



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, December 3, 2020 – 7:00 PM

Chairperson Ed Newman
Commissioners Courtney Christiansen
 Mick Routh
 TJ Welch
 Peter Wilk

NOTICE OF REMOTE ACCESS ONLY:

In accordance with the current Order from Santa Cruz County Health Services and Executive Order regarding social distancing, the Planning Commission meeting will not be physically open to the public and in person attendance cannot be accommodated.

To watch:

1. Online <http://capitolaca.igmp2.com/Citizens/Default.aspx>
2. Spectrum Cable Television channel 8
3. Zoom Meeting (link and phone numbers below)

To participate remotely and make public comment:

1. Send email:
 - a. As always, send additional materials to the Planning Commission via planningcommission@ci.capitola.ca.us by 5 p.m. the Wednesday before the meeting and they will be distributed to agenda recipients.
 - b. During the meeting, send comments via email to publiccomment@ci.capitola.ca.us
 - Identify the item you wish to comment on in your email's subject line. Emailed comments will be accepted during the Public Comments meeting item and for General Government / Public Hearing items.
 - Emailed comments on each General Government/ Public Hearing item will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.
 - Emailed comments should be a maximum of 450 words, which corresponds to approximately 3 minutes of speaking time.
 - Each emailed comment will be read aloud for up to three minutes and/or displayed on a screen.
 - Emails received by publiccomment@ci.capitola.ca.us outside of the comment period outlined above will not be included in the record.
2. Zoom Meeting (Via Computer or Phone)
 - a. Please click the link below to join the meeting:
 - <https://us02web.zoom.us/j/83031834281?pwd=VUZYZWVjV0aW5kenY3WFlnVGFxWWZlUT09> (link is external)
 - If prompted for a password, enter 694466
 - Use participant option to "raise hand" during the public comment period for the item you wish to speak on. Once unmuted, you will have up to 3 minutes to speak
 - b. Dial in with phone:

- Before the start of the item you wish to comment on, call any of the numbers below. If one is busy, try the next one
- **1 669 900 6833**
- **1 408 638 0968**
- **1 346 248 7799**
- **1 253 215 8782**
- **1 301 715 8592**
- **1 312 626 6799**
- **1 646 876 9923**
- Enter the meeting ID number: **830 3183 4281**
- When prompted for a Participant ID, press #
- Press *6 on your phone to “raise your hand” when the Chairman calls for public comment. It will be your turn to speak when the Chairman unmutes you. You will hear an announcement that you have been unmuted. The timer will then be set to 3 minutes.

REGULAR MEETING OF THE PLANNING COMMISSION - 7 PM

All correspondences received prior to 5:00 p.m. on the Wednesday preceding a Planning Commission Meeting will be distributed to Commissioners to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Commissioners, nor be read by them prior to consideration of an item.

All matters listed on the Regular Meeting of the Capitola Planning Commission Agenda shall be considered as Public Hearings.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

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

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - Aug 20, 2020 7:00 PM

B. Planning Commission - Regular Meeting - Sep 3, 2020 7:00 PM

C. Planning Commission - Regular Meeting - Nov 5, 2020 7:00 PM

4. CONSENT CALENDAR

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

A. 1515 Prospect Avenue

#20-0379

APN: 034-045-12

Design Permit for first- and second-story additions to a nonconforming single-family residence, a new detached Accessory Dwelling Unit (approved ministerially), and a revocable encroachment permit for a wall in the public right-of-way located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Peter Shamshoian

Representative: Richard L. Emigh, Filed: 09.14.2020

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. 2110 41st Avenue #20-0460 APN: 034-221-16

Design Permit and Conditional Use Permit Amendment to modify the site layout and building design and add two new canopies with vacuum drops at Master Car Wash, a car washing facility located within the C-R (Regional Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: David Karsan

Representative: Bill Kempf, Architect, Filed: 11.06.2020

B. Capitola Village Bollards #20-0398 APN: N/A

Coastal Development Permit for the installation of anchors for 15 removable bollards/security barriers at three priority intersections within Capitola Village located within the C-V (Central Village) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: City of Capitola

Representative: Kailash Mozumder, City of Capitola, Filed: 09.25.2020

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

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

All appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a five hundred dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

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

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: www.cityofcapitola.org. Need more information? Contact the Community Development Department at (831) 475-7300.

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

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

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



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, AUGUST 20, 2020
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Routh, Wilk, and Chair Newman were present remotely. Commissioners Christiansen and Welch were absent.

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - Jul 16, 2020 7:00 PM

MOTION: Approve the minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Mick Routh
SECONDER:	Peter Wilk
AYES:	Newman, Wilk, Routh
ABSENT:	Welch, Christiansen

4. CONSENT CALENDAR

A. 514 Escalona Drive #20-0212 APN: 036-121-20

Design Permit for first- and second-story additions to an existing nonconforming single-family residence located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Phil Collyer & Susan Marfise

Representative: John Craycroft, Filed: 06.10.2020

MOTION: Approve the Design Permit with the following conditions and findings.

CONDITIONS:

1. The project approval consists of the enclosure of a portion of an existing second-story rear deck and extension of the first-story covered front porch. The maximum Floor Area Ratio for the 4,000-square-foot property is 54% (2,160 square feet). The total FAR of the project is 53.7% with a total of 2,146 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on August 20, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.

Minutes Acceptance: Minutes of Aug 20, 2020 7:00 PM (Approval of Minutes)

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #20-0212 shall be paid in full.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
12. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
13. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of

Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B

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

FINDINGS:

- A. The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed enclosure of a portion of an existing second-story rear deck and extension of the first-story covered front porch comply with the development standards of the R-1 (Single-Family Residential) District.
- B. The project will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the enclosure of a portion of an existing second-story rear deck and extension of the first-story covered front porch. The design of the home with gabled roof over the extended-front porch will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- A. This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of

the structures before the addition, or 2,500 square feet, whichever is less. The proposed additions add 77 square feet (3.6%) of floor area, so this exemption applies. No adverse environmental impacts were discovered during review of the proposed project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mick Routh
SECONDER:	Peter Wilk
AYES:	Newman, Wilk, Routh
ABSENT:	Welch, Christiansen

5. PUBLIC HEARINGS

A. 212 Cherry Avenue #19-0737 APN: 035-161-09

Design Permit for a remodel and third-story addition with a variance for the maximum height limit and to relocate nonconforming areas of the structure for a single-family residence located within the RM-LM (Multi-Family Residential Low-Medium Density) zoning district.

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

Environmental Determination: Categorical Exemption

Owner: Marti Formico

Representative: Dennis Norton, Filed: 12.16.2019

MOTION: Continue to the next meeting of the Planning Commission on September 3, 2020.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Peter Wilk
SECONDER:	Mick Routh
AYES:	Newman, Wilk, Routh
ABSENT:	Welch, Christiansen

6. DIRECTOR'S REPORT

Director Herlihy presented the director's report.

1. COVID-19 temporary use permit update. Permits are free and 23 permits have been issued.
2. Two weeks ago the LCP zoning code draft was published on the City website. There is a 6-week review period and it will come back to the Planning Commission in October. It will then go to the City Council for adoption.
3. Inclusionary Housing Ordinance update. The City Council will review policy items at the meeting on August 27, 2020. A question was asked why this wasn't brought to the Planning Commission. Director Herlihy responded that the inclusionary housing ordinance is the purview of the City Council.
4. The project at 212 Cherry will be heard at the next meeting of the Planning Commission on September 3, 2020.
5. Color and Material board:

Commissioner Wilk would like the word "color" removed so that the application requires only a materials board.

Minutes Acceptance: Minutes of Aug 20, 2020 7:00 PM (Approval of Minutes)

Commissioner Routh would like to strengthen the Planning Commission's design controls not weaken them. He opposes the change.

Chair Newman supports the change, stating that the Planning Commission should eliminate the word color as requested and be minimalistic in evaluating materials.

In order to have the full Planning Commission weigh in on this subject, this will be discussed at the next meeting of the Planning Commission on September 3, 2020.

7. COMMISSION COMMUNICATIONS - NONE

8. ADJOURNMENT

The meeting was adjourned at 7:43 p.m. to the next regular meeting of the Planning Commission on September 3, 2020.

Liz Nichols, Clerk to the Commission



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 3, 2020
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Routh, Wilk, Christiansen, Welch and Chair Newman were present remotely.

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - Apr 2, 2020 7:00 PM

MOTION: Approve the minutes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mick Routh
SECONDER:	TJ Welch
AYES:	Newman, Welch, Wilk, Routh, Christiansen

4. PUBLIC HEARINGS

A. 212 Cherry Avenue #19-0737 APN: 035-161-09

Design Permit for a remodel and third-story addition with a variance for the maximum height limit and to relocate nonconforming areas of the structure for a single-family residence located within the RM-LM (Multi-Family Residential Low-Medium Density) zoning district.

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

Environmental Determination: Categorical Exemption

Owner: Marti Formico

Representative: Dennis Norton, Filed: 12.16.2019

Chair Newman and Commissioner Wilk recused themselves due to proximity. Commissioner Routh is the Vice Chair.

Assistant Planner Sesanto presented the staff report.

Karen Christopher spoke in public comment.

Dennis Norton spoke in public comment and is representing the Formicos. They are raising the second floor to match the existing floor.

Minutes Acceptance: Minutes of Sep 3, 2020 7:00 PM (Approval of Minutes)

MOTION: Approve the Design Permit with the following conditions and findings.

CONDITIONS:

1. The project approval consists of a remodel of an existing single-family residence with a variance to the maximum height limit and to relocate nonconforming areas of the structure within the required side yard setback. The maximum Floor Area Ratio for the 2,265 square foot property is 58% (1,314 square feet). The existing FAR of the structure is 105.4% with a total of 2,388 square feet. The proposed FAR of the project is 103.7% with a total of 2,350 square feet, which exceeds the maximum FAR within the zone but does not increase the existing floor area. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on August 20, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #19-0737 shall be paid in full.
8. Prior to issuance of building permit, the developer shall pay Affordable housing in-lieu fees as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

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

FINDINGS:

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. With a variance to the maximum height and to relocate a portion of nonconforming floor area, the proposed remodel of an existing single-family residence complies with the development standards of the R-1 (Single-Family Residence) Zoning District.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the remodel of an existing single-family residence. The design of the home with stucco and tongue-and-groove siding, clerestory windows, and flat roof will fit in with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

VARIANCE FINDINGS – Height

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

The special circumstance applicable to the subject property is the steep rising slope beneath the majority of the structure. Due to the topography of the lot, the strict application of the height limitations would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

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

The subject property has one of the narrowest widths on the north side of the Cherry Avenue block, consisting of eleven properties. Among those properties, only six of the observed eleven appear to comply with the 25-foot height limit. The grant of this variance would not constitute a special privilege because many Cherry Avenue properties do not comply with the 25-foot height limit.

VARIANCE FINDINGS – Relocate Nonconforming Areas

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

The special circumstance applicable to the subject property is that the existing lot is only 25 feet wide, below the City average width of 40 feet and the neighborhood average of 35 feet. The proposal will also correct a significant nonconformity by removing the portion of the home that encroaches six inches over the property line of the adjacent property. Due to the property width, the strict application of the side setback limitations would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

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

Nine of the eleven similar properties on the north side of the Cherry Avenue block appear to encroach into the required side setbacks. Eight of the eleven properties appear to be in excess of any allowable floor area ratio for the zoning district. The grant of a variance

would not constitute a grant of special privilege because the majority of properties in the vicinity and zone in which the subject property is situated exceed the maximum FAR and have nonconforming setbacks.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

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

Section 15301 of the CEQA Guidelines exempts additions to existing structures involving negligible or no expansion of use. This project involves interior and exterior modifications to an existing single-family residence within the RM-LM (Multi-Family Residential Low-Medium) Zoning District. The project reduces the total floor area ratio. No adverse environmental impacts were discovered during review of the proposed project.

RESULT:	APPROVED [4 TO 0]
MOVER:	TJ Welch
SECONDER:	Mick Routh
AYES:	Welch, Routh, Christiansen
RECUSED:	Newman, Wilk

B. Color Board Discussion

Discussion of color board requirement on Master Application for Planning Department.

Chair Newman reviewed what was discussed at the last meeting regarding the color board.

Director Herlihy reviewed the requirements of the Planning Department Master Application for the color and material board and stated that color is not explicitly required by the Capitola Municipal Code.

Commissioner Wilk asked to remove the word "color" from the list of required plan specifications on the Planning Department Master Application.

Commissioner Routh said color is not a big issue. He does not believe we should remove the color requirement from the application.

Commissioner Christiansen has found that including color increases the understanding of the project by the public.

Chair Newman feels there isn't any action they should take at this point.

MOTION: Remove the word 'color' under section E of the Plan Specifications on page 6 of the Planning Department Master Application, which reads "Color and Materials Board".

RESULT:	DENIED [2 TO 3]
MOVER:	Peter Wilk
SECONDER:	Edward Newman
AYES:	Newman, Wilk
NAYS:	Welch, Routh, Christiansen

Minutes Acceptance: Minutes of Sep 3, 2020 7:00 PM (Approval of Minutes)

5. DIRECTOR'S REPORT

The City Council discussed the Inclusionary Housing Ordinance at the last meeting of August 27, 2020, but no action was taken.

6. COMMISSION COMMUNICATIONS

Chair Newman reported there are multiple illegal signs at Mattress Firm and the City needs to increase enforcement. Director Herlihy said the fines get more expensive each day.

7. ADJOURNMENT

The meeting adjourned at 7:43 p.m. to the next regular meeting of the Planning Commission on October 1, 2020.

Liz Nichols, Clerk to the Commission



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 5, 2020
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

C. Commission Comments

D. Staff Comments

Director Herlihy announced this would be the last Planning Commission meeting for Deputy City Clerk Liz Nichols who will be retiring this month. Director Herlihy thanked her for 16 years of service to the City.

3. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - Oct 1, 2020 7:00 PM

MOTION: Approve the minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Peter Wilk
SECONDER:	TJ Welch
AYES:	Newman, Welch, Wilk, Routh, Christiansen

4. CONSENT CALENDAR

Chair Newman pulled item 4.A. to be heard as a public hearing.

A. 201 Esplanade #19-0371 APN: 035-211-05

Sign Permit for a wall sign for Tacos Moreno restaurant located within the CV (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Owner: Michael Brosky

Representative: Gabriela Castro, Filed: 08.07.19

Assistant Planner Sesanto presented the staff report.

Commissioner Wilk asked if there was a sign there previously. Assistant Planner Sesanto answered yes, but that the previous signage was located on awnings along the Esplanade frontage that were removed when the current tenant moved in. Commissioner Wilk asked if having a certain sign set precedence for future businesses in the same location.

Minutes Acceptance: Minutes of Nov 5, 2020 7:00 PM (Approval of Minutes)

Chair Newman asked if there was a sign violation at this location. Assistant Planner Sesanto answered yes, the business put up several new signs without Planning Commission approval.

Chair Newman said this business owner has placed tables in the adjacent alleyway so people can't get by and they need to comply with City rules.

Commissioner Wilk moved that the business comply with the Coastal Commission access requirements.

MOTION: Approve the Sign Permit with the following conditions and findings.

CONDITIONS:

1. The project approval consists of a 32-square-foot wall sign and a three-square-foot menu box for Tacos Moreno at 201 Esplanade. The proposed project is approved as indicated on the final plans and photos and approved by the Planning Commission on November 5, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The awnings must be kept clean and appear in good condition. Awnings are vulnerable to the natural elements and therefore the awnings shall be replaced by the owner when they show signs of wear.
3. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
4. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
5. Compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
6. A building permit shall be secured for any work authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
7. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
8. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

- 9. The business must comply with Coastal Commission access requirements.

SIGN PERMIT FINDINGS:

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff and the Planning Commission have reviewed the sign application. The proposed wall sign secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff and the Planning Commission have reviewed the application and determined that the sign will maintain the character and integrity of the Central Village.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS:

- A. **This project is categorically exempt under 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 a new wall sign for a restaurant in the CV (Central Village) Zoning District. Section 15311(a) of the CEQA Guidelines exempts the construction of on-premise commercial signs.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Wilk
SECONDER:	Mick Routh
AYES:	Newman, Welch, Wilk, Routh, Christiansen

- B. **Capitola Village Bollards #20-0398 N/A**
REQUEST TO CONTINUE - Coastal Development Permit for the installation of anchors for 15 removable bollards/security barriers at three priority intersections within Capitola Village located within the C-V (Central Village) zoning district.
This project is in the Coastal Zone and requires a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: City of Capitola
Representative: Kailash Mozumder, City of Capitola, Filed: 09.25.2020

MOTION: Continue Item 4.B to the next meeting of the Planning Commission on December 3, 2020.

RESULT:	APPROVED [3 TO 0]
MOVER:	TJ Welch
SECONDER:	Mick Routh
AYES:	Welch, Routh, Christiansen
RECUSED:	Newman, Wilk

5. PUBLIC HEARINGS

Minutes Acceptance: Minutes of Nov 5, 2020 7:00 PM (Approval of Minutes)

A. 1360 41st Avenue #20-0359 APN: 034-101-16

Design Permit and Conditional Use Permit for a mixed-use development adding two new residential units within an existing commercial structure located within the C-C (Community Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Santa Cruz Beach, LLC

Representative: Steven Allen, Filed: 08.31.2020

Associate Planner Orbach presented the staff report.

Bill Kempf, the architect, and Steve Allen, the property owner, spoke on this project. Chair Newman asked if they intend to lease it for retail business. Steve Allen replied that he doesn't know at this time.

Commissioner Christiansen said this is a great use of the building and Commissioner Routh agreed.

Commissioner Wilk asked staff if the conditions were boilerplate conditions. Associate Planner Orbach answered that they are boilerplate, but that they were specifically requested by the Public Works Department.

Chair Newman agreed with Commissioner Christiansen on the use of the building. He asked if we could do a permit for retail instead of office use. He added that, if an office use occupies the commercial space in the future, they will need to demonstrate that they have adequate parking.

Commissioner Welch moved to approve the staff recommendation with the condition that, if an office use occupies the commercial space in the future, they show they have adequate parking.

MOTION: Approve the Design Permit and Conditional Use Permit with the following conditions and findings.

CONDITIONS:

1. The project approval consists of two new residential units within an existing commercial structure. The maximum Floor Area Ratio for the 9,510 square foot property is 1.0 (9,510 square feet). The total FAR of the project is 0.479 with a total of 4,564 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on November 5, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #20-0359 shall be paid in full.
7. Prior to issuance of building permit, the developer shall pay Affordable housing in-lieu fees as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
12. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
13. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
14. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
15. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code

provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

16. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160 (Coastal).
17. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
18. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
19. Prior to an office use occupying the commercial portion of the structure, the property owner shall provide adequate parking (10 parking spaces).

DESIGN PERMIT FINDINGS:

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed two new residential units within an existing commercial structure comply with the development standards of the C-C (Community Commercial) Zoning District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the two new residential units within an existing commercial structure. The design of the new residential units will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS:

A. This project is categorically exempt under Section 15332 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15332 of the CEQA Guidelines exempts projects characterized as in-fill development when: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. This project involves the conversion of existing commercial space into two new residential units within the C-C

(Community Commercial) zoning district. The proposed project is consistent with the in-fill development exemption and no adverse environmental impacts were discovered by Planning Staff during review of the proposed project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	TJ Welch
SECONDER:	Courtney Christiansen
AYES:	Newman, Welch, Wilk, Routh, Christiansen

B. Grand Avenue Pathway Improvements

#20-0395

Coastal Development Permit (CDP) for drainage improvements between Oakland and Hollister Avenues on the Grand Avenue Pathway in front of 100 Oakland Avenue and 404 Grand Avenue in the R-1 (Single-Family Residential) Zoning District.

This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City. Work was completed under an Emergency CDP.

Environmental Determination: Categorical Exemption

Property Owners: City of Capitola

Representative: John David, Filed: 09.23.20

Assistant Planner Sesanto presented the staff report.

John Hart and Jim Castellanos, the owners, commented on the project.

Commissioner Routh asked if the stone retaining wall is encroaching on the property and asked for verification that the applicants/owners are doing the work and that the City isn't actually doing any of the work. Staff verified that the City is not doing any of the work related to this Coastal Development Permit.

Commissioner Wilk inquired as to the kind of proposed plants. John David, the representative, commented on the plants and stated that all vegetation is native to California.

Commissioner Welch asked about the Depot Hill bluffs. He supports the project and would like to see the City Council stay on top of drainage in this area.

Commissioner Wilk mentioned a letter the commissioners received. Director Herlihy asked Public Works Director Jesberg how the City would revoke encroachment permits. He answered that it would be something that would come back to the Planning Commission for approval.

Commissioner Welch moved the staff recommendation to approve the permit as outlined by staff and add the condition that the City monitor the water coming out of the drain. Public Works needs to monitor the drainage. After some discussion, the condition that the City monitor the water coming out of the drain was removed from the motion.

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

CONDITIONS OF APPROVAL:

1. The project approval consists of construction of drainage improvements on the Grand Avenue Pathway in front of 100 Oakland Avenue and 404 Grand Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on November 5, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. To the extent safely possible, applicant shall attempt to remove any non-plant materials from the top of the bluff and along the bluff (e.g.: asphalt, plastic, sandbags, and fencing) to prevent these materials from falling onto the beach area and into the ocean.
3. The proposed fence and concrete shall not exceed 42 inches in height.
4. The property owners at 100 Oakland Avenue and 404 Grand Avenue shall be responsible for the maintenance of all structures (concrete v-ditch, fences, etc.) constructed under this permit. The applicant must apply and obtain a Revocable Encroachment Permit for both 100 Oakland Avenue and 404 Grand Avenue (two applications) with the Public Works Department upon completion of structures or other improvements located in the public right of way.
5. All work within the public right of way shall be completed under an Encroachment Permit from the Public Works Department.

FINDINGS:

- A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff and the Planning Commission have reviewed the project. The proposed drainage improvements on the Grand Avenue Pathway between Oakland and Hollister Avenues secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.
- B. The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff and the Planning Commission have reviewed the application for drainage improvements on the Grand Avenue Pathway between Oakland and Hollister Avenues. The project will maintain the character and integrity of the neighborhood.
- C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves drainage improvements on the Grand Avenue Pathway between Oakland and Hollister Avenues. No expansion of existing or former use is proposed. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS:

D. Findings Required.

1. **A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:**
 - a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
 - b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
 - c. A description of the legitimate governmental interest furthered by any access conditioned required;
 - d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.
 - The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090(D) are as follows:
2. **Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D)(2)(a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.**
 - a. Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;
 - The project area is over the final segment of Grand Avenue, the lateral access pathway that runs along the coastal edge of Depot Hill from Central Avenue to Hollister Avenue and provides public access to beautiful scenic views of the coastline. The pathway is situated

on the edge of the coastal bluff, approximately 90 feet above a small strip of beach along the Monterey Bay.

- Grand Avenue, which was formerly a city street with a walking path known as Lover’s Lane on the seaward side (until the 1930’s), has been utilized as a public walking path only from Central Avenue to Hollister Avenue for many years due to the precarious location of the road along the edge of the cliff.
- The section of Grand Avenue pathway between Oakland Avenue and Hollister Avenue was closed in 2017 due to geologic instability to ensure public safety.
- Due to significant rainfall in December 2019, the bluff below the Grand Avenue pathway between Hollister and Oakland Avenues failed, resulting in the complete loss of the pathway.
- Since December 2019, surface stormwater that would have been directed along the Grand Avenue pathway in front of the properties between Oakland and Hollister Avenues has instead traveled through the primary failure cavity.
- The project is supported by the following sections of the Local Coastal Program:
 - Policy II-1
 - It shall be the policy of the City of Capitola to provide safe and adequate pedestrian access to and along the shoreline as designated in the Shoreline Access Plan.
 - SEC. 30253
 - 1. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
 - 2. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along cliffs and bluffs.
 - b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
- The project area is over the final segment of Grand Avenue, the lateral access pathway that runs along the coastal edge of Depot Hill from Central Avenue to Hollister Avenue and provides public access to beautiful scenic views of the coastline. The pathway is situated along the edge of the coastal bluff, approximately 90 feet above a small strip of beach

along the Monterey Bay.

- The project directs stormwater away from the area where the bluff failed in order to slow site erosion.
 - The project will not result in significant changes to shoreline processes.
- c. **Historic Public Use.** Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);
- The project area is over the final segment of Grand Avenue, the lateral access pathway that runs along the coastal edge of Depot Hill from Central Avenue to Hollister Avenue and provides public access to beautiful scenic views of the coastline. As of 2017, the segment is no longer open to the public due to geologic instability and safety concerns.
- d. **Physical Obstructions.** Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;
- The proposed project is located on public property over the final segment of Grand Avenue pathway between Oakland and Hollister Avenues. As of 2017, the project area is no longer open to the public due to geologic instability and safety concerns. The project will not expand the area that is physically obstructed from public access.
- e. **Other Adverse Impacts on Access and Recreation.** Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.
- The proposed project is located on public property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual, or recreational value of public use areas.
- 3. Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F)(2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:**
- a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

- b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;
 - c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an accessway on the subject land.
 - The project is not requesting a Public Access Exception, therefore these findings do not apply.
- 4. Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:**
- a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in a residential area without sensitive habitat areas.
 - b. Topographic constraints of the development site;
 - The project is located on a blufftop.
 - c. Recreational needs of the public;
 - The project does not impact the recreational needs of the public.
 - d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;
 - e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
 - f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.
- 5. Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);**
- No legal documents to ensure public access rights are required for the proposed project.
- 6. Project complies with visitor-serving and recreational use policies;**

SEC. 30222

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

- The project involves debris cleanup and drainage improvements in the public right-of-way between Oakland and Hollister Avenues over what was formerly the final segment of the Grand Avenue pathway.

SEC. 30223

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

- The project involves debris cleanup and drainage improvements in the public right-of-way between Oakland and Hollister Avenues over what was formerly the final segment of the Grand Avenue pathway. The area is already inaccessible to the public due to geologic instability and safety concerns.

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

- The project involves debris cleanup and drainage improvements in the public right-of-way between Oakland and Hollister Avenues over what was formerly the final segment of the Grand Avenue pathway. The area is already inaccessible to the public due to geologic instability and safety concerns.

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

- The project involves debris cleanup and drainage improvements in the public right-of-way between Oakland and Hollister Avenues over what was formerly the final segment of the Grand Avenue pathway. The project complies with applicable standards and requirements for provisions for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

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

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

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

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

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

- Not applicable.

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

- Not applicable.
- 12. Project complies with water and energy conservation standards;**
- Not applicable.
- 13. Provision of park dedication, school impact, and other fees as may be required;**
- Not applicable.
- 14. Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;**
- The project does not involve a condo conversion or mobile homes.
- 15. Project complies with natural resource, habitat, and archaeological protection policies;**
- Conditions of approval have been included to ensure compliance with established policies.
- 16. Project complies with Monarch butterfly habitat protection policies;**
- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified, and documented.
- 17. Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;**
- Conditions of approval have been included to ensure compliance with applicable erosion control measures.
- 18. Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;**
- Review of the bluff instability was prepared for the previous CDP for drainage improvements in the same location, which was approved by the Capitola Planning Commission on February 6, 2020. The current proposal facilitates the stormwater plan previously described, diverting any drainage not captured by the new Hollister Avenue drainage inlet and outfall to the existing inlet and outfall between Saxon Avenue and Oakland Avenue.
- 19. All other geological, flood and fire hazards are accounted for and mitigated in the project design;**
- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.
- 20. Project complies with shoreline structure policies;**
- The proposed project complies with shoreline structure policies.

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

- Not applicable.

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

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

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

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	TJ Welch
SECONDER:	Peter Wilk
AYES:	Newman, Welch, Wilk, Routh, Christiansen

6. DIRECTOR'S REPORT

Director Herlihy announced the City Council just adopted a code of conduct and she will distribute it to the Planning Commission.

Regarding Covid-19, guidance for tents for outdoor dining went out to all businesses. There are fire ratings that need to be followed. The permits are free. All tents will be inspected by the Building Official and the Fire Marshal.

Chair Newman asked if we will have a meeting in December and Director Herlihy answered yes.

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

The meeting was adjourned at 8:17 p.m. to the next regular meeting of the Planning Commission on December 3, 2020.

Liz Nichols, Clerk to the Commission



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: DECEMBER 3, 2020
 SUBJECT: **1515 Prospect Avenue #20-0379 APN: 034-045-12**

Design Permit for first- and second-story additions to a nonconforming single-family residence, a new detached Accessory Dwelling Unit (approved ministerially), and a revocable encroachment permit for a wall in the public right-of-way located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption
 Property Owner: Peter Shamshoian
 Representative: Richard L. Emigh, Filed: 09.14.2020

APPLICANT PROPOSAL

The applicant is proposing 306-square-foot of first- and second-story additions to an existing 1,518-square-foot, two-story, nonconforming, single-family residence located at 1515 Prospect Avenue within the R-1 (Single-Family Residential) zoning district. The application complies with all development standards of the R-1 zone. The application also includes details of a new detached 540-square-foot accessory dwelling unit (ADU) which was approved under a ministerial permit as allowed under the new ADU ordinance (CMC §17.74.050(B)).

