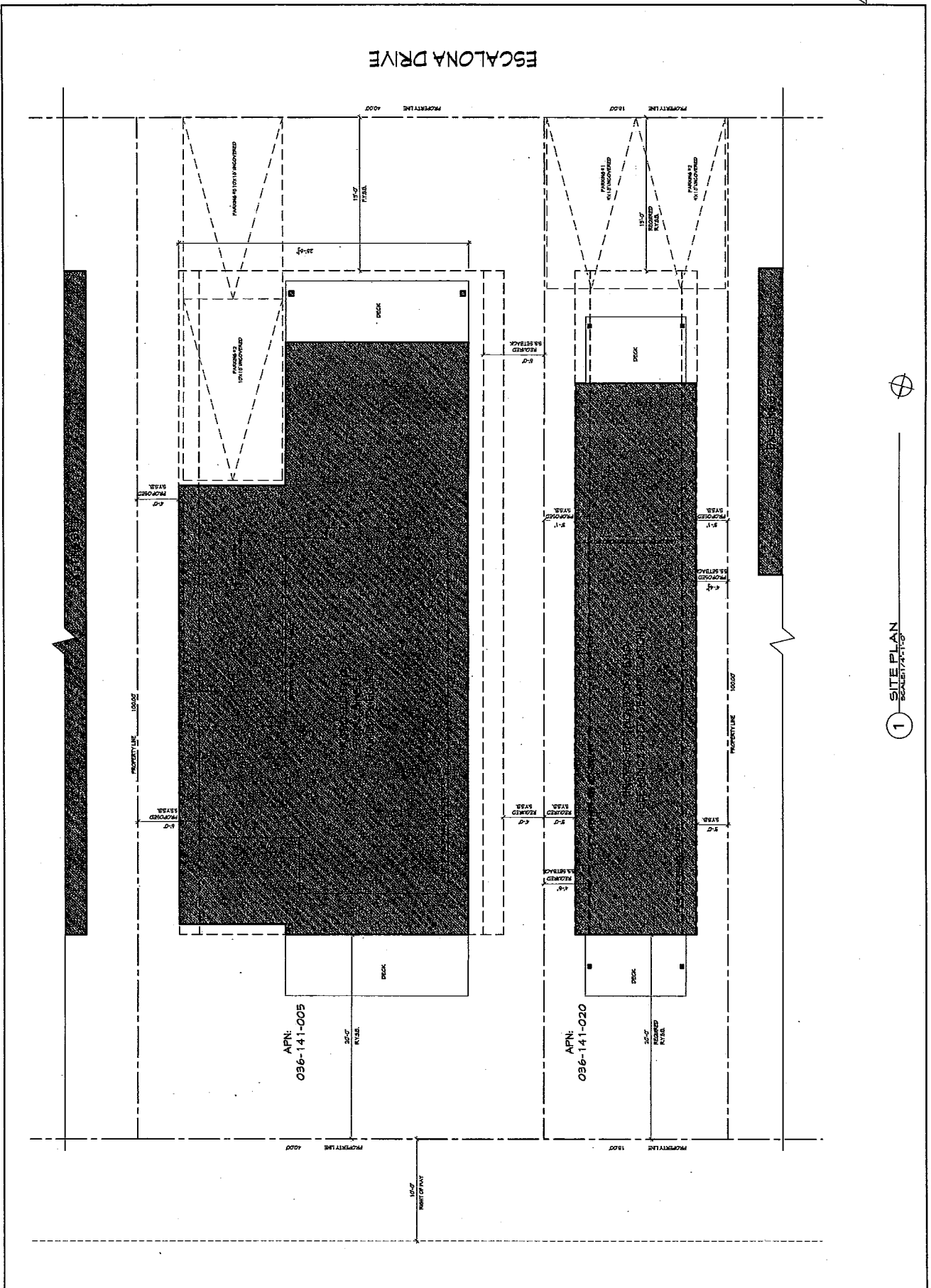
PROJECT DESIGNER:
DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.
200 SOUTH AVENUE SUITE A
SANTA CRUZ, CA 95062
TEL: (831) 426-6800
FAX: (831) 426-6846
derek@vanalstine.com

LANDSCAPE ARCHITECT:
ELLEN COOPER & ASSOCIATES
512 WINDSOR STREET
SANTA CRUZ, CA 95062
TEL: (831) 526-2542
FAX: (831) 426-6845

DRAWING INDEX

- T1 TITLE SHEET
- T2 SKETCHES
- A2 FIRST & SECOND FLOOR PLANS
- A3 EXTERIOR ELEVATIONS
- L1 LANDSCAPE PLAN

T1
TITLE SHEET
MODIFIED



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



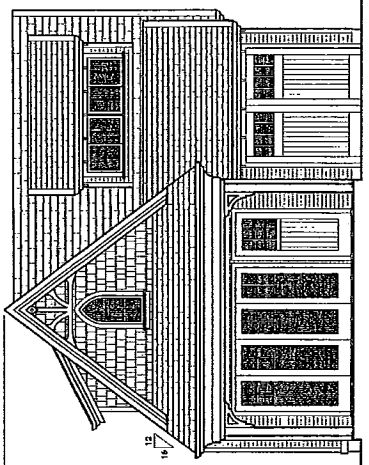
A1

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
716 SOUTH AVENUE SUITE A, SANTA CRUZ, CALIFORNIA
(408) 460-7700 PHONE (408) 460-6666 FAX

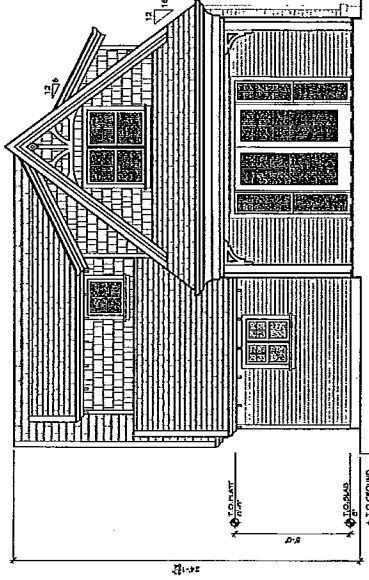
MUNOZ RESIDENCE
700 ESCALONA DRIVE
CAPITOLA, CA 95010

DVR
DATE: 11-14-20
SCALE: 1/4" = 1'-0"
SHEET NO: 12
PROJECT NO: 12-001
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 11-14-20

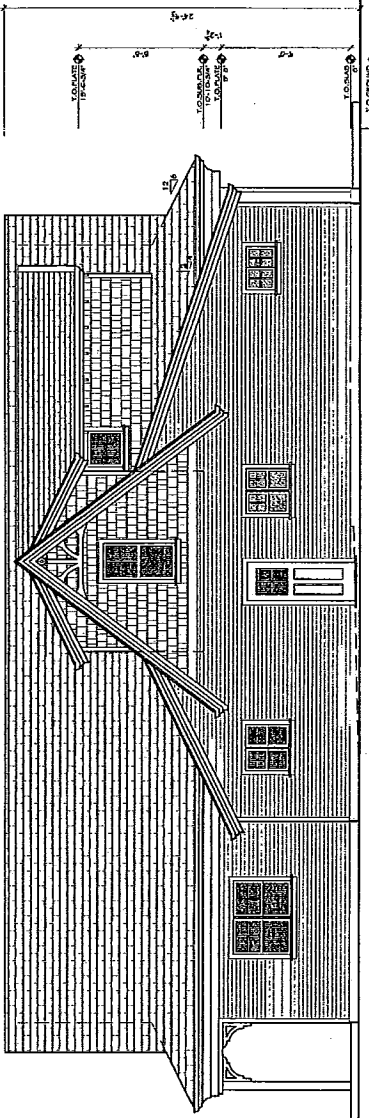
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NO. DATE DESCRIPTION
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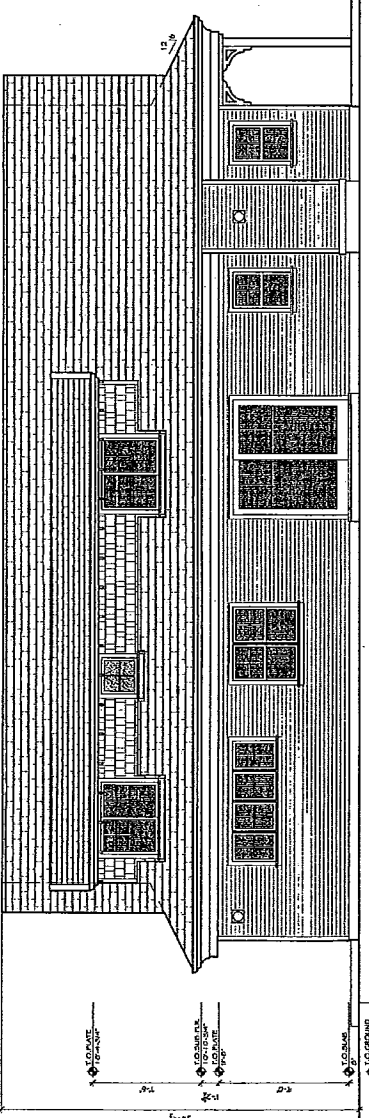
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SCALE: 1/4" = 1'-0"



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



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



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

THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONERS ORTIZ, SMITH AND CHAIRPERSON GRAVES. NOES: NONE. ABSENT: COMMISSIONERS NEWMAN AND ROUTH. ABSTAIN: NONE.

4. CONSENT CALENDAR

NONE.

5. PUBLIC HEARINGS

Item 5.A was moved to the end of the agenda.

B. 700 ESCALONA AVENUE

#12-019

APN: 036-141-05, 20

Coastal Permit and Design Permit to demolish an existing one-story single-family residence located on two legal lots of record, and construct two new two-story single-family residences in the R-1 (Single-Family Residence) Zoning District. A variance for a second floor setback and reduction in landscaping is requested for the house located on APN 036-141-20. This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Lori Perpich & Alberto Munoz, filed 2/14/12

Representative: Derek Van Alstine

Senior Planner Bane presented the staff report.

Derek Van Alstine, designer and representative, spoke in support of the application.

Chairperson Graves inquired if the applicant had considered creating two lots of equal size.

Derek Van Alstine responded that the original application included a lot line adjustment that created two lots, more equal proportion. However, the Interim Planning Director was unable to support the proposal due to non-compliance with the Subdivision Map Act

Commissioner Ortiz requested staff clarification regarding the Planning Director's determination, and if the applicant had verified the second floor access, for the smaller home, with the fire department.

Public Works Director Steven Jesberg stated that staff could not support the lot line adjustment proposal because it would create a new non-conforming lot, and not in compliance with the Subdivision Map Act.

Derek Van Alstine stated that the home has been designed to the current building code requirements and access has been addressed in compliance with the building code.

The public hearing was opened.

Cathlin Atchison, spoke in opposition to the home requiring the variance. She stated many neighbors have applied for different variances and did not receive approval. This application would set a precedent.

Stan Ketner, spoke in opposition to the home requiring the variance. The smaller lot could support a granny unit or a guest cottage, but not a two story home without a garage.

Willow Miller, spoke in opposition to the home requiring the variance. The proposed home is a large building on a small lot.

Tracy Arminino, spoke in opposition to the home requiring the variance. She spoke with concerns about the lack of covered parking.

The public hearing was closed.

Senior Planer Bane stated that the parking ordinance does not require covered parking for homes less than 1,500 sq. ft., but two uncovered spaces in driveway are permitted.

Chairperson Graves stated that the front yard is all parking and lacks landscaping.

Commissioner Ortiz was not supportive of the variance. The new residence should be designed to meet the requirements without the need for a variance. There was a very careful and detailed effort made when the city drafted the floor area ratio portion of the ordinance. Although the smaller home may meet the floor area ratio, the intent of the ordinance is to design new buildings to meet all the current standards without exceptions or variances.

Commissioner Smith stated the size of the lot justifies a hardship for the 1½ inches on each side yard. She also supported the on-site parking as proposed. She commented that the lot is extremely small and 18 feet in width is difficult to build on, but the design meets the floor area ration with the exception of the 1½ " variance on each side.

Chairperson Graves stated that the floor area ratio has allowed a large building on the small lot. He could not support the residence on the small lot, but could support residence on the larger lot. He suggested combining the lots and designing a larger home with a secondary dwelling unit. He questioned why the project was processed as one with two separate legal lots of record, two separate application numbers, and two homes.

Senior Planner Banè stated that the application for the two homes was made as a package and therefore processed as one project.

Commissioner Newman suggested that the item be continued to the next meeting to allow all the Commissioners to hear all of the public testimony and participate in the discussion.

Derek Van Alstine requested the Commission support the larger home and deny the smaller home.

Chairperson Graves recognized a member of the public to address the Commission regarding the larger home.

Cathlin Atchison, spoke in support of the larger home.

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER SMITH TO APPROVE PROJECT APPLICATION #12-019 (APN: 036-141-05) WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project approval consists of demolition of an 882 square foot single-family residence currently located on two legal lots of record, and construction of two one new two-story single-family residences, ~~one on each lot~~ at 700 Escalona Drive (APN: 036-141-05).

2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this requirement.
5. An encroachment permit shall be acquired for any work performed in the right-of-way.
6. The project shall implement Low Impact Development BMP's outlined in the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County. The applicant shall provide details on the bmp's implemented and with a goal of not allowing more than 25% of total impervious area from discharging directly from the site.
7. The final landscape plan shall be submitted with the building permit application and will include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. Front yard landscaping shall be installed prior to final building occupancy.
8. Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance. Any appropriate fees shall be paid prior to building permit issuance.
9. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project generally conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project generally conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

C. The variance to the side setback and landscape reduction will better serve the intent of the Zoning Ordinance than will the literal enforcement of the requirements of the Ordinance.

The extremely narrow width and small size of the parcel are special circumstances that exist, which makes it difficult to develop and provide the required landscaping and setbacks. This strict application of the Zoning Ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. The granting of a variance

would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity.

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

This project involves construction of two new single-family residences in the R-1 (single family residence) Zoning District. Section 15303 of the CEQA Guidelines exempts the construction of up to three single-family residences in an urbanized area.

THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONERS ORTIZ, SMITH AND CHAIRPERSON GRAVES. NOES: NONE. ABSENT: COMMISSIONER ROUTH. ABSTAIN: COMMISSIONER NEWMAN.

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY CHAIRPERSON GRAVES TO DENY PROJECT APPLICATION #12-019 (APN: 036-141-20).

Under discussion, Chairperson Graves stated that he could not support the variance, and as proposed the front yard is all parking and no landscaping.

THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONER ORTIZ AND CHAIRPERSON GRAVES. NOES: COMMISSIONER SMITH. ABSENT: COMMISSIONER ROUTH. ABSTAIN: COMMISSIONER NEWMAN.

C. 220 OAKLAND AVENUE #12- 034 & 044 APN: 036-124-20

Fence Permit and a Major Revocable Encroachment Permit to construct a wall within the city right-of-way as part of a single-family residential use in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Christann A Bohnet, filed 3/29/12

Representative: John Draga

Senior Planner Bane presented the staff report.

Commissioner Newman recused himself as he has worked for the project applicant in the past.

Commissioner Smith clarified that the fence design is not a main consideration in this application for meeting or tying into the historic standards. She stated that the mission style fence proposed does not maintain the historic style as of the residence, and she was concerned. She stated that staff could approve the portion of fencing along the Oakland Avenue frontage, but not the fencing along the Escalona Avenue frontage.

Senior Planner Bane stated that the historic standards are a consideration for denial, but not main basis for recommending denial. The fencing along Oakland Avenue meets the ordinance requirements, but staff has concerns about the fence design.

Chairperson Graves clarified the location of the proposed fence.

The public hearing was opened.

Jerry Clarke, spoke in support of the application.

November 29, 2012.

Attention: Ryan Bane

Capitola Planning Commission

Concerning: 700 Escalona Dr. Capitola, Ca. 95010 #12-152 APN: 036-141-05

This letter is a follow up to our phone conversation this morning concerning said property.

I was totally shocked this morning with all the noise next door. I went to the window and

To my surprise I see the builders have taken the wall completely down, where the two large

Windows were in bedroom. The decking floor was completely in.

THEY DO NOT EVEN HAVE PERMISSION TO CHANGE THEIR BUILDING PLANS.

The City Planning Commission is on December 6, 2012. Where the owner is asking for

Permission to put a second floor deck. And there is NO mention of the windows being

Changed to a complete (glass) open wall.

I am totally opposed to this change. With the two large windows I felt very uncomfortable.

But they were tall enough to restrict any viewing at me.

But, this **really IMPACTS (affects) my PRIVACY.** I cannot take a shower without feeling I am being

Viewed by anyone on the deck. Where my window opens, the deck views my bathroom

shower/toilet area completely.

Now I also have a bedroom window looking straight at the deck. It is the same height.

I have had to keep my shades closed since the building has started. If I am in that bedroom I

Would need to have the shades closed to have any privacy at all.

And then it also costs more in PG&E. **This really affects my life and privacy.**

This deck also affects two other units, it looks straight into #3 units bedroom. She cannot lie in

Total of 4 pages

Item #: 4.B. Attachment D.pdf

Bed or change clothes with drupe opened at all.

The deck also looks straight down into unit #2. They have really lost all privacy to their Bedroom.

We just do not know who will be the owner of the property in the future. All we need is a Pervert to move in and enjoy looking at everyone. This is not right.

We as the neighbors should not have to change the way of our lives and give up our PRIVACY. Just, because they discovered they might have a Bay view. I did speak to the Owners and told Them the view will be gone when the bushes get their leaves back anyways.

I had a bay view for many years until a neighbor planted bush/trees around their property on El Salto Dr.

Please say NO to build the deck and the window size change at the next meeting on Dec. 6, 2012. This change would affect the PRIVACY of three neighbors.

See attached photos.

Please include my letter and photos of concern, with the AGENDA PACKAGE TO THE PLANNING COMMISSION.

