



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, December 6, 2018 – 7:00 PM

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

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

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

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - Nov 1, 2018 7:00 PM

4. CONSENT CALENDAR

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

A. 620 Capitola Avenue #18-0548 APN: 035-302-04

Sign Permit for a new monument sign located within the CN (Neighborhood Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Walter Hickey

Representative: John Hickey, Filed: 10.12.2018

B. 607 Oak Drive #18-0480 APN: 035-073-06

Design Permit for a second story addition to an existing single-family home 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: Dave Shehan

Representative: Robin Alaga, Filed: 09.11.2018

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

Design Permit for a 764-square-foot addition with a new second-story to an existing single-family home located within the Single-Family (R-1) zoning district and the Geological Hazards (GH) district.

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

Environmental Determination: Categorical Exemption

Property Owner: Mike & Meghan Morrissey

Representative: Dan Gomez, Architect, Filed: 03.29.2018

5. PUBLIC HEARINGS

Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Public Discussion; 3) Planning Commission Comments; 4) Close public portion of the Hearing; 5) Planning Commission Discussion; and 6) Decision.

A. 116 Grand Avenue #18-0264 APN: 036-112-11

Design Permit and Conditional Use Permit for an addition to an historic single-family home located within the R-1 (Single-Family) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Joe & Gloria McLean

Representative: Dennis Norton, Filed: 06.06.2018

B. Update to General Plan Land Use Element and Land Use Map

General Plan Update to Land Use Element and Land Use Map.

The Land Use Map includes properties in the Coastal Zone.

Environmental Determination: An Addendum to the General Plan Environmental Impact Report has been drafted and circulated for 60-day public review.

Property: City-wide

Representative: Katie Herlihy, Community Development Director

C. Draft Story Pole Guidance Document**D. Consideration of future bikeshare program in Capitola**

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

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

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

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

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

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

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

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



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 1, 2018
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

- 1. ROLL CALL AND PLEDGE OF ALLEGIANCE**
- 2. ORAL COMMUNICATIONS**
 - A. Additions and Deletions to Agenda – none**
 - B. Public Comments – none**
 - C. Commission Comments**

Commissioner Welch asked Community Development Director Herlihy about Measure F's impact upon future Capitola Wharf construction. He emphasized that the City's historic context statement regarding the Wharf may change building and restoration requirements which in turn may determine the Council's action on this matter.

Director Herlihy explained that the Wharf will have to be reviewed for a Conditional Use Permit as it is a historic structure, which will come before the Planning Commission for review.

Commissioner Smith noted that the wall sign at 105 Stockton has been slightly altered for the better. She then requested an update on 4960 Capitola Road. Director Herlihy replied that the project obtained an occupancy permit and has been finalized; it is now on the market for sale. The Commission was congratulatory on this matter. Director Herlihy credited much of this outcome to previous Community Development Director Grunow, who had tackled this project during his time on Capitola Staff.

Chair Storey announced that the Capitola Plein Air Festival will be this weekend on Saturday, November 3 and Sunday, November 4. He encouraged the community to enjoy this event.

D. Staff Comments

Director Herlihy announced that Capitola City Council has reviewed the Sears appeal and granted a continuation to the regular City Council meeting of January 24, 2019. She reported that according to Santa Cruz County staff, the project's environmental testing is underway and that Seritage staff are working towards an MOU for a future specific plan with the Capitola Mall.

- 3. APPROVAL OF MINUTES**
 - A. Planning Commission - Regular Meeting - Oct 4, 2018 7:00 PM**

MOTION: Approve minutes

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

- 4. CONSENT CALENDAR**

Minutes Acceptance: Minutes of Nov 1, 2018 7:00 PM (Approval of Minutes)

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

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

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

Property Owner: Mike & Meghan Morrissey
 Representative: Dan Gomez, Filed: 03.29.2018

Commissioner Smith asked about the process for hearing this project as it has been continued to future meetings so many times. Director Herlihy explained that if the application is compliant, it will be placed on the December 6 meeting's Consent Calendar and could then be pulled by the Commission for any discussion. Director Herlihy mentioned that the project is expecting Coastal Commission updates this week, and noted that if the project is once again continued it will be re-noticed.

Chair Storey recused himself as he lives within the conflict proximity for this project.

MOTION: Continue to the regular meeting of December 6, 2018

RESULT:	CONTINUED [4 TO 0]
MOVER:	Smith, Commissioner
SECONDER:	Westman, Commissioner
AYES:	Smith, Newman, Welch, Westman
RECUSED:	Storey (Item 4.A only)

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

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

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

Environmental Determination: Categorical Exemption

Property Owner: Gary Filizetti
 Representative: Brett Brenkwitz, Filed: 09.19.2018

CONDITIONS

1. The project approval consists of construction of a 93.5 square-foot addition to an existing second-story apartment at 110 Monterey Avenue within the CV (Central Village) zoning district. The General Plan sets a maximum Floor Area Ratio of 2 within the CV. The FAR of the project is 1.38. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on November 1, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

Minutes Acceptance: Minutes of Nov 1, 2018 7:00 PM (Approval of Minutes)

4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #18-0499 shall be paid in full.
7. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
8. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
9. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
10. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
11. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
12. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
13. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed second-story addition complies with the development standards of the CV (Central Village) District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the second-story addition. The design of the addition with plaster siding painted to match the existing building will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

C. This project is categorically exempt under Section 15301(e)(1) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the existing structure or more than 2,500 square feet, whichever is less. This project involves 93.5 square-foot addition to an existing apartment, which is an increase of 9.4%. No adverse environmental impacts were discovered during review of the proposed project.

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

5. PUBLIC HEARINGS**A. 210 Central Avenue #18-0001 APN: 036-122-19**

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

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

Environmental Determination: Categorical Exemption

Property Owner: Paul & Brigitte Estey

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

Assistant Planner Orbach presented the staff report on this item. He announced that several public comment letters were received pertaining to this project and that they are included as additional materials. Assistant Planner Orbach summarized the project's timeline, reviewed the Secretary of the Interior's Standards for Rehabilitation, and brought the commission's attention to the installation of story polls that the commission requested at the July 19, 2018 meeting.

Commissioner Westman recalled a past discussion on requiring the project to include opaque side windows (those facing 212) to protect the neighbor's privacy and asked if this was represented in the project's conditions. Director Herlihy answered that it was not, because the project was continued to the next meeting at the time of said discussion. Commissioner Westman asked for confirmation that the variance is only required because the project is keeping a historic structure, which she received.

Commissioner Smith discussed the possibility that the conditions of the structure at 210 Central may not allow for rehabilitation, and instead may require reconstruction. Commissioner Smith asked if conditions could be put in place now so that the project applicants do not have to come back to the Planning Commission if a reconstruction project is so required. Director Herlihy used a reconstructed barn project on 48th Avenue as an example of this being done in the past and agreed that such a condition could be included, and that doing so would require the applicant to provide a preservation plan at the time of acquiring building permits.

Chair Storey asked staff about the need for an Alteration permit as mentioned in Capitola's Historic Preservation Ordinance, and the six findings outlined in Code section 17.84.870.

The applicant Paul Estey was present at the meeting and available for questions from the Commission. Mr. Estey reiterated that he has worked closely with staff and other professionals to comply with all Secretary of the Interior and City of Capitola requirements.

Chair Storey asked Mr. Estey about the second-floor north-side setbacks of 6 feet on the north-side and 6 feet 3 inches on the south side, and asked if it was feasible for the plans to "split the difference" to create setbacks of 6 feet 1.5 inches on each side, or shift entirely in the other direction. The applicant was unable to answer at the time of the meeting.

Commissioner Smith asked if the applicant ever considered a single-story addition, to which the applicant answered yes.

Commissioner Westman asked Mr. Estey if he would have any objection to frosted glass in the upstairs master bath, laundry room, and walk-in closet. Mr. Estey differed to his wife, Brigitte Estey, who agreed that this would be acceptable.

Director Herlihy replied to the earlier question regarding Code section 17.84.870. In explanation, Director Herlihy noted that Chair Storey was referencing a part of the new code pertaining to areas outside of the coastal zone; in which case they would not apply to this property as it is within the coastal area. Director Herlihy added that one additional findings should be added to the application should the planning commission approve it this evening.

Commissioner Smith thanked the applicants for installing the story poles and for redesigning the front porch to better reflect the property's historic past. She commented that 210 Centrals' proposed massing is set back far enough that it does not change the story of the historic structure. Commissioner Smith recounted that when she observes the Depot Hill neighborhood she feels that the few single-story additions better tell the story of this historic area, however believes that second-story additions are necessary to accommodate modern, growing families. She expressed that she ultimately feels that the proposed addition at 210 Central maintains the unique characteristics of the Depot Hill neighborhood and maintains that the proposed addition is not out of the skyline's character.

Commissioner Newman stated that the application complies with all development criteria for the area, other than the historic structure portion of the project. He stated that he only has two main concerns. One, that the project be compatible with the neighborhood which he feels it is; and two, the one impacted neighbor. Commissioner Newman stated that in his experience, a neighbor's fears of what may happen due to the adjacent property's development rarely come true, and that one neighbor's apprehension is not a reason to deny a project. Commissioner Newman addressed a petition the Commission received against the

project and announced that he placed little credence in such a document, due to its hyperbolic language. Though he sympathizes with the neighbors wish for nothing to change, Commissioner Newman supports the project.

Commissioner Westman concurs with fellow commissioners. She agrees with Commissioner Newman that the new addition complies with all City requirements and cannot find a basis to deny the application. She would like a condition added requiring frosted windows in the three locations noted earlier to provide privacy to the next-door neighbors. Commissioner Westman stated that she cannot find reasons for not supporting the application.

Commissioner Welch commended the applicants and wants the project to move forward. Commissioner Welch moved to approve the application with the amendment of requiring frosted windows on second-story North side of the home. Commissioner Newman seconded.

Chair Storey thanked the Estey's for putting up the story polls, which he found helpful in visualizing the mass of the project. He noted that the City of Capitola does not have a separate set of standards for historic properties and explained that if the project did not involve a historic structure there would have been no doubt of the application being approved. Chair Storey stated that while he is sensitive to the neighbors' privacy concerns, this cannot be a controlling criterion when it comes to approving applications. Chair Storey explained that he has been a Depot Hill resident for 30 years and can empathize with the concern outlined in the neighbors' petition, though he is not driven by them. Chair Storey believes that the matter of historic preservation within Capitola neighborhoods is for Council to deliberate and decide upon, as currently the City has no standards other than the Secretary of the Interior regulations. Lastly, he recognized that trying to enforce the 80% rule would mean moving the historical structure which would violate the Secretary of Interior requirements.

Commissioner Smith asked that before Chair Storey call for a vote a condition be added outlining that the applicant include a preservation plan if reconstruction is necessary for the project.

Chair Storey asked that another condition be added in deference to the next-door neighbors to change the second-floor setbacks so that they are an even split on each side, or shifted the other direction. This suggestion was not supported by the Commission and was thus withdrawn from the motion.

Chair Storey called for a rollcall vote.

MOTION: Approve the Design Permit, Conditional Use Permit, Major Revocable Encroachment Permit, Variance, and Coastal Development Permit with the following conditions and findings.

CONDITIONS

1. The project approval consists of rehabilitation of 454 square feet of an existing historic single-family home, demolition of 945 square feet of non-historic portions of the existing historic single-family home, and construction of a 1,702 square-foot two-story addition with a variance to the eighty percent permissible structural alteration limit for non-conforming structures and a major revocable encroachment permit for a fence and retaining wall in the public right of way at 210 Central Avenue. The maximum Floor Area Ratio for the 3,995 square foot property is 54% (2,157 square feet). The total FAR of the project is 54% with a total of 2,156 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on November 1, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of building plan submittal, the plans shall include a language on the cover sheet (1) referring to the property as a potential Historic Resource, requiring review of all design revisions, and (2) that the project should include notes that the existing historic elements are to be protected during construction.
5. At time of submittal for a building permit review, the applicant shall apply for a revocable encroachment permit for all improvements allowed by the Planning Commission within the unutilized street right-of-way.
6. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
7. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
8. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions of the historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
9. Prior to issuance of building permit, all Planning fees associated with permit #18-0001 shall be paid in full.
10. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard

Details, including all standards relating to low impact development (LID).

14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
23. Applicant shall install frosted or similarly translucent windows in the second-story master bathroom, laundry room, and walk-in closet.
24. Secretary of the Interior's Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
 - a. Prior to any disassembly of the historic structure, the applicant shall catalog all existing details of the structure in a preservation plan. Once the existing structure is ready to be disassembled, the applicant is required to have an

- inspection by the City Planner and Building Inspector to ensure all existing materials are documented in accordance with the preservation plan. Existing materials to be reused must be stored in a weather proof area.
- b. Any removal of existing building materials or features on historic buildings shall be approved by the Community Development Department prior to removal.
 - c. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.

FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The integrity of the historic resource will be maintained with the historic resource contributing to a potential historic district with the proposed design. A variance has been granted to preserve the location of the historic structure and allow a new addition.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. The home is located on Depot Hill and may be a contributing structure within a future historic district. The design does not compromise the integrity of the historic resource or eligibility within a future Depot Hill historic district.

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

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. The applicant was required to work with an Architectural Historian during the design process to ensure that the proposed rehabilitation project would meet the Secretary of the Interior's Standards for Rehabilitation, and the final project was supported by the Architectural Historian, so the project is consistent with the Secretary of the Interior's Standards and therefore qualifies for the CEQA exemption.

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

The special circumstance applicable to the subject property is that the existing home is historic, and is protected under the Capitola Municipal Code, the General Plan, and the California Environmental Quality Act (CEQA). The applicant has requested a variance to the permissible structural alterations to non-conforming structures limit in order to preserve the historic residence in place. Multiple other historic properties on Central

Avenue had similar variances approved, so the strict application of the municipal code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

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

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

I. The approval of the conditional use permit to allow an addition to the historic feature will not be significantly detrimental to the historic feature.

The application was reviewed by a third party architectural historian for consistency with the Secretary of Interior Standards. The architectural historian made findings that the proposed addition is in keeping with the standards.

COASTAL FINDINGS

D. Findings Required.

1. **A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:**
 - a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
 - b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
 - c. A description of the legitimate governmental interest furthered by any access conditioned required;
 - d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.
 - The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090(D) are as follows:
2. **Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D)(2)(a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and**

probable future projects, including development allowed under applicable planning and zoning.

- a. Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;
 - The proposed project is located at 210 Central Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.
- b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
 - The proposed project is located along Central Avenue. No portion of the project is located along the shoreline or beach.
- c. Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the

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

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

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

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

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

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

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

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

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

4. Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or

character of public access use must address the following factors, as applicable:

- a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in a residential area without sensitive habitat areas.
 - b. Topographic constraints of the development site;
 - The project is located on a flat lot.
 - c. Recreational needs of the public;
 - The project does not impact the recreational needs of the public.
 - d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;
 - e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
 - f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.
- 5. Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);**
- No legal documents to ensure public access rights are required for the proposed project.
- 6. Project complies with visitor-serving and recreational use policies;**

SEC. 30222

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

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

SEC. 30223

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

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

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

attraction for visitors.

- The project involves a single-family home on a residential lot of record.
- 7. Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;**
- The project involves the construction of a single-family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.
- 8. Review of project design, site plan, signing, lighting, landscaping, etc., by the city’s architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;**
- The project complies with the design guidelines and standards established by the Municipal Code.
- 9. Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola’s shoreline;**
- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola’s shoreline.
- 10. Demonstrated availability and adequacy of water and sewer services;**
- The project is located on a legal lot of record with available water and sewer services.
- 11. Provisions of minimum water flow rates and fire response times;**
- The project is located within close proximity of the Capitola fire department. Water is available at the location.
- 12. Project complies with water and energy conservation standards;**
- The project is for a single-family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.
- 13. Provision of park dedication, school impact, and other fees as may be required;**
- The project will be required to pay appropriate fees prior to building permit issuance.
- 14. Project complies with coastal housing policies, and applicable ordinances**

including condominium conversion and mobile home ordinances;

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

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

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

16. Project complies with Monarch butterfly habitat protection policies;

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

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

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

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

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

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

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

20. Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

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

- This use is an allowed use consistent with the Single-Family zoning district.

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

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

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

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

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

6. DIRECTOR'S REPORT - NONE

7. COMMISSION COMMUNICATIONS

Commissioner Westman asked about the City's current definition of a Bay Window, as it does not match with either her idea of a bay window or what she believes the Planning Department has been considering a bay window. She would like for the Commission to agree to look further into this issue.

Director Herlihy clarified that in the New Code bay windows are not listed, and that Planning Staff is currently going through the new code to find any other missing terms and will then bring any such definitions back to the Commission for review.

Director Herlihy also announced that the Coastal Commission is nearly ready to provide their initial comments on the new code; after these are received by the City revisions may be necessary and at this time Planning Staff can make any necessary revisions to code definitions.

Chair Storey mentioned that guidance as to the process of adding story polls if required by the Commission would be helpful for future applicants. Director Herlihy agreed and added that Planning Staff has drafted guidelines which will be brought to the Commission at the next meeting.

Commissioner Newman passed out an article regarding drones.

Commissioner Welch commented that in his opinion, much of the confusion regarding the project at 210 Central was caused because of the conflict between the Arch and Site Committee architect's original findings and later commentary. This misleading commentary calls into question the point of the Arch and Site Committee; which is supposed to be serving as a pre-check for applications prior to them being received by the Planning Commission.

Commissioner Westman mentioned that the Arch and Site committee should follow the Brown Act and asked that any changes in opinion regarding projects should be reflected at a public meeting. She recommended that the Brown Act rules be reiterated to those sitting on the Arch and Site Committee. Director Herlihy agreed that as new appointments join the committee the Brown Act will be reviewed. She then stated that as the new zoning code is put in place the role of the Arch and Site Committee will change.

The Commission discussed the benefits of having a single zoning code for the entire Capitola community and mentioned aspects that will no longer be included in code such as the 80% rule.

Director Herlihy mentioned that in the New Year, Planning Staff will revisit the new code's threshold of allowance for nonconforming properties. She also stated that the City Council recommended that the new code include an allowance for the Cliffwood Heights neighborhood to allow up to a certain setback legally, rather than considering this area entirely nonconforming.

The Commission agreed that tweaks to the code will be made over the first few years once the Coastal Commission approves the new code and it is fully implemented.

Chair Storey adjourned the meeting.

8. ADJOURNMENT

Approved by the Planning Commission

Chloé Woodmansee, Clerk to the Commission



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: DECEMBER 6, 2018
 SUBJECT: **620 Capitola Avenue#18-0548 APN: 035-302-04**

Sign Permit for a new monument sign located within the CN (Neighborhood Commercial) zoning district.
 This project is in the Coastal Zone but does not require a Coastal Development Permit.
 Environmental Determination: Categorical Exemption
 Property Owner: Walter Hickey
 Representative: John Hickey, Filed: 10.12.2018

APPLICANT PROPOSAL

The application is for a new monument sign for Monterey Bay Properties. The sign will be located at 620 Capitola Avenue in the Neighborhood Commercial (CN) zoning district.

DISCUSSION

Monterey Bay Properties and Thunderbird Real Estate are currently located at 620 Capitola Avenue. There is an existing wall sign for Monterey Bay Properties that will be removed. The lettering and logo from the wall sign will be reused on the new monument sign.

Monument Sign

The proposed monument sign is 12 feet six inches wide by two feet eight inches tall with a sign area of 34.4 square feet. The proposed monument sign is four feet six inches high, but under the monument sign standards below, the maximum height for a sign in this location is four feet. A condition has been added limiting the height to four feet. The sign will be a pressure treated Douglas fir wood sign. The lettering and logo from the existing wall sign will be mounted on the monument sign and a small tenant identification sign for Thunderbird Real Estate will be located below. The capital letters are nine and a half inches high and the lower-case letter letters are approximately seven inches high. The abalone logo is three feet wide by two feet three inches tall. No illumination is proposed.

As conditioned, the monument sign will comply with all of the monument sign standards, as outlined in §17.57.070(A) and underlined below:

1. No such sign shall exceed eight feet above ground, except where the existing main building, or proposed building, is closer than twenty-five feet from the front property line adjoining a public street, no such sign shall exceed four feet in height. The height shall

be determined as measured from the sidewalk or as assessed by the community development director.

Staff Analysis: The proposed height of the monument sign is four feet six inches, six inches over the maximum height. Condition of approval number nine limits the height of the monument sign to four feet.

2. The maximum area of any such sign shall be sixty square feet in the CC and IP zoning districts and thirty-five square feet in all other districts.

Staff Analysis: The project is located in the CN zone and has a maximum sign area of 35 square feet. The area of the proposed monument sign is 34.4 square feet.

3. There may be no more than one such sign for each building frontage.

Staff Analysis: There will only be one monument sign for the building.

4. A maximum of four tenants may be named on a monument sign.

Staff Analysis: The monument sign will identify two tenants.

5. In the case of a corner parcel, a monument sign may be allowed for each frontage; provided, however, that each sign be placed at least two hundred feet from the actual intersection corner.

Staff Analysis: The parcel is not a corner parcel, so this criterion does not apply.

6. The area surrounding the base of a monument sign shall be landscaped in accordance with the provisions of Chapter 17.63.

Staff Analysis: The landscape plan is included as Attachment 2.

7. The use of wood materials shall be encouraged with provisions for indirect lighting permitted. Internally lighted signs shall be limited to the use of individually lighted letters with opaque or wood background materials.

Staff Analysis: The proposed sign is pressure treated Douglas fir with no lighting proposed.

8. No other sign(s) advertising the business(es) shall be permitted on the premises, with the exception of a wall sign, located so as not to be visible from the street frontage used for the monument and appropriate directional signs.

Staff Analysis: There is a currently a wall sign on the building that the applicant is required to remove prior to construction of the proposed monument sign (Condition 10). The lettering and logo from the existing sign will be reused on the monument sign. No other signage exists on the premises.

9. No such sign shall list the products to be sold or the services to be provided.

Staff Analysis: The sign includes the business logo and company names, which include “Properties” and “Real Estate,” but it does not otherwise advertise any products or services sold.

10. Monument signs shall be designed to be related to the design, building materials and architectural theme of the building on the same property, an integral part of a landscaped area or raised planter and used for identification purposes only.

Staff Analysis: The design of the monument sign relates to the building materials and architectural theme of the building, it will be integrated into the landscaped area, and it will be used for identification purposes only.

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 signs on a commercial property in the CN (Neighborhood Commercial) zoning district. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RECOMMENDATION

Staff recommends that the Planning Commission approve the sign permit for application #18-0548, based upon the following findings and conditions:

CONDITIONS OF APPROVAL

1. The project approval consists of a 12 foot six inch wide by two foot nine inch tall sign on a four foot tall monument sign at Monterey Bay Properties at 620 Capitola Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 6, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the sign shall require Planning Commission approval.
3. Prior to issuance of building permit, all Planning fees associated with permit #18-0548 shall be paid in full.
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. 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
6. 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.

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 monument sign shall not exceed four (4) feet in height.
10. The existing wall sign shall be removed prior to construction of monument sign.
11. The monument sign, together with all supports, braces, and anchors shall be free from excessive deterioration, rot, rust, and loosening and shall be maintained in safe condition. The display surface of all signs shall be kept neatly painted or posted at all times.

FINDINGS

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

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed signs will secure the purpose of the zoning ordinance and general plan.

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

Community Development Department Staff and the Planning Commission have reviewed the signs and determined that the signs maintain the character and integrity of the neighborhood.

C. The sign has been designed with regard to effect on the existing surroundings and will prevent visual blight. Reasonable conditions may be imposed in approving applications which would otherwise be disapproved.

The application has been designed to complement the mixed-use neighborhood along Capitola Avenue. Reasonable conditions to limit the sign height, ensure ongoing maintenance, and removal of the existing wall sign have been included to prevent blight.

D. 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 monument sign is proposed for a parcel with an existing commercial building on

Capitola Avenue. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

ATTACHMENTS:

1. 620 Capitola Avenue - Plan
2. 620 Capitola Avenue - Landscape Plan

Prepared By: Matt Orbach
Assistant Planner

Attachment: 620 Capitola Avenue - Plan (620 Capitola Avenue)

BIDDING OR DOING WORK ON THIS PROJECT, IMMEDIATELY REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR UNCLARIFIED DIRECTIONS. THE ARCHITECT WILL EVALUATE THE PROBLEM AND MAKE A WRITTEN CORRECTION. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DEVIATIONS OR VARIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHOWN HEREIN. DIMENSIONS MARKED TO CLEAR SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISH MATERIALS. DIMENSIONS ARE TAKEN FROM FACE OF FINISH GROUND, OR FROM CENTER LINES AS INDICATED.

STUDY THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS BEFORE BIDDING OR DOING WORK ON THIS PROJECT. IMMEDIATELY REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR UNCLARIFIED DIRECTIONS. THE ARCHITECT WILL EVALUATE THE PROBLEM AND MAKE A WRITTEN CORRECTION. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL NOTIFIED IMMEDIATELY OF ANY DEVIATIONS OR VARIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHOWN HEREIN.

"APPROVED" MEANS, UNLESS INDICATED OTHERWISE BY THE ARCHITECT, APPROVED IN WRITING BY THE ARCHITECT. "AS INDICATED" NORMALLY REFERS TO AN ITEM SHOWN IN THE CONTRACT DOCUMENTS. "THE CONTRACTOR" REFERS TO THE GENERAL CONTRACTOR, NOT HIS SUBCONTRACTORS. "PROVIDE" MEANS THAT THE CONTRACTOR SHALL FURNISH AND INSTALL. "UNLESS NOTED OTHERWISE," "TYPICAL," OR "UNLESS INDICATED OTHERWISE" MEANS THAT THE ITEM DESCRIBED IS TYPICAL, AS SHOWN EXCEPT AS WHERE SPECIFICALLY CALLED OUT AS DIFFERENT.

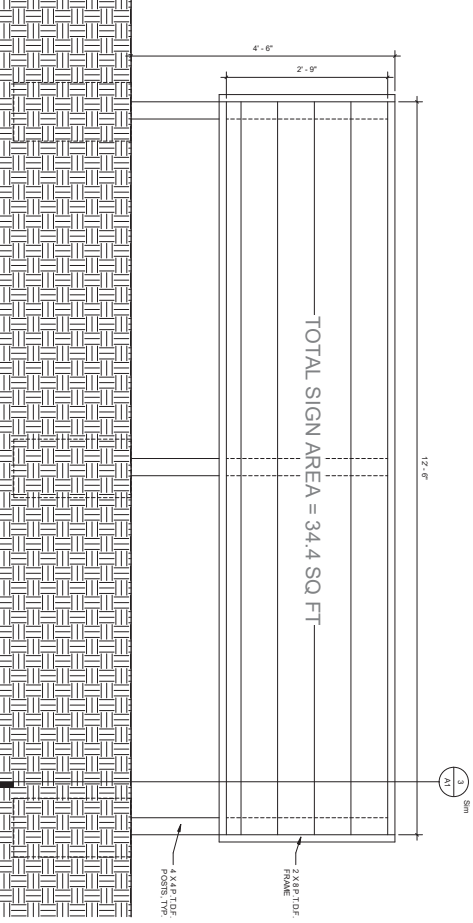
"VERIFY" MEANS, UNLESS INDICATED OTHERWISE BY THE ARCHITECT, TO OBTAIN WRITTEN VERIFICATION OF THE ITEM OR METHOD INDICATED FROM THE ARCHITECT. THIS VERIFICATION MUST INCLUDE ELABORATION OR CONSTRUCTION SOLUTION THAT MIGHT BE ASSUMED BY READING THE DRAWING WITHOUT THE VERIFICATION. THEREFORE, RELEASE TAKE APPROVED SHOP DRAWINGS DO NOT CONSTITUTE VERIFICATION.

FOR HIS RESOLUTION AS SOON AS IT IS DISCOVERED.

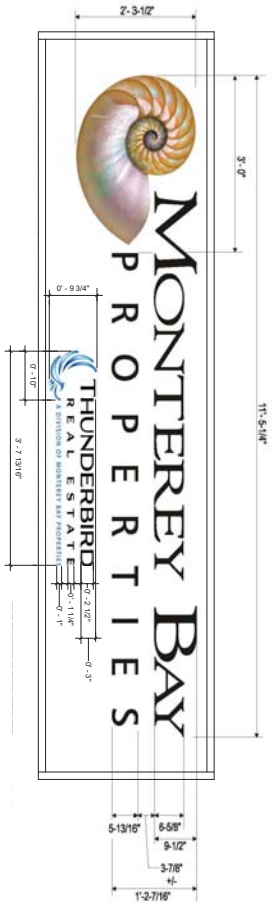
VERIFY WITH MANUFACTURERS THEIR EQUIPMENT REQUIREMENTS FOR MECHANICAL BLOCKING OR SUPPORT, ELECTRICAL OR FROM MANUFACTURERS) TO HELP ENSURE PROPER FIT AND OPERATION. SURVEY FIELD CONDITIONS OF OUTLETS IN RELATION TO STRUCTURAL ELEMENTS.

DISCONNECT, CUT BACK TO THEIR SOURCE, AND CAP UTILITIES TO BE REMOVED. SEAL PENETRATIONS AND OTHER DAMAGE CREATED DURING CONSTRUCTION AS NECESSARY TO BE REMOVED WHICH HAVE NOT BEEN ONLY AFTER CONSULTATION WITH THE ARCHITECT.

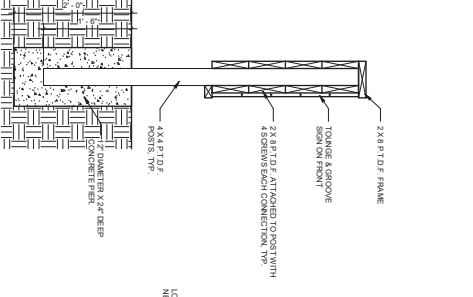
REQUIRED COMPLIANCE WITH THE FOLLOWING:
 2018 CALIFORNIA BUILDING CODE
 2018 CALIFORNIA ELECTRICAL CODE
 2018 CALIFORNIA PLUMBING CODE
 2018 CALIFORNIA ENERGY CODE
 2018 CALIFORNIA FIRE CODE
 2018 CALIFORNIA GREEN CODE



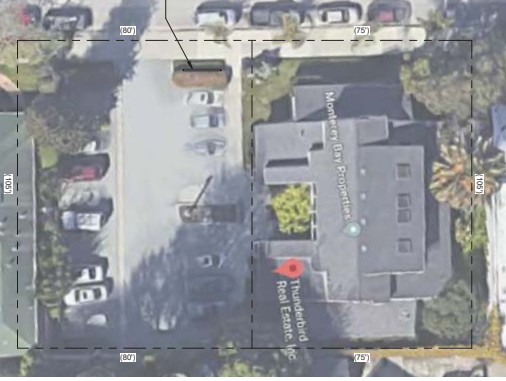
② Sign Elevation
1" = 1'-0"



④ Lettering Sizes
1" = 1'-0"



③ Sign Elevation - Section 1
1" = 1'-0"



① Site
1" = 20'-0"

Amendment to Sign Permit application APN 035-302-04
Landscape Plan

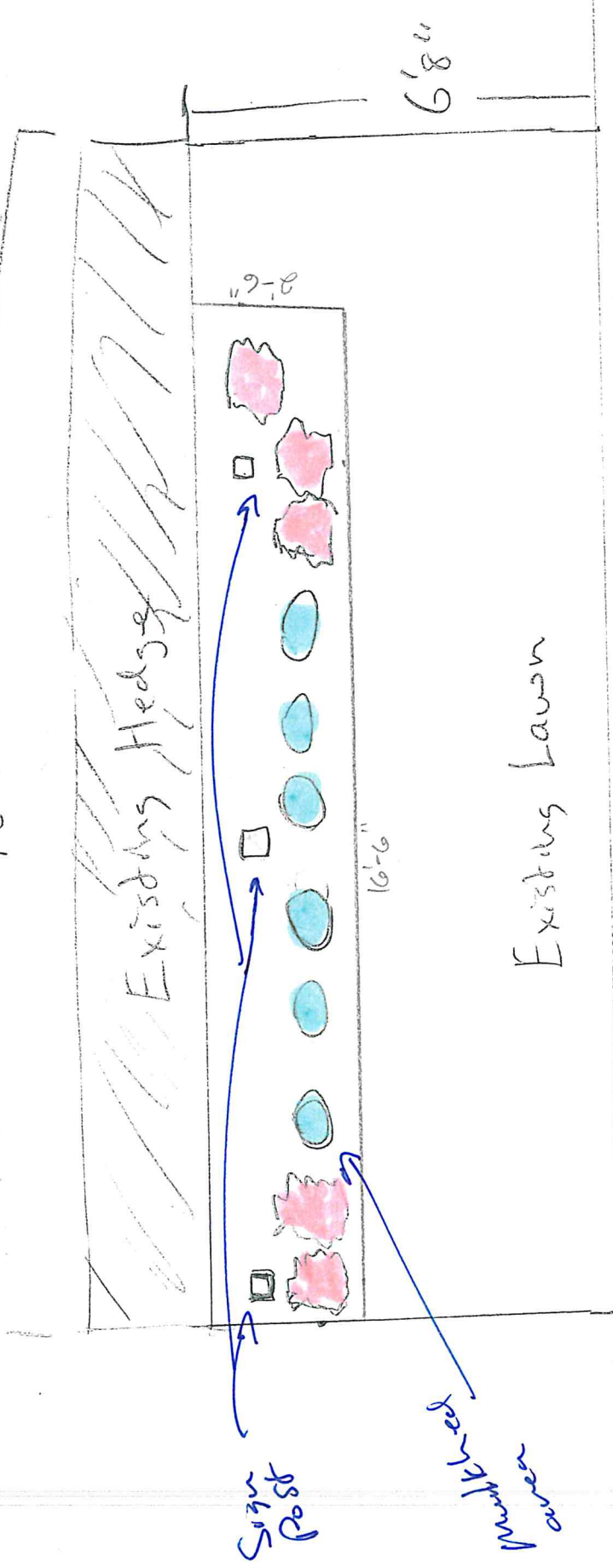
RECEIVED

OCT 25 2018

CITY OF CAPITOLA

3/8 Scale

18'4"



Side walk

Plant Key

- Coral Bells

Heuchera Sanguinea

- Catmint

Minata X Feasentii



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: DECEMBER 6, 2018
 SUBJECT: **607 Oak Drive #18-0480 APN: 035-073-06**

Design Permit for a second story addition to an existing single-family home 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: Dave Shehan
 Representative: Robin Alaga, Filed: 09.11.2018

APPLICANT PROPOSAL

The applicant is proposing to construct a 790 square-foot two story addition and a 61.5 square-foot deck to an existing single-family home in the R-1 (Single-Family Residential) zoning district. The addition includes two bedrooms and one and a half baths and complies with all development standards of the R-1 zone.

BACKGROUND

The Architectural and Site Review Committee reviewed the application on October 24, 2018, and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: asked that all downspouts on the plans indicate where they are draining to and explained there may be no surface flow. Ms. Uharriet asked that the material of the driveway be indicated on the plans and that the applicant submit an updated storm water application.

Building Department Representative, Robin Woodman: asked where the outdoor shower will drain and suggested having it drain to a gravel pit. Ms. Woodman requested that the drainage for the shower be shown on the site plan.

Local Architect, Frank Phanton: appreciated that the design showed restraint on massing and did not reach maximum FAR for the parcel. Mr. Phanton suggested reducing the size or raising the window on the south side of the second story and making the railing on the deck solid along the south side to increase privacy between neighbors.

Assistant Planner, Sascha Landry: had no comments

Following the Architectural and Site Review Committee meeting, the applicant submitted an updated stormwater application. Public works reviewed the updated application and made findings of compliance with the stormwater regulations. The applicant also submitted new plans showing a smaller window on the south side of the home and a privacy wall along the south side of the second story deck to increase privacy between neighbors.

DEVELOPMENT STANDARDS TABLE

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

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
25 ft.	15 ft.		24 ft.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	2800 sq. ft.		2800 sq. ft.
Maximum Floor Area Ratio	57% (Max 1,596 sq. ft.)		57% (Max 1,596 sq. ft.)
First Story Floor Area	623 sq. ft.		950 sq. ft.
Second Story Floor Area	N/A		463 sq. ft.
Second Story Deck	N/A		61.5 sq. ft.
Deck Exemption	N/A		-150 ft.
TOTAL FAR	22.2% (623 sq. ft.)		50.5% (1,413 sq. ft.)
Yards (setbacks are measured from the edge of the public right-of-way)			
	R-1 Regulation		Proposed
Front Yard 1st Story	15 ft.		15 ft. 8 in.
Front Yard 2nd Story & Garage	20 ft.		32 ft. ft.
Side Yard 1st Story	10% lot width	Lot width 40 ft. 4 ft. min.	4 ft. South Side/ 5 ft. North Side
Side Yard 2nd Story	15% of width	Lot width 40 ft. 6 ft. min	6 ft. South Side/ 8 ft. North Side
Rear Yard 1st Story	20% of lot depth	Lot depth 70 ft. 14 ft. min.	14 ft.
Rear Yard 2nd Story	20% of lot depth	Lot depth 70 ft. 14 ft. min	14 ft.
Parking			
	Required		Proposed
Residential (from 0 up to 1,500 sq. ft.)	2 spaces total 0 covered 2 uncovered		2 spaces total 0 covered 2 uncovered
Underground Utilities: required with 25% increase in area			Yes

DISCUSSION

The property at 607 Oak Drive is located in the Riverview Terrace neighborhood. Riverview Terrace is situated between Soquel Creek and Capitola Avenue, and is not listed on the 2005 City of Capitola List of Historic Structures. Many homes in this neighborhood occupy small lots

with minimal setbacks in close proximity to one another and the street. The property is surrounded by a mix of one and two-story single-family homes and multi-family housing.

The existing single-family residence is a 623 square-foot stucco bungalow characteristic of many of the homes found in the neighborhood. The home is one story with a living room in the front, a kitchen and dining area along the south wall, and a bedroom and bathroom in the western rear corner. There are currently two sheds behind the home and a deck extending from the front, all of which will be removed in the new design.

The applicant is proposing to construct a 790 square-foot two-story addition to add two bedrooms and one and a half baths, as well as a 61.5 square-foot second-story deck. The second-story will contain the master bedroom and bath and the first-story will be reconfigured to move the kitchen to the front of the home and create a great room. The new third bedroom and bath will be added adjacent to the existing bedroom at the rear of the home. The exterior design will feature horizontal siding, French doors at the entryways to the front of the house and deck, and replacement of existing picture windows with sash windows. The roof for the second-story addition will retain the gable style of the existing home.

CEQA

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures. This project involves construction of a 790 square-foot two-story addition to an existing home in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project #18-0480 based on the following Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 790 square-foot two-story addition and a 61.5 square-foot deck. The maximum Floor Area Ratio for the 2800 square foot property is 57% (1,596 square feet). The total FAR of the project is 50.5% with a total of 1,413 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 6, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any

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

6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0480 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the

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

17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
18. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
19. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

FINDINGS

- A. **The 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-story addition and deck complies 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 two-story addition and deck. The design of the home with horizontal siding, French doors, and gabled roof will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.
- C. **This project is categorically exempt under Section 15301(e) 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. This project involves construction of a 790 square-foot two-story addition to an existing home in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS:

1. 607 Oak Drive - Full Plan Set - Revised - 11.13.2018 - Letter

Prepared By: Sascha Landry
Assistant Planner

NOTES

addition to be followed:
 1 Plumbing Code 2016 Edition California Building Code 2016 Edition
 2 Electrical Code 2016 Edition California Mechanical Code 2016 Edition
 3 Energy Standards 2016 Edition California Green Building Code 2016 Edition
 4 Residential Code 2016 Edition California Fire Code 2016 Edition

in closets must be vacuum in place prior to foundation inspection
 in preservative-treated wood (anchor bolts, nails, screws, etc.) shall
 approved silicon bronze or copper, stainless steel or hot-dipped zinc-coated steel
 who shall be a naturally durable wood or preservative-treated wood
 who shall be a minimum of 5/8" dia diameter in SDC D and 5/8" with maximum diameter in SDC E
 who shall be embedded a minimum of 7 inches into foundation.
 who shall not be spaced more than 6 feet apart in SDC D and no more than 4 feet apart in SDC E
 if it is a minimum of 2 bolts per sill piece with one bolt not located more than 12 inches or not less than
 of each end of the sill piece.
 for anchor bolts shall be a minimum of 8 inches by 1 inch by 0.229 inch thick. Steel plate washers
 (steel) shall be a minimum of 3/8" x 1 1/2" x 1/8" thick.

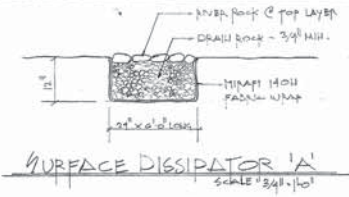
compression strength of concrete shall be 5,000 psi
 to steel to be a minimum of ASTM A515 Grade 60
 (unless shall be Douglas fir #2 (unless noted otherwise))
 ring shall comply with CBC Table 2308.1.1
 in walls to be 4" x 8" @ 16" o.c. max
 feasible joint under all walls. Blocking at 16" o.c. max (not applicable with T10)
 foundations existing shall be a minimum of 1/4" of the area to be vented
 factors and carbon monoxide alarm in some situations shall remove their primary power from the house
 wiring and shall have a battery backup.

minimum clear opening dimensions of 24" in height. Minimum clear opening dimension of 20" in width
 net clear opening dimension of 24" square feet. Minimum distance to floor is 44"
 either opening in the building envelope that are potential sources of air leakage shall be caulked,
 weather-stripped or otherwise sealed to limit infiltration and exfiltration.
 1" of hot and cold water pipes from the storage tank from non-recirculating systems shall be thermally
 with a minimum of 1" (2") thick insulation for hot (and cold) water pipes with a diameter of less than 2"
 or 1.5" (1") for hot (and cold) water pipes with a diameter of greater than 2", and conform to Cal Energy
 (0012)
 contractor shall provide the owner and County Building Department a copy of the CF-28 (infiltration
 at the time of inspection.
 installed under a floor in a crawl space shall be installed so to maintain a vertical clearance of 18" for all
 of the duct that would obstruct access to any part of the crawl space.
 components and walls above bathtubs with installed shower heads shall be finished with a smooth, non-
 surface to a height of not less than 72" above finish floor. Ceramic tile to be installed over fiber-
 cementitious backer board.
 room hot water temperature discharging from the bathtub, shower and whirlpool bathtub filler shall be
 120 degree Fahrenheit. The water heater thermostat shall not be considered a control for the heating
 system.
 fixtures are required to meet the following maximum flow rates: shower heads 2.0 gpm @ 80 psi,
 toilet 1.8 gpm @ 80 psi, lavatory 1.2 gpm @ 60 psi and water closets 1.28 gallons per flush
 in valves shall be a pressure balance type, thermostatic mixing type or a combination pressure
 thermostatic mixing type.
 vent, fiber-mat reinforced cementitious backer units, glass mat gypsum backers of fiber-reinforced
 gypsum in compliance with ASTM C1338, C1525, C1526 or C1278 respectively and installed in
 a with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas
 walls in shower areas (ICBC K202.4.21)
 in surfaces shall be installed in accordance with ANSI A108.4, A108.4 through A108.6, A108.11,
 ANSI A108.1, and ANSI 1, ICBC K202.4.11
 outlet and tap/ports for the shower shall be a minimum 2" in diameter

ARTMENT NOTES - (SPRINKLED)

are in compliance with the 2016 California Fire and Building Codes and with applicable National Fire
 an Association Standard 130 and related amendments.
 being 8-6, Type V-A, and Sprinkled

fire hydrant to within 250 feet of any portion of the building meeting the minimum required fire flow
 and available fire flow on this property is 1,000 gallons per minute for 120 minutes.
 instructions begins, temporary or permanent address numbers shall be posted. Permanent numbers must
 4 prior to final inspection. Address numbers shall be posted on property so as to be clearly visible from
 1. Address numbers must be "double" (i.e., not "roman" (112, etc.)) or written out in words.
 numbers shall be a minimum of 4" tall, with wide stroke, and posted on a contrasting background.
 instruction shall be Class B (min.) as defined by Uniform Building Code Standard 15-2.
 if be a minimum of 100 feet clearance maintained with non-combustible vegetation around all
 in end access roads in excess of 150 feet in length shall be provided with an approved turn-around of fire
 gate shall be provided with a key lock meeting fire department specifications. Gate entrance shall be
 to width of traffic lane, but in no case less than 12 feet in width. Unobstructed vertical clearance shall not
 less than 16 feet.
 flatter of an approved spark arrester shall be placed on top of the chimney. Wire mesh net to extend 15'
 from adding a new fireplace or wood stove).
 remnants of the Single Family Dwelling Guide must be met.
 sections are required in all sleeping rooms and in hallways outside of sleeping rooms within 10 feet of
 room doors.
 steps shall be equipped with an automatic sprinkler system complying with the latest edition of NFPA 13D
 (adopted in Chapter 15 of the California Building Code
 in fire watch shall be wired to kitchen refrigeration circuit. Any deviations require fire dept. approval.
 in minimum not less in required prior to any inspection and/or test.
 shall install shall submit three (3) sets of plans and calculations for the automatic sprinkler system to
 agency for approval.
 of the building and fire system plans and permits must be on site during construction.
 required piping systems shall comply with the County Standard PFD-006 and shall require plan submit
 approval prior to installation. The standard is available at the Santa Cruz Fire Marshall's Office.
 BACKGROUND FIRE PROTECTION SYSTEM WORKING DRAWINGS must be prepared by the
 installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM
 ACTION POLICY HANDOUT. Underground plan submit and permit will be issued to a Class C-30 or
 or higher - no exceptions.
 way/area work shall be in place prior to any framing construction, or construction will be stopped.