BACKGROUND

On April 2, 2020, the Planning Commission approved Design Permit #19-0267 for first- and second-story additions to the nonconforming single-family residence at 1515 Prospect Avenue. However, with the recent modifications to the state ADU laws and the subsequent Coastal Commission approval of a Local Coastal Plan (LCP) amendment that applied the City of Capitola's updated ADU ordinance within the Coastal Zone, the owner decided to revise the plans to accommodate an ADU and first- and second-story additions to the primary residence.

On October 28, 2020, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: informed the applicant that a site drainage plan showing the location and direction of all site drainage and incorporating standards relating to low impact development (LID) must be submitted prior to a public hearing with the Planning Commission. She also informed the applicant that a temporary construction sediment and erosion control plan must be submitted with the building permit plan submittal and the Public

Works Standard Detail Storm Water Best Management Practices (STRM-BMP) must be printed in full and incorporated as a sheet in the construction plans.

Building Official, Robin Woodman: stated that one-hour fire wall assembly will be required for all walls within four feet of lot lines and adjacent buildings and that the rear eaves must be reduced to comply with Section 705.3 of the residential code for projections into fire setbacks.

Local Architect, Frank Phanton: stated that he appreciated the design. Mr. Phanton also inquired about the proposed siding.

Associate Planner, Matt Orbach: informed the applicant that the ADU will require a new water service and that a conditional will-serve letter for the new ADU from Soquel Creek Water District will be required prior to building permit issuance.

Following the Architecture & Site Review Committee Meeting, the applicant submitted a new plan set that includes reduced rear eaves on the primary residence.

Development Standards

The following table outlines the zoning code requirements for development in the R-1 Zoning District.

R-1 (Single Family Residential) Zoning District

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
25 ft.	21 ft. 10 in.		24 ft. 8 in.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	3,200 sq. ft.		3,200 sq. ft.
Maximum Floor Area Ratio	57% (Max 1,824 sq. ft.)		57% (Max 1,824 sq. ft.)
First Story Floor Area	720 sq. ft.		927 sq. ft.
Second Story Floor Area	948 sq. ft.		1,047 sq. ft.
Deck Exception	-150		-150 sq. ft.
TOTAL FAR	47.4% (1,518 sq. ft.)		57% (1,824 sq. ft.)
Yards (setbacks are measured from the edge of the public right-of-way)			
	R-1 Regulation	Existing	Proposed
Front Yard 1st Story	15 ft.	15 ft.	15 ft.
Front Yard 2nd Story & Garage	20 ft.	15 ft. (2 nd Story) 15 ft. (Garage)	15 ft. (2 nd Story) 18 ft. (Garage) Existing Nonconforming
Side Yard 1st Story	10% lot width	Lot width: 40 ft. 4 ft. min.	4 ft. (north side) 8 ft. (south side) 4 ft. (north side) 6 ft. 9 in. (south side)
Side Yard 2nd Story	15% of width	Lot width: 40 ft. 6 ft. min	4 ft. (north side) 8 ft. (south side) 4 ft. (north side) 6 ft. 9 in. (south side) Existing Nonconforming

Rear Yard 1st Story	20% of lot depth	Lot depth: 80 ft. 16 ft. min.	35 ft.	30 ft.
Rear Yard 2nd Story	20% of lot depth	Lot depth: 80 ft. 16 ft. min.	35 ft.	30 ft. 3 in.
Encroachments (list all)	2 nd story and garage in front setback area, 2 nd story in north side setback area, wall in public right-of-way			
Accessory Dwelling Unit - Approved ministerially under CMC §17.74.050(B)				
	Required		Proposed	
Side & Rear Setbacks	4 ft.		4 ft.	
Maximum Floor Area	800 sq. ft.		540 sq. ft.	
Height	16 ft.		13 ft. 5 in.	
Parking	1 space		1 space	
Parking				
	Required	Existing	Proposed	
Residential (from <u>1,501</u> up to <u>2,000</u> sq. ft.)	3 spaces total 1 covered 1 uncovered	2 spaces total 2 covered 0 uncovered	3 spaces total 1 covered 1 uncovered 1 uncovered for ADU	
Underground Utilities: required with 25% increase in area				Not Required

DISCUSSION

The existing residence at 1515 Prospect Avenue is a nonconforming, two-story, single-family residence. The lot is in the Jewel Box neighborhood and is surrounded by one- and two-story single-family homes.

The applicant is proposing 306-square-feet of first- and second-story additions on the east, south, and west elevations that include a master bedroom and an extensive remodel. The proposed remodel will utilize eight-inch-wide horizontal Hardie Board siding, Hardie Board fish scale tile at the gable ends, and a new Brava slate tile roof. The project proposes new stucco wall in the public right-of-way along Prospect Avenue, which requires a Minor Encroachment Permit and is discussed below. There will be three off-street parking spaces on the site, including one within the existing garage.

Nonconforming Structures

The existing residence is nonconforming because the second story encroaches into the required front and second-story side setbacks and the garage encroaches into the front setback. The applicant submitted the required 80 percent nonconforming calculation, which demonstrates that the proposed alterations are 72% of the present fair market value of the structure, so the alterations are permissible.

Minor Encroachment Permit

The application is proposing several improvements within the public right-of-way, including new curb and gutter, depressed driveway approach, landscaping, and a 42-inch-tall stucco wall. The Public Works Department has reviewed the plans and support the proposed improvements with the issuance of a minor encroachment permit.

Accessory Dwelling Unit

The application includes a new detached accessory dwelling unit. The unit complies with the requirements for “Units subject to limited standards” in Capitola Municipal Code (CMC) §17.99.050(B), which require the unit to be less than 16 feet in height, less than 800 square feet of floor area, and to have at least four-foot side and rear yard setbacks, therefore the unit has been approved ministerially.

CEQA

Section 15301(e) of the CEQA Guidelines exempts the additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. This project involves 306-square-feet of additions to an existing 1,518-square-foot single-family residence within the R-1 (Single-Family Residence) zoning district that will increase the floor area by 20%. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission consider application #20-0379 and approve the application as proposed based on the following Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of the construction of 306-square-feet of first- and second-story additions to a 1,518-square-foot, two-story, nonconforming, single-family residence, a new 540-square-foot accessory dwelling unit (approved ministerially under CMC §17.99.050(B)), and a minor encroachment permit for a 42-inch-tall stucco wall in the public right of way. The maximum Floor Area Ratio for the 3,200 square-foot property is 57% (1,824 square feet). The total FAR of the project is 57% with a total of 1,824 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 3, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans

shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.

7. Prior to issuance of building permit, all Planning fees associated with permit #20-0379 shall be paid in full.
8. Prior to issuance of building permit, the developer shall pay Affordable housing in-lieu fees as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

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

DESIGN PERMIT FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed remodel of an existing single-family residence complies with the development standards of the Single-Family Residential District.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for a remodel of an existing single-family residence. The design of the remodel with horizontal Hardie Board siding, Hardie Board fish scale tile at the gable ends, and new Brava slate tile roof will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

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

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. This project involves 306-square-feet (20%) of first- and second-story additions within the R-1 (Single-Family Residence) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS:

1. 1515 Prospect Avenue - Full Plan Set - 11.09.2020
2. 1515 Prospect Avenue - 80% Nonconforming Calculation

Prepared By: Matt Orbach
Associate Planner

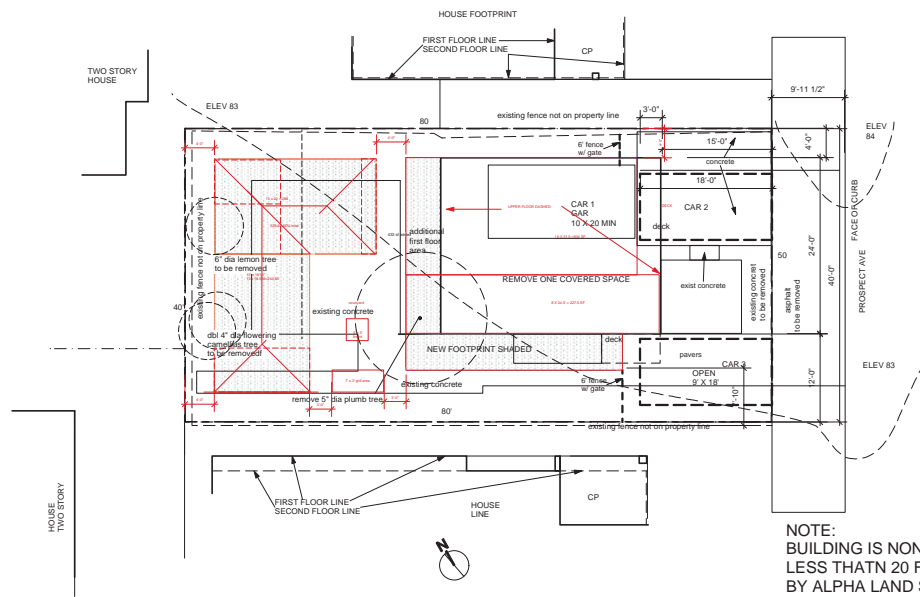
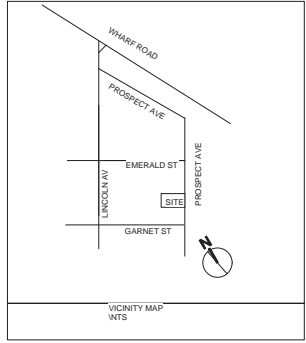
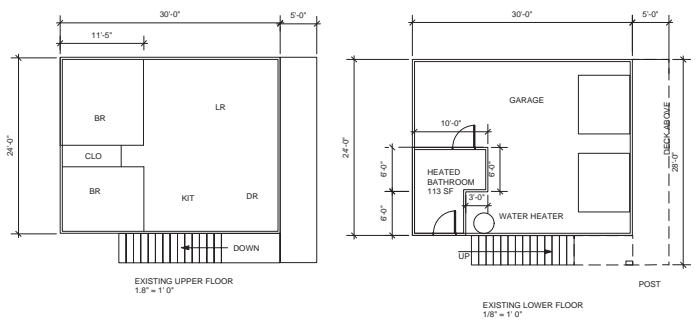
SEE SHEET L-1 FOR THE PRELIMINARY GRADING AND LANDSCAPE PLAN

THE STORM WATER BEST MANAGEMENT PRACTICES (STRM-BMP) SHALL BE PRINTED IN FULL AND INCORPORATED INTO THE CONSTRUCTION PLANS.

NOTE THIS INCLUDES DOWNSPOUTS TO SPLASH GUARDS, MOST DOWNSPOUTS TO LANDSCAPING AREAS, AND USE OF PERVIOUS PAVERS REPLACING SOME OF THE IMPERVIOUS AREAS IN THE FRONT YARD AND BACK YARD AREAS.

THE LOT SLOPES TO THE BACK FROM THE EXISTING GARAGE DOOR AREAS AND THE GRAVEL UNDER THE BACK PATIO PAVER AREA WILL ALLOW FOR RAIN WATER PERCOLATION ON THE LOT.

AS PROPOSED THERE IS A REDUCTION IN THE PERVIOUS SURFACE ON THE LOT.



BUILDING FAR = 1003 sf
 FIRST FLOOR = 636 sf
 SECOND FLOOR (stair area on first floor only) = 85 sf
 DECK AREA OVER 150 SF = 85 sf

LOT AREA 3200 SF
 FAR ALLOWED .57 = 1824 sf
 FAR PROPOSED = 1788 sf = .56
 IF COVERED PORCH OF 36 sf ON FIRST FLOOR IS ADDED PROPOSED = 1824 sf = .57

NOTE:
 BUILDING IS NON CONFLRMING ON FRONT LESS THAN 20 FEET BASED ON 8-16-19 SURVEY BY ALPHA LAND SURVEYS, INC

- LEGEND
- A-1 SITE AND EXISTING BLDG
 - A-2 PROPOSED FLOOR PLAN
 - A-3 ROOF PLAN
 - A-4 EXISTING ELEVATIONS
 - A-5 NEW ELEVATIONS
 - A-6 ADU PROPOSED FLOOR PLAN
 - A-7 ADU PROPOSED ELEVATIONS
 - S-1 SURVEY 8/16/19 (IN EXISTING FILE)
 - L-1 GRADING AND LANDSCAPE PLAN
 - L-2 LAYOUT AND AREA TAKEOFF

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

Attachment: 1515 Prospect Avenue - Full Plan Set - 11.09.2020 (1515 Prospect Avenue)

RICHARD L. EMIGH A.I.B.D.
 DRAFTING, DESIGNING & LAND USE ANALYSIS
 413 Capitola Avenue Capitola, CA 95010
 Phone: 831-479-1452 Fax: 831-479-1476

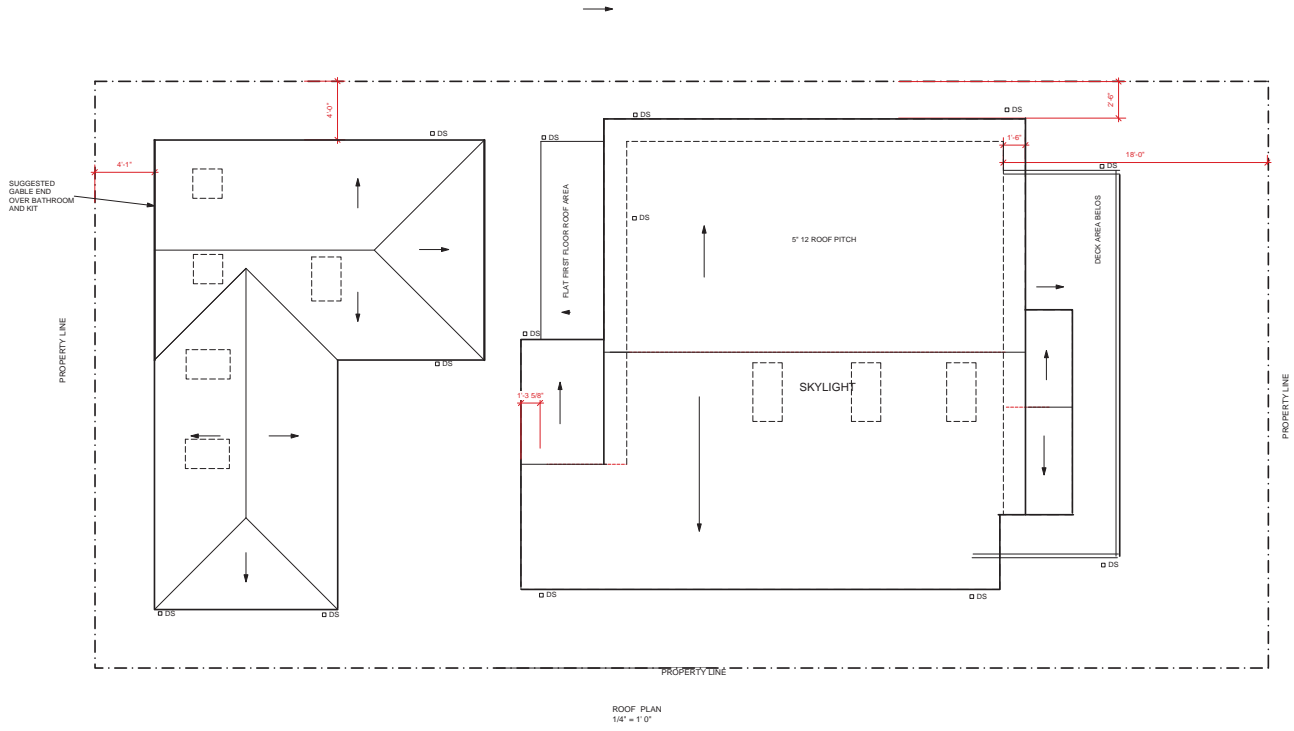


PHONE
 408-914-0404
 209 Loma Alta Ave.
 Los Gatos, CA 95030

Peter Shamshoian
 1515 Prospect, Capitola
 CA 95010

MAP 00320208
 by RLS
 11/09/20

SHEET
 A-1



Attachment: 1515 Prospect Avenue - Full Plan Set - 11.09.2020 (1515 Prospect Avenue)

RICHARD L. EMIGH A.I.B.D.
 DRAFTING, DESIGNING & LAND USE ANALYSIS
 413 Capitola Avenue Capitola, CA 95010
 Phone: 831-479-1452 Fax: 831-479-1476



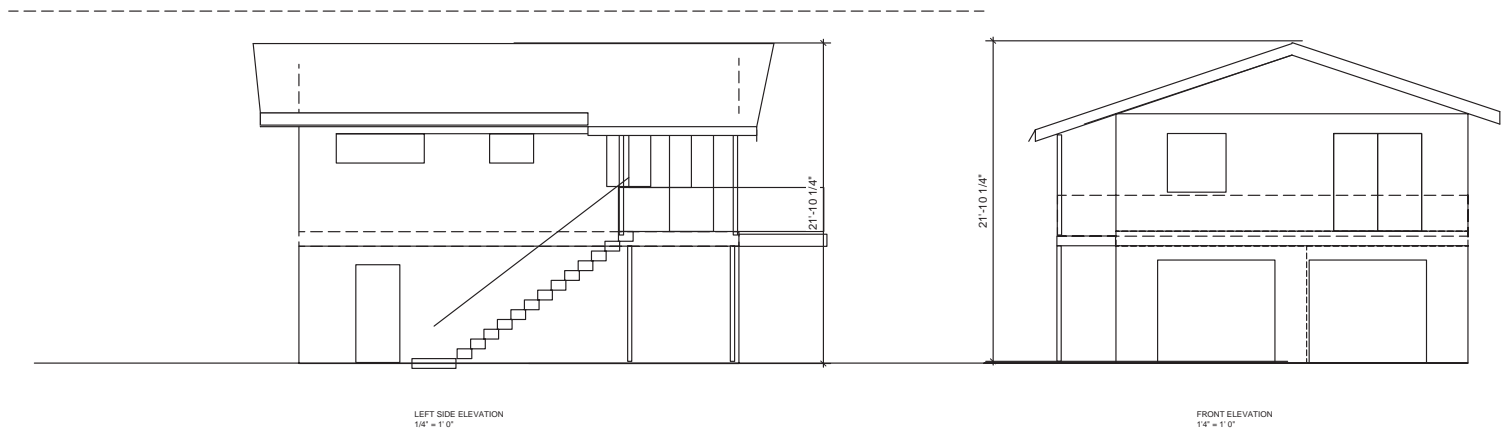
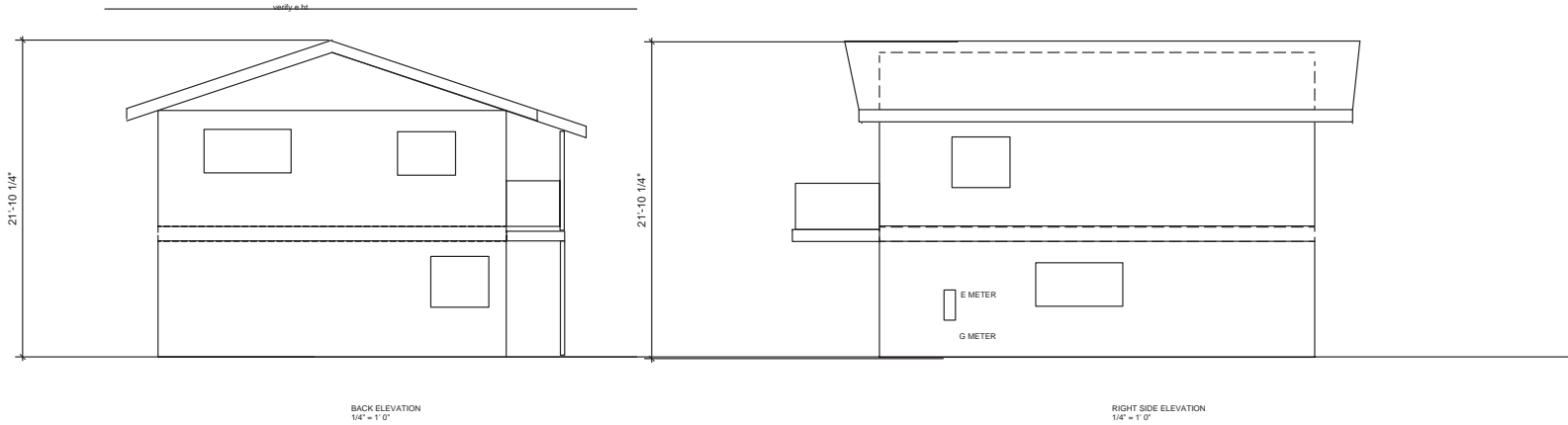
ROOF PLAN

PHONE
 408-914-0404
 209 Loma Alta Ave.
 Los Gatos, CA 95030

Peter ShamsHoian
 1515 Prospect, Capitola
 CA 95010

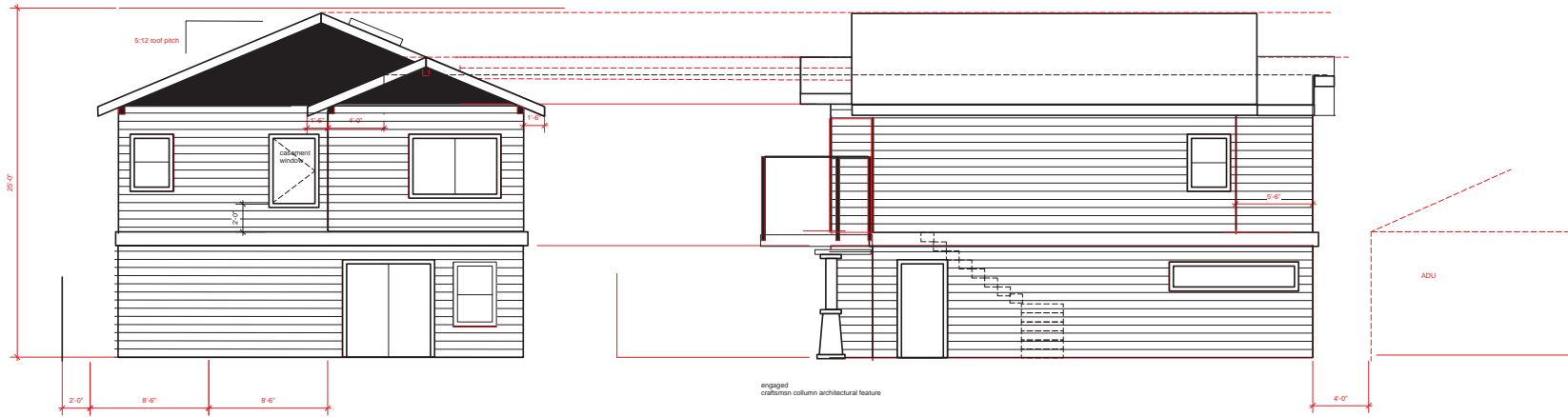
APR 03/2020
 by P.S.
 1:02 P

SHEET
 A-3
 SHEETS



Attachment: 1515 Prospect Avenue - Full Plan Set - 11.09.2020 (1515 Prospect Avenue)

<p>RICHARD L. EMIGH A.I.B.D. DRAFTING, DESIGNING & LAND USE ANALYSIS 413 Capitola Avenue Phone: 831-479-1452</p>	<p>EXISTING ELEVATIONS</p>	<p>PHONE 408-914-0404 209 Loma Alta Ave. Los Gatos, CA 95030</p>
<p>Peter Shamshoian 1515 Prospect, Capitola CA 95070</p>	<p>MPN 00329208 by RLS 11/09/20</p>	<p>SHEET A-4 SHEETS</p>



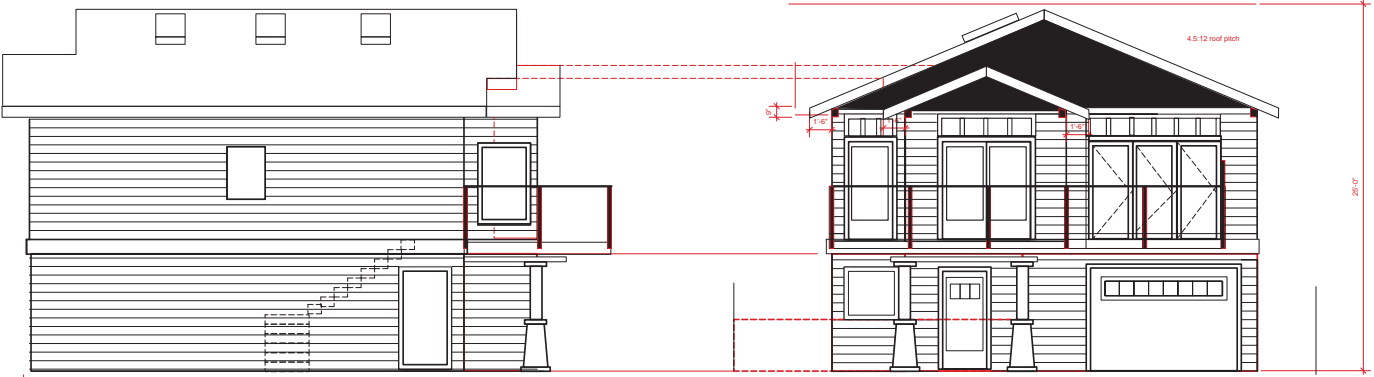
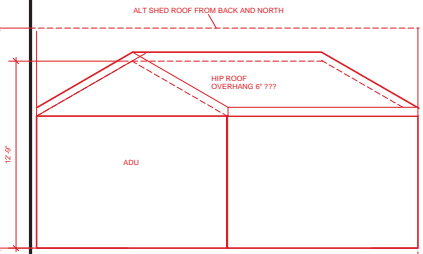
BACK ELEVATION
1/4" = 1' 0"

RIGHT ELEVATION
1/4" = 1' 0"

SIDING TO BE HARDI BOARD 8" WIDE COLOR GREAY GREEN
GABLE ENDS TO BE HARDI BOARD FISHCALLE
TRIM AND FACIA BORDS TO BE OFF WHITE 3 1/2 WIDE
ROOF TO BE CLASS A BRAVA SLATE TILE COLOR GRAY SLATE

engaged
craftsman column architectural feature

ADU



LEFT SIDE ELEVATION
1/4" = 1' 0"

FRONT ELEVATION
1/4" = 1' 0"

Attachment: 1515 Prospect Avenue - Full Plan Set - 11.09.2020 (1515 Prospect Avenue)



REVISED ELEVATIONS

RICHARD L. EMIGH A.I.B.D.
DRAFTING, DESIGNING & LAND USE ANALYSIS
413 Capitola Avenue Capitola, CA 95010
Phone: 831-479-1452 Fax: 831-479-1476

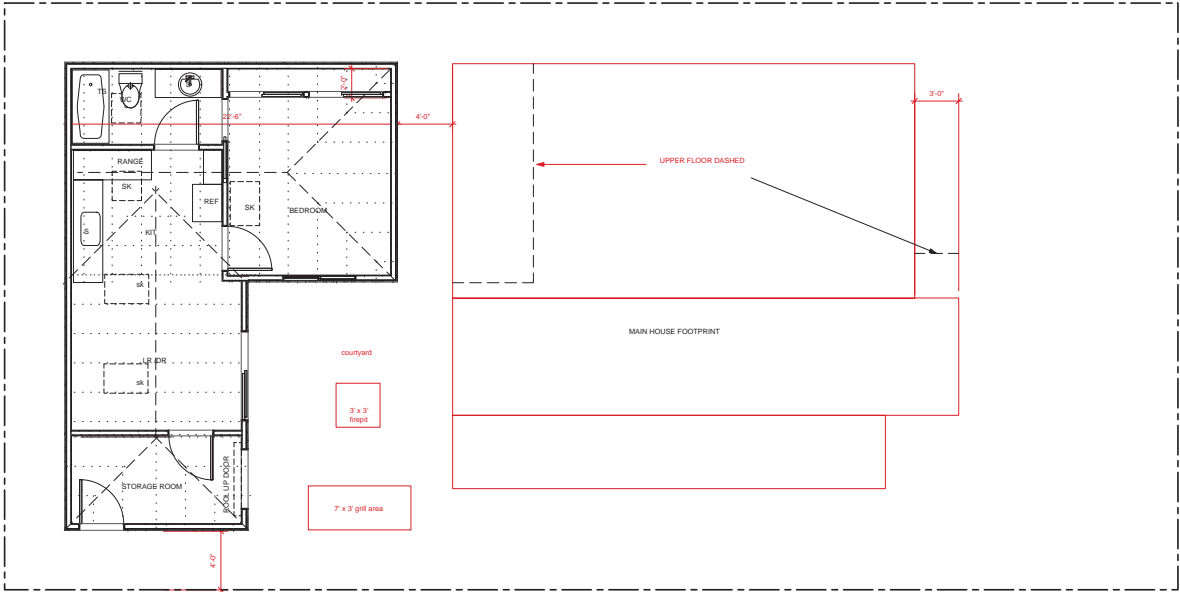
PHONE
408-914-0404
209 Loma Alta Ave.
Los Gatos, CA 95030