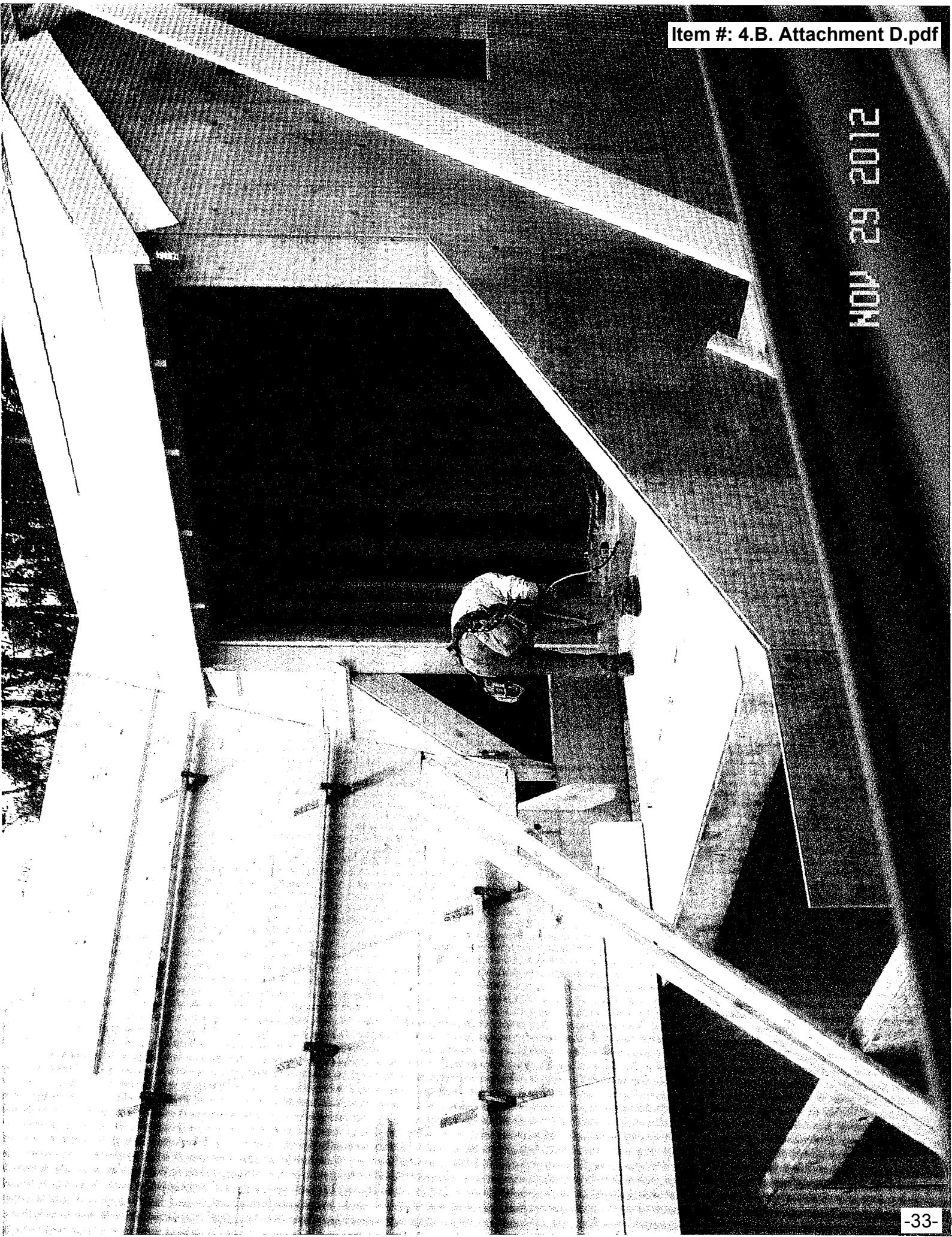
Please send me a copy of the full agenda report for this item. You can email it to me.

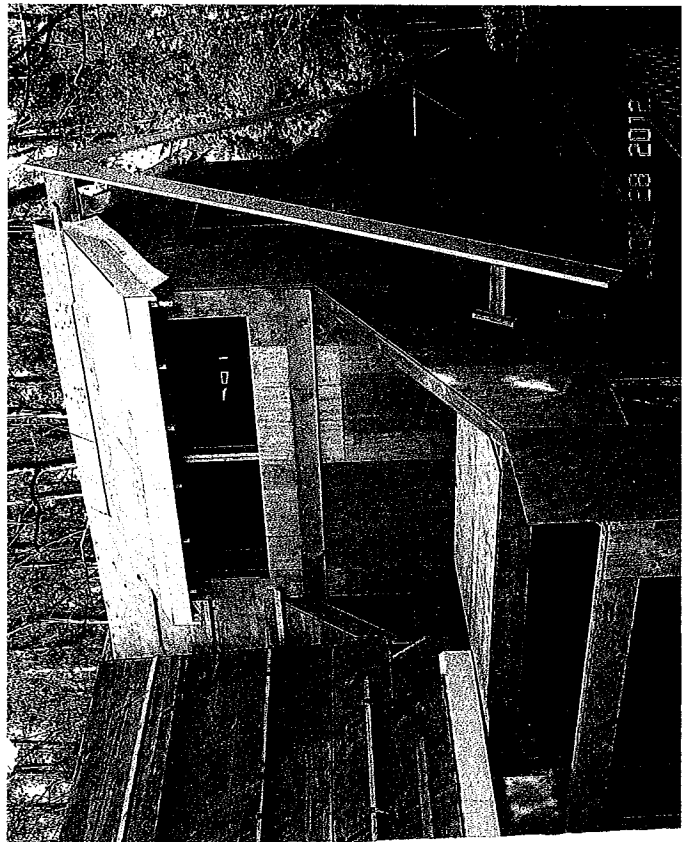
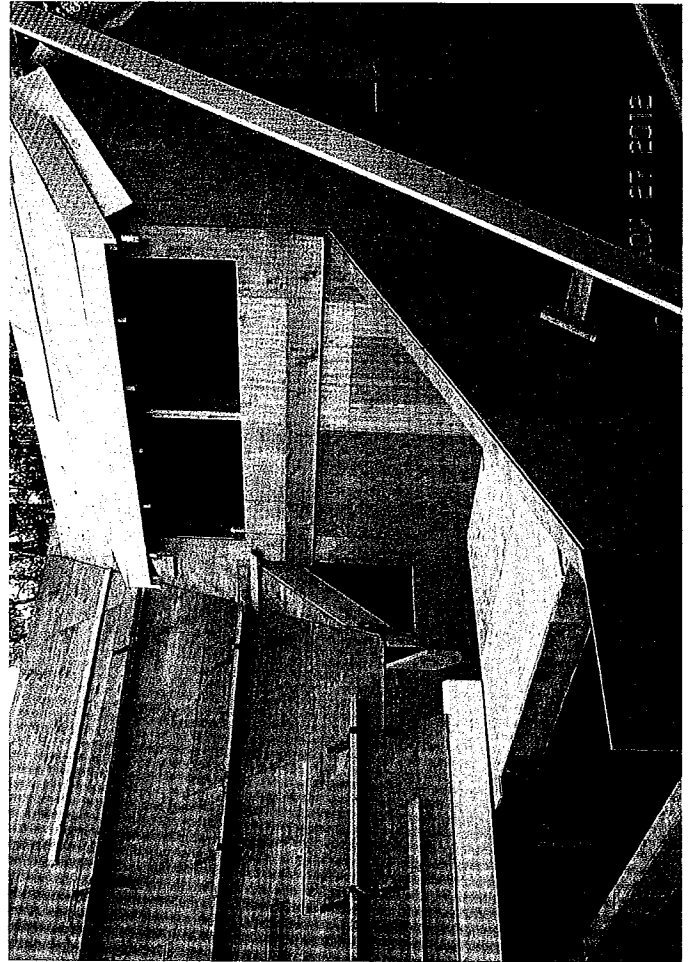
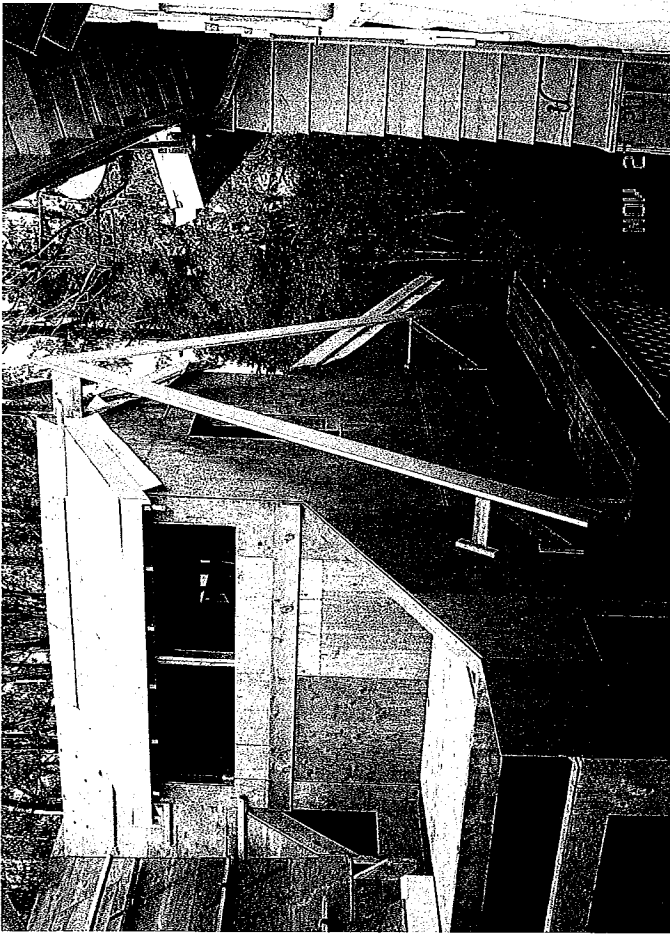
Thank you,

Linda Laursen

702 Escalona Dr. #1 Capitola, Ca. 95010 email: linda_ll@pacbell.net

2102 62 1014





Dec 29, 2012

TO THE PLANNING Commissioner of
THE CITY OF CAPITOLA,

IN REGARDS TO THE NEW CONSTRUCTION AT 700 ESCALONA DRIVE, I FEEL THAT THE DESIRE OF THE OWNERS TO WANT TO PUT A DECK ON THE 2ND STORY ON THE SOUTH SIDE OF THE HOUSE WILL TREMENDOUSLY IMPOSE MORE LACK OF PRIVACY OUT MY BEDROOM WINDOW.

AS OF RIGHT NOW I ALREADY HAVE TO BE VERY CAREFUL AS TO WHEN I CAN FULLY OPEN MY BLINDS DUE TO THE FACT THAT THERE IS USUALLY SOME WORKER STANDING THERE, AS YOU CAN SEE FROM THE PHOTOS PROVIDED.

WITH THE ADDITION OF THE DECK, WHICH IS ALSO OUTSIDE OF MY BEDROOM WINDOW, I WILL BE AT THE CONTROL OF THE NEW TENANTS, WHEN THEY ARE OUTSIDE ON THEIR DECK. AS TO WHEN I CAN OPEN MY BEDROOM BLINDS, NOT TO MENTION THE ADDITIONAL NOISE

WHICH WOULD BE COMING FROM THEM AS THEY ARE OUT ENJOYING THEIR DECK.

THE NOISE FROM THE CONSTRUCTION IS ALREADY BAD ENOUGH AS I FEEL NO CONSIDERATION IS GIVEN TO THE NEIGHBORS BY THE BUILDERS WHO START TALKING AND MAKING NOISE VERY EARLY IN THE MORNING, AND SOMETIMES ON SATURDAYS.

I HAVE LIVED HERE 3 1/2 YEARS AND HAD I KNOW HOW MUCH THE BUILDING OF THESE 2 HOMES WOULD BE AFFECTING MY FAMILY, I WOULD HAVE THOUGHT VERY SERIOUSLY ABOUT MOVING. BUT I LIKE MY NEIGHBORS & LOVE THE NEIGHBORHOOD THAT I ONLY CONSIDERED IT IN PASSING.

PLEASE DON'T ALLOW THE ADDITIONAL CONSTRUCTION TO FURTHER RUIN WHAT LITTLE BIT OF PRIVACY I MAINTAIN.

THANK YOU
Julie LaChapelle
702 ESCALONA DR #3



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: DECEMBER 6, 2012

SUBJECT: **904 SIR FRANCIS AVENUE #06-061TX APN: 036-222-07**
Request for a one-year extension to a previously approved Coastal Permit and Architectural and Site Review for the remodel of an existing single-family residence and construction of a new second story in the R-1 (Single-Family Residence) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Justin and Lisa Maffia

APPLICANT'S PROPOSAL

The applicant is requesting a fifth, one-year extension of a previously approved Coastal Permit and Architectural and Site Review Permit for the remodel of an existing one-story single-family residence and a second story addition at 904 Sir Francis Drive in the R-1 (Single Family Residence) zoning district. The proposed use remains consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

BACKGROUND

On December 7, 2006, the Planning Commission approved the above-mentioned application #06-061 (Attachment B). The Planning Commission granted a one-year permit extension on October 16, 2008, December 2, 2009, November 18, 2010 and then again on December 1, 2011.

DISCUSSION

Pursuant to Section 17.63.130 of the Zoning Ordinance, approvals of the Planning Commission are valid for two years. The permit has not yet been activated, therefore the applicant has submitted for an extension of the permit. The extension request letter is attached (Attachment A).

Since the Planning Commission was the body that originally approved the permit, they have the power to grant, "one or more extensions, each of which shall be for one year." Both Section 17.81.160 and Coastal Zone Ordinance Section 17.46.120 state that a request for an extension may be granted upon a finding that no relevant substantial change of circumstances, regulations or planning policies has occurred and that such extension would not be detrimental to the purpose of the certified local coastal program and zoning ordinance. Since neither the physical characteristics of the lot nor the zoning ordinance has changed since approval of the permit, staff supports the fourth request for a one-year extension.

PLANNING COMMISSION AGENDA REPORT: December 6, 2012 904 Sir Francis Avenue

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

RECOMMENDATION

It is recommended that the Planning Commission **approve** the request for a one-year extension, subject to the following finding. If approved, this finding is in addition to the findings made for the original permit:

- A. A substantial change of circumstances has not occurred since Planning Commission approval of the permit on December 7, 2006. An additional one-year extension of the permit to December 7, 2013, would not be detrimental to the purpose of the certified local coastal program and zoning ordinance.**

The Planning Commission finds that neither the physical characteristics of the lot nor the zoning ordinance has changed since approval of the permit on December 7, 2006. Therefore, (a fifth) one-year extension (to December 7, 2013) of said permit is appropriate.

ATTACHMENTS

- A. Request for extension letter from Lisa & Justin Maffia, dated November 12, 2012
- B. December 7, 2006 Staff Report, Project Plans and Planning Commission Minutes

**Report Prepared By: Ryan Bane
Senior Planner**

November 12, 2012

RECEIVED

NOV 15 2012

CITY OF CAPITOLA

Dear Capitola Planning Commission,

Several years ago, my husband Justin & myself were approved of a design permit to remodel our home (904 Sir Francis Ave. Capitola), of which the permit extension will expire this December, 2012 (Application # 06-061).

Due to the current state of the economy, we are still unable financially to take on such an expensive home remodel project. We foresee it being a good 3-5 years till we are able to do this project and it not be a bad financial decision for us. We are asking for an additional extension on the design permit for this project since remodeling our home is our ultimate goal. We believe the home remodel will not only make our house a better fit for our family, but will also increase the value and charm of our neighborhood.

We do not wish to see the work & money that has gone into this project so far be lost due to an expired permit, and our family be forced to move instead of remodel. We are asking for approval of an additional extension so we can be better prepared financially for this large project on our home.

Thank you for your time,

Lisa & Justin Maffia

831-227-3681

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: NOVEMBER 21, 2006 (AGENDA: DECEMBER 7, 2006)

SUBJECT: **904 SIR FRANCIS DRIVE – PROJECT APPLICATION #06-061**
 COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR THE
 REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE AND
 CONSTRUCTION OF A NEW SECOND-STORY IN THE R-1 (SINGLE-
 FAMILY RESIDENCE) ZONING DISTRICT. (APN 036-222-07)
 CATEGORICALLY EXEMPT. FILED 09/11/06 *1
 PROPERTY OWNER: JUSTIN & LISA MAFFIA
 REPRESENTATIVE: CHUCK BURKET

APPLICANT’S PROPOSAL

The applicant is proposing to remodel an existing one-story single-family residence at 904 Sir Francis Drive in the R-1 (Single Family Residence) zoning district. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

STRUCTURAL DATA				
SETBACKS		Required	Existing	Proposed
Front Yard				
	Driveway	20'	20'	20'
	1 st Story	15'	20'	20'
	2 nd Story	20'	N/A	21'
Rear Yard				
	1 st Story	21'	36'	36'
	2 nd Story	21'	N/A	38'
Side Yard				
	1 st Story	5'-6"	6' (l) & 9'-6" (r)	6' (l) & 9'-6" (r)
	2 nd Story	8'-3"	N/A	8'-3" (l) & 9'-6" (r)
HEIGHT		25'		25'

FLOOR AREA RATIO	Lot Size	MAX (48%)	Existing (27%)	Proposed (48%)
	6,120 sq. ft.	2,938 sq. ft.	1,639 sq. ft.	2,937 sq. ft.
	Habitable Space	Garage	Porch/Decks	Total
Proposed First Story	1,526 sq. ft.	365 sq. ft.	N/A	1,891 sq. ft.
Proposed Second Story	1,046 sq. ft.	-	N/A	1,046 sq. ft.
Proposed TOTAL	2,572 sq. ft.	365 sq. ft.	N/A	2,937 sq. ft.
PARKING	Required	Proposed		
	1 covered spaces	1 covered spaces		
	3 uncovered spaces	3 uncovered spaces		
Total	4 spaces	4 spaces		

ARCHITECTURAL AND SITE REVIEW COMMITTEE

On October 11, 2006, the Architectural and Site Review Committee reviewed the application. Staff discussed changes that were required for the proposed Floor Area Ratio (FAR), as the proposed project was over the allowed FAR. Staff requested that the applicant confirm the square footages for both the first and second floors. Regarding parking for the site, staff asked the applicant to provide for the required uncovered parking, and to work with the City's Public Works Director on the design guidelines for the driveway approach.

City architect Frank Phanton, suggested modifications to the roof design and noted that the pitch for the first story should be different from the pitch of the second story, which the applicant agreed to.

City Landscape Architect Jennifer Clark-Colfer stated that the applicant should consider enhancing the proposed landscaping by adding more plantings, and that any new landscaping should be diverse and include drought tolerant plants. It was also requested that the applicant provide a complete landscaping plan for the project, including adding a legend or landscaping key showing plant type (botanical and common name), quantity, size and location. Also, any existing trees or significant amount of landscaping to be removed shall be noted on the plans.

City Public Works Director Steve Jesberg stated that any curb, gutter or sidewalk that is deteriorated or is damaged during construction shall be replaced as per the city's standards.

DISCUSSION

The applicant is proposing to remodel an existing 1,639 square foot one-story single-family residence at 904 Sir Francis Drive in the R-1 (Single Family Residence) zoning district.

The existing parcel size is 6,120 square feet, and the existing structure is 1,274 square feet with a 365 square foot garage. The new improvements will consist of a remodeled first floor with a 252 square foot addition for a total of 1,526 square feet, a second story addition of 1,046 square feet

and a 365 square foot garage for a total square footage of 2,937. The proposed floor area ratio is 48%, which meets the allowed FAR. A side yard set back of 6 feet is proposed for the left side and 9'-6" is proposed for the right side. A 20-foot front yard set back and a 36-foot rear yard set back is also provided.