SURFACE DISSIPATOR 'A'
SCALE = 3/4" = 1'-0"

OWNER:
 Dave Shanahan
 607 Oak Drive
 Capitola, CA 95010

PROJECT DATA:
 A.P.N. 085 - 075 - 06
 Zoning R-1
 Occupancy Group R-3
 Construction Type V-8
 Parcel Size 2,800 sq. ft.
 Lot Coverage 1,115 sq. ft. (36%)
 F.A.R. 1,415 sq. ft. (50.5%)
 Existing Residence 625 sq. ft.
 Proposed Addition 232 sq. ft.
 Total Heated Area 1,415 sq. ft.
 Area of Remodel 625 sq. ft.
 Proposed Deck 61.5 sq. ft.

SCOPE OF WORK:
 Construct a 790 sq. ft. 2 story addition to add 2 bedrooms
 And 1-1/2 baths. Reconfigure existing floor plan (625 sq. ft.)
 Construct a 61.5 sq. ft. second story deck at front of house.

DESIGNER:
 ROBIN ALAGA
 250 Evening Hill Lane
 Watsonville, CA 95076
 831.724.4994

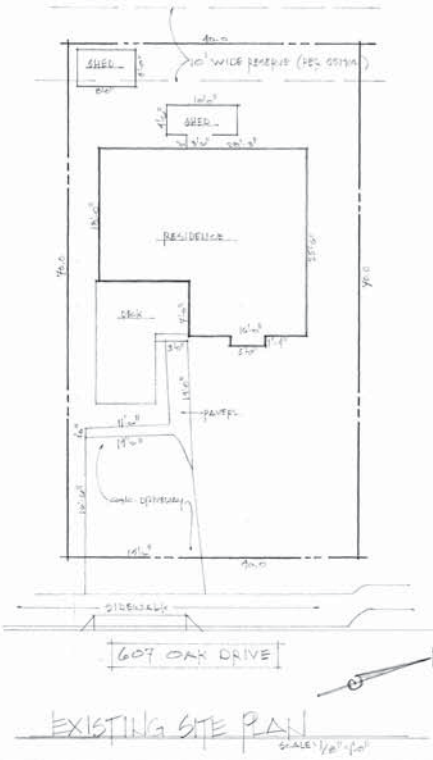
STRUCTURAL ENGINEER:
 TIM WANN
 2941 Park Ave. Suite J
 Soquel, CA 95075
 831.479.1533

SOILS ENGINEER:
 ROCK SOLID ENGINEERING
 1100 Main Street Suite A
 Watsonville, CA 95076
 831.724.5868

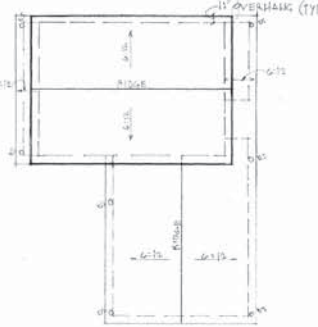
ENERGY CONSULTANT:
 A PLUS GREEN ENERGY SERVICE
 41C Hanger Way
 Watsonville, CA 95076
 831.728.7717

IMPERVIOUS AREA

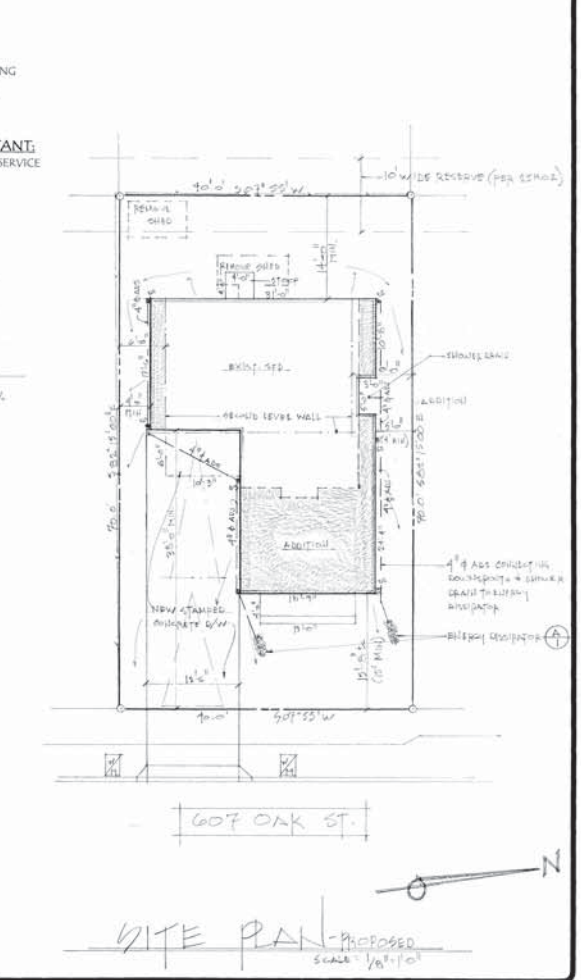
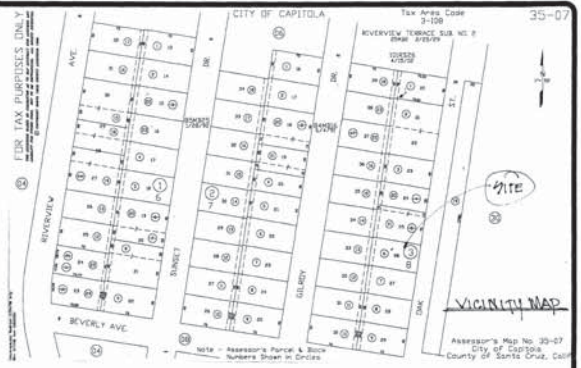
	EXISTING	PROPOSED
HOUSE FOOTPRINT	655.0 sq	950.0 sq
DRIVEWAY	277.5 sq	475.0 sq
WALKWAY/STEPS	97.95 sq	60.0 sq
SHEDS	98.0 sq	N/A
TOTALS	1028.45 sq	1495.0 sq



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



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



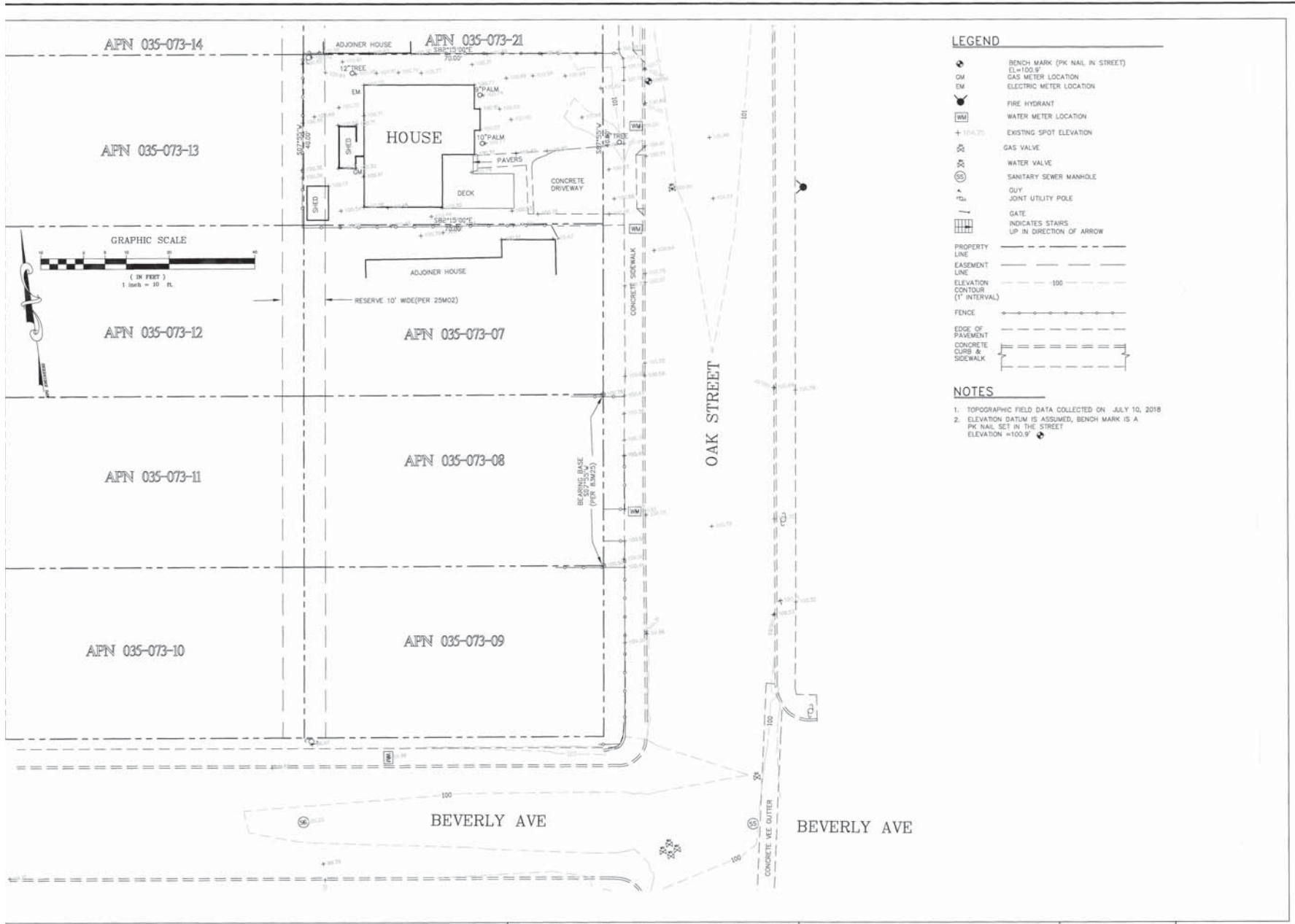
SITE PLAN - PROPOSED
SCALE = 1/8" = 1'-0"

REVISIONS	BY

ROBIN ALAGA
 250 Evening Hill Lane
 Watsonville, CA 95076
 831.724.4994
 robin@alagaeng.com

SHANAHAN ADDITION
 Dave Shanahan 415.970.2464
 607 Oak Drive Capitola, CA 95010
 dave.shanahan@pbhahk.com
 A.P.N. 085 - 075 - 06

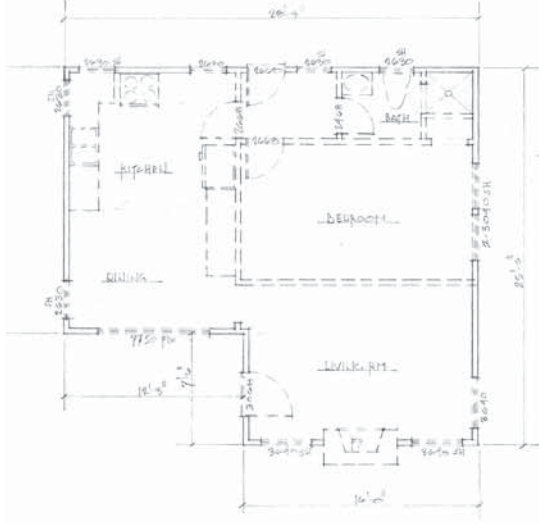
DRAWN	CHECKED
Robin	
DATE	5/20/2018
SCALE	1/8" = 1'-0"
JOB NO.	18-01
SHEET	



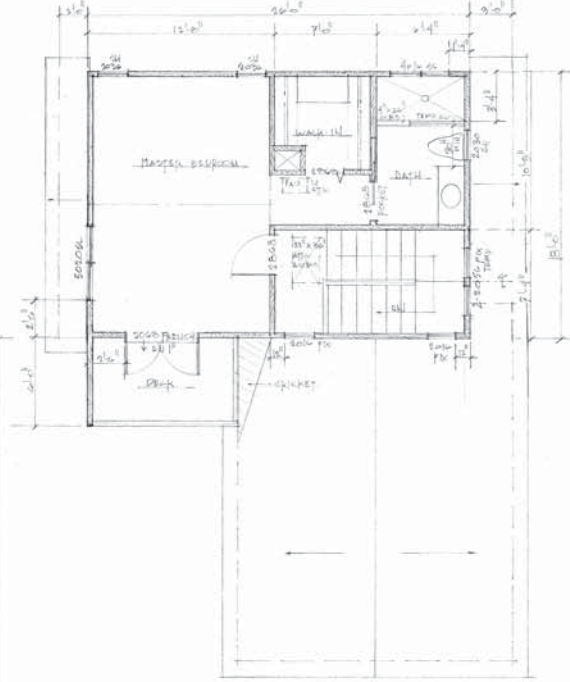
DATE	REVISION	BY
PROJECT ENGINEER MFG Engineers, Inc PO BOX 1914 APTOS, CA. 95001 (831) 763-1661 CEL (831) 601-9519		
APN 035-073-06 TOPOGRAPHIC MAP 607 OAK STREET, CAPITOLA, CA		
DRAWN: MFG		
CHECKED: MFG		
DATE: 7/2018		
SCALE: 1"=10'		
JOB NO.		
SHEET		
1 of 1		



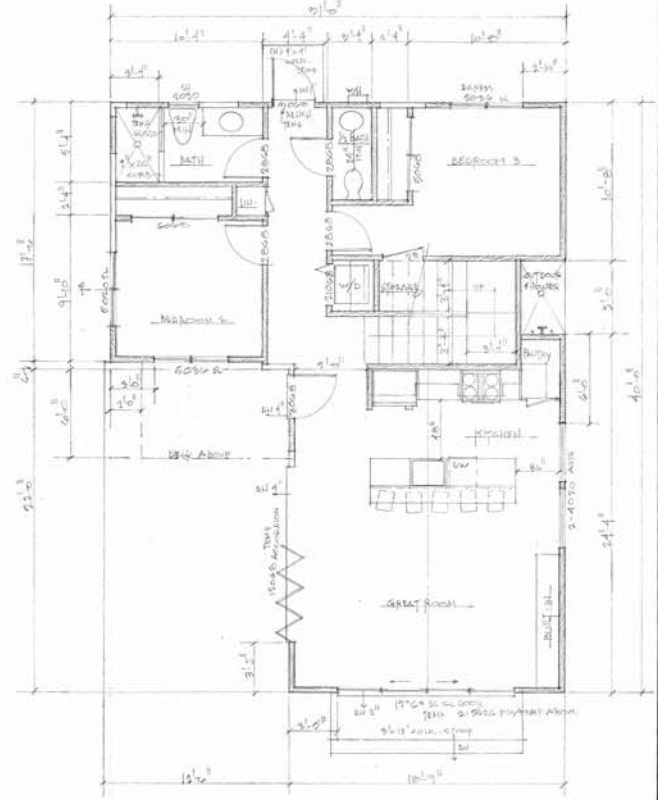
SHEET NAME: DRAWING NAME:



EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- ===== PROPOSED WALL
- ===== EXISTING WALL
- WALL TO BE REMOVED
- (H) NEW
- (F) EXISTING
- (V.I.F) VERIFY IN FIELD

SOURCE FOOTAGE

EXISTING: 683.0 SF
 LOWER ADDITION: 327.0 SF
 UPPER ADDITION: 463.0 SF
 TOTAL: 1473.0 SF
 DELETED: 215.0 SF

REVISIONS	BY
30-OCT-18	RA

SHANAHAN ADDITION
 Dave Shanahan 415.970.2464
 607 Oak Drive, Capitola, CA 95010
 dave.shanahan@shahanjtk.com
 A.P.N. 035 - 073 - 06

ROBIN ALAGA
 250 Downing Hill Lane, Capitola, CA 95026
 (831) 479-4779
 robrowfield@roglobj.net

DRAWN: Robin
 CHECKED: [Signature]
 DATE: 11/13/18
 SCALE: 1/4" = 1'-0"
 JOB NO: 18-011
 SHEET: 2 OF 2

Attachment: 607 Oak Drive - Full Plan Set - Revised - 11.13.2018 - Letter (607 Oak Drive)



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



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



EXIST. EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXIST. NORTH ELEV.
SCALE: 1/8" = 1'-0"



EXIST. SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

REVISIONS	BY
30	Det. PA

SHANAHAN ADDITION
 Dave Shanahan 415.970.2464
 607 Oak Drive Capitola, CA 95010
 dave.shanahan@orbitalink.com
 A.P.N. 035 - 073 - 06

DRAWN
 Robyn
 CHECKED
 DATE
 5.09.2018
 SCALE
 1/4" = 1'-0"
 JOB NO.
 18-41
 SHEET
 01 OF 04 SHEETS

ROBIN ALAGA
 200 E. 14th Ave, Capitola, CA 95010
 #760 (831)724-4994 Cell: (831)439-4999
 rabrownf64@orbitalink.net



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: DECEMBER 6, 2018
 SUBJECT: **106 Sacramento Avenue #18-0143 APN: 036-143-09**

Design Permit for a 764-square-foot addition with a new second-story to an existing single-family home located within the Single-Family (R-1) zoning district and the Geological Hazards (GH) district.

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

Environmental Determination: Categorical Exemption

Property Owner: Mike & Meghan Morrissey

Representative: Dan Gomez, Architect, Filed: 03.29.2018

APPLICANT PROPOSAL

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

BACKGROUND

On May 9, 2018, the application was reviewed by the Architectural and Site review committee. The following suggestions were provided to the applicant:

Local Architect, Frank Phanton: stated that the design was thoughtful to neighbors of both floors in terms of window locations and that it kept with the architectural style of the existing building.

Public Works Representative, Danielle Uharriet: reviewed the pervious and impervious calculation requirements with the applicant.

Building Department Representative, Raylee Glasser: explained the structural improvements calculation to the applicant and made findings that the application is in compliance with the 50% threshold for repair and maintenance for an existing structure in the coastal zone.

Community Development Director, Katie Herlihy: informed the applicant that a geotechnical report is required to document the location of the 50-year setback. Ms. Herlihy recommended an archeological study be completed due to known sensitivity along the bluff. Ms. Herlihy also

requested that the applicant put existing and proposed elevations on the same page for ease of Planning Commission review.

Following the Architectural and Site review meeting, the archaeological and geotechnical reports were completed, and the stormwater plan was updated.

Development Standards

The development is located within the R-1 zoning district and complies with all the development standards of the district as shown in the table below:

R-1 (Single Family Residential) Zoning District

Development Standards			
Building Height	R-1 Regulation	Proposed	
	25 ft.	25 ft.	
Floor Area Ratio (FAR)	Existing	Proposed	
Lot Size	19,487 sq. ft. (from top of bluff)	19,487 sq. ft. (from top of bluff)	
Maximum Floor Area Ratio	48% (Max 9,354 sq. ft.)	48% (Max 9,354 sq. ft.)	
First Story Floor Area	3,943 sq. ft.	3,749 sq. ft.	
Second Story Floor Area	N/A	958 sq. ft.	
TOTAL FAR	3,943 sq. ft. (20%)	4,707 sq. ft. (24%)	
Yards (setbacks are measured from the edge of the public right-of-way)			
	GH Regulation	Existing	Proposed Addition
Bluff Setback	50-year life (64 ft)	34 ft. Existing Non-Conforming	70 ft.
	R-1 Regulation	Existing	Proposed Addition
Front Yard 1st Story	15 ft.	34 ft.	70 ft.
Front Yard 2nd Story & Garage	20 ft.	n/a	70 ft.
Side Yard 1st Story	10 % lot width w/ maximum 7 ft.	14 ft.	30 ft.
Side Yard 2nd Story	15% of width w. maximum 10 ft.	n/a	14 ft.
Rear Yard 1st Story	20% of lot depth w maximum 25 ft.	36 ft.	36 ft.
Parking			
	Required	Proposed	
Residential (from 4,000 sq. ft. and up)	4 spaces total 1 covered 3 uncovered	4 spaces total 2 covered 2 uncovered	
Garage and Accessory Bldg.	Complies with Standards?	List non-compliance	
Garage	Yes	n/a	
Underground Utilities: required with 25% increase in area		Underground required	

DISCUSSION

The existing residence at 106 Sacramento Avenue is a one-story, contemporary, single-family residence that is not historically significant. The property is located in the Depot Hill neighborhood and is surrounded by one- and two-story single-family homes, none of which are historically significant.

The applicant is proposing a remodel with a 764-square-foot addition, which includes a second-story, to the existing 3,943-square-foot house. The additions include a mix of light-colored horizontal board siding and large stone tiles on the first story and second story, keeping with the architectural style of the existing building, and complementing the surrounding neighborhood. The second story has a standing seam metal roof. New windows will be introduced throughout the existing structure providing additional light while increasing the panoramic views of the Monterey Bay. A second story deck is proposed on the south façade also oriented toward the Bay. The deck is located thirty-one feet from the side property line, does not overlook the yard of the adjacent properties, and there is a hedge with a large tree on the northeast property line that provides additional privacy between the two lots. The deck has been cited to mitigate privacy issues with surrounding neighbors.

Geologic Hazards

The property at 106 Sacramento Avenue has several unique attributes. The lot is located on a coastal bluff overlooking the Monterey Bay and therefore subject to the bluff and cliff area regulations of the Geologic Hazards (GH) zoning district. Pursuant to 17.48.100, bluff and cliff top development shall be permitted only if the design and setback provision are designed to assure stability and structural integrity for the expected life of the development (at least fifty years) and if the development (including storm runoff, foot traffic, grading and irrigation) will neither create nor contribute significantly to erosion problems or geological instability of the site or surrounding areas. The applicant provided a geological report to identify the 50-year setback. The area of the new addition is outside the 50-year setback and in compliance with the geologic hazard district standards.

A portion of the existing home is located within the 50-year setback. An existing structure within the required setback is limited to structural repairs and maintenance of less than 50 percent to be considered a remodel. The building official reviewed the application and made findings that the proposed modifications to the existing home are less than 50 percent of substantial structural improvements and therefore is considered a remodel.

Nonconforming Structure

The existing home is a nonconforming structure due to the home being partially located within the 50-year setback. The proposed project was reviewed by the building official and does not exceed eighty percent of the present fair market value of the structure, as calculated under Capitola Municipal Code (CMC) §17.72.070 "Permissible structural alterations." The proposed remodel and addition were calculated to be 74 percent, therefore they are permissible structural alterations to the nonconforming structure.

Archaeological/Paleontological Resources District

The lot is located in an area with increased probability of containing archaeological resources, so it is subject to the requirements of Capitola Municipal Code Chapter 17.11 Archaeological/Paleontological Resources District. Pursuant to 17.11.030, an archaeological survey report was prepared for the project. The report concluded that "there is a low potential for the inadvertent discovery of archaeological material during project earth-moving activities," and that "the project, as currently designed, will not impact any historical resources or contribute to a significant effect under CEQA." The report did, however, include two recommended mitigation measures regarding the discovery of human remains, artifacts, or other cultural

remains during construction that have been included in the conditions of approval (Conditions #21 and #22).

CEQA

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures that are less than 50 percent of the existing floor area ratio of the structure. The project involves a 764-square-foot first- and second-story addition to an existing 3,943-square-foot, one-story, single-family residence in the R-1 (Single-Family Residential) Zoning District, which would increase the floor area of the structure by twenty percent. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #18-0143 based on the Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 764-square-foot addition with a new second-story to an existing single-family home located within the Single-Family (R-1) zoning district. The maximum Floor Area Ratio for the 19,487-square-foot property (inland of the top of bluff) is 48% (9,354 square feet). The total FAR of the project is 24% with a total of 4,707 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 September 6, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0143 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.
19. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
20. In the event that any artifacts or other cultural remains are uncovered during construction, work shall halt immediately until a qualified archaeologist can evaluate the find and make a recommendation. The City shall be notified of the find immediately.
21. Should human remains be discovered at any time, work shall halt immediately, and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) will be followed, beginning with notification to the City of Capitola and the County Coroner. If Native American remains are present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will arrange for the dignified disposition and treatment of the remains.

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 construction of a 764-square-foot addition with a second-story to an existing single-family home complies with the development standards of the Single-Family Residential (R-1) and Geological Hazards (GH) zoning districts. 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 construction of a 764-square-foot addition with a second-story to an existing single-family home. The design of the additions, with new modern finishes will add to the eclectic nature of the neighborhood. The project will maintain 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 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 smaller. This project involves the construction of a 764-square-foot addition with a second-story to an existing 3,943-square-foot single-family home within the Single-Family Residential (R-1) Zoning District, which will increase the floor area by twenty percent. 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 106 Sacramento Avenue. The home is located in an area with bluff top access to coastal viewing. The home will not have an effect on public trails or beach access.

- b. **Shoreline Processes.** Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
- The proposed project is located along Sacramento Avenue at the top of a coastal bluff. A geologic report was prepared for the project.
- c. **Historic Public Use.** Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);
- There is not a history of public use on the subject lot.
- d. **Physical Obstructions.** Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;
- The proposed project is located on private property at 106 Sacramento Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.
- e. **Other Adverse Impacts on Access and Recreation.** Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls,

signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

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

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

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

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

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

- a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in a residential area without sensitive habitat areas.
- b. Topographic constraints of the development site;
 - The project is located on a coastal bluff. A geologic report was prepared for the project.
- c. Recreational needs of the public;
 - The project does not impact the recreational needs of the public.

- d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;
- e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
- f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

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

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

6. Project complies with visitor-serving and recreational use policies;

SEC. 30222

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

- The project involves a 764-square-foot addition with a second-story to an existing single-family home on a residential lot of record.

SEC. 30223

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

- The project involves a 764-square-foot addition with a second-story to an existing single-family home on a residential lot of record.

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

- The project involves a 764-square-foot addition with a second-story to an existing single-family home on a residential lot of record.

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

- The project involves the construction of a 764-square-foot addition with a second-story to an existing single-family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

- 8. Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;**
 - The project complies with the design guidelines and standards established by the Municipal Code.
- 9. Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;**
 - The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.
- 10. Demonstrated availability and adequacy of water and sewer services;**
 - The project is located on a legal lot of record with available water and sewer services.
- 11. Provisions of minimum water flow rates and fire response times;**
 - The project is located 0.5 miles from the Capitola fire department. Water is available at the location.
- 12. Project complies with water and energy conservation standards;**
 - The project involves a 764-square-foot addition with a second-story to an existing single-family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.
- 13. Provision of park dedication, school impact, and other fees as may be required;**
 - The project will be required to pay appropriate fees prior to building permit issuance.
- 14. Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;**
 - The project does not involve a condo conversion or mobile homes.
- 15. Project complies with natural resource, habitat, and archaeological protection policies;**
 - Conditions of approval have been included to ensure compliance with established policies. An archaeological report was prepared for the project.
- 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 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;

- This use is an allowed use consistent with the R-1 (Single-Family Residential) zoning district.

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

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

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

- a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
- b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.

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

ATTACHMENTS:

1. 106 Sacramento Avenue - Architectural Plans - 11.20.2018
2. 106 Sacramento Avenue - Civil+Survey+Geotechnical Plans - 11.20.2018
3. 106 Sacramento Avenue - Landscape Plan - 11.20.2018
4. 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18
5. 106 Sacramento Avenue - Cultural Resources Assessment
6. 106 Sacramento Avenue - 80 Percent Calculation - 08.17.2018
7. 106 Sacramento Avenue - Front Entrance Rendering

Prepared By: Matt Orbach
Assistant Planner

PROJECT INFORMATION

SCOPE OF WORK: RESIDENTIAL ADDITION/REMODEL
BUILDING ADDRESS: 106 SACRAMENTO AVE
CONSTRUCTION TYPE: V8
PARCEL ZONING: R4
LOT: 705 ACRES (0.719) SF
F.A. MINIMUM LEVEL: 4.0%
TOTAL: 3,800.5 SF (19%)
MAN COVERAGE: 9,933 SF (50.2%)
PLANTINGS: 7,447 SF (34.2%)
MAX HEIGHT LIMIT: 25'
PARCEL ZONING: R4
FIRE PROTECTION: SPRINKLERED
NUMBER OF STORIES: CONVENTIONAL 11 STORY TO 2
SET BACKS: FRONT 20'
SIDE 7'
REAR 25'

HOUSE STAYS

EXISTING HOUSE STAYING GARAGE: 3,342 SF (HOUSE 3,208 STORAGE 570)
EXISTING DECK SF: 640
GARAGE/WALKWAY: 3,298 SF @ 20 = \$65,960
GARAGE: 575 SF @ 90 = \$51,840
DECK: 640 SF @ 25 = \$16,000
TOTAL: \$73,800

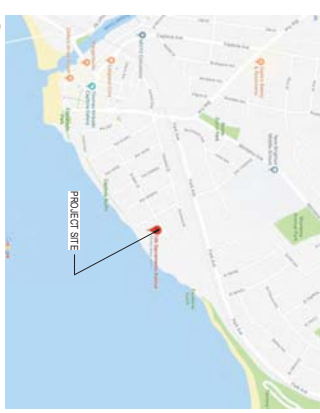
FIRE NOTES

1. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES
2. THE LOCAL FIRE DEPARTMENT HAS REVIEWED AND APPROVED THESE PLANS
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS
4. BUILDING NUMBERS SHALL BE A MINIMUM OF FOUR INCHES IN HEIGHT ON A NOT VISIBLE FROM THE STREET. ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET
5. FIRE RESISTANT COVERING SHALL BE NO LESS THAN CLASS 1 RATED ROOF
6. FIRE RESISTANT COVERING SHALL BE NO LESS THAN CLASS 1 RATED ROOF
7. FIRE RESISTANT COVERING SHALL BE NO LESS THAN CLASS 1 RATED ROOF
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20. FIRE RESISTANT COVERING SHALL BE NO LESS THAN CLASS 1 RATED ROOF

LOCATION MAP



VICINITY MAP



PROJECT DESCRIPTION

REMODEL OF EXISTING SINGLE STORY RESIDENCE. REPAIR AND REPLACE DAMAGED WINDOWS AND DOORS. ADDING SMALL 2ND STORY TO EXISTING STRUCTURE. ALL ADDITIONAL SQUARE FOOTAGE TO BE ADDED BEHIND THE 3RD FLOOR RECESSED FOOTPRINT.
NO HYDROBLASTING SHALL BE USED ON STORIES WITHIN THE SCOPE OF WORK
APPLICABLE CODES & REGS.
2018 California Building Code
2018 California Mechanical Code
2018 California Plumbing Code
2018 California Fire Code
2018 California Fire Safety Standards - NOTED - FIELD TESTING IS REQUIRED FOR THE PROJECT. SEE A01
2018 California Green Building Code

DEFERRED SUBMITTALS

ALL WORK TO CONFORM TO LOCAL CODE AMENDMENTS APPLICABLE TO THE PROJECT.
SUBMITTAL DOCUMENTS FOR DEFERRED ITEMS SHALL BE SUBMITTED TO THE ARCHITECT ON BEHALF OF THE CONTRACTOR. THE ARCHITECT SHALL REVIEW AND FORWARD TO THE LOCAL OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE APPLICABLE CODES AND REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE LOCAL OFFICIAL.
ITEMS TO HAVE DEFERRED SUBMITTALS INCLUDE:
SPRINKLER FOR ADDITION. SEE FIRE NOTES FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

Table with columns A through M listing abbreviations and their meanings, such as AFF ABOVE FINISHED FLOOR, AL ALUMINUM, etc.

CONTACT INFORMATION

CLIENT: FUSE ARCHITECTURE
1254 Van Ness Ave
San Francisco, CA 94109
www.fusearchitect.com
ARCHITECT: MORRISSEY DEPOT HILL
106 Sacramento Ave
Sacramento, CA 95804
www.morrisseydepot.com
OWNER: JAMES P. & VIVIANA BRYAN
106 Sacramento Ave
Sacramento, CA 95804
www.morrisseydepot.com

DRAWING INDEX

Table listing drawing sheets and their descriptions, such as A01 PROJECT INFORMATION, A02 EXISTING & PROPOSED SITE PLANS, etc.

ARCHITECTURAL

Table listing architectural sheets and their descriptions, such as A01 PROJECT INFORMATION, A02 EXISTING & PROPOSED SITE PLANS, etc.

CIVIL

Table listing civil sheets and their descriptions, such as C11 GRADING & DRAINAGE PLAN, C12 STRIP WATER CONTROL PLAN, etc.

LANDSCAPE ARCHITECT

Table listing landscape architecture sheets and their descriptions, such as L10 LAYOUT & MATERIALS PLAN, L11 PLANTING PLAN, etc.

GEOTECHNICAL

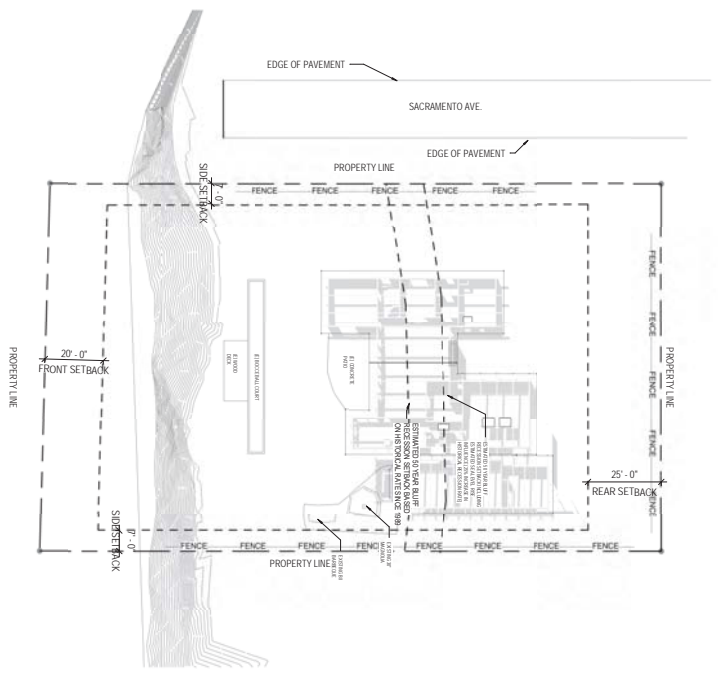
Table listing geotechnical sheets and their descriptions, such as G1 ESTIMATED 50 YEAR FUTURE COASTAL BLUFF RECESSSION SETBACK, G2 ESTIMATED 50 YEAR FUTURE COASTAL BLUFF RECESSSION CROSS SECTIONS.

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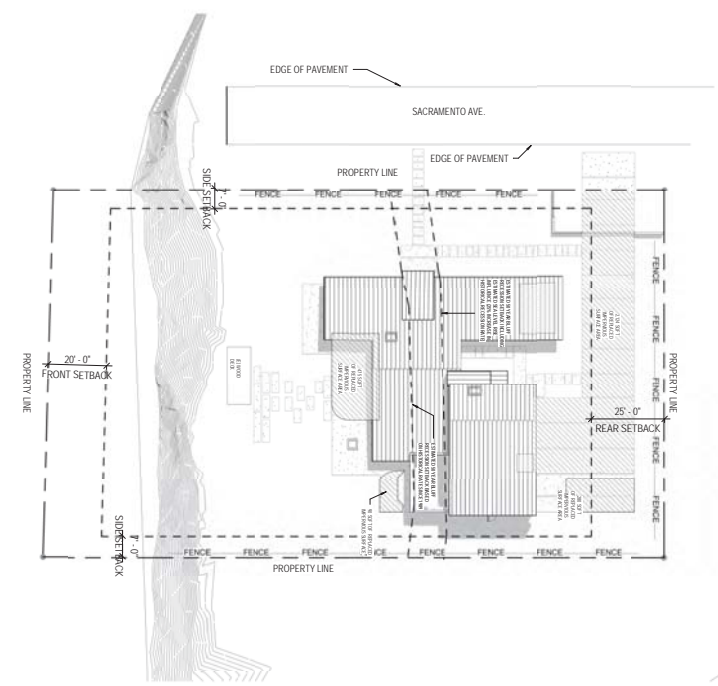
\\NEW\FUSE\Fuse_Plan\Architect\Korrissey_MMM\BIM\Central\CORRISSEY DEPOT HILL CENTRAL_CURRENT DESIGN - SHEED-EXISTING ROOF Magniana Modification.rvt



EXISTING SITE PLAN

SCALE: 1" = 20'-0"

1



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

2

HOUSE STATS

EXISTING HOUSE SF INCLUDING GARAGE: 3,942SF (HOUSE 2,288 SF (GARAGE 578))
EXISTING DECK SF: 640

CURRENT VALUATION:
HOUSE: 3,288 SF @ \$200 = \$658,200
GARAGE: 578 SF @ \$50 = \$28,900
TOTAL: \$687,100 = \$721,040

\$271,040 X 80% = \$216,832

LEGEND

REPLACED IMPERVIOUS SURFACE AREA = 2989 SQFT

PROPOSED VALUATION:

REMODELLED SF	2,288 SF @ 101 = \$231,088
GARAGE STORAGE	828 SF @ 45 = \$37,260
NEW GARAGE STORAGE	310 SF @ 200 = \$62,000
NEW DECK	188 SF @ 25 = \$4,700
NEW DECK	158 SF @ 25 = \$3,950
TOTAL	4,7745 = \$331,410

MORRISSEY DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA

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1111 CHERRY AVE
CAPITOLA, CA 95010
TEL: 831.497.9296
FAX: 831.497.9252

A1.0

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Scale: 1" = 20'-0"

Project Name: MORRISSEY DEPOT HILL

Project Number: APM # 005-H-209

Designer: [Signature]

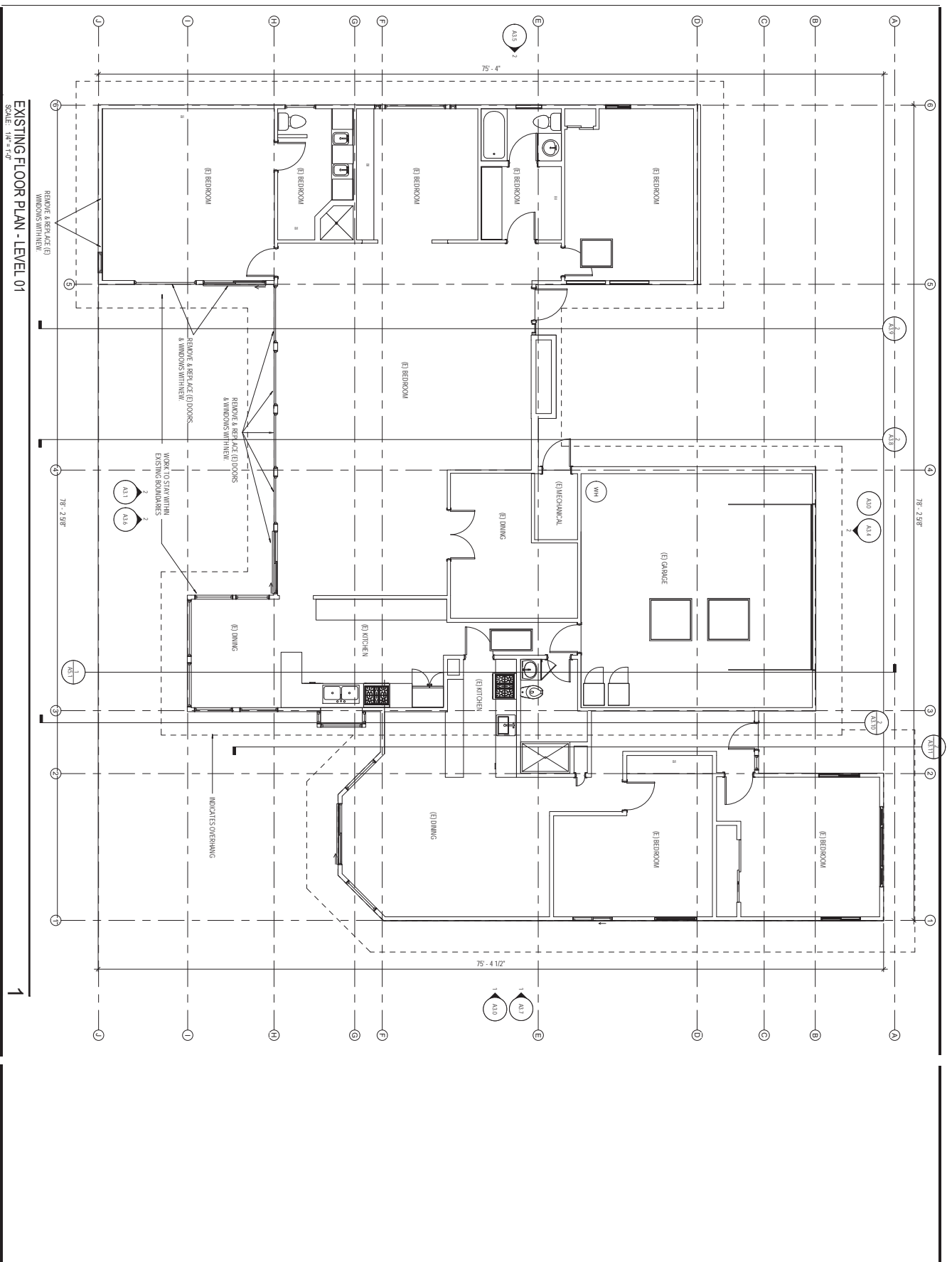
Checker: [Signature]

Reviewer: [Signature]

Scale: [Signature]

Legend: [Signature]

Notes: [Signature]



EXISTING FLOOR PLAN - LEVEL 01
 SCALE: 1/4" = 1'-0"

\\NF\FUSE\Fuse_Plan\Architect\Korisssey_MMM\BIM\CA\morrissey DEPOT HILL CENTRAL_CURRENT DESIGN - SHED-EXISTING ROOF Magniana Modification.rvt

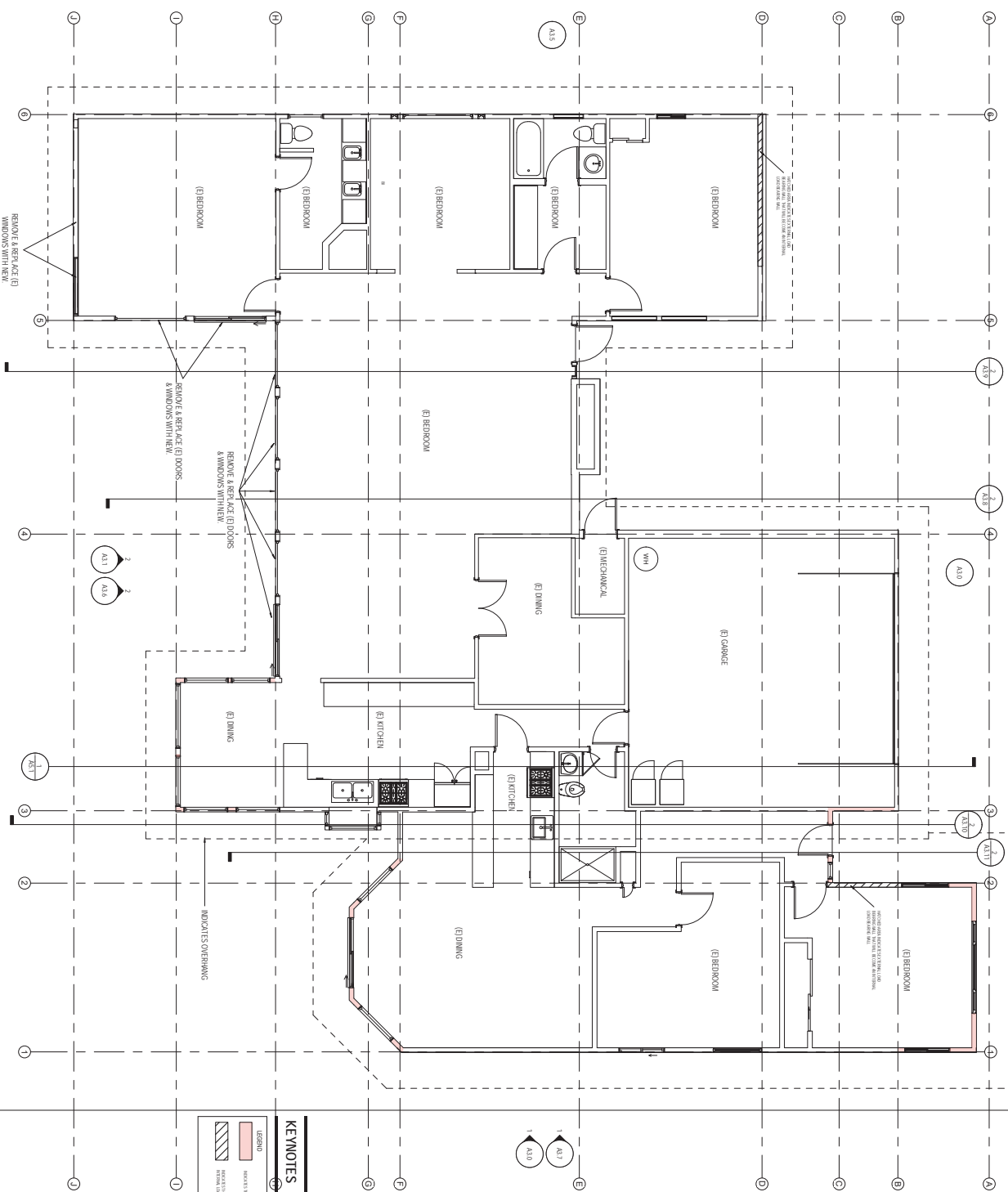
**MORRISSEY
 DEPOT HILL**
 106 SACRAMENTO AVE
 CAPITOLA CA



Issue	Date	Issue
0	02/24/18	General Summary
1	10/19/18	Construction Summary
2	10/19/18	Resubmittal

Project Name: MORRISSEY DEPOT HILL
Project Number: APM # 005-14-209
Description: EXISTING FLOOR - LEVEL 01
Scale: 1/4" = 1'-0"

A2.1
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EXISTING FLOOR PLAN - LEVEL 01 - STRUCTURAL CALCULATIONS - EXTERIOR WALLS

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

KEYNOTES

LEGEND

- INDICATES TO BE REMOVED OR NEW. (SEE ROOM SCHEDULE FOR REMOVAL)
- INDICATES TO BE REPLACED OR NEW. (SEE ROOM SCHEDULE FOR REPLACEMENT)
- INDICATES OVERHANG

REVISIONS

Issue	Date	Description
0	1-23-2018	Issued for Construction
1	2-10-2018	Disciplinary
2	10-19-18	Construction