Peter Shamsioian
1515 Prospect, Capitola
CA 95010

DATE: 03/20/20
BY: PLS
10/20/2020
Floor Plan

A-5

SHEETS



ADU FLOOR PLAN REVISED 9-12-20



ADU PROPOSED FLOOR PLAN
1/4" = 1' 0"

Attachment: 1515 Prospect Avenue - Full Plan Set - 11.09.2020 (1515 Prospect Avenue)

RICHARD L. EMIGH A.I.B.D.
 DRAFTING, DESIGNING & LAND USE ANALYSIS
 413 Capitola Avenue Capitola, CA 95010
 Phone: 831-479-1452 Fax: 831-479-1476



ADU PROPOSED
FLOOR PLAN

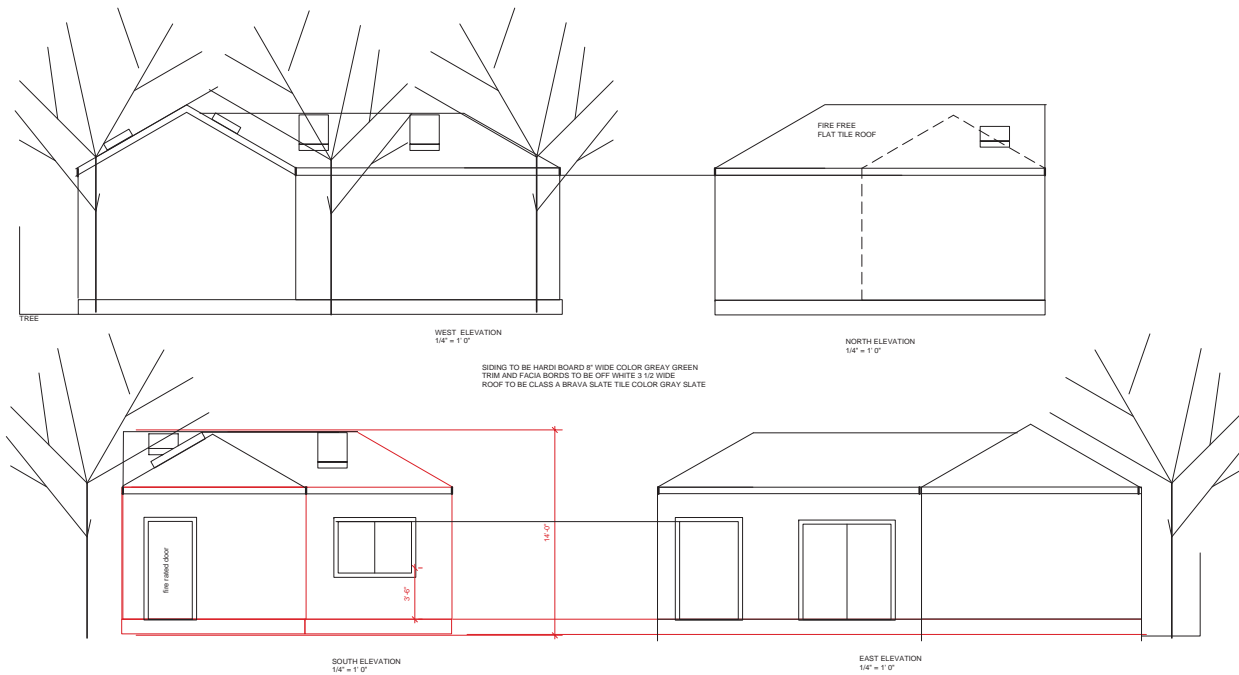
PHONE
408-914-0404
209 Loma Alta Ave.
Los Gatos, CA 95030

Peter Shamshoian
1515 Prospect, Capitola
CA 95010

MPN 003292508
by PLS
11/09/20
SHEET

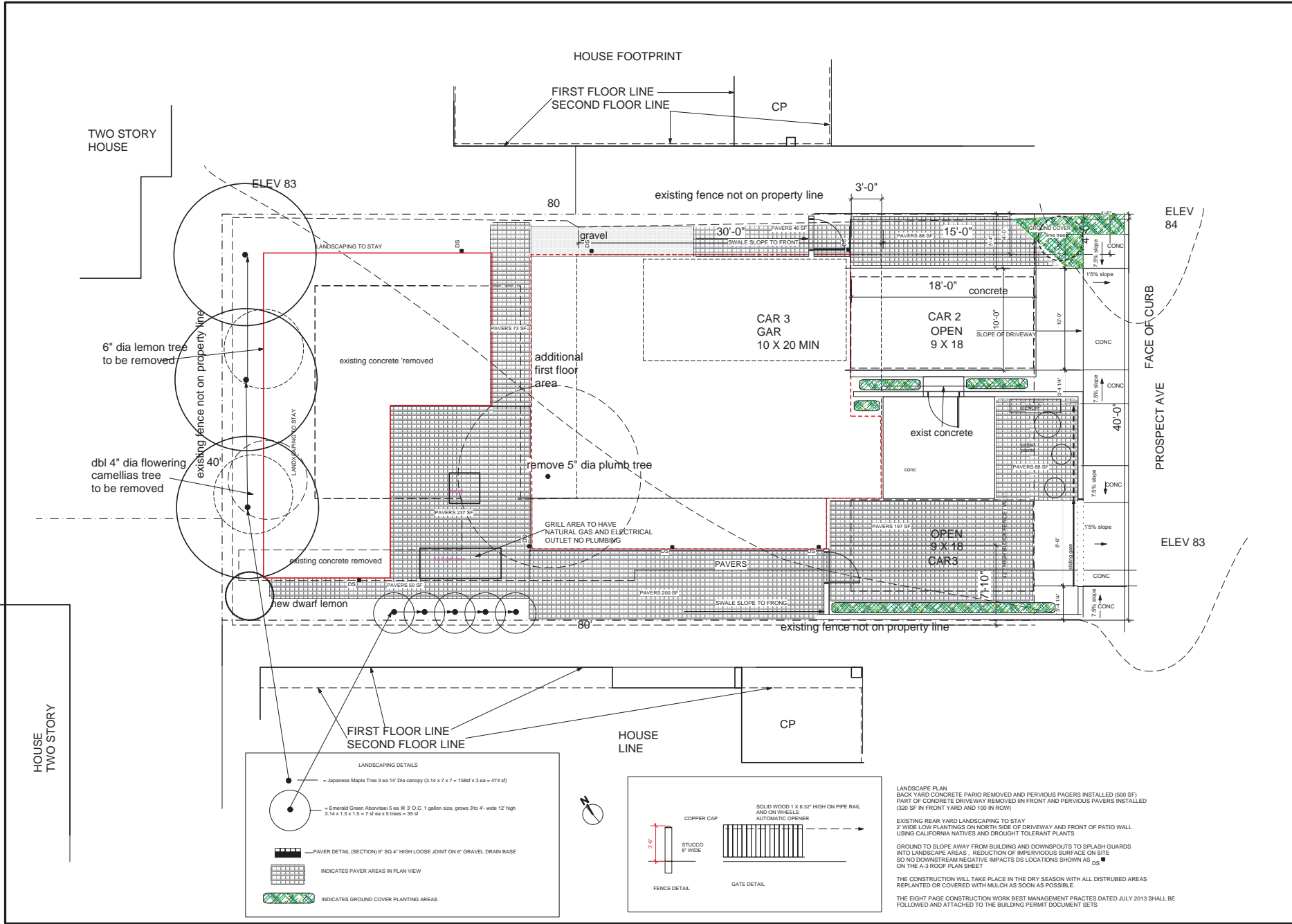
A-6

SHEETS



Attachment: 1515 Prospect Avenue - Full Plan Set - 11.09.2020 (1515 Prospect Avenue)

<p>RICHARD L. EMIGH A.I.B.D. DRAFTING, DESIGNING & LAND USE ANALYSIS 413 Capitola Avenue Capitola, CA 95010 Phone: 831-479-1452 Fax: 831-479-1476</p>	 <p>ADU ELEVATIONS</p>	<p>PHONE 408-914-0404 209 Loma Alta Ave. Los Gatos, CA 95030</p>
<p>Peter Shamshoian 1515 Prospect, Capitola CA 95010</p>	<p>DATE: 03/29/20 BY: RLE 11/02/20</p>	<p>SHEET: A-7 SHEETS</p>



LANDSCAPING DETAILS

- Japanese Maple Tree 3 ea 14" Dia canopy (3.14 x 7 x 7 = 158sf x 3 ea = 474 sf)
- Emerald Green Abutilon 5 ea @ 3' D.C. 1 gallon size, grows 3to 4' wide 12' high 3.14 x 1.5 x 1.5 = 7 sf ea x 5 trees = 35 sf
- PAVER DETAIL (SECTION) 6" SQ 4" HIGH LOOSE JOINT ON 6" GRAVEL DRAIN BASE
- INDICATES PAVER AREAS IN PLAN VIEW
- INDICATES GROUND COVER PLANTING AREAS

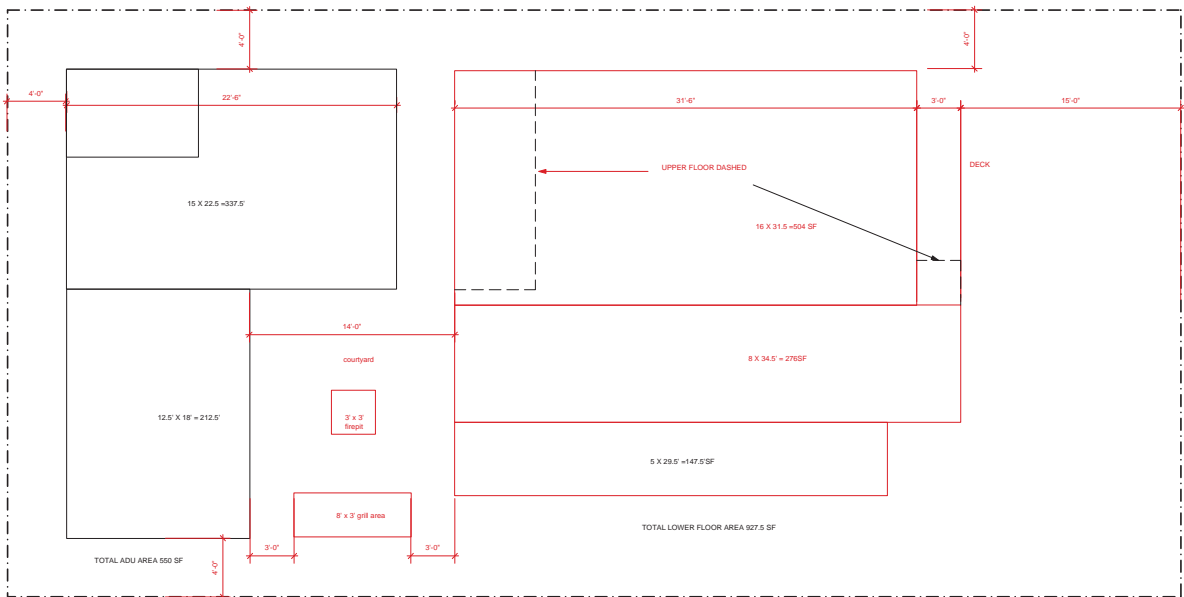
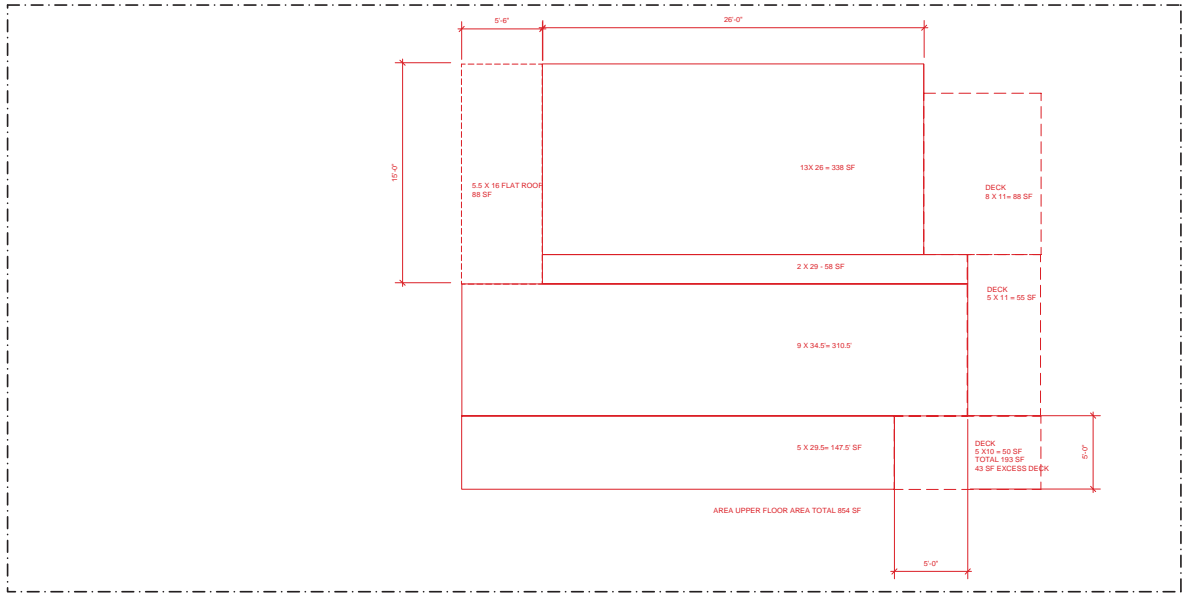
FENCE AND GATE DETAILS

- COPPER CAP
- STUCCO 8" WIDE
- SOLID WOOD 1 X 6 32" HIGH ON PIPE RAIL AND ON WHEELS
- AUTOMATIC OPENER
- FENCE DETAIL
- GATE DETAIL

LANDSCAPE PLAN
 BACK YARD CONCRETE PAVING REMOVED AND PERVIOUS PAVERS INSTALLED (500 SF)
 PART OF CONCRETE DRIVEWAY REMOVED IN FRONT AND PERVIOUS PAVERS INSTALLED (200 SF IN FRONT YARD AND 100 IN ROW)
 EXISTING REAR YARD LANDSCAPING TO STAY
 2 WIDE LOW PLANTINGS ON NORTH SIDE OF DRIVEWAY AND FRONT OF PATIO WALL USING CALIFORNIA NATIVES AND DROUGHT TOLERANT PLANTS
 GROUND TO SLOPE AWAY FROM BUILDING AND DOWNSPOUTS TO SPLASH GUARDS INTO LANDSCAPE AREAS. REDUCTION OF IMPERVIOUS SURFACE ON SITE SO NO DOWNSTREAM NEGATIVE IMPACTS DS LOCATIONS SHOWN AS DS ON THE A-3 ROOF PLAN SHEET
 THE CONSTRUCTION WILL TAKE PLACE IN THE DRY SEASON WITH ALL DISTURBED AREAS REPLANTED OR COVERED WITH MULCH AS SOON AS POSSIBLE
 THE EIGHT PAGE CONSTRUCTION WORK BEST MANAGEMENT PRACTICES DATED JULY 2013 SHALL BE FOLLOWED AND ATTACHED TO THE BUILDING PERMIT DOCUMENT SETS

Attachment: 1515 Prospect Avenue - Full Plan Set - 11.09.2020 (1515 Prospect Avenue)

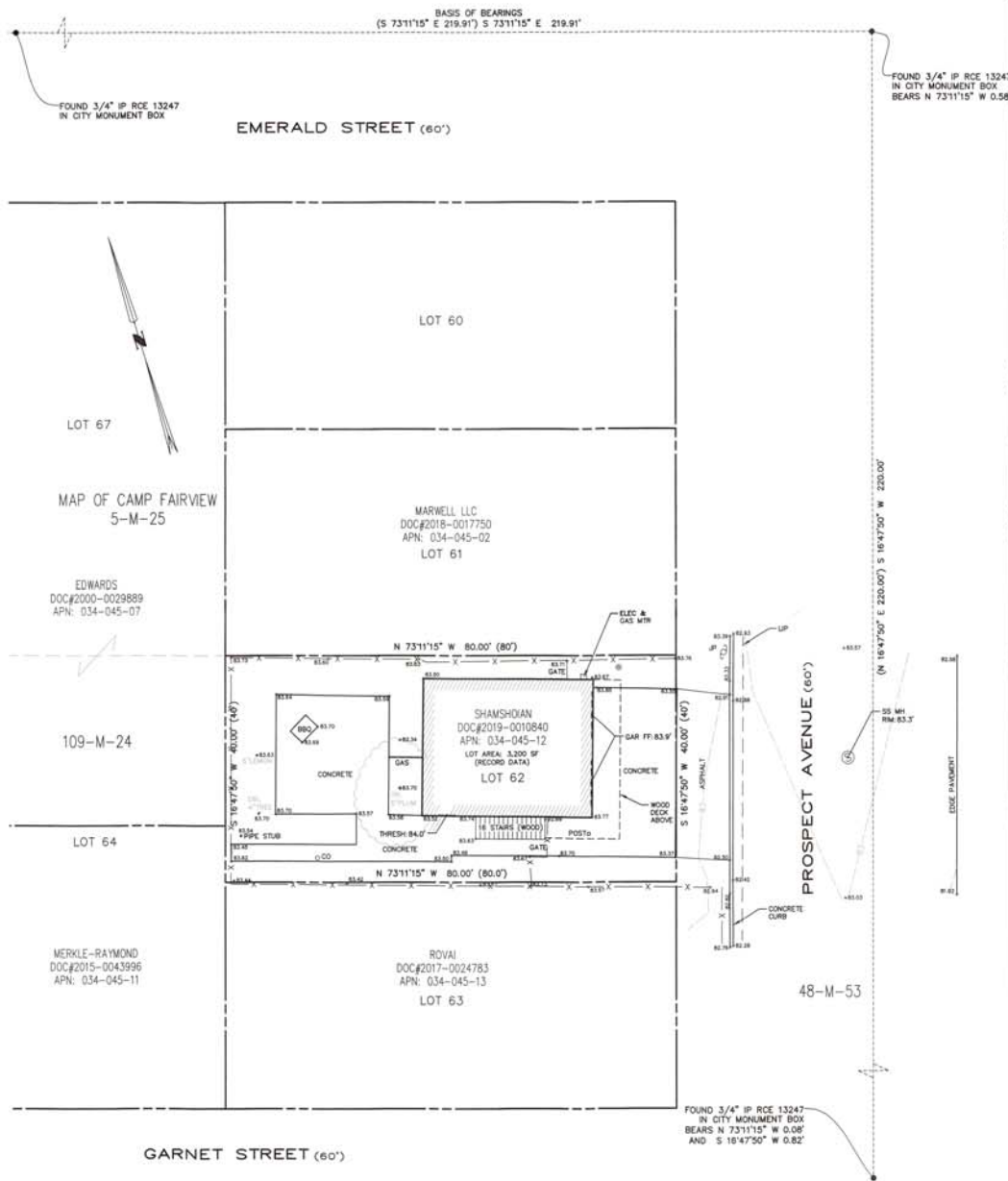
	RICHARD L. EMIGH A.I.B.D. DRAFTING, DESIGNING & LAND USE ANALYSIS 413 Capitola Avenue Capitola, CA 95010 Phone: 831-479-1452 Fax: 831-479-1476
DRAINAGE & LANDSCAPE PLAN	
PHONE 408-914-0404 209 Loma Alta Ave. Los Gatos, CA 95030	Peter Shamshoian 1515 Prospect, Capitola CA 95010
L-1	



REVISED SITE PLAN LAYOUT

Attachment: 1515 Prospect Avenue - Full Plan Set - 11.09.2020 (1515 Prospect Avenue)

<p>RICHARD L. EMIGH A.I.B.D. DRAFTING, DESIGNING & LAND USE ANALYSIS 413 Capitola Avenue Capitola, CA 95010 Phone: 831-479-1452 Fax: 831-479-1476</p>	 <p>LAYOUT AREA TAKEOFF</p>	<p>PHONE 408-914-0404 209 Loma Alta Ave. Los Gatos, CA 95030</p>	<p>Peter Shamshoian 1515 Prospect, Capitola CA 95010</p>	<p>MPN 003292508 by PLS 11/09/20 SHEET L-2 SHEETS</p>
--	---	--	--	--



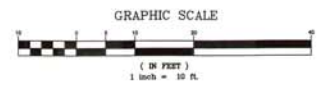
BASIS OF BEARINGS
 BEARINGS FOR THIS SURVEY ARE BASED ON THE CENTERLINE OF EMERALD STREET AS SHOWN ON THAT MAP FILED IN VOLUME 109 OF MAPS, PAGE 24, SANTA CRUZ COUNTY RECORDS, AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS AS SHOWN HEREON
 SOUTH 73°11'15" EAST

BASIS OF ELEVATIONS
 ELEVATIONS FOR THIS SURVEY ARE BASED ON THE COUNTY OF SANTA CRUZ BENCHMARK #61, LOCATED AT THE NORTHWEST INTERSECTION OF GARNET STREET AND PROSPECT AVENUE.
 BENCHMARK ELEVATION = 86.05' (NAVD85)

UTILITY NOTE
 UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE DURING A SURVEY BY ALPHA LAND SURVEYS IN JULY, 2019. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

BOUNDARY NOTE
 THIS IS A RECORD BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS MAP. EASEMENTS SHOWN ARE PER RECORD DATA AS NOTED HEREON. PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD THAT ARE NOT SHOWN ON THIS MAP.

- LEGEND**
- PROPERTY LINE
 - - - - - EASEMENT LINE
 - --- --- CONTOUR INTERVAL, MAJOR
 - --- --- CONTOUR INTERVAL, MINOR
 - X - X - X FENCE LINE
 - --- --- MONUMENT LINE
 - 100 DISTANCE MEASURED
 - (100) RECORD DATA
 - FOUND MONUMENT, AS NOTED
 - TREE, AS NOTED
 - +88.88 SPOT ELEVATION
- CONTOUR INTERVAL = 1 FOOT
 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF



ALPHA LAND SURVEYS, INC.
 L 9301
 8-16-19

SANTA CRUZ COUNTY APN: 034-045-12			
ALPHA LAND SURVEYS, I			
4444 SCOTT'S VALLEY DR. #7 SCOTT'S VALLEY, CA 95068 (831) 438-6433	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-6433	TOPOGRAPHIC LANDS OF SHAM 1515 PROSPECT CAPITOLA, I	SHEET 1 OF ONE
1" = 10'	DATE: 8/16/2019	JOB#: 2019-098	

Attachment: 1515 Prospect Avenue - Full Plan Set - 11.09.2020 (1515 Prospect Avenue)

1515 PROSPECT

CONSTRUCTION COST BREAKDOWN PER Section 17.72.070

If printed on paper: fill all cells
If on excel: fill only grey cells

Existing Building Costs:**APPLICANT COPY**

Existing Residence:	833 square feet	=	\$ 166,600.00
	\$ 200.00 square foot		
Existing Garage:	607 square feet	=	\$ 54,630.00
	\$ 90.00 square foot		
Existing Deck:	172 square feet	=	\$ 4,300.00
	\$ 25.00 square foot		
Total Existing Value:			\$ 225,530.00
80% of Total Existing Value			\$ 180,424.00

New Construction Costs:

New Conditioned Space:	448 square feet	=	\$ 89,600.00
	\$ 200.00 square foot		
New Garage:	0 square feet	=	\$ -
	\$ 90.00 square foot		
New deck/porch:	32 square feet	=	\$ 800.00
	\$ 25.00 square foot		
Total New Construction Value:			\$ 90,400.00

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

Remodel Conditioned Space:	711 square feet	=	\$ 71,100.00
	\$ 100.00 square foot		
Remodel Garage:	0 square feet	=	\$ -
	\$ 45.00 square foot		
Remodel Deck:	0 square feet	=	\$ -
	\$ 12.50 square foot		
Total Remodel Value:			\$ 71,100.00
Total Construction/Remodel Cost			\$ 161,500.00
% of Existing Value			72%

0.44025

Attachment: 1515 Prospect Avenue - 80% Nonconforming Calculation (1515 Prospect Avenue)



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: DECEMBER 3, 2020

SUBJECT: **2110 41st Avenue** **#20-0460** **APN: 034-221-16**

Design Permit and Conditional Use Permit Amendment to modify the site layout and building design and add two new canopies with vacuum drops at Master Car Wash, a car washing facility located within the C-R (Regional Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: David Karsan

Representative: Bill Kempf, Architect, Filed: 11.06.2020

APPLICANT PROPOSAL

The applicant is requesting a Design Permit and a Conditional Use Permit Amendment for site modifications standards for Master Car Wash, a car washing facility, located at 2110 41st Avenue in the C-R (Regional Commercial) Zoning District. The proposed use is consistent with the General Plan and Zoning Ordinance with an amendment to Conditional Use Permit (CUP) #06-050.

BACKGROUND

On September 3, 1987, the Planning Commission approved CUP #87-116, which included the replacement of an existing car wash with a new 5,000-square-foot commercial structure, an attached car wash tunnel, and a drive-through lane adjacent to the rear lot line. The CUP was modified in both 2003 and 2006. CUP #03-087 included an approval for a 171-square-foot addition to the main building for serving food and beverages to waiting customers, installation of bicycle racks that would accommodate at least four bicycles, and striping for eight employee parking spaces along the southern edge of the property (Attachment 3). CUP #06-050 included changes to the site layout and landscaping but maintained the existing building configuration, four bicycle parking spaces, and eight employee parking spaces (Attachment 4).

On November 10, 2020, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: stated that, prior to Planning Commission review, the applicant shall submit a revised completed Stormwater Permit Application form and provide a site plan with calculations showing existing and proposed impervious surfaces. She also informed the applicant that, prior to Building Permit plan submittal, they must submit a site

drainage plan showing the location and direction of all site drainage and incorporating standards relating to low impact development (LID) and a temporary construction sediment and erosion control plan, and the Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) must be printed in full and incorporated as a sheet in the construction plans.

Building Official, Robin Woodman: informed the applicant that an engineering analysis for the retaining wall along the rear property line and a soils report would be required due to the surcharge of vehicles in the proposed expanded driveway adjacent to the rear lot line and the potential masonry wall along the top of the retaining wall. Ms. Woodman also pointed out that, under the Green Energy Code, shading could be required for the alternative site plan option without solar canopies, and that fire-rated fabric would be required for any shade structures.

Local Architect, Frank Phanton: stated that he appreciated the project design.

Associate Planner, Matt Orbach: asked the applicant whether there was a way to modify the plans to keep the existing driveway within the existing footprint and not expand within the required ten-foot rear yard landscape area so a variance would not be required. Mr. Orbach also informed the applicant a landscape plan and details for the proposed monument sign would be required prior to Planning Commission review and staff would be including a condition of approval requiring a masonry wall along the rear property line between the subject parcel and the adjacent residential parcels to mitigate noise from the proposed project.

Following the Architecture & Site Review Committee Meeting, the applicant modified the site plan to provide the required ten-foot rear landscape area, included details for the proposed monument sign, and provided a landscape plan. As a result, the project does not require a variance for the residential transition standards. The applicant also submitted calculations showing the pervious and impervious surface areas and an updated Stormwater Permit Application.

Use:			
		Existing	Proposed
First Floor Use		Car Wash	Car Wash
Is use Principal Permitted or CUP?		CUP	CUP
Development Standards			
Building Height			
	C-R Regulation	Existing	Proposed
	40 ft.	23 ft.	23 ft.
Floor Area Ratio			
	C-R Regulation	Existing	Proposed
	1.5	0.14 (3,506 sq. ft.)	0.12 (3,088 sq. ft.)
Setbacks			
	C-R Regulation	Existing	Proposed
Front	Front and Street Side Setbacks in the C-R and C-C Zoning Districts. In the C-R and C-C zoning districts, buildings shall be set back from the front and street side property line so that: 1. The building is at least fifteen feet from the curb or street edge;	71 ft. 2 in.	71 ft. 2 in.