The exterior of the new home will be "mocha" stucco with "tan" trim, window trim will be "sand" and the concrete tile roof will be in an off-brown tone. The front porch entry columns will be finished with a stone veneer.

The existing landscape shall remain and be enhanced with additional landscaping that will be similar in the type and variety of plantings.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #06-061 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a remodeled first floor with a total of 1,526 square feet, a second story addition of 1,046 square feet and a 365 square foot garage for a total of 2,937 square feet.
2. The Planning Commission must approve any significant modifications to the size or exterior appearance of the structure.
3. A note shall be placed on the final building plans indicating that the utilities shall be underground to the nearest utility pole in accordance with Public Works Department requirements.
4. Curb and gutter that is currently deteriorated or is damaged during construction shall be repaired or replaced, as determined by and to the satisfaction of the Public Works Director.
5. If any trees, large shrubs or significant landscaping are to be removed as a result of the project, the applicant shall provide a supplemental landscape plan to be submitted with the building permit application. The plan shall include the quantity, or specific number of plants for each plant type, their container size, special planting requirements and spacing between plants, subject to the approval of the Director of Planning.
6. Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance. Any appropriate fees shall be paid prior to building permit issuance.
7. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.

8. Construction hours shall be limited to Monday through Friday 7:30am to 9pm., Saturday 9:00am to 4:00pm, and prohibited on Sundays.

FINDINGS

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District, as well as the Guidelines for Single Family Residential Projects. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District, as well as the Guidelines for Single Family Residential Projects. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

- C. **This project is categorically exempt under Section 15301(e)(2) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

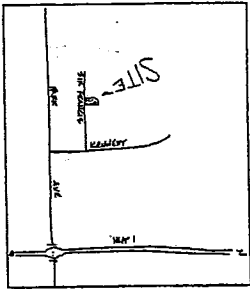
Section 15301(e)(2) of the CEQA Guidelines exempts additions to structures that are less than 10,000 square feet if the project is in an area where all public facilities are available to allow for the development and the project is not located in an environmentally sensitive area. This project involves an addition to a one-story single-family residence that is considered infill development. No adverse environmental impacts were discovered during review of the proposed project

Report Prepared By: John Akeman
Associate Planner

Approved by: _____
Juliana Rebagliati, Community Development Director

- DRAWING INDEX**
- 01 SITE PLAN/CONTRACT SHEET
 - 02 LANDSCAPE PLAN
 - 03 EXISTING ROOF PLAN
 - 04 PROPOSED ROOF PLAN
 - 05 PROPOSED UTILITY PLAN
 - 06 PROPOSED UTILITY PLAN
 - 07 ELEVATIONS

VICINITY MAP



SITE DATA

LOT AREA: 1780 SF
 RES. DEVELOPMENT UT. COVERAGE: 2082 (100%)
 MAX. DEVELOPMENT UT. COVERAGE: 1118 (63%)

PROPOSED ROOF AREA: 1520 SF (85%)
 EXISTING ROOF AREA: 1214 SF (68%)
 PROPOSED UTILITY AREA: 1070 SF (60%)

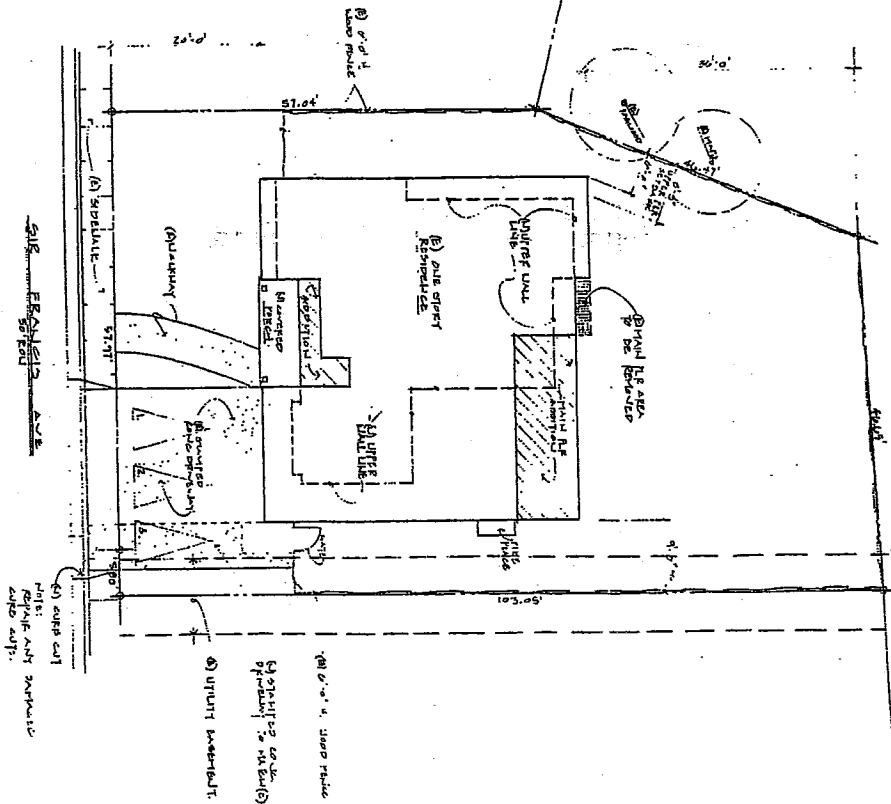
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SITE PLAN

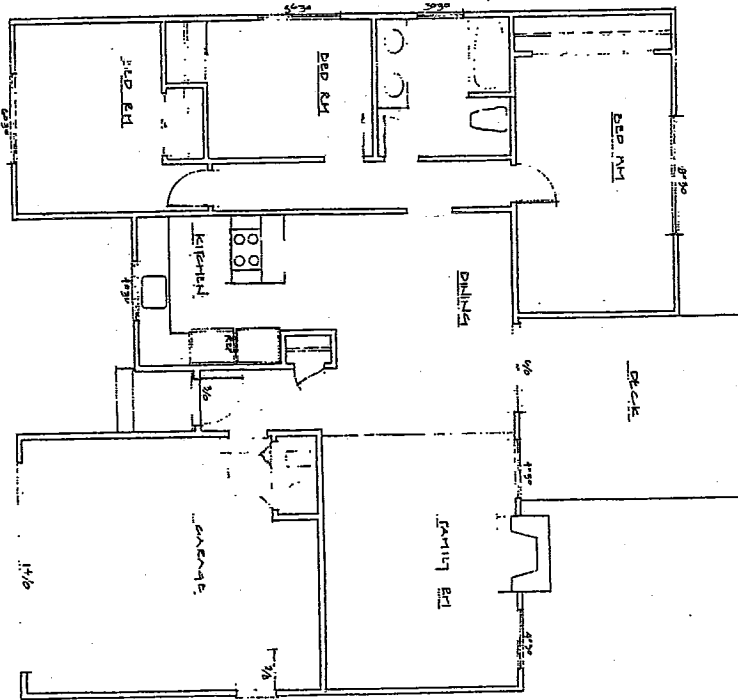
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APR: 050-222-07



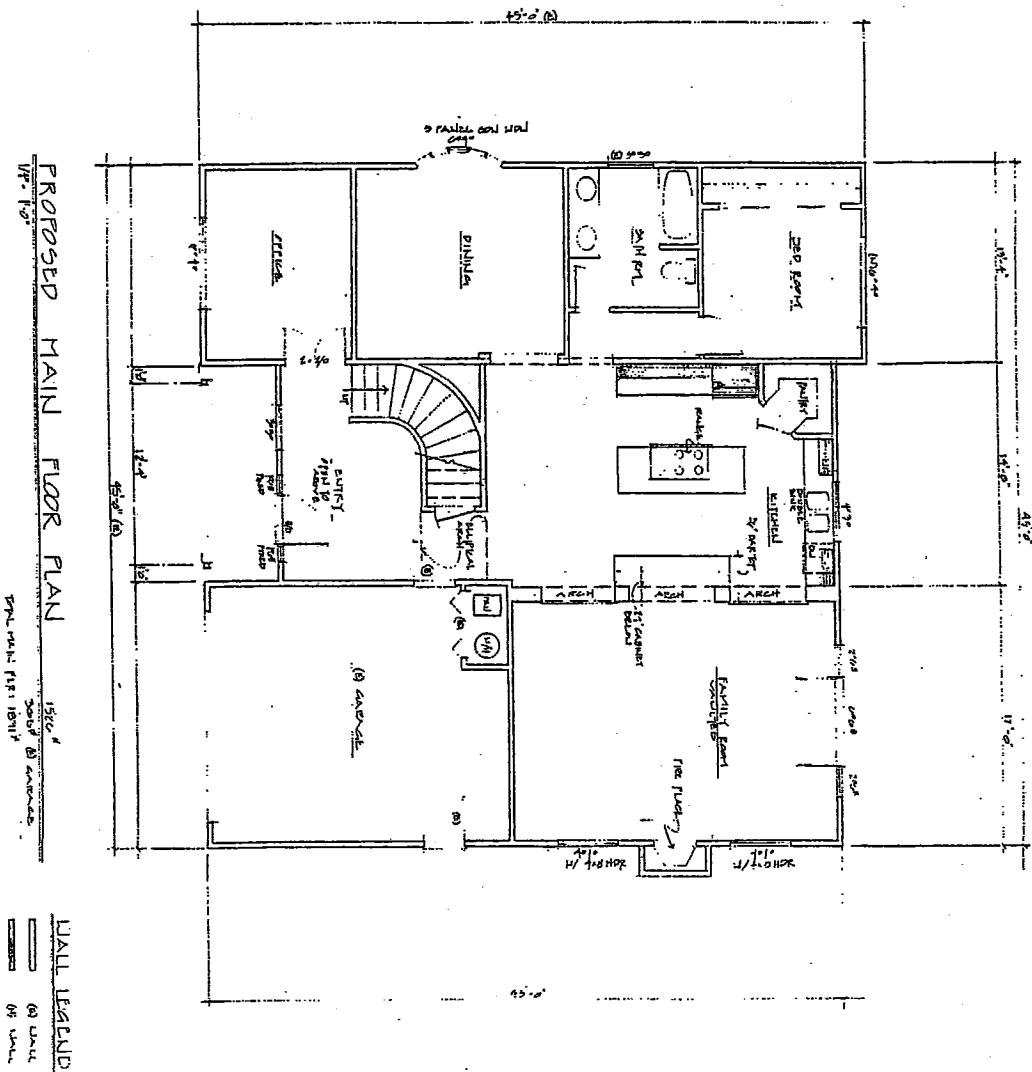
06-061R

06-061R



EXISTING MAIN FLOOR PLAN

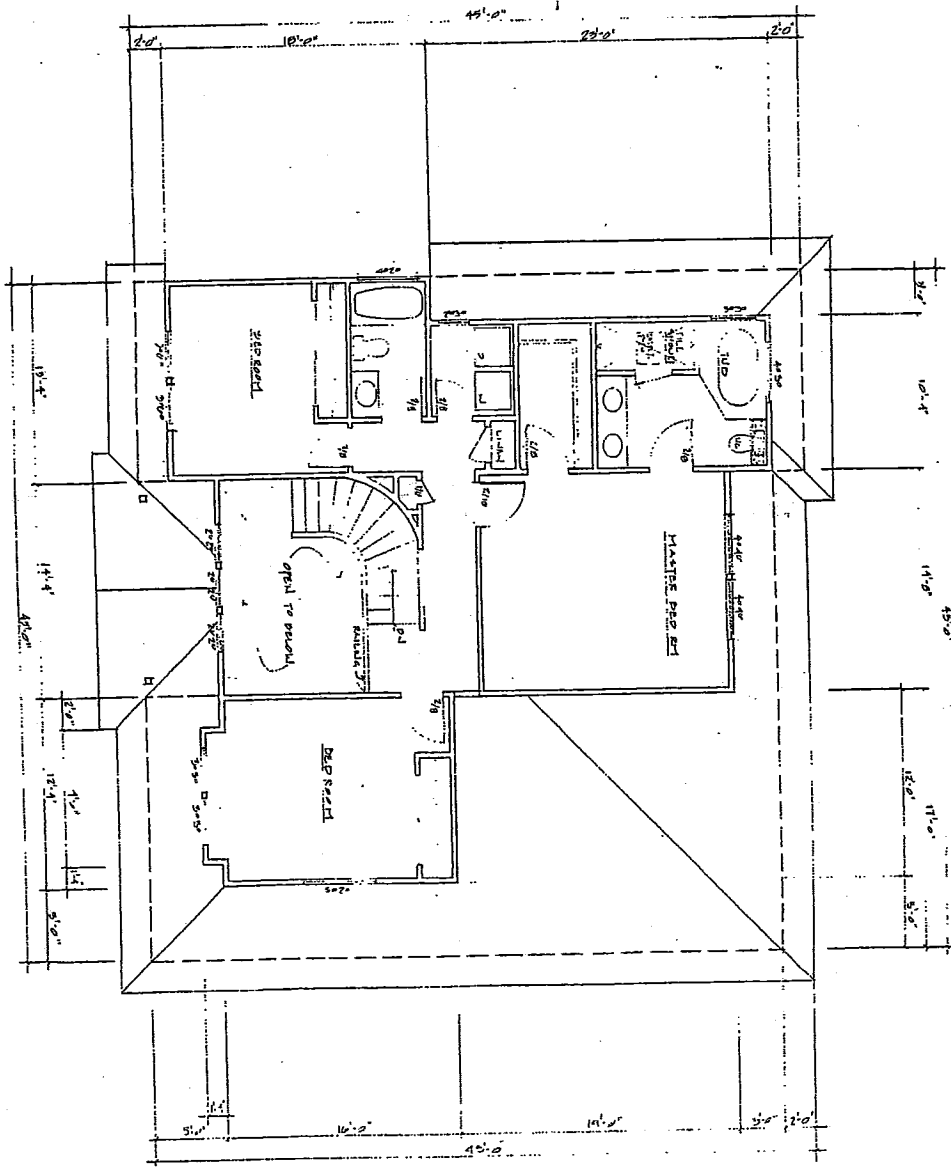
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PROPOSED MAIN FLOOR PLAN
 1/8" = 1'-0"
 15'-0" x 15'-0"
 15'-0" x 15'-0"
 15'-0" x 15'-0"

WALL LEGEND
 (A) UNIT
 (B) UNIT
 (C) UNIT

PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"



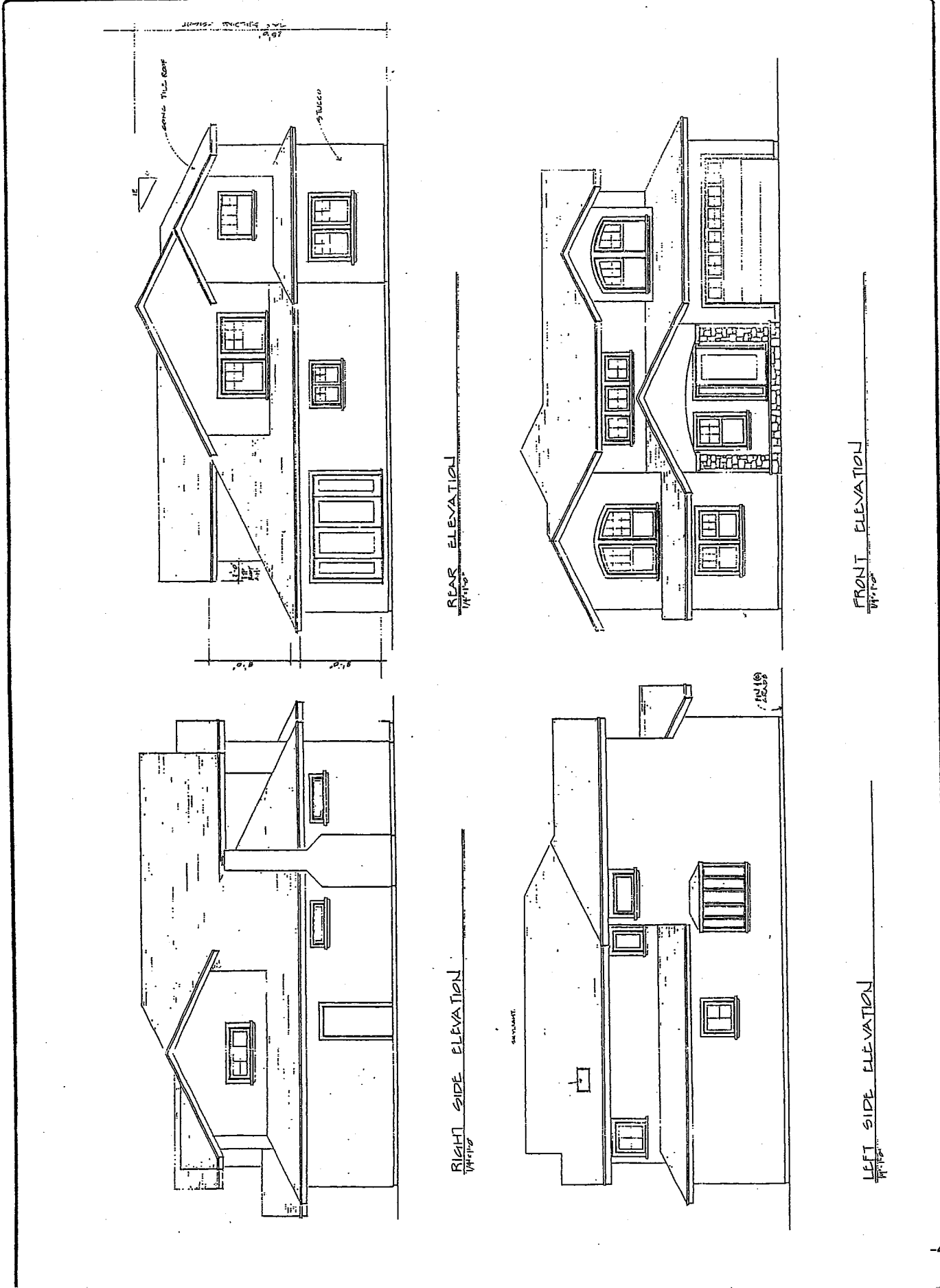
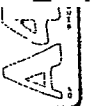
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A PROPOSED APPROVED PLAN
 FOR THE
 CONSTRUCTION OF A
 RESIDENTIAL
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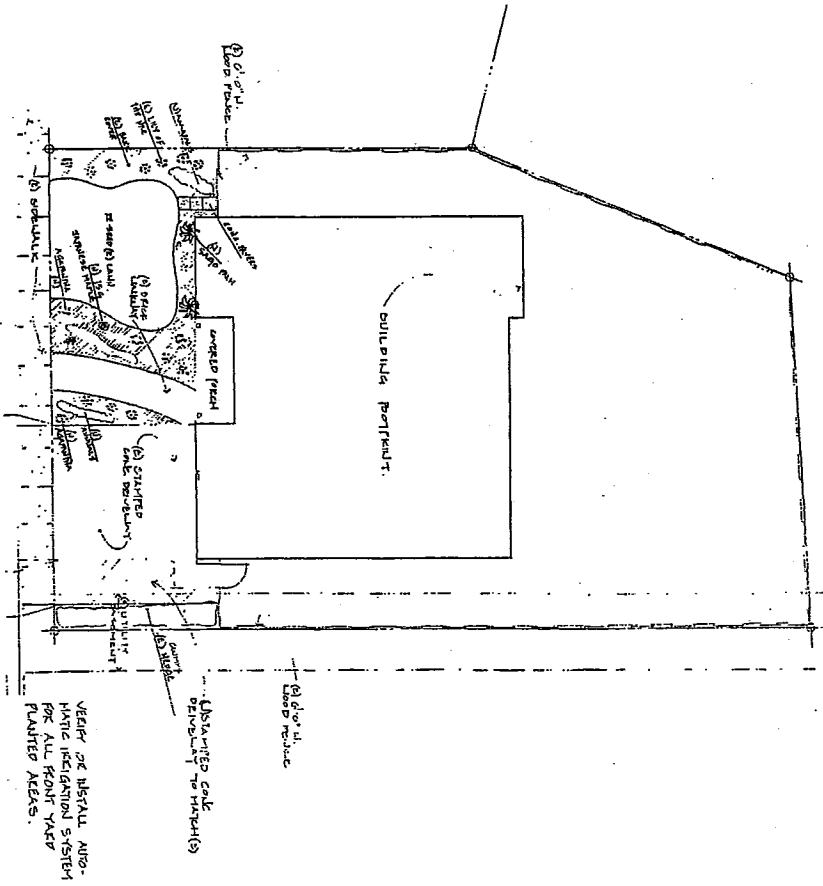
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LANDSCAPE PLAN

SITE FEATURES AVAILABLE



Capitola Planning Commission Minutes –December 7, 2006

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District, as well as the Guidelines for Single Family Residential Projects. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District, as well as the Guidelines for Single Family Residential Projects. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

C. This project is categorically exempt under Section 15301(e)(2) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15301(e)(2) of the CEQA Guidelines exempts additions to structures that are less than 10,000 square feet if the project is in an area where all public facilities are available to allow for the development and the project is not located in an environmentally sensitive area. This project involves an addition to a one-story single-family residence that is considered infill development. No adverse environmental impacts were discovered during review of the proposed project.