SEAL SIGNATURE

PROJECT NAME
MORRISSEY DEPOT HILL

PROJECT NUMBER
A2.11A-18-039

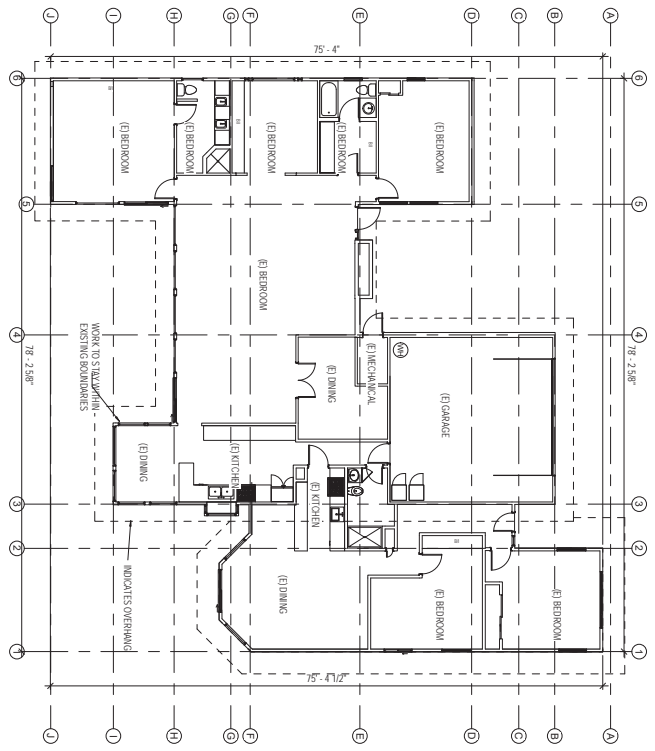
DESCRIPTION
EXISTING FLOOR PLAN & LEVEL 01 - STRUCTURAL CALCULATIONS - EXTERIOR WALLS

SCALE
1/4" = 1'-0"

DATE
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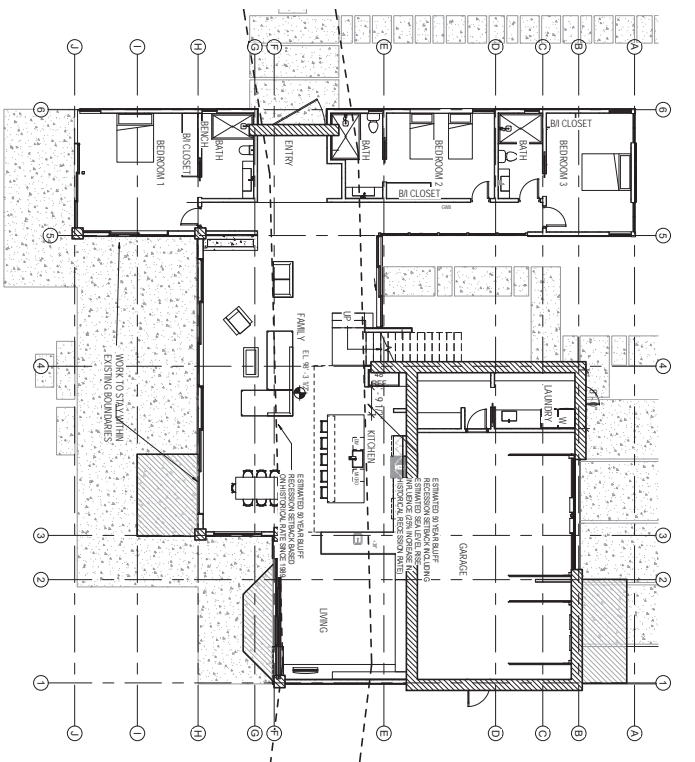
MORRISSEY DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA

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ARCHITECTURE
141 8TH AVENUE
CAPITOLA CA 95010
TEL 831.426.9096
FAX 831.426.9225



EXISTING FLOOR PLAN - LEVEL 01 - STRUCTURAL CALCULATIONS - FOUNDATION
 SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLAN - LEVEL 01 STRUCTURAL CALCULATIONS - FOUNDATION
 SCALE: 1/8" = 1'-0"



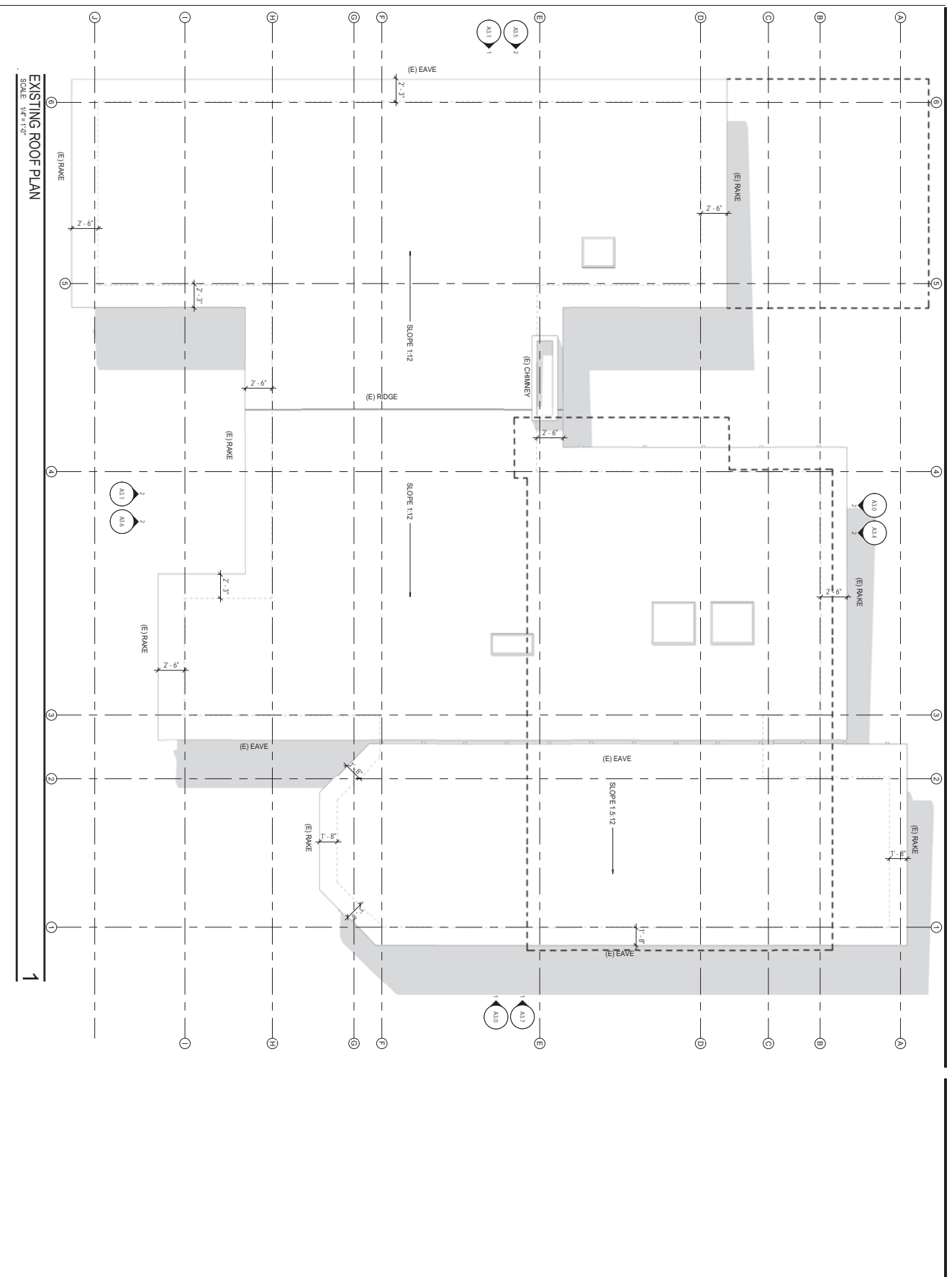
MAJOR STRUCTURAL ELEMENTS	EXISTING SF	PROPOSED SF	PERCENTAGE
FOUNDATION	370 SF	448 SF	11%
EXTENSION WALLS - CONCRETE/CMU	872 SF	261 SF	
EXTENSION WALLS - CONCRETE/CMU	387 SF	87 SF	
EXTENSION WALLS - CONCRETE/CMU	423 SF	314 SF	
EXTENSION WALLS - CONCRETE/CMU	364 SF	48 SF	
EXTENSION WALLS - CONCRETE/CMU	813 SF	50 SF	
EXTENSION WALLS - CONCRETE/CMU	813 SF	103 SF	
EXTENSION WALLS - CONCRETE/CMU	524 SF	89 SF	
EXTENSION WALLS - CONCRETE/CMU	713 SF	91 SF	
SUBTOTAL	2891 SF	1,188 SF	
USG FLOOR BEARING WALL BEARING ROOF	438 SF	228 SF	48%

INDICATES STRUCTURAL ELEMENT TO BE REMOVED / REDUCED
 INDICATES NEW OR FOUNDATION BEARING WALL BEARING ROOF
 SEE RESPECTIVE SHEETS FOR CALCULATIONS

ISSUE - Date: 12/18/18
 1 - INITIALS: CONSULTANT
 2 - INITIALS: CONSULTANT
 Description: Residential
 Project Name: MORRISSEY / DEPOT HILL
 Project Number: A2.1B - 005-14-209
 Location: 106 SACRAMENTO AVE, CAPITOLA, CA 95010
 Scale: 1/8" = 1'-0"
 Author: [Signature]
 Date: [Signature]
 Title: [Signature]
 License: [Signature]
 License No: [Signature]
 License State: [Signature]

MORRISSEY
DEPOT HILL
 106 SACRAMENTO AVE
 CAPITOLA, CA

 411 Capitol Ave.
 Capitola, CA 95010
 Tel: 831.497.9295
 Fax: 831.497.9255



\\NFUSE\Fuse_Files\Architect\Korressey\MM\BIM\Central\KORRESSEY DEPOT HILL CENTRAL_CURRENT DESIGN - SHED-EXISTING ROOF Magniana Modification.rvt

**MORRISSEY
DEPOT HILL**
106 SACRAMENTO AVE
CAPITOLA CA



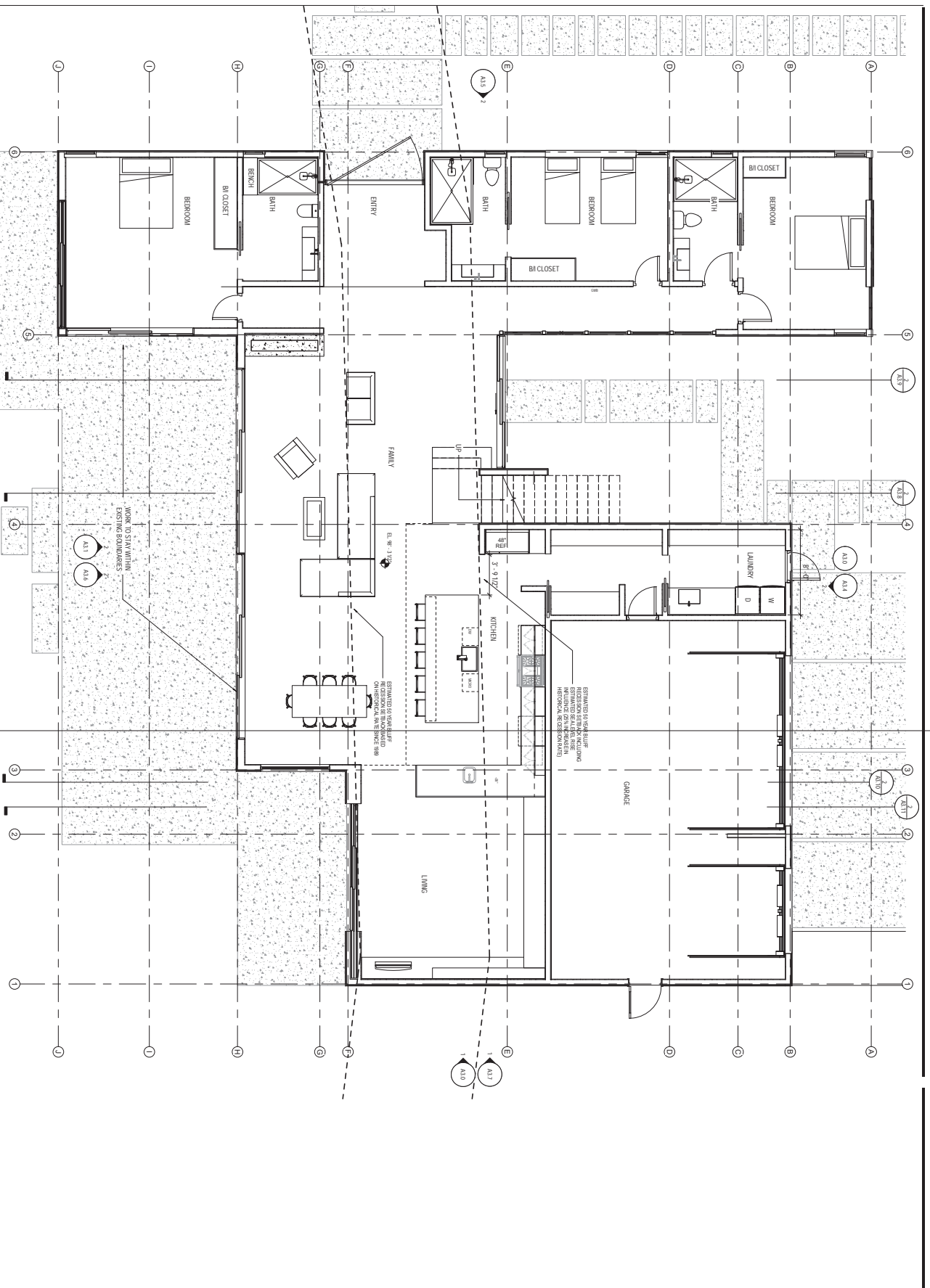
REV	ISSUE	DATE	BY
0	1.02/2018	09/28/18	Design/Revision
1	2.01/2018	10/11/18	Submitted
2	10/19/18	09/28/18	Resubmitted



Project Name: MORRISSEY DEPOT HILL
Project Number: A2.2 005-14-209
Description: EXISTING ROOF PLAN
Scale: 1/8" = 1'-0"

A2.2
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PROPOSED FLOOR PLAN - LEVEL 01
SCALE: 1/4" = 1'-0"



\\NEW\FUSE\Frae_Files\Architect\Korressey_M\MMB\MMB\Corressey_Depot_Hill_Central_Current_Design_Shed_Existing_Roof_Magnolia_Modification.rvt

1

1

A2.3

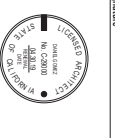
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Project Name: MORRISSEY/DEPOT HILL

Project Number: A2.3 - 03-14-2019

Issued For: PROPOSED FLOOR PLAN - LEVEL 01

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

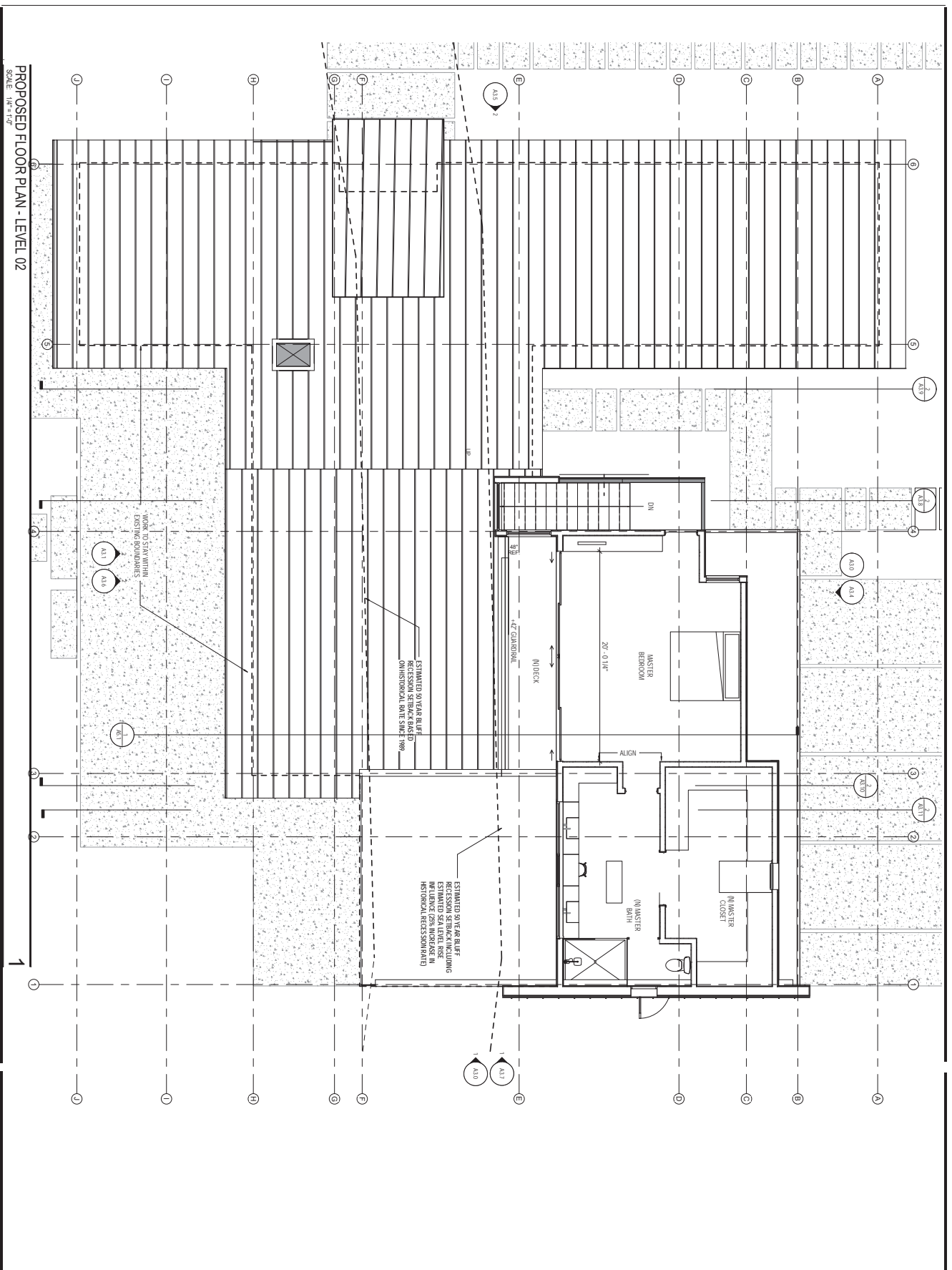


REV	ISSUE	DATE	ISSUED BY
0	1 - 03/20/18	03/20/18	Discretionary
1	2 - 10/19/18	10/19/18	Discretionary

Responsible: Resurrection

fuse

106 Capitol Ave
Sacramento, CA 95814
Tel: 916.497.9255
Fax: 916.497.9252



PROPOSED FLOOR PLAN - LEVEL 02
 SCALE: 1/4" = 1'-0"

\\NEW\FUSE\Fire\FireArchitect\krissey_m\MMB\MM\Comma\MORRISSEY DEPOT HILL CENTRAL_CURRENT DESIGN - SHED-EXISTING ROOF Magniana Modification.rvt

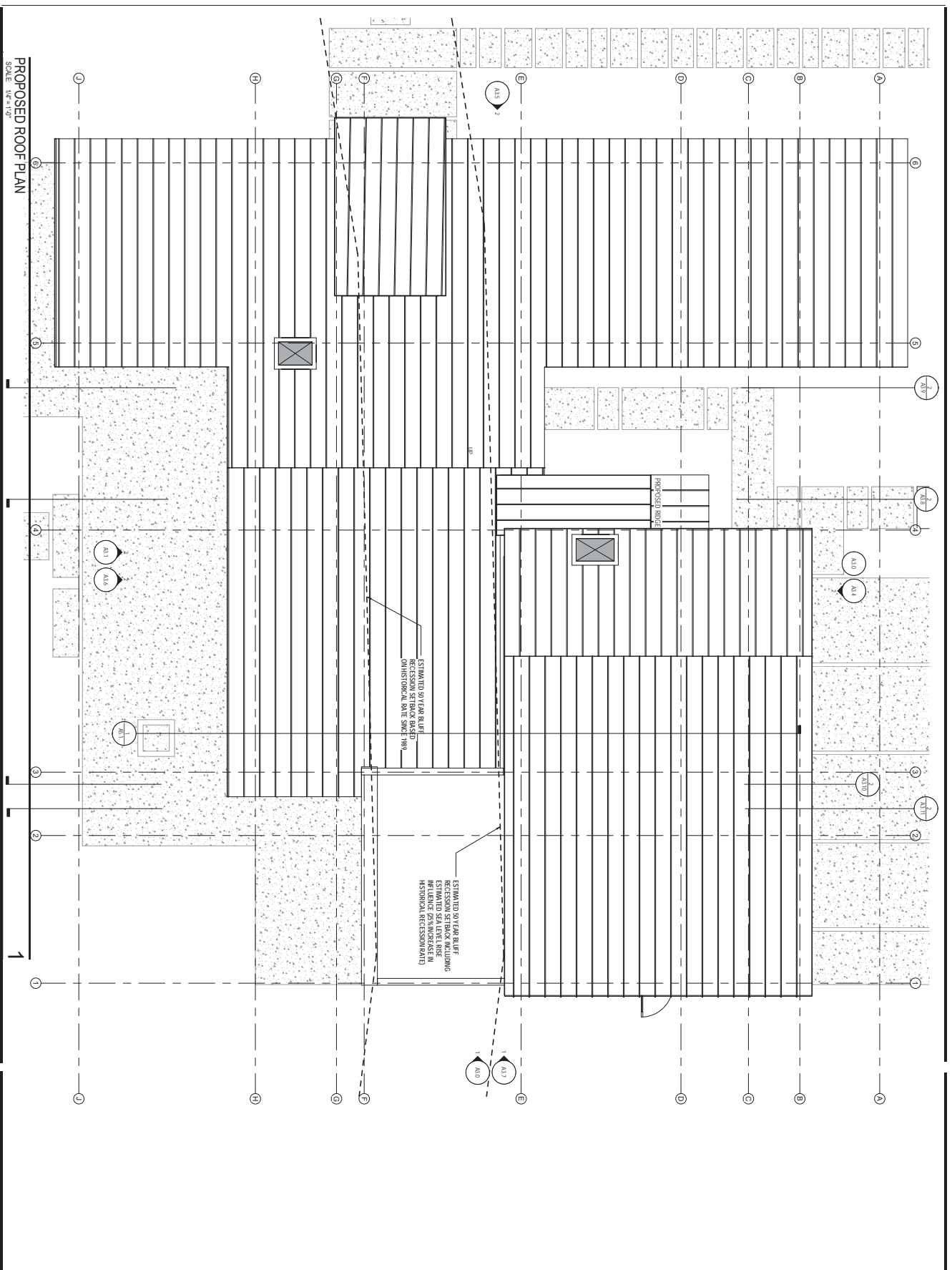
**MORRISSEY
 DEPOT HILL**
 106 SACRAMENTO AVE
 CAPITOLA CA



REV	ISSUE	DATE	ISSUED BY
0	1	03/22/18	DAVID GIBSON
1	2	10/19/18	CHRISTOPHER SUMMERS
2	3	10/19/18	CHRISTOPHER SUMMERS

Project Name: MORRISSEY DEPOT HILL
Project Number: A2.4 005-14-209
Description: PROPOSED FLOOR PLAN - LEVEL 02
Scale: 1/4" = 1'-0"

A2.4
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 106 SACRAMENTO AVE
 CAPITOLA CA

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 174 81.14.19706
 411 Capitol Ave
 CAPITOLA, CA 95010
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 FAX 831.497.9255

A2.5

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PROPOSED ROOF PLAN

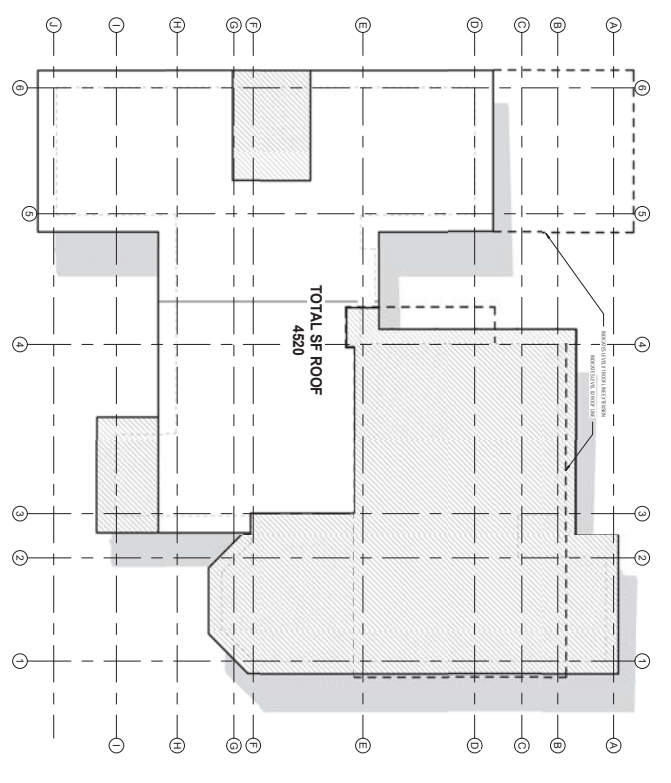
Project Name: MORRISSEY DEPOT HILL
 Project Number: A2.5 (05-14-2019)
 Description: PROPOSED ROOF PLAN
 Scale: 1/4" = 1'-0"

Sheet Signature

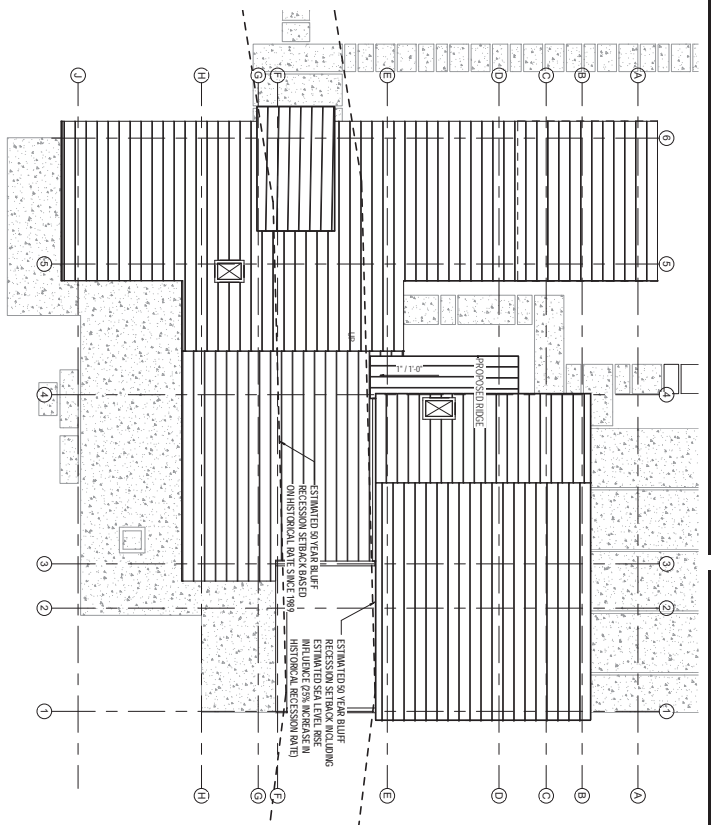
REV	Issue	Date	Issue
0	1	02/22/18	Consult
1	2	10/19/18	CONSENT SUBMITTAL

DATE: 10/19/18
 DRAWN BY: M. COBURN
 CHECKED BY: M. COBURN
 PROJECT: MORRISSEY DEPOT HILL

Signature: _____
 Name: _____
 Title: _____



EXISTING ROOF PLAN - STRUCTURAL CALCULATIONS - ROOF
SCALE: 1/8" = 1'-0"
2



PROPOSED ROOF PLAN - STRUCTURAL CALCULATIONS - ROOF
SCALE: 1/8" = 1'-0"
1

ANALYZED STRUCTURAL ELEMENT	EXISTING SF	REPLACEMENT REMOVAL SF	PERCENTAGE
FLOOR/CEILING	1,700 SF	448 SF	11.6%
EXTERIOR WALLS - BRICK/CONCRETE	672 SF	202 SF	
EXTERIOR WALLS - CONCRETE BLOCK	307 SF	87 SF	
EXTERIOR WALLS - STEEL STUD	428 SF	342 SF	
EXTERIOR WALLS - SPAN PARTITION	302 SF	48 SF	
EXTERIOR WALLS - STUCCO	308 SF	59 SF	
EXTERIOR WALLS - STUCCO	362 SF	88 SF	
EXTERIOR WALLS - STUCCO	374 SF	97 SF	
EXTERIOR WALLS - STUCCO	208 SF	108 SF	
TOTAL	3,281 SF	1,381 SF	42.1%

% OF LOAD BEARING WALL REMOVED: 1,381 / 3,281 = 42.1%

ROOF: 4,836 SF 2,231 SF 61.6%

INDICATES STRUCTURAL ELEMENT TO BE REMOVED / REPLACED
INDICATES AREA OF ROOF ON ELEVATION AND SECTION SHEETS
SEE RESPECTIVE SHEETS FOR CALCULATIONS

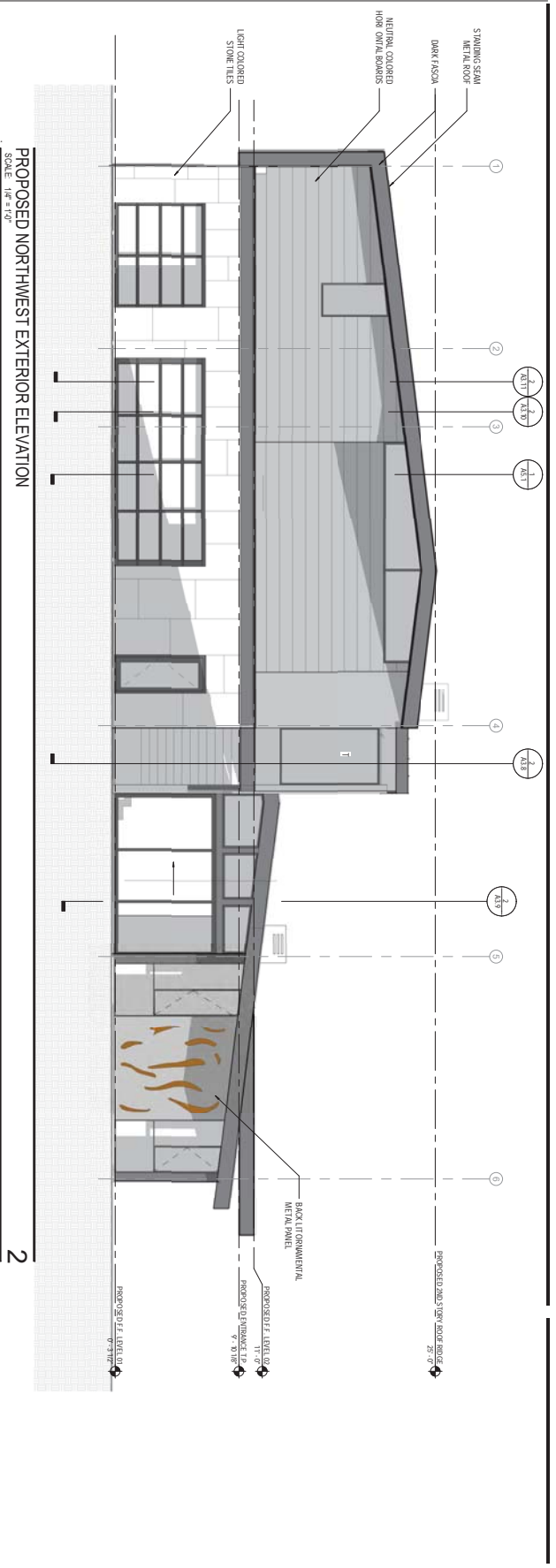
MORRISSEY DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA

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174 81.1479208
411 Capitol Ave
Capitola, CA 95010
FAX: 831.497.9252

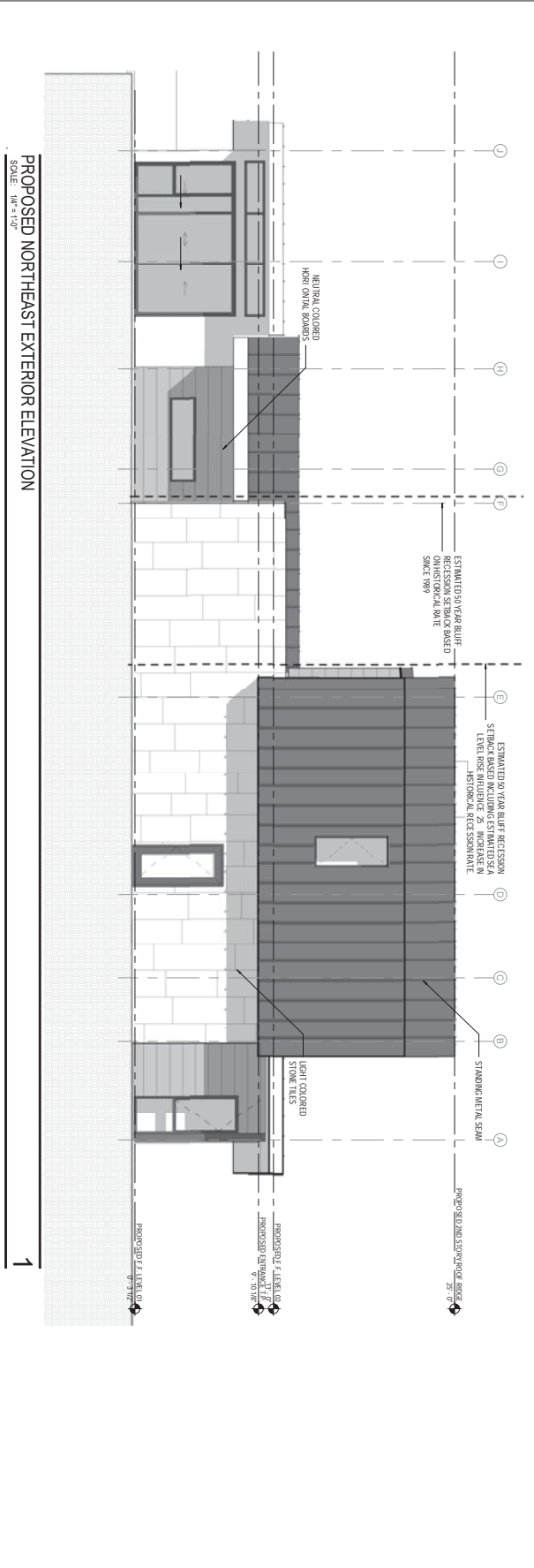
DATE: 10/11/2018
ISSUE: 1
DESIGN: MORRISSEY DEPOT HILL
REVISION: 1
PROJECT: MORRISSEY DEPOT HILL
PROJECT NUMBER: A2.51
PROJECT ADDRESS: 106 SACRAMENTO AVE, CAPITOLA, CA 95010
PROJECT ARCHITECT: MORRISSEY DEPOT HILL
PROJECT ENGINEER: MORRISSEY DEPOT HILL
PROJECT CONTRACTOR: MORRISSEY DEPOT HILL
PROJECT SUBMITTER: MORRISSEY DEPOT HILL

A2.51

10/11/2018



PROPOSED NORTHWEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED NORTHEAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

MORRISSEY DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA

fuse
ARCHITECTURE
141 8TH AVENUE
411 COLUMBIA
CAPITOLA, CA 95010
TEL 831.426.0096
FAX 831.426.9235

Issue	Date	Revised
0	1	ISSUE FOR CONSTRUCTION
1	2	10/19/18 CORRECT SUBMITTAL
2	10/19/18	CONSTRUCTION RESUBMITTAL



Project Name:
MORRISSEY DEPOT HILL

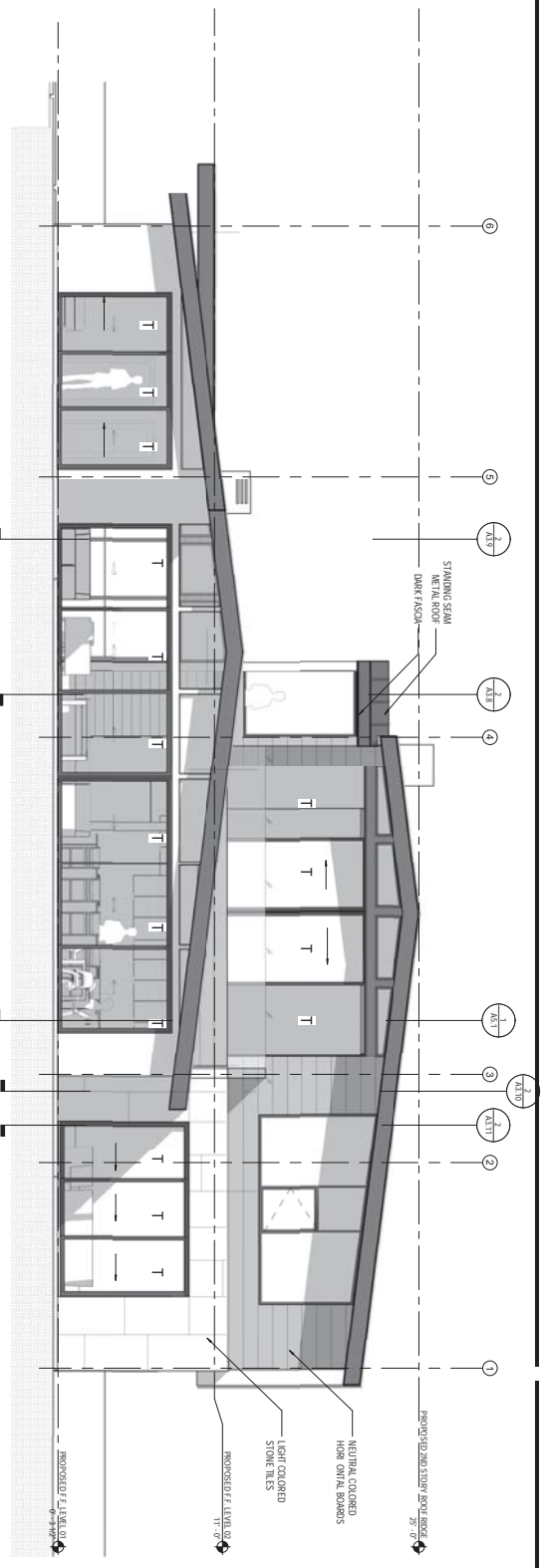
Project Number:
A3.0

Description:
PROPOSED EXTERIOR ELEVATIONS

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

A3.0

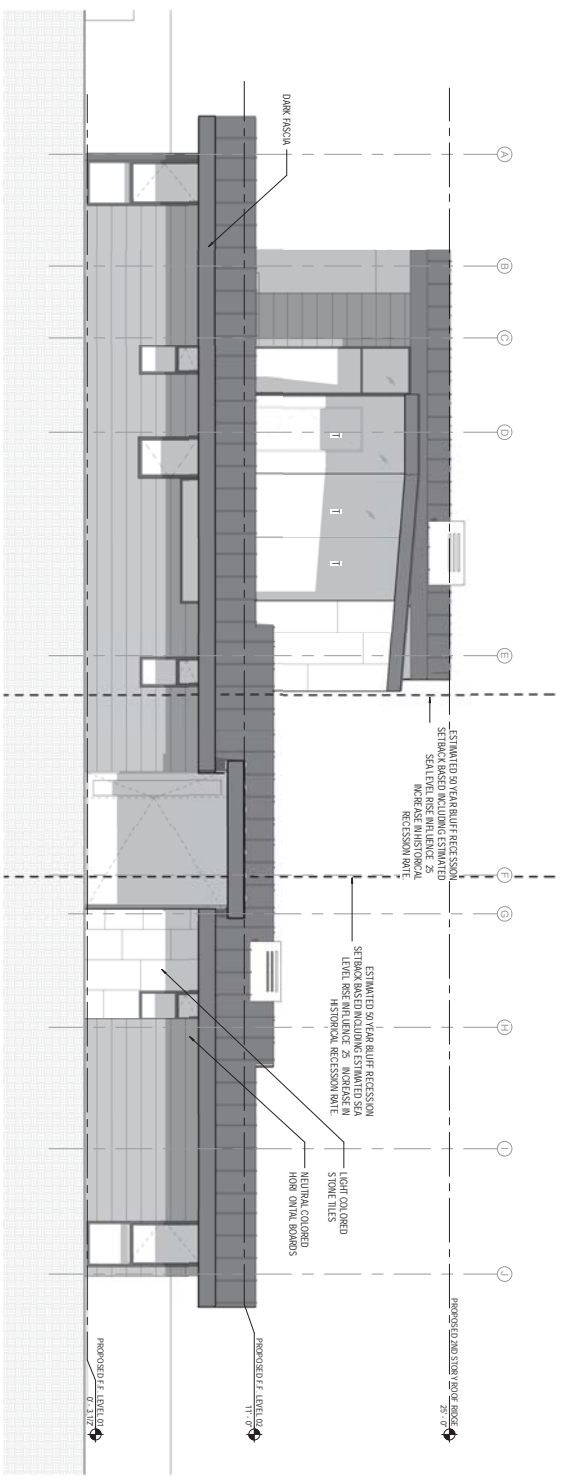
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PROPOSED SOUTHEAST EXTERIOR ELEVATION

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

2



PROPOSED SOUTHWEST EXTERIOR ELEVATION

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

1

MORRISSEY DEPOT HILL
 106 SACRAMENTO AVE
 CAPITOLA CA

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 ARCHITECTS
 141 8TH AVENUE
 4111 CHAMBERS
 CAPITOLA CA 95010
 TEL 831 439 0098
 FAX 831 439 9235



Project Name
 MORRISSEY DEPOT HILL

Project Number
 4914 # 03-21-15-09

Description
 PROPOSED EXTERIOR ELEVATIONS

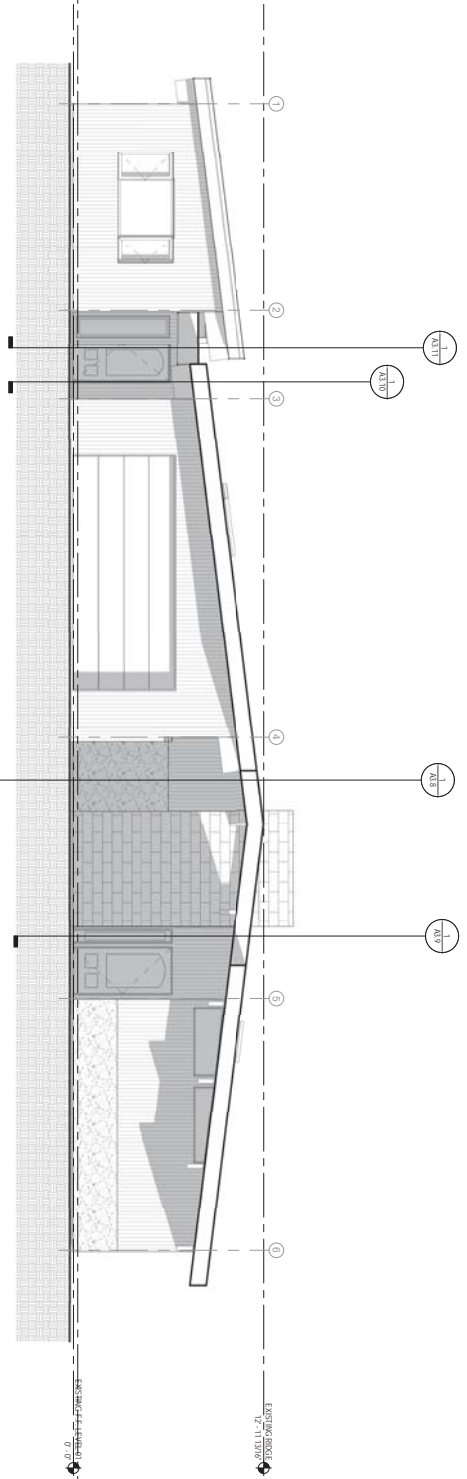
Scale
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A3.1

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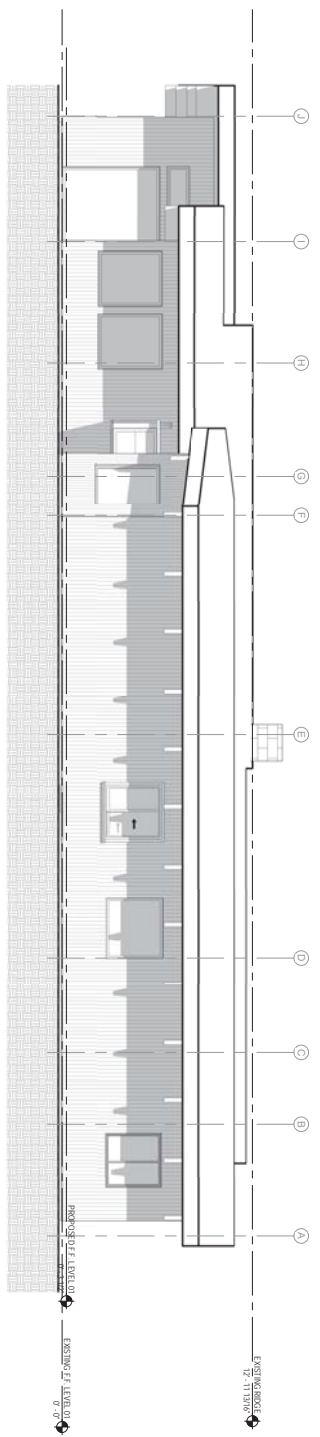
Issue	Date	Version
0	1/20/2018	Initial
1	1/20/2018	Revised
2	1/20/2018	Final

\\NEN\FS\Fuse_Flash\Architect\Morrissey MAM\BIM\Central\MORRISSEY DEPOT HILL CENTRAL_CURRENT DESIGN - SHEET-EXISTING ROOF_Meghana Modifikation.rvt