	2. Building placement allows for a minimum ten-foot sidewalk along the property frontage. See Figure 17.24-2.		
Rear	0 ft. unless adjacent to a residential zoning district (see Section 17.24.030(E)) 17.24.030(E)(1). Setbacks. The minimum setback from the residential property line shall be fifteen feet for interior side yards and twenty feet for rear yards. 17.24.030(E)(3). Landscaping. A landscaped planting area, extending a minimum of ten feet from the property line, shall be provided along all residential property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen feet.	40 ft. 8 in. Compliant Landscaped Planting Areas, except where car wash lane and mechanical building are located Existing Nonconforming	40 ft. 8 in. Compliant Landscaped Planting Areas, except where existing car wash lane is located Existing Nonconforming
Interior Side	0 ft. unless adjacent to a residential zoning district (see Section 17.24.030(E))	9 ft. (North) 59 ft. (South)	9 ft. (North) 64 ft. (South)
Landscaping			
Landscaped Open Space, Minimum - CMC §17.24.030(A)	Required	Existing	Proposed
	5% (1,255 sq. ft.)	11.9% (2,983 sq. ft.)	10.5% (2,628 sq. ft.)
Parking			
Not listed in Table 17.76-2. Staff Determination: Retain 8 existing onsite employee parking spaces required under CUP #06-050.	Required	Existing	Proposed
	8 employee parking spaces	3 spaces total 3 Employee Currently, out of compliance with original CUP.	20 spaces total 12 Customer 8 Employee
Bicycle Parking			
CUP #06-050	Required	Existing	Proposed
	4 Spaces	0 Spaces	4 Spaces
CMC §17.76.080	Required	Existing	Proposed
	2 Spaces	0 Spaces	4 Spaces

DISCUSSION

2110 41st Avenue is located on the east side of 41st Avenue between Mattress Firm and Kentucky Fried Chicken. The 25,090-square-foot lot is in Capitola’s main commercial corridor along 41st Avenue. The current site design, approved under CUP #06-050, includes a one-story main building attached to a car wash tunnel and a large trellis with vacuum drops.

Under the current business model, the business offers both exterior only and full-service vehicle cleaning services. The applicant is proposing to change to a do-it-yourself Flex/Express business model in which customers pay for services at a self-service kiosk, stay in their own cars through the car wash tunnel, and then have the option of utilizing vacuum drops and other cleaning materials to detail the inside and outside of the vehicle. There will be less employees under the new model with the removal of the full-service option. The existing and proposed business plans are described in Attachment 2.

The proposed site plan includes a reduction in the size of the main building, the addition of two new freestanding canopies with solar panels and 12 vacuum drops, two new self-service kiosks, and a new drive-through lane that circles the south, east, and north perimeter of the lot and leads to the car wash tunnel (Attachment 1). The plan set also includes an alternative site design without the freestanding canopies with solar panels that includes individual freestanding vacuum stations at each parking space. The owner prefers the canopy with solar option, but with current construction costs and limited supply of goods would like to have an alternate design approved as well. Design Permits expire after two years. Staff added a condition of approval regarding the design options to ensure the alternative which is not constructed expires upon issuance of the building permit (Condition #17).

Parking

The zoning code (CMC §17.76.030) does not have a specific parking requirement for a car wash use. The original conditional use permit required eight onsite employee parking spaces. Currently the parking is out of compliance with only three onsite parking spaces onsite. However, the current proposal includes the eight onsite employee parking spaces that were required under CUP #06-050. Since the new management plan requires less employees, additional parking was not required. Also, six of the twenty total onsite parking spaces are compact, which complies with the 30% limit on compact spaces.

Landscaping

Under CMC §17.24.030, parcels within the Regional Commercial zoning district must have a minimum of five percent landscaped open space (1,210 square feet). The proposed site plan includes 2,628 square feet of landscaped area, so it complies with the landscaped open space requirement.

Residential Transition Standards

CMC §17.24.030(E) contains residential transition standards to protect residential parcels that are adjacent to commercial parcels from potential negative impacts of commercial land uses.

E. Residential Transition Standards. Where a commercial or industrial zoning district abuts a residential zoning district, the following standards apply:

1. Setbacks. The minimum setback from the residential property line shall be fifteen feet for interior side yards and twenty feet for rear yards. For lots less than one hundred feet wide, the planning commission may allow a reduced side yard setback upon finding that potential impacts to adjacent residential properties have been adequately minimized through enhanced building and landscape design.

Staff Analysis: The existing structure, which will remain in the proposal, is located 40 feet eight inches from the rear residential property line.

2. Daylight Plane. No structure shall extend above or beyond a daylight plane having a height of twenty-five feet at the setback from the residential property line and extending into the parcel at an angle of forty-five degrees. See Figure 17.24-3.

Staff Analysis: No structure extends above or beyond a daylight plane having a height of twenty-five feet at the setback from the residential property line and extending into the parcel at an angle of forty-five degrees.

3. Landscaping. A landscaped planting area, extending a minimum of ten feet from the property line, shall be provided along all residential property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen feet.

Staff Analysis: A landscaped planting area, extending ten feet from the property line, has been provided along the rear residential property line except in the existing car wash lane. The existing car wash lane will remain in the proposed project. The applicant provided a tree screen meeting the fifteen-foot interval standard in the landscaped planting area on the landscape plan.

4. Loading. Loading and unloading shall be designed to have the least amount of impact on neighboring residential uses. When feasible, loading and unloading shall be provided from the commercial frontage rather than from areas adjacent to residential uses.

Staff Analysis: The only access to the property is from the commercial frontage along 41st Avenue.

Monument Sign

The applicant is proposing a new monument sign along 41st Avenue. The proposed monument sign is seven feet six inches tall, with a sign area of 33 square feet and a two-foot-tall ledge-stone veneer base. The proposed sign complies with all of the design standards in CMC §17.80.080(C) Monument Signs, as listed below.

1. Standard for monument signs in the C-R zoning district: 60 square feet (maximum area), eight feet (maximum height), and one per building frontage (maximum number).

Staff Analysis: The proposed monument sign has 33 square feet of sign area, is seven feet six inches high, and there is only one monument sign for the building frontage.

2. Monument signs shall be placed on the property of the business associated with the sign.

Staff Analysis: The proposed monument sign is placed on the property of the business associated with the sign.

3. Where two monument signs are allowed on a corner parcel, each sign shall be placed at least two hundred feet from the intersection corner.

Staff Analysis: Not applicable.

4. A monument sign for up to four tenants may be approved with an administrative sign permit. Monument signs listing more than four tenants require planning commission approval of a sign permit.

Staff Analysis: Not applicable.

5. The area surrounding the base of a monument sign shall be landscaped consistent with Chapter 17.72 (Landscaping).

Staff Analysis: The area around the base of the proposed monument sign is landscaped consistent with Chapter 17.72 (Landscaping). See proposed Landscape Plan on Sheet L1.0 of Attachment 1.

6. Monument signs shall be placed at least five feet away from any public or private driveway.

Staff Analysis: The proposed monument sign is placed at least five feet away from the two private driveways.

7. Monument signs shall be placed at least five feet behind sidewalk or property line, whichever is greater.

Staff Analysis: The proposed monument sign is placed five feet behind the sidewalk and more than five feet behind the property line.

8. The height of a monument sign is measured as the vertical distance from the sidewalk or top of curb nearest the base of the sign to the top of the highest element of the sign.

Staff Analysis: The proposed monument is seven feet six inches high, which accounts for the six-inch grade difference between the landscaped area and the sidewalk.

9. Monument signs are not allowed in conjunction with wall signs on a property with three or fewer businesses.

Staff Analysis: There are no wall signs on the property.

Conditional Use Permit

A conditional use permit (CUP) is required for land uses that are generally appropriate within a zoning district, but potentially undesirable on a particular parcel or in large numbers. A CUP is a discretionary action that enables the city to ensure that a proposed use is consistent with the general plan and will not create negative impacts to adjacent properties or the general public. The Planning Commission may attach conditions of approval to a CUP to achieve consistency with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

When evaluating a CUP, the Planning Commission shall consider the following characteristic of the proposed use:

- A. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

Staff Analysis: A carwash typically has noise associated with the land use. The proposed remodeled carwash is consistent with the existing use with no changes to the existing carwash tunnel and minor modifications to the circulation on the site and vacuum system. The existing blowers within the carwash tunnel will remain unchanged. A new vacuum system and additional vacuum drops are proposed, but the central motor

for the vacuum system is the same horsepower as the existing vacuum system and is located within the main commercial structure.

The carwash site shares a rear property line with two residential properties located on Derby Avenue. There is currently an older retaining wall with a wood fence on top separating the carwash from the single-family homes. The Planning Commission has the ability to add conditions to the permit to decrease the potential negative noise impacts between the commercial and residential properties. Possible mitigation measures are addressed in the retaining wall and fence section below.

B. Availability of adequate public services and infrastructure.

Staff Analysis: Public services and infrastructure are available at the site.

C. Potential impacts to the natural environment.

Staff Analysis: The proposed project is exempt under California Environmental Quality Act (CEQA) Section 15301, which is described in the CEQA section below.

D. Physical suitability of the subject site for the proposed use in terms of design, location, operating characteristics, shape, size, topography.

Staff Analysis: The proposed modifications to the existing carwash include minor site modifications. There is a major grade change between the commercial property and residential properties on Derby Avenue, with a retaining wall along the rear property line. The building official has concerns with the existing retaining wall due to the age and surcharge of vehicles within the carwash property. The building official is requiring engineering analysis and a soils report prior to issuance of building permit.

Retaining Wall and Fence

Currently, there is a retaining wall that runs along the rear property line because the adjacent residential properties located on Derby Avenue are at a lower grade than the subject parcel. The retaining wall is topped with an older wood fence (Attachment 5). The applicant is proposing to install a new six-foot-tall wood fence on top of the existing retaining wall as part of the proposed project.

In order to mitigate potential negative noise impacts from the car wash use, staff included Condition of Approval #19, which requires a 6-foot-tall solid masonry wall along the rear property line between the subject property and the residential development at 2109 and 2113 Derby Avenue. A solid masonry wall is required in the CN zone (CMC §17.24.116) between commercial properties and adjacent residential development, so the requirement is not unprecedented.

Also, to ensure the existing masonry wall is adequate and safe for the continued surcharge of vehicles and additional masonry wall, the building official is requiring engineering analysis and possibly a soils report prior to issuance of building permit.

CEQA

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 site modifications for an existing car wash involving a negligible

expansion of the existing use. No adverse environmental impacts were discovered during project review by Planning Staff or the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission consider application #20-0460 and **approve** the application with the following Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of modifications to the site layout and building design, the addition of two new canopies with vacuum drops, and a new monument sign at 2110 41st Avenue (Master Car Wash). The maximum Floor Area Ratio for the 25,090-square-foot property is 1.5 (37,635 square feet). The total FAR of the project is 0.12 with a total of 3,088 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 3, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #20-0460 shall be paid in full.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Santa Cruz Water Department, and Central Fire Protection District.
9. Prior to issuance of building permits, the applicant shall submit a temporary construction sediment and erosion control plan (construction bmp's). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16

Storm Water Pollution Prevention and Protection. All improvements shall be installed prior to the start of construction and shall be maintained throughout project duration.

10. Prior to issuance of building permits shall submit a site drainage plan including the location and direction of all existing and proposed site drainage.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted by the grading official, or appointed staff to verify compliance with the approved temporary construction sediment and erosion control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
18. Upon issuance of a building permit for one of the two approved design options, the approval of the design option which is not constructed shall expire.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Property owner shall install a 6-foot-tall masonry wall along the rear property line.
22. Prior to building permit issuance, property owner shall provide an engineering analysis and a soils report for the retaining wall along the rear property line to ensure that the wall can continue to support the surcharge of vehicles adjacent to the rear lot line and the new six-foot-tall masonry wall along the top of the retaining wall.

CONDITIONAL USE PERMIT FINDINGS

A. The proposed use is allowed in the applicable zoning district.

The use is not listed in Table 17.24-1 under CMC §17.24.020. However, the use has been approved multiple times under conditional use permit #87-116, #03-087, and #06-050.

B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

With a CUP and the proposed conditions of approval, the proposed use is consistent with the general plan, local coastal program, and zoning code.

C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.

The use is compatible with the existing land uses in the vicinity of the property except in terms of noise. In order to mitigate potential negative noise impacts from the car wash use, Condition of Approval #19 requires a 6-foot-tall solid masonry wall along the rear property line between the subject property and the residential development at 2109 and 2113 Derby Avenue.

D. The proposed use will not be detrimental to the public health, safety, and welfare.

City Staff, the Architecture and Site Review Committee, and the Planning Commission have all reviewed the project and determined that the proposed use will not be detrimental to the public health, safety, and welfare.

E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

The proposed use is located along the 41st Avenue commercial corridor, which is within the City of Capitola and adequately served by existing services and infrastructure.

DESIGN PERMIT FINDINGS

A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. The proposed modifications to the site layout and building design comply with the development standards of the C-R (Regional Commercial) District. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

B. The proposed project complies with all applicable provisions of the zoning code and municipal code.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the application for modifications to the site layout and building design. The project complies with all applicable provisions of the zoning code and municipal code.

C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project involves site modifications for an existing car wash involving a negligible expansion of the existing use within the C-R (Regional Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. The proposed modifications to the site layout and building design will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).

The Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the application. The proposed modifications to the site layout and building design comply with all applicable design review criteria in Section 17.120.070.

SIGN PERMIT FINDINGS

A. The proposed signs are consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

Community Development Staff and the Planning Commission have reviewed the project. The proposed monument sign complies with the development standards of the C-R (Regional Commercial) zoning district.

B. The proposed signs comply with all applicable standards in Chapter 17.80 (Signs).

Community Development Staff and the Planning Commission have reviewed the application for the new monument sign. The proposed monument sign complies with the standards in Chapter 17.80 (Signs).

C. The proposed sign will not adversely impact the public health, safety, or general welfare.

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed monument sign will not have adverse impact on public health, safety, or general welfare.

D. The number, size, placement, design, and material of the proposed signs are compatible with the architectural design of buildings on the site.

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposal is compatible with the architectural design of the buildings on the site.

E. The proposed signs are restrained in character and no larger than necessary for adequate identification.

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed monument sign is restrained in character and no larger than necessary for adequate identification.

F. This project is categorically exempt under Section 15311(a) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15311(a) of the CEQA Guidelines exempts the construction of on-premise commercial signs. This project involves a new monument sign within the C-R (Regional Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

A. 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.

Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project involves site modifications for an existing car wash involving a negligible expansion of the existing use. No adverse environmental impacts were discovered during project review by Planning Staff or the Planning Commission.

ATTACHMENTS:

1. 2110 41st Avenue - Full Plan Set - 11.23.2020
2. 2110 41st Avenue - Business Plan
3. 2110 41st Avenue - CUP #03-087
4. 2110 41st Avenue - CUP #06-050
5. 2110 41st Avenue - Existing Rear Fence

Prepared By: Matt Orbach
Associate Planner

TENANT IMPROVEMENTS FOR SPLASH CAR WASH

2110 41ST AVENUE, CAPITOLA, CALIFORNIA



WILLIAM C. KEMPf
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831.459.0951
www.wckempf.com

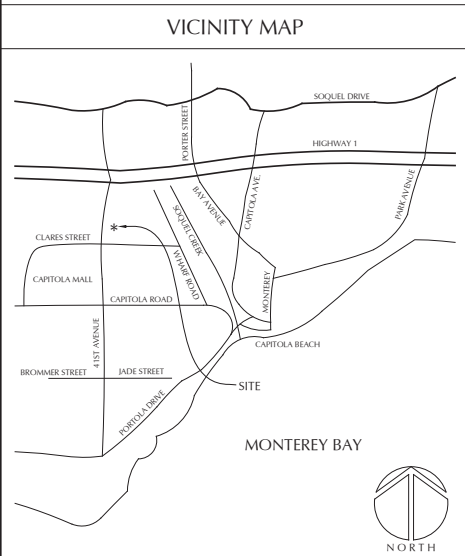
Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
VICINITY MAP, PROJECT DATA, SHEET INDEX

ISSUING DATE:
NOVEMBER 20, 2020
P.N.:
054-221-16
JOB NAME:
SPLASH CAR WASH
JOB NUMBER:
41ST AVENUE

REVISIONS	DESCRIPTION	DATE



BUILDING AREAS	
EXISTING AREAS	
MAIN BUILDING:	
CAR WASH TUNNEL	1,763 S.F.
HEATED CUSTOMER AREA	1,406 S.F.
UN-HEATED MECHANICAL	337 S.F.
TOTAL	3,506 S.F.
COVERED WALKWAY	309 S.F.
VACUUM TRELIS STRUCTURE	1,258 S.F.
DETAIL BOOTH	527 S.F.
VACUUM	65 S.F.
TRASH	54 S.F.
PROPOSED AREAS	
MAIN BUILDING:	
CAR WASH TUNNEL	1,763 S.F.
HEATED CUSTOMER AREA	665 S.F.
UN-HEATED MECHANICAL	660 S.F.
TOTAL	3,088 S.F.
COVERED WALKWAY	470 S.F.
NEW TRASH ENCLOSURE	96 S.F.

SHEET INDEX	
A1.1	VICINITY MAP, PROJECT DATA, SHEET INDEX
A2.1	EXISTING SITE PLAN
A2.2	PROPOSED SITE PLAN - OPTION 'A'
A2.3	PROPOSED SITE PLAN - OPTION 'B'
A3.1	EXISTING FLOOR PLAN
A3.2	PROPOSED FLOOR PLAN
A3.3	PROPOSED ROOF PLAN
A4.1	EXISTING EXTERIOR ELEVATIONS
A4.3	PROPOSED EXTERIOR ELEVATIONS
A5.1	PERSPECTIVE VIEWS - OPTION 'A'
A5.2	PERSPECTIVE VIEWS - OPTION 'B'
L1.0	LANDSCAPE PLAN

PROJECT DATA	
OWNER:	DHARMESH KARSAN 2322 ANTONELLI COURT SANTA CRUZ, CA 95062 831.325-9579
PROJECT SITE:	2110 41ST AVENUE CAPITOLA, CALIFORNIA
ASSESSORS PARCEL NUMBER:	034-221-16
ZONING:	C-R (REGIONAL COMMERCIAL)
LOT AREA:	25,090 S.F.
OCCUPANCY TYPE:	GROUP B
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLERS:	NONE EXISTING, NONE PROPOSED
PROJECT DESCRIPTION:	TENANT IMPROVEMENT OF EXISTING CARWASH AS A RESULT OF A FIRE THAT DAMAGED THE EXISTING BUILDING. AREAS OF THE EXISTING BUILDING THAT WERE NOT DAMAGED BY THE FIRE ARE TO REMAIN, AND THE REMAINING AREA IS TO BE REMODELED IN A NEW CONFIGURATION. ADDITIONAL RECONFIGURATION OF THE SITE IS PROPOSED TO PROVIDE A UPGRADED WORK FLOW FOR THE CARWASH OPERATIONS.

DISCLAIMER
THE DATA SET FOR THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPf ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPf ARCHITECT. THE USER ASSUMES ALL LIABILITY TO THE ARCHITECT FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS SHEET.

A1.1



WILLIAM C. KEMP
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831.459.0951
www.wckemp.com

TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
EXISTING SITE PLAN

ISSUING DATE:
NOVEMBER 20, 2020
P.N.:
054-221-16
CLIENT NAME:
SPLASH CAR WASH
PROJECT NAME:
41ST AVENUE

REVISIONS	
DESCRIPTION	DATE

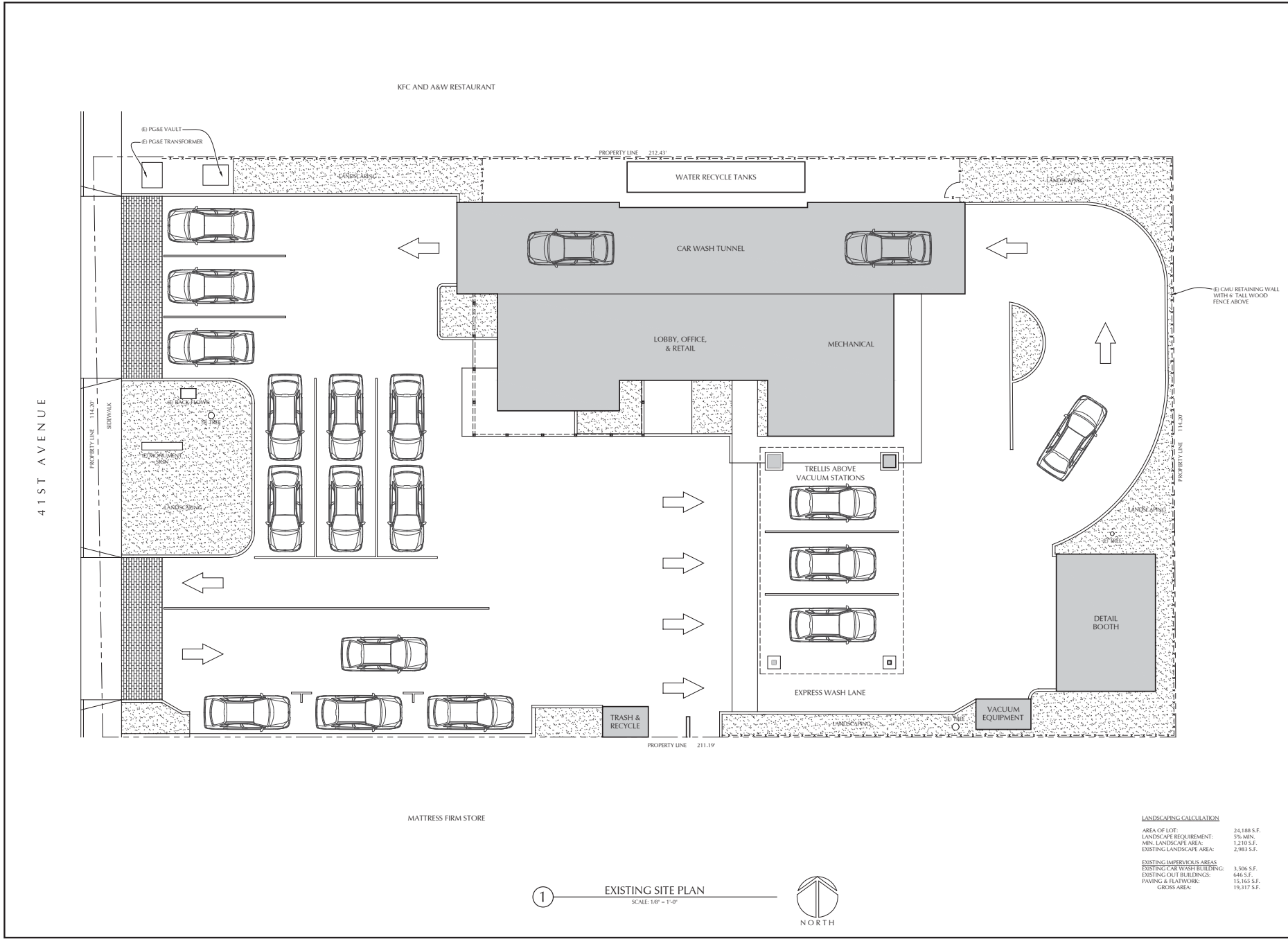
DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMP ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S STANDARD CONTRACT OF PROFESSIONAL SERVICES. THE ARCHITECT ASSUMES NO LIABILITY TO THE ARCHITECT OR ARCHITECTED FOR INFORMATION.

DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMP ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S STANDARD CONTRACT OF PROFESSIONAL SERVICES. THE ARCHITECT ASSUMES NO LIABILITY TO THE ARCHITECT OR ARCHITECTED FOR INFORMATION.

DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMP ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S STANDARD CONTRACT OF PROFESSIONAL SERVICES. THE ARCHITECT ASSUMES NO LIABILITY TO THE ARCHITECT OR ARCHITECTED FOR INFORMATION.

A2.1

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



LANDSCAPING CALCULATION
AREA OF LOT: 24,188 S.F.
LANDSCAPE REQUIREMENT: 3% MIN.
MIN. LANDSCAPE AREA: 1,210 S.F.
EXISTING LANDSCAPE AREA: 2,983 S.F.

EXISTING IMPERVIOUS AREAS
EXISTING CAR WASH BUILDING: 3,506 S.F.
EXISTING OUT BUILDINGS: 646 S.F.
PAVING & FATWORK: 15,165 S.F.
GROSS AREA: 19,317 S.F.

1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



PARKING NOTE
THE EXISTING CAR WAS APPROVED WITH 8
EMPLOYEE PARKING SPACES. 8 EMPLOYEE PARKING
SPACES ARE PROPOSED AS FAR OF THIS PROJECT.



WILLIAM C. KEMPFF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
414.594.9951
www.wckempff.com

TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED SITE PLAN - OPTION 'A'

ISSUING DATE:
NOVEMBER 20, 2020

P.N.:

054-221-16

PROJECT NAME:

SPLASH CAR WASH

SUBJECT NAME:

41ST AVENUE

REVISIONS

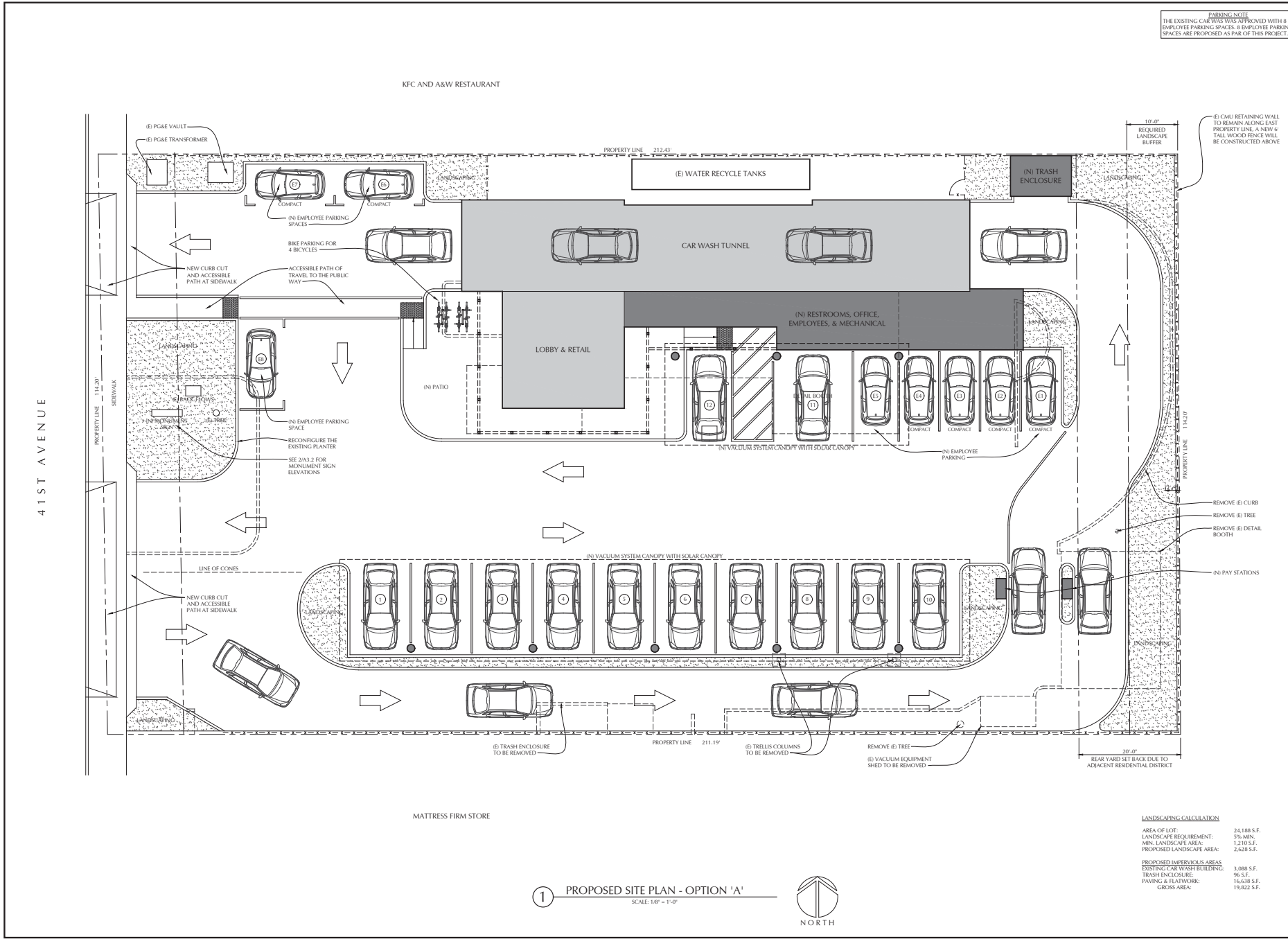
DESCRIPTION	DATE

DISCLAIMER

THE DATA SET FOR THIS PLAN IS THE PROPERTY OF WILLIAM C. KEMPFF ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPFF ARCHITECT. THE USER ASSUMES ALL LIABILITY TO THE ARCHITECT FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN.