MOTION PASSED

PUBLIC HEARINGS

1. **904 SIR FRANCIS DRIVE – PROJECT APPLICATION #06-061**
COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR THE REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A NEW SECOND-STORY IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING DISTRICT. (APN 036-222-07) CATEGORICALLY EXEMPT. FILED 09/11/06 *1
PROPERTY OWNER: JUSTIN & LISA MAFFIA
REPRESENTATIVE: CHUCK BURKET

A MOTION WAS MADE BY COMMISSIONER NEWMAN AND SECONDED BY COMMISSIONER HALE TO APPROVE APPLICATION #06-061, SUBJECT TO THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

Capitola Planning Commission Minutes –December 7, 2006

1. The project approval consists of a remodeled first floor with a total of 1,526 square feet, a second story addition of 1,046 square feet and a 365 square foot garage for a total of 2,937 square feet.
2. The Planning Commission must approve any significant modifications to the size or exterior appearance of the structure.
3. A note shall be placed on the final building plans indicating that the utilities shall be underground to the nearest utility pole in accordance with Public Works Department requirements.
4. Curb and gutter that is currently deteriorated or is damaged during construction shall be repaired or replaced, as determined by and to the satisfaction of the Public Works Director.
5. If any trees, large shrubs or significant landscaping are to be removed as a result of the project, the applicant shall provide a supplemental landscape plan to be submitted with the building permit application. The plan shall include the quantity, or specific number of plants for each plant type, their container size, special planting requirements and spacing between plants, subject to the approval of the Director of Planning.
6. Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance. Any appropriate fees shall be paid prior to building permit issuance.
7. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.
8. Construction hours shall be limited to Monday through ~~Saturday~~ Friday 8:00 AM to 6:00 PM ~~7:30am to 9pm., Saturday 9:00am to 4:00pm, and prohibited on Sundays.~~

FINDINGS

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District, as well as the Guidelines for Single Family Residential Projects. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District, as well as

Capitola Planning Commission Minutes – December 7, 2006

the Guidelines for Single Family Residential Projects. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

- C. **This project is categorically exempt under Section 15301(e)(2) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15301(e)(2) of the CEQA Guidelines exempts additions to structures that are less than 10,000 square feet if the project is in an area where all public facilities are available to allow for the development and the project is not located in an environmentally sensitive area. This project involves an addition to a one-story single-family residence that is considered infill development. No adverse environmental impacts were discovered during review of the proposed project

MOTION PASSED

2. **422 MCCORMICK AVENUE- PROJECT APPLICATION #06-062**
COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW FOR
CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE IN
THE PD (PLANNED DEVELOPMENT) ZONING DISTRICT. (APN 036-094-41)
CATEGORICALLY EXEMPT. FILED 9/20/06 *1
PROPERTY OWNER/APPLICANT: STEPHEN P. GRAVES

**A MOTION WAS MADE BY COMMISSIONER HALE AND SECONDED BY
COMMISSIONER NEWMAN TO CONTINUE APPLICATION #06-062 TO THE 21ST
OF DECEMBER**

MOTION PASSED 3-0

3. **701 GILROY DRIVE- PROJECT APPLICATION #06-068**
COASTAL PERMIT AND ARCHITECTURAL AND SITE REVIEW TO DEMOLISH
A SINGLE-FAMILY HOUSE AND CONSTRUCT A NEW TWO-STORY SINGLE-
FAMILY HOUSE IN THE R-1 (SINGLE-FAMILY RESIDENCE) ZONING
DISTRICT. (APN 035-062-05). FILED 10/24/06 *1
PROPERTY OWNERS: SKIP & WENDY ARSENAULT
APPLICANT: ROBIN BROWNFIELD

**A MOTION WAS MADE BY COMMISSIONER HALE AND SECONDED BY
COMMISSIONER NEWMAN TO APPROVE APPLICATION #06-068, SUBJECT TO
THE FOLLOWING CONDITIONS AND FINDINGS:**

CONDITIONS

1. The project approval consists of a new 1,497 square foot two-story single-family residence, with a 243 square foot carport at 701 Gilroy Drive in the R-1 (Single Family Residence) zoning district.

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: DECEMBER 6, 2012

SUBJECT: **2178 41ST AVENUE** **#12-080** **APN 034-221-02**
Design Permit and a Conditional Use Permit to demolish an existing food mart, currently run in conjunction with a gas station, and construct a new commercial retail building (7-11) in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Ed Hadad, filed: 6/18/12
Representative: Joe Nguyen, ASI Consulting

APPLICANT'S PROPOSAL

The applicant is proposing to demolish the existing food mart building and construct and new 2,940 square foot retail building (7-Eleven) for an existing gas station at 2178 41st Avenue in the CC (Community Commercial) zoning district. The use is consistent with the General Plan and Zoning Ordinance with the issuance of a Conditional Use Permit.

In addition to the proposed building, a violation has existed on the site for several years that will be required to be resolved as part of this application. The violation involves the landscape area along the eastern property line, abutting the residential neighborhood. The existing chain link fence is proposed to be removed and the unimproved area converted to a drive aisle and landscaping. Described below is a history of the violation:

BACKGROUND

The landscaping along the undeveloped eastern portion of the site has been the subject of past Planning Commission hearings and enforcement actions. The following is a chronological overview of past actions:

- **March 1995** - The Planning Commission approved an Architectural and Site Review and Conditional Use Permit to remodel and convert the existing service station into a 24-hour facility with a food mart. As part of the overall landscape plan for the buffer area behind the service station, the existing acacia trees were removed, eliminating screening for the residences on Derby Avenue. While the trees were being removed, there were complaints from residents on Derby Avenue regarding the tree removal. The matter was resolved at the staff level, as it was agreed that the two remaining acacia trees would be retained and the rest of the buffer would be planted in accordance with a memo from the Planning Department to "BP" representatives dated October 26, 1995.

That memo states:

“Pittosporum will be planted 3’ off the west fence, about 4-5 feet apart, in conformance with the approved landscape plan. Six, 24” box size Evergreen Ash trees are to be planted in a row 14’ off the west fence. Start from north property line and plant the first on 20’ from the fence which is adjacent to Boston Market. Then plant the remaining 5 trees each spaced 25’ from one another. All new landscaping needs to be connected to the site’s irrigation system, including the pittosporum and the new trees. The two remaining acacias are to remain on site, the health and status of the northernmost acacia can be monitored over a few years, and perhaps removed when the new landscape buffer is established and has created the dense screen intended.”

- **September 1998** - The Planning Commission approved an Architectural and Site Review application to convert the existing “BP” service station to a “76 Image” service station. Much discussion revolved around the maintenance of the landscape buffer along the property line with the residential homes. The following conditions were added:
 1. Prior to issuance of a building permit, maintenance of the landscape buffer in the drainage easement behind the service station, as well as in the landscape strip along 41st Avenue, shall occur to the satisfaction of the Planning Department and/or the City’s landscape architect, as follows:
 - All weeds and non-native plant species shall be removed, with the exception of existing acacia trees.
 - Any dead trees shall be replaced with the same species in a 24-inch box or 15 gallon size.
 - The applicant shall demonstrate that the irrigation system is in adequate working order.
 2. Prior to issuance of a building permit, Tosco shall provide the Planning Department evidence that an agreement has been entered into with a landscape maintenance company to provide monthly maintenance visits to the landscape buffer in the owner’s portion of the drainage easement behind the service station to:
 - Ensure that the irrigation system is in adequate working condition;
 - Ensure that pests are adequately controlled;
 - Provide fertilization and pruning of plants in accordance with industry standards; and,
 - Ensure that the overall health and vigor of plants remain in good condition.

Tosco, or the current owner, shall provide the Planning Department with evidence of such agreement to be in effect for a period of three years. The provisions of this condition do not prohibit Tosco, or the current owner, from reassigning the landscape maintenance agreement to another landscape maintenance company within the three-year period.

- **Fall 2003** - Neighbors contacted the Community Development Department indicating that the now mature landscaping buffer was being cut down. Staff arrived on the scene to find the acacia and evergreen ash trees removed, as well as the pittosporum which had reached a height of approximately 10’. Subsequent to the removal of this vegetation, an application to install a ground remediation system was submitted. Staff

PLANNING COMMISSION AGENDA REPORT: December 6, 2012 2178 41st Avenue

met with representatives of URS (applicant for remediation system), Conoco Philips (property owner), and the station tenant in January 2004 at the project site. It was agreed that a landscape plan would be provided to present to the Planning Commission.

- Several months later the Community Development Department received a landscape plan. The landscape plan proposed a row of 24 redwood trees along the rear property line. The 15-gallon trees were to be planted 10' off the rear property line and spaced 7' apart. When planted, the trees would be approximately 6' in height, and when properly irrigated, will grow 3'-4' in the first year.
- **October 7, 2004** - The application was heard by the Planning Commission where it was continued with direction to:
 - 1) Provide a full sized, detailed landscape/irrigation plan including trees from the City's suggested tree list;
 - 2) Staff should consult with the City Attorney regarding enforcement of the landscaping conditions and consider the possibility of a landscaping bond;
 - 3) Consider relocating the equipment away from the residences; and
 - 4) When mature, trees in this area should be 8-10' in height;

Following the Planning Commission meeting, the applicant did not follow up with revised plans and the application was withdrawn.

- **November 5, 2009** - The Planning Commission approved a Design Permit for exterior modifications and new signage for the existing food mart building. Again, discussion revolved around the landscape buffer along the property line with the residential homes. A landscape plan was submitted as part of the application which proposed removal of the chain link fence, extension of the paving to provide parking in the rear, and a 10' landscape strip along the eastern property line that is shared with the single-family homes. The landscape strip was to consist of five 24" box Fan Tex Ash trees, 60 Pittosporum shrubs, and Prostrate Rosemary groundcover. The plan was reviewed by the City Landscape Architect and it was her opinion that the proposed plan would grow to provide a good screen between the commercial and residential uses. The application was approved with the following added conditions:
 8. An additional 10' shall be added to the proposed 10' landscape strip. The additional 10' width may consist of gravel or some type of groundcover landscaping that is permeable.
 9. The grade along the eastern property line shall not be raised in order to prevent potential drainage issues with the neighboring residential properties. A drainage plan shall be included with the building permit application.
 10. Wheel stops shall be installed as part of the new rear parking spaces in order to keep vehicles a minimum of 20' from the eastern property line.
 11. If at any time in the future the proposed landscaping is removed without city approval, the permit shall return to the Planning Commission for consideration of a requirement to have the owner install a solid six (6') foot masonry wall along the eastern property line shared with the residential neighbors.
 12. The relocation of the propane tank shall be altered such that the long portion of the tank shall be parallel with the south property line.

PLANNING COMMISSION AGENDA REPORT: December 6, 2012 2178 41st Avenue

The improvements were never completed and the violation still remains.

July 11, 2012 - The Architectural and Site Review Committee reviewed the current application.

- Senior Planner Ryan Bane recommended that the roof design be continued around the entire building, and that the stone wainscoting be continued around the sides. In addition it was requested that a detailed sign plan be submitted, that a 6' high concrete block be included along the property line shared with the neighboring residence, and that the landscaping along 41st Avenue be increased.
- Public Works Director Steve Jesberg discussed the proposed drainage for the parcel, requesting a drainage plan/analysis be provided as part of the building permit plan check. He indicated that the new sidewalk would be required to be ADA compliant.
- City Architect Derek Van Alstine recommended that the roof design be continued around the entire building and that the landscaping along 41st Avenue be increased.
- City Landscape Architect Susan Suddjian approved of the overall proposed landscape plan.

The applicant incorporated the requested recommendations, with the exception of increasing the landscaping along 41st Avenue.

DISCUSSION

The project involves demolition of the existing food mart, and construction of a new 2,940 square foot 7-Eleven store. The existing canopy and gas dispensers are proposed to remain, with alterations limited to mainly new signage. New landscaping is proposed along the eastern and southern property lines, with the landscaping along 41st Avenue and the northern property line to remain unchanged. Other site improvements include a 6' concrete block wall along the eastern property line to provide screening to the neighboring residents, as well as new driveway approaches to meet current ADA standards.

The footprint of the new one-story building is proposed further back than the existing structure, reducing the rear setback from 86' to 48'. The proposed structure employs a mix of materials, including a stucco finish, cultured stone wainscoting, tile roof, and aluminum framed windows. The new building meets the CC (Community Commercial) development standards, including height, setbacks, parking, lot coverage, and landscaping.

Signage

With the proposed rebranding of the station, new signs are proposed to replace the existing ones. The two existing monument signs at the site, both of which were previously approved by the Planning Commission, are proposed to be refaced. A 7-Eleven internally illuminated wall sign is proposed over the entrance to the building facing 41st Avenue, in addition to two new 4 square foot (2'x2') internally illuminated 7-Eleven emblems on the existing canopy.

An "Oh thank heaven" advertisement sign is proposed on the south elevation which is not permitted. A condition has been added to not permit the wall cabinet sign. Otherwise, all new signs meet Sign Ordinance requirements.

Landscaping

New landscaping is proposed along the eastern and southern property lines, including removal of the chain link fence, extension of the paving to the rear of the new building, and a 10'

PLANNING COMMISSION AGENDA REPORT: December 6, 2012 2178 41st Avenue

landscape strip along the eastern property line that is shared with the single-family homes. The landscape strip will consist of five 24" box Fan Tex Ash trees, 60 Pittosporum shrubs, and Prostrate Rosemary groundcover. The landscape plan was reviewed by the City Landscape Architect and it was her opinion that the proposed plan would grow to provide a good screen between the commercial and residential uses.

CEQA REVIEW

Section 15302(b) of the CEQA Guidelines exempts replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. This project involves demolition of a food mart and construction of a new retail food mart that is substantially the same size, as well as serves the same purpose and capacity. No adverse environmental impacts were discovered during review of the proposed project

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #12-080 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of demolition of an existing food mart building and construction of a new 2,940 square foot retail building (7-Eleven) for an existing gas station at 2178 41st Avenue.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. The wall cabinet sign ("*Oh thank heaven*") proposed on the south elevation is not permitted and shall not be included in the building permit plans.
4. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
5. Air-conditioning equipment and other roof top equipment shall be screened from view and fall within the city permitted decibel levels.
6. Lighting shall be shielded to prevent light from shining on to neighboring properties.
7. Sandwich board and other movable freestanding signs are prohibited.
8. Outdoor product displays are not permitted.
9. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this requirement.
10. Curb, gutter and sidewalk shall be replaced to meet ADA standards to the satisfaction of the Public Works Director.
11. An encroachment permit shall be acquired for any work performed in the right-of-way.

12. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director. The grade along the eastern property line shall be designed to prevent potential drainage issues with the neighboring residential properties.
13. The final landscape plan submitted with the building permit application shall include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. The approved landscaping and operational irrigation system shall be installed prior to final occupancy.
14. The applicant shall enter into a landscape maintenance agreement and a cash deposit of \$2,000.00 shall be retained by the City to cover costs of replacing or maintaining landscaping for a period of three (3) years after project completion. The agreement and deposit shall be completed prior to final occupancy.
15. All landscaping must be maintained and non-maintenance will be a basis for review by the Planning Commission.
16. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms with the development standards of the CC (Community Commercial) Zoning District and the 41st Avenue Design Guidelines. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms with the development standards of the CC (Community Commercial) Zoning District and the 41st Avenue Design Guidelines. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

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

Section 15302(b) of the CEQA Guidelines exempts replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. This project involves demolition of a food mart and construction of a new retail food mart that is substantially the same size, as well as serves the same purpose and capacity. No adverse environmental impacts were discovered during review of the proposed project


PLANNING COMMISSION AGENDA REPORT: December 6, 2012 2178 41st Avenue

ATTACHMENTS


A. Project Plans

**Report Prepared By: Ryan Bane
Senior Planner**

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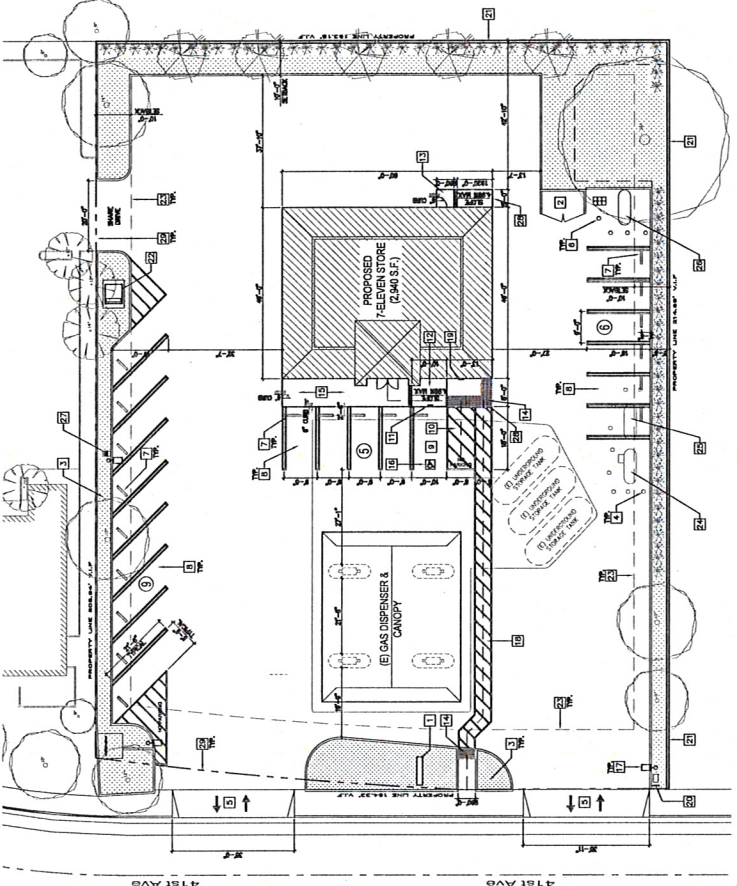
14511 E 8th St, Ste 1-18
Carmel, CA 95018
714-477-4912



PROJECT LOCATION:
7-Eleven - No. 1026377 - New Building of 2,940 SQ. FT.
2178 41st Ave.
Capitola, CA 95010

No.	Date	Revision

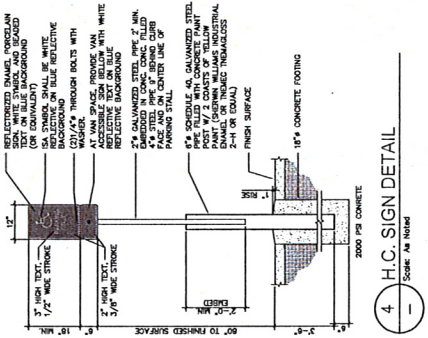
Proposed Site
Plan & Details
Sheet / Project No. 1020377
SP.0



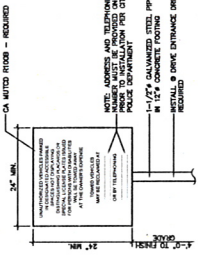
1 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

- ### Site Key Notes
- (1) SIGN TO REMAIN
 - (2) TRASH ENCLOSURE TO REMAIN
 - (3) LANDSCAPING
 - (4) BALLARDS IN THIS AREA TO BE REMOVED
 - (5) DRIVE-WAY APPROACH
 - (6) BOLLARD, TYPICAL
 - (7) WHEEL STOP
 - (8) PARKING SPACES
 - (9) ADA PARKING SPACE AND STRIPED ACCESS AISLE, MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2%
 - (10) WIDE PAINTED BLUE INFRAWAY STRIPES (2 COATS), MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2%
 - (11) ACCESSIBLE HANDICAP PARKING SIGN POST MOUNTED (SEE DETAIL 4/29.0)
 - (12) ACCESSIBLE CURB RAMP PER CODE
 - (13) 1" GROoved BORDER, TYPICAL
 - (14) 2" x 4" x 1/2" WOOD TRIMMATED DOWN DETAIL TO MATCH FINISH SURFACE WITH 1/4" FINISH, 1/4" x 1/4" x 1/4" SPACING PATTERN.
 - (15) CONCRETE INFRAWAY, MAX. 2% SLOPE VERTICAL & HORIZONTAL DIRECTION
 - (16) 38" x 38" H.C. SYMBOL PER CITY CODES
 - (17) SITE LIGHTING TO REMAIN, TYP.
 - (18) PUBLIC PATH OF TRAVEL, 2% MAX. IN TRAVEL DIRECTION, 2% MAX. CROSS-SLOPE
 - (19) SIGN ENTRANCE SIGN (SEE DETAIL 2/9.0)
 - (20) SITE ENTRANCE SIGN (SEE DETAIL 2/9.0)
 - (21) 8" HIGH CONCRETE BLOCK WALL
 - (22) PAD MOUNT ELECTRICAL TRANSFORMER LOCATION
 - (23) SETBACK LINE
 - (24) PROPANE TANK TO BE RELOCATED
 - (25) PROPANE TANK TO BE REMOVED
 - (26) RELOCATED PROPANE TANK
 - (27) AIR WATER STAND TO REMAIN
 - (28) ZERO CURB
 - (29) PROPERTY LINE

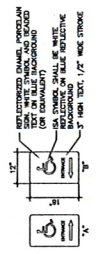
- ### General Notes
1. CONTRACTOR IS RESPONSIBLE TO SET IF THE WORK IN THE FIELD IS DONE IN ACCORDANCE WITH ALL CITY ORDINANCES & REQUIREMENTS BY GOVERNING AGENCIES, AGENCIES OR NOT SO CALLED CODES, SPECIFICATIONS, ETC., ARE SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN SPECIFICATIONS.
 2. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS & FACILITIES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
 3. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT LAWS, CODES, REGULATIONS, ORDINANCES, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS, UNLESS GREATER REQUIREMENTS ARE SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN SPECIFICATIONS.
 4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS REQUIRED FOR INSPECTIONS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE SAME.
 5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING PROVISION OF A REBBER BOX AT REGULAR SERVICE, REMOVAL OF DEBRIS, AND MAINTENANCE OF WORK AREA WITH CURBS AND SWEEPING OF DIRT.
 6. THE STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE DIVISION OF BUILDING AND SAFETY OF THE DEPARTMENT OF INDUSTRIAL RELATIONS AND CALIFORNIA DOES NOT PREPARE THE VIOLATION OF ANY SECTIONS OF THE BUILDING CODE, OR OTHER CITY ORDINANCES, STATE OR FEDERAL LAWS, TOWNSHIP ORDINANCES, OR OTHER CITY ORDINANCES.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR & UNOBSTRUCTED ACCESS TO ANY WALKER OR POWER DISTRIBUTION FACILITIES (POWER PILES, PULL-BOXES, ETC.) UNLESS OTHERWISE SPECIFIED. THE LOCATION OF THE WALK-UP, THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO MAINTAIN PROPER CLEARANCE FROM POWER LINES SHALL BE AT THE CONTRACTOR'S RISK.
 9. ALL POWER INCLUDING RESTROOM ROOMS SERVING TO THE SURFACE MUST BE ROOFED PROOF (1/2" GAP AT BOTTOM OF DOOR) W/ SELF-CLOSED INSTALLED.
 10. ALL PAINTED SURFACES MUST BE GLOSS OR SEMI-GLOSS W/ A LEV OF 70% OR GREATER. THE WALLS AND CEILING OF THE WALK-IN-COOLER MUST BE SMOOTH AND CLEANABLE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 5'-FOOT LANE AND 12" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC APPROXIMATELY.



4 H.C. SIGN DETAIL
Scale: As Noted



3 SITE SIGN DETAIL
Scale: As Noted



2 ENTRANCE SIGN DETAIL
Scale: As Noted

REVISION: 2/2012 PROJ:031747 - 00000004/V1-1026377 - Capitola, CA - 2178 41st Ave/Highway/V1-2178-Notes & Site Plan/5 - Bldg. Detail - 02/22/2012 4:22:28 PM



14011 Eureka St., Ste. 143
 Garden Grove, CA 92643
 P: 714.637.0030
 F: 714.637.0472



7-Eleven - No. 1031702 - Tenant Improvement of 1,595 SQ. FT.

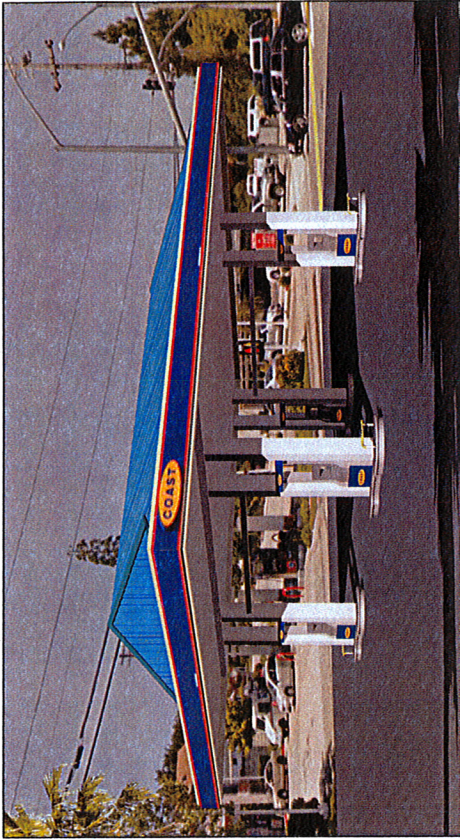
1005 W. El Camino Real
 @ S. Mary Ave.
 Sunnyvale, CA 94086

No.	Date	Revisions

Gas Canopy

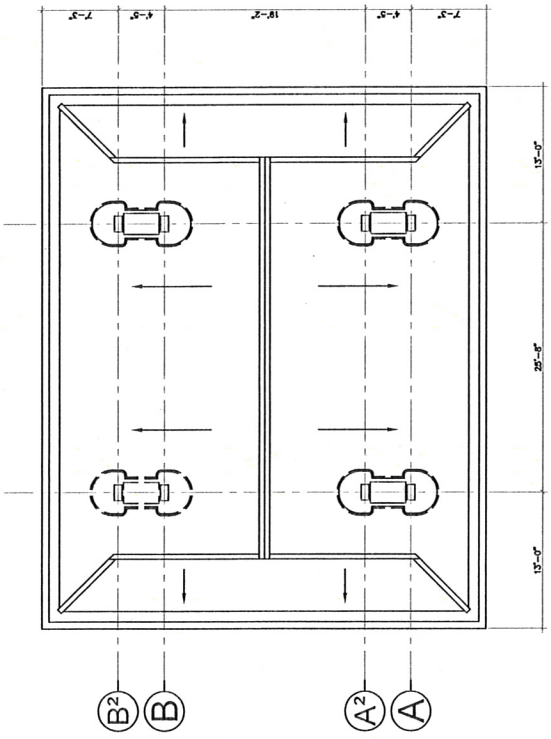
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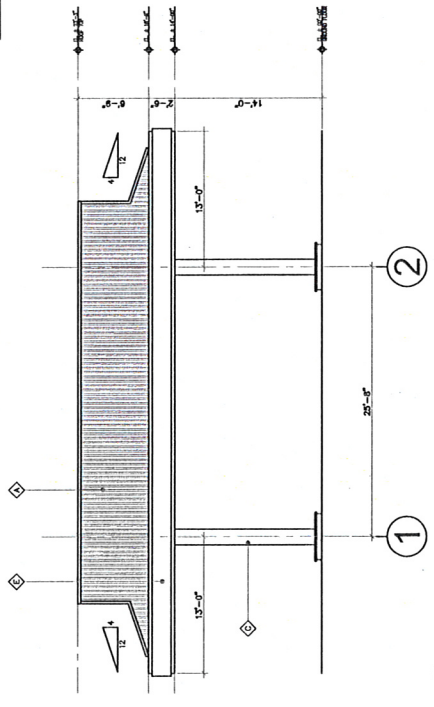


4 PERSPECTIVE
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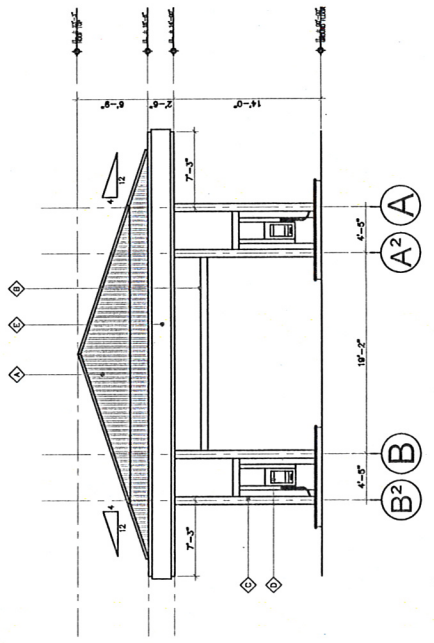
- ELEVATION KEYNOTES
- ◇ (D) METAL ROOF
 - ◇ (D) METAL BEAM
 - ◇ (D) CANOPY COLUMN, TYPICAL
 - ◇ (D) DISPENSER, TYPICAL
 - ◇ (D) FASADA



1 TOP VIEW
 Scale: 3/16" = 1'-0"



2 ELEVATION A
 Scale: 3/16" = 1'-0"



3 ELEVATION B
 Scale: 3/16" = 1'-0"



Page: 1
 Designer: VS
 Salesperson: RG
 Customer approval: _____ date: _____

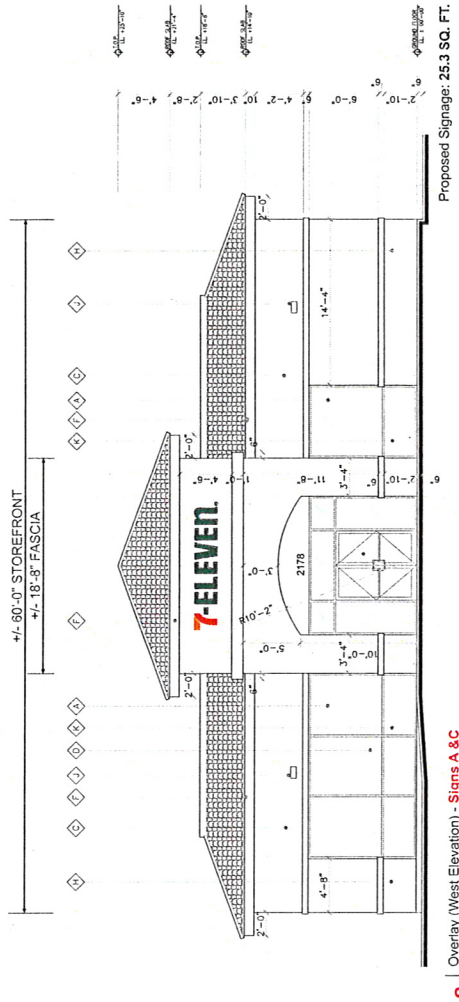
Fabricate & Ship: Sign Package)
 9.5.12 - ORIGINAL CONCEPT
 10.22.12 - ORIGINAL CONCEPT

SV18866-RI
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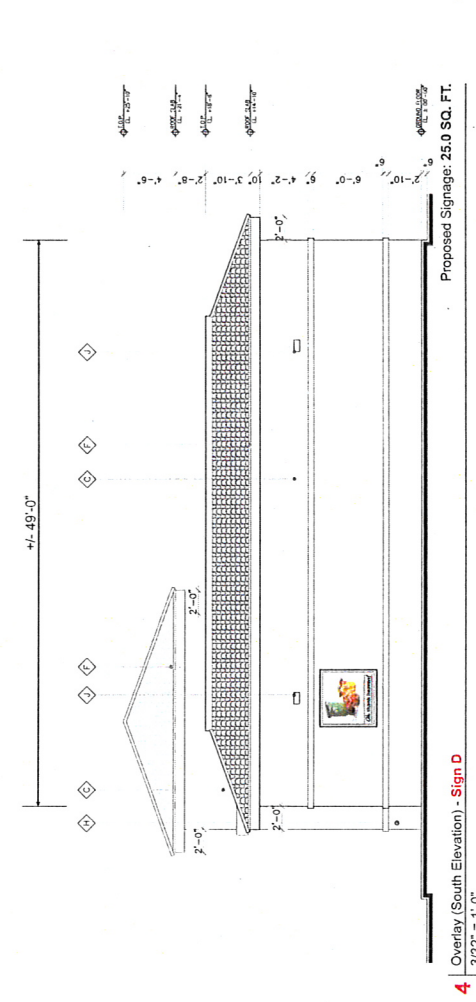
7-ELEVEN #1026377
 2178 41st Ave
 Capitoia, CA 95010

harbinger.
 sign of the future
 5300 SHAD ROAD, JACKSONVILLE, FL 32257 904.366.4601

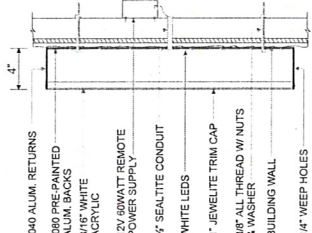
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2 Overlay (West Elevation) - Signs A & C
 3/32" = 1'-0"
 Proposed Signage: 25.3 SQ. FT.