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

2



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

1

**MORRISSEY
DEPOT HILL**
106 SACRAMENTO AVE
CAPITOLA CA



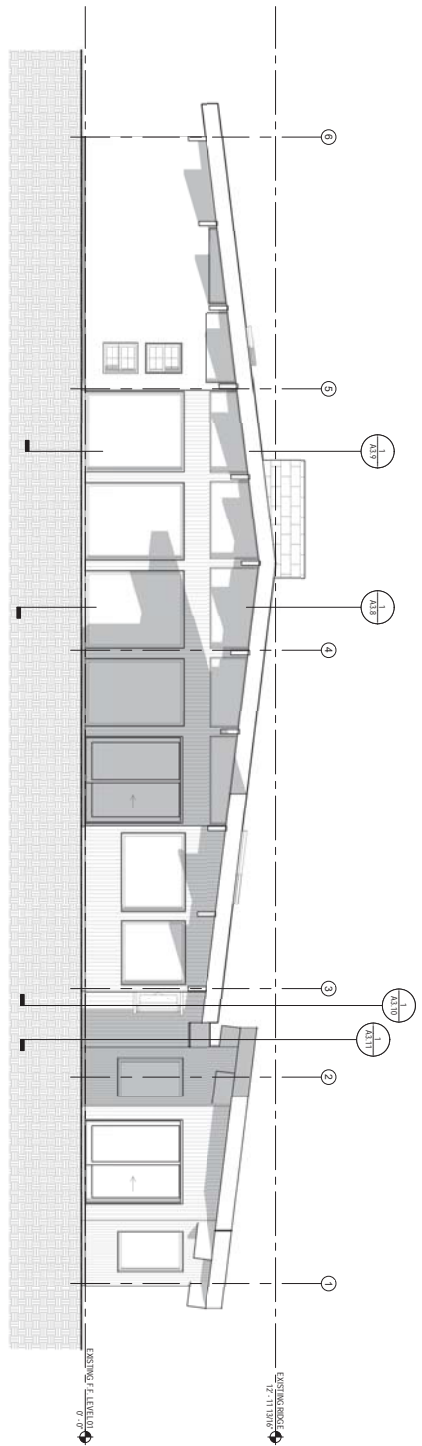
Issue	Date	Description
0	10/22/18	Initial Consultation
1	10/31/18	Conceptual Submission
2	10/31/18	Conceptual Presentation



Project Name: MORRISSEY DEPOT HILL
 Project Number: 103114-309
 Description: EXISTING EXTERIOR ELEVATIONS
 Scale: 1/4" = 1'-0"

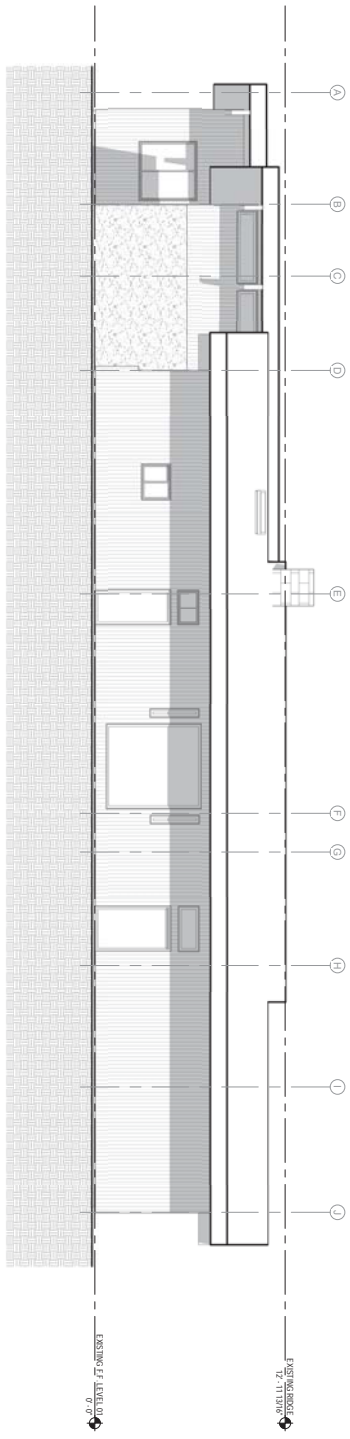
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EXISTING SOUTHEAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

1



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

2

**MORRISSEY
DEPOT HILL**
106 SACRAMENTO AVE
CAPITOLA CA

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ARCHITECTS
1411 CHURCH AVE
CAPITOLA, CA 95010
TEL: 831.426.0098
FAX: 831.426.9225

Issue	Date	Author
0	1	ADRIANA COANALI Disciplinary
1	2	1/10/18 COANALI Resubmittal

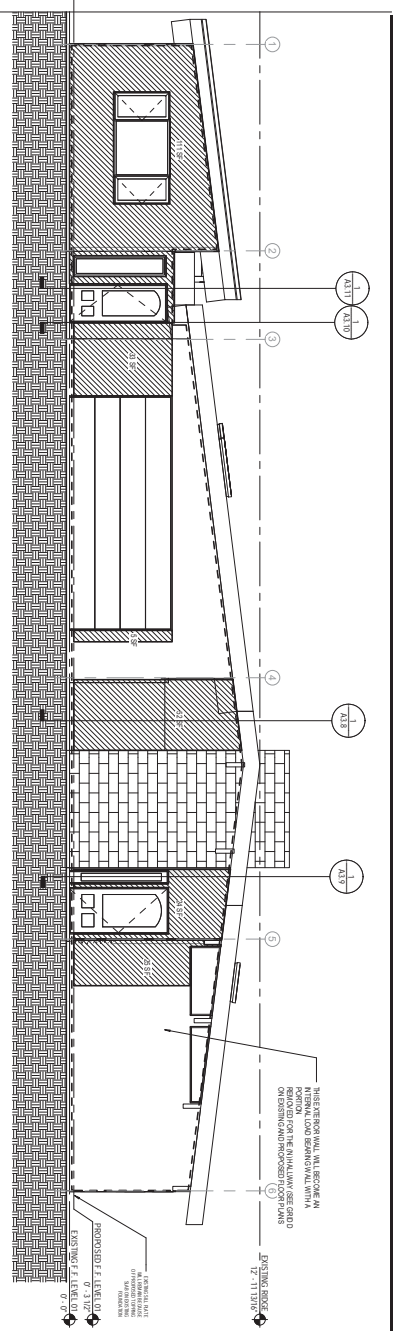


Project Name: MORRISSEY DEPOT HILL
Project Number: APM # 03-11-309
Description: EXISTING EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"

A3.3

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EXISTING NORTHWEST EXTERIOR ELEVATION - STRUCTURAL CALCULATIONS - EXTERIOR WALLS
SCALE: 1/4" = 1'-0"



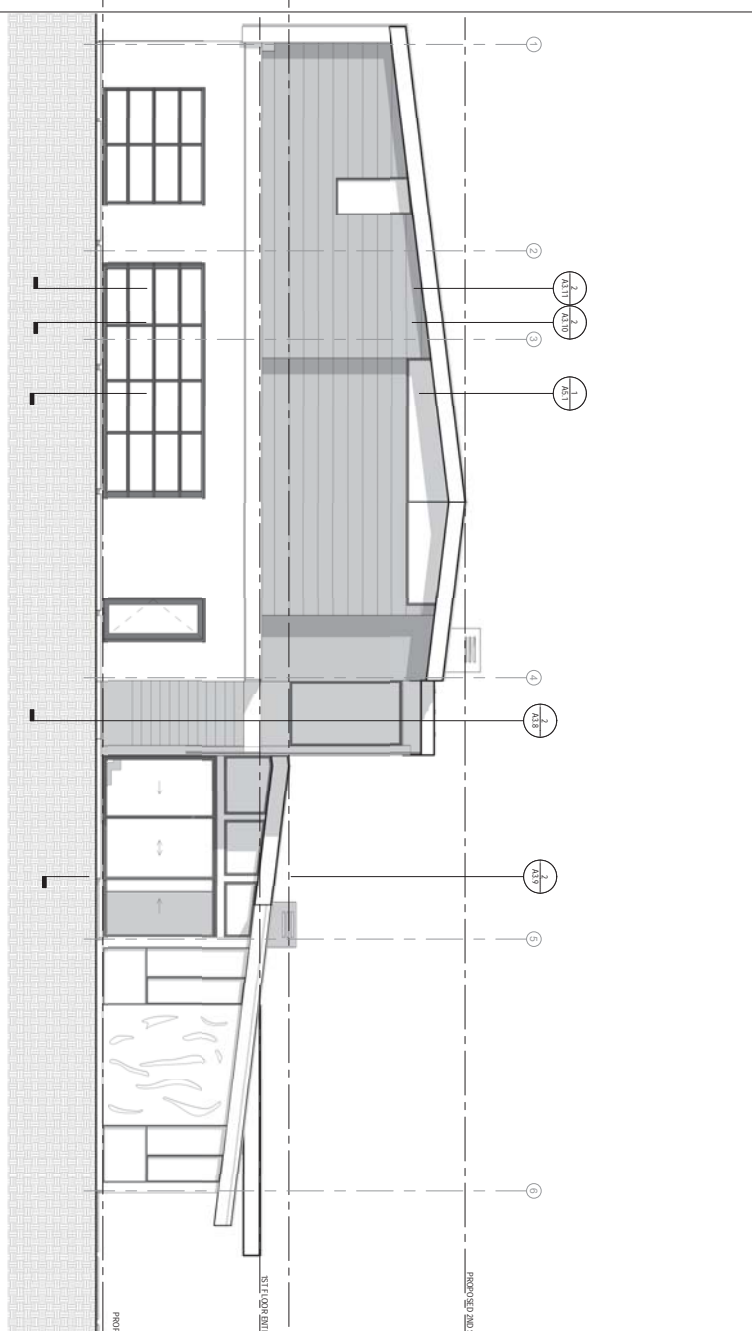
1
EXISTING NORTHWEST EXTERIOR ELEVATION - STRUCTURAL CALCULATIONS - EXTERIOR WALLS
SCALE: 1/4" = 1'-0"

AREA/STRUCTURAL ELEMENT	EXISTING SF	REMOVED SF	PERCENTAGE
FOUNDATION	330 SF	48 SF	11.1%
EXTERIOR WALLS - EXTERIOR EXPOSED	570 SF	285 SF	
EXTERIOR WALLS - EXTERIOR EXPOSED	390 SF	80 SF	
EXTERIOR WALLS - EXTERIOR EXPOSED	420 SF	330 SF	
EXTERIOR WALLS - EXTERIOR EXPOSED	380 SF	48 SF	
EXTERIOR WALLS - EXTERIOR EXPOSED	300 SF	90 SF	
EXTERIOR WALLS - EXTERIOR EXPOSED	180 SF	135 SF	
EXTERIOR WALLS - EXTERIOR EXPOSED	170 SF	80 SF	
TOTAL	2350 SF	1,380 SF	
% OF LOAD BEARING WALL REMOVED	4,020 SF	2,235 SF	40.1%

ROOF: 4,020 SF

ROOF STRUCTURAL ELEMENT TO BE REMOVED / REINFORCED
INDICATES AREA OF FLOOR ON ELEVATION AND SECTION SHEETS
SEE RESPONSE SHEETS FOR CALCULATIONS

PROPOSED NORTHWEST EXTERIOR ELEVATION - STRUCTURAL CALCULATIONS - EXTERIOR WALLS
SCALE: 1/4" = 1'-0"



2
PROPOSED NORTHWEST EXTERIOR ELEVATION - STRUCTURAL CALCULATIONS - EXTERIOR WALLS
SCALE: 1/4" = 1'-0"

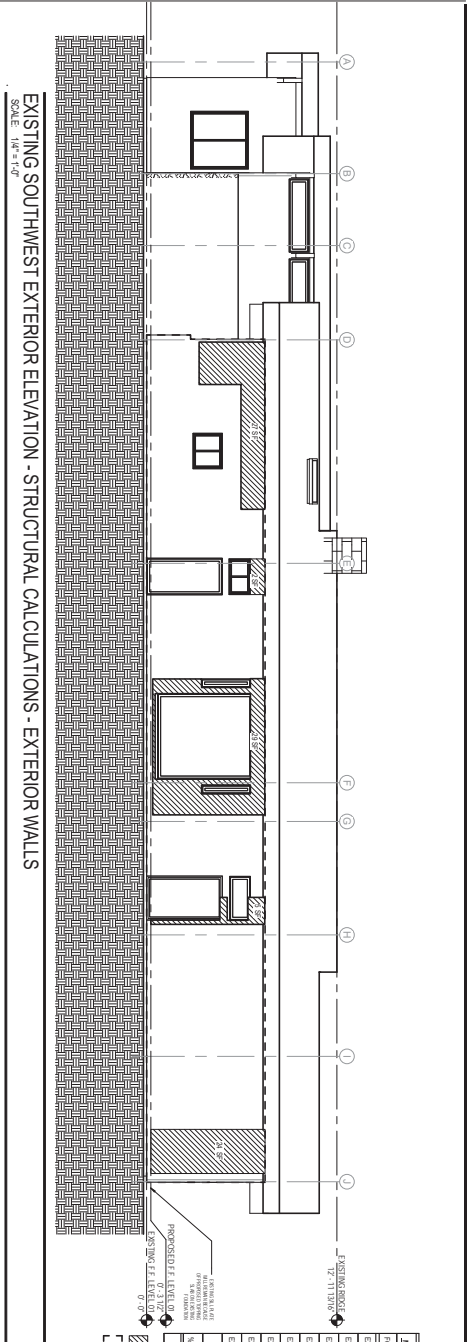
MORRISSEY DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA

fuse
ARCHITECTURAL
1411 CENTRAL AVE
CAPITOLA, CA 95010
TEL: 831.326.0096
FAX: 831.476.9225

Issue	Date	Description
0	1	ISSUE FOR CONSTRUCTION
1	2	10/19/18 CORRECTED



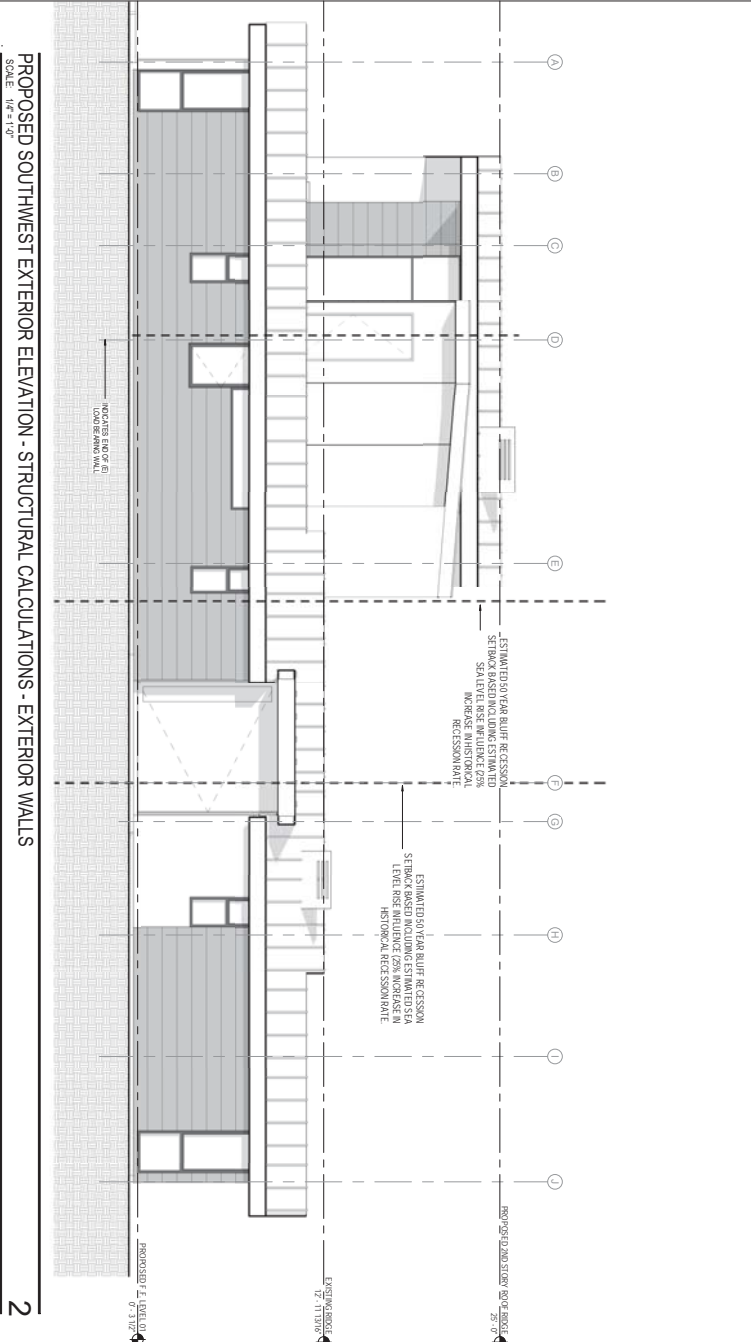
Project Name: MORRISSEY DEPOT HILL
Project Number: 2017-11-309
Description: PROPOSED & EXISTING EXTERIOR WALLS - STRUCTURAL CALCULATIONS - EXTERIOR WALLS
Scale: 1/4" = 1'-0"
Sheet: A3.4
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MAJOR STRUCTURAL ELEMENTS	EXISTING SF	PROPOSED SF	PERCENTAGE
FOUNDATION	370 SF	441 SF	11.1%
EXTERIOR WALLS - EXISTING EXTERIOR	572 SF	282 SF	
EXTERIOR WALLS - EXISTING EXTERIOR	392 SF	82 SF	
EXTERIOR WALLS - EXISTING EXTERIOR	428 SF	334 SF	
EXTERIOR WALLS - EXISTING EXTERIOR	382 SF	48 SF	
EXTERIOR WALLS - EXISTING EXTERIOR	302 SF	91 SF	
EXTERIOR WALLS - EXISTING EXTERIOR	182 SF	132 SF	
EXTERIOR WALLS - EXISTING EXTERIOR	172 SF	82 SF	
EXTERIOR WALLS - EXISTING EXTERIOR	92 SF	92 SF	
TOTAL	2318 SF	1381 SF	42%
NET OF LOAD BEARING WALL REMOVED	428 SF	223 SF	42%

ROOF

ROOFES STRUCTURAL ELEMENT TO BE REMOVED / INCREASED INCREASE AREA OF FLOOR ON ELEVATION AND SECTION SHEETS SEE RESPONSE SHEETS FOR CALCULATIONS



PROPOSED SOUTH WEST EXTERIOR ELEVATION - STRUCTURAL CALCULATIONS - EXTERIOR WALLS

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

PROPOSED 2. LEVEL TO 0' 0"

MORRISSEY
DEPOT HILL
 106 SACRAMENTO AVE
 CAPITOLA CA



1411 CENTRAL AVE
 CAPITOLA CA 95501
 TEL 831 426 0006
 FAX 831 426 9225

Issue	Date	Description
0	1	ISSUE FOR CONSTRUCTION
1	2	10/19/18 CORRECT SUBMITTAL



Project Name
 MORRISSEY DEPOT HILL

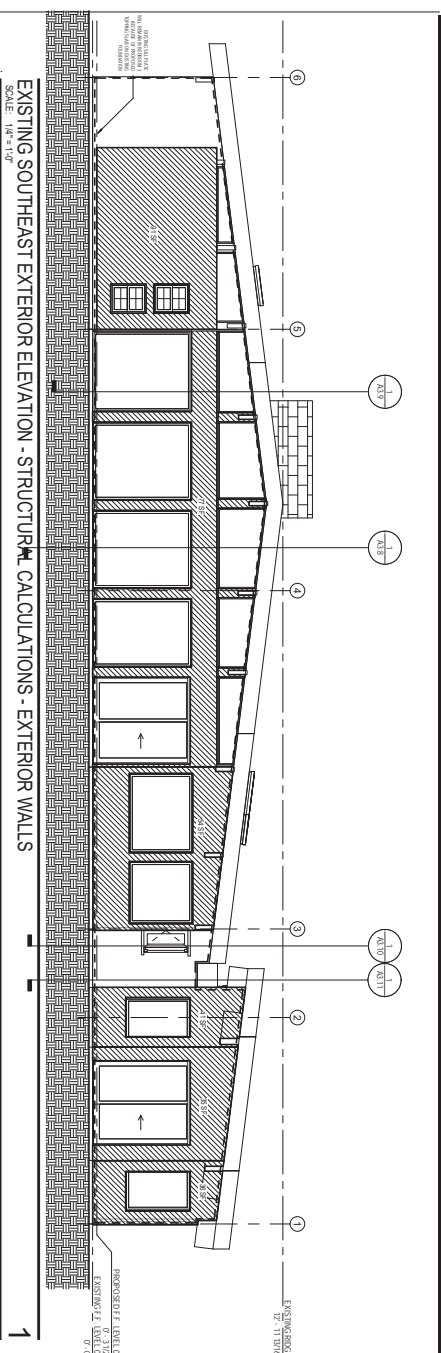
Project Number
 APM # 103511-309

Description
 PROPOSED & EXISTING EXT ELEVATIONS - STRUCTURAL CALCULATIONS - EXTERIOR WALLS

Scale
 1/8" = 1'-0"

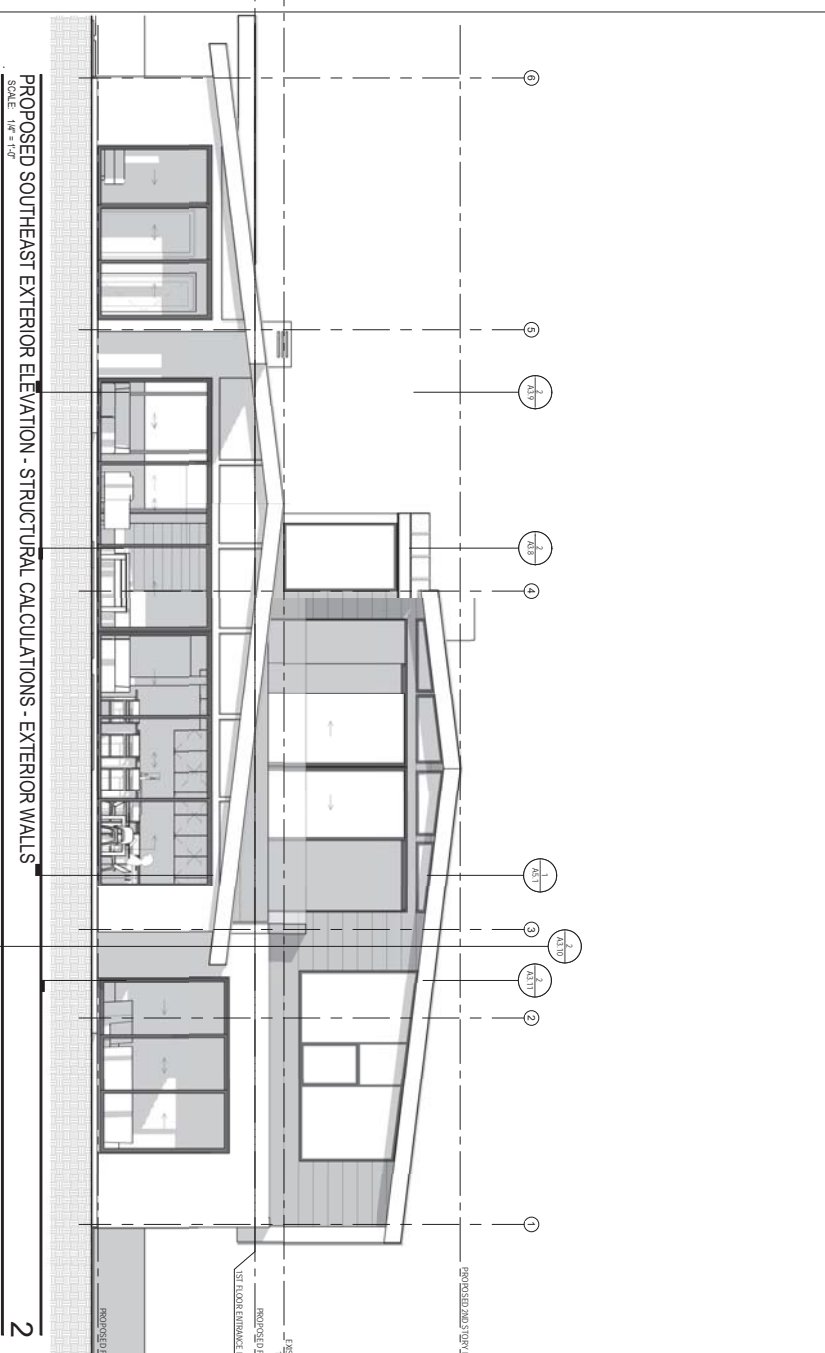
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MAIN STRUCTURAL ELEMENT	EXISTING	PROPOSED	PERCENTAGE
FOUNDATION	3700 SF	448 SF	11.1%
EXTERIOR WALLS - CONCRETE BLOCK	872 SF	262 SF	
EXTERIOR WALLS - STUCCO	38 SF	81 SF	
EXTERIOR WALLS - BRICK	428 SF	314 SF	
EXTERIOR WALLS - WOOD SIDING	308 SF	48 SF	
EXTERIOR WALLS - STUCCO	301 SF	58 SF	
EXTERIOR WALLS - STUCCO	182 SF	113 SF	
EXTERIOR WALLS - STUCCO	182 SF	88 SF	
EXTERIOR WALLS - STUCCO	178 SF	91 SF	
SUBTOTAL	2318 SF	1,087 SF	46.9%
% OF FLOOR AREA (TOTAL FLOOR AREA)	4.83%	2.24%	46.4%

INDICATES STRUCTURAL ELEMENT TO BE REMOVED / REWORKED
INDICATES AREA OF FLOOR OVERLAP WITH WORK AND CONCRETE SHEETS
SEE RESPECTIVE SHEETS FOR CALCULATIONS



MAIN STRUCTURAL ELEMENT	EXISTING	PROPOSED	PERCENTAGE
FOUNDATION	3700 SF	448 SF	11.1%
EXTERIOR WALLS - CONCRETE BLOCK	872 SF	262 SF	
EXTERIOR WALLS - STUCCO	38 SF	81 SF	
EXTERIOR WALLS - BRICK	428 SF	314 SF	
EXTERIOR WALLS - WOOD SIDING	308 SF	48 SF	
EXTERIOR WALLS - STUCCO	301 SF	58 SF	
EXTERIOR WALLS - STUCCO	182 SF	113 SF	
EXTERIOR WALLS - STUCCO	182 SF	88 SF	
EXTERIOR WALLS - STUCCO	178 SF	91 SF	
SUBTOTAL	2318 SF	1,087 SF	46.9%
% OF FLOOR AREA (TOTAL FLOOR AREA)	4.83%	2.24%	46.4%

INDICATES STRUCTURAL ELEMENT TO BE REMOVED / REWORKED
INDICATES AREA OF FLOOR OVERLAP WITH WORK AND CONCRETE SHEETS
SEE RESPECTIVE SHEETS FOR CALCULATIONS

INVEN/USE/FUSE - FUSION/CHUBB/MORRISSEY MORRISSEY/DEPOT HILL CENTRAL CURRENT DESIGN - SHEET-EXISTING ROOF - Megrans Modification.rvt

MORRISSEY DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA

fuse
1411 CENTRAL AVE
CAPITOLA CA 95010
TEL 831.395.0096
FAX 831.496.9255

A3.6

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Project Name: MORRISSEY DEPOT HILL

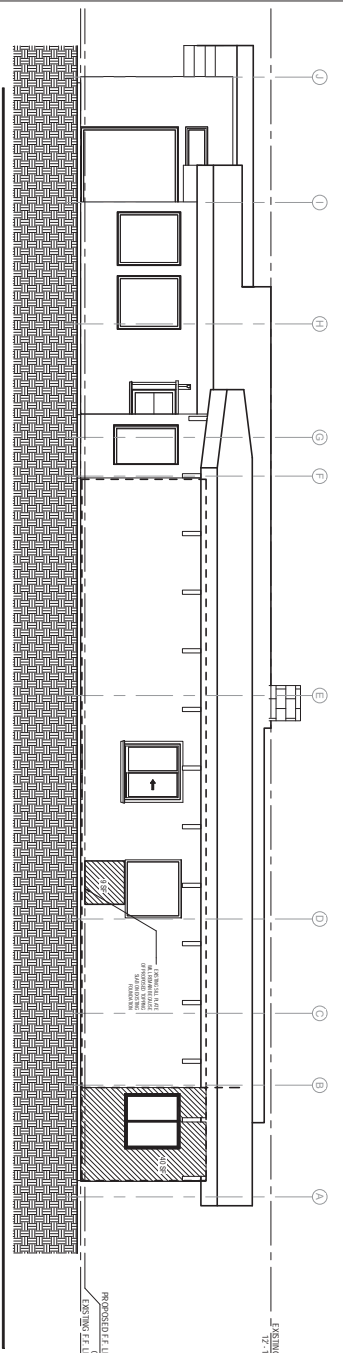
Project Number: APTN # 03-11-303

Description: PROPOSED & EXISTING EXT ELEVATIONS - STRUCTURAL CALCULATIONS - EXTERIOR WALLS

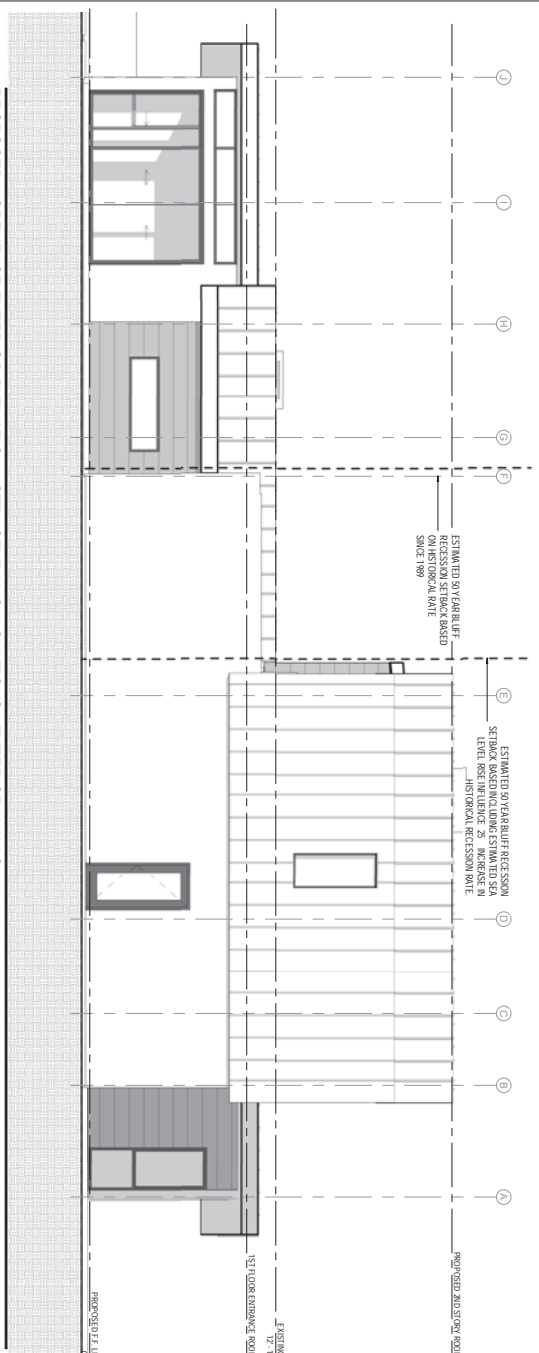
Scale: 1/4" = 1'-0"

Issue	Date	Author
0	1	LIJAZDRA COMARSKI
1	2	10/19/18 COMARSKI
2	2	10/19/18 MORRISSEY
3	2	10/19/18 MORRISSEY

Seal/Signature:



EXISTING NORTHEAST EXTERIOR ELEVATION - STRUCTURAL CALCULATIONS - EXTERIOR WALLS
SCALE: 1/4" = 1'-0"



PROPOSED NORTHEAST EXTERIOR ELEVATION - STRUCTURAL CALCULATIONS - EXTERIOR WALLS
SCALE: 1/4" = 1'-0"

AREA	EXISTING	PROPOSED	PERCENTAGE
FOUNDATION	330 SF	448 SF	11.1%
EXTERIOR WALLS - CONCRETE	57 SF	261 SF	
EXTERIOR WALLS - STONE	38 SF	87 SF	
EXTERIOR WALLS - CONCRETE	42 SF	30 SF	
EXTERIOR WALLS - STONE	38 SF	48 SF	
EXTERIOR WALLS - CONCRETE	38 SF	56 SF	
EXTERIOR WALLS - STONE	38 SF	56 SF	
EXTERIOR WALLS - CONCRETE	18 SF	102 SF	
EXTERIOR WALLS - STONE	18 SF	88 SF	
EXTERIOR WALLS - CONCRETE	18 SF	91 SF	
TOTAL	238 SF	1,381 SF	61%
ROOF	439 SF	223 SF	61%

INCREASES STRUCTURAL BEARING TO BE REMOVED / PROPOSED
INCREASES AREA OF FLOOR OVER EXISTING CONCRETE SHEETS
SEE RFP FOR CIVIL ENGINEER'S CALCULATIONS

INVEST/USE/FUSE - FUSE ARCHITECTURE MORRISSEY DEPOT HILL CENTRAL CURRENT DESIGN - SHEET EXISTING ROOF - Meghan Modification.rvt

MORRISSEY
DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA



141 831 295008
4111 CAMPBELL AVE
CAMPBELL CA 95008
FAX 831 496 9225

Issue	Date	Description
0	1/22/2018	Issued for Construction
1	10/19/18	Construction
2	10/19/18	Construction



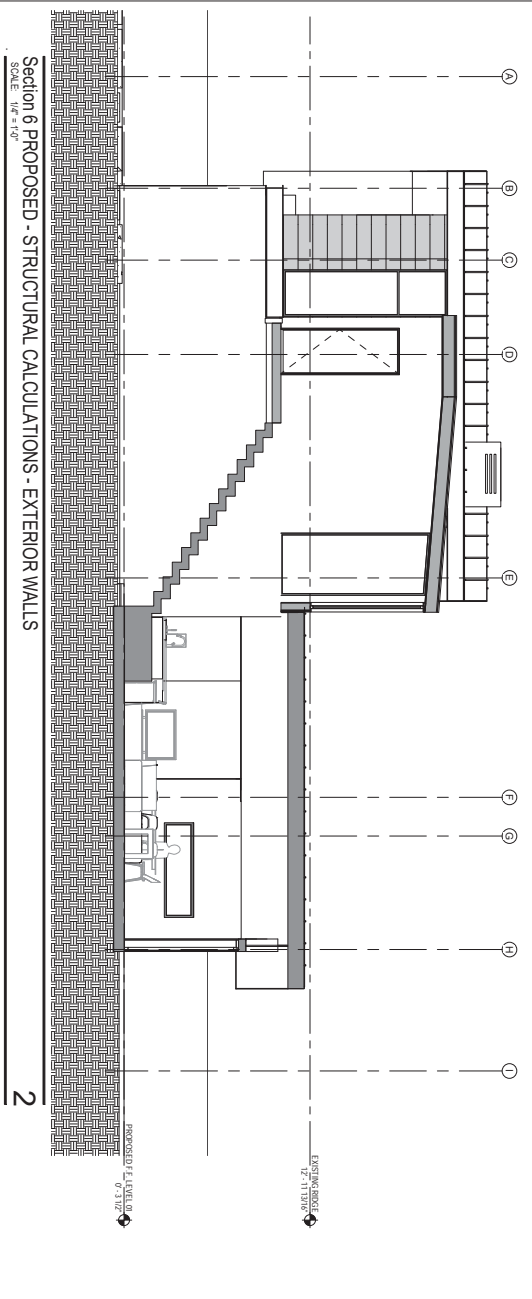
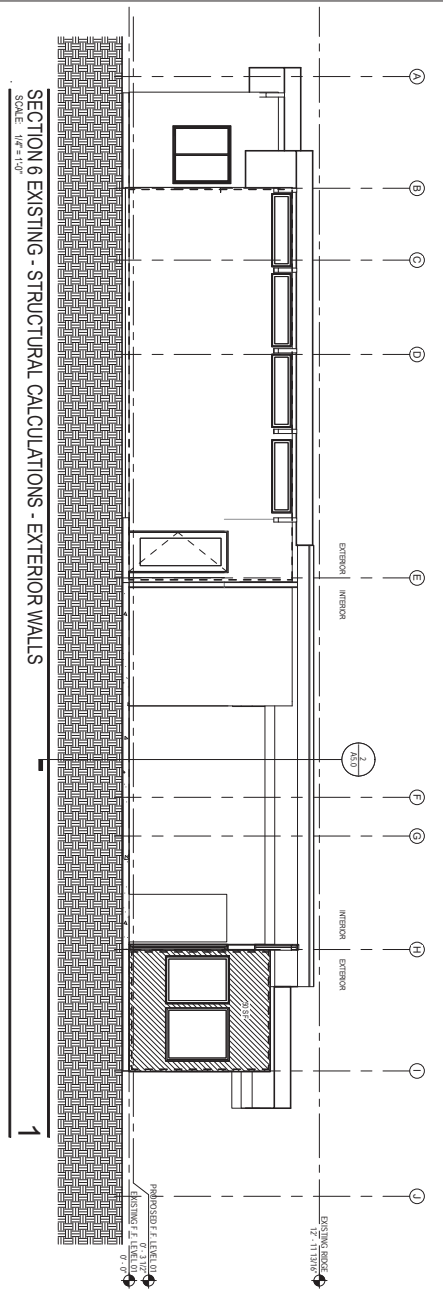
Project Name
MORRISSEY DEPOT HILL

Project Number
MORRISSEY DEPOT HILL

Description
PROPOSED & EXISTING EXT ELEVATIONS -
STRUCTURAL CALCULATIONS - EXTERIOR
WALLS

Scale
1/4" = 1'-0"

A3.7
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ANALYZED STRUCTURAL ELEMENTS	EXISTING SF	PROPOSED SF	PERCENTAGE
FOUNDATION	370 SF	441 SF	11.1%
EXTERIOR WALLS - EXTERIOR CLIMATE	570 SF	283 SF	
EXTERIOR WALLS - CLIMATE CONTROL	39 SF	87 SF	
EXTERIOR WALLS - EXTERIOR CLIMATE	428 SF	334 SF	
EXTERIOR WALLS - CLIMATE CONTROL	38 SF	48 SF	
EXTERIOR WALLS - EXTERIOR CLIMATE	30 SF	91 SF	
EXTERIOR WALLS - CLIMATE CONTROL	188 SF	132 SF	
EXTERIOR WALLS - EXTERIOR CLIMATE	170 SF	91 SF	
EXTERIOR WALLS - CLIMATE CONTROL	238 SF	138 SF	
TOTAL	1,391 SF	1,259 SF	90.5%
ROOF	4,028 SF	2,233 SF	55.5%

ROOF STRUCTURAL ELEMENT TO BE REMOVED / REINFORCED
 INDICATES AREA OF FLOOR ON ELEVATION AND SECTION SHEETS
 SEE RESPONSE SHEETS FOR CALCULATIONS

MORRISSEY
DEPOT HILL
 106 SACRAMENTO AVE
 CAPITOLA CA

fuse
 411 CHAMBERLAIN
 CAPITOLA, CA 95525
 TEL: 831.426.9096
 FAX: 831.426.9225

Issue Date Description
 0 1 10/24/18 Coastal
 Disciplinary
 1 2 10/19/18 Coastal
 Disciplinary
 Residential

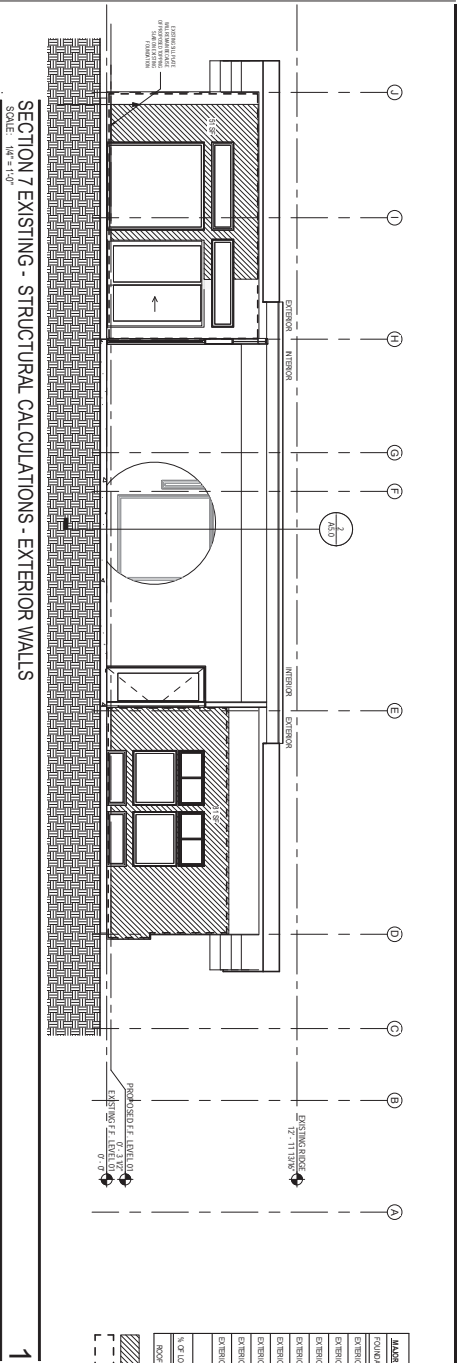
Seal/Signature
 Date/Stamp
 Title/Description
 License Number
 State/Province

Project Name
 MORRISSEY DEPOT HILL
 Project Number
 4974 # 03-11-539

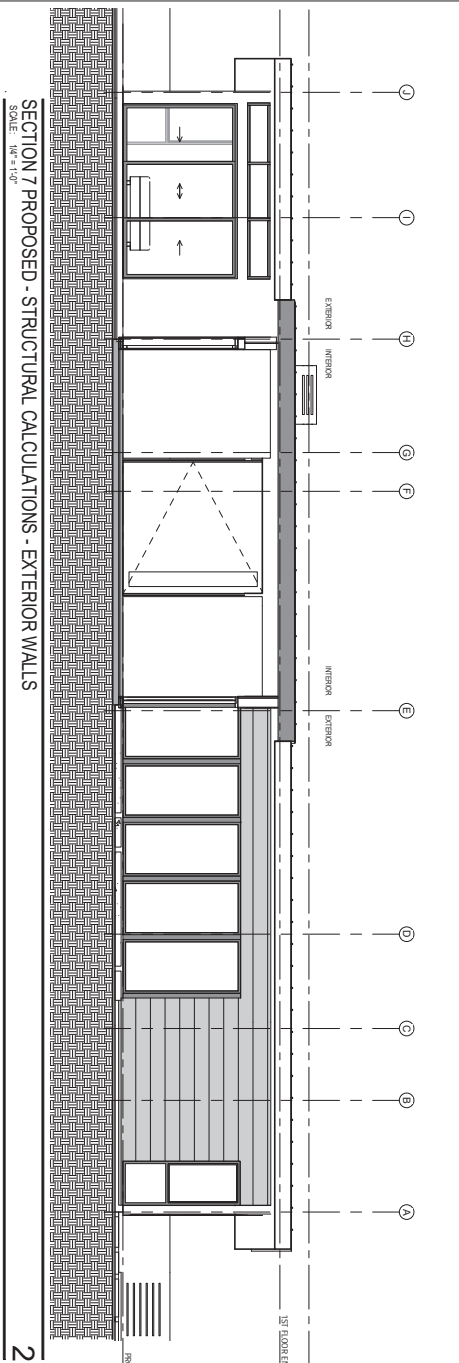
Description
 PROPOSED & EXISTING SECTIONS -
 STRUCTURAL CALCULATIONS - EXTERIOR
 WALLS
 Scale
 1/8" = 1'-0"

A3.8

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MAJOR STRUCTURAL ELEMENTS	EXISTING SF	REMOVED SF	PERCENTAGE
FOUNDATION	370 SF	44 SF	11.1%
EXTERIOR WALLS - EXISTING EXTERIOR	57 SF	28 SF	
EXTERIOR WALLS - EXISTING INTERIOR	39 SF	8 SF	
EXTERIOR WALLS - EXISTING EXTERIOR	42 SF	34 SF	
EXTERIOR WALLS - EXISTING INTERIOR	39 SF	9 SF	
EXTERIOR WALLS - EXISTING	30 SF	9 SF	
EXTERIOR WALLS - EXISTING	18 SF	12 SF	
EXTERIOR WALLS - EXISTING	17 SF	9 SF	
SUBTOTAL	238 SF	138 SF	
% OF LOAD BEARING WALL REMOVED	4.03%	22.5%	46.1%



MAJOR STRUCTURAL ELEMENTS	EXISTING SF	REMOVED SF	PERCENTAGE
FOUNDATION	370 SF	44 SF	11.1%
EXTERIOR WALLS - EXISTING EXTERIOR	57 SF	28 SF	
EXTERIOR WALLS - EXISTING INTERIOR	39 SF	8 SF	
EXTERIOR WALLS - EXISTING EXTERIOR	42 SF	34 SF	
EXTERIOR WALLS - EXISTING INTERIOR	39 SF	9 SF	
EXTERIOR WALLS - EXISTING	30 SF	9 SF	
EXTERIOR WALLS - EXISTING	18 SF	12 SF	
EXTERIOR WALLS - EXISTING	17 SF	9 SF	
SUBTOTAL	238 SF	138 SF	
% OF LOAD BEARING WALL REMOVED	4.03%	22.5%	46.1%

INVEN/USE/FUSE - FUSION/STRUCTURAL/ANALYSIS MAM/BIW/CHEM/MORRISSEY DEPOT HILL CENTRAL CURRENT DESIGN - SHED-EXISTING ROOF Meghan Modification.rvt

MORRISSEY
DEPOT HILL
 106 SACRAMENTO AVE
 CAPITOLA CA



1411 Central Ave
 CAPITOLA CA 95510
 TEL 831 476 0096
 FAX 831 476 9225

Issue	Date	Description
0	1	ISSUE FOR CONSTRUCTION
1	2	10/19/18 CORRECT DISCREPANCY