A2.2

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



KFC AND A&W RESTAURANT

MATRESS FIRM STORE

1 PROPOSED SITE PLAN - OPTION 'A'
SCALE: 1/8" = 1'-0"



LANDSCAPING CALCULATION
AREA OF LOT: 24,188 S.F.
LANDSCAPE REQUIREMENT: 3% MIN. 725.66 S.F.
MIN. LANDSCAPE AREA: 1,210 S.F.
PROPOSED LANDSCAPE AREA: 2,628 S.F.
PROPOSED IMPERVIOUS AREAS
EXISTING CAR WASH BUILDING: 3,000 S.F.
TRASH ENCLOSURE: 96 S.F.
PAVING & FLATWORK: 16,638 S.F.
GROSS AREA: 19,822 S.F.

PARKING NOTE
THE EXISTING CAR WASH WAS APPROVED WITH 8
EMPLOYEE PARKING SPACES. 8 EMPLOYEE PARKING
SPACES ARE PROPOSED AS PART OF THIS PROJECT.



WILLIAM C. KEMPFF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
414.594.0951
www.wckempff.com

TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED SITE PLAN - OPTION 'B'

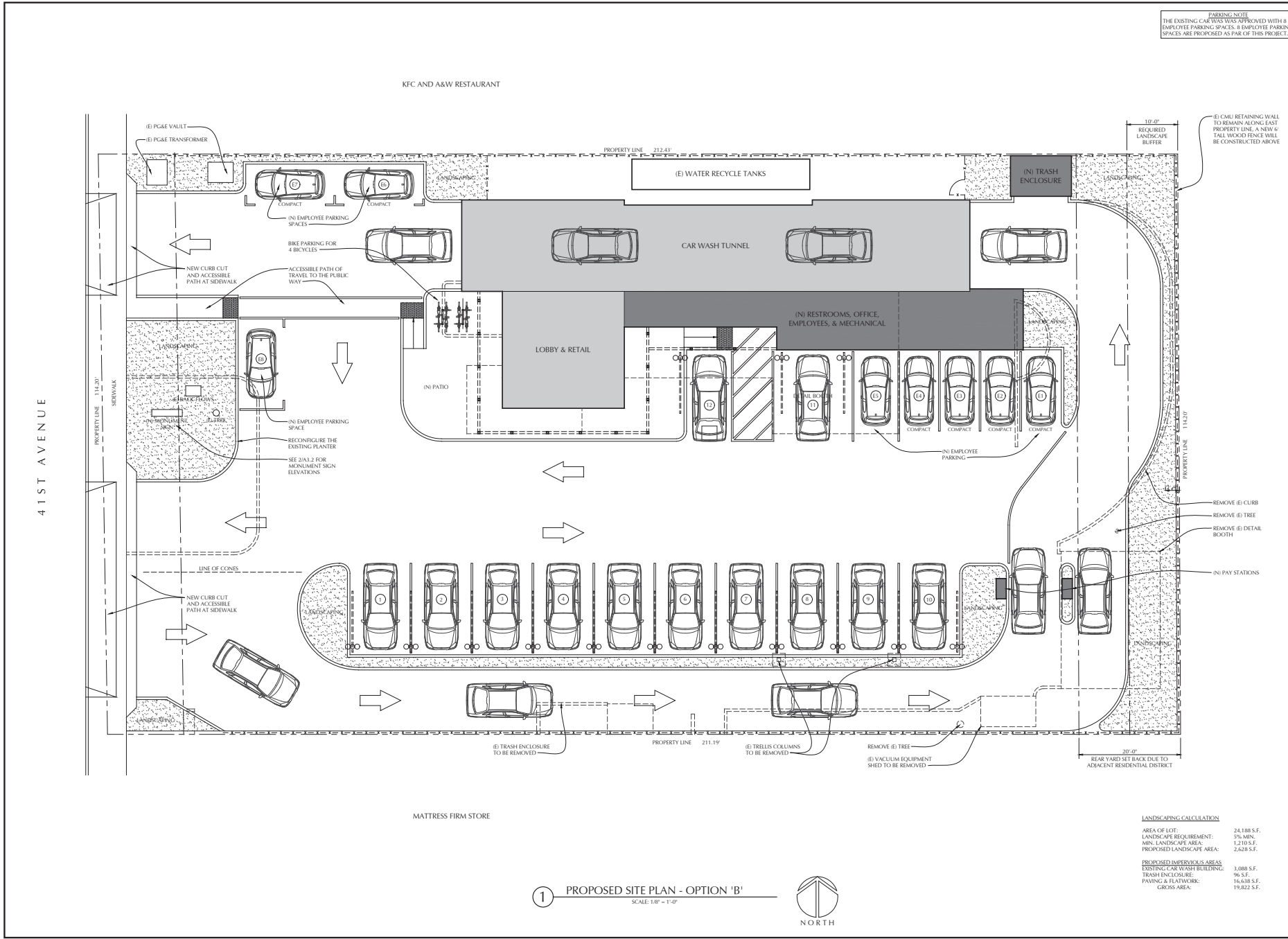
ISSUING DATE:
NOVEMBER 20, 2020
P.N.:
054-221-16
JOB NAME:
SPLASH CAR WASH
PROJECT NAME:

REVISIONS	
DESCRIPTION	DATE

DISCLAIMER
THE DATA SET FOR THIS PLAN WAS OBTAINED FROM THE
PROPERTY RECORDS OF THE COUNTY OF SANTA CRUZ. THE
ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE
GENERAL LOCATION AND IDENTIFICATION OF THE PROPOSED
PROJECT. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION
OF THE GENERAL LOCATION AND IDENTIFICATION OF THE
PROPOSED PROJECT. THE ARCHITECT HAS CONDUCTED VISUAL
VERIFICATION OF THE GENERAL LOCATION AND IDENTIFICATION
OF THE PROPOSED PROJECT.

A2.3

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



LANDSCAPING CALCULATION
AREA OF LOT: 24,188 S.F.
LANDSCAPE REQUIREMENT: 3% MIN. 725.66 S.F.
MIN. LANDSCAPE AREA: 1,210 S.F.
PROPOSED LANDSCAPE AREA: 2,628 S.F.
PROPOSED IMPROVEMENT AREAS
EXISTING CAR WASH BUILDING: 3,000 S.F.
TRASH ENCLOSURE: 96 S.F.
PAVING & FLATWORK: 16,638 S.F.
GROSS AREA: 19,822 S.F.

1 PROPOSED SITE PLAN - OPTION 'B'

SCALE: 1/8" = 1'-0"





WILLIAM C. KEMP
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831.459.0951
www.wckemp.com

TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
DIMENSIONED SITE PLAN

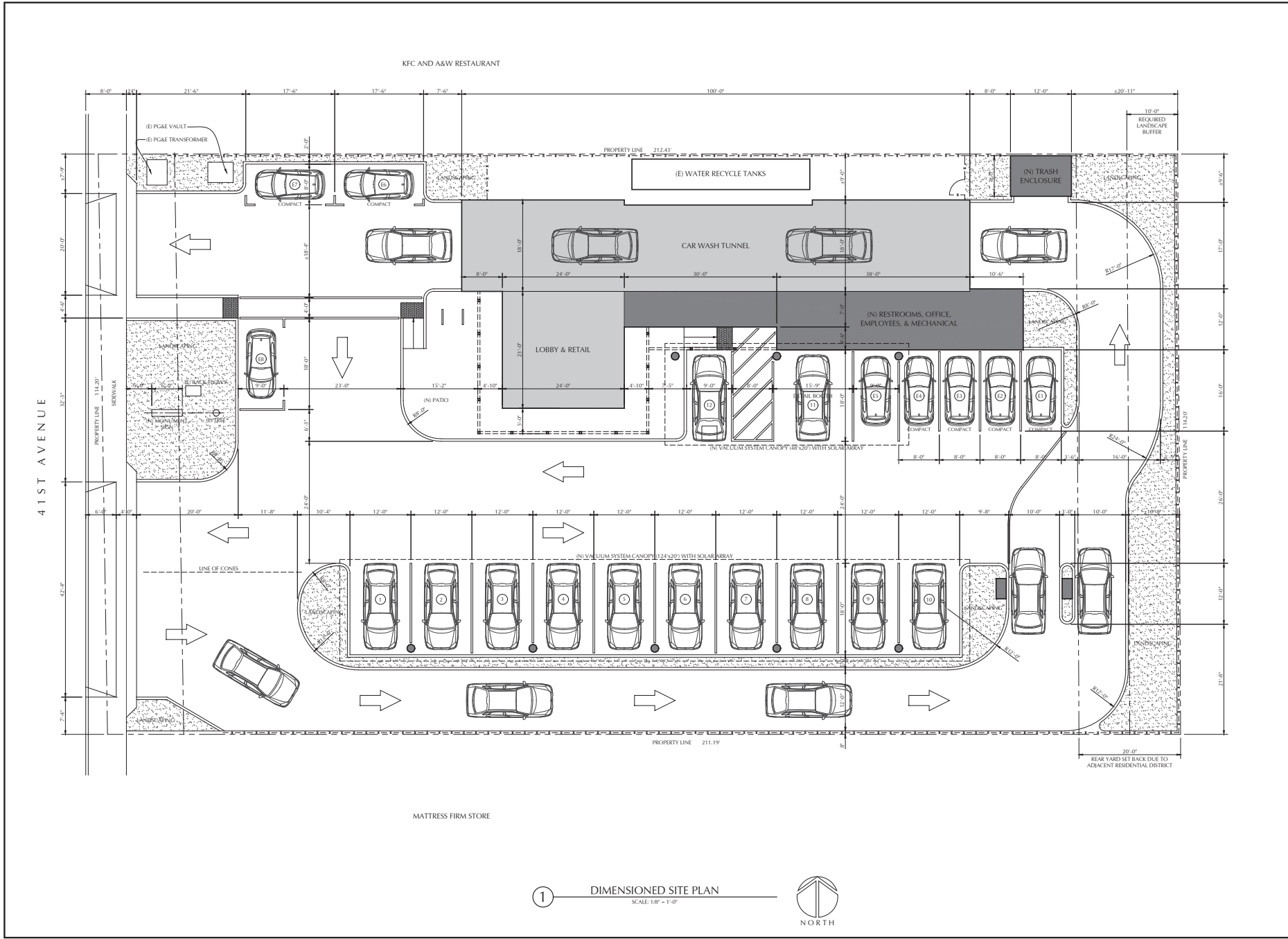
SAWING DATE:
NOVEMBER 20, 2020
P.N.:
054-221-16
JNT NAME:
SPLASH CAR WASH
SUBJECT NAME:
41ST AVENUE

REVISIONS	
DESCRIPTION	DATE

DISCLAIMER
THE DATA SET FOR THIS PLAN IS THE RESULT OF THE PROPERTY'S EXISTING CONDITIONS AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.

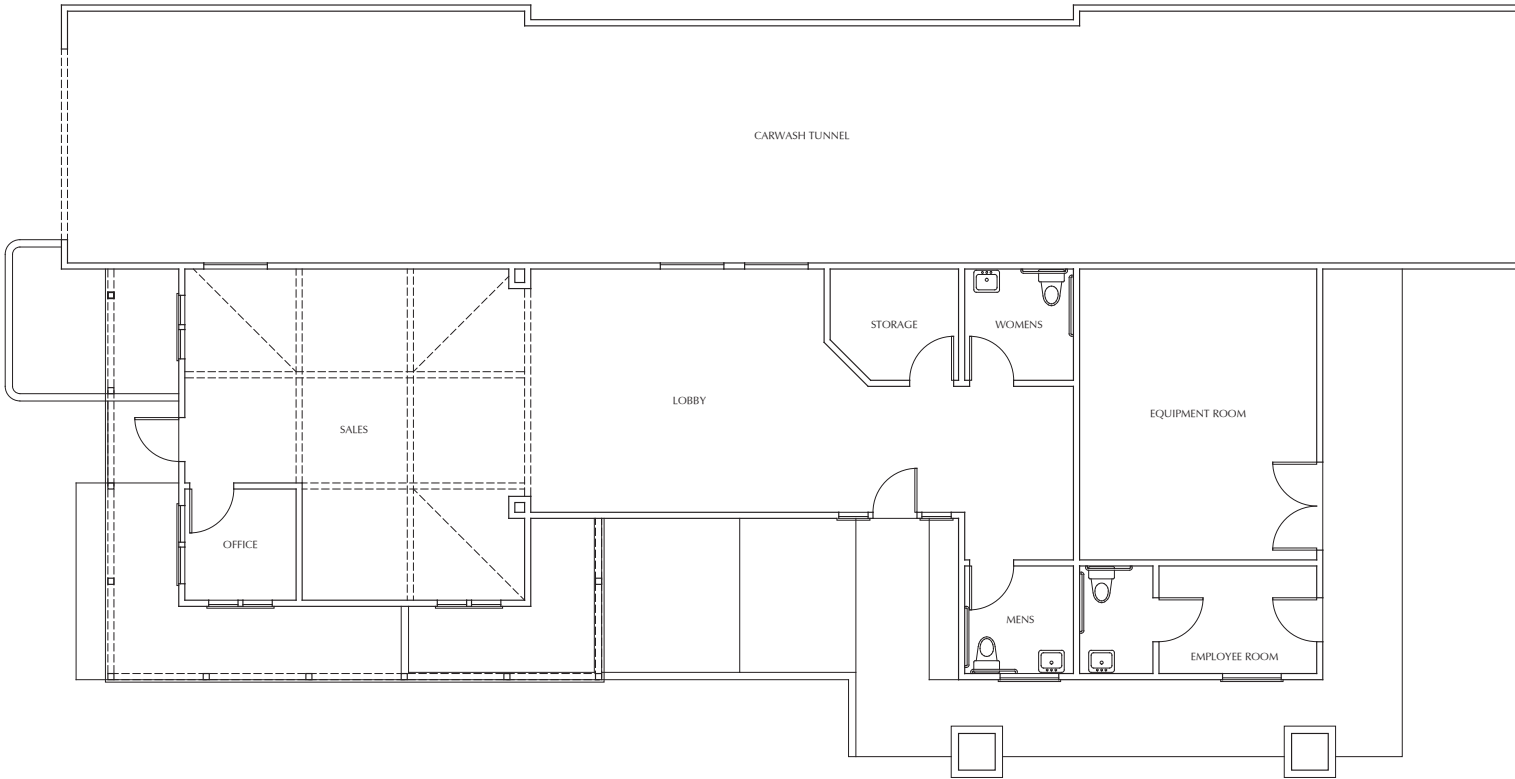
A2.4

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



① DIMENSIONED SITE PLAN
SCALE: 1/8" = 1'-0"





1 EXISTING FLOOR PLAN PRIOR TO FIRE

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



WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831.459.0951
www.wckempf.com

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
EXISTING FLOOR PLAN PRIOR TO FIRE

ISSUING DATE:	NOVEMBER 20, 2020
P.N.:	054-221-16
TENANT NAME:	SPLASH CAR WASH
PROJECT NAME:	41ST AVENUE

REVISIONS	DESCRIPTION	DATE

DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPF ARCHITECT. WILLIAM C. KEMPF ARCHITECT ASSUMES NO LIABILITY TO THE ARCHITECT OR CONTRACTOR FOR ANY DAMAGES OR LOSSES INCURRED.

A3.1



WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831.459.0951
www.wckempf.com

TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED FLOOR PLAN

ISSUING DATE:
NOVEMBER 20, 2020

P.N.:
054-221-16

JENT NAME:
SPLASH CAR WASH

SUBJECT NAME:
41ST AVENUE

REVISIONS	
DESCRIPTION	DATE

DISCLAIMER

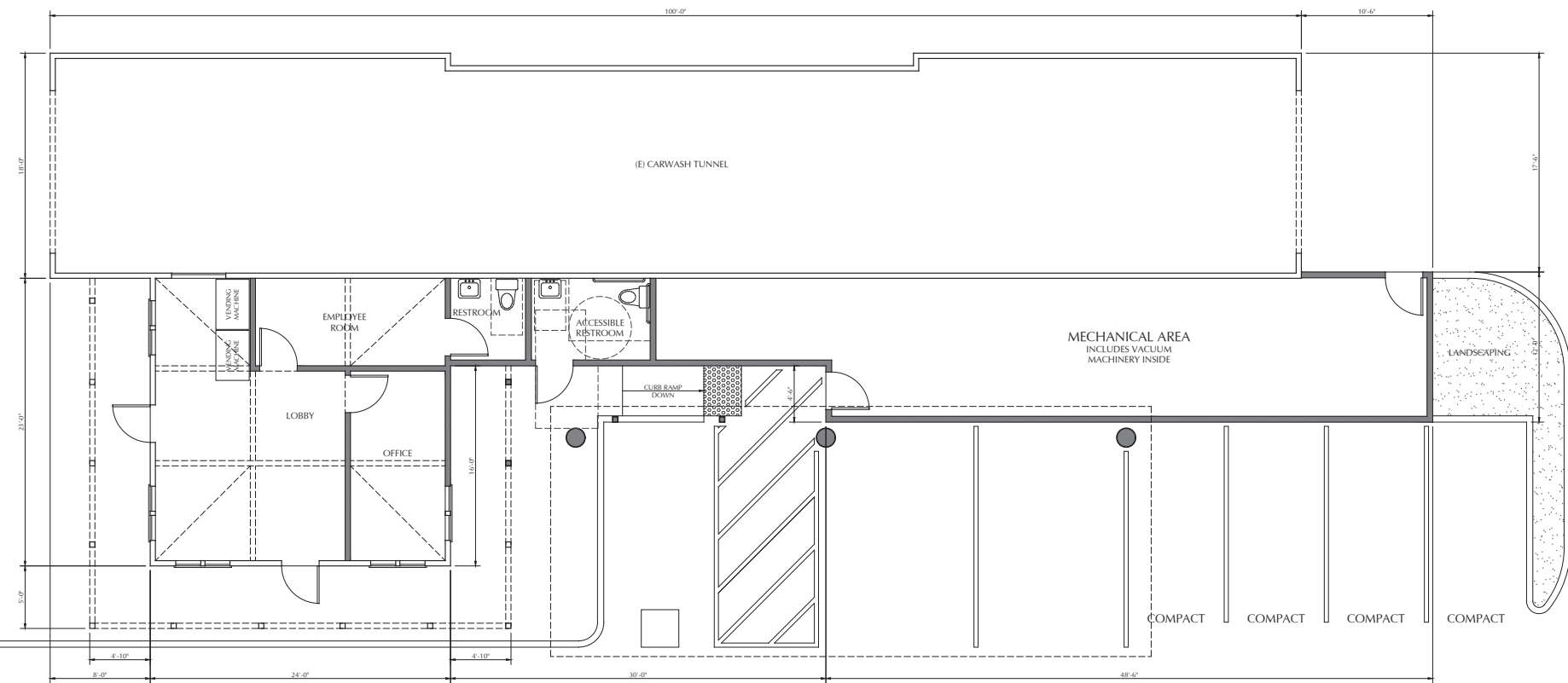
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPF ARCHITECT. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY TO THE ARCHITECT FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED AS A RESULT OF ANY UNAUTHORIZED USE OR MISUSE.

A3.2

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD FRAMED WALL



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



2 PROPOSED MONUMENT SIGN
SCALE: 1/4" = 1'-0"
SIGNAGE AREA CALCULATION = 1 S.F. PER 1 L.F. OF FRONTAGE. 50 S.F. MAX
EXISTING FRONTAGE = 114 L.F. > 50 S.F. = MAXIMUM ALLOWED
PROPOSED SIGN AREA PER SIDE = 33 S.F.



WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831.459.0951
www.wckempf.com

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

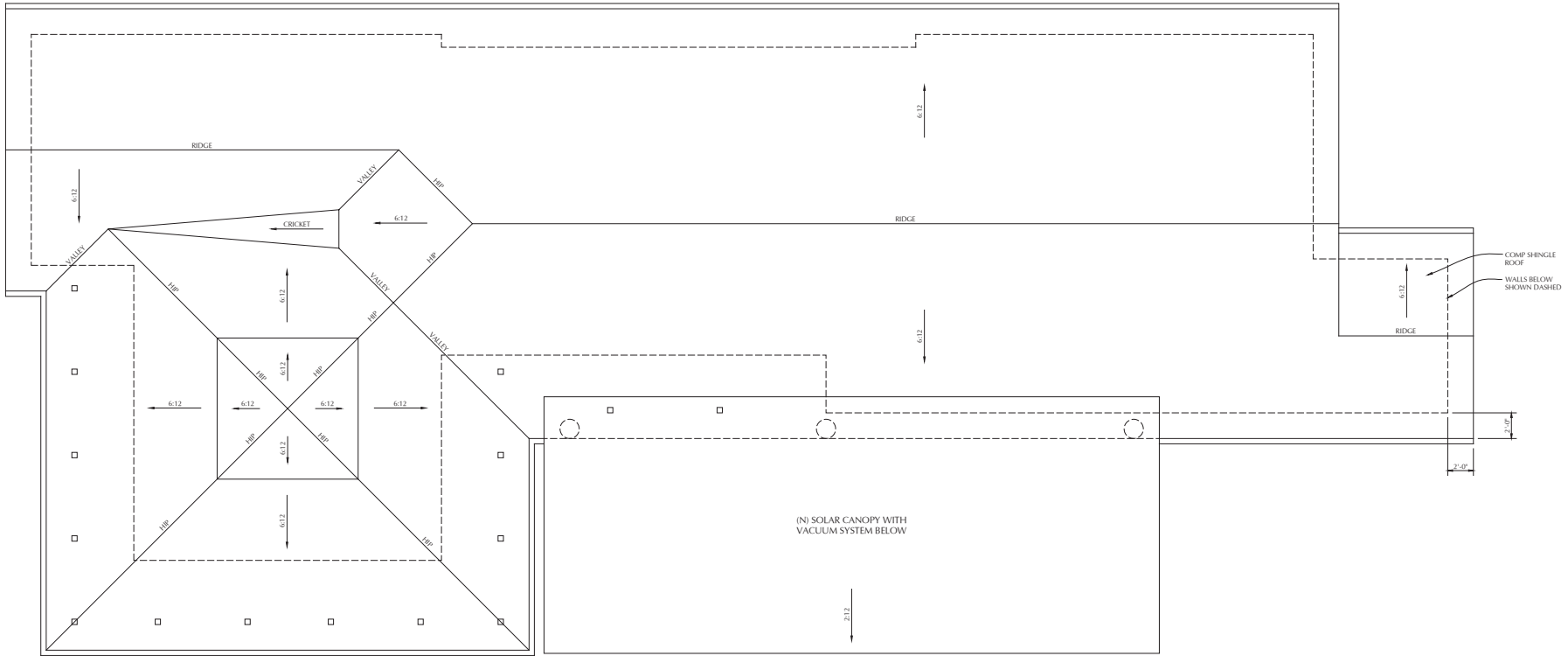
TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED ROOF PLAN

DRAWING DATE:
NOVEMBER 20, 2020
P.N.:
054-221-16
JOB NAME:
SPASH CAR WASH
PROJECT NAME:
41ST AVENUE

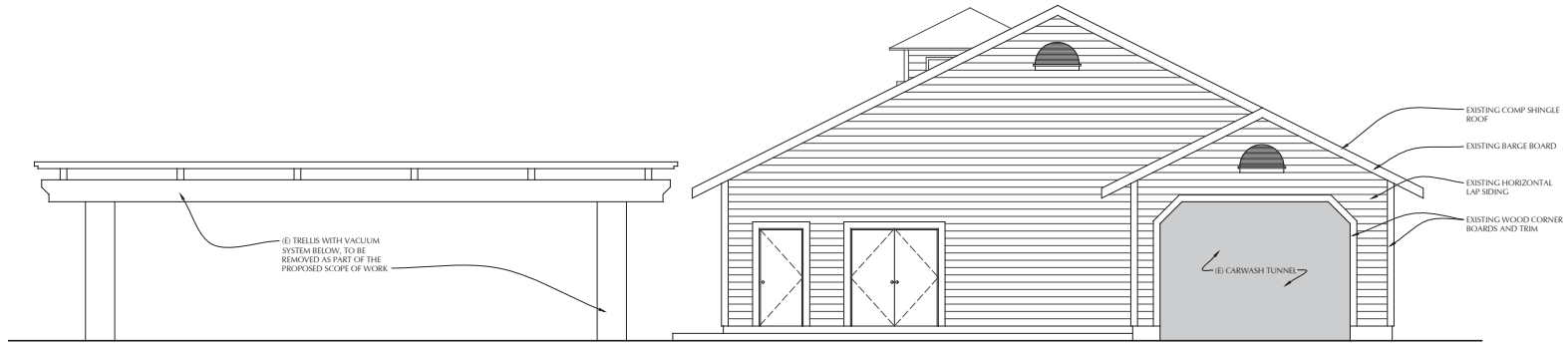
REVISIONS	
DESCRIPTION	DATE

DISCLAIMER
THE DATA SET FOR THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPF ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY TO THE ARCHITECT OR CONTRACTOR FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS INFORMATION.