4 Overlay (South Elevation) - Sign D
 3/32" = 1'-0"
 Proposed Signage: 25.0 SQ. FT.



Display Square Footage: 22.1



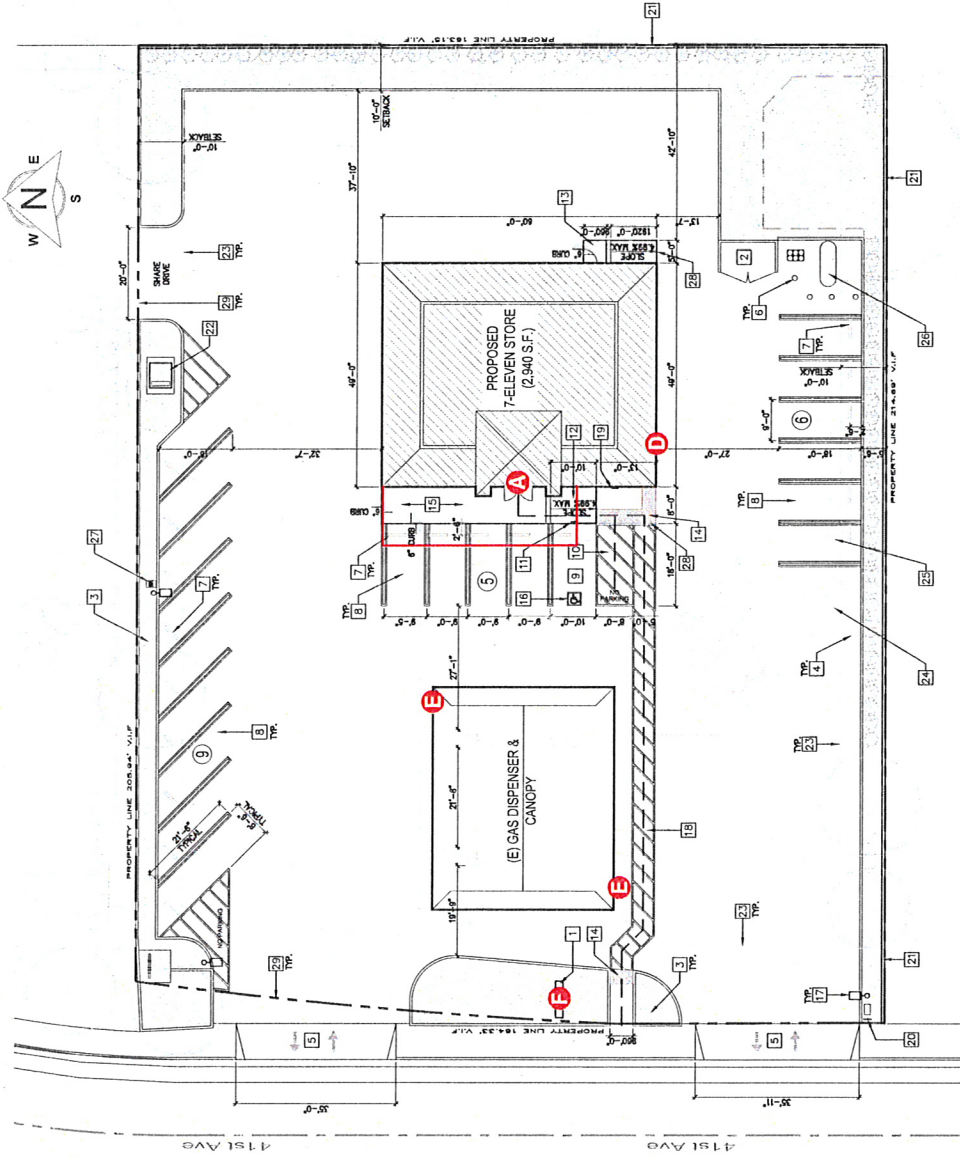
MANUFACTURE & SHIP ONE (1) SET OF 24" INTERNALLY ILLUMINATED REMOTE CHANNEL LETTERS. 3/16" THICK PAN FORMED WHITE ACRYLIC FACE W/ DIGITALLY PRINTED 3M 3630-20 WHITE VINYL & 3M 8520 LAMINATE TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEADS. 3" DEEP EXTRUDED ALUM. CABINET W/ 1 1/4" RETAINERS PAINTED DURANOODIC BRONZE. LETTERS TO BE INTERNALLY ILLUMINATED W/ WHITE LEADS.
 7-ELEVEN VINYL SPECS: 3M 3630-44, ORANGE 3M 3630-33, RED 3M 3630-26, GREEN 3M 3630-20 WHITE, 3M 3630-33 RED, 3M 3630-26 GREEN
NOTE: ARTWORK NOT TO BE USED FOR PRODUCTION PURPOSES!

3 Front Elevation & Side Mounting Detail - Standard 24" Remote Channel Letters - Sign A
 3/8" = 1'-0"



MANUFACTURE & SHIP ONE (1) M250TH SIF INTERNALLY ILLUMINATED "OTH" WALL SIGN CABINET. 3/16" THICK PAN FORMED WHITE ACRYLIC FACE W/ DIGITALLY PRINTED 3M 3630-20 WHITE VINYL & 3M 8520 LAMINATE TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEADS. 3" DEEP EXTRUDED ALUM. CABINET W/ 1 1/4" RETAINERS PAINTED DURANOODIC BRONZE.
 7-ELEVEN VINYL SPECS: 3M 3630-20 WHITE, 3M 3630-33 RED, 3M 3630-26 GREEN
NOTE: ARTWORK NOT TO BE USED FOR PRODUCTION PURPOSES!

3 Front Elevation & Side Detail - Standard W250TH SIF Wall Cabinet - Sign D
 1/2" = 1'-0"
 Display Square Footage: 25.0



8 Site Plan
NTS

7-ELEVEN #1026377
2178 41st Ave
Capitola, CA 95010

SVE1886-RI
E-LEVEN ART
SVE1886 RI #1026377/CDN

Fabricate & Ship:
Sign Package)

9.5.12 - ORIGINAL CONCEPT
10.22.12 - ORIGINAL CONCEPT

Salesperson: RG

Designer: VS

Page: 3



THE SIGNS ON THESE PAGES HAVE BEEN
DESIGNED TO MEET OR EXCEED ALL APPLICABLE
CITY, COUNTY AND STATE REQUIREMENTS
FOR THE 2010 IBC AND OR THE 2008

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: DECEMBER 6, 2012

SUBJECT: **4800 GRACE STREET #12-131 APN: 034-023-33**
 Coastal Development Permit and Design Permit for the construction of a new one-story single-family residence in the R-1 (Single-Family Residence) Zoning District.
 Environmental Determination: Categorical Exemption
 This project requires a Coastal Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Owner: Fred & Nan DeJarlais, filed 10/2/12

APPLICANT’S PROPOSAL

The applicant is proposing to construct a new 1,474 square foot one-story single-family structure with a 269 square foot attached garage at 4800 Grace Street in the R-1 (Single Family Residence) zoning district. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

<u>STRUCTURAL DATA</u>				
<u>SETBACKS</u>		Required	Proposed	
Front Yard				
	1 st Story	15'	15'	
	Garage	20'	20'	
Rear Yard				
	1 st Story	20'	20.95'	
Side Yard				
	1 st Story	4'-4" & 10'	5' (l) & 10' (r)	
<u>HEIGHT</u>		25'	20'-4"	
<u>FLOOR AREA RATIO</u>	Lot Size	MAX (52%)	Proposed (40%)	
	4,377 sq. ft	2,276 sq. ft.	1,743 sq. ft	

	Habitable Space	Garage	Covered Porch	Total
Proposed First Story	1,474 sq. ft.	269 sq. ft.	81 sq. ft.**	1,743 sq. ft.
<u>PARKING</u>	Required	Proposed		
	2 off-street spaces, one of which must be covered	1 covered space	1 uncovered space	
Total	2 spaces	2 spaces		

** There is a credit of 150 sq. ft. for first floor covered porches. Therefore, the 81 sq. ft. does not count towards the projects FAR.

BACKGROUND

On October 24, 2012, the Architectural and Site Review Committee reviewed the application.

- Public Works Director Steve Jesberg discussed the issues with street improvements, requiring that the sidewalk be ADA compliant, and that the development implement at least one low impact development BMP from the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County. Due to the fact that there was no sidewalk along the street, he offered the applicant an option to record a deferred sidewalk agreement that conditioned that the property owner install a sidewalk in the future.
- City Architect Derek Van Alstine suggested that more details be shown on the elevations, including showing the siding, window and door types, trim, etc.
- City Landscape Architect Susan Suddjian commented that she like the permeable driveway pavers, and suggested incorporating seating on the rear deck. She approved of the overall proposed landscape plan.

DISCUSSION

The subject property is a fairly flat 4,377 square foot lot within a developed single-family neighborhood. The vacant lot sits at the corner of 48th Avenue and Grace Street. The new one-story home will consist of 1,474 square feet of living space and a 269 square foot attached one-car garage. The proposed house is a vernacular style, employing a mix of materials including a board and batten siding, Marvin double-hung wood windows, carriage style garage doors, and a composition shingle roof.

Four trees on the parcel are proposed for removal; however, two are fruit trees that do not require replacement. At a 2:1 replacement ratio, four replacement trees are required by the Tree Ordinance. As part of the new landscaping for the property, the applicant is proposing to plant six trees, meeting the replacement tree requirement.

The applicant is currently proposing to install curb, gutter, and sidewalk, however, much of the neighborhood does not have sidewalk. As previously mentioned, the Public Works Director has offered the applicant an option to record a deferred sidewalk agreement that conditions that the property owner install a sidewalk in the future as part of a overall neighborhood street improvement project. Utilities will be required to be undergrounded.

PLANNING COMMISSION AGENDA REPORT: December 6, 2012 4800 Grace Street

The proposed house conforms to all R-1 single-family development standards, including height, setbacks, parking, and floor area ratio (FAR).

CEQA REVIEW

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

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #12-087 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a new 1,474 square foot one-story single-family structure with a 269 square foot attached garage at 4800 Grace Street.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this requirement.
5. The applicant shall have the option to install a sidewalk as part of the approved project, or record a deferred sidewalk agreement approved by the City Public Works Director.
6. An encroachment permit shall be acquired for any work performed in the right-of-way.
7. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director.
8. The project shall implement Low Impact Development BMP's outlined in the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County. The applicant shall provide details on the bmp's implemented and with a goal of not allowing more than 25% of total impervious area from discharging directly from the site.
9. The final landscape plan shall be submitted with the building permit application and will include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. Front yard landscaping shall be installed prior to final building occupancy.

PLANNING COMMISSION AGENDA REPORT: December 6, 2012 4800 Grace Street

10. Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance. Any appropriate fees shall be paid prior to building permit issuance.
11. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project generally conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

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

This project involves construction of a new single-family residence in the R-1 (single family residence) Zoning District. Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone.

ATTACHMENTS

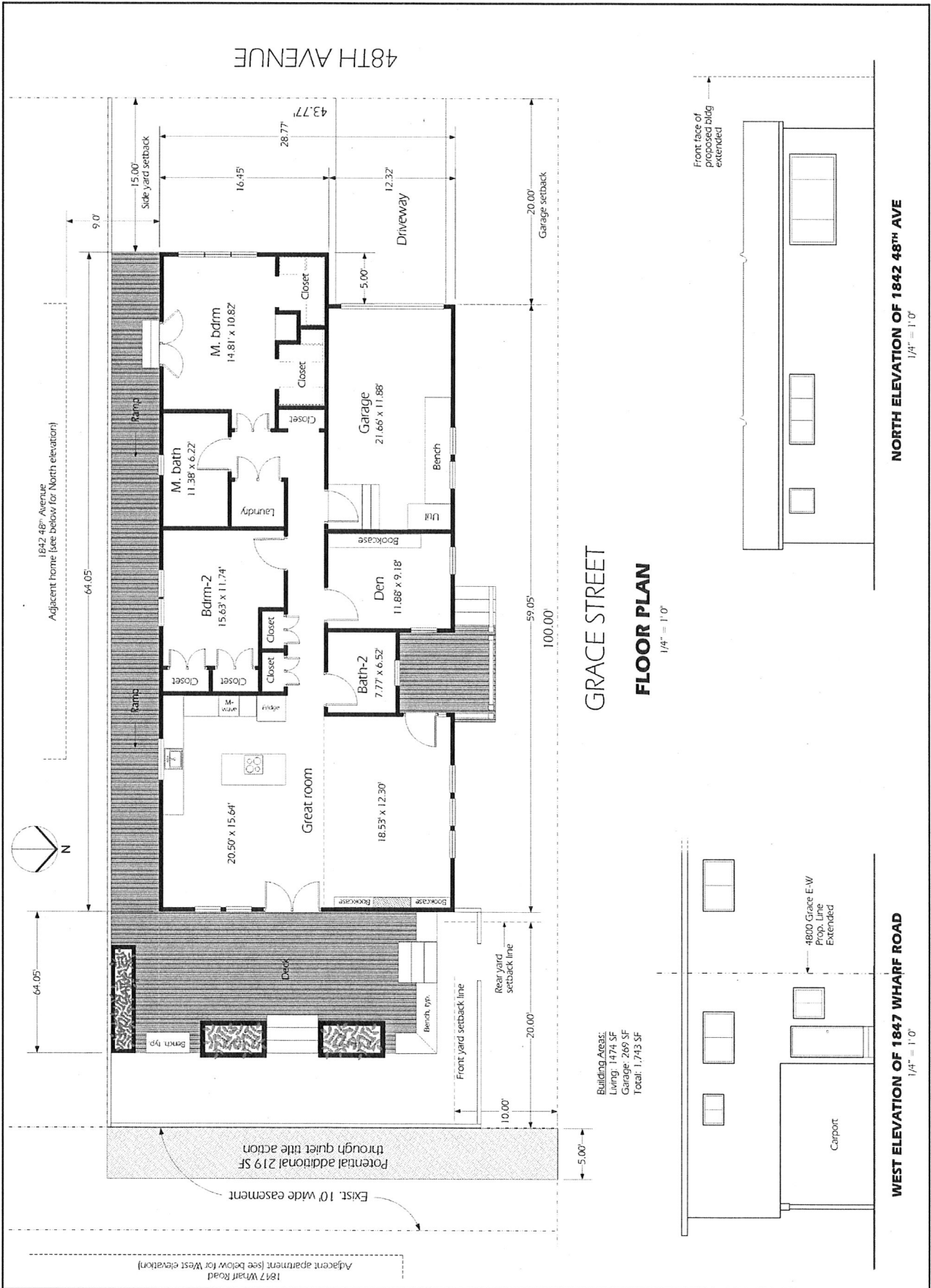
- A. Project Plans
- B. Photo Key of Adjacent Properties

**Report Prepared By: Ryan Bane
Senior Planner**

<p>MAN & FRED DEJARLAIS 4800 GRACE STREET, CARROLLA, CA Preliminary Plans prepared by Fred Dejarlais 1370 Ruby Court #1, Capitola, CA 95010</p>	<p>NO. _____ DATE _____ DESCRIPTION _____</p>	<p>FLOOR PLAN AND ADJACENT BUILDING ELEVATIONS</p>
--	---	---

DATE DRAWN
11-12-12
SHEET NUMBER

A2



A NEW RESIDENCE FOR:
NAN & FRED DEJARLAIS
 4800 GRACE STREET, CAPTOLA, CA
 Preliminary plans prepared by Fred Dejarlais
 1370 Ruby Court # 1, Capitola, CA 95010

NO.	DATE	DESCRIPTION
1	10/24/12	Add board & batten surface detail

ELEVATIONS

DATE DRAWN: 11-12-12
 SHEET NUMBER: **A3**

NORTH ELEVATION
 1/4" = 1'0"

SOUTH ELEVATION
 1/4" = 1'0"


WEST ELEVATION
 1/4" = 1'0"

EAST ELEVATION
 1/4" = 1'0"

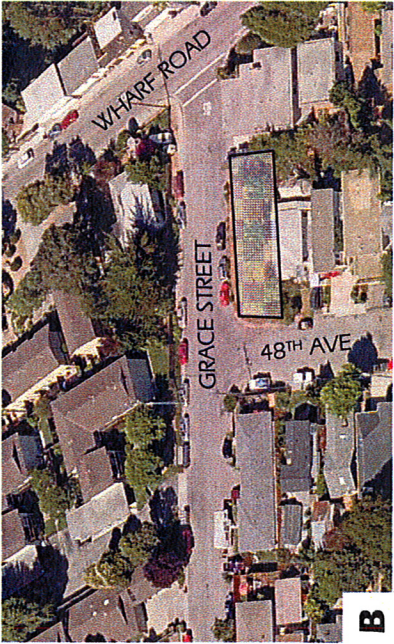
BOARD & BATTEN DETAIL
 No Scale

Materials and details shown in drawings:
 - Main: double-hung wood windows, approved equal, except decorative windows in master bedroom
 - Trim: "Natural Shadow" crown, sills, or approved equal
 - Siding: 4" wide tongue & groove or boardboard siding
 - Windows: Main wood sash French doors or approved equal
 - Doors: Cottage-type garage doors, approved equal
 - Solar option: Solar panel array
 - Detail: Vaseca E20-2B Spring Sash (light yellow), 1 x 3 batten (brn), Vaseca W23 Crankie (white), 1 x 6 trim at windows, doors, building corners, etc.


<p>MAN & FRED DEJARIAS 4800 GRACE STREET, CAPITOLA, CA 1370 Rudy Co. # 1370 Preliminary Plans prepared by Fred Dejarlas</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO.</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DATE					<p>STREETSCAPE PLAN</p>	<p>DATE DRAWN: 9-27-12 SHEET NUMBER: A4</p>
NO.	DATE								
<p>A NEW RESIDENCE FOR:</p>									




A



B



C



D

1847 Wharf Road
Two-story 5-unit
apartment building

1855 Wharf Road
Single-story residence

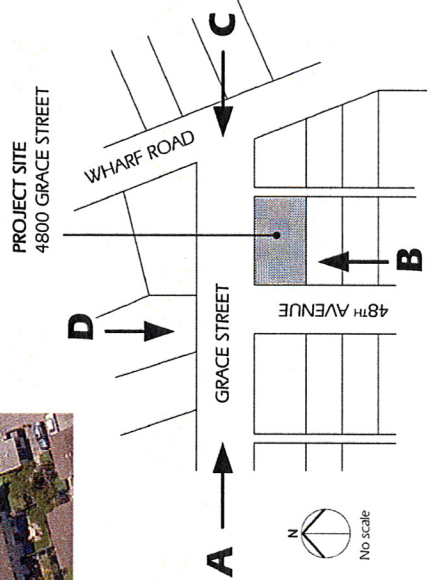
1842 48th Avenue
Single-story residence

1841 48th Avenue
Single-story residence

4780 Grace Street
Single-story duplex residence

Capitola Cove
Apartment Complex -
Two-story

NOTE:
PHOTOS OF INDIVIDUAL BUILDINGS
ADJACENT TO PROJECT SITE
AVAILABLE IN A SEPARATE REPORT.