Project Name
MORRISSEY DEPOT HILL

Project Number
MAM/BIW/CHEM/18-039

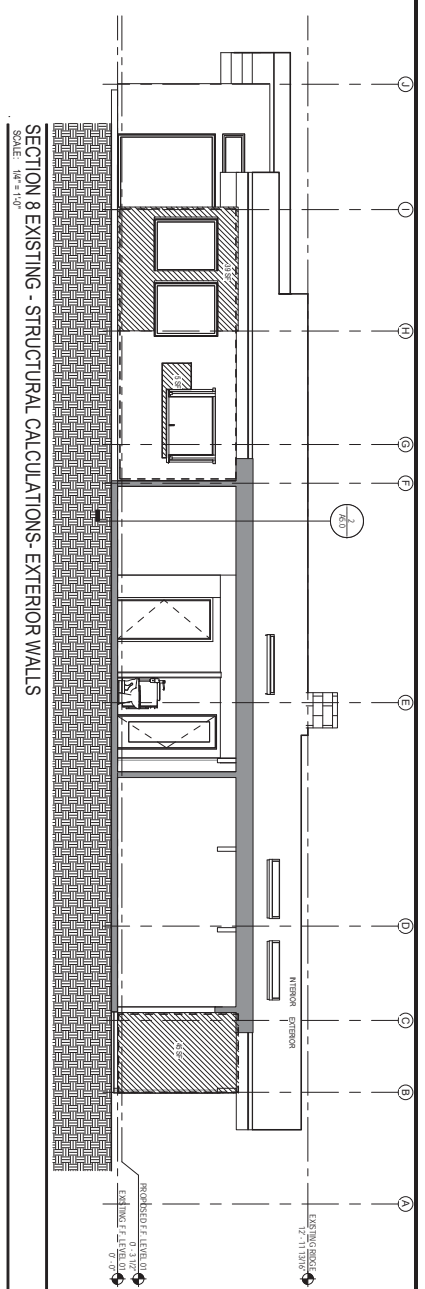
Description
PROPOSED & EXISTING SECTIONS - STRUCTURAL CALCULATIONS - EXTERIOR WALLS

Scale
1/4" = 1'-0"

A3.9

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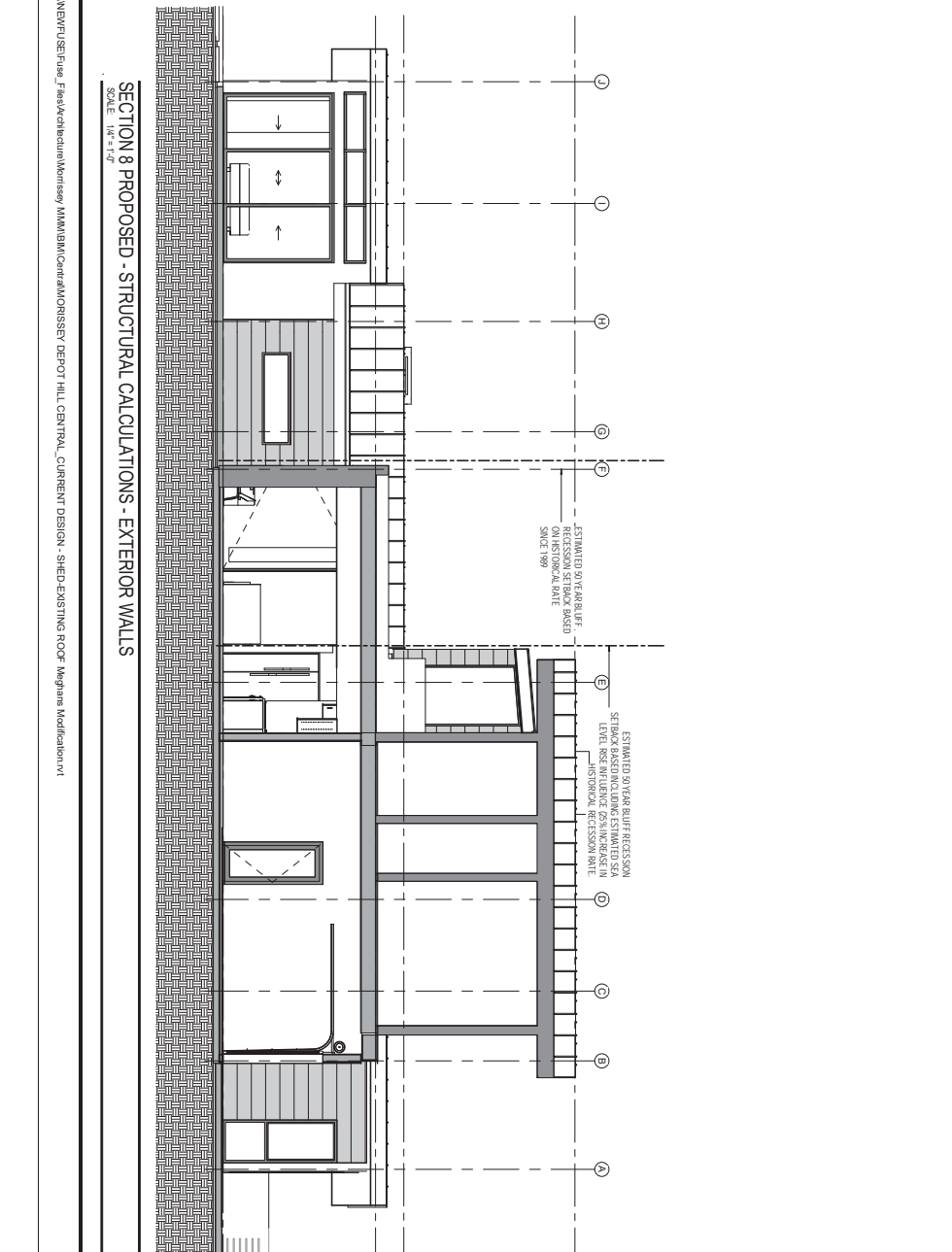
INVENTOR: Fuse, Pasadena/Modesto; ARCHITECT: MORRISSEY DEPOT HILL CENTRAL CURRENT DESIGN - SHEET EXISTING ROOF; MODIFIER: MARIAM MORRISSEY



SECTION 8 PROPOSED - STRUCTURAL CALCULATIONS - EXTERIOR WALLS
SCALE: 1/8" = 1'-0"

ANALYZED STRUCTURAL ELEMENTS	EXISTING SF	PROPOSED SF	PERCENTAGE
FOUNDATION	310 SF	444 SF	14.3%
EXTERIOR WALLS - EXTERIOR WALLS	57 SF	261 SF	
EXTERIOR WALLS - EXTERIOR WALLS	30 SF	81 SF	
EXTERIOR WALLS - EXTERIOR WALLS	42 SF	314 SF	
EXTERIOR WALLS - EXTERIOR WALLS	36 SF	44 SF	
EXTERIOR WALLS - EXTERIOR WALLS	31 SF	51 SF	
EXTERIOR WALLS - EXTERIOR WALLS	55 SF	125 SF	
EXTERIOR WALLS - EXTERIOR WALLS	17 SF	91 SF	
SUBTOTAL	281 SF	1383 SF	494%
% OF EXISTING WALL REMOVED	42.9%	228 SF	41%

INDICATES STRUCTURAL ELEMENTS TO BE REMOVED / REINFORCED
INDICATES AREA OF FOUNDATION EXISTENCE AND SECTION SHEETS
SEE RESPECTIVE SHEETS FOR CALCULATIONS



SECTION 8 PROPOSED - STRUCTURAL CALCULATIONS - EXTERIOR WALLS
SCALE: 1/8" = 1'-0"

ANALYZED STRUCTURAL ELEMENTS	EXISTING SF	PROPOSED SF	PERCENTAGE
FOUNDATION	310 SF	444 SF	14.3%
EXTERIOR WALLS - EXTERIOR WALLS	57 SF	261 SF	
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EXTERIOR WALLS - EXTERIOR WALLS	42 SF	314 SF	
EXTERIOR WALLS - EXTERIOR WALLS	36 SF	44 SF	
EXTERIOR WALLS - EXTERIOR WALLS	31 SF	51 SF	
EXTERIOR WALLS - EXTERIOR WALLS	55 SF	125 SF	
EXTERIOR WALLS - EXTERIOR WALLS	17 SF	91 SF	
SUBTOTAL	281 SF	1383 SF	494%
% OF EXISTING WALL REMOVED	42.9%	228 SF	41%

INDICATES STRUCTURAL ELEMENTS TO BE REMOVED / REINFORCED
INDICATES AREA OF FOUNDATION EXISTENCE AND SECTION SHEETS
SEE RESPECTIVE SHEETS FOR CALCULATIONS

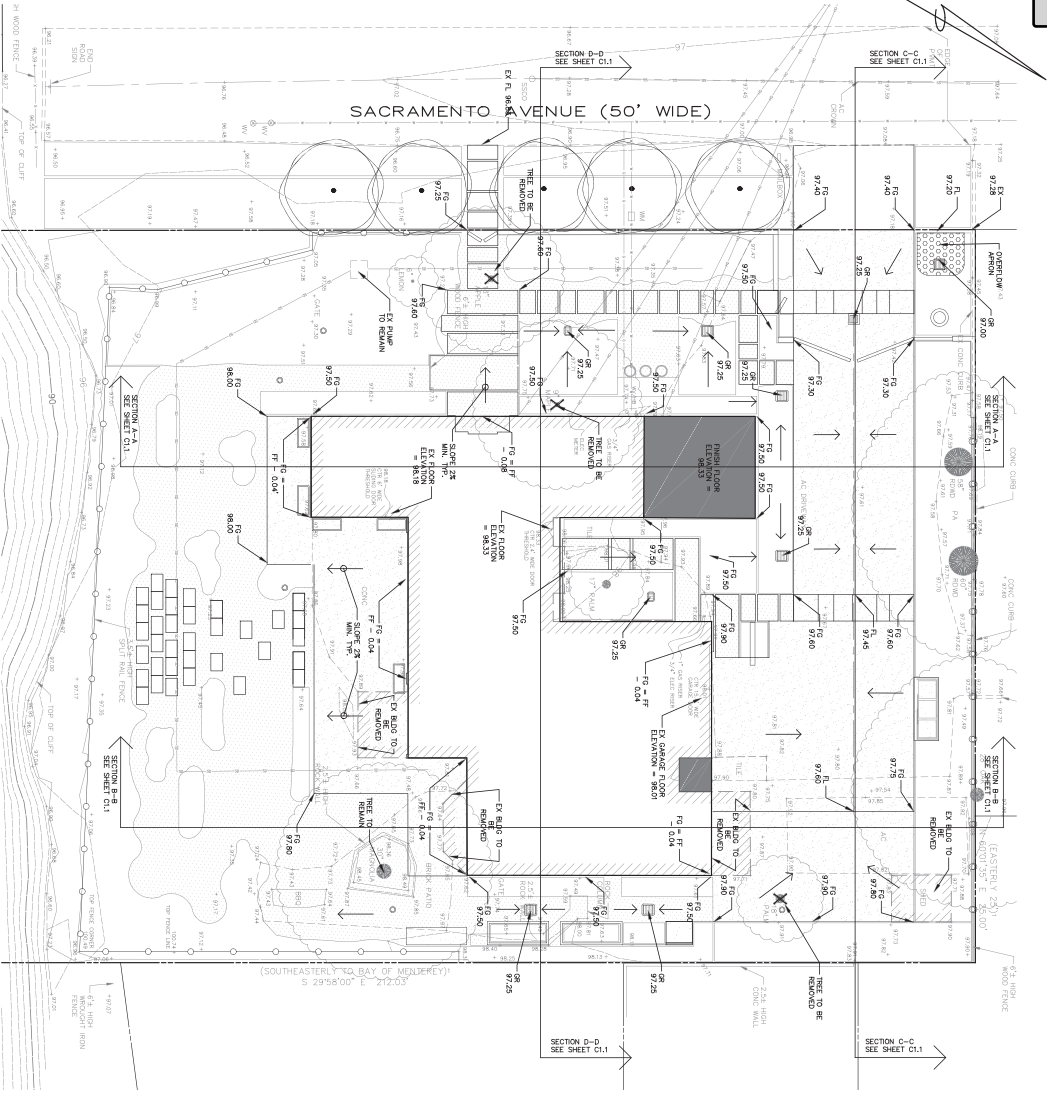
MORRISSEY DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA

fuse
141 CENTRAL AVE
PASADENA CA 91106
TEL: 621 496 0096
FAX: 621 496 0225



Project Name: MORRISSEY DEPOT HILL
Project Number: APM # 103114-319
Description: PROPOSED & EXISTING SECTIONS - STRUCTURAL CALCULATIONS - EXTERIOR WALLS
Scale: 1/8" = 1'-0"

A3.10
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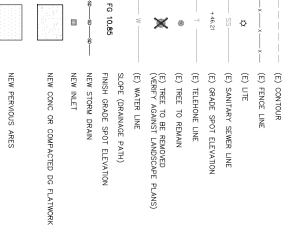


GRADING & DRAINAGE PLAN
SCALE: 1" = 10'

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A REVEALED AND MODIFIED SURVEY OF THESE AREAS AND ALL EXISTING CONSTRUCTION CONDITIONS AND SITE TO COMPLY WITH THE CITY ENGINEER'S REQUIREMENTS AND TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
2. ALL EXISTING UTILITIES SHALL BE REVEALED AND MODIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
6. ALL UNDERGROUND UTILITIES SHALL BE REVEALED AND MODIFIED PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
10. THE CONTRACTOR SHALL VERIFY THE CITY ENGINEER'S 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
11. ALL EXISTING UTILITIES SHALL BE REVEALED AND MODIFIED PRIOR TO THE START OF CONSTRUCTION.

LEGEND



SHEET INDEX

- C1 GRADING & DRAINAGE PLAN
- C2 SITE SECTIONS
- C3 STORM WATER CONTROL PLAN
- C4 EROSION CONTROL PLAN



EARTHWORK AND GRADING NOTES

1. WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
2. ALL EXISTING UTILITIES SHALL BE REVEALED AND MODIFIED PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

EARTHWORK QUANTITIES

BUILDING & SITE	CUT (CY)	FILL (CY)
28 CY CONCRETE		
45 CY EXCAVATION		
7 CY EXCAVATION		

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	ADJUSTED
AS	ASBESTOS
BS	BEST
CB	CONCRETE BLOCK
CC	CONCRETE
CD	CONCRETE DRAIN
CE	CONCRETE ELEVATION
CF	CONCRETE FINISH FLOOR
CG	CONCRETE GRASS
CH	CONCRETE HATCH
CI	CONCRETE IRON
CJ	CONCRETE JOINT
CK	CONCRETE KEY
CL	CONCRETE LAMP
CM	CONCRETE MANHOLE
CN	CONCRETE NEW
CO	CONCRETE OLD
CP	CONCRETE PAVEMENT
CQ	CONCRETE QUANTITY
CR	CONCRETE REVEALED
CS	CONCRETE SIDEWALK
CT	CONCRETE TRAIL
CU	CONCRETE UTILITY
CV	CONCRETE VALVE
CW	CONCRETE WATER
CX	CONCRETE X-MARK
CY	CONCRETE Y-MARK
CZ	CONCRETE Z-MARK

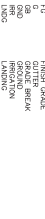
GRADING MAXIMUM CUT & FILL

CUT ELEVATION	FILL ELEVATION
0.5'	0.5'
1.0'	1.0'
1.5'	1.5'
2.0'	2.0'
2.5'	2.5'
3.0'	3.0'
3.5'	3.5'
4.0'	4.0'
4.5'	4.5'
5.0'	5.0'
5.5'	5.5'
6.0'	6.0'
6.5'	6.5'
7.0'	7.0'
7.5'	7.5'
8.0'	8.0'
8.5'	8.5'
9.0'	9.0'
9.5'	9.5'
10.0'	10.0'

APPROVED FOR CONSTRUCTION BY THE CITY OF CAPITOLA

STEVEN KIERBERG, PUBLIC WORKS DIRECTOR

GRAPHIC SCALE



DISCLAIMER

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REGISTERED PROFESSIONAL ENGINEER

BOBMAN & WILLIAMS
3949 RESERVOIR PARKWAY, SUITE 100
SACRAMENTO, CALIFORNIA 95821
(916) 428-3460

GRADING & DRAINAGE PLAN

RESIDENTIAL DEVELOPMENT
106 SACRAMENTO AVENUE
SACRAMENTO, CALIFORNIA 95821

DATE	BY	DESCRIPTION
11/20/2018	JK	ISSUED FOR PERMITS
11/20/2018	JK	ISSUED FOR PERMITS
11/20/2018	JK	ISSUED FOR PERMITS

PROJECT INFORMATION

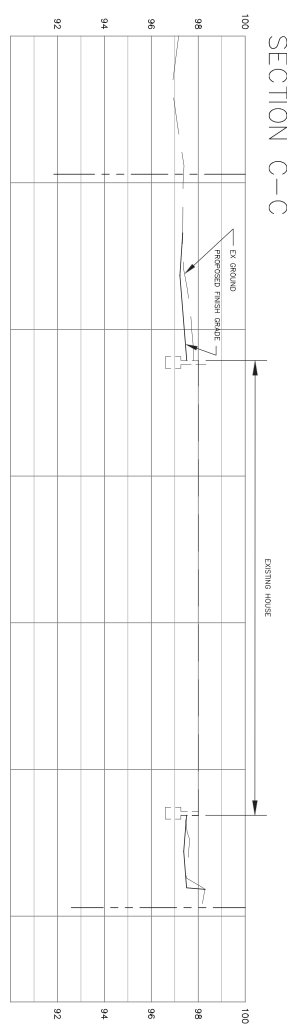
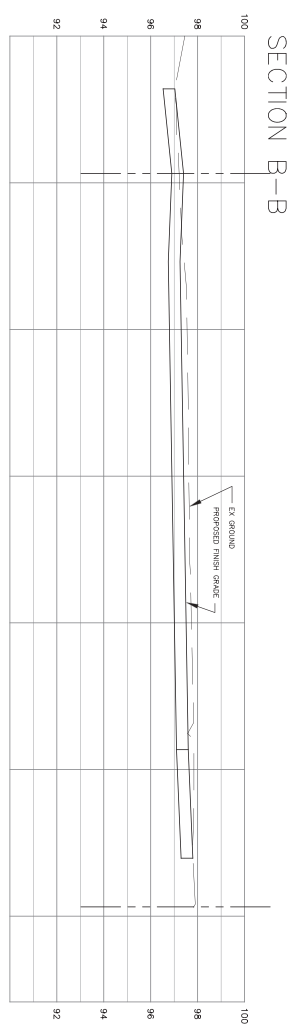
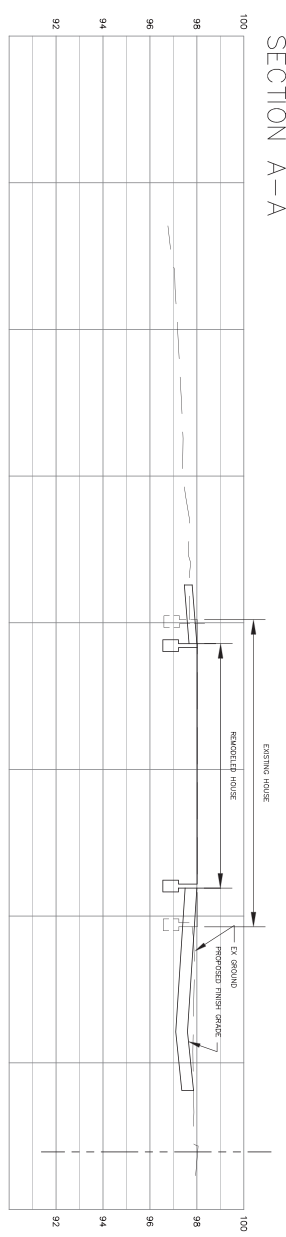
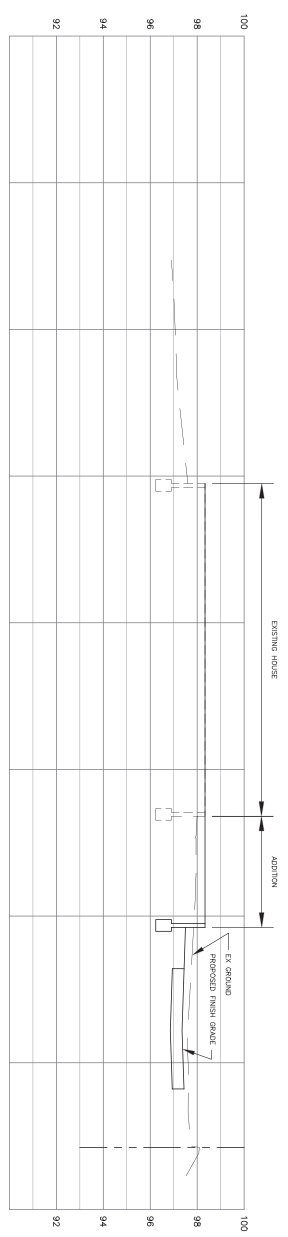
PROJECT NO. 27256/SMP
SHEET NO. 2

SCALE

SCALE: 1" = 10'

DATE

DATE: 11/20/2018



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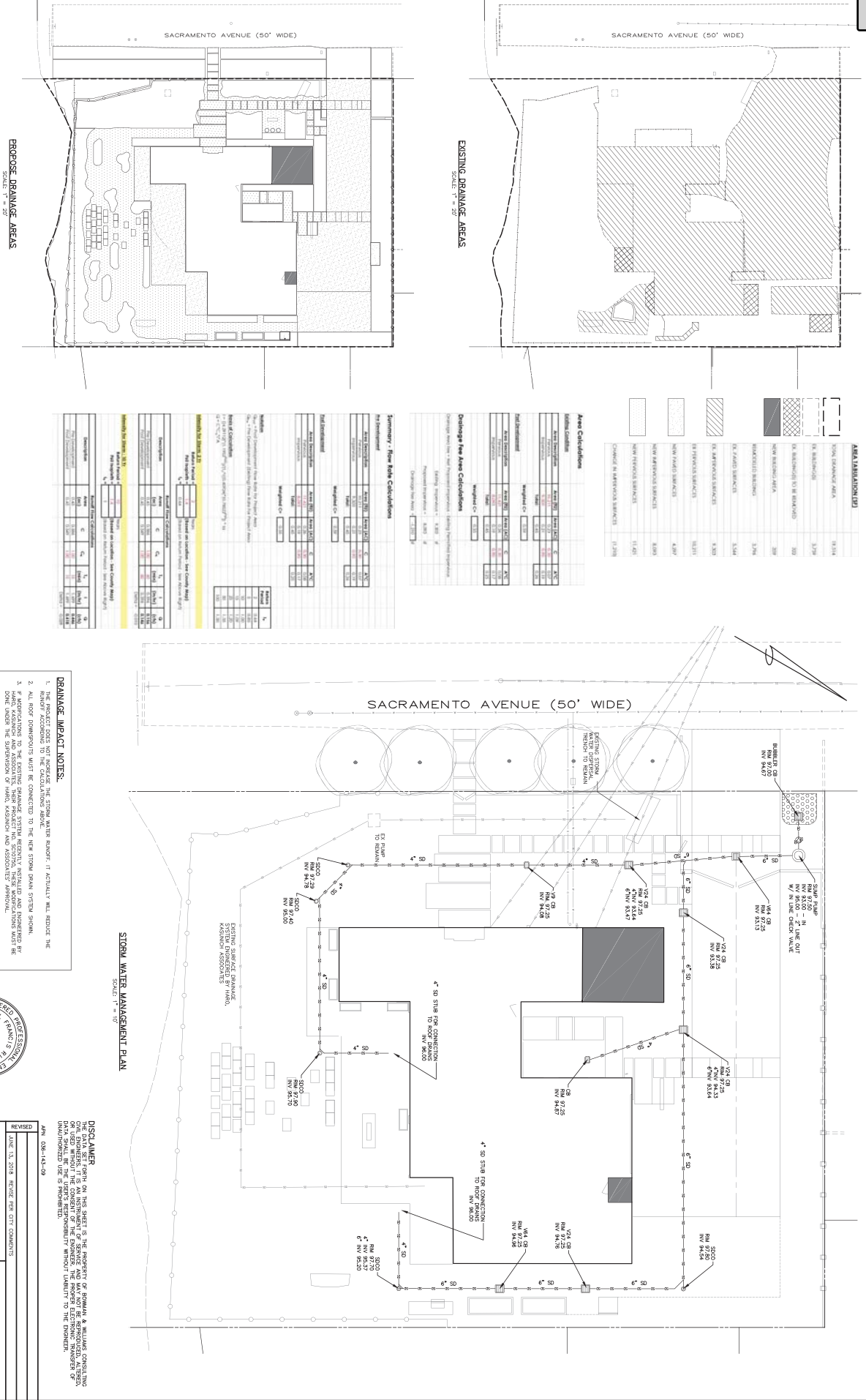
DATE: 08-14-19

DESIGNED BY	DATE	CHECKED BY	DATE
BOWMAN, JR.	08/14/19	CHICKO	08/14/19

BOWMAN & WILLIAMS
 CIVIL ENGINEERS AND SURVEYORS
 3949 RESERVOIR PARK DRIVE, SUITE 100
 SACRAMENTO, CALIFORNIA 95821
 (916) 482-3462

SCALE	SHEET
1" = 10'	11

PROJECT: 106 SACRAMENTO AVENUE
 SHEET: C1.1



AREA LIMITATION (L)

SYMBOL	DESCRIPTION
[Hatched Pattern]	AREA TO BE EXCLUDED
[Dotted Pattern]	AREA TO BE INCLUDED
[Diagonal Lines]	AREA TO BE EXCLUDED
[Horizontal Lines]	AREA TO BE INCLUDED
[Vertical Lines]	AREA TO BE EXCLUDED
[Cross-hatched]	AREA TO BE INCLUDED
[Stippled]	AREA TO BE EXCLUDED
[White]	AREA TO BE INCLUDED

Area Calculations

Category	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
Existing Pavement	1,200	1,200	1,200	1,200
Existing Grass	500	500	500	500
Existing Trees	200	200	200	200
Total Existing	1,900	1,900	1,900	1,900
Proposed Pavement	1,500	1,500	1,500	1,500
Proposed Grass	100	100	100	100
Proposed Trees	50	50	50	50
Total Proposed	1,650	1,650	1,650	1,650

Summary 7. Final Pipe Calculations

Section	Length (ft)	Flow (cfs)	Velocity (ft/sec)	Head Loss (ft)
Section 1	100	1.0	4.0	0.1
Section 2	100	2.0	5.0	0.2
Section 3	100	3.0	6.0	0.3
Section 4	100	4.0	7.0	0.4
Total	400	10.0	6.0	1.0

DRAINAGE IMPACT NOTES:

1. THE PROJECT DOES NOT REQUIRE THE STORM WATER RUNOFF. IT ACTUALLY WILL REDUCE THE RUNOFF ACCORDING TO THE CALCULATIONS ABOVE.
2. ALL ROAD DRAINAGE SYSTEMS MUST BE CONNECTED TO THE NEW STORM DRAIN SYSTEM SHOWN. IF YOU ARE AN ENGINEER AND YOU DO NOT AGREE WITH THESE CALCULATIONS, YOU MUST PROVIDE EVIDENCE UNDER THE SUPERVISION OF YOUR PROFESSIONAL ENGINEER TO SUPPORT YOUR POSITION.



DISCLAIMER

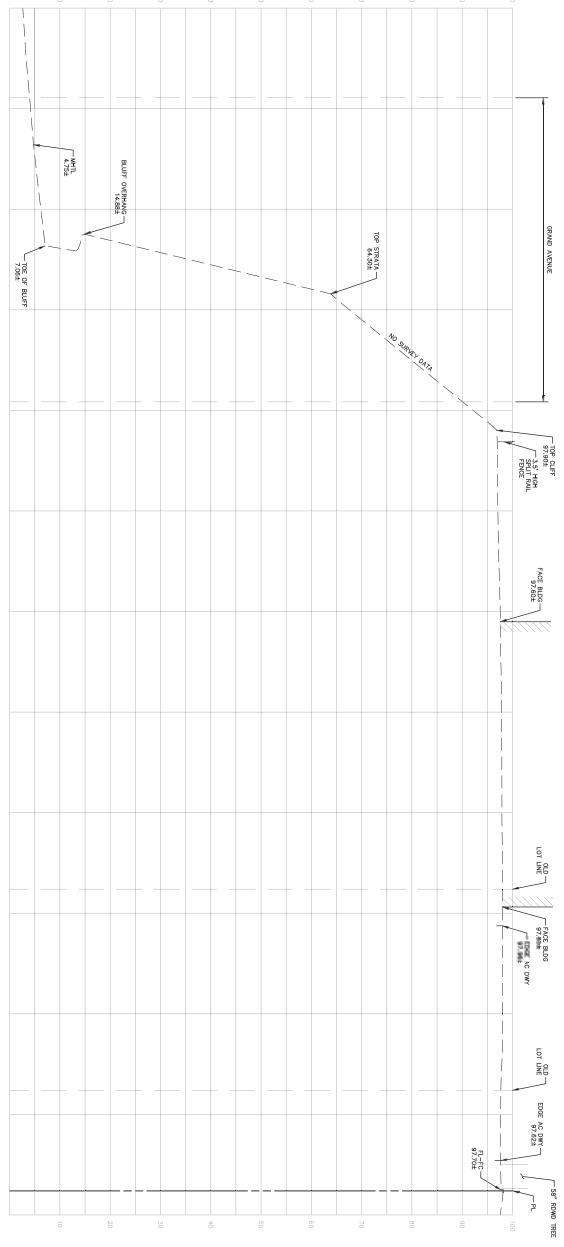
THIS PLAN SET PART OF THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING ENGINEERS AND LAND SURVEYORS. IT IS NOT TO BE USED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY TO THE CLIENT IS LIMITED TO THE DESIGN AND CALCULATIONS PROVIDED HEREON. THE ENGINEER DOES NOT WARRANT THAT THE DESIGN OR CALCULATIONS WILL BE FREE FROM ERRORS OR OMISSIONS.

DATE: 08/14/2018

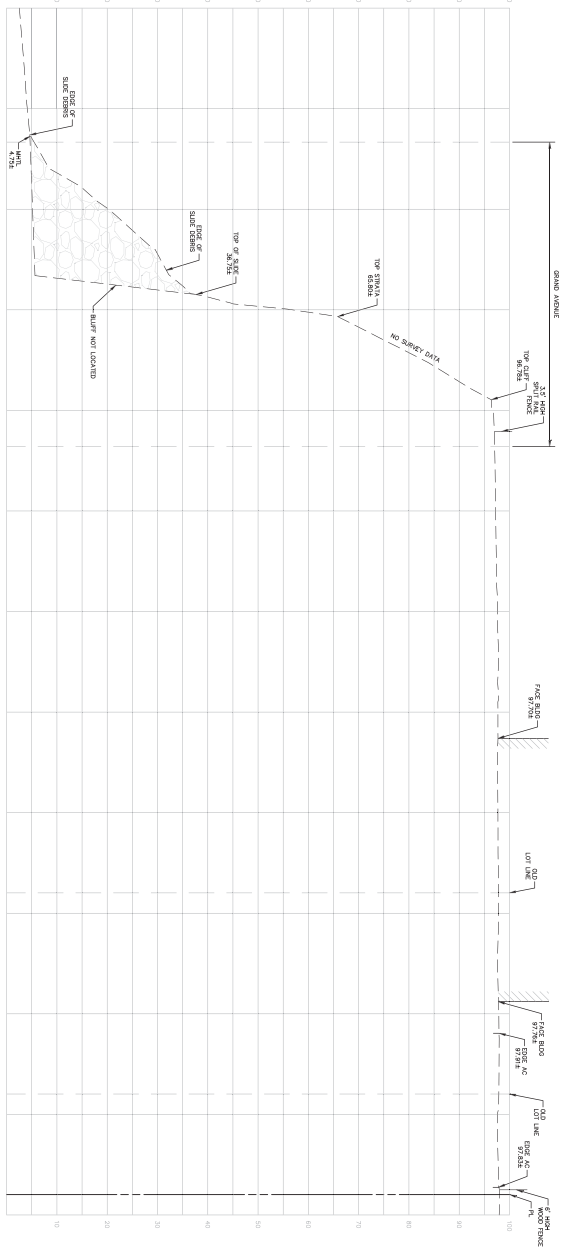
PROJECT: 106 SACRAMENTO AVENUE

SHEET: C2

BOWMAN & WILLIAMS		STORM WATER CONTROL PLAN	
DATE: 08/14/2018	DRAWN BY: JR	PROJECT: 106 SACRAMENTO AVENUE	SHEET: C2
CHECKED BY: [Signature]	DATE: 08/14/2018	PROJECT: 106 SACRAMENTO AVENUE	SHEET: C2
DATE: 08/14/2018	DRAWN BY: JR	PROJECT: 106 SACRAMENTO AVENUE	SHEET: C2



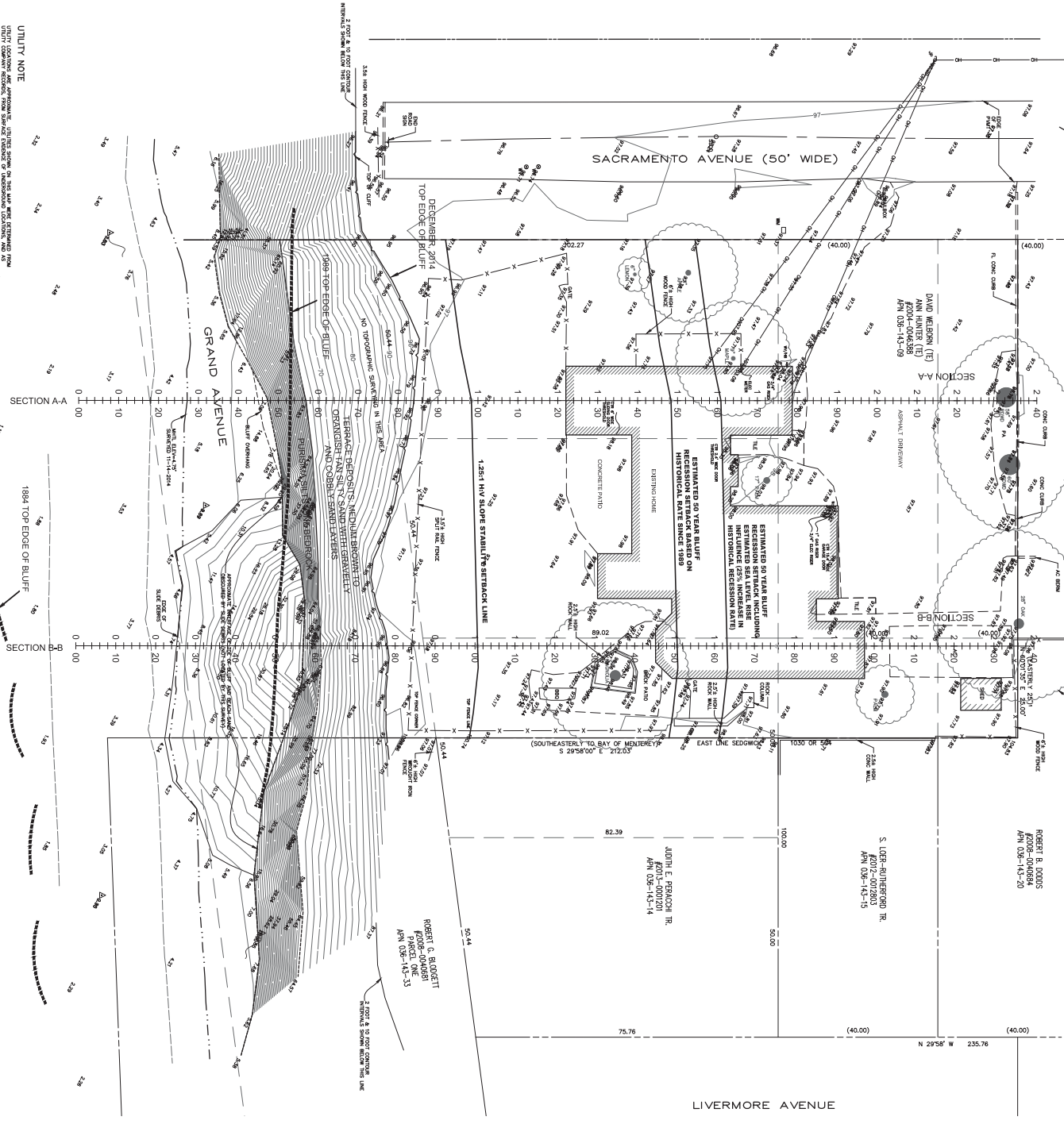
SECTION A-A
SCALE: 1" = 10' H & V



SECTION B-B
SCALE: 1" = 10' H & V



PROJECT		REVISIONS	
406 SACRAMENTO AVENUE		1. 02/14/2018	
DOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 3401 24th Street, Suite 200 Sacramento, CA 95811 (916) 486-8800		TOPOGRAPHIC MAP THE WELBORN FAMILY TRUST 100 SACRAMENTO AVENUE SACRAMENTO, CALIFORNIA	
DATE: 02/14/2018	ENGINEER: DOW	SCALE: 1" = 10' H & V	SHEET: TP-2
DATE: 02/14/2018	CHECKED: DOW	DATE: 02/14/2018	OF: 3
DATE: 02/14/2018	DATE: 02/14/2018	DATE: 02/14/2018	



UTILITY NOTE

UTILITY LOCATIONS AND APPROXIMATE DEPTHS SHOWN ON THIS PLAN ARE ESTIMATED FROM SURFACE RECORDS AND FIELD SURVEY. THIS INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY AND DOES NOT GUARANTEE THE ACCURACY OF ANY UTILITY LOCATIONS OR DEPTHS. ANY UTILITY LOCATIONS OR DEPTHS FOUND TO BE DIFFERENT FROM THAT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE USER. CONTACT THE UTILITY PROVIDER FOR MORE INFORMATION. (UNDERGROUND SERVICE ALERT) (800) 485-3444 BEFORE ANY EXCAVATION.

LEGEND

- CONCRETE FOUNDATION
- CONCRETE FOUNDATION
- FINISH LINE
- OLD PROPERTY LINE
- OWNER/UTILITY LINE(S)
- PROPERTY LINE
- EDGE OF TERRAIN

THE PROPERTY
 FINISH SHOWN AT NOTES
 INDICATES RECORD DATA SA-M-31
 RECORDS MISSING DATA
 INDICATED BY DASHED LINE
 SPOT ELEVATION
 THEAS NOTED
 WETTED VALUE
 1 FOOT CONTINUOUS INTERVAL FOR THE BLUFF AND BEACH
 OTHERWISE AND ELEVATIONS ARE SHOWN ON FEET AND DECIMALS THEREOF

BAIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS MAP IS WADSWORTH BENCH MARK
 DATUM OF 1928
 ELEVATION = 7.24
 STATE/COUNTY CORNER/CLINT
 BENCH MARK AND TO FIELD NOTES FOR THE COMPARISON PURPOSES ONLY.
 BENCHMARK DATA IS NOT VALID FOR THE PURPOSE OF THIS MAP. THE BASIS OF ELEVATIONS FOR THIS MAP IS WADSWORTH BENCH MARK AND TO FIELD NOTES FOR THE COMPARISON PURPOSES ONLY.

TOPOGRAPHIC BASE MAP BY
 BRYAN BARRELL, PLS 8728
 BOWMAN & WILLIAMS 3039 NO. 25573



SHEET 1:
 ESTIMATED 50 YEAR
 FUTURE COASTAL BLUFF
 RECESION SETBACK MAP

PRELIMINARY

DAVID WELSON (T)
 E2008-004884
 APR. 03-14-09

ROBERT B. BODDUS
 E2008-004884
 APR. 03-14-09

JUDITH E. PARASHI, JR.
 E2011-000701
 APR. 03-14-14

ROBERT C. BLODGETT
 E2008-004884
 APR. 03-14-09

S. LEBER-BIRKENFORD, JR.
 E2012-007803
 APR. 03-14-15

SECTION A-A
 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00

SECTION B-B
 0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00

SACRAMENTO AVENUE (50' WIDE)

GRAND AVENUE

LIVERMORE AVENUE

NO TOPOGRAFIC DATA IN THE AREA
 OF THIS MAP SHALL BE THE RESPONSIBILITY OF THE USER.

CONCRETE FOUNDATION
 CONCRETE FOUNDATION

FINISH LINE
 OLD PROPERTY LINE

OWNER/UTILITY LINE(S)
 PROPERTY LINE

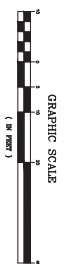
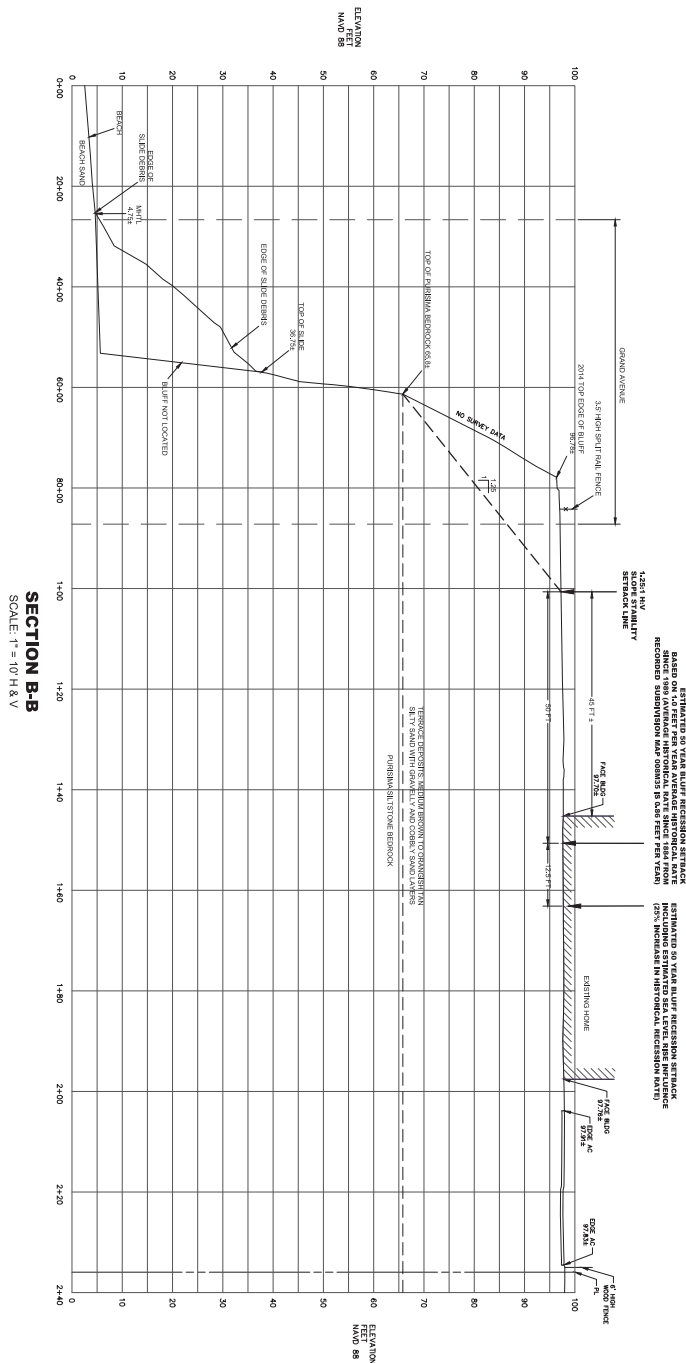
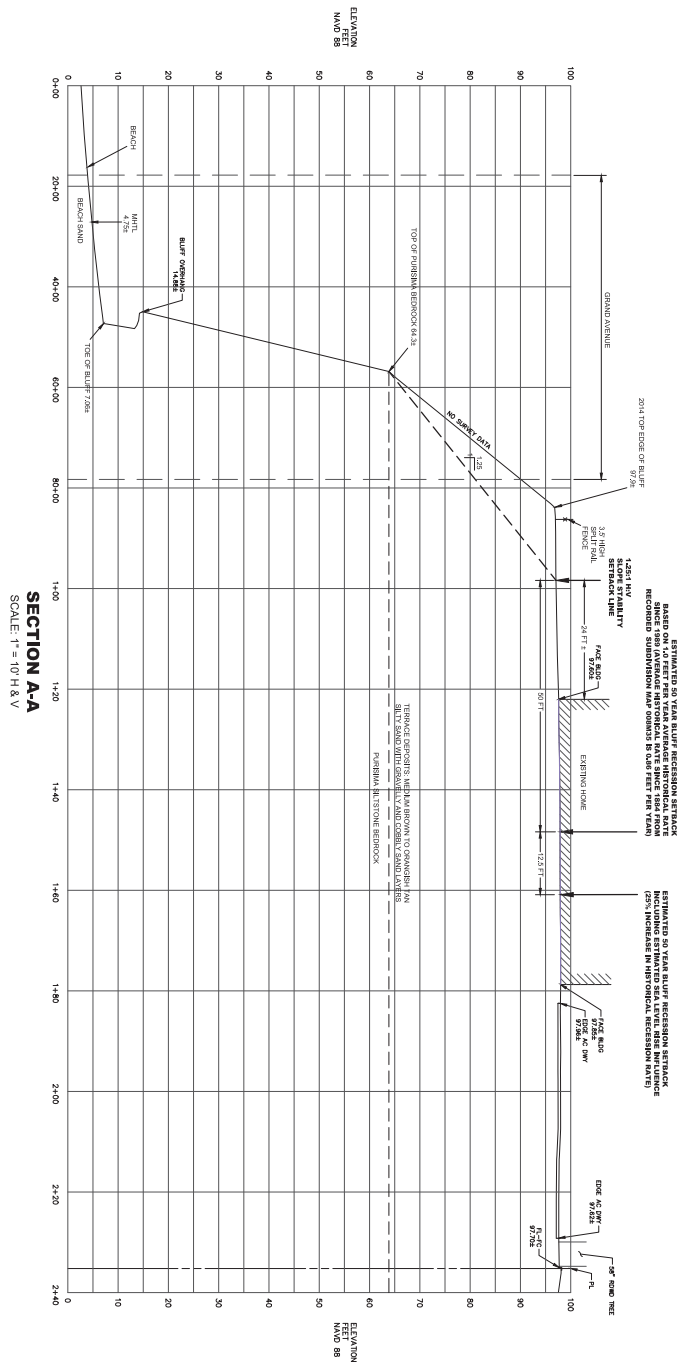
EDGE OF TERRAIN
 THE PROPERTY

FINISH SHOWN AT NOTES
 INDICATES RECORD DATA SA-M-31

RECORDS MISSING DATA
 INDICATED BY DASHED LINE

SPOT ELEVATION
 THEAS NOTED

WETTED VALUE
 1 FOOT CONTINUOUS INTERVAL FOR THE BLUFF AND BEACH



PRELIMINARY

SHEET 2:
ESTIMATED 50 YEAR FUTURE
COASTAL BLUFF RECESSON
CROSS SECTIONS
10/30/2017

HARO, KASUNICH AND ASSOCIATES, INC.
CORPORATE OFFICE: 116 EAST LAKE AVE., WATSONVILLE, CA 95076 | 831.722.4175

GENERAL LAY
SYMBOL DESCRIPTION
GEND



GENERAL NOTES

1. VERIFY EXISTING SITE INFORMATION, INCLUDING STREET CURBS AND GUTTERS, AND NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
2. PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
3. REFERENCE TO NORTH BEARS TO TRUE NORTH. DIMENSIONS SHALL BE SPACED REGULARLY, ADJUSTED TO THE CENTER LINE.
4. WHERE DIMENSIONS ARE CALLED AS EQUAL, ALL CONDITIONS SHALL BE SPACED REGULARLY, ADJUSTED TO THE CENTER LINE.
5. VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.