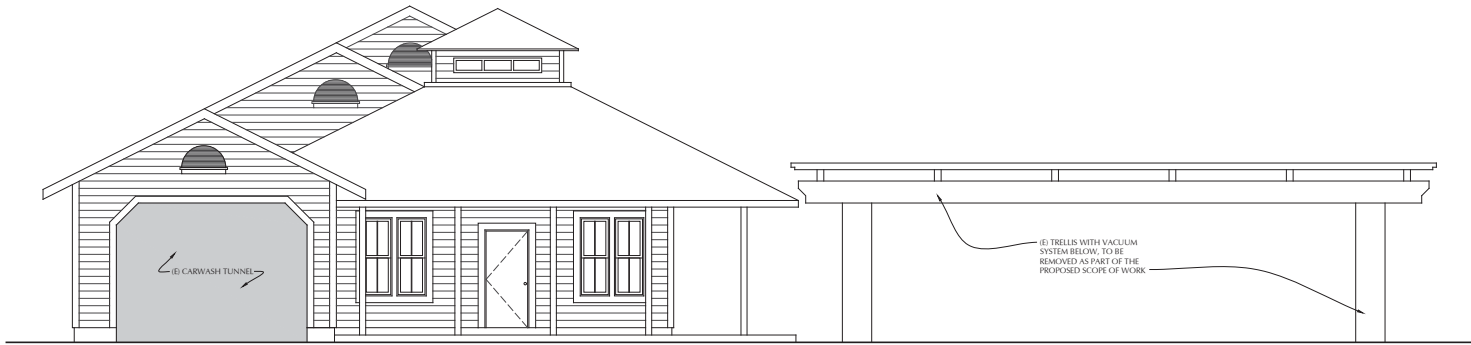
A3.3



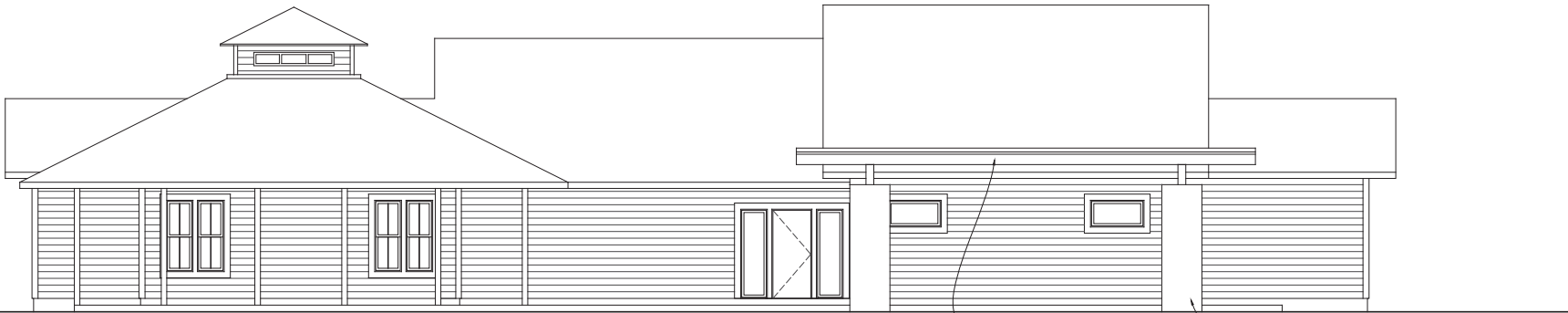
1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"
NORTH



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



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



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



WILLIAM C. KEMPf
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831.459.0951
www.wckempf.com

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
EXISTING EXTERIOR ELEVATIONS

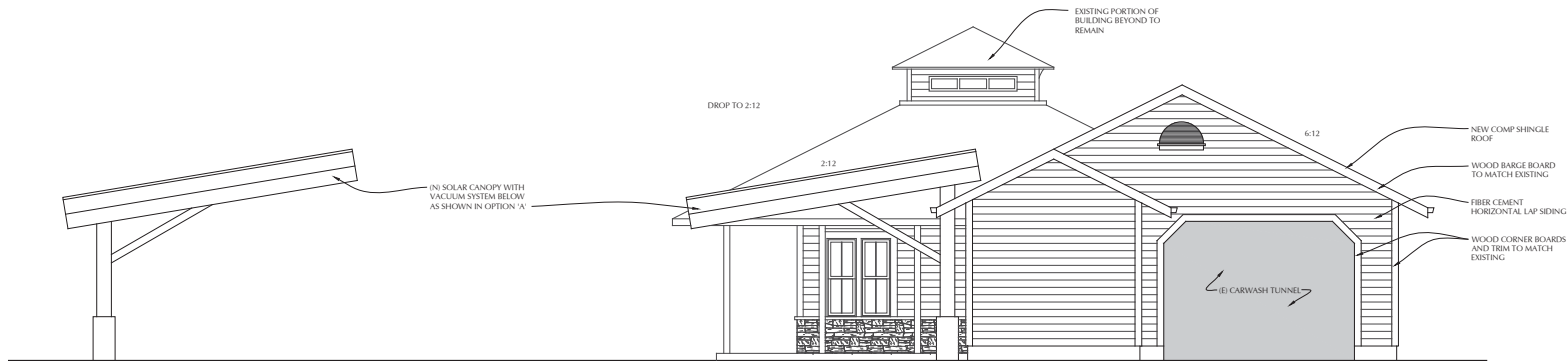
AWING DATE: NOVEMBER 20, 2020
P.N.: 054-221-16
JENT NAME: SPLASH CAR WASH
SJECT NAME: 41ST AVENUE

REVISIONS		
DESCRIPTION	DATE	

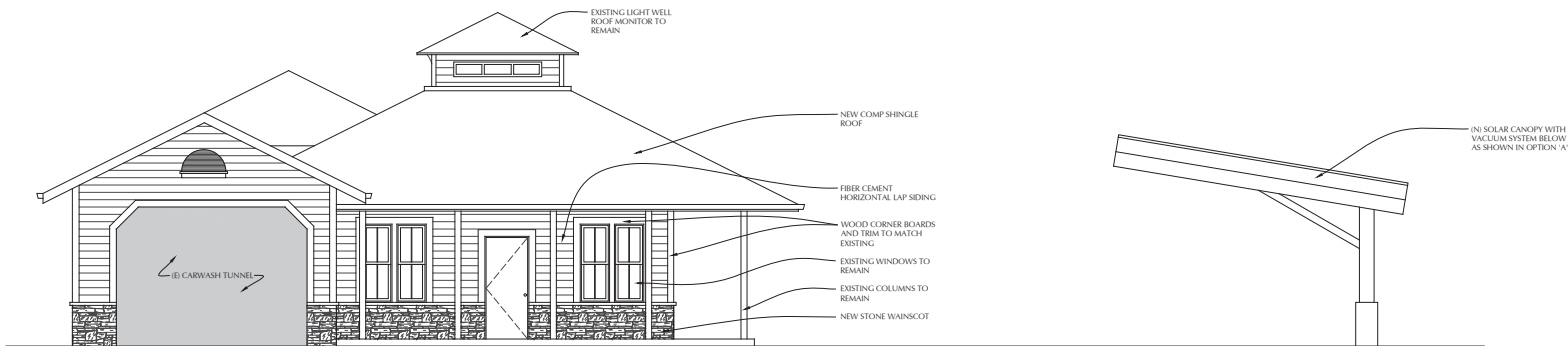
DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPf ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPf ARCHITECT. ANY UNAUTHORIZED USE IS PROHIBITED.

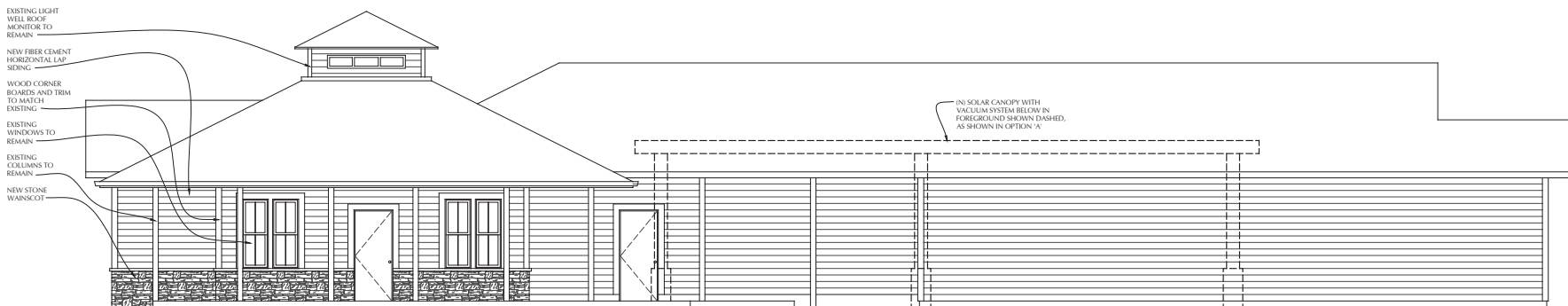
A4.1



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



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



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



WILLIAM C. KEMPf
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831.459.0951
www.wckempf.com

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED EXTERIOR ELEVATIONS

SAWING DATE: NOVEMBER 20, 2020
P.N.: 054-221-16
CLIENT NAME: SPLASH CAR WASH
PROJECT NAME: 41ST AVENUE

REVISIONS	
DESCRIPTION	DATE

DISCLAIMER
THE DATA SET FOR THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPf ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S FEE AGREEMENT. THE ARCHITECT ASSUMES NO LIABILITY TO THE ARCHITECT OR ANY OTHER PARTY FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DATA SET.



③ PERSPECTIVE VIEW



① PERSPECTIVE VIEW



④ PERSPECTIVE VIEW



② PERSPECTIVE VIEW



WILLIAM C. KEMPFF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831.458.0921
www.wckempff.com

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

FIRE REPAIR FOR
MASTER CARWASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PERSPECTIVE VIEWS

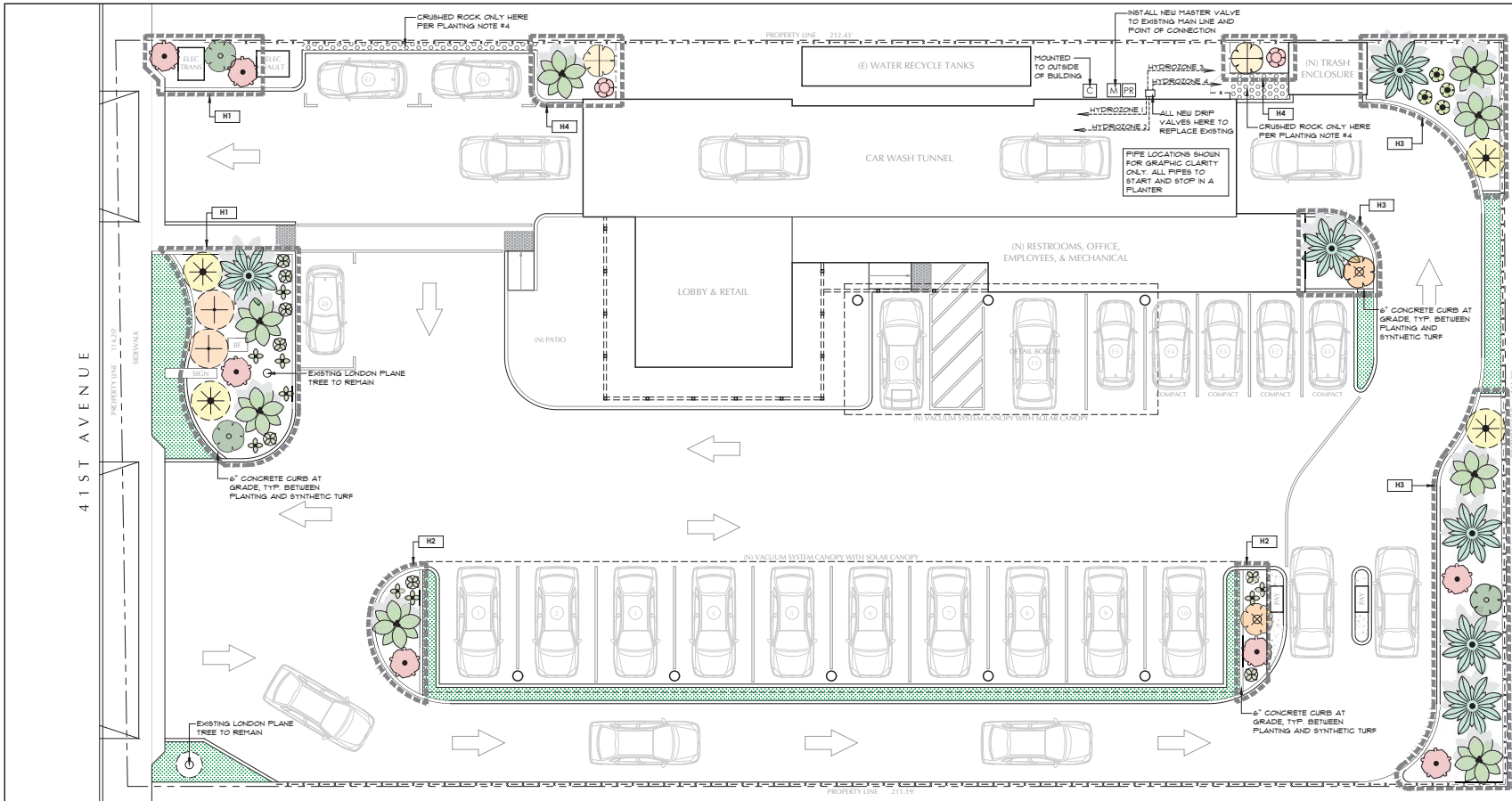
ISSUING DATE:
NOVEMBER 4, 2020
P.N.:
054-221-16
CLIENT NAME:
MASTER CARWASH
PROJECT NAME:
41ST AVE.

DESCRIPTION	DATE

DISCLAIMER
IF DATA IS PROVIDED ON THIS SHEET IS
THE PROPERTY OF WILLIAM C. KEMPFF
ARCHITECT. IT IS AN INSTRUMENT OF
SERVICE AND MAY NOT BE ALTERED,
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, WITHOUT THE
CONSENT OF THE ARCHITECT. THE
ARCHITECT'S LIABILITY FOR NEGLIGENCE
OR OTHER PROFESSIONAL MALPRACTICE
SHALL BE THE USER'S RESPONSIBILITY.
UNAUTHORIZED USE IS PROHIBITED.



Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



41ST AVENUE

PLANTING LEGEND

LARGE SHRUBS AND PALMS		SIZE	QTY	MATURE HT/DEPTH	WUCOLS
	<i>EUPHORBIA CAPITATA</i> (COORATA) / PINDO OR JELLY PALM	18 GAL	1	12' x 10'	M
	<i>PHOENIX ROEBELENI</i> / PYGMY DATE PALM	9 GAL	8	10' x 7'	L
SHRUBS AND PERENNIALS		SIZE	QTY	MATURE HT/DEPTH	WUCOLS
	<i>ABUTILON CAPELLA</i> / YELLOW FLOWERING MAPLE	1 GAL	2	7' x 5'	M
	<i>ABUTILON VICTOR REBERTI</i> / FLOWERING MAPLE (TANGERINE)	1 GAL	2	5' x 3'	M
	<i>AEONIUM CANARIES</i> / GIANT VELVET ROSE	1 GAL	13	2' x 2'	L
	<i>AEONIUM SUNBURST</i> / SUNBURST Aeonium	1 GAL	9	2' x 2'	L
	<i>CORDYLINAE BAUERII</i> / BAUER'S DRACAGNA PALM	9 GAL	1	5' x 4'	M
	<i>HOSTA</i> x WIDE BRIM / WIDE BRIM HOSTA	1 GAL	4	18" x 2'	M
	<i>LEUCADENDRON SAFFARI GOLDSTRIKE</i> / SAFFARI GOLDSTRIKE YELLOW GONEDUSH	9 GAL	3	5' x 5'	L
	<i>LEUCOSPERMUM SUNRISE</i> / EARLY SALMON PINCUSHION	9 GAL	2	5' x 7'	L
GROUNDCOVER		SIZE	QTY	MATURE HT/DEPTH	WUCOLS
	<i>LANTANA</i> x 'MONE' / TANGERINE™ SPREADING LANTANA	1 GAL	2	2' x 6'	L
	<i>LANTANA</i> x 'SUNBURST' / SUNBURST™ SPREADING LANTANA	1 GAL	4	2' x 6'	L

SYNTHETIC TURF LAIN EQUAL TO "PACIFIC NORTHWEST" BY GRASSTEX. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. 600/GRASSTEX.COM 669 SF

PLANTING NOTES

- TOTAL LANDSCAPED AREA = 1,150 SF
- SOIL TO BE TESTED BY ACCREDITED SOIL TESTING LABORATORY. CONTRACTOR SHALL THOROUGHLY INCORPORATE SOIL ADDITIVES AND FERTILIZERS IN ALL PLANTING AND TURF AREAS AT RATES AND DEPTHS RECOMMENDED BY SOILS LAB. SOIL ADDITIVES SHALL BE THOROUGHLY MIXED INTO EXISTING SOILS IN PLANTING PITS ONLY. ALL SOIL SHALL BE CLEAR OF DEBRIS AND CONSTRUCTION SPILLS.
- SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 4 CY OF ORGANIC MATERIAL PER 1,000 SF TO PROMOTE INFILTRATION AND WATER RETENTION.
- MULCH TO BE 3/8" CRUSHED ROCK - CA DECOMPOSED GRANITE 3" LAYER
- PER COUNTY OF SANTA CRUZ, THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

WUCOLS WATER USE CLASSIFICATION

H - HIGH WATER USE
M - MODERATE WATER USE
L - LOW WATER USE
VL - VERY LOW WATER USE

HYDROZONES AND WATER USAGE

HYDRO ZONE	VALVE TYPE	VALVE #	IRRIGATION TYPE	AREA	WATER FLOW	PLANT TYPE
H1	DRIP KIT	1	DRIP	925 SF	2.0 GPM	PERENNIALS, SHRUBS, PALMS
H2	DRIP KIT	2	DRIP	160 SF	1.0 GPM	PERENNIALS, SHRUBS, PALMS
H3	DRIP KIT	3	DRIP	920 SF	3.5 GPM	PERENNIALS, SHRUBS, PALMS
H4	DRIP KIT	4	DRIP	145 SF	1.0 GPM	PERENNIALS, SHRUBS, PALMS
TOTALS				4	1,750 SF	

IRRIGATION NOTES

- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.
- CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 2" AND LARGER SHALL BE DONE BY HAND. ROOTS 1" OR LARGER IN DIAMETER DAMAGED IN CONSTRUCTION SHALL BE CLEANLY CUT AND NOT LEFT IN A RAGGED CONDITION. TREE ROOTS SHALL BE COVERED WITH WET BURLAP WHILE EXPOSED.
- NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL.
- IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES. BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.

IRRIGATION EQUIPMENT

- DRIP (POINT-SOURCED) EMITTERS EQUAL TO RAIN BIRD VERTI-BUG 90 SINGLE OUTLET WITH DIFFUSER GAP AND STAKE CONFIGURATION RAIN BIRD DEC-025 1/4" TUB (2) 1.0 GPH EMITTERS PER PLANT.
- DRIP VALVE EQUAL TO RAIN BIRD XG2-100-PRB-COM - BELOW GRADE IN VALVE BOXES (CAN FIT FOUR IN ONE VALVE BOX).
- MASTER VALVE EQUAL TO RAIN BIRD 100 PGA - IN VALVE BOX ABOVE GRADE INLET PRESSURE 15-150 PSI.
- PRESSURE REGULATOR (IF NECESSARY) EQUAL TO WATTS LF MODEL, CONTRACTOR TO SIZE.
- IRRIGATION CONTROLLER EQUAL TO RAIN BIRD SP465M1 WEATHER-BASED CONTROLLER MOUNTED TO SIDE OF BUILDING.
- NEW LATERAL PIPE - CLASS 200, 3/4"

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

mbLA
MEGAN BLANCHARD
LANDSCAPE ARCHITECTURE
PO BOX 338 SANTA CRUZ, CA 95060
(831) 818-0277
www.mb-landarch.com

WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
(831) 459-0911
bill@wckempff.com

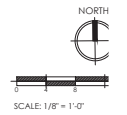
FIRE REPAIR FOR
MASTER CAR WASH
2110 41ST AVENUE, CARPUELA, CALIFORNIA
LANDSCAPE PLAN

DRAWING DATE: NOVEMBER 20, 2020
A.P.N.: 054-221-16
CLIENT NAME: MASTER CAR WASH
PROJECT NAME: 41ST AVENUE

REVISIONS		
No.	DESCRIPTION	DATE

REGISTERED LANDSCAPE ARCHITECT
MEGAN BLANCHARD
No. 5706
Exp. 4/11/22
STATE OF CALIFORNIA

DISCLAIMER
THE DATA SET CONTAINED ON THIS SHEET IS AN INSTRUMENT OF SERVICE AND NOT AN END PRODUCT OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE PROFESSIONAL DESIGN SERVICES OF AN ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECT'S CONTRACTED SCOPE OF RESPONSIBILITY.



L1.0

MASTER CAR WASH

Management Plan

My wife and I have been residents of Capitola for the last 17 years and we purchased Master Car Wash in 2017. Master Car Wash has been serving the City of Capitola and its adjacent cities since 1990, and when we purchased the car wash it was in need of some repairs. Some of the equipment in the tunnel was replaced and a fresh coat of paint was added to the exterior of the building. Some of our corporate customers included First Alarm, City of Capitola Police Department, O’Neills, etc. Majority of our customer base was the local community, people who reside in Capitola, Aptos, Santa Cruz, and even Watsonville.

For many years the car wash was Full Service and did not offer exterior only washes; however, to keep up with the increased demand for exterior only, we decided to convert to a Flex Service, which was the best of both worlds (Exterior only and Full Service). The exterior only was an instant success and contributes to 50% of our business and trending upwards.

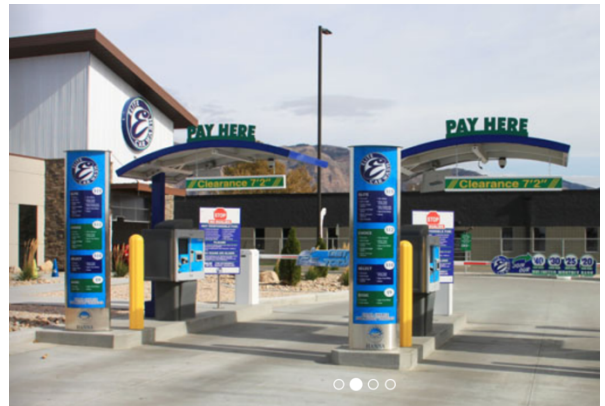
With the recent fire tragedy (4/23/20), we decided to invest time and money to rethink how we can better serve our community. Also, with the current pandemic, many businesses are changing courses on how they operate, gearing towards more of a contactless service. We feel that by going to a Flex/Express only model that we can cater to more people who prefer to have minimal contact all while still getting great service. These customers will be able to vacuum and clean inside of their vehicles on their own vs having employees touching any part of their car. More of this service is explained further in this business plan. Here is a summary of our current operations and what we plan on converting to.

Current operations before the fire:

- Our current model is Full Service where the customer exits their vehicle at the vacuum area. From that point, we vacuum the car, we then drive the car into the wash tunnel, and after its washed we drive it to the finishing area where a team of employees do the finishing touches. With this model, the car is being touched numerous times.
- This model of car washing requires many employees. On busy days there may be as many as 15 employees working on a single shift. Most other days we averaged around 10 employees.

Operations going forward after the fire and pandemic:

- We are looking at changing from our traditional Full Service model to more of a Flex/Express model. With the Flex/Express model, the customer would remain inside their vehicle and pull up to a pay station (kiosk) where they can choose which wash service they want to purchase. After the purchase, the customer would proceed to the wash tunnel and we would have an employee who would help guide the customer into the tunnel. Customer then rides through and after 2 minutes their car is washed and 90% dried. At that point, the customer has the option of exiting the premises or making a left turn into the vacuum area where they can vacuum their own car and/or finish touching up their car with the provided microfiber towels, window cleaner and disinfectant.

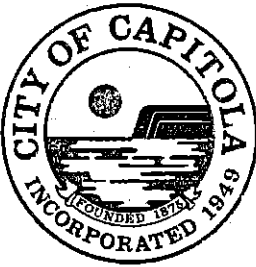


- With this change in operations, we will also be scaling down on labor. The Flex/Express operations will allow us to reduce labor and focus more on quality and efficiency. With this model we anticipate having no more than 4-5 employees working per day (including management). As you see in the diagram provided, these employees will be spread out among the different areas around the car wash.

Previously, when we had 10-15 employees working, majority of those employees were using other modes of transportation to get to work. We had some employees that lived in Watsonville but took the bus to get to work. We had other employees who lived locally and either biked, walked, or even skateboarded to work. These employees understood that we had limited parking therefore there were only a handful that actually drove their car to work.

Summary:

We are eager to get our car wash back up and running. Some of our loyal employees are also eager to get back to work. Despite reduction in labor with the new model, we are confident that we can take care of those employees by making certain that they get their hours and fair wages. We feel that our customers will be excited with our new set up and contactless service. Capitola is ready to get their car wash back!



420 CAPITOLA AVENUE
CAPITOLA, CALIFORNIA 95010
TELEPHONE (831) 475-7300
FAX (831) 479-8879

NOTICE OF APPROVAL OF PERMIT APPLICATION

February 24, 2004

Randy & Terry Beck Living Trust
PO Box 91
Mt. Hermon, CA 95041

RE: Notice of Final City Action of Approval on Application #03-087:

2110 41ST AVENUE- CONDITIONAL USE PERMIT MODIFICATION AND ARCHITECTURAL AND SITE REVIEW FOR THE ADDITION OF A KIOSK TO AN EXISTING CAR WASH FOR LIMITED FOOD PREPARATION IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. FILED 10/23/03

The above matter was presented to the Planning Commission on February 5, 2004, and was **approved**, with the following conditions and findings. Any modifications to the staff report (dated January 28, 2004 previously distributed) are indicated below in strikeout and underline notation.

CONDITIONS

1. The project approval consists of a 171 square foot addition to the existing Master Car Wash building at 2110 41st Avenue. The addition will be a small kiosk that will be used to prepare and serve drinks, pastries, and muffins for car wash customers.
2. Any significant modifications to the size or exterior appearance of the structure (i.e. windows, materials, colors, etc.) must be approved by the Planning Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission.
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. Business hours will be limited to Monday-Saturday 8AM-6PM and Sundays 8AM-5PM.
5. Bicycle racks shall be provided on site. The racks shall accommodate a minimum of 4 bicycles. Location of the racks shall be approved by the Community Development Department prior to installation.
6. The use permit shall be reviewed in one year.

Attachment: 2110 41st Avenue - CUP #03-087 (2110 41st Avenue)

7. Parking spaces shall be striped and marked for employee parking only.

FINDINGS

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

Planning Staff and the Planning Commission have reviewed the project and determined that the proposed business is an allowable use in the CC Zoning District with a Conditional Use Permit. 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 and the Planning Commission have reviewed the project and determined that the proposed business will provide a much-needed service to Capitola and will not have a negative impact on the character and integrity of the neighborhood. 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 15301(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

The proposed project involves an addition of 171 square feet to an existing commercial building. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

This approval is based on the above conditions. Without subsequent action on this project this permit shall expire in one year; February 24, 2004. Should you have any questions on this matter, do not hesitate to call.

Sincerely,



Ryan Bane
Associate Planner

Cc: Michael Borrish



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: PLANNING DEPARTMENT
 DATE: JANUARY 28, 2004 (AGENDA: FEBRUARY 5, 2004)

SUBJECT: **2110 41ST AVENUE- PROJECT APPLICATION #03-087**
 CONDITIONAL USE PERMIT MODIFICATION AND ARCHITECTURAL
 AND SITE REVIEW FOR THE ADDITION OF A KIOSK TO AN EXISTING
 CAR WASH FOR LIMITED FOOD PREPARATION IN THE CC
 (COMMUNITY COMMERCIAL) ZONING DISTRICT. (APN 034-221-16)
 CATEGORICALLY EXEMPT. FILED 10/23/03
 PROPERTY OWNER: RANDY & TERRY BECK LIVING TRUST
 APPLICANT: MICHAEL MORRISH

APPLICANT'S PROPOSAL

The applicant is proposing a 171 square foot addition to the existing Master Car Wash building at 2110 41st Avenue in the CC (Community Commercial) zoning district. The addition will be a small kiosk that will be used to prepare and serve drinks, pastries, and muffins for car wash customers. The use is consistent with the General Plan and Zoning Ordinance.

ARCHITECTURAL AND SITE REVIEW COMMITTEE

On November 12, 2003, the Architectural and Site Review Committee reviewed the application. The following are comments from the meeting:

- Planning noted some discrepancies between the site plan provided and the existing conditions at the site. The plans have since been revised and are correct.
- Planning also expressed concern with the lack of on-site parking available to employees. The City has received complaints from the neighboring residential area regarding employees continually parking in the neighborhood. The applicant has since added 8 parking spaces on-site.
- City Architect Frank Phanton recommended that the west elevation of the kiosk have a rock base as opposed to the entire wall being rock, as was proposed in the original design. The applicant has revised the elevation.

- City Landscape Architect Mike Arnone recommended that the wall/planter adjacent to the new kiosk be widened to allow for more landscaping and possibly to provide seating. This has been incorporated on the site plan.
- City Landscape Architect Mike Arnone requested that new groundcover plantings be added in the existing landscape areas. This has been incorporated on the site plan.

DISCUSSION

The proposed kiosk addition will be located on the south side of the building, employing colors and materials to match the existing building architecturally. The space will be used to prepare and serve drinks, pastries, and muffins for car wash customers. Business hours will be Monday-Saturday 8AM-6PM and Sundays 8AM-5PM. The applicant anticipates one to three employees working at the kiosk.

In addition to the kiosk, a small half wall will be built adjacent to the structure to separate the pedestrian area from the existing driveway that accesses the car wash. The half wall will incorporate planters for landscaping as well as a bench for customers of the kiosk. The wall will have a river rock façade to match the base of the new kiosk.

Parking

Due to the nature of the business, providing customer parking was not a requirement of previous approvals for the car wash use. What was not considered in the past, however, is parking for employees. On average, the car wash has anywhere from 15 to 20 employees working at any one time. In the last few months, several complaints have been received from the neighboring residential area regarding car wash employees parking in the neighborhood. Currently there is no employee parking provided on site. Staff discussed the issue with the applicant and requested that they address the issue.

The applicant took inventory of the site and was able to incorporate eight off-street parking spaces along the southern portion of the site. He has also kept track of his employee's forms of transportation and has found on average that five take the bus; three ride their bike to work, and at least four carpool together. Considering the limited space provided on site, staff is supportive of the eight new spaces and doesn't believe that any more could be added without significantly altering the on-site improvements.

Landscaping

The applicant is proposing to add more landscaping to the existing landscape areas. Approximately seven banana plants will be planted as well as a variety of drought tolerant groundcovers as was requested by the City Landscape Architect.

RECOMMENDATION

Staff recommends the Planning Commission **approve** application #03-087, subject to the following conditions and findings:

CONDITIONS

1. The project approval consists of a 171 square foot addition to the existing Master Car Wash building at 2110 41st Avenue. The addition will be a small kiosk that will be used to prepare and serve drinks, pastries, and muffins for car wash customers.
2. Any significant modifications to the size or exterior appearance of the structure (i.e. windows, materials, colors, etc.) must be approved by the Planning Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission.
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. Business hours will be limited to Monday-Saturday 8AM-6PM and Sundays 8AM-5PM.
5. Bicycle racks shall be provided on site. The racks shall accommodate a minimum of 4 bicycles. Location of the racks shall be approved by the Community Development Department prior to installation.