PROJECT SITE
4800 GRACE STREET

Wharf Road

Grace Street

48th Avenue

4800 GRACE STREET

A

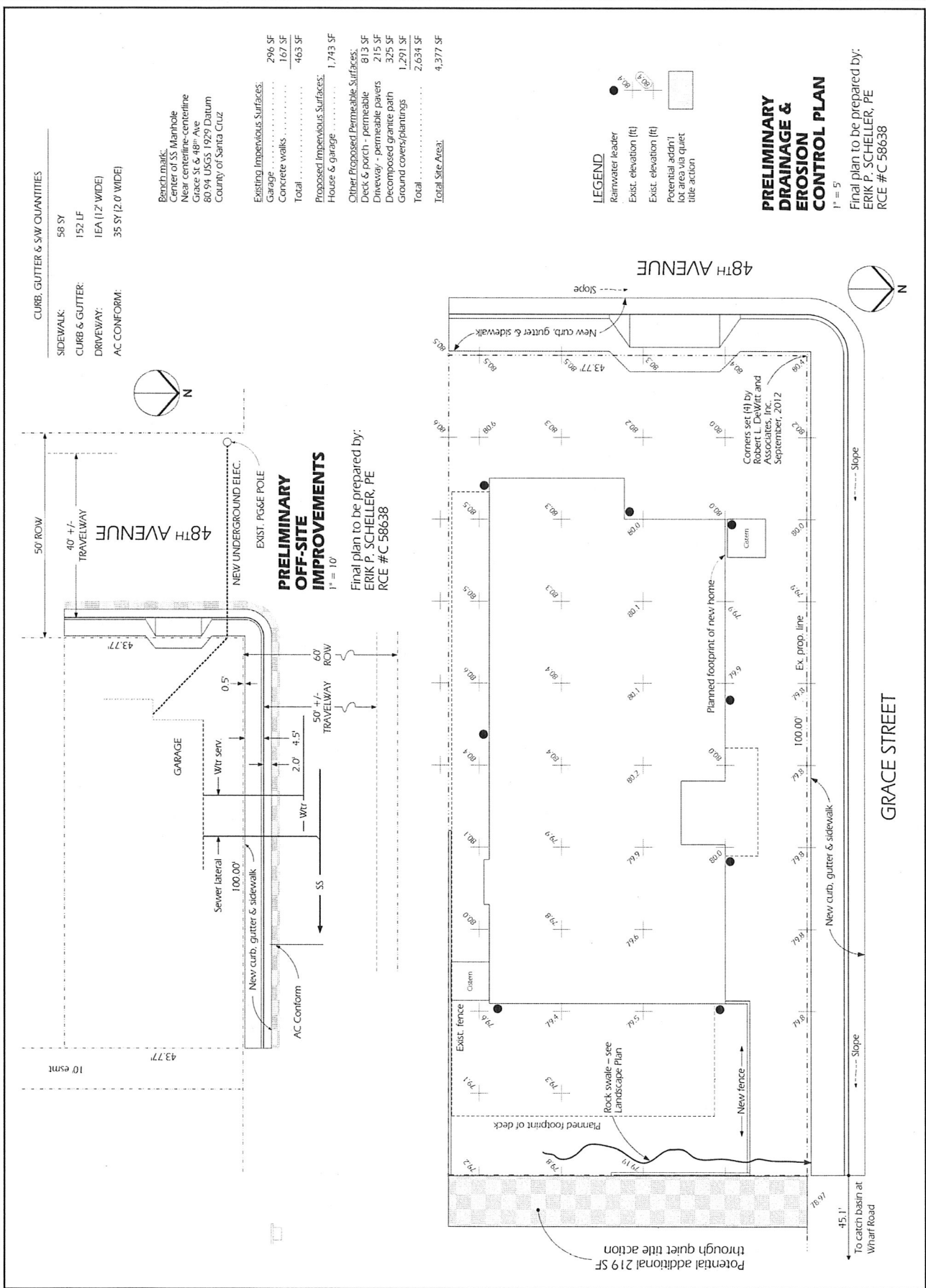
B

C

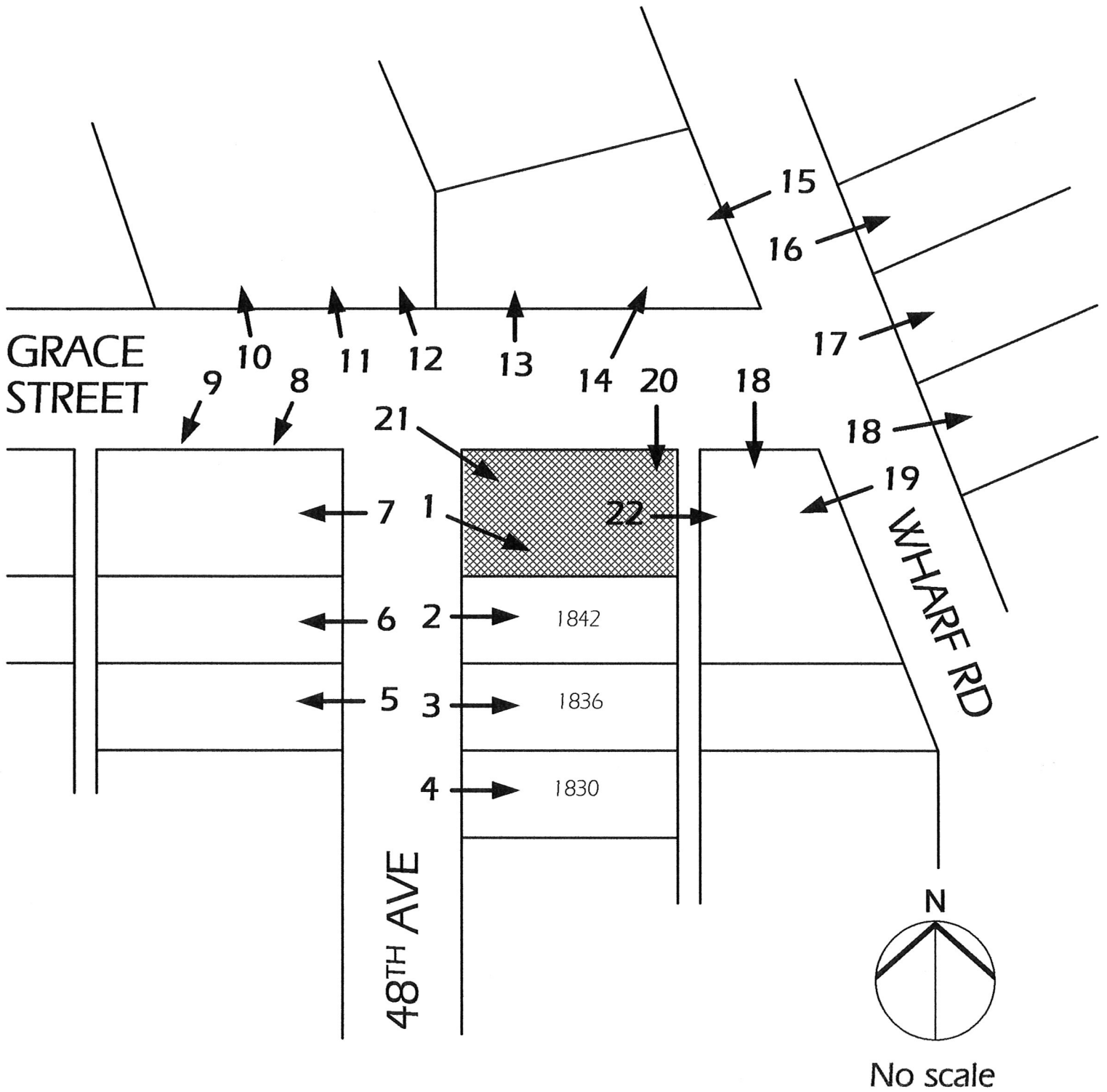
D

No Scale

MAN & FRED DEJARLAIS 4800 GRACE STREET, CARPINTERIA, CA Preliminary plans prepared by Fred Dejarlais 1370 RUBY COURT #1, CARPINTERIA, CA 95010	REVISIONS DESCRIPTION _____ _____ _____	OFF-SITE IMPROVEMENTS DRAINAGE-EROSION CONTROL PLAN	DATE DRAWN: 11-15-12 SHEET NUMBER: C1
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PROPOSED NEW HOME
4800 Grace Street
Nan & Fred DeJarlais
Mailing address:
1370 Ruby Ct. #1
Capitola, CA 95010
831-475-2748

PHOTO KEY
ADJACENT
PROPERTIES
9-28-12



1 – 1842 48TH Ave. (North elevation)



2 – 1842 48TH Ave. (front)



3 – 1836 48TH Ave.



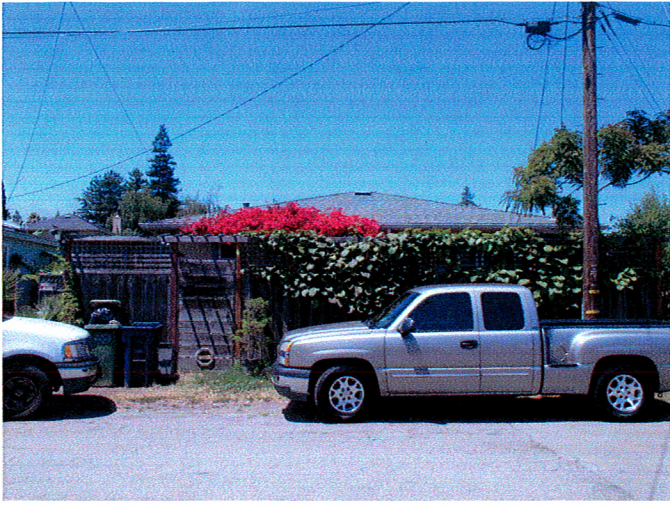
4 – 1830 48TH Ave.



5 – 1835 48TH Ave.



6 – 1841 48TH Ave.



7 – 4780A Grace St. (48th Ave. frontage)



8 – 4780A Grace St.



9 – 4780B Grace St



10 – Capitola Cove Apts (Grace St. Entry)



11 – Capitola Cove Apts (Grace St.)



12 – Capitola Cove Apts (Grace St.)



13 – 1855 Wharf Rd (rear yard along Grace)



14 – 1855 Wharf Rd (Grace St. frontage)



15 – 1870 Wharf Rd



16 – 1860 Wharf Rd



17 – 1850 Wharf Rd



18 – 1847 Wharf Rd (front)



19 – 1847 Wharf Rd (Grace St. frontage)



20 – Garage on Project Site (to be demolished)



21 – Project Site (looking southwesterly)



22 – Rear of 1847 Wharf from Proj. Site

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: DECEMBER 6, 2012

SUBJECT: **515 GILROY DRIVE** #12-140 **APN: 035-081-04**
 Coastal Development Permit and Design Permit for the demolition of a single-family residence and construction of a new two-story single-family residence in the R-1 (Single-Family Residence) Zoning District.
 Environmental Determination: Categorical Exemption
 This project requires a Coastal Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Owner: Mary Byrne, filed 10/28/12
 Representative: Frank Phanton

APPLICANT'S PROPOSAL

The applicant is proposing to demolish an existing single-family house and construct a new 1,373 square foot two-story single-family structure with a 223 square foot attached garage at 515 Gilroy Drive in the R-1 (Single Family Residence) zoning district. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

<u>STRUCTURAL DATA</u>				
<u>SETBACKS</u>		Required	Proposed	
Front Yard				
	1 st Story	Average	12'	
	2 nd Story	Average	26'	
Rear Yard				
	1 st Story	14'	14'	
	2 nd Story	14'	14'	
Side Yard				
	1 st Story	4'	4' (l) & 4' (r)	
	2 nd Story	6'	13' (l) & 7' (r)	
<u>HEIGHT</u>		25'	23'-6"	
<u>FLOOR AREA RATIO</u>	Lot Size	MAX (57%)	Proposed (57%)	
	2,800 sq. ft	1,596 sq. ft.	1,596 sq. ft	

	Habitable Space	Garage	Covered Porch	Total
Proposed First Story	912 sq. ft.	223 sq. ft.**	0 sq. ft.	1,135 sq. ft.
Proposed Second Story	461 sq. ft.	-	-	461 sq. ft.
Proposed TOTAL	1,373 sq. ft.	223 sq. ft.**	0 sq. ft.	1,596 sq. ft.
<u>PARKING</u>				
	Required	Proposed		
	2 off-street spaces, one of which must be covered	1 covered space 1 uncovered space		
Total	2 spaces	2 spaces		

BACKGROUND

On November 14, 2012, the Architectural and Site Review Committee reviewed the application.

- Senior Planner Ryan Bane confirmed that the front and back trellis structures are permeable and will have roof members at least twelve inches apart, allowing them to encroach into the required setbacks. It was also requested that documentation be provided that shows the average front setbacks of the adjacent lots in order to justify the proposed front setback.
- Public Works Director Steve Jesberg discussed the proposed drainage for the parcel, requesting a drainage plan/analysis be provided as part of the building permit plan check. He indicated that the new sidewalk be ADA compliant, and that the development implement at least one low impact development BMP from the *Slow it. Spread it. Sink it. Homeowner’s Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County.
- City Architect Derek Van Alstine complimented the design, confirmed that trellises would be painted, and suggested that more details be shown on the elevations, including window and door types, trim, etc.
- City Landscape Architect Susan Suddjian approved of the overall proposed landscape plan.

DISCUSSION

The subject property is a fairly flat 2,800 square foot lot within the developed Riverview Terrace single-family neighborhood. The applicant is proposing to demolish the existing 564 square foot single-family house and 203 detached garage in order to construct a new two-story single-family residence. The new home will consist of 1,373 square feet of living space and a 223 square foot attached one-car garage. The proposed house has an Irish cottage style, employing a mix of materials including stucco and board and batten siding, stone wainscot with used brick edging, fiberglass clad Marvin windows, a carriage style garage door, and a composition shingle roof. A color and materials board will be available for review at the Planning Commission meeting.

Pursuant to Zoning Code section 17.15.110(B), the parcel is located in a special area of the Riverview Terrace neighborhood that permits “the front yard setback may be the average of those lots on the same side of the street within five hundred feet of the subject property; provided, that the front setback is at least ten feet, subject to planning commission approval.” In reviewing the existing structures to the north and south of the subject parcel along the same

PLANNING COMMISSION AGENDA REPORT: December 6, 2012 515 Gilroy Drive

side of the street, it appears that the average first story front setback is 10'-12'. The applicant is proposing a front setback of 12', so staff believes the project as proposed is consistent with the development pattern of the neighborhood, and therefore meets the front setback requirement as set forth in the development standards.

In addition to the existing house and garage, two trees on the parcel are proposed for removal. At a 2:1 replacement ratio, four replacement trees are required by the Tree Ordinance. As part of the new landscaping for the property, the applicant is proposing to plant six trees, meeting the replacement tree requirement. Curb and gutter that is currently deteriorated or is damaged during construction will be required to be repaired or replaced. Utilities will be required to be undergrounded.

The proposed house conforms to all R-1 single-family development standards, including height, setbacks, parking, and floor area ratio (FAR).

CEQA REVIEW

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

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #12-140 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of demolition of an existing single-family house and construction of a new 1,373 square foot two-story single-family structure with a 223 square foot attached garage at 515 Gilroy Drive.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this requirement.
5. The existing curb and sidewalk shall be replaced to the satisfaction of the Public Works Director.
6. An encroachment permit shall be acquired for any work performed in the right-of-way.
7. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director.

8. During all grading and subsurface excavations (including utility-line trenching), construction will be halted if significant unexpected, archaeological resources are discovered. For the purpose of this permit, significant archaeological resources shall include the remains of previous Native American living areas or human burials. In the instance of Native American living areas, these objects shall be recorded and mapped by an archaeologist approved by the Community Development Director prior to further excavation on that portion of the site. In the event human burials are discovered during excavation, work shall be halted and the County Coroner, the Northwest Indian Cemetery Protective Association (NICPA) and other appropriate authorities shall be notified. Mitigation measures developed by the applicant and authorized archaeologists as a result of such unanticipated discovery shall be subject to the approval of the Community Development Director.
9. The project shall implement Low Impact Development BMP's outlined in the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County. The applicant shall provide details on the bmp's implemented and with a goal of not allowing more than 25% of total impervious area from discharging directly from the site.
10. The final landscape plan shall be submitted with the building permit application and will include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. Front yard landscaping shall be installed prior to final building occupancy.
11. Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance. Any appropriate fees shall be paid prior to building permit issuance.
12. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project generally conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

PLANNING COMMISSION AGENDA REPORT: December 6, 2012 515 Gilroy Drive

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

This project involves construction of a new single-family residence in the R-1 (single family residence) Zoning District. Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone.

ATTACHMENTS

- A. Project Plans
- B. Aerial Photograph
- C. Email correspondence from neighbors Judith and Lewis Feinman, dated November 26, 2012

**Report Prepared By: Ryan Bane
Senior Planner**

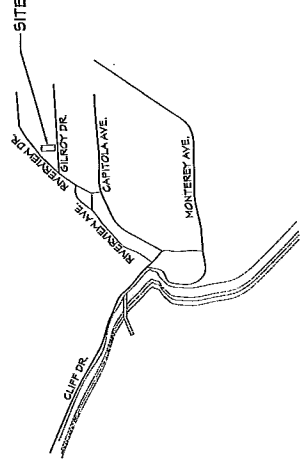
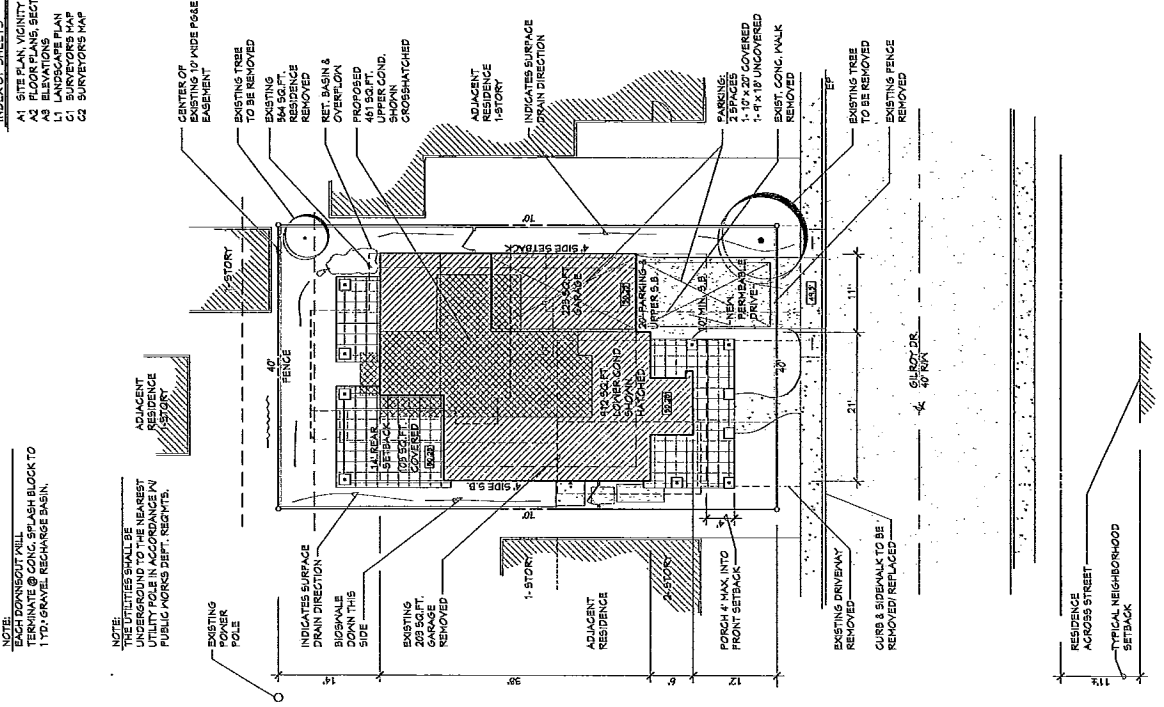
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By	Prepared by:	APN 95 081 04	PROPOSED NEW RESIDENCE FOR:
Checked	The Architects 150 Park St., Ste. G, Santa Cruz, CA 95060 475-5641 thearchitects.com	MARY BYRNE 319 GILROY DRIVE CAPITOLA, CA 95010	MARY BYRNE 319 GILROY DRIVE CAPITOLA, CA 95010
Scale	AS NOTED	Date	10/26/12
Drawn	gilkrozy	Sheet	A1
Checked	gilkrozy	of	3 Sheets

INDEX OF SHEETS
 A1 SITE PLAN, VICINITY MAP, NOTES
 A2 FLOOR PLANS, SECTION & STREETSCAPE
 A3 ELEVATIONS
 L1 LANDSCAPE PLAN
 L2 UTILITIES MAP
 C2 SURVEYORS MAP

NOTE:
 EACH DOWNSPOUT WILL
 TERMINATE @ CONC. SP. ASH BLOCK TO
 1 YD. GRANUL. RECHARGE BASIN.