LAYOUT NOTES

1. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
2. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
3. INSTALL ALL UTILITIES ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
4. WHERE DIMENSIONS ARE CALLED AS EQUAL, ALL CONDITIONS SHALL BE SPACED REGULARLY, ADJUSTED TO THE CENTER LINE.
5. VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.

MATERIAL NOTES

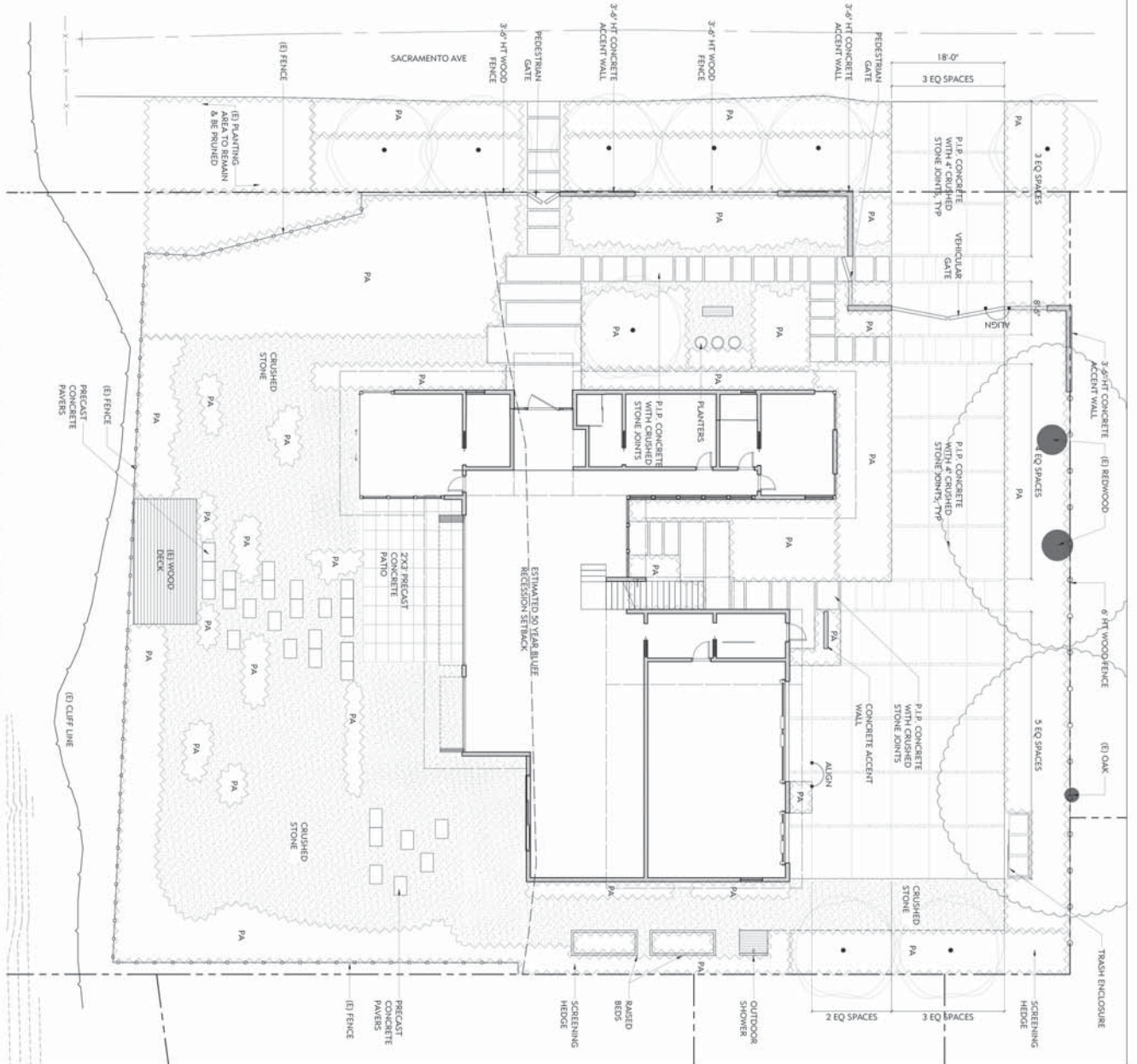
1. USE LOCAL AND REGIONAL MATERIALS AND USE RECYCLED MATERIALS TO COME FROM MAX. 500 MILES FROM SITE.
2. USE MATERIALS WITH A LONG LIFE SPAN.
3. ALL CONCRETE TO CONTAIN 30,000 PSI/5000 OR OTHER POST CONSUMER EQUIPMENT. ALL COLOR pigMENTS TO BE NATURAL.
4. RECYCLE UNUSED CONSTRUCTION MATERIALS BY DROPPING AT LOCAL SALVAGE YARDS. AVOID LANDFILL DEPOSITS AS MUCH AS POSSIBLE. ASK LANDSCAPE ARCHITECT FOR LIST OF SALVAGE DROP PLACES.
5. GRIND ALL HEAVY WOODY SHIRMS AND TREES THAT HAVE BEEN REMOVED FROM SITE, AND NON PRESSURE TREATED WOOD SCRAP FOR PLANTING MULCH. GRIND ON SITE.
6. ALL PAINTS AND STAINS TO BE WATER BASED AND FREE OF HAZARDOUS CHEMICALS OR OFF GASES WHEN APPLIED. SUBMIT PRODUCT CUT SHEETS PRIOR TO INSTALLATION.

LIGHTING NOTES

1. ALL FIXTURES TO FACE DOWNWARD AND/OR BE SHIELDED.
2. ALL FIXTURES TO BE INSTALLED PARALLEL TO CORRESPONDING SITE ELEMENTS. TO BE ADJUSTED TO ONE ANOTHER, AND TO BE INSTALLED PLUMB AND TRUE TO FINISH GRADE.
3. CONTRACTOR TO VERIFY TRANSFORMER LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. CONTRACTOR TO VERIFY AND CONTROL SWITCHING LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

MATERIAL SCHEDULE

DETAIL	DESCRIPTION
P1.P	CONCRETE PAVING (PERFORATED) 1 1/2" THICK WITH 1" REINFORCING CONCRETE BY DAVIS COLORS COLOR: T.B.D.
PA	FINISH: VERY LIGHT BROOM ONE WAY www.daviscolors.com
P1.P	CONCRETE PAVING (PERFORATED) 1 1/2" THICK WITH 1" REINFORCING CONCRETE BY DAVIS COLORS COLOR: T.B.D.
PA	FINISH: VERY LIGHT BROOM ONE WAY
PRECAST	CONCRETE PAVERS SIZE: 2'-0" X 3'-0" X 2"
CRUSHED	STONE PAVING T.B.D.
3'-0"	HT CONCRETE ACCENT WALLS INTEGRAL COLOR CONCRETE BY DAVIS COLORS FINISH: BROAD FORM www.daviscolors.com
2'-0"	HT WOOD FENCE TO MATCH EXISTING 1 1/2" EQ SPACING, S.A.D.
VERNICURE	GATE 1 1/2" X 4" TUBE STEEL FRAME FINISH TO MATCH ARCHITECTURE SPONG, S.A.D.
PRECAST	CONCRETE ACCENT WALL 1 1/2" X 6" EQ OR APPROXIMATE EQUAL
2X2	TUBE STEEL FRAME FINISH TO MATCH ARCHITECTURE SPONG, S.A.D.
6'-0"	HT WOOD FENCE 1 1/2" EQ OR REDWOOD OR APPROVED EQUAL
PRECAST	CONCRETE ACCENT WALL T.B.D.
OUTDOOR	KITCHEN INTEGRAL COLOR CONCRETE SLAB COUNTERTOP COLOR: T.B.D.
OUTDOOR	SHOWER 1 1/2" EQ OR APPROVED EQUAL
TRASH	ENCLOSURE 1 1/2" EQ SPACING APPROVED EQUAL



NOT FOR CONSTRUCTION

SHADES OF GREEN LANDSCAPE ARCHITECTURE
1000 RIVERVIEW AVENUE SUITE 100
SACRAMENTO, CALIFORNIA 95811
TEL: 916.442.2222

PROJECT:
MORRISSEY RESIDENCE
106 SACRAMENTO AVE
CAPITOLA, CALIFORNIA
APN#: 03614309

REVISIONS	DATE	DESCRIPTION

DRAWING TITLE:
LAYOUT & MATERIALS PLAN

PROJECT NO.: 2018-001

SCALE: AS SHOWN

DATE: 11.20.2018

ISSUE DATE: 11.20.2018

DRAWING NO.: L1.0

PROJECT NO.: 2018-001



PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE FREE OF ALL DESTRUCTIVE MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.
2. ALL PLANT LOCATIONS SHALL BE COMPARED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES. I.E., EXISTING UTILITY LINES, EXISTING CONCRETES, LIGHT FIXTURES, ETC. AND LOCATIONS TO BE REPORT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE COMPARED IN THE FIELD BY CONTRACTOR.
4. PLANTING SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.
5. PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCUING OR OTHER PHYSICAL DAMAGE. ALL PLANTS SHALL BE UNWATERED AND HAVE PROPER BRANCH STRUCTURE.
6. ALL NEW PLANTING BEGS TO RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL, 40% SLOTTED TO 1 INCH MAXIMUM UTFS AND BOTTOM TILL INTO UNDERLYING MATERIAL TO ELIMINATE INTERFERENCE.
7. ALL PLANTING AREAS TO BE FILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO FOR 8 INCHES OF SOIL, 4 CUBIC YARDS OF ANTICUMULATED REMOULD SANDS PER 1000 SQUARE FEET. 10 LBS HIGH QUALITY FERTILIZER AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET.
8. EXCAVATE PLANTING HITS AS FOLLOWS: AND VINES: BALL WIDTH 1-12 INCHES, 6 INCH GRIND/CORNER BEGS. AS REQUIRED.
9. FOR SUCQUENTUE'S LOOSE SUBGRADE IN HITS TO DEPTH OF BALL, 2 INCHES AT PERIPHERY OF BALL. EXPOSE BALL TO DEPTH OF 2 INCHES UNDER EXISTING GRASS OR TO DEPTH OF APPROVED TOPSOIL. TO 1 PART SAND TO 1 PART PEAT MOSS (OR APPROVED COM). FERTILIZER NOT REQUIRED.
10. FOR OTHER PLANTING AREAS, LOOSEN SUBGRADE IN HITS TO DEPTH OF BALL. 4-3 INCHES AT PERIPHERY OF HIT. PREPARE PLANTING HIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL MIXED WITH 2 PARTS TOPSOIL AND 1 PART COMPOST. USE FERTILIZER FERTILIZER BY CALIFORNIA ORGANIC FERTILIZERS, INC. AT THE RATE OF 10-15 POUNDS PER CUBIC YARD. THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.
11. FOR PLANTING, PLACE "SUPER N 1200" BY CALIFORNIA ORGANIC FERTILIZERS, INC. AT BOTTOM OF PLANTING HOLE BEFORE PLACING PLANT IN HOLE. BACKFILL WITH SOIL MIXED WITH 2 PARTS TOPSOIL AND 1 PART COMPOST. PLACE PLANT AND ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER. APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1/2, 1/2 CUP PER HOLE. 5 GALLON CAN, 1/2 CUPS PER HOLE. 15 GALLON CAN, 3/4 CUPS PER HOLE. TAMPING BACKFILL AND SOLIDIFY AROUND THE BALL AND ROOTS. UNITS HITS ARE APPROXIMATELY 200 FULL WATER THROUGHOUT. SATURATING ROOTBALL AND REMAINING BACKFILL MAX TO TOP OF HOLE. ELIMINATING ALL AIR POCKETS.
12. ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLANTED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP SOIL TO KEEP ROOTS 15" FROM FINISHED GRADE.
13. FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DAILY AND THOROUGHLY.
14. ALL TREES TO BE CUPED AND STAKED AS REQUIRED.
15. AFTER PLANTING, APPLY "SUPER N 1200" BY CALIFORNIA ORGANIC FERTILIZERS, INC. AT BOTTOM OF PLANTING HOLE. 1000 FEET TO ALL PLANTING AREAS. LIGHTLY PAKE IN FERTILIZERS TO INCORPORATE INTO SOIL.
16. ALL PLANTING AREAS WITH GRIND/CORNER AND SHRUBS SHALL RECEIVE A 3 INCH LAYER OF REG-GROUND BARK MULCH OR GRAVEL. KEEP 3 INCHES AWAY FROM STEM OR TRUNK. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.

IRRIGATION NOTES

1. NO IRRIGATION BEYOND 50 YEAR BLUFF HISTORICAL RATE RECESSON SETBACK.

PLANT SCHEDULE

T	Symbol	Scientific Name	Common Name	Size	Height	Spread	Spreading	Qty	Water Use
ARB MAB	(X)	Adiantum majus	Adiantum Majus	24" w/ 36" h	25-30" h	15-20" h	See Plan	3 Low	
OLE SWH	(O)	Olea europaea	Swan Hill	24" w/ 36" h	25-30" h	20-25" h	See Plan	6 Very Low	
SHAUB	(S)								
CEA LIL	(C)	Cornelia Yula Prickly	Wild Lilac	4-6" h	6-8" h	7-10" h	14 Low		
CEA NO	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	21 Low	
CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	17 Low	
CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	10 Moderate	
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CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	10 Moderate	
CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	17 Low	
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CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	17 Low	
CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	10 Moderate	
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CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	17 Low	
CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	10 Moderate	
CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	17 Low	
CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	10 Moderate	
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CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/ 3" h	11-15" h	5" w/ 5" h	See Plan	10 Moderate	
CEA LIL	(C)	Cornelia Yula Prickly	Arbuton Yule Tree	3" w/					

Project SC11314
23 May 2018

Daniel Gomez
C/O Fuse Architects + Builders
411 Capitola Ave.
Capitola. CA 95010

Subject: Coastal Bluff Recession Study and Geological Report

Reference: 106 Sacramento Avenue
Capitola, California
Santa Cruz County APN 036-143-09

Dear Mr. Gomez:

Below is our Geologic Report including a Coastal Bluff Recession Study that we have completed at your and Michael Morrissey's request, for the property known as 106 Sacramento Avenue in Capitola, California. We understand that you want to remodel the existing home or construct a new home on the property to replace the current home.

Summary:

We have evaluated the historical coastal bluff recession rates at 106 Sacramento Avenue in Capitola, California. We also quantitatively evaluated the slope stability of the coastal bluff, including the influence of an earthquake that could cause recession.

We obtained and reviewed historical vertical aerial photographs and satellite imagery from 1966 through 2017. We also reviewed several sets of oblique angle aerial photographs from 1972 through 2015. In addition, we obtained a survey of the property from 1884. We visited the site and prepared a geologic cross section and made measurements from the seaward edge of the existing home out to the top edge of the coastal bluff. From comparison of a map of the bluff edge prepared in 1989 by Foxx Nielsen and Associates, a survey map from 2014 and field measurements by Mark Foxx in August 2017 it appears that the coastal bluff has receded toward the home on average about 28 feet since 1989. In this period, the area of least recession receded 22 feet and the area of most recession receded 32 feet, varying depending on where along the bluff edge the measurements were made. From our comparison of the surveyed bluff edge position in 1884 compared to the 2017 bluff edge position, it appears that at the worst case location the coastal bluff has receded toward the home about 113 feet since 1884, which is a long term

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 2

historical bluff recession rate of about 0.86 feet per year. Accelerating future sea level rise rates may result in possible increased future recession rates (compared to average historical recession rates).

In our opinion, the best way to predict future bluff recession and evaluate coastal recession risk is to use long term historical average annual erosion rates as a minimum. Using the more conservative average annual historical recession rate from the 1989 to 2017 time period would suggest that a minimum of 50 feet of bluff recession will occur at the subject property in the next 50 years.

Based on the analysis we have completed to date, we are unable to accurately predict how much future bluff recession rates will increase due to sea level rise. In order to allow for the possibility that future accelerating sea level rise will increase the long term average annual rate of recession, we recommend that the average annual historical recession rate from the 1989 to 2017 time period be increased by 25 percent, in order to estimate an average annual future recession rate during the next 50 years. That would suggest that 62.5 feet of recession will occur at the subject property in the next 50 years. Because of the shape of the accelerating curve, an average annual rate of approximately 1.5 feet per year is roughly estimated to occur in the 50th year; an approximately 50% faster rate than occurs today.

At the subject property the home is about 37 feet from the bluff edge at the upcoast corner and is about 67 feet from the bluff edge at the downcoast corner. The downcoast corner of the home is at greater risk than the upcoast corner because of its lesser setback from the coastal bluff.

In order to evaluate bluff stability, we performed additional work, including subsurface exploration, laboratory testing, and quantitative slope stability analysis. That analysis indicated that at this property, a 1.25 to 1.0 (H to V) gradient in the upper terrace deposits should be stable. The upper portion of the bluff face (which is the upper 25 feet of the bluff) that has formed in the terrace deposits is presently standing at a 1 to 1 (H:V) gradient or steeper, which is statically stable.

We have prepared drawings that show an Estimated 100 Year Future Coastal Bluff Recession Setback (two sheets dated 10/30/2017 included in Appendix H) that depict the setback in plan view and on three cross sections. The Setback was developed based on where a projected failure of the bluff face to a 1.25 to 1.0 (H to V) stable gradient would come to, then an additional 50 feet of recession to account for 50 years of future coastal erosion at the historical rate that recession has occurred at since 1989, plus an additional 12.5 feet of recession to account for accelerating bluff recession resulting from accelerating sea level rise. That 12.5 feet represents an average 25% acceleration in the historical recession rate at this

Project No. SC11314
 106 Sacramento Avenue
 23 May 2018
 Page 3

site, and reflects an average annual recession rate in the 50th year that is approximately 50% faster than the present rate of recession.

The selection of a "50 YEAR" timeframe is based on our understanding of the current minimum setback requirements in the City of Capitola Local Coastal Plan for permitting new development. We recommend the proposed development work is setback landward of the Estimated 50 Year Future Coastal Bluff Recession Setback (as shown on two sheets dated 10/30/2017 included in Appendix H), which we believe is the distance necessary to provide a stable building site over a 50-year lifetime of the proposed structure.

Analysis:

We completed the following tasks in our scope of services:

- 1) Obtained and reviewed selected vertical time sequential historical aerial photography and satellite imagery (1966 and 2017; shown in Appendices B and C).
- 2) Obtained and reviewed time sequential oblique aerial photography from 1972, 1979, 2002 and 2015 from online sources (shown in Appendices D, E, F and G).
- 3) Obtained and reviewed a 1884 survey map that included the referenced property (shown in Appendix A).
- 4) Reviewed a geologic map prepared by Foxx Nielsen and Associates in 1989.
- 5) Reviewed a survey map prepared by Bowman and Williams in November 2014 (used in preparing Appendix H).
- 5) Prepared two geologic cross sections from the existing home to the beach, using two topographic profiles prepared by Bowman and Williams (used in preparing Appendix H)..
- 6) Observed coastal bluff geology and recent erosion and slope instability.
- 7) Prepared this report with accompanying graphics that gives the results of our study.

Historical Bluff Recession

We obtained a geologic map prepared by Foxx Nielsen and Associates in 1989. We scanned and enlarged the map and then compared the position of the top edge of the coastal bluff on that map with the position shown on the survey map prepared by Bowman and Williams in November 2014. We went to the property on August 17, 2017 and made measurements that revealed that the bluff edge position had not changed Between November 2014 and August 2017. From this comparison of the bluff edge position in 1989 with that in August 2017 it appears that the coastal bluff has receded toward the home on average about 28 feet since 1989, which is

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 4

an average annual bluff recession rate of about 1.0 feet per year.

We also obtained a subdivision map of "Camp Capitola", that is dated 1884 and a partial copy is included in Appendix A. This subdivision map shows the Capitola Depot Hill area, and most importantly for our purposes shows the top edge of the coastal bluff where it existed in 1884. By 2017 field measurements at the site and comparison with the 2014 topographic survey by Bowman and Williams, we compared the position of the top edge of the coastal bluff in 2017 relative to the position shown on the 1884 survey map. From our comparison of the surveyed bluff edge position in 1884 compared to the current bluff edge position, it appears that the coastal bluff has receded toward the home approximately 113 feet since 1884, which is a long term historical bluff recession rate of about 0.86 feet per year.

There is relatively good correlation between the bluff recession rates measured from 1989 to 2017 and 1884 to 2017. A relatively large coastal bluff landslide occurred along part of the coastal bluff frontage at the property in 2014 and caused an episode of recession, which is likely why the recent recession rate is faster than the longer term recession rate. We give more weight to the shorter term measurement since it is based on more modern measurements we have greater confidence in.

If the historical long term average annual erosion rates of 0.86 feet per year from 1884 to 2017 were to continue into the future for 50 years, the top of the coastal bluff in 2068 would be 43 feet inland from where it is now.

If the historical long term average annual erosion rates of 1.0 feet per year from 1984 to 2017 were to continue into the future for 50 years, the top of the coastal bluff in 2068 would be 50 feet inland from where it is now. It is important to note that coastal bluff recession occurs episodically and not at a constant rate. It is more likely that 2 or 3 or 5 or even 10 feet of recession will happen at one time any given point on the coastal bluff, than a few inches per year each and every year will occur.

Sea Level has risen and the rate at which it is rising is accelerating. In general, sea level rise tends to make future coastal bluff recession rates faster than measured historical coastal bluff recession rates.

Future Sea Level Rise

The State of California, through the California Ocean Protection Council agency, has adopted the following sea level rise projections using the year 2000 as a base line:

Project No. SC11314
 106 Sacramento Avenue
 23 May 2018
 Page 5

Sea Level Rise Amounts Adopted by the State of California (2011)		
Year	Average of Models	Range of Models
2030	7 in (0.6 Feet)	5 to 8 inches
2050	14 in (1.2 Feet)	10 to 17 inches
2070	Low 23 inches	17 to 27 inches
	Medium 24 inches (2.0 Feet)	18 to 29 inches
	High 27 inches	20 to 32 inches
2100	Low 40 inches	31 to 50 inches
	Medium 47 inches (4.0 Feet)	37 to 60 inches
	High 55 inches	43 to 69 inches

The data adopted by the State of California indicates 40 to 55 inches of sea level rise should be planned for by 2100. This equates to between 3.4 to 5.5 feet of sea level increase by 2100.

The National Research Council prepared a 2012 report entitled Sea Level Rise for the Coasts of California, Oregon and Washington: Past, Present and Future. This report stated the following sea level rise projections for areas South of Cape Mendocino using the year 2000 as a base line:

Sea Level Rise Amounts from the National Research Council (2012)	
Year	Sea Level Rise
2050	Lower Range 5 inches
	Higher Range 24 inches
2100	Lower Range 16 inches
	Higher Range 66 inches

Sea level rise will cause faster rates of bluff recession than have occurred historically. The degree to which sea level rise will cause coastal bluff rates to increase is not agreed upon by all geologists.

Future bluff recession may occur at faster rates because the rate at which sea level is rising is accelerating. Based on the analysis we have completed to date, we are unable to accurately predict how much future bluff recession rates will increase due to sea level rise. Nobody really knows. We modeled an acceleration in erosion rates below, with corresponding predictions of future cumulative recession.

Attachment: 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
 106 Sacramento Avenue
 23 May 2018
 Page 6

Period Recession During Period	Average Annual Rate of Recession (FT/YR)	Period Length (YRS)	Recession During Period (FT)	Cumulative Recession at End of Period (FT)	When (Calendar Year)
Historical	1.0	28	28	NA	Until Now
2018 thru 2028	1.04	10	10.4	10.4	2026
2029 thru 2038	1.11	10	11.1	21.5	2036
2039 thru 2048	1.24	10	12.4	33.9	2046
2049 thru 2058	1.37	10	13.7	47.6	2056
2059 thru 2068	1.49	10	14.9	62.5	2066

We cannot predict if the degree of recession rate acceleration in the table above is what will actually occur in the future. Assuming the stated recession rate acceleration actually occurs, then 62.5 feet of recession will occur in the next 50 years.

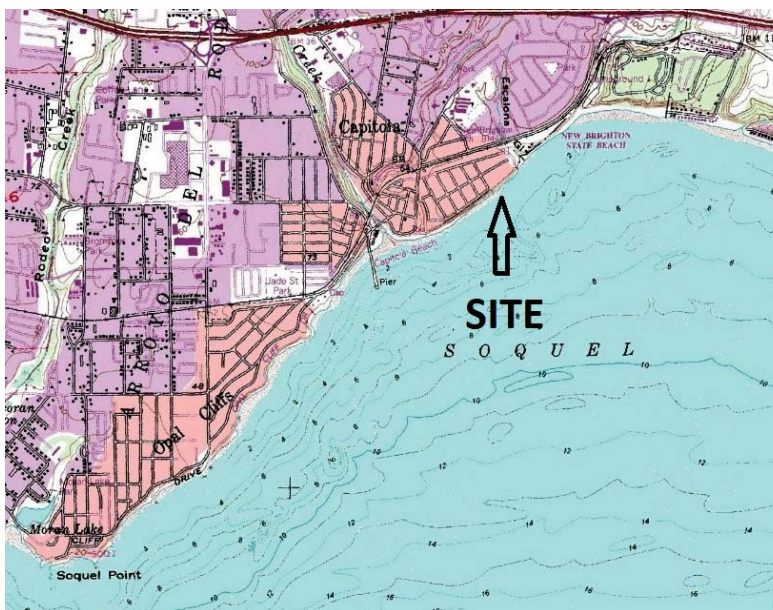
Bluff Geology and Future Bluff Recession Discussion

The referenced property is situated just downcoast from the City of Capitola, in northern Monterey Bay.

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 7



Vicinity Map of 106 Sacramento Avenue



Topographic Map of 106 Sacramento Avenue

Attachment: 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 8

In November 2014 the bluff face at the property, as viewed from the beach, looked like this:



**Coastal Bluff Erosion Debris on Beach as it Existed
on November 7, 2014 at the Property**

A pile of bedrock boulders derived from bluff erosion consisting of a bluff failure and rockfall including both terrace deposit and bedrock earth materials existed there. Numerous other bedrock boulders are scattered across the beach in the vicinity of the property, evidence of recent bluff erosion. Ocean wave action typically disperses the debris rather rapidly, as is visible in the September 2015 photograph below:

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 9



September 2015 Oblique Aerial Photograph
(photo courtesy of www.californiacoastline.org)

Attachment: 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 10

We prepared two geologic cross sections from the ocean to the building site which depict the earth materials and topography on topographic profiles prepared by Bowman and Williams. One of these cross sections shows a level blufftop area, seaward to a bluff face about 30 to 33 feet high inclined downward at about 45 to 62 degrees then very steeply about 57 feet to a cobbly beach surface 45 feet wide (at low tide) sloping at about a 10% gradient into the ocean waters. The beach width varies significantly based on tidal conditions and ocean wave runup. The beach serves to protect the base of the bluff from ocean wave runup impact because the lower bluff is covered by beach sand. Based on other observations of this coastline we have made in the past when beach sand elevations were naturally lower, we believe that the beach sand deposit might now be about 4 feet thick at the base of the coastal bluff, as depicted on the attached geologic cross sections. Our geologic profile shows that the beach extends up to 4 feet above sea level (7 feet above the NAVD 88 vertical survey datum), where it meets the base of the coastal bluff face. The second cross section shows the previously discussed pile of erosion debris (boulders and soil) piled up about 30 feet deep on the landward part of the beach.

No seacaves were observed at the base of the bluff, however a wave cut notch were is visible along the bluff fronting the property in the 2015 photograph shown above, and was surveyed as being about 3 feet deep on the 2014 profile.

Historical bluff recession at the property likely include one or more episodes of localized bluff failure resulting from coastal erosion that formed small caves or wave cut notches at the base of the bluff, which subsequently collapsed and caused landward recession of the bluff.

The property is sheltered within Monterey Bay compared to properties that are more directly exposed to the Pacific Ocean. Because the coastal bluff at the property faces south, the bluff is somewhat protected from the largest and most powerful ocean waves that come from the northwest in the wintertime.

One form of bluff recession is caused by rainfall or wave splash or spray that erodes the bluff face. Slope instability (landsliding) along the coastal bluff face is another form of the coastal erosion processes that results in landward recession of the top edge of the coastal bluff. Coastal bluff landslides are caused either by undermining of the base of the bluff or from saturation of the bluff edge or bluff face. Because the upper part of the bluff is composed primarily of relatively weak sedimentary deposits (terrace deposits), the failure mechanism from landsliding is typically tabular or consists of very shallow, large radius, circular arc type failure. Field observations of the geology and geomorphology of the bluff suggest that terrace deposits in the bluff face are generally stable at a 1:1 (H:V) gradient under

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 11

seismic conditions. A major earthquake occurred with the epicenter near the property in 1989. From comparison of oblique aerial photography of the bluff face prior to that earthquake compared to present day conditions, it does not appear that there was any significant instability caused by that earthquake's seismic shaking. Under expected future seismic conditions, quantitative evaluation suggests the terrace deposits are probably stable at a 1.25:1 (H:V) gradient. If a major earthquake occurred this year and caused the terrace deposits to fail to that gradient, the failure plane would reach about 15 to 23 feet landward of the existing surveyed bluff edge (further where the upper bluff is presently steeper; less where it is not as steep).

In our opinion, the best way to predict future bluff recession and evaluate coastal recession risk is to use long term historical average annual erosion rates as a minimum. That would suggest that a minimum of 50 feet of recession will occur at the subject property in the next 50 years. In addition to those minimums, we recommend that the influence of rising sea level be considered, which would accelerate those rates.

In order to allow for the possibility that future accelerating sea level rise will increase the long term average annual, rate of recession, we recommend that the average annual historical recession rate be increased by 25 percent, in order to estimate an average annual future recession rate during the next 100 years. That would suggest that 62.5 feet of recession will occur at the subject property in the next 50 years. Because of the shape of the accelerating curve, an average annual rate of approximately 1.5 feet per year is estimated to occur in the 50th year.

We note that our analysis considers the influence of both slope instability and coastal recession. It accounts for 50 years of recession that causes the bluff face to recede landward uniformly, then an episode of slope instability in the 50th year that flattens the bluff face to a 1.25 to 1 (H:V) gradient. It is statistically unlikely that an episode of slope instability will occur exactly in the 50th year; this makes the analysis conservative. The historical recession rates we calculated include the influence of both slope instability and coastal erosion. This adds a degree of conservatism to the setback line we have presented, since it considers the influence of slope instability and coastal erosion in an additive manner.

We have prepared drawings that show an Estimated 50 Year Future Coastal Bluff Recession Setback (two sheets dated 10/30/2017 attached in Appendix H) that depict the setback in plan view and on three cross sections. The Setback was developed based on where a projected failure of the bluff face to a 1.25 to 1.0 (H to V) stable gradient would come to, then an additional 50 feet of recession to account for 50 years of future coastal erosion at the historical rate that recession has occurred at since 1884, plus an additional 12.5 feet of recession to account

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 12

for accelerating bluff recession resulting from accelerating sea level rise. That 12.5 feet represents a 25% acceleration in the long term historical recession rate at this site, and reflects an average annual recession rate in the 50th year that is approximately 50% faster than the present rate of recession.

We have prepared drawings entitled "Estimated 50 Year Future Coastal Bluff Recession Setback (two 30 by 42 inch sheets dated 10/30/2017) that are attached in Appendix H and illustrate the predicted 50 year setbacks.

We recommend that this report be reviewed in conjunction with the geotechnical report prepared by our firm for this property, and that the recommendations contained in that report also be complied with.

We also recommend that mitigating measures (i.e., landscaping and drainage control) be used and maintained to avoid increased erosion at the property.

Limitations

Because of uncertainties that are inherent in the analysis and are beyond the control of HKA, no guarantee or warranty is possible that future recession will occur at the rate predicted. Greater or lesser erosion and recession may occur. In any case, damage to any improvements should be expected at some point in the future. This study should not be used in lieu of appropriate insurance coverage. The owners and occupants of the coastal improvements shall accept the risk of that damage, and HKA recommends that they should purchase appropriate insurance to mitigate the inherent risk.

The selection of a "50 YEAR" timeframe is based on our understanding of the minimum setback requirements in the City of Capitola Local Coastal Plan for permitting new development. Other Regulatory Agencies may desire or require greater setbacks now or in the future. Any user of this map should verify that 50 years is an adequate timeframe for evaluating bluff setbacks for whatever purpose they need to evaluate or consider setbacks for.

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 13

Closing

If you have any questions or concerns, please call us at (831) 722-4175 Ext. 0, and we will be happy to discuss them.

Respectfully submitted,

HARO, KASUNICH AND ASSOCIATES, INC.



Mark Foxx
CEG 1493

MF/sr

Attachments:

- A: 1884 Camp Capitola Subdivision Map
- B. 2017 Google Earth Image
- C. 1966 Vertical Aerial Photo
- D. 1972 Oblique Aerial Photo
- E. 1979 Oblique Aerial Photo
- F. 2002 Oblique Aerial Photo
- G. 2015 Oblique Aerial Photo
- H. Estimated 50 Year Future Coastal Bluff Recession Setback drawings
(two 11 by 17 inch reduced from 30 by 42 inch sheets dated 10/30/2017)

Copies: 1 to addressee by email
 1 to file

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 14

APPENDIX A

Portion of 1884 Survey Map of "Camp Capitola"
008M35
Also Map Book 2 Page 35



Attachment: 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 15

APPENDIX B



**2016 Google Earth Image
September 1, 2017**

Attachment: 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 16

APPENDIX C



June 14, 1966 Aerial Photograph

Attachment: 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 17

APPENDIX D

1972 Oblique Aerial Photo
(courtesy of californiacoastline.org)



Attachment: 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 18

APPENDIX E

**1979 Oblique Aerial Photo
(courtesy of californiacoastline.org)**



Attachment: 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 19

APPENDIX F

2002 Oblique Aerial Photo
(courtesy of californiacoastline.org)
March 16, 2002



Attachment: 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 20

APPENDIX G

**2015 Oblique Aerial Photo
(courtesy of californiacoastline.org)
September 11, 2015**

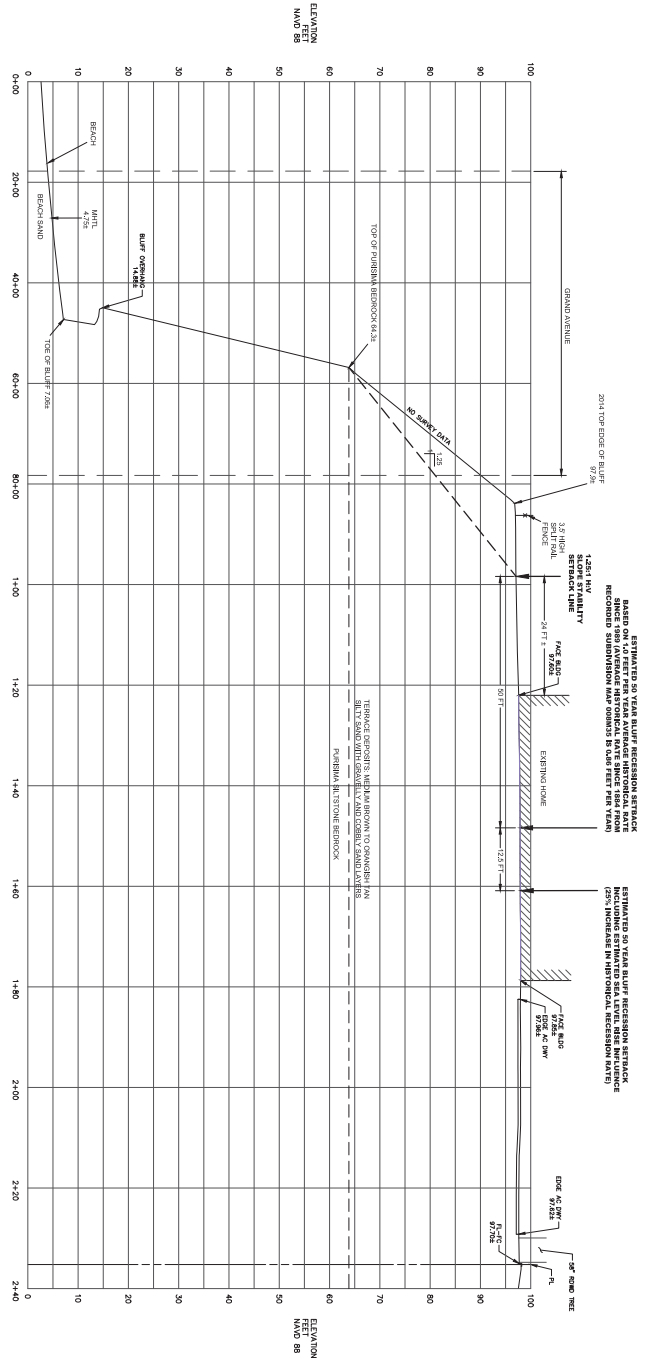


Attachment: 106 Sacramento Avenue - Coastal Bluff Recession Study and Geologic Report - 5-23-18 (106 Sacramento Avenue)

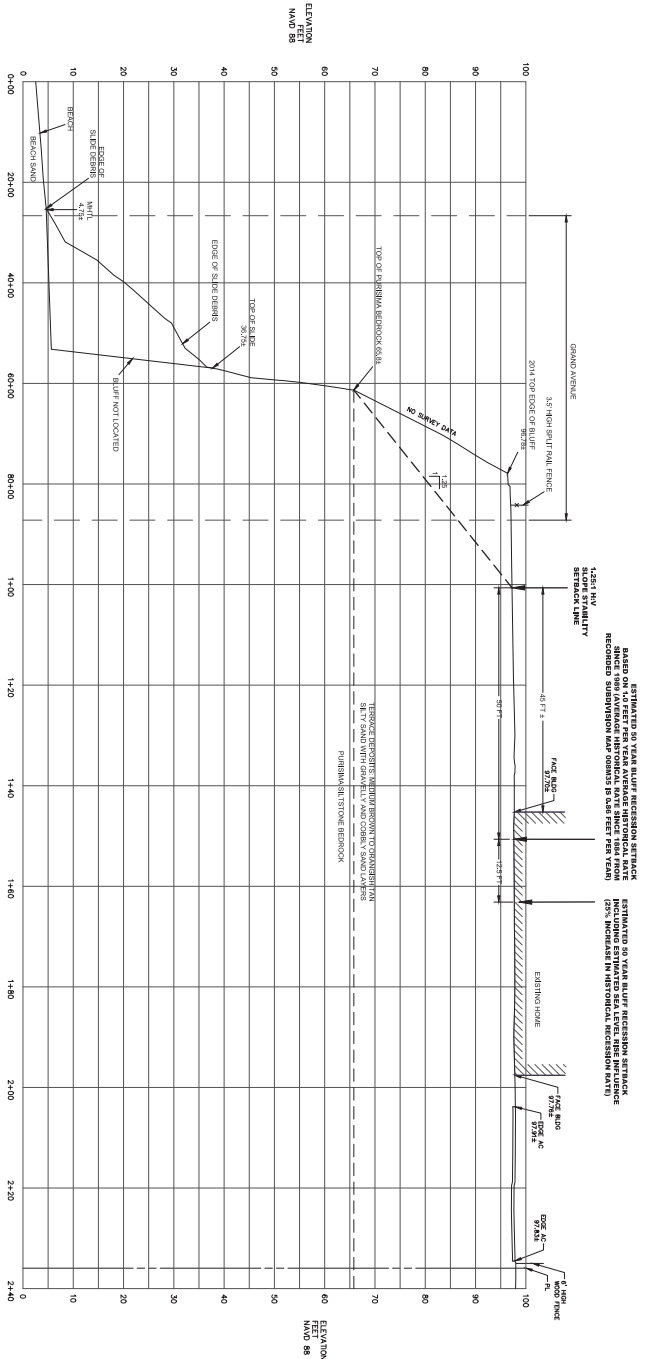
Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 21

APPENDIX H

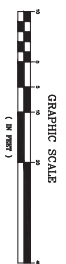
**Estimated 50 Year Future Coastal Bluff Recession Setback drawings
(two 11 by 17 inch reduced size 30 by 42 inch sheets dated 10/30/2017)**



SECTION A-A
SCALE: 1" = 10' H & V



SECTION B-B
SCALE: 1" = 10' H & V



PRELIMINARY

SHEET 2:
ESTIMATED 50 YEAR FUTURE
COASTAL BLUFF RECESSON
CROSS SECTIONS

10/30/2017

HARO, KASUNICH AND ASSOCIATES, INC.
CORPORATE OFFICE: 114 EAST LAKE AVE., WATSONVILLE, CA 95076 | (831) 722-8175

July 2, 2018

Katie Herlihy
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola, Santa Cruz County, California

Dear Ms. Herlihy:

Dudek was retained by the City of Capitola to conduct a cultural resources assessment for renovation of a residence located at 106 Sacramento Avenue, Capitola, California (Project) (Figures 1 and 2). The assessment included a records search review, a Sacred Lands File review, an intensive survey of the project parcel, and the excavation of a 0.5-meter by 0.25-meter Shovel Test Pit (STP) to identify all cultural resources that may be affected. This process was conducted to determine whether the Project would result in a significant impact to a historical resource under the California Environmental Quality Act (CEQA), and to provide mitigation recommendations if necessary. The City of Capitola is the lead agency responsible for compliance with the CEQA.

The Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University conducted a records search for the Project area on June 8, 2018. Due to the large number of studies conducted within the 1/4-mile radius, we amended the records search area to be 1/4-mile radius for resources and 1/8-mile radius for reports. The records search indicated one previously conducted study overlaps the project area and ten studies have been conducted within a 1/8-mile radius. There were no cultural resources previously identified within the Project area, but twenty-three cultural resources are recorded within the surrounding one-quarter mile records search area. Eight of the resources are prehistoric sites, two of which contain both prehistoric and historic components. Fifteen resources are solely historic sites, with fourteen of those are structures or buildings, and one is a Chinese fishing camp that dates between the 1870s and 1880s.

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search did not identify the presence of any known Native American cultural resources. None of the Native American contacts provided by NAHC who might have additional information about the project area have been contacted.

Dudek archaeologist Sarah Brewer, BA, reviewed the records search results, surveyed the property using 15-meter transects, excavated one STP and prepared the report. Ryan Brady, MA, RPA, oversaw the project and provided the final edits. Both archaeologists meet or exceed the Secretary of the Interior's Professional Qualifications Standards for their roles on the Project.

PROJECT DESCRIPTION AND LOCATION

The Project is located at 106 Sacramento Avenue along the Capitola Bluffs in the Depot Hill area of Capitola (Figures 1 and 2). The Project area sits 0.4 miles east of the mouth of Soquel Creek at Capitola Beach and 0.4 miles west of New Brighton State Beach. This location is found on the Soquel 7.5" USGS Quad at Township 11S; Range 1W, in an unsectioned area east of Section 16.

The Project is a remodel of the existing residence. Proposed changes include altering both the exterior footprint and the interior layout of the house and adding a second story above the garage area. The majority of the footprint of the house will remain the same, except for the addition of the bedroom in the northwest corner and a decrease in footprint on the northeastern side from the replacement of bedroom areas with an expanded garage. Grading up to one foot deep may occur in the areas of new construction in the northern portion of the house with additional excavations up to two feet deep for footings and storm drain improvements.

REGULATORY CONTEXT

State of California

The California Register of Historical Resources

In California, the term "historical resource" includes "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (Public Resources Code (PRC) Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR, enumerated in the following text, were developed to be in accordance

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

with previously established criteria developed for listing in the NRHP. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
- (2) Is associated with the lives of persons important in our past
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- (4) Has yielded, or may be likely to yield, information important in prehistory or history

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further in the following text, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

PRC Section 21083.2(g) defines “unique archaeological resource.”

PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of a historical resource.

PRC Section 21074(a) defines “tribal cultural resources.”

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.

PRC Sections 21083.2(b)–(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource, even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following:

- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

- (3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA [CEQA Guidelines Section 15064.5(b)(2)].

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2(a), (b), and (c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (PRC 21074(c); 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described in the following text, these procedures are detailed in PRC Section 5097.98.

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

Native American Historic Cultural Sites

State law (PRC Section 5097 et seq.) addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and established the Native American Heritage Commission (NAHC) to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act makes it a misdemeanor punishable by up to 1 year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the CRHR.