FINDINGS

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

Planning Staff and the Planning Commission have reviewed the project and determined that the proposed business is an allowable use in the CC Zoning District with a Conditional Use Permit. 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 and the Planning Commission have reviewed the project and determined that the proposed business will provide a much-needed service to Capitola and will not have a negative impact on the character and integrity of the neighborhood. 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 15301(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

The proposed project involves an addition of 171 square feet to an existing commercial building. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

Report Prepared By: Ryan Bane
Associate Planner

Approved by: 
Kathleen Molloy, Community Development Director

Attachment "A" – Project Plans

Attachment "B" - Letter from the applicant, dated October 21, 2003

P:\Current Planning\REPORTS\Commercial\41st&BayAve\41st Ave 2110 Master Car Wash CUP 2.5.04 PC.doc

Attachment: 2110 41st Avenue - CUP #03-087 (2110 41st Avenue)



KENTUCKY FRIED CHICKEN 41W MASTER CAR WASH VAN'S MATTRESS

FRONT ELEVATIONS - ADJACENT STREETS



STREETSCAPE

PROJECT SCOPE
 THIS PROJECT ENTAILS THE ADDITION OF A 175 SQUARE FOOT TAKE-OUT COFFEE AND BRACK AREA. THE ATTACHED ADDITION REQUIRED A CHANGE OF USE PERMIT TO THE EXISTING CAR WASH BUSINESS.

PROJECT DATA

APN	004 - 22 - 16
ZONING	R
BLDG	B - 2, TYPE B, UNIMPLEXED
LOT #/E	18007 SF
EXIST'G BLDG	8441 SF
EXIST'G COVERED CONC	825 SF
EXIST'G LANDSCAPE	4908 SF
EXIST'G IMPV. COV'D	1961 SF 79.8%
PROPOSED ADDITION	171 SF
NEW BLDG	5002 SF
NEW IMPV. COV'D	1822 SF 80.8%

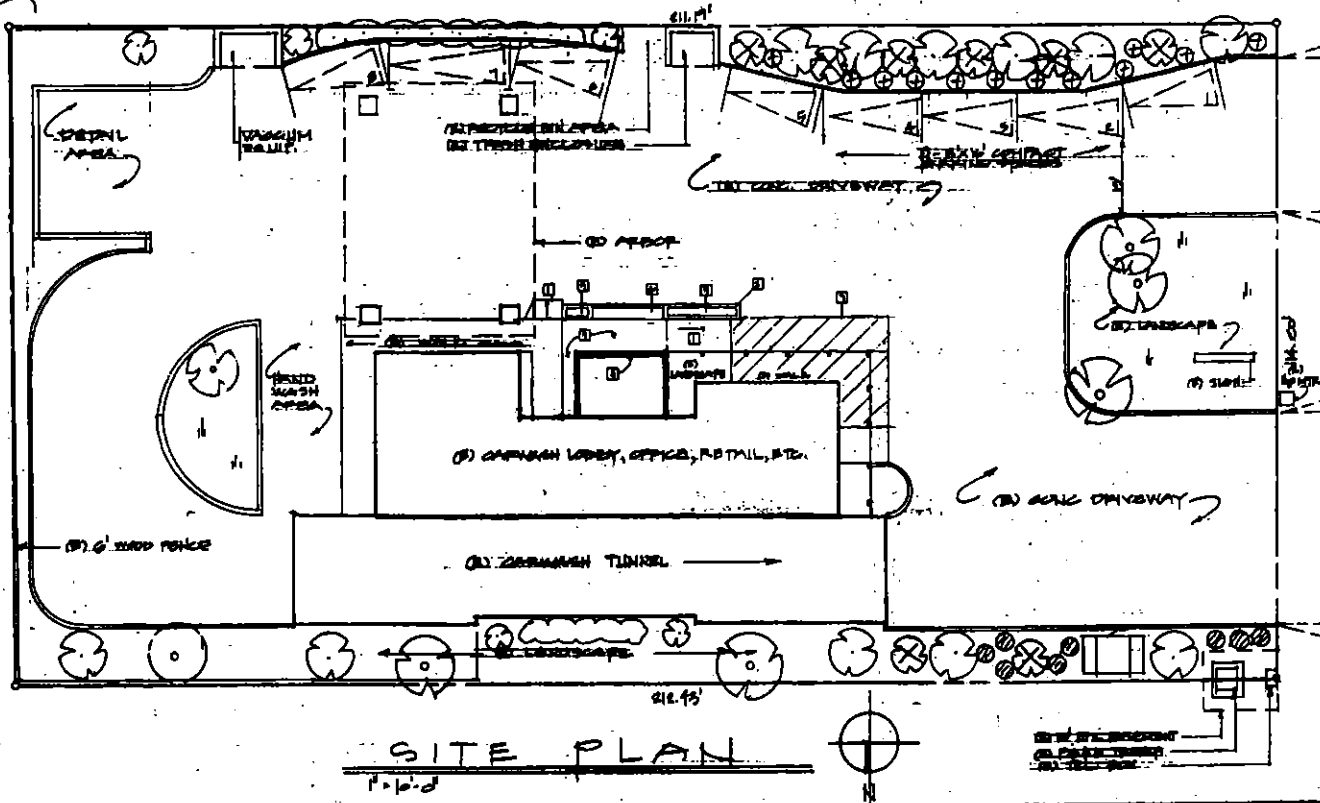
LANDSCAPING
 3 UNIMPLEXED

ALL WORK SHALL COMPLY WITH 1997 URC, 2001 CALIF. TITLE 24 BLDG. CODE, 1997 LMC, 1997 LFC AND 1998 REC.

REVISION
 12/15/03
 1.12.03

MORRISH DESIGNS
 MICHELLE J. MORRISH, OF CALIF. REGISTERED ARCHITECT

ATTACHMENT "A"



LANDSCAPE NOTES

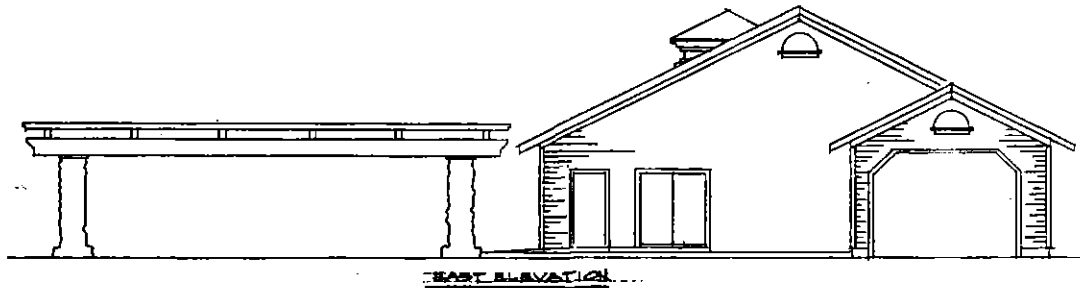
- ① 9" GAL. BIRCH PLANT
- ② 1 GALLON GROUNDCOVER, 4" - 6" TALL, 10" HIGH, PERMANENT, TOLERANT...
- ③ EXISTING TREES

- SITE PLAN INDEX**
- NEW CONC. PAVEMENT
 - ▣ NEW 18" WALL W/ STONE FACADE
 - ▤ NEW TEXTURED CONC SIDEWALK
 - ▥ PROPOSED ADDITION
 - ▧ PLANTER AREA
 - ▨ BENCH
 - ▩ EXISTING SEATING AREA

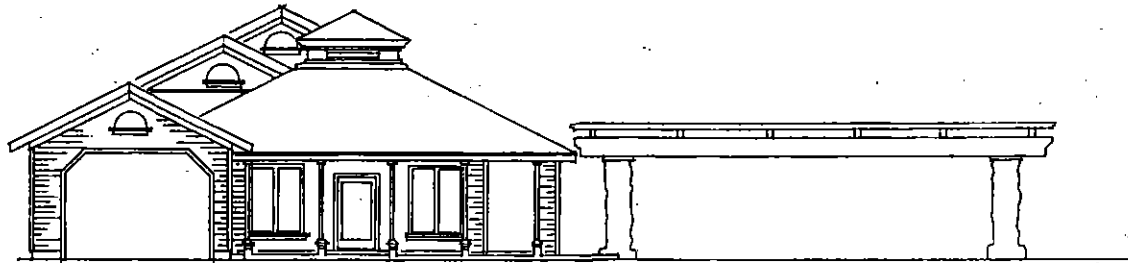
RECEIVED
 DEC 16 2003
 By _____

NEW COFFEE KIOSK FOR MASTER CAR WASH 210 41st AVENUE

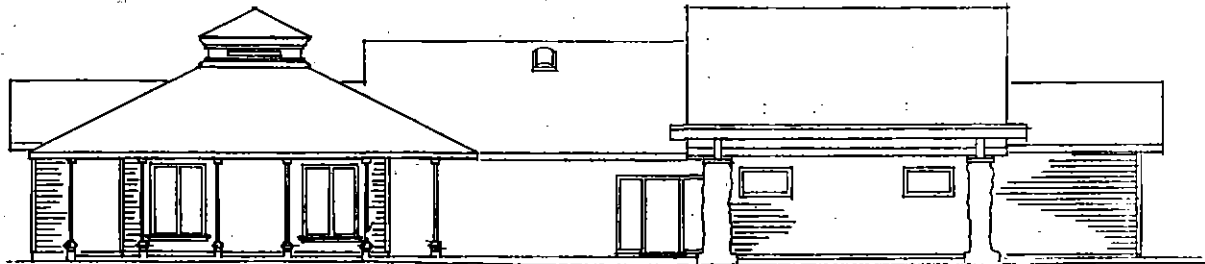
Attachment: 2110 41st Avenue - CUP #03-087 (2110 41st Avenue)



EAST ELEVATION



WEST ELEVATION
FRONT



SOUTH ELEVATION

EXISTING ELEVATIONS
2/16/10 NORTH ELEVATION NOT SHOWN - NO WORK

REVISION

THIS SET OF DRAWINGS IS THE PROPERTY OF MORRISH DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF MORRISH DESIGNS IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THESE DRAWINGS.

MORRISH DESIGNS
 MICHAEL MORRISH, ARCHITECT
 2110 41ST AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111

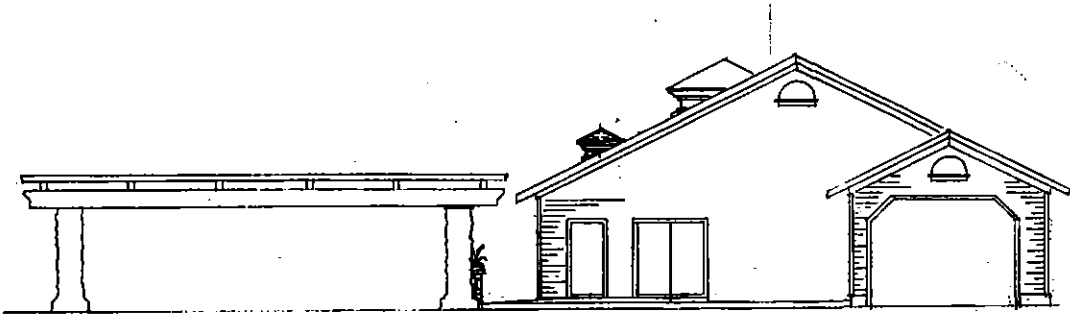
NEW COFFEE KIOSK FOR
 MASTER CAR WASH
 2110 41ST AVENUE

DATE	
SCALE	AS SHOWN
BY	
CHECKED	
APPROVED	
DRAWN	

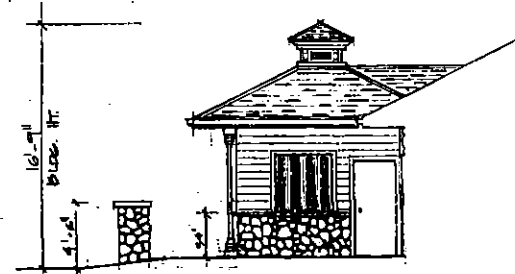
A4

Attachment: 2110 41st Avenue - CUP #03-087 (2110 41st Avenue)

1/20/07
1/20/07
25/07
PRODUCTION: 035



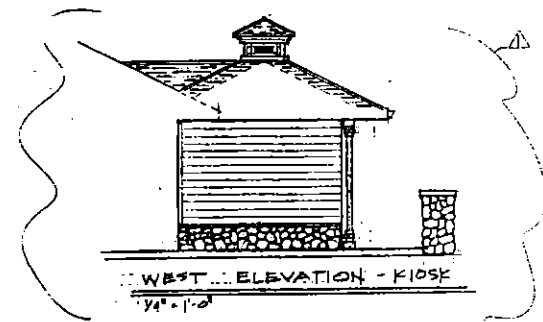
WEST ELEVATION
1/20/07



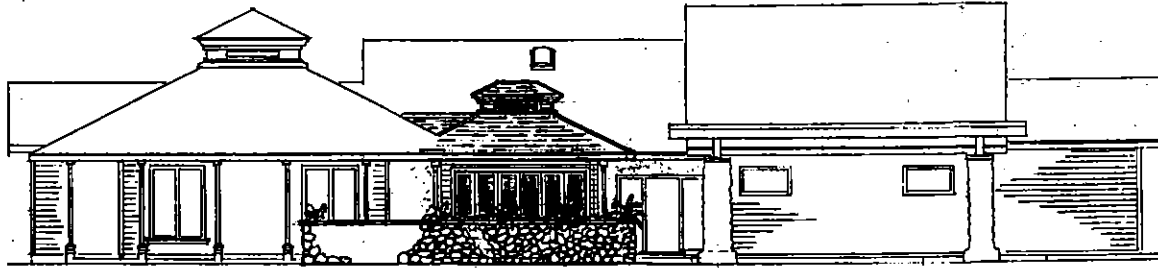
EAST ELEVATION - KIOSK
1/20/07



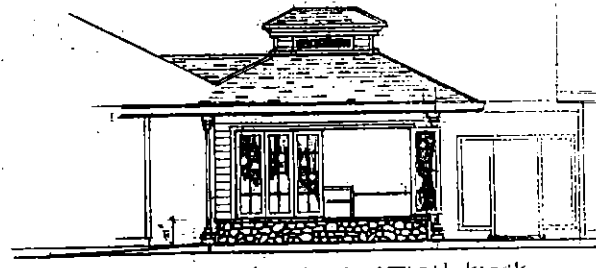
WEST ELEVATION - KIOSK
1/20/07



WEST ELEVATION - KIOSK
1/20/07



SOUTH ELEVATION
1/20/07



SOUTH ELEVATION - KIOSK
1/20/07

REVISION
MORRISH DESIGNS
FOR COFFEE KIOSK FOR
MASTER CAR WASH

Attachment: 2110 41st Avenue - CUP #03-087 (2110 41st Avenue)



420 CAPITOLA AVENUE
 CAPITOLA, CALIFORNIA 95010
 TELEPHONE (831) 475-7300
 FAX (831) 479-8879

ZONING PERMIT

January 24, 2007

Steven Mutnick
 P.O. Box 320383
 Los Gatos, CA 95032

RE: Notice of Final Action on Application #06-050

2110 41st AVENUE – ARCHITECTURAL AND SITE REVIEW FOR MODIFICATION TO PARKING AND LANDSCAPING FOR AN EXISTING CAR WASH (MASTER CAR WASH) IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. APN 034-221-16. CATEGORICALLY EXEMPT. FILED 7/28/06.

The above application, to be approved by the Community Development Director or Designee, has been duly noticed as required by section 17.63.080 A of the Zoning Code and heard at a Public Hearing on September 11, 2006. Modifications to the plans were required and made. This application has been approved with the following conditions and findings, and according to the description provided with the application

CONDITIONS

1. The project approval consist of the relocation of an existing curb along the south side of the property from the main entry off 41st Avenue to the existing trash enclosure (approximately 95 linear feet), the removal of 6 ornamental Plum Trees and addition of trees and landscaping, an associated irrigation system, the relocation of an existing monument sign and a new 3'- 6" wood framed, welded wire fence along the north boundary from the building to 41st Avenue (approximately 50 linear feet).
2. All improvements shall be laid out as indicated on the approved site plan date stamped as received by the City December 22, 2006.
3. As per the approved site plan, parking spaces shall be provided as shown on the plan. Bicycle parking shall also be provided as shown on the plan.
4. The applicant shall maintain a clearly designated area for customer seating, which should be separated from driveway and parking portions of the business.
5. All new improvements, surface pavement and curbing shall tie into the existing drainage system.

6. The landscaped area along the south side of the property line shall maintain a minimum width of 5 feet.
7. All landscape areas shall receive a top dressing of mulch material. No water run off or mulch material shall fall onto the adjacent properties.
8. The landscaped area along the 41st Avenue frontage shall remain landscaped. Any new turf shall consist of Enduro Dwarf Fescue or similar. A new dry-creek "riverbed" with accent boulders and drought tolerant plant material shall be included as per the approved plan. The plant material shall not block visual sight of pedestrian or auto traffic coming to, or exiting off the property.
9. The two (2) ailing White Birch trees within the planting area along the 41st Avenue frontage are to be removed, and the existing Sycamore tree shall remain and be protected during construction of new curbing and landscaping. A standard form 15 gal. Sycamore (*Platanus racemosa*), shall be replanted in this area.
10. The existing monument sign located in the landscaped area along the 41st Avenue frontage shall be relocated 1'- 6" from the inside edge of the sidewalk and shall be no higher than 47" above the sidewalk grade. The relocated sign shall be located outside of the 15 foot clear corner triangle of the driveway exit.
11. All existing trees to be removed shall be noted on the approved site plan.
12. All newly planted trees shall be staked as per the tree staking detail provided.
13. The wood framed, welded wire mesh fence shall not exceed the allowed height of 3'-6".
14. The new surfacing and associated base material, and concrete curbing shall adhere and comply with City standards. Applicant to contact the City's Public Works Director for construction detail and specification information and requirements.
15. No outside display of items, and all signs must comply with the city's sign ordinance, Chapter 17.57, and the 41st Avenue Design Guidelines.

FINDINGS

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

Community Development Department Staff and the Architectural and Site Review Committee have all reviewed the project. The project conforms to 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.**

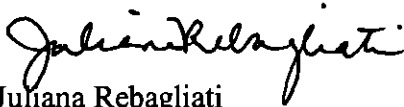
Planning Department Staff and the Architectural and Site Review Committee have all reviewed the project. The project conforms to the development standards of the CC (Community Commercial) Zoning District and the 41st Avenue Design Guidelines. Conditions of approval have been included to ensure that the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

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

The proposed project involves the relocation of an existing concrete curb and approximately 200 square feet of asphalt surfacing, new landscaping and an associated irrigation system, and fencing to an existing commercial business. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Architectural and Site Review Committee.

This permit is issued to the owner of the property. In executing this permit, applicant /owner agrees to comply with all terms of permit(s), including conditions of approval, if any. Permit must be exercised within 24 months of date of issuance (January 24, 2009) unless otherwise indicated in conditions of approval. Should you have any questions on this matter, do not hesitate to call.

Sincerely,



Juliana Rebagliati
Community Development Director

cc: Randy Beck, Owner

Attachment: 2110 41st Avenue - CUP #06-050 (2110 41st Avenue)



STAFF REPORT

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 7, 2006 (AGENDA: SEPTEMBER 11, 2006)

SUBJECT: **2110 41ST AVENUE- PROJECT APPLICATION #06-050**
 ARCHITECTURAL AND SITE REVIEW FOR MODIFICATION TO
 PARKING AND LANDSCAPING FOR AN EXISTING CAR WASH (MASTER
 CAR WASH) IN THE CC (COMMUNITY COMMERCIAL) ZONING
 DISTRICT. APN 034-221-16. CATEGORICALLY EXEMPT. FILED 7/28/06.
 APPLICANT/OWNER: RANDY BECK
 REPRESENTATIVE: STEVEN MUTNICK

APPLICANT'S PROPOSAL

The applicant is proposing modifications to the Master Car Wash property at 2110 41st Avenue in the CC (Community Commercial) zoning district. The improvements consist of the removal of existing curbs at the entry area, resulting in the reduction of adjacent planting areas along both the south side of the property and at the landscaped entry island along 41st Avenue. Other improvements include the addition of plant material within the existing planter areas and a new wood and welded wire fence along the north boundary from the building to 41st Avenue. The use is consistent with the General Plan and Zoning Ordinance.

CONDITIONS OF APPROVAL

1. The improvement plans shall be revised, under item 'E' (Zoning District) in the Project Information table, from "R-1" to "CC" Community Commercial, which reflects the actual zoning designation for the property.
 As per the improvement plan, parking spaces shall be striped, maintained and enforced as employee parking. Signage identifying employee parking shall also be provided.
3. The concrete curb layout indicated on the site plan shall be used, and the concrete curb on the landscaping plan shall match that of the one indicated on the site plan.
 The applicant is to maintain a clearly designated area for customer seating, which should be separated from driveway and parking portions of the business.
5. All new improvements, surface pavement and curbing shall tie into the existing drainage system.

Applicant will set a meeting w/ Juliana to discuss.

- 6. Provide a landscape key, or legend showing plant symbol, botanical and common name, quantity, container size and space for noting other special considerations.
- 7. The existing London Plane trees along the 41st Avenue frontage shall be protected during construction of new curbing.
- 8. The landscaped area along the 41st Avenue frontage shall remain landscaped with either turf (Enduro Dwarf Fescue or similar), or drought tolerant plant material.
- 9. All existing trees to be removed shall be noted on the plans.
- 10. All newly planted trees shall be staked. A detail of the tree staking shall be provided.
- 11. The wood framed, welded wire mesh fence shall not exceed the allowed height of 3'-6".
- 12. All concrete curbing noted on the plans to be reconfigured and/or to be removed shall be replaced with new concrete curbing.
- 13. The new surfacing and associated base material, and concrete curbing shall adhere and comply with City standards. Please contact the City's Public Works Director for construction detail and specification information and requirements.

- 14. ~~Applicant to install landscape boulders with 1/3 buried and 2/3 exposed.~~
- 15. Applicant to provide a final improvement plan showing all required revisions and conditions shall be submitted for approval by the Community Development Director, prior to any work taking place on site.

omit ←
 Pending - to be submitted.
 ENDINGS

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

Community Development Department Staff and the Architectural and Site Review Committee have all reviewed the project. The project conforms to 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 and the Architectural and Site Review Committee have all reviewed the project. The project conforms to 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 neighborhood.

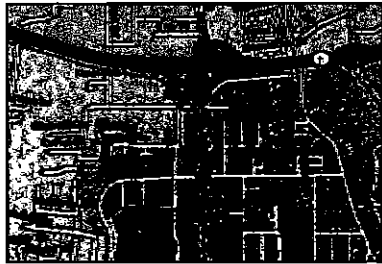
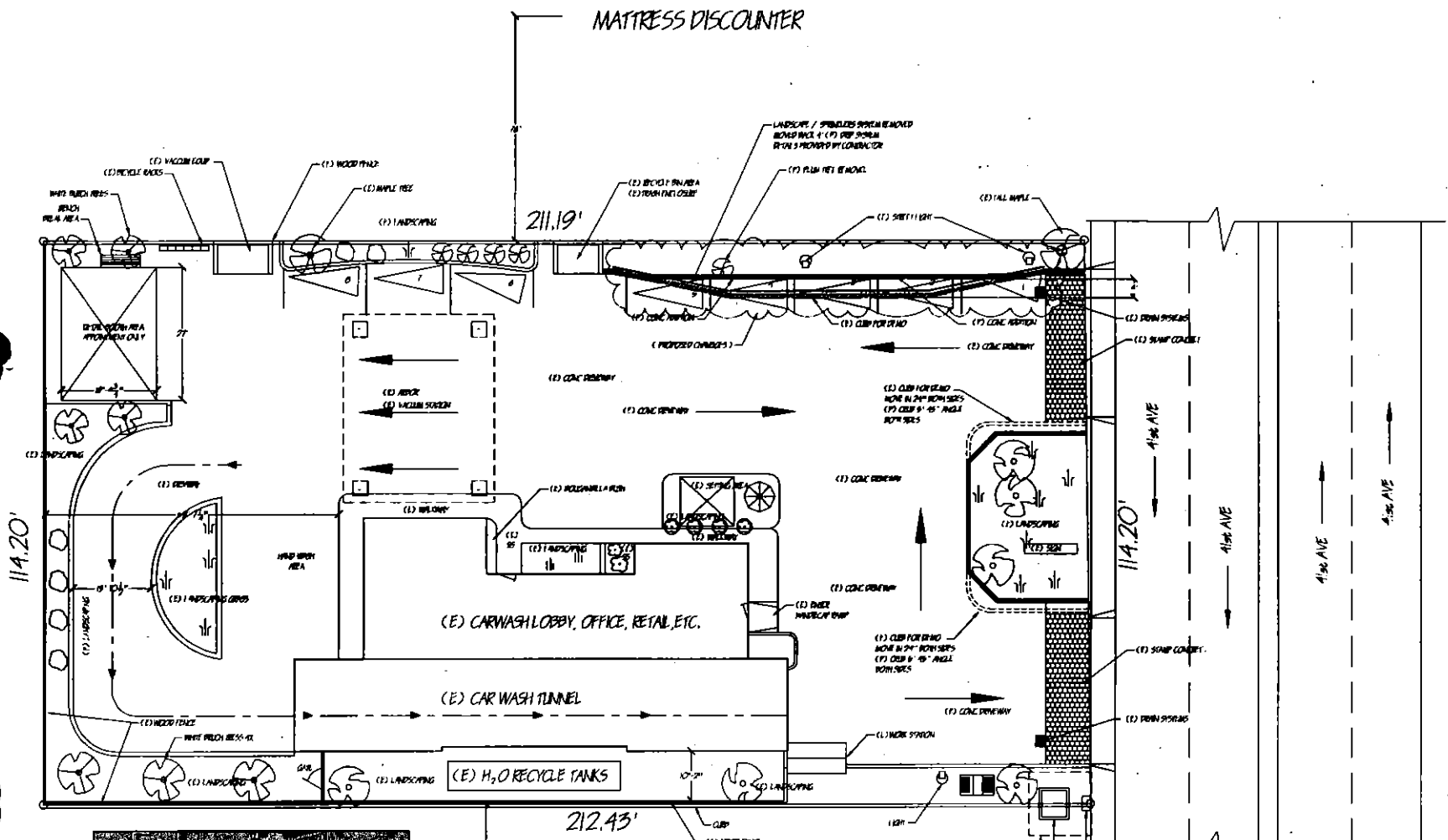
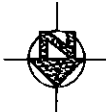
C. This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

The proposed project involves the relocation of an existing concrete curb and approximately 200 square feet of asphalt surfacing to an existing commercial parking area. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Architectural and Site Review Committee.