NOTE:
 THE UTILITIES SHALL BE
 UNDERGROUND TO THE NEAREST
 UTILITY POLE IN ACCORDANCE W/
 PUBLIC WORKS DEPT. PERMITS.



VICINITY MAP
 SCALE UNKNOWN

SCOPE OF WORK:
 203 SQ. FT. GARAGE
 203 SQ. FT. GARAGE
 PROPOSED NEW 3 BEDROOM, 2 BATH,
 2 STORY DWELLING

PROJECT DATA
 ZONE DISTRICT: R-1
 PARCEL AREA: 2,800 SQ. FT.
 CONSTRUCTION TYPE: V-8, SPRINKLED
FLOOR AREA ALLOWED:
 2,800 SQ. FT. LOT (L1) =
 1,296 SQ. FT. ALLOWED
FLOOR AREA PROPOSED:
 LOWER COND: 913 SQ. FT.
 GARAGE: 203 SQ. FT.
 UPPER COND: 1,586 SQ. FT.
 TOTAL: 1,586 SQ. FT.

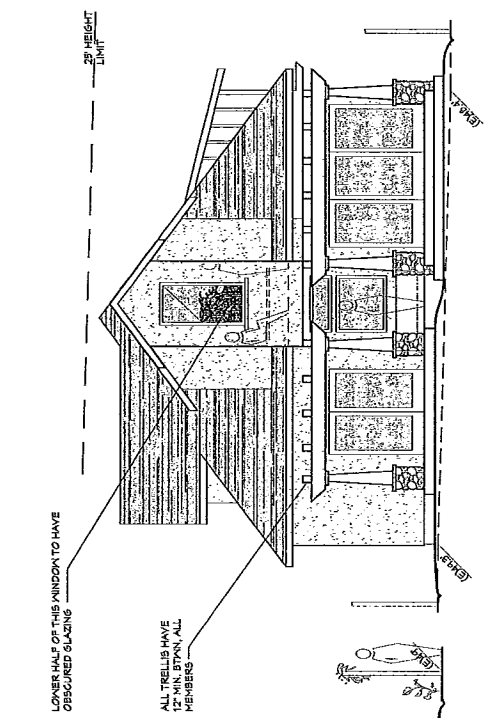
RECEIVED

NOV 21 2012

CITY OF CAPITOLA

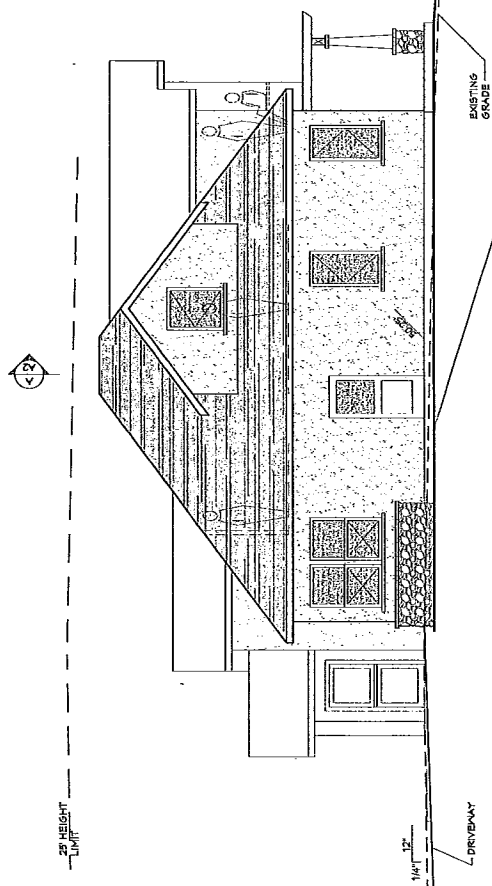
SITE PLAN
 THIS IS NOT A SURVEY
 APN 95-081-04

By	Prepared by:	APN 95 081 04	PROPOSED NEW RESIDENCE FOR:
	The Architects	MARY BYRNE	MARY BYRNE
	150 Folsom St., Ste. C, San Francisco, CA 94102 473-5811 info@thearchitects.com	515 GILROY DRIVE	515 GILROY DRIVE
		CAPITOLA, CA 95010	CAPITOLA, CA 95010
		Date: 10/26/12	Date: 10/26/12
		Scale: AS NOTED	Scale: AS NOTED
		Drawn: dh/mtt	Drawn: dh/mtt
		Job: GILROY	Job: GILROY
		Sheet: A3	Sheet: A3
		of 9	of 9



RIGHT SIDE/ NORTH ELEVATION

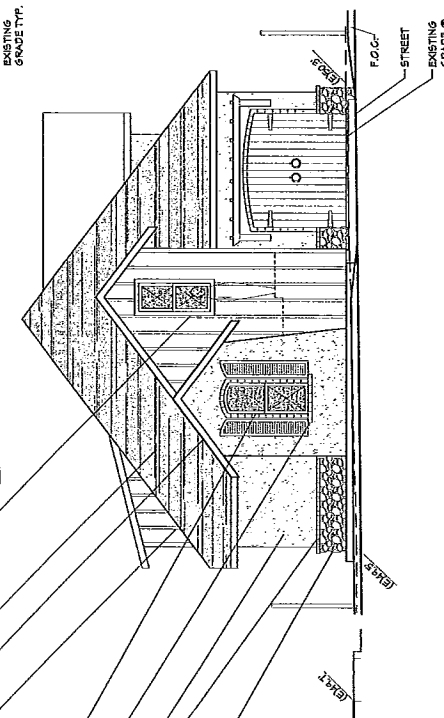
1/4" = 1'-0"



REAR/ WEST ELEVATION

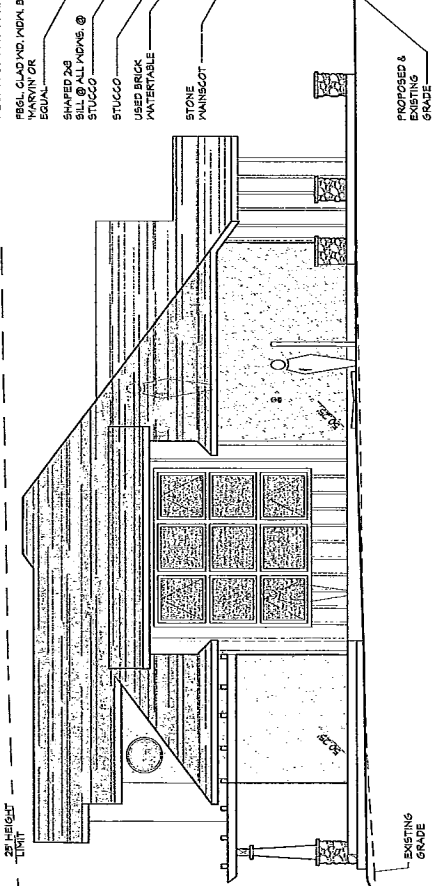
1/4" = 1'-0"

TYPICAL EXTERIOR MATERIALS:
 1/2" STAIN ANODIZED ALUM. DOORS, & CORNERS @
 1/2" X 1/2" SIDING ONLY
 ASPHALT COMP. SHINGLES
 PAINTED WOOD BARGE BD. & FASCIA
 1/2" BATT ON PL/MD SIDING
 FIBR GLAD MD. MD/PL BY
 'HARYN' GR
 EQUAL
 SHAPED 2x8
 SILL @ ALL MDGS. @
 STUCCO
 STUCCO
 WOOD BRICK
 PATTERABLE
 STONE
 MANISCOT



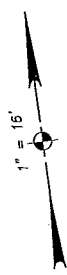
FRONT/ EAST ELEVATION

1/4" = 1'-0"

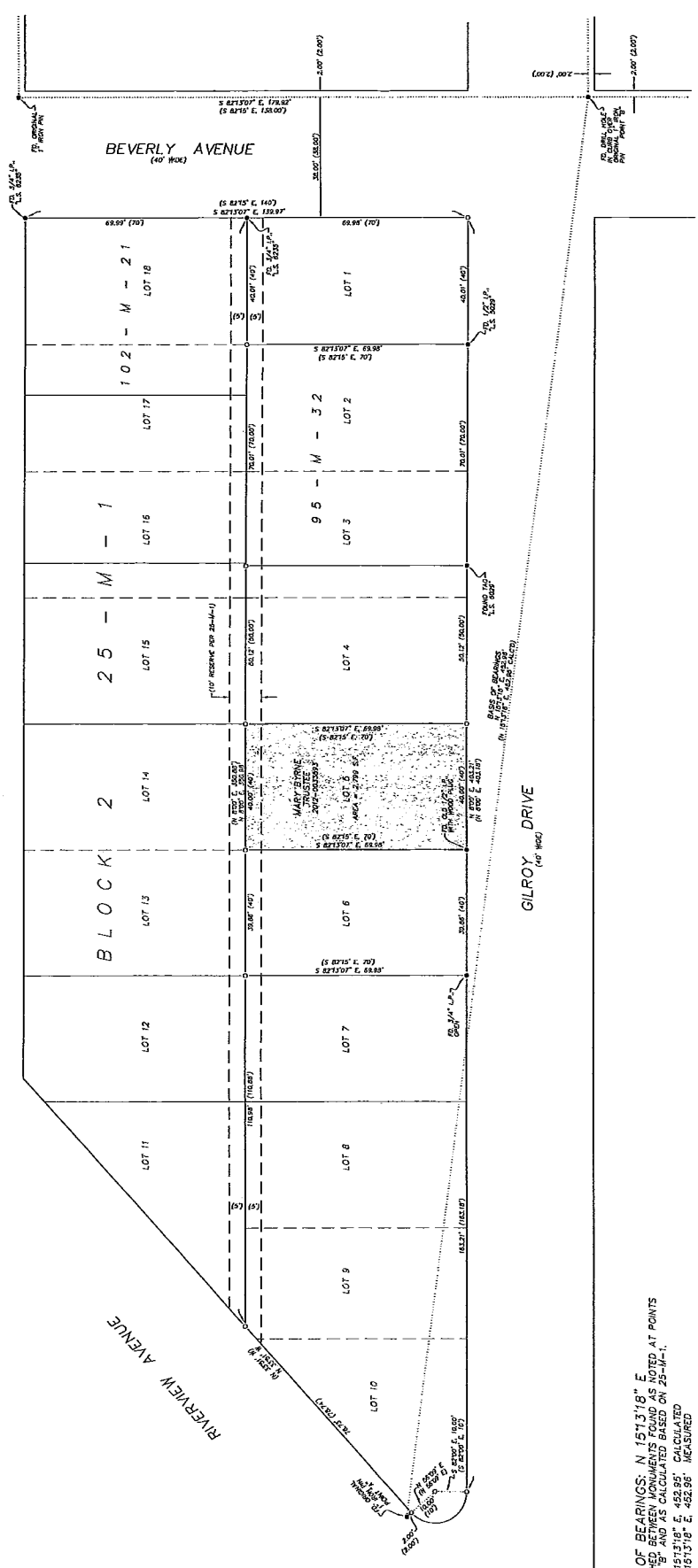


LEFT SIDE/ SOUTH ELEVATION

1/4" = 1'-0"

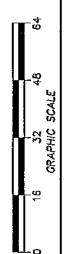


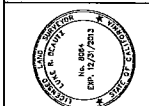
SUNSET DRIVE
(40' W&C)



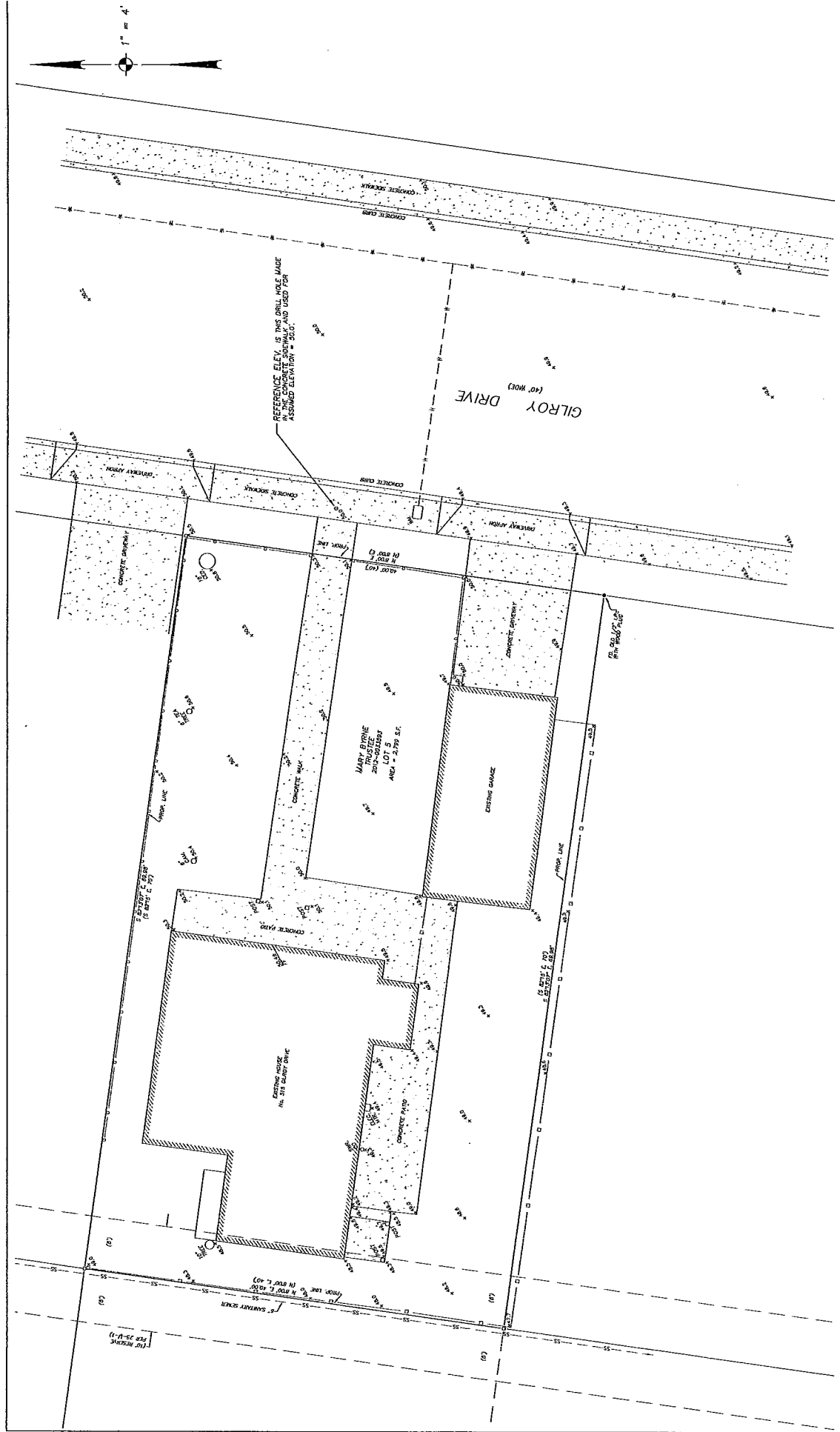
BASIS OF BEARINGS: N 151°31'18" E
ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS
A AND B AND MEASURED BY THE SURVEYOR ON 25-30-11.
N 151°31'18" E, 452.95' MEASURED
N 151°31'18" E, 452.95' MEASURED

- LEGEND**
- Indicates survey monument found as noted hereon.
 - Indicates nothing found or set.
 - () Indicates record data based on recorded maps.

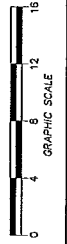




SURVEYOR'S MAP
SHOWING BOUNDARY, TOPOGRAPHIC, & SITE DATA ON
LOT 5 BLOCK 2 25-M-1
"AMENDED MAP OF A PORTION OF SUB-
DIVISION No. 1, RIVERVIEW TERRACE"
WITHIN THE CITY OF CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 16'
BY: LUKE R. BEAUTZ, C.E., L.S.
FOR: MARY STONE HERNANDEZ
A.P.N. 025-021-04 SHEET 1 OF 2



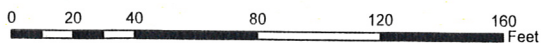
SURVEYOR'S MAP
 SHOWING BOUNDARY, TOPOGRAPHIC, & SITE DATA ON
LOT 5 BLOCK 2 25-M-1
 AMENDED MAP OF A PORTION OF SUB-
 DIVISION No. 1, RIVERVIEW TERRACE
 WITHIN THE CITY OF CAPITOLA
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 4'
 BY: LUCAS P. BEAUTER, C.E., OCTOBER 2012
 816 LUCAS P. BEAUTER, C.E., S. 1000
 A.P.N. 039-081-04 SHEET 2 OF 2



- LEGEND**
- indicates survey monument found as noted hereon.
 - indicates survey control point set as noted hereon.
 - indicates nothing found or set.
 - () indicates spot elevation of existing ground.
 - () indicates record data based on recorded maps.



AERIAL PHOTOGRAPH



MAP AUTHOR: KATE CASSERA
 MAP DATE: 20 NOVEMBER 2012
 APN: 035-081-04
 THE INFORMATION PROVIDED IN THIS MAP IS FOR REFERENCE ONLY
 LAYERS HAVE BEEN PROVIDED BY THE COUNTY OF SANTA CRUZ ASSESSOR'S OFFICE AND THE COUNTY OF SANTA CRUZ GIS DEPARTMENT
 AERIAL PHOTOGRAPH DATE 2007
 THIS MAP IS NOT TO BE USED FOR SURVEY PURPOSES

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Bane, Ryan

From: judith feinman [judithfeinman@sbcglobal.net]
Sent: Monday, November 26, 2012 2:45 PM
To: PLANNING COMMISSION
Subject: Our privacy and 515 Gilroy Drive.....

Our home is a single story at 504 Sunset Drive, where we have been living since 1985.

Although we are happy with the basic design of the home to be built behind us on 515 Gilroy Drive, we are very uncomfortable with the fact that the west facing upstairs window, that can open, will look down into our bedroom invading our privacy.

We are respectfully asking that the commission consider this when the application for the home comes before you.

Thanking you for your attention to our concern.

We are,
Judith and Lewis Feinman
504 Sunset Drive
Capitola
831 475-7733

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