California Health and Safety Code section 7050.5

In the event that Native American human remains or related cultural material are encountered, Section 15064.5(e) of the CEQA Guidelines (as incorporated from PRC Section 5097.98) and California Health and Safety Code Section 7050.5 define the subsequent protocol. If human remains are encountered, excavation or other disturbances shall be suspended of the site or any nearby area reasonably suspected to overlie adjacent human remains or related material. Protocol requires that a county-approved coroner be contacted in order to determine if the remains are of Native American origin. Should the coroner determine the remains to be Native American, the coroner must contact the NAHC within 24 hours. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98 (14 CCR 15064.5(e)).

ENVIRONMENTAL CONTEXT

The Project lies along the Capitola Bluffs in the Depot Hill area of Capitola. The Project area sits 0.4 miles east of the mouth of Soquel Creek at Capitola Beach and 0.4 miles west of New Brighton State Beach. Geology of the Project area is Pliocene marine rocks ranging in age from the Miocene to Pleistocene eras (USGS 2018). Soils are characterized as Elkhorn sandy loams, with a 2 to 9 percent slope (SoilWeb 2008). No buried A horizons exist within this soil type (SoilWeb 2008). The vegetation community is within the Coastal prairie-scrub mosaic, which include plants from the *Baccharis*, *Danthonia*, and *Festuca* genuses, mainly shrubs and grasses (Küchler 1977). The climate is Mediterranean, with cool wet winters and warm dry summers. Temperatures range from 40° to 60° Fahrenheit in the winter and 63° to 73° Fahrenheit in the summer. The average annual rainfall is 19.4 inches (Western Regional Climate Center 2018).

CULTURAL CONTEXT

Prehistory

The Project Area lies within the territory that was occupied by the Costanoan or Ohlone people prior to European contact. The term Costanoan refers to people who spoke eight separate Penutian-stock language groups, and lived in autonomous tribelet communities between the vicinities of the city of Richmond in the north to Big Sur in the south. The Awaswas tribelet occupied the Santa Cruz area at the time of European contact (Levy 1978).

New information into the lifeways of pre-contact Californians are elucidated through continued ethnographic and archaeological studies. Early European explorers between the 16th and 18th centuries provided the first written descriptions about the native Californians they encountered, although details are sparse. Attempts at systematic ethnographies did not occur until the early 20th century, generations after the effects of missionization and integration had altered Costanoan/Ohlone lifestyles drastically. Many of the studies, such as those conducted by John P. Harrington (1942) and C. Hart Merriam (1967), focused on recording Native languages before they fell into disuse. Information from the archaeological record continues to fill in the gaps of prehistoric lifeways. Archaeologists extrapolate trends in tool use, trade, diet and migration from studies on archaeological sites. Costanoan/Ohlone descendants are often invited to participate in decisions about treatment of their ancestral sites as well as to educate others about their traditional lifeways.

New archaeological finds continue to fill in the gaps of our understanding of prehistoric lifeways. Jones et al. (2007) presents a synthetic overview of prehistoric adaptive change in the Central Coast. This temporal framework, for the prehistoric era of greater Central California coast, spans a period of approximately 10,000–12,000 years, and divides into six different periods. Researchers distinguish these periods by perceived changes in prehistoric settlement patterns, subsistence practices, and technological advances. These adaptive shifts are recognized by differences in temporally discrete artifact assemblages, site locations, and site types. Table 1 summarizes the cultural chronology presented by Jones et al. (2007).

Table 1
California Central Coast Chronology

Temporal Period	Date Range*
Paleo-Indian	pre-8000 cal BC
Millingstone (or Early Archaic)	8000 to 3500 cal BC
Early	3500 to 600 cal BC
Middle	600 cal BC to cal AD 1000
Middle-Late Transition	cal AD 1000-1250
Late	cal AD to 1250-1769

Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)

Paleo-Indian

The Paleo-Indian era represents people's initial occupation of the region and is quite sparse across the Monterey Bay region. Evidence of this era is generally found through isolated artifacts or sparse lithic scatters (Bertrando 2004). Farther south, in the San Luis Obispo area, fluted points characterizing this era are documented near the town of Nipomo (Mills et al. 2005) and Santa Margarita (Gibson 1996). No fluted points have been found in the northern Central Coast—Monterey, Santa Cruz, and San Mateo counties. Possible evidence for Paleo-Indian occupation is reported at CA-SCR-38/123, at Wilder Ranch (Bryne 2002), and CA-SCR-177 in Scotts Valley (Cartier 1993). The traditional interpretation of Paleo-Indian lifeways is that people were highly mobile hunters who focused subsistence efforts on large mammals. In contrast, Erlandson et al. (2007) proposes a “kelp highway” hypothesis for the peopling of the Americas. Proponents of this model argue that the earliest inhabitants of the region focused their economic pursuits on coastal resources. Archaeological sites that support this hypothesis are mainly from the Santa Barbara Channel Islands. Some scholars hypothesize that Paleo-Indian sites in the Bay Area/ northern Central Coast region may exist, but have been inundated as a result of rising ocean levels throughout the Holocene (Jones and Jones 1992).

Millingstone

Settlement in the Central Coast appears with more frequency in the Millingstone Period. Sites of this era have been discovered in Big Sur (Jones 2003; Fitzgerald and Jones 1999) and Moss Landing (Jones and Jones 1992; Milliken et al. 1999). Assemblages are characterized by abundant millingstones and handstones, cores and core-cobble tools, thick rectangular (L-series) Olivella beads, and a low incidence of projectile points, which are generally lanceolate or large side-notched varieties (Jones et al. 2007). Eccentric crescents are also found in Millingstone components. Sites are often associated with shellfish remains and small mammal bone, which suggest a collecting-focused economy. Newsome et al. (2004) report that stable isotope studies on human bone, from a Millingstone component at CA-SCR-60/130, indicate a diet composed of 70%–84% marine resources. Contrary to these findings, deer remains are abundant at some Millingstone sites (cf. Jones et al. 2008), which suggests a flexible subsistence focus. Similar to the Paleo-Indian era, archaeologists generally view people living during the Millingstone era as highly mobile.

Early

The Early Period corresponds with the earliest era of what Rogers (1929) called the “Hunting Culture.” According to Rogers, the “Hunting Culture” continues through to what is termed the Middle-Late Transition in the present framework. The Early Period is marked by a greater emphasis on formalized flaked stone tools, such as projectile points and bifaces, and the initial use of mortar and pestle technology. Early Period sites are located in more varied environmental

contexts than millingstone sites, suggesting more intensive use of the landscape than practiced previously (Jones and Waugh 1997).

Early Period artifact assemblages are characterized by Large Side-notched points, Rossi Square-stemmed points, Spire-lopped (A), End-ground (B2b and B2c), Cap (B4), and Rectangular (L-series) Olivella beads. Other artifacts include less temporally diagnostic Contracting-stemmed and Año Nuevo long-stemmed points, and bone gorges. Ground stone artifacts are less common relative to flaked stone tools when compared with Millingstone-era sites.

Early Period sites are common and often found in estuary settings along the coast or along river terraces inland and are present in both Monterey and Santa Cruz Counties. Coastal sites dating to this period include CA-MNT-108 (Breschini and Haversat 1992a), CA-SCR-7 (Jones and Hildebrandt 1990), and CA-SCR-38/123 (Jones and Hildebrandt 1994).

Archaeologists have long debated whether the shift in site locations and artifact assemblages during this time represent either population intrusion as a result of mid-Holocene warming trends, or an in-situ adaptive shift (cf. Mikkelsen et al. 2000). The initial use of mortars and pestles during this time appears to reflect a more labor intensive economy associated with the adoption of acorn processing (cf. Basgall 1987)

Middle

The trend toward greater labor investment is apparent in the Middle Period. During this time, there is increased use of plant resources, more long-term occupation at habitation sites, and a greater variety of smaller “use-specific” localities. Artifacts common to this era include Contracting-stemmed projectile points, a greater variety of Olivella shell beads and Haliotis ornaments that include discs and rings (Jones 2003). Bone tools and ornaments are also common, especially in the richer coastal contexts (Jones and Ferneau 2002a; Jones and Waugh 1995), and circular shell fishhooks are present for the first time. Grooved stone net sinkers are also found in coastal sites. Mortars and pestles become more common than millingstones and handstones at some sites (Jones et al. 2007). Important Middle Period sites include CA-MNT-282 at Willow Creek (Jones 2003; Pohorecky 1976), and CA-MNT-229 at Elkhorn Slough (Dietz et al. 1988), CA-SCR-9 and CA-SMA 218 at Año Nuevo (Hylkema 1991).

Jones et al. (2007) discuss the Middle Period in the context of Rogers’ “Hunting Culture” because it is seen as a continuation of the pattern that begins in the Early Period. The pattern reflects a greater emphasis on labor-intensive technologies that include projectile and plant processing. Additionally, faunal evidence highlight a shift toward prey species that are more labor intensive to capture, either by search and processing time or technological needs. These labor-intensive species include small schooling fishes, sea otters, rabbits, and plants such as acorn. Jones and Haney

(2005) offer that Early and Middle Period sites are difficult to distinguish without shell beads due to the similarity of artifact assemblages.

Middle-Late Transition

The Middle-Late Transition corresponds with the end of Rogers' "Hunting Culture." Artifacts associated with the Middle-Late Transition include contracting-stemmed, double side-notched, and small leaf-shaped projectile points. The latter are thought to represent the introduction of bow and arrow technology to the region. A variety of Olivella shell bead types are found in these deposits and include B2, B3, G1, G2, G6, and K1 varieties, notched line sinkers, hopper mortars, and circular shell fishhooks (Jones 1995; Jones et al. 2007). Sites that correspond with this time are CA-MNT-1233 and -281 at Willow Creek (Pohorecky 1976), CA-MNT-1754, and CA-MNT-745 in Priest Valley (Hildebrandt 2006). A greater number of Middle-Late Transition sites are found in San Luis Obispo County to the south.

The Middle-Late Transition is a time that appears to correspond with social reorganization across the region. This era is also a period of rapid climatic change known as the Medieval Climatic Anomaly (cf. Stine 1994). The Medieval Climatic Anomaly is proposed as an impetus for the cultural change that was a response to fluctuations between cool-wet and warm-dry conditions that characterize the event (Jones et al. 1999). Archaeological sites are rarer during this period, which may reflect a decline in regional population (Jones and Ferneau 2002b).

Late

Late Period sites are found in a variety of environmental conditions and include newly occupied task sites and encampments, as well as previously occupied localities. Artifacts associated with this era include Cottonwood (or Canaliño) and Desert Side-notched arrow points, flaked stone drills, steatite and clamshell disc beads, Haliotis disc beads, Olivella bead types E1 and E2, and earlier used B2, B3, G1, G6, and K1 types. Millingstones, handstones, mortars, pestles, and circular shell fishhooks also continue to be used (Jones et al. 2007). Sites dating to this era are found in coastal and interior contexts. Late Period sites include CA-MNT-143 at Asilomar State Beach (Brady et al. 2009), CA-MNT-1765 at Moro Cojo Slough (Fitzgerald et al. 1995), CA-MNT-1485/H and -1486/H at Rancho San Carlos (Breschini and Haversat 1992b), and CA-SCR-177 at Davenport Landing (Fitzgerald and Ruby 1997).

Coastal sites dating to the Late Period tend to be resource acquisition or processing sites, while evidence for residential occupation is more common inland (Jones et al. 2007).

History

The first European to explore the Central Coast was Sebastián Vizcaíno, who, in 1602, was sent by the Spanish government to map the Californian coastline (Holm et al. 2013). It was Vizcaíno who named the bay “Puerto de Monterey” after the viceroy of New Spain. The Gaspar de Portolá expedition traveled through the region in 1769 and returned again in 1770 to establish both the Monterey Presidio, Spain’s first military base in Alta California. Portolá was the first nonnative exploration party known to visit the Santa Cruz area. Mission Santa Cruz was established near the San Lorenzo River in 1791, the twelfth mission to be established in California. Villa Branciforte also established at that time on the eastern part of Santa Cruz as one of three Spanish civil settlements in California, albeit with limited success.

The Spanish missions drastically altered the lifeways of the Native Americans. Spanish missionaries conscripted members of local Native American communities to move to the Mission, where they were indoctrinated as Catholic neophytes.

Mexico gained independence from Spain in 1821, and in 1834 the Mexican government secularized the mission lands releasing the Native Americans from control of the mission-system. The City of Monterey continued as the capital of Alta California and the Californios, the Mexicans who settled in the region, were given land grants. The land grant within the Project Area was the Shoquel Augmentation Rancho (Shoquel Rancho Plat 1858). This land was acquired by Martina Castro and her husband Michael Lodge in 1833 (Swift 2018).

The United States of America acquired Alta California in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which ended the Mexican-American War. That same year, gold was discovered in California, resulting in an influx of approximately 300,000 people. As California officially entered its statehood in 1850 (with Santa Cruz County as one of the original twenty-seven counties), the need for increased goods and services increased along with California’s growing population. Frederick Hihn, an immigrant from Germany, purchased the Shoquel Rancho lands from the Castro family and established what would become Capitola Village (Swift 2018). A wharf was built in what was then called Soquel Landing in 1857 to aid in shipping from the growing logging and agriculture boom of newly formed California. Italian fisherman colonized the area, and tourists caught wind of the cool, coastal breezes when “Camp Capitola” was established in 1874, making it the oldest beach resort on the West Coast of California (Clark 1986). It is said that Capitola takes its name from Capitola Black, the tomboyish heroine from E.D.E.N. Southworth novels, which were popular at that time. The city was incorporated in 1949 (Swift 2018).

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

NWIC RECORDS SEARCH

In order to identify cultural resources potentially affected by the proposed undertaking, Dudek defined a Study Area, which includes the location of the Project and a 1/4-mile buffer for resources and a 1/8-mile buffer for previously conducted studies. Dudek requested a records search from the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University on May 29, 2018. The Records Search reviewed:

- Archaeological and non-archaeological resource records and reports on file at NWIC
- OHP Historic Properties Directory
- OHP Archaeological Determinations of Eligibility
- California Inventory of Historical Resources (1976)
- Historical Maps
- Local Inventories
- GLO and/or rancho Plat Maps

The records search indicated one previously conducted study within the Project APE (S-26269) and ten studies within the 1/8-mile radius (Table 2; Confidential Attachment A). There were no cultural resources previously identified within the Project APE, but twenty-three cultural resources have been recorded within the surrounding one-quarter mile records search area (Table 3; Confidential Attachment A). Eight of the resources are prehistoric sites, two of which contain both prehistoric and historic components. Fifteen resources are solely historic sites, with fourteen of those as structures or buildings, and one, a Chinese fishing camp from the 1870s to the 1880s.

Previously Conducted Studies:

Table 2. Previously Conducted Studies Within a 1/8-mile Radius of the APE

Report No.	Authors	Year	Title	Publisher	In APE?
S-003751	Stephen A. Dietz and Thomas L. Jackson	1976	Archaeological Reconnaissance and Literature Survey for the Proposed Aptos, Rio Del Mar, La Selva Beach, Wastewater Management Project	Archaeological Consulting and Research Services, Inc.	No
S-003751a	Stephen A. Dietz	1977	Report of Subsurface Investigations for the Proposed Aptos, Rio del Mar, La Selva Beach Wastewater Management Project	Archaeological Consulting and Research Services, Inc.	No
S-010556	Stephen A. Dietz	1988	An archaeological reconnaissance of the Blodgett property in Capitola, California (letter report)	Archaeological Consulting and Research Services, Inc.	No
S-023729	Charlene Duval and Franklin Maggi	2000	Historical and Architectural Evaluation For an Existing Single Family Residential Structure Located at 112 Saxon Avenue, Capitola, California	Dill Design Group	No
S-024930	Colin Busby	2000	Archaeological Resources Review, Proposed Addition to Single Family Residence, 106 Livermore Avenue (APN 036-143-22), City of Capitola, Santa Cruz County, California, Application #00-18 (letter report)	Basin Research Associates, Inc.	No
S-026269	Mary Doane and Trudy Haversat	2002	Preliminary Archaeological Reconnaissance for the Depot Hill Seawall in Capitola, Santa Cruz County, California	Archaeological Consulting	Yes

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

Report No.	Authors	Year	Title	Publisher	In APE?
S-035956	Matthew R. Clark	2008	Aptos Transmission Main Relocation Project, National Historic Preservation Act Section 106, Historic Resources Inventory and Subsurface Reconnaissance Plan for Archaeological Resources	Holman & Associates	No
S-035956a	Charlene Duval, Sandy Lyndon, and Carolyn Swift	2008	Historic Research and Context for Potential Archaeological Sensitivity for the Aptos Transmission Main Relocation Project	Holman & Associates Archaeological Consultants	No
S-035956b	Matthew R. Clark	2009	Aptos Transmission Main Relocation Project, National Historic Preservation Act Section 106, Subsurface Reconnaissance for Archaeological Resources, Historic Resources Inventory, and Historic Properties Management Plan	Holman & Associates Archaeological Consultants	No
S-035956c	Matthew R. Clark, Sunshine Psota, and Patricia Paramoure	2013	Aptos Transmission Main Relocation Project: Final Report. Section I: Archaeological Monitoring of Construction and Completion of National Historic Preservation Act Section 106 Compliance; Section II: Historic Artifact Processing, Analysis, and Interpretation.	Holman & Associates Archaeological Consultants	No
S-044277	Hannah G. Haas and Robert Ramirez	2013	Phase I Archaeological Resources Survey of the Monarch Cove Hotel Project, Capitola, Santa Cruz County, California	Rincon Consultants	No

S-026269

Mary Doane and Trudy Haversat of Archaeological Consulting prepared an archaeological assessment for the Depot Hill Seawall in September 2002, covering the area along the sea cliffs between Grant Avenue and Central Avenue past the Project APE on 106 Sacramento Ave. Their report, *Preliminary Archaeological Reconnaissance for the Depot Hill Seawall in Capitola, Santa Cruz County, California* (Doane and Haversat 2002), describes their findings, with only one area of sensitivity noted at a considerable distance from the Project APE.

Previously Identified Cultural Resources:

There are no cultural resources previously identified within the Project APE, but twenty-three cultural resources are recorded within the surrounding one-quarter mile records search area (See Table 3; Confidential Attachment A). Eight of the resources are prehistoric sites, two of which contain both prehistoric and historic components. Fifteen resources are solely historic sites, with fourteen of those as structures or buildings, and one, a Chinese fishing camp from the 1870s to the 1880s.

Table 3. Previously Identified Cultural Resources within ¼-Mile of Project APE

Primary	Trinomial	Resource Type	Age	Attributes	Recording Events
P-44-000014	CA-SCR-000006/H	Site	Prehistoric, Historic	Lithic scatter, habitation debris, burials, historic refuse scatter	1949 (Pilling, [none])
P-44-000040	CA-SCR-000034	Site	Prehistoric	Habitation debris	1950 (P.W.L., W.J.W., [none])
P-44-000084	CA-SCR-000079	Site	Prehistoric	Burials, Hearths/pits, habitation debris, ground stone	1972 (A. Lonnberg, [none]); 1979 (P. Johnson, [none]); 1984 (Robert Cartier, Archaeological Resource Management)
P-44-000090	CA-SCR-000086	Site	Prehistoric	Lithic scatter, burials, habitation debris	1973 (Rob Edwards, Micki Farley, Randy Klock, Allan Lonnberg, K. Monroe, [none])

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

Primary	Trinomial	Resource Type	Age	Attributes	Recording Events
P-44-000122	CA-SCR-000118	Site	Prehistoric	Lithic scatter, burials, habitation debris	1975 (Dennis L. Wardell, [none])
P-44-000124	CA-SCR-000120	Site	Prehistoric	Burials, habitation debris	1975 (D.L. Wardell, [none])
P-44-000154	CA-SCR-000151/H	Site	Prehistoric, Historic	Lithic scatter, burials, habitation debris, historic refuse scatter	1977 (Dennis Wardell, [none])
P-44-000213	CA-SCR-000211H	Building, Element of district	Historic	103 story commercial building, educational building	1972 (James Reding, George W. Courtney, [none]); 1973 (Philip W. Hans, Kathryn H. Kaiser, Historical Landmarks Advisory Committee); 1979 (James Reding, [none]); 1979 (J. Cooper, [none])
P-44-000234	CA-SCR-000232	Site	Prehistoric	Habitation debris	1980 (Larry Felton, CA Dept. of Parks & Recreation); 1983 (Larry Felton, Jim Woodward, CA Dept. of Parks & Recreation)
P-44-000447		Building	Historic	Single family property	2000 (F. Maggi, C. Duval, Dill Design Group)
P-44-000448		Building	Historic	Single family property	2000 (C. Duval, F. Maggi, Dill Design Group)
P-44-000449		Building	Historic	Single family property	2000 (C. Duval, F. Maggi, Dill Design Group)
P-44-000450		Building	Historic	Single family property	1999 (Franklin Maggi, Leslie A.G. Dill, Architect)
P-44-000451		Building	Historic	Single family property	2000 (C. Duval, F. Maggi, Dill Design Group)
P-44-000452		Building	Historic	Theater	2000 (C. Duval, F. Maggi, Dill Design Group); 2007 (Robert Cartier, Archaeological Resource Management)
P-44-000453		Building	Historic	Single family property	2000 (C. Duval, F. Maggi, Dill Design Group)
P-44-000454		Building	Historic	Single family property	2000 (C. Duval, F. Maggi, Dill Design Group)
P-44-000483		Building, Element of district	Historic	Single family property	1986 (Charles Rowe, Roger Hathaway, [none]); 2002 (Kara Oosterhous, Dill Design Group)
P-44-000484		Building, Element of district	Historic	Single family property	1986 (Charles Rowe, Roger Hathaway, [none]); 2002 (Kara Oosterhous, Dill Design Group)
P-44-000490		Building	Historic	Single family property, ancillary building	2002 (F. Maggi, C. Duval, Archives & Architecture)
P-44-000491		Building	Historic	Single family property	2002 (Franklin Maggi, Charlene Duval, Archives & Architecture)
P-44-000511		Site	Historic	Chinese fishing camp	1980 (Nancy Way, Chinese American Survey); 1984 (Jim Woodward, [none])
P-44-000583		Structure	Historic	Bridge	2003 (Jessica Feldman, David Greenwood, Myra L. Frank & Associates)

NAHC SACRED LANDS FILE SEARCH

Dudek requested a NAHC search of their Sacred Lands File on June 14, 2018 for the proposed Project area and a ½-mile buffer. The NAHC provided results on June 22, 2018. The NAHC reported that there were no Native American traditional cultural place(s) documented within the search request area (Confidential Attachment B). Additionally, the NAHC provided a list of Native

American tribes and individuals/organizations that might have knowledge of cultural resources in this area. Dudek has not contacted any of the individuals or organizations provided by the NAHC.

RESULTS

Intensive Pedestrian Survey Results

On June 12, 2018, Dudek Archaeologist Sarah Brewer, B.A., performed an intensive (15-meter transect) pedestrian survey of the entire project APE. A Shovel Test Pit (STP) measuring 0.25 meters by 0.5 meters was excavated in 20-centimeter levels and screened through a 1/8-inch mesh screen. The excavated STP yielded one faunal bone of indeterminate origin and one very small mussel shell fragment in the 0-20 centimeter level and a small piece of clear glass and six small pieces of plastic in the 20-40 centimeter level (Table 4). An auger was placed within the unit to a depth of 100 centimeters below surface with no additional cultural material. Soils in the surface to 20 centimeter level were a dark brown friable silty clay (Munsell 10YR 3/2 very dark grayish brown). Soils in the 20-40 centimeter level were a lighter brown, but still compact and friable (Munsell 10YR 4/3 brown) with very few pebbles. Some charcoal was noted within the level. An auger hole was placed in the center of the STP and soils were explored in 20-centimeter levels. The 40-60 level was similar to the previous level, a brown silty clay loam with specks of charcoal (Munsell 10YR 4/3). The following two levels were more of a warm brown sandy silt loam lacking in any charcoal or cultural material (60-80 centimeter level Munsell 7.5YR 4/3 warm brown; 80-100 centimeter level Munsell 7.5YR 4/4 warm brown)

Table 4. Material Recovered from STP 1

Depth (cmbs)	Material	Count	Weight (g)
0-20	bone	1	7
0-20	shell	1	>0.1
20-40	glass	1	0.1
20-40	plastic	6	>0.1
40-60 (auger)	-	-	-
60-80 (auger)	-	-	-
80-100 (auger)	-	-	-

SUMMARY AND MANAGEMENT CONSIDERATIONS

Dudek’s cultural resources inventory of the Project area suggests that there is low potential for the inadvertent discovery of archaeological material during Project earth-moving activities. The NWIC records search indicated that one previously conducted study exists within the Project APE (S-26269) and ten studies within the 1/8-mile radius. There are no cultural resources previously identified within the Project APE, but twenty-three cultural resources are recorded within the surrounding one-quarter mile records search area (Confidential Appendix A). The NAHC Sacred Lands File search was negative. A pedestrian survey conducted by a Dudek

Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

archaeologist revealed no indication of cultural resources within the Project APE. Results of the excavation of one 0.5-meter by 0.25-meter STP yielded one indeterminate mammal bone and one fragment of mussel shell less than 0.1 grams. Based on review of existing records, and the results of the surface survey and excavated STP, the project will not impact a significant historical resource.

Management Recommendations

This project, as currently designed, will not impact any historical resources or contribute to a significant effect under CEQA. However, since the project area is sensitive for cultural resources, the following mitigation measures are relevant to this Project and should be implemented:

In the event that any artifacts or other cultural remains are uncovered during construction, work should halt in the vicinity of the find until a qualified archaeologist can evaluate the find and make a recommendation.

Additionally, should human remains be discovered at any time, work will halt in that area and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) will be followed, beginning with notification to the City of Capitola and the County Coroner. If Native American remains are present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will arrange for the dignified disposition and treatment of the remains.

Should you have any questions relating to this report and its findings please do not hesitate to contact me directly.

Respectfully Submitted,



Ryan Brady, MA, R.P.A.
Archaeologist

DUDEK

Office: (831) 345-8715
Email: rbrady@dudek.com

cc: Micah Hale, Dudek
Sarah Brewer, Dudek

Att: Figure 1. Project Location
Figure 2. Project APE

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

Attachment 1: National Archaeological Database Information

Attachment 2: NWIC Records Search Information

Attachment 3: NAHC Search Results

Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)

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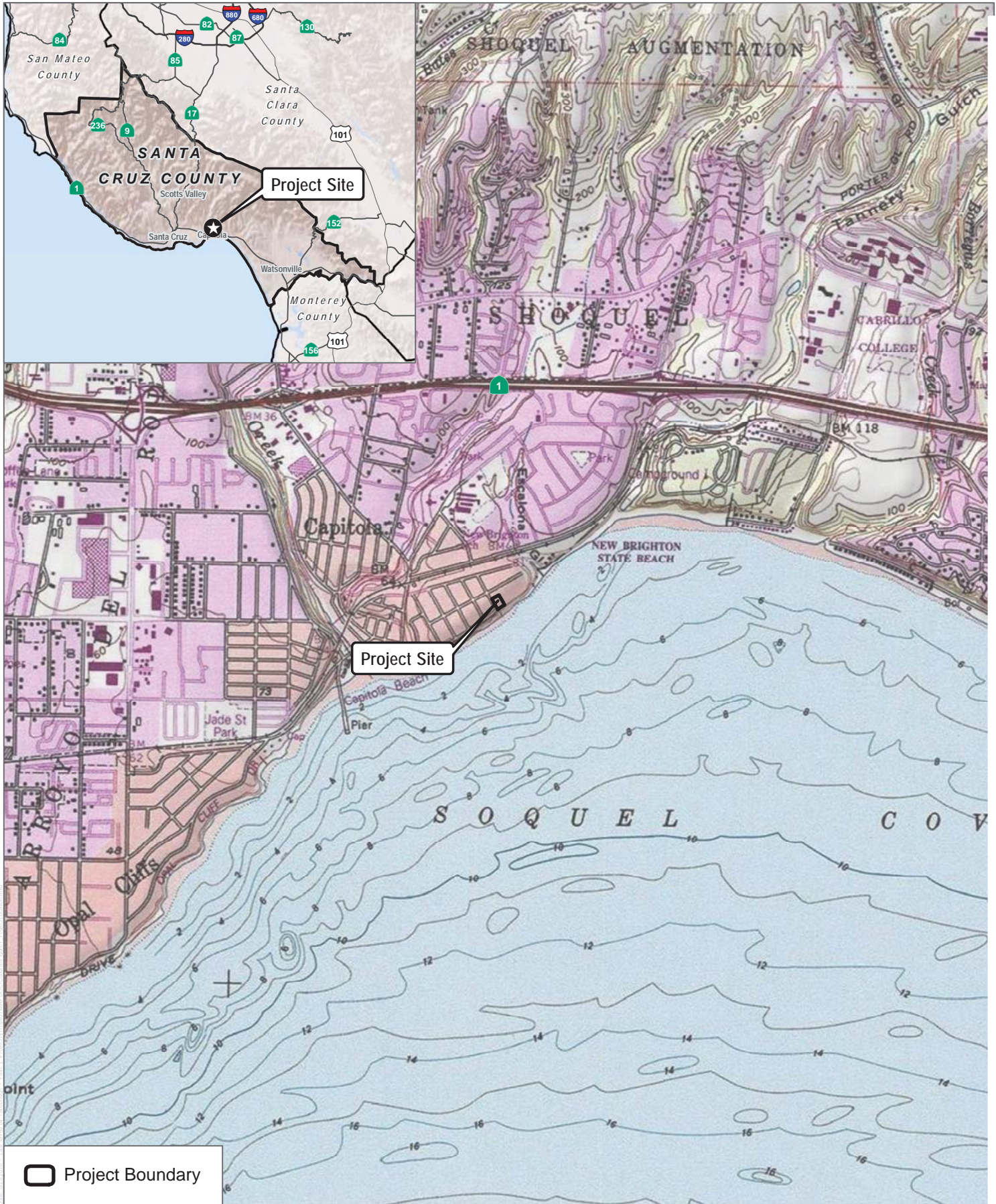
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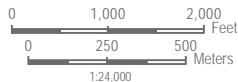
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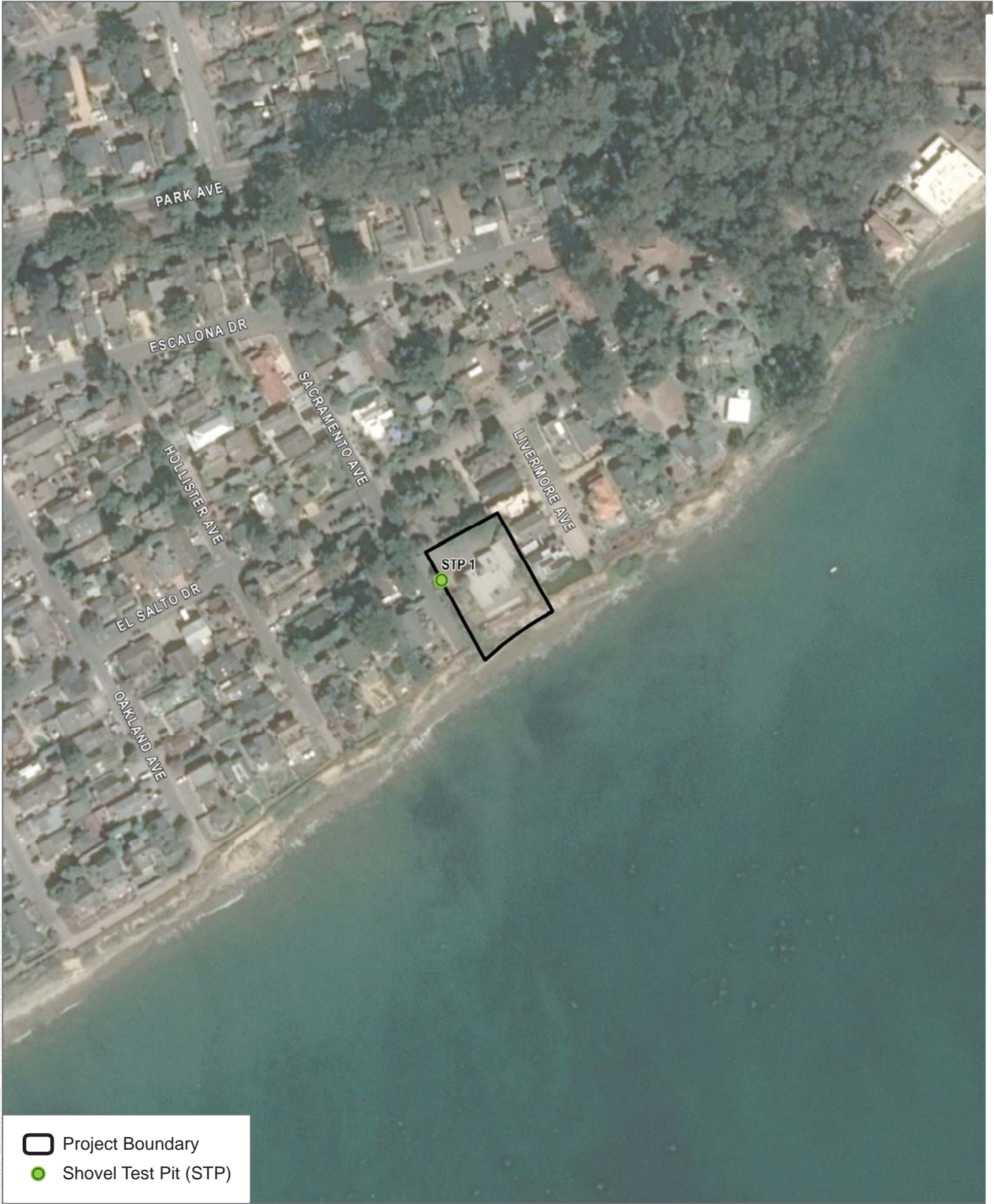
SOURCE: SOURCE: USGS 7.5-Minute Series Soquel Quadrangle





FIGURE

Project Location

106 Sa



Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)

-  Project Boundary
-  Shovel Test Pit (STP)

SOURCE: Bing Maps 2018

DUDEK



FIGURE :
Project Area and STP Location

106 Sa

Attachment 1
National Archaeological Database Information

Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)

NATIONAL ARCHAEOLOGICAL DATABASE (NADB) INFORMATION

Authors: Sarah Brewer, BA and Ryan Brady, MA, RPA

Firm: Dudek

Project Proponent: City of Capitola

Report Date: July 2018

Report Title: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola, Santa Cruz County, California

Type of Study: Archaeological Inventory

Resources: None

USGS Quads: Soquel, CA 1:24,000 T11S, R1W, Unsectioned.

Acreage: 0.7 acres

Permit Numbers: Permit Pending

Keywords: Negative, pedestrian survey, shovel test pit, Depot Hill, Capitola.

Attachment 2 (Confidential)
NWIC Records Search Results

Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)

California Historical Resources Information System

CHRIS Data Request Form

ACCESS AND USE AGREEMENT NO.: 10 IC FILE NO.: _____To: Northwest Information CenterPrint Name: Sarah Brewer Date: 05/29/18Affiliation: DudekAddress: 725 Front Street, Suite 400City: Santa Cruz State: CA Zip: 95060Phone: (831) 227-6301 Fax: _____ Email: sbrewer@dudek.comBilling Address (if different than above): 605 Third Street, Encintas CA 92024Project Name / Reference: 11164 106 Sacramento Ave, CapitolaProject Street Address: 106 Sacramento Ave, CapitolaCounty: Santa CruzTownship/Range/UTMs: Township 11S / Range 1W / Section 10, 11, 14, 15USGS 7.5' Quad(s): SoquelPRIORITY RESPONSE (Additional Fee): yes no

TOTAL FEE NOT TO EXCEED: \$ _____

Special Instructions:

We would like to download the results from Box.

Please leave the project open after delivery, in case we would like to request shapefiles.

Information Center Use Only

Date of CHRIS Data Provided for this Request: _____

Confidential Data Included in Response: yes no

Notes: _____

California Historical Resources Information System

CHRIS Data Request Form

Include the following information (mark as necessary) for the records search area(s) shown on the attached map(s) or included in the associated shapefiles. Shapefiles are the current CHRIS standard format for digital spatial data products.

NOTE: All digital data products are subject to availability - check with the appropriate Information Center.

1. **Map Type Desired:** Digital map products will be provided only if they are available at the time of this request. *Regardless of what is requested, only hard copy hand-drawn maps will be provided for any part of the requested search area for which digital map products are not available at the time of this request. There is an additional charge for shapefiles, whether they are provided with or without Custom GIS Maps.*

Mark one map choice only

Custom GIS Maps Shapefiles Custom GIS Maps and Shapefiles Hard Copy Hand-Drawn Maps only

Any selection below left unmarked will be considered a "no."

2a.	Within project area	Within <u>1/4</u> mi radius
ARCHAEOLOGICAL Resource Locations ⁺	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
NON-ARCHAEOLOGICAL Resource Locations	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
Report Locations ⁺	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
Resource Database Printout* (list)	yes <input type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
Resource Database Printout* (detail)	yes <input type="radio"/> no <input checked="" type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
Resource Digital Database Records (spreadsheet) ⁺	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
Report Database Printout* (list)	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
Report Database Printout* (detail)	yes <input type="radio"/> no <input checked="" type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
Report Digital Database Records (spreadsheet) ⁺	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
ARCHAEOLOGICAL Resource Record copies ⁺⁺	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
PDF <input checked="" type="radio"/> / Hard Copy <input type="radio"/>		
NON-ARCHAEOLOGICAL Resource Record copies [*]	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
PDF <input checked="" type="radio"/> / Hard Copy <input type="radio"/>		
Report copies ⁺⁺ :	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
PDF <input checked="" type="radio"/> / Hard Copy <input type="radio"/>		
	Only directory listing	Associated documentation
OHP Historic Properties Directory^{**}		
within project area	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
within <u>1/4</u> _____ mi radius	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
OHP Archaeological Determinations of Eligibility⁺		
within project area	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
within <u>1/4</u> _____ mi radius	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
California Inventory of Historical Resources (1976):		
within project area	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
within <u>1/4</u> _____ mi radius	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>

+ In order to receive archaeological information, requestor must meet qualifications as specified in Section III of the current version of the California Historical Resources Information System Information Center Rules of Operation Manual and be identified as an Authorized User under an active CHRIS Access and Use Agreement.

* These documents may be supplied as PDF files, if available

** Includes, but is not limited to, information regarding National Register of Historic Places, California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys.

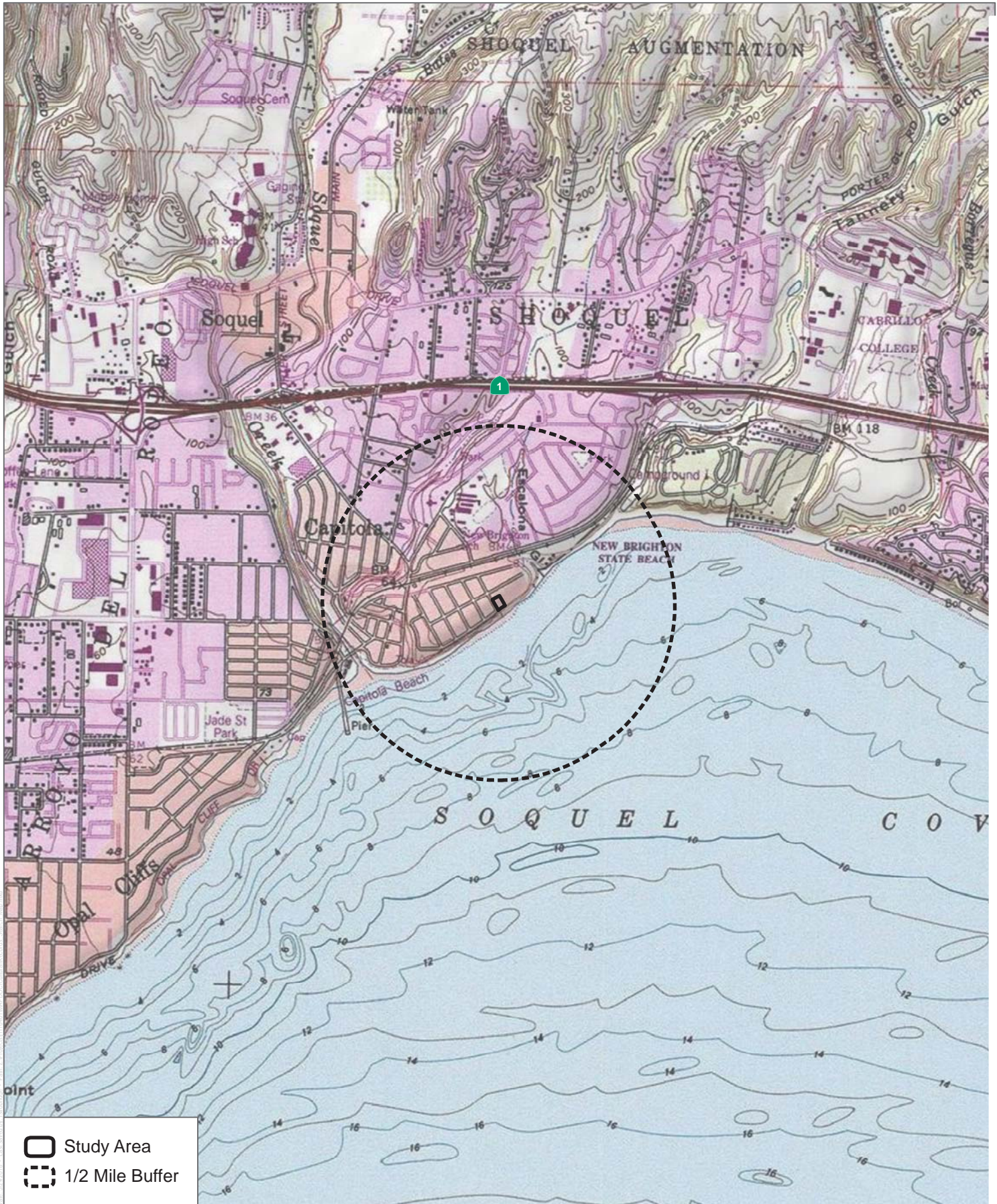
California Historical Resources Information System

CHRIS Data Request Form



2b. Listed below are sources of additional information that may be available at the Information Center. Indicate if a review and documentation of any of the following types of information is requested.



- Caltrans Bridge Survey yes no
- Ethnographic Information yes no
- Historical Literature yes no
- Historical Maps yes no
- Local Inventories yes no
- GLO and/or Rancho Plat Maps yes no
- Shipwreck Inventory yes no
- Soil Survey Maps yes no

Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)



Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)

 Study Area
 1/2 Mile Buffer

SOURCE: USGS 7.5-Minute Series Soquel Quadrangle
 Township 11S; Range 1W; Sections 10, 11, 14, 15


 1:24,000



Attachment 3 (Confidential)
NAHC Sacred Lands File Search
and Tribal Contact Request

Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100
 West Sacramento, CA 95691
 916-373-3710
 916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 11164 106 Sacramento Avenue, Capitola

County: Santa Cruz

USGS Quadrangle Name: Soquel

Township: 11S **Range:** 1W **Section(s):** 10, 11, 14, 15

Company/Firm/Agency: Dudek

Street Address: 725 Front Street, Suite 400

City: Santa Cruz **Zip:** 95060

Phone: 831 226-9472

Fax: _____

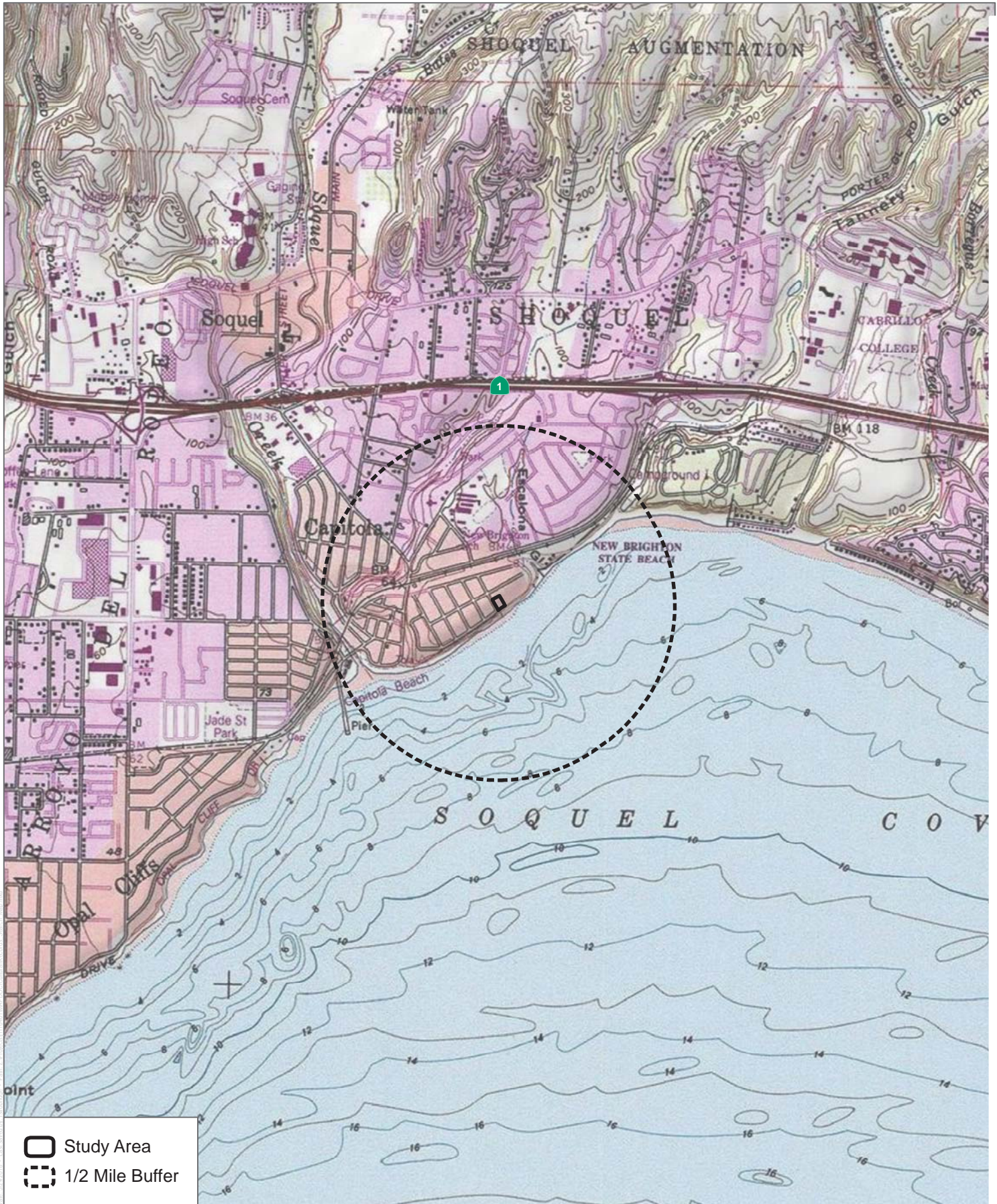
Email: sbrewer@dudek.com

Project Description:

The landowner of 106 Sacramento Avenue, Capitola plans to construct an addition to their residence adjacent to the current structure.

Dudek is requesting a NAHC search of the Sacred Lands Files or other Native American cultural resources that may fall within the proposed project location or surrounding half-mile buffer. Please provide a Contact List with all Native American tribal representatives that may have traditional interests in the project location or surrounding area.

Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)



Attachment: 106 Sacramento Avenue - Cultural Resources Assessment (106 Sacramento Avenue)

SOURCE: USGS 7.5-Minute Series Soquel Quadrangle
Township 11S; Range 1W; Sections 10, 11, 14, 15



Records Search

106 Sa

Permissible Structural Alteration Calculation

106 Sacramento Avenue

Existing Building Costs:

Existing residence:	3,431 square feet	
	@ \$200/square foot	\$686,200
Existing garage:	512 square feet	
	@ \$90/square foot	\$46,080
Existing deck:	0 square feet	
	@ \$25/square foot	\$0
Total Existing Value:		\$732,280

80% of Total Existing Value: \$585,824

New Construction Costs:

New conditioned space:	1,268 square feet	
	@ \$200/square foot	\$253,600
New garage:	32	
	@ \$90/square foot	\$2,880
New deck/porch:	134 square feet	
	@ \$25/square foot	\$3,350

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

Remodel conditioned space:	2,607 square feet	
	@ \$100/square foot	\$260,700
Remodel garage:	405	
	@ \$45/square foot	\$18,225
Remodel deck:	0	
	@ \$12.50/square foot	\$0

Total Construction/Remodel Cost: \$538,755 (74%)

Attachment: 106 Sacramento Avenue - 80 Percent Calculation - 08.17.2018 (106 Sacramento Avenue)



4.C.7



Attachment: 106 Sacramento Avenue - Front Entrance Rendering (106 Sacramento Avenue)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: DECEMBER 6, 2018
 SUBJECT: **116 Grand Avenue #18-0264 APN: 036-112-11**

Design Permit and Conditional Use Permit for an addition to an historic single-family home located within the R-1 (Single-Family) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Environmental Determination: Categorical Exemption
 Property Owner: Joe & Gloria McLean
 Representative: Dennis Norton, Filed: 06.06.2018

APPLICANT PROPOSAL

The applicant is proposing to construct a 320 square-foot addition to a single-family residence and a breezeway connecting the new addition to the existing garage. The property is located at 116 Grand Avenue in the R-1 (Single-Family Residential) Zoning District. The application complies with all the development standards of the R-1 zone.

BACKGROUND

On April 4, 2013, the Planning Commission approved a remodel to a one-story, single-family home and new detached two-car garage at 116 Grand Avenue. The property was recently purchased by a new owner that initially proposed a 120 square-foot addition to the east side of the residence. The application included a request for a variance for the five-foot side yard setback requirements.

The Architectural and Site Review Committee reviewed the application on April 15, 2018, and provided the applicant with the following direction:

Senior Planner Katie Herlihy: required documentation be provided showing that structural alterations to nonconforming structures are limited to 80% of the present fair market value of the structure and requested a geological study to show 50-year setback from the bluff.

Public Works Environmental Projects Manager Danielle Uharriet: had no comments.

Building Official Raylee Glasser: had no comments.

Local Architect Frank Phanton: had no comments.

Following the Architectural and Site Review Committee meeting the applicant submitted new plans with a 320 square foot addition located at the rear of the property and a breezeway connecting the new addition to the existing garage. The new plans do not require a variance. On October 17, 2018, the applicant submitted a geologist report on coastal bluff retreat at 116 Grand Avenue.

The updated plans were submitted to the City's contracted Architectural Historian, Leslie Dill, for review. On August 29, 2018, Ms. Dill made findings of compliance with the Secretary of Interior Standards for the current set of plans.

Development standards

The following table outlines the zoning code requirements for development in the R-1 zoning district. The new addition to the single-family residence complies with all development standards of the R-1 zone.

Development Standards		
Building Height		
R-1 Regulation	Existing	Proposed
25 ft.	13 ft.	13 ft.
Floor Area Ratio (FAR)		
	Existing	Proposed
Lot Size	5,437 sq. ft.	5,437 sq. ft.
Maximum Floor Area Ratio	49% (Max 2,664 sq. ft.)	49% (Max 2,664 sq. ft.)
First Story	1,499 sq. ft.	1,499 sq. ft.
First Story Addition	N/A	320 sq. ft.
Garage Floor Area	420 sq. ft.	420 sq. ft.
Covered Front Porch	106 sq. ft. (150 sq. ft. exempt)	106 sq. ft. (150 sq. ft. exempt)
TOTAL FAR	1,919 sq. ft.	2,239 sq. ft.
Yards (setbacks are measured from the edge of the public right-of-way)		
Corner lot? If yes, update regulations for corner lots		Yes
	R-1 Regulation	Proposed
Front Yard 1st Story	15 ft.	11 ft. 7 in. Existing Non-Conforming
Front Yard Garage	20 ft.	71 ft.
Street Side Yard 1st Story	10 ft. minimum	4 ft. 4 in. Existing Non-Conforming
Interior Side Yard 1st Story	Equal to neighboring side yard: 5 ft.	2 ft. 1 in. Existing Non-Conforming 5 ft. New Addition
Rear Yard 1st Story	Minimum rear yard equal to minimum side yard of the adjacent property, but no less than four ft: 5 ft.	8 ft.
Detached Garage	8 ft. minimum from rear property line	Not applicable. Garage is attached
Encroachments (list all)	Historic home encroaches into front and side yard setbacks	
Parking		
	Required	Proposed
Residential (from 2,001 up to 2,600 sq. ft.)	3 spaces total 1 covered 2 uncovered	3 spaces total 2 covered 1 uncovered
Underground Utilities: required with 25% increase in area		Underground Utilities Exist

DISCUSSION

The existing residence at 116 Grand Avenue is located at the corner of Grand and Central Avenues on Depot Hill, one of Capitola's original settlement areas. The historic property is listed on the 1986 Architectural Survey and 2005 City of Capitola Historic Structures list. Local firm Archives and Architecture identified the following character defining characteristics of the home: square footprint with a small rear offset wing that was originally a one-car garage, low, one-story hipped-gable roof, exposed rafter tails and outlookers, arched front door, and flat-board trim. The existing single-story, three-bedroom home is approximately 1,499 square feet and has a detached 420 square-foot garage accessed from Central Avenue. The property is surrounded by a mix of historic and contemporary single-homes and secondary dwelling units to the north, west, and east, and the bluff to the south. The front yard features a white picket fence and trellis, a stone walkway leading to the covered porch, and a gas firepit surrounded by a low stone wall.

The applicant is requesting a new 320 square foot addition to accommodate a larger closet and bathroom. A small covered breezeway will attach the garage to the home. The proposed exterior materials would match the existing wood siding, wood trim windows and composition shingle roofing and will fit within the simple cottage architecture of Depot Hill.

Conditional Use Permit

Modifications to a historic structure require approval of a conditional use permit by the Planning Commission. The plans were reviewed by Architectural Historian, Leslie Dill, for consistency with the Secretary of Interior Standards (Attachment 2). Ms. Dill recommended that a piece of vertical trim on the east wall between the previous addition and the new addition siding be removed. Additionally, she recommended the incorporation of one set of project notes into the building permit construction drawing set which should: 1) refer to the property as a potential Historic Resource, requiring review of all design revisions, and 2) include notes that the existing historic elements are to be protected during construction. During her review of the updated July 19, 2018, plan sets, Ms. Dill made findings for compliance with the Secretary of Interior Standards.

Nonconforming

The existing structure has a front yard depth of 11-feet-seven-inches from the main residence and five feet from the covered porch and is located four-feet-four-inches from the side property line. The required front yard depth is 15 feet and the required side yard setback is 10 feet. The existing structure does not comply with the setback regulations of the zoning code and therefore, is a non-conforming structure. Pursuant to code section 17.72.070, an existing non-complying structure that will be improved beyond 80% of the present fair market value of the structure, may not be made unless the structure is brought into compliance with the current zoning regulations. The building official has reviewed the existing and proposed values and concluded that the new addition is 18.9% of the present fair market value of the structure (Attachment 3).

Geological Study

The property at 116 Grand Avenue is in the geological hazards district as it is within 200 feet of the bluff. Capitola Municipal Code (CMC) §17.48.100(B) requires a geological report for any blufftop or cliff development which is proposed within 200 feet of the cliff edge. Pursuant to CMC 17.48.100(A) the report must show that the project's design and setback provisions are designed to assure stability and structural integrity for the life of the development (at least fifty years). On October 17, 2018, the applicant submitted a letter from Zinn Geology (Attachment 4) indicating the property and new development are outside the projected 50-year blufftop retreat line.

CEQA

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures that are less than 50 percent of the existing floor area ratio of the structure. This project involves the construction of a 320 square-foot addition and breezeway in the R-1 (single-family residence) zoning district. No adverse environmental impacts were discovered during the review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #18-0264 based on the following Conditions and Finding for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 320 square-foot addition and breezeway. The maximum Floor Area Ratio for the 5,437 square foot property is 49% (2,664 square feet). The total FAR of the project is 41.2% with a total of 2,239 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 6, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0264 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 construction of a 320 square foot addition and breezeway complies with the development standards of the R-1 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 addition to the historic resource. The modifications will not significantly alter the historic structure. The design does not compromise the integrity of the historic resource. The project will maintain the character and integrity of the neighborhood.

C. The action proposed will not be significantly detrimental to the historic structure in which the change is to occur.

The project was reviewed by the Planning Commission, the Architectural and Site Review Committee, a contracted Architectural Historian, and staff. The project was found to be in compliance with the Secretary of Interior Standards and will not have detrimental impact on the historic structure.

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

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures that are less than 50 percent of the existing floor area ratio of the structure. This project involves the construction of a 320 square-foot addition and breezeway in the R-1 (single-family residence) zoning district. No adverse environmental impacts were discovered during the review of the proposed project.

ATTACHMENTS:

1. 116 Grand Ave - Full Plan Set - Revised - 09.05.2018 - Letter
2. CAP GrandAVE_116_SISRr2_082918
3. Grand Avenue - 116 - 80% calculation
4. Zinn Geology - 116 Grand Avenue - Focused bluff retreat letter

Prepared By: Sascha Landry
Assistant Planner

GENERAL INFORMATION	
SITE AREA	4,447 SQ. FT.
ZONE	R-1
BUILDING	
EXISTING	1,449 SQ. FT.
NEW	4,020 SQ. FT.
TOTAL	1,979 SQ. FT.
REBIDDED	
UNING	1,419 SQ. FT.
TOTAL	2,239 SQ. FT.
TOTAL ADDITION	350 SQ. FT.

SOCIAL/RECREATION
 OCCUPANCY CLASSIFICATION: E-2A
 BALDING CONSTRUCTION TYPE: I-A
 FIRE RATING: NON-SUBMITTED

MCLEAN RESIDENCE

THE EXISTING RESIDENCE AT 116 GRAND AVE. IS REGISTERED AS AN HISTORIC HOUSE (RESOURCE) THE PROPERTY IS A "HISTORIC RESOURCE" REQUIRING REVIEW OF ALL DESIGN REVISIONS, AND THAT THE EXISTING HISTORIC ELEMENTS ARE TO BE PROTECTED DURING CONSTRUCTION.

THE CALIFORNIA STATE HISTORICAL BUILDING CODE IS REFERENCED IN THE ARCHITECTURAL NOTES.

PRIOR TO MAKING ANY CHANGES TO APPROVED PLANS, MODIFICATIONS MUST BE SPECIFICALLY REQUESTED TO THE SIZE OF EXTERIOR APPEARANCE OF THE STRUCTURE SHALL REQUIRE PLANNING COMMISSION REVIEW AND APPROVAL. ANY CHANGES TO THE EXTERIOR APPEARANCE OF THE STRUCTURE SHALL BE SUBJECT TO THE CALIFORNIA STATE HISTORICAL BUILDING CODE FOR COMBINED COMPLIANCE WITH THE CALIFORNIA STATE HISTORICAL BUILDING CODE AND THE ARCHITECTURAL NOTES.

PLEASE TO MAKE ANY CHANGES TO THE HISTORIC STRUCTURE, THE APPLICANT AND/OR CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS OF THE HISTORIC BUILDING, AND MAJOR REPAIRS/ALTERATIONS AND MATERIALS ACCORDING TO THE APPROVED PLANS. ANY DISCREPANCIES FOUND BETWEEN THE EXISTING CONDITIONS AND THE APPROVED PLANS SHALL BE CORRECTED PRIOR TO CONSTRUCTION. COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER DIRECTION, PRIOR TO CONSTRUCTION.

THE DESIGNER, ARCHITECT, ENGINEER, OR ANY OTHER PROFESSIONAL PERSON HAS REVIEWED THE PLANS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CALIFORNIA STATE HISTORICAL BUILDING CODE AND THE ARCHITECTURAL NOTES. THE DESIGNER, ARCHITECT, ENGINEER, OR ANY OTHER PROFESSIONAL PERSON HAS REVIEWED THE PLANS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CALIFORNIA STATE HISTORICAL BUILDING CODE AND THE ARCHITECTURAL NOTES.

1. PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA REGISTERED BUILDING CODE, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER REGULATIONS AND REQUIREMENTS.
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LEGEND OF SHEETS	
1	COVER SHEET
2	FOUNDATION
3	EXTERIOR ELEVATION
4	INTERIOR ELEVATION
5	FLOOR PLAN
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	PAINT
10	FINISH

NO.	REVISIONS

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING

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

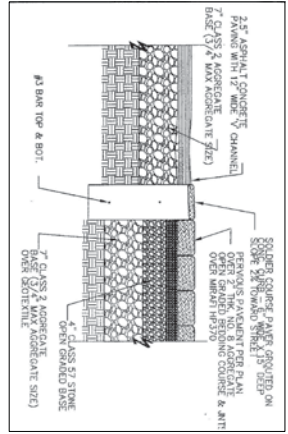
McLEAN RESIDENCE
 116 GRAND AVE.
 CAPITOLA, CA 95010
 APN 036-112-11

OWNER
 EAV
 116 GRAND AVE.
 CAPITOLA, CA 95010
 PHONE: 831 476 2616

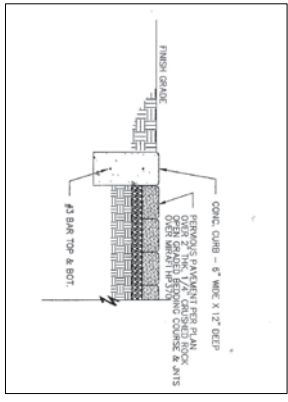
COVER SHEET
 OF 4 SHEETS

DATE: 08/29/18
 JOB NO: GRAND
 DRAWN: CG
 CHECKED: CG

1 SEMI-PERMEABLE PAVERS (DRIVEWAY)

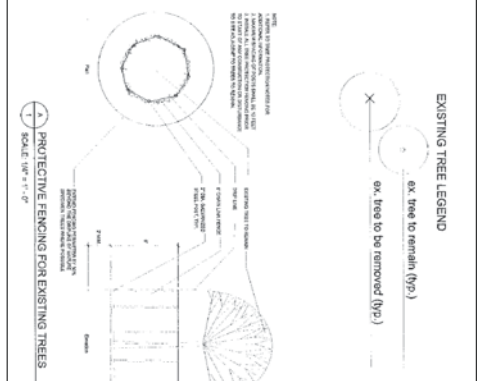


2 SEMI-PERMEABLE PAVERS (PATIOS & WALKWAYS)

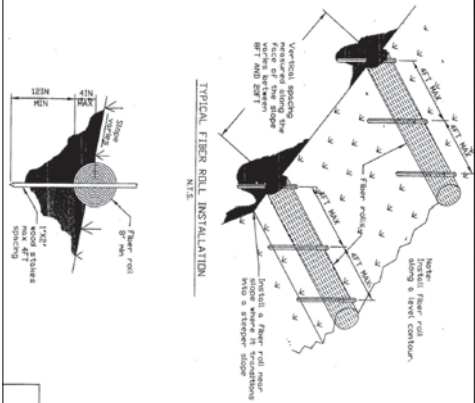


5 TREE PROTECTION PLAN

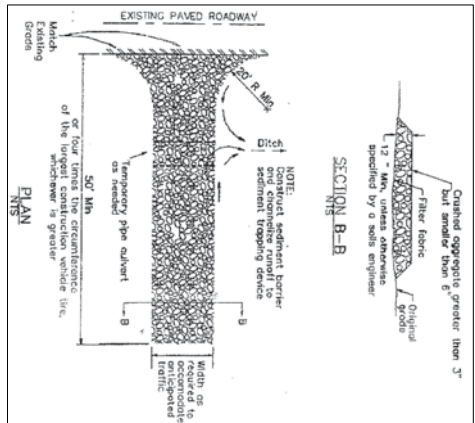
The following tree protection plan is for the site indicated on the drawings. It is intended to provide a minimum level of protection for trees to be preserved during the construction of the project. The contractor shall be responsible for the protection of trees to be preserved during the construction of the project. The contractor shall be responsible for the protection of trees to be preserved during the construction of the project. The contractor shall be responsible for the protection of trees to be preserved during the construction of the project.



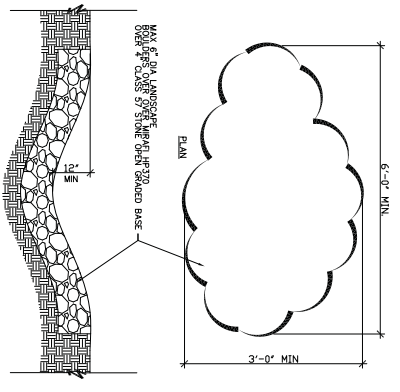
3 FIBER ROLL



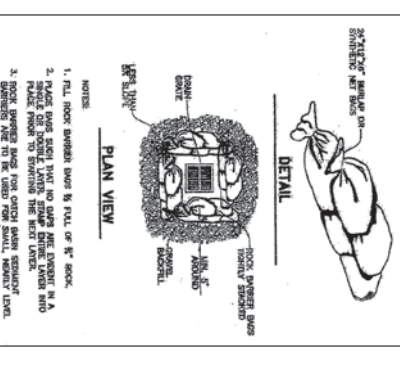
4 CONSTRUCTION ENTRANCE



6 BIOSWALE



7 STORM DRAIN INLET PROTECTION



8 SITE HOUSEKEEPING REQUIREMENTS: CONSTRUCTION MATERIALS

All loose construction materials shall be kept in a neat and orderly manner. All construction materials shall be stored in a neat and orderly manner. All construction materials shall be stored in a neat and orderly manner. All construction materials shall be stored in a neat and orderly manner.

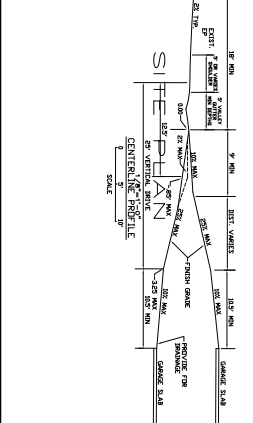
9 SITE HOUSEKEEPING REQUIREMENTS: WASTE MANAGEMENT

Waste management shall be in accordance with all applicable laws and regulations. All waste shall be disposed of in a neat and orderly manner. All waste shall be disposed of in a neat and orderly manner. All waste shall be disposed of in a neat and orderly manner.

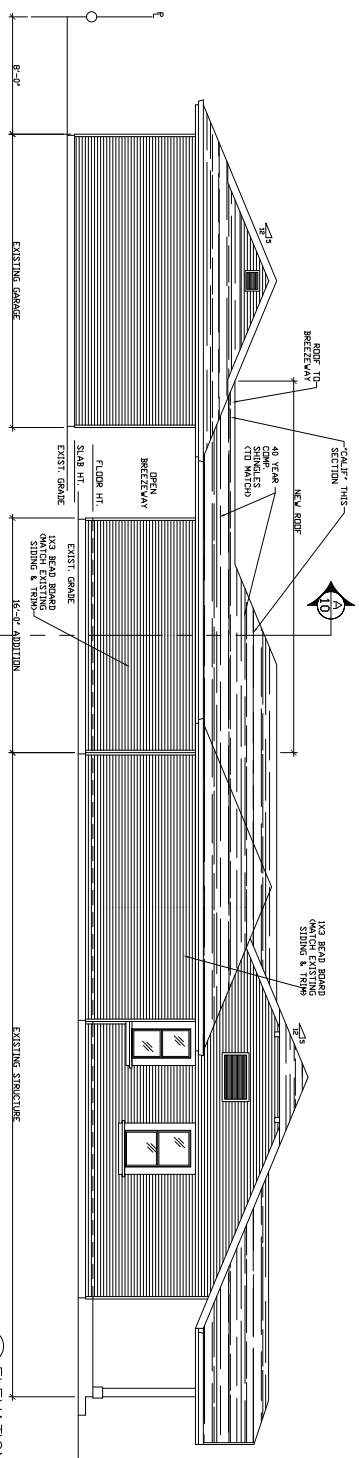
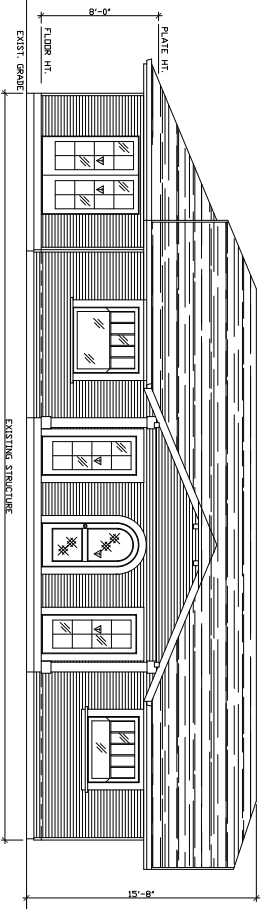
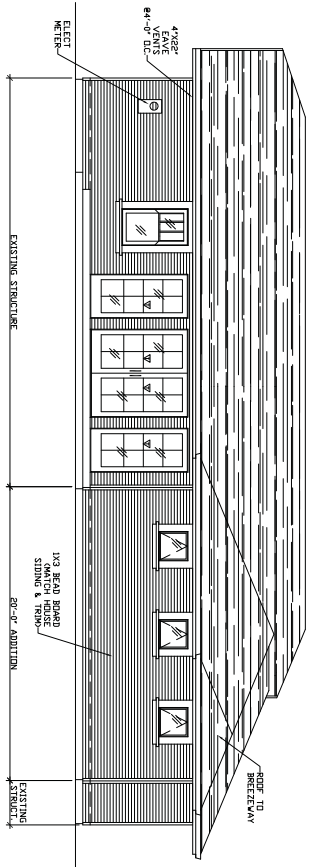
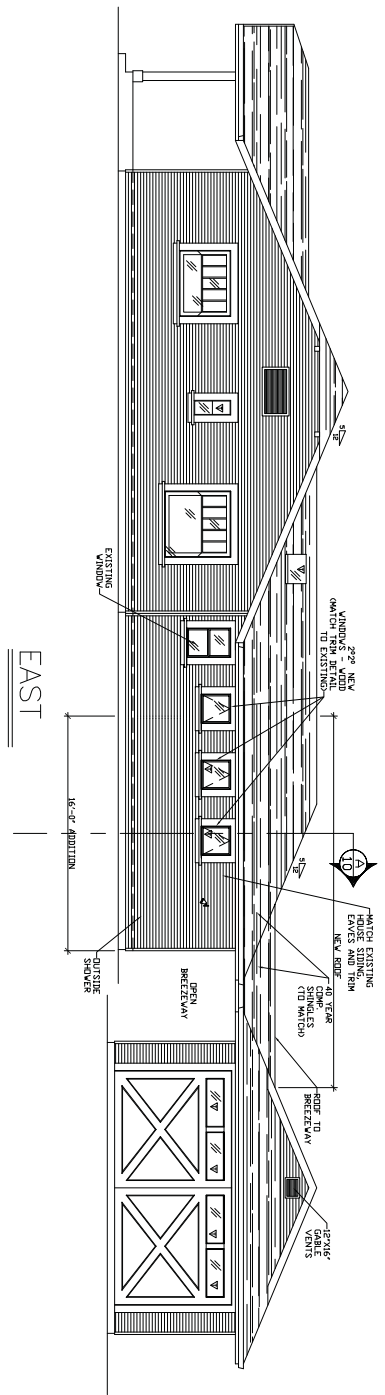
10 SITE HOUSEKEEPING REQUIREMENTS: VEHICLE STORAGE & MAINTENANCE AND LANDSCAPE MATERIALS

Vehicle storage and maintenance shall be in accordance with all applicable laws and regulations. All vehicles shall be stored in a neat and orderly manner. All vehicles shall be stored in a neat and orderly manner. All vehicles shall be stored in a neat and orderly manner.

11 TYPICAL DRIVEWAY



<p>9</p>	<p>SITE PLANNING DETAILS</p>	<p>DENNIS NORTON HOME DESIGN AND PROJECT PLANNING</p> <p>712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010 PHONE: 831 476 2616 FAX: 831 476 2616 WEBSITE: www.dennisenvironmental.com</p>	<p>McLEAN RESIDENCE 116 GRAND AVE. CAPITOLA, CA 95010 APN 036-112-11</p>	<p>OWNER: EAV 116 GRAND AVE. CAPITOLA, CA 95010 PHONE: 831 476 2616</p>
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○ ELEVATIONS
SCALE: 1/4" = 1'-0"
NOTE: ▽ = TEMPERED GLASS

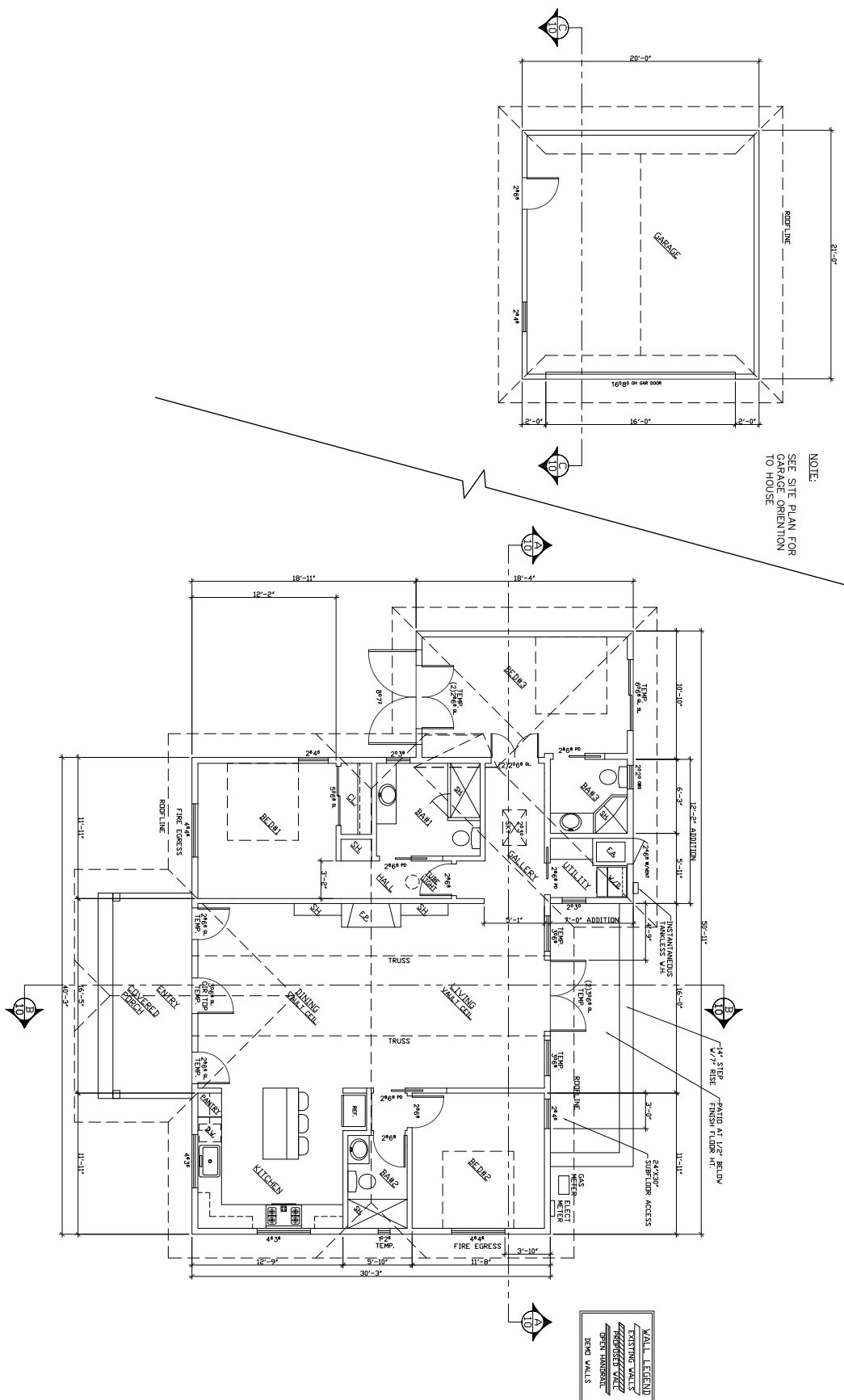
ELEVATIONS

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING

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

McLEAN RESIDENCE
116 GRAND AVE.
CAPITOLA, CA 95010
APN 036-112-11

DATE:	08/29/18	
SCALE:	1/4" = 1'-0"	
PROJECT:	JOE OWEN EAVES	
OWNER:	116 GRAND AVE	
ADDRESS:	CAPITOLA, CA 95010	
APN:	036-112-11	
REVISIONS:		
NO.	DATE	DESCRIPTION



NOTE:
SEE SITE PLAN FOR
GARAGE ORIENTATION
TO HOUSE.

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

SHEET
OF 4
3

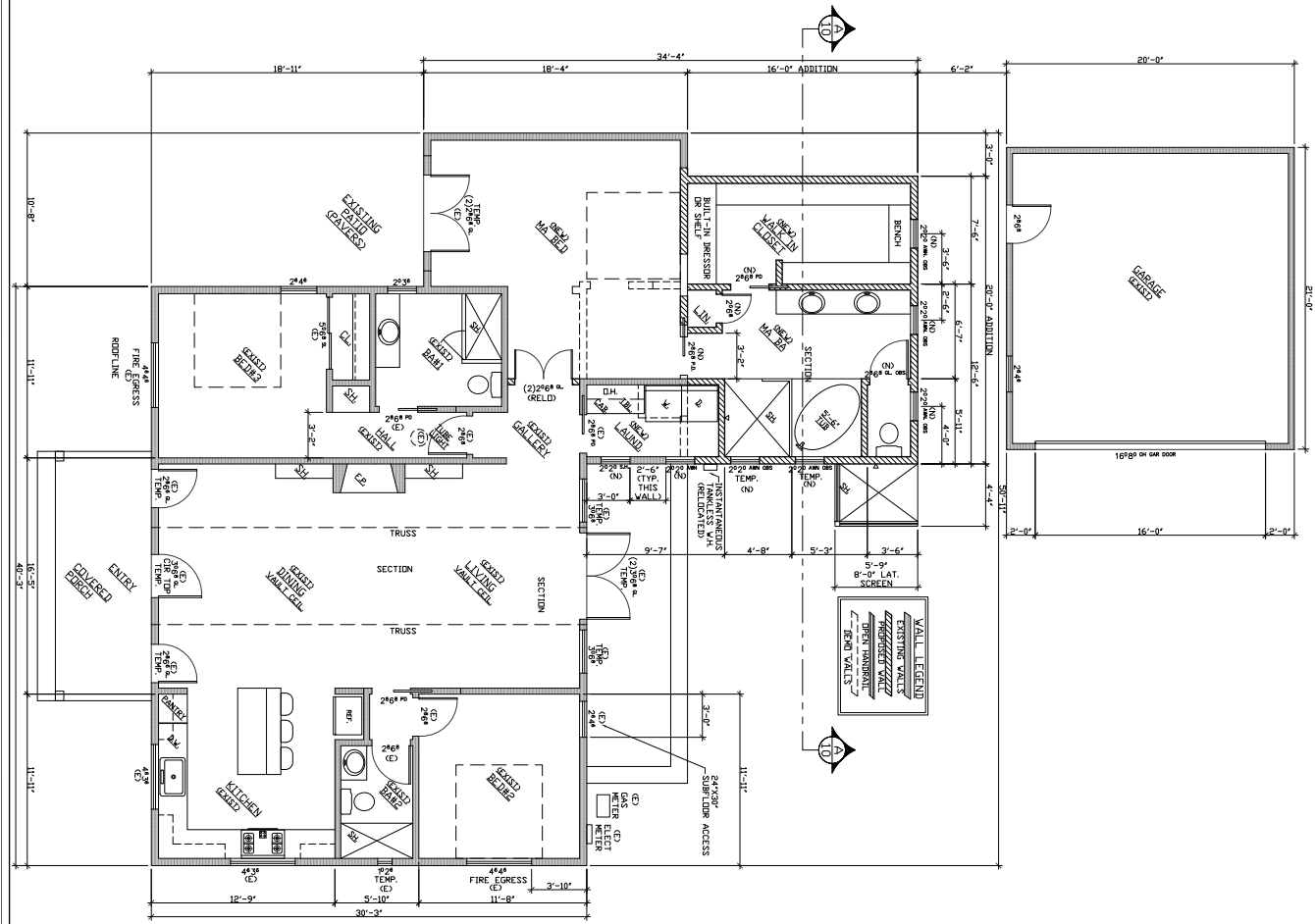
DATE: 02/15/18
JOB NO. GRAND
SCALE: 1/4"=1'-0"

EXISTING FLOORPLAN

DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING
712 C CAPITOLA AV • CAPITOLA, CA 95010 • 831 476 2616
FAX: 476 2616

McLEAN RESIDENCE
116 GRAND AVE.
CAPITOLA, CA 95010
APN 036-112-11

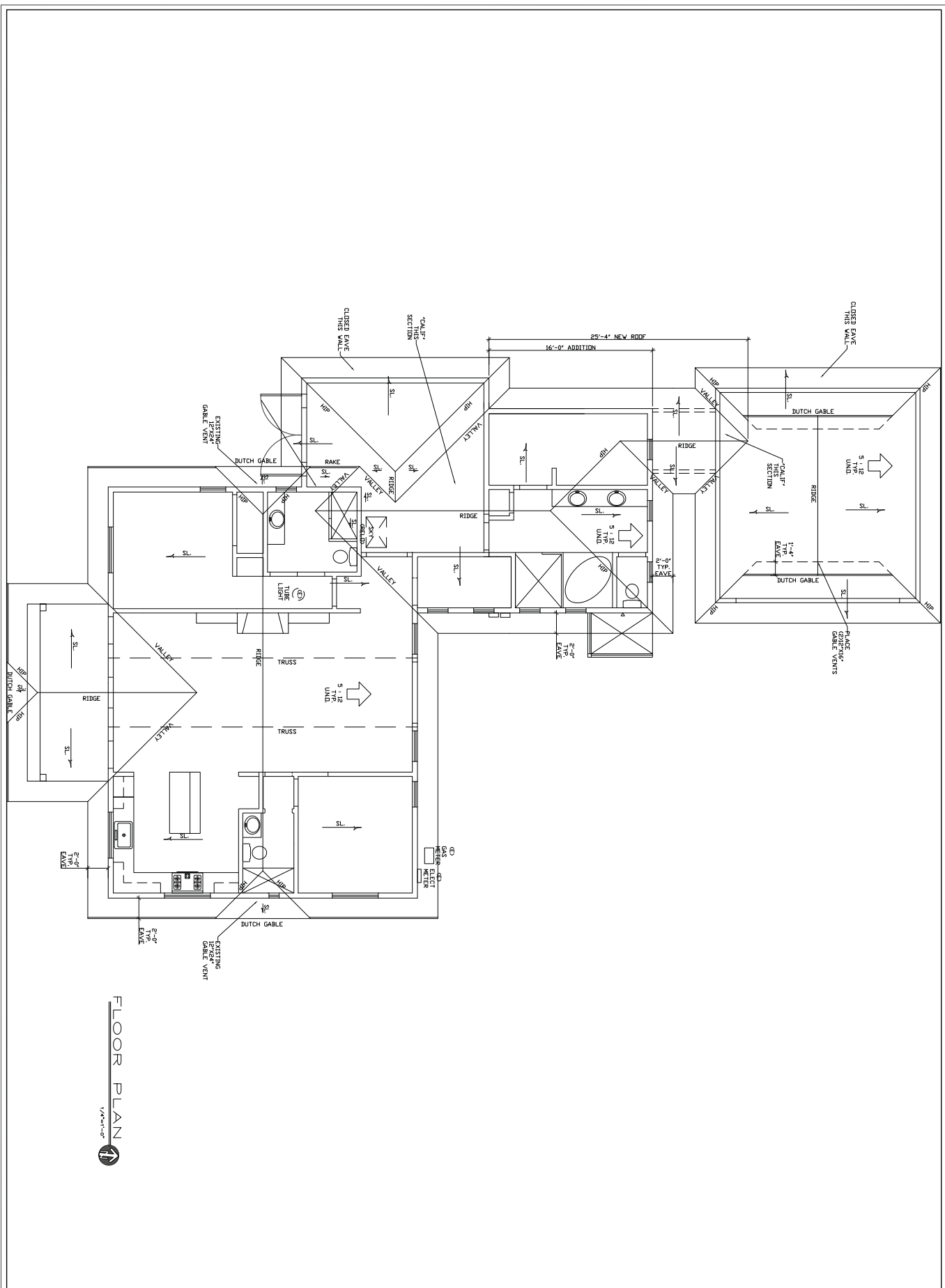
REVISIONS:	BY:	DATE:



FLOOR PLAN

EXISTING HOUSE = 1,499 S.F.
 PROPOSED HOUSE = 4,819 S.F.
 TOTAL HOUSE = 6,318 S.F.
 EX. COVERED PORCH = 119 S.F.
 EX. UNCOVERED PORCH = 429 S.F.

<p>OF 4 SHEETS</p>	<p>PROPOSED FLOORPLAN</p>	<p>DENNIS NORTON HOME DESIGN AND PROJECT PLANNING</p> <p>712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010 PHONE: 831 476 2616 FAX: 831 476 2616 WEBSITE: www.dennisonortondesign.com</p>	<p>McLEAN RESIDENCE 116 GRAND AVE. CAPITOLA, CA 95010 APN 036-112-11</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION								
<p>SHEET 4</p>	<p>DATE: 07/19/13</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>JOB NO. GRAND</p>	<p>OWNER: EMMETT EAVES 116 GRAND AVE. CAPITOLA, CA 95010 (831) 476-2616</p>						



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

8 OF 8 SHEETS

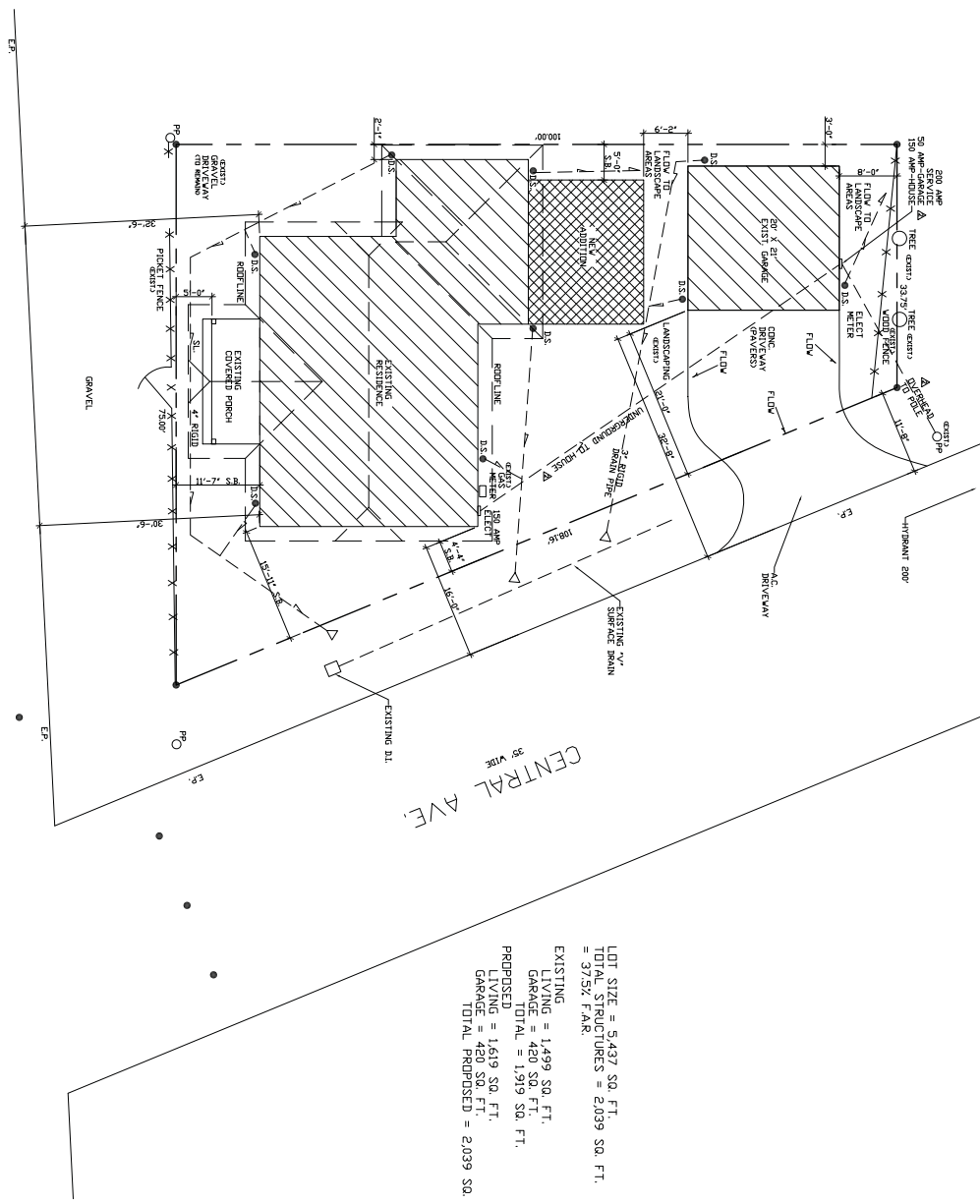
DATE: 07/18/13
SCALE: GRAND
SHEET

PROPOSED ROOF PLAN

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831 476 2616 FAX: 831 476 2616
WEBSITE: www.dennisonortondesign.com

McLEAN RESIDENCE
116 GRAND AVE.
CAPITOLA, CA 95010
APN 036-112-11

OWNER: EAN TOS GRAND AVE 116 GRAND AVE CAPITOLA, CA 95010	REVISIONS:
	NO.
	DATE
	BY



NOTE:
 ▲ NO GRADING REQUIRED. ALL DRAINAGE
 TO D.I. IN CENTRAL AVE.

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

LOT SIZE = 5,437 SQ. FT.
 TOTAL STRUCTURES = 2,039 SQ. FT.
 = 37.5% F.A.R.
 EXISTING
 LIVING = 1,499 SQ. FT.
 GARAGE = 420 SQ. FT.
 TOTAL = 1,919 SQ. FT.
 PROPOSED
 LIVING = 1,619 SQ. FT.
 GARAGE = 420 SQ. FT.
 TOTAL PROPOSED = 2,039 SQ. FT.

DATE	07/08/18
JOB NO.	GRAND
SCALE	1/8"=1'-0"
DRWN.	GG

SITE & DRAINAGE PLAN

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING

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

McLEAN RESIDENCE
 116 GRAND AVE.
 CAPITOLA, CA 95010
 APN 036-112-11

OWNER	JOE OWEN EAVAN
ADDRESS	116 GRAND AVE CAPITOLA, CA 95010
APN	036-112-11
DATE	07/08/18
SCALE	1/8"=1'-0"
JOB NO.	GRAND
DRWN.	GG

SHEET	2
OF	4
SHEETS	



ARCHIVES
ARCHITECTURE

SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REHABILITATION AND ADDITION PROJECT

at an

HISTORIC RESIDENCE

McLean Residence

116 Grand Avenue
(Parcel Number 036-112-11)
Capitola, Santa Cruz County, California

For:

Attn: Matt Orbach, Assistant Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Prepared by:

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

Leslie A. G. Dill, Partner and Historic Architect

April 2, 2018
Revised August 29, 2018

Attachment: CAP GrandAVE_116_SISRR2_082918 (116 Grand Avenue)

INTRODUCTION

Executive Summary

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

It is recommended that the vertical trim piece on the east wall between the previous addition and the new addition siding be removed (Standard 2).

It is recommended that language on the cover sheet should: 1-Refer to the property as a potential Historic Resource, requiring review of all design revisions, and 2- That the project should include notes that the existing historic elements are to be protected during construction (Standard 6).

Report Intent

Archives & Architecture (A&A) was retained by the City of Capitola to conduct a Secretary of the Interior's Standards Review of the proposed addition to the exterior of the historic one-story cottage at 116 Grand Ave., Capitola, California. A&A was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by the City of Capitola during the environmental review process to determine the potential impact of a project on an identified resource.

Qualifications