Attachment: 2110 41st Avenue - CUP #06-050 (2110 41st Avenue)

The proposed project involves the addition of a patio to an existing commercial shopping center. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

P:\Current Planning\REPORTS\Commercial\41st&BayAve\2110 41st Ave Master Car Wash AS 09-11-06.doc



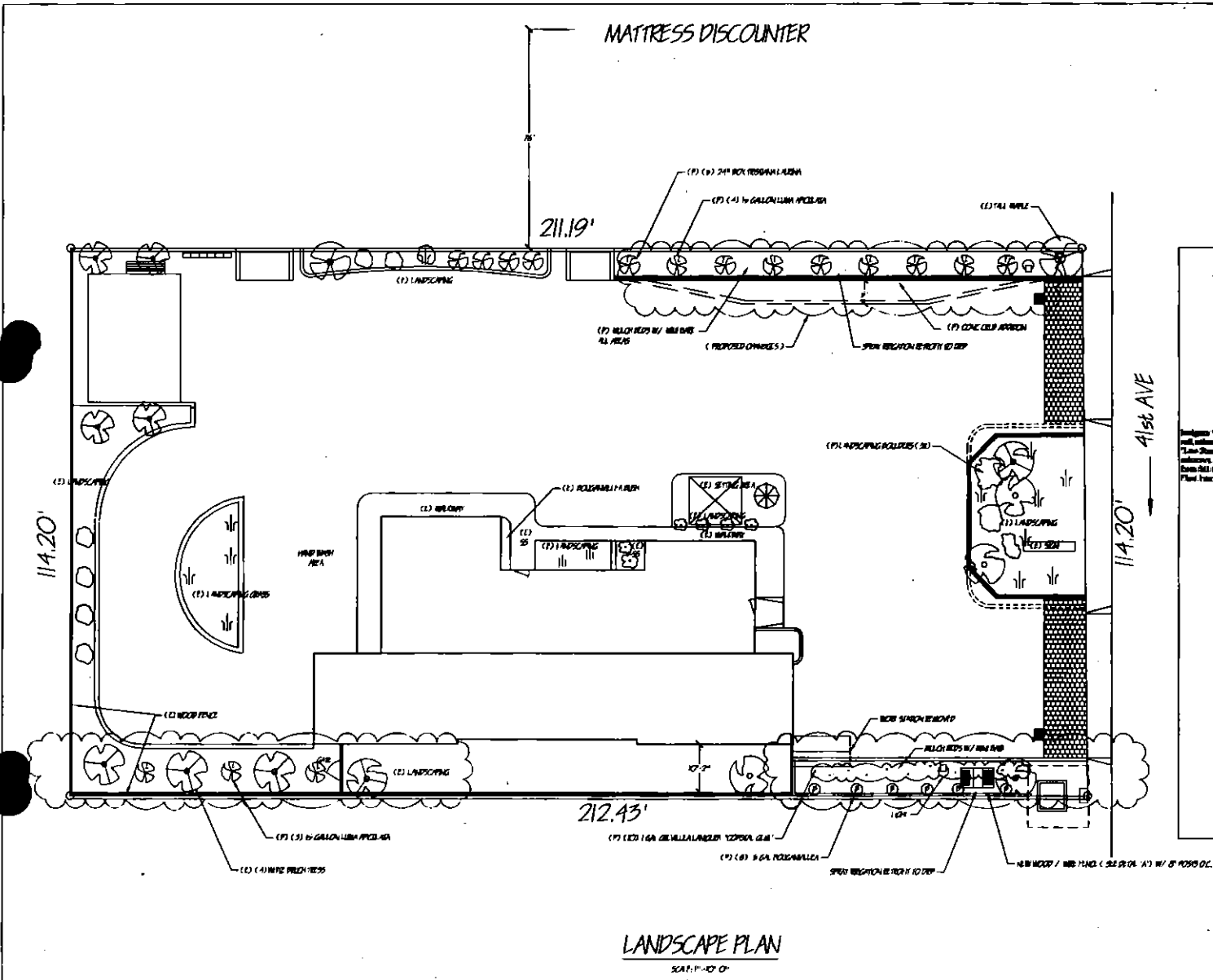
VICINITY MAP

SITE PLAN
SCALE: 1" = 10' 0"

PROJECT INFORMATION	
CITY OF GAITHERSBURG	
PROJECT DESCRIPTION: PROPOSED EXPANSION OF RESTAURANT	
MAP ON BOOK ONE, ONE, ONE, AND ONE ALSO BY THE CITY, WITH THE CITY ENGINEER'S OFFICE AND ALL CITY ENGINEER'S OFFICES.	
A. PROJECT OWNER:	MR. JAMES BLANK
B. PROJECT REPORT:	PROPOSED EXPANSION OF RESTAURANT
C. PROJECT LOCATION:	7700 N. W. 11th Ave., GAITHERSBURG, MD 20878
D. APPLICANT'S PROJECT NUMBER:	04-122-16
E. ZONING PERMIT:	R-1 (RESIDENTIAL)
F. LOT SIZE:	24,429 SQ. FT.
G. ACTION LOT NUMBER:	26,507
H. YEAR FILE:	1979 (50 WARD 01)

SITE PLAN			
PROJECT INFORMATION		DATE	
DATE: July 8, 2008	CHECKED: [Signature]	DATE: July 8, 2008	CHECKED: [Signature]
SCALE: AS SHOWN	DESIGNED: [Signature]	DATE: July 8, 2008	CHECKED: [Signature]
DATE: July 8, 2008	CHECKED: [Signature]	DATE: July 8, 2008	CHECKED: [Signature]
SCALE: AS SHOWN	DESIGNED: [Signature]	DATE: July 8, 2008	CHECKED: [Signature]

Attachment: 2110 41st Avenue - CUP #06-050 (21110 41st Avenue)



PLANT SELECTION INFORMATION

Miscellaneous

- Plant Selection
- Planting Schedule
- Planting Details
- Planting Notes

The plant selection information is provided for the project and is subject to change. The information is provided for informational purposes only and is not intended to constitute a contract. The information is provided for informational purposes only and is not intended to constitute a contract. The information is provided for informational purposes only and is not intended to constitute a contract.

DETAIL "A"

DATE: 08-14-18 / 2:30 PM

PROJECT: 3150 S BROADWAY 1ST FLOOR 19100 CA STREET (503) 253-1024			LANDSCAPING PLAN	
SCALE: AS SHOWN			DATE: July 8, 2018	BY: LYN JACKSON
DRAWN: LYN JACKSON			CHECKED: LYN JACKSON	DATE: July 8, 2018
PROJECT: 3150 S BROADWAY 1ST FLOOR 19100 CA STREET (503) 253-1024			DATE: July 8, 2018	SHEET: 2 OF 2

Attachment: 2110 41st Avenue - CUP #06-050 (2110 41st Avenue)

2110 41st Avenue – Master Car Wash
Existing Rear Fence



Attachment: 2110 41st Avenue - Existing Rear Fence (2110 41st Avenue)



Attachment: 2110 41st Avenue - Existing Rear Fence (2110 41st Avenue)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: DECEMBER 3, 2020
 SUBJECT: **Capitola Village Bollards** **#20-0398** **APN: N/A**

Coastal Development Permit for the installation of anchors for 15 removable bollards/security barriers at three priority intersections within Capitola Village located within the C-V (Central Village) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit.
 Environmental Determination: Categorical Exemption

Property Owner: City of Capitola

Representative: Kailash Mozumder, City of Capitola, Filed: 09.25.2020

APPLICANT PROPOSAL

The City of Capitola is applying for a Coastal Development Permit (CDP) for the installation of anchors for 15 removable bollards/security barriers at three priority intersections within Capitola Village. The three intersections are at Esplanade/Stockton Avenue, Capitola Avenue/Stockton Avenue, and Monterey Avenue/Park Place. The streets at each of the intersection locations are approximately 25 feet wide and each will require five removable bollards.

BACKGROUND

On September 11, 2020, the City was awarded a grant from the California Office of Emergency Services (Cal OES) for removable bollards to improve pedestrian safety during special events. The Capitola Village is host to several special events each year. Events such as the Capitola Public Safety Car Show, the Annual Wharf to Wharf Race, and Capitola Art and Wine festivals provide a venue for large crowds for which the Capitola Police Department is tasked with providing security and safe access. The current method used to section off the Village during special events makes use of manned heavy concrete or plastic Jersey barriers.

DISCUSSION

The proposed project will install anchors for removable pipe and concrete bollards. The bollards are designed to provide enhanced protection while at the same time allowing access to pedestrians and preventing the need to have barriers permanently staffed during the events. The anchors for the bollards would be installed at three strategic locations: 1) Esplanade/Stockton Ave, 2) Capitola Ave/Stockton Ave, and 3) Monterey Ave/Park Place. Detailed plans of the removable bollard installation are included as Attachment 1. A coastal development permit is required for the project.

Coastal Development Permit

Capitola's Local Coastal Plan requires the issuance of a coastal permit for the installation of the bollards because it does not qualify for any of the exemptions under Capitola Municipal Code (CMC) §17.46.050.

Bollards provide both a visual deterrence and physical means of preventing vehicular traffic from entering the special event area. The proposed project creates a safer means for the public to access the coast and recreational opportunities in Capitola Village during special events and is consistent with the purpose of the Local Coastal Plan. The proposed project complies with the required findings of a Coastal Development Permit.

CEQA

Section 15322 of the CEQA Guidelines exempts projects characterized as normal operations of facilities for public gatherings. Specifically, 15322 exempts projects which consist of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose.

The project meets these criteria as the Esplanade has historically been utilized for public gatherings during special events, and no adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends that the Planning Commission approve application #20-0398 based on the following Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of a Coastal Development Permit for the installation of 15 anchors for removable bollards/security barriers within Capitola Village in the C-V (Central Village) Zoning District. The improvements include removable bollards/security barriers anchors at three priority intersections within Capitola Village: Esplanade/Stockton Avenue, Capitola Avenue/Stockton Avenue, and Monterey Avenue/Park Place. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on November 5, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- A. **This project is categorically exempt under Section 15322 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15322 of the CEQA Guidelines exempts projects characterized as normal operations of facilities for public gatherings. Specifically, 15322 exempts projects which consist of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. The project meets these criteria as the Esplanade has

historically been utilized for public gatherings during special events, and no adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

D. Findings Required.

1. **A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:**
 - a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
 - b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
 - c. A description of the legitimate governmental interest furthered by any access conditioned required;
 - d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.
 - The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090(D) are as follows:

2. **Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D)(2)(a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.**
 - a. **Project Effects on Demand for Access and Recreation.** Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;
 - The proposed project is located at three priority intersections within Capitola Village: Esplanade/Stockton Avenue, Capitola Avenue/Stockton Avenue, and

Monterey Avenue/Park Place. The project is located in an area with coastal access. When in use, the project will allow safer pedestrian access to coastal areas.

- b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
- The proposed project is located at three priority intersections within Capitola Village: Esplanade/Stockton Avenue, Capitola Avenue/Stockton Avenue, and Monterey Avenue/Park Place. No portion of the project is located along the shoreline or beach.
- c. Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);
- There is a history of public use in the proposed project area. The project involves the public right-of-way located at three priority intersections within Capitola Village: Esplanade/Stockton Avenue, Capitola Avenue/Stockton Avenue, and Monterey Avenue/Park Place. The project is designed to increase the safety and accessibility of public sidewalks and streets for pedestrians during special events in the Capitola Village.
- d. Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;
- The proposed project is located in the public right of way at three priority intersections within Capitola Village: Esplanade/Stockton Avenue, Capitola Avenue/Stockton Avenue, and Monterey Avenue/Park Place. The project will not

block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline. The project will increase the safety of pedestrians utilizing the streets and sidewalks during special events by limiting vehicular access.

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

- The proposed project is located in the public right of way at three priority intersections within Capitola Village: Esplanade/Stockton Avenue, Capitola Avenue/Stockton Avenue, and Monterey Avenue/Park Place. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual, or recreational value of public use areas.

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

- a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;
- b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;
- c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an accessway on the subject land.

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

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

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

- The project is located in a mixed-use area without sensitive habitat areas.

- b. Topographic constraints of the development site;

- The project is in the public right of way in the Capitola Village with no significant topographic constraints.

- c. Recreational needs of the public;

- The project does not impact the recreational needs of the public.
 - d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;
 - e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
 - f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.
5. **Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);**
- No legal documents to ensure public access rights are required for the proposed project.
6. **Project complies with visitor-serving and recreational use policies;**

SEC. 30222

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

- The project involves the installation of 15 removable bollards/security barriers at three priority intersections within Capitola Village.

SEC. 30223

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

- The project involves the installation of 15 removable bollards/security barriers at three priority intersections within Capitola Village.

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

- The project involves the installation of 15 removable bollards/security barriers at three priority intersections within Capitola Village.

7. **Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;**
- The project involves the installation of 15 removable bollards/security barriers at three priority intersections within Capitola Village. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

- 8. Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;**
 - The project complies with the design guidelines and standards established by the Municipal Code.
- 9. Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;**
 - The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.
- 10. Demonstrated availability and adequacy of water and sewer services;**
 - The project is located in the public right of way at three priority intersections within Capitola Village: Esplanade/Stockton Avenue, Capitola Avenue/Stockton Avenue, and Monterey Avenue/Park Place.
- 11. Provisions of minimum water flow rates and fire response times;**
 - The project is located in the public right of way at three priority intersections within Capitola Village, approximately 0.2 miles from the Central Fire Protection District Station 4.
- 12. Project complies with water and energy conservation standards;**
 - The project involves the installation of 15 removable bollards/security barriers at three priority intersections within Capitola Village. The GHG emissions for the project are projected at less than significant impact.
- 13. Provision of park dedication, school impact, and other fees as may be required;**
 - The project will be required to pay appropriate fees prior to building permit issuance.
- 14. Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;**
 - The project does not involve a condo conversion or mobile homes.
- 15. Project complies with natural resource, habitat, and archaeological protection policies;**
 - Conditions of approval have been included to ensure compliance with established policies.
- 16. Project complies with Monarch butterfly habitat protection policies;**
 - The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

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

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

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

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

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

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

20. Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

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

- Not applicable.

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

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

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

- a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
- b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
- c. The village area preferential parking program shall be limited to three hundred fifty permits.
- d. Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - i. The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - ii. The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”

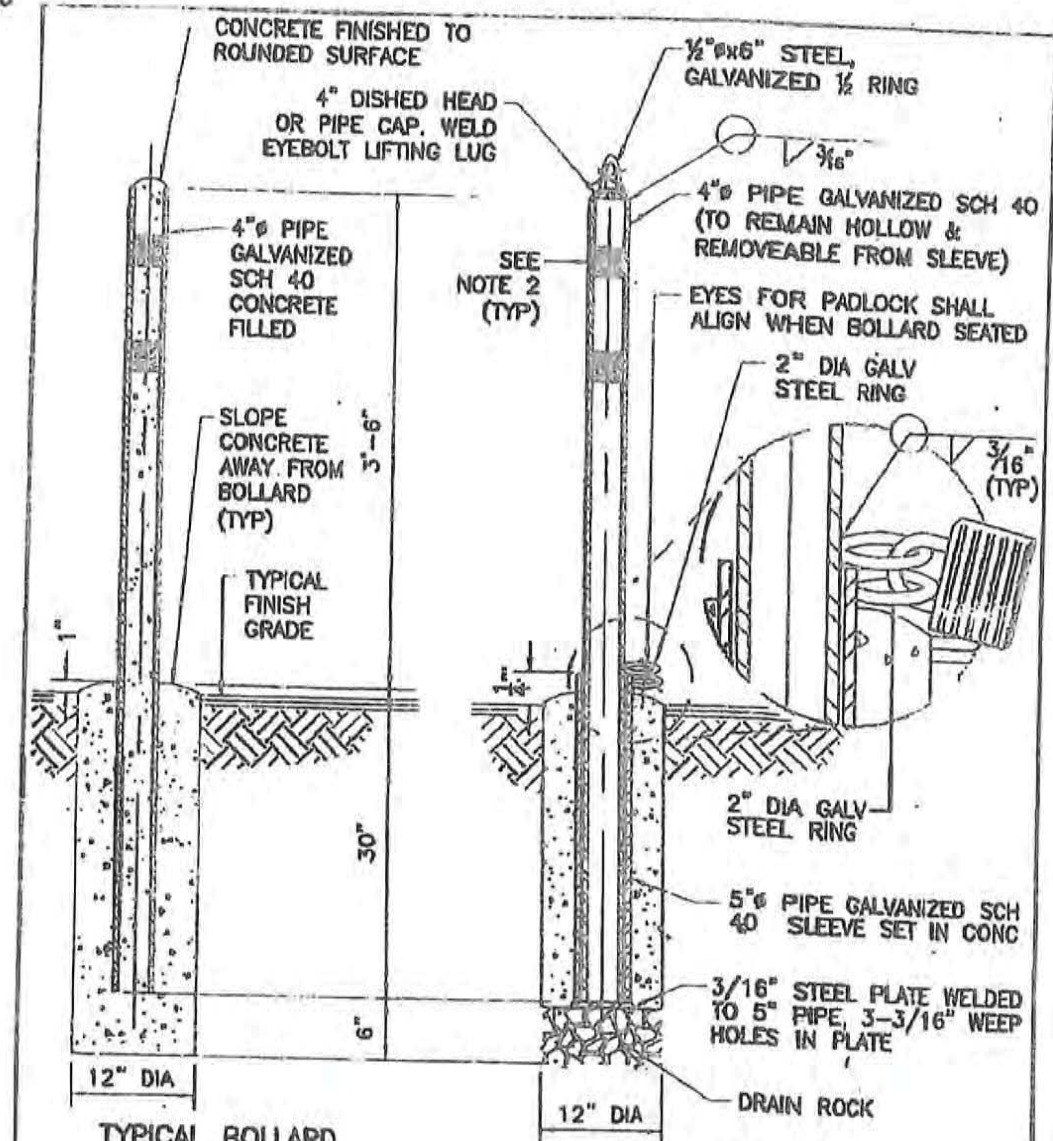
- e. Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
 - f. Six Depot Hill twenty-four minute "Vista" parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
 - g. A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
 - h. No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.
- The project site is not located within the area of the Capitola parking permit program.

ATTACHMENTS:

1. Capitola Village Bollards - Full Plan Set

Prepared By: Matt Orbach
Associate Planner

Capitola Bollard Project SHSGP 2019-0035



NOTES:

1. APPLY ZINC PRIMER AFTER WELDING AS NEEDED.
2. APPLY 3" WIDE BAND OF YELLOW "SCOTCHLITE" ADHESIVE.



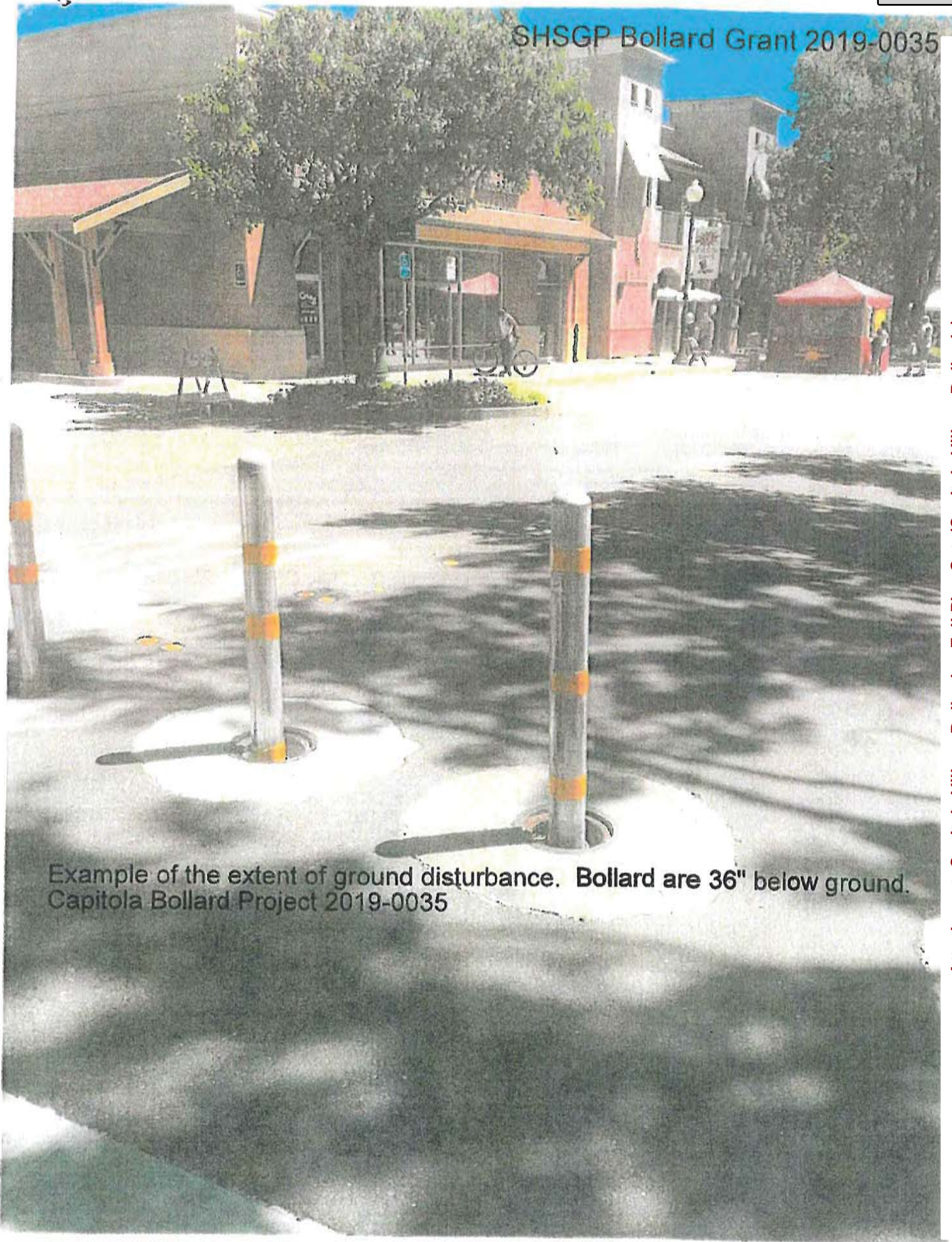
DRAWING NO.: 3-23
 DATE: 8/14/05
 SCALE: NONE
 APPROVED BY: *[Signature]*
 R.C.E. C68003
 DEPUTY DIRECTOR OF PUBLIC WORKS
 ENGINEERING SERVICES

CITY OF VACAVILLE
 STANDARD DRAWING

BOLLARD

Attachment: Capitola Village Bollards - Full Plan Set (Capitola Village Bollards)

SHSGP Bollard Grant 2019-0035



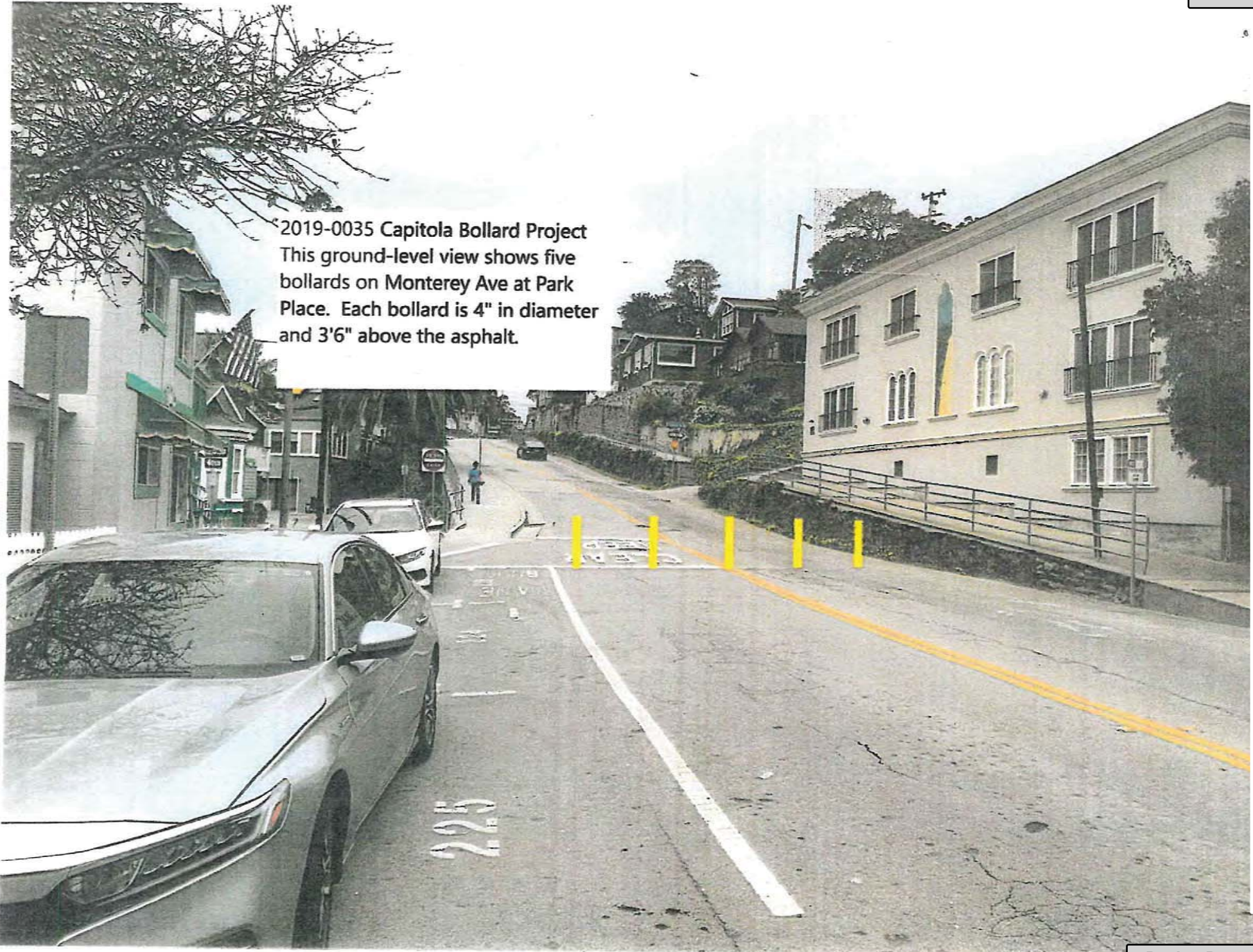
Example of the extent of ground disturbance. Bollard are 36" below ground.
Capitola Bollard Project 2019-0035

Attachment: Capitola Village Bollards - Full Plan Set (Capitola Village Bollards)

Aerial Photograph of the Project site and extent of ground disturbance
2019-0035



Attachment: Capitola Village Bollards - Full Plan Set (Capitola Village Bollards)

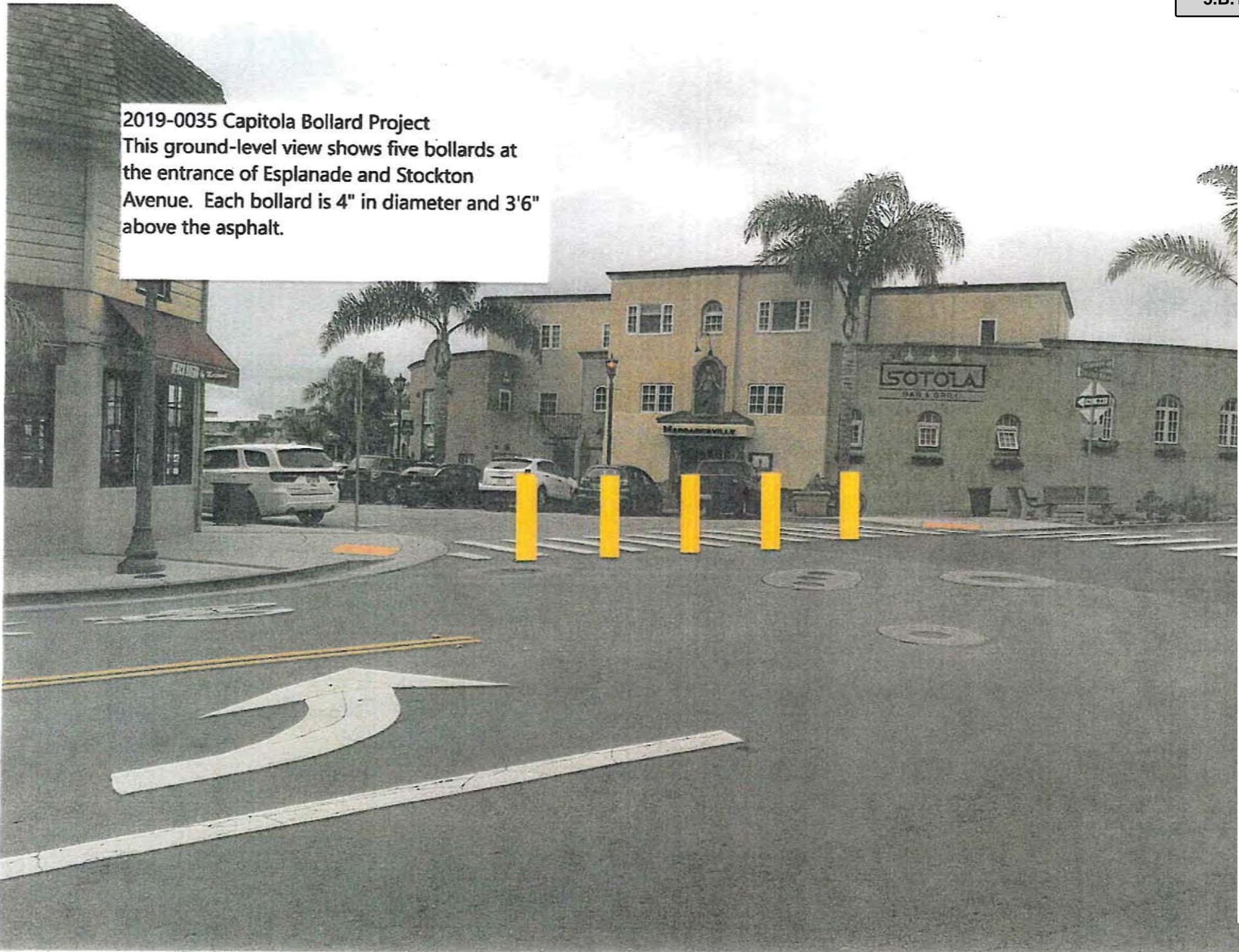


2019-0035 Capitola Bollard Project
This ground-level view shows five bollards on Monterey Ave at Park Place. Each bollard is 4" in diameter and 3'6" above the asphalt.



2019-0035 Capitola Bollard Project
This ground-level view shows five bollards at the intersection of Stockton Avenue and Capitola Avenue. Each bollard is 4" in diameter and 3'6" above the asphalt.

2019-0035 Capitola Bollard Project
This ground-level view shows five bollards at the entrance of Esplanade and Stockton Avenue. Each bollard is 4" in diameter and 3'6" above the asphalt.



Attachment: Capitola Village Bollards - Full Plan Set (Capitola Village Bollards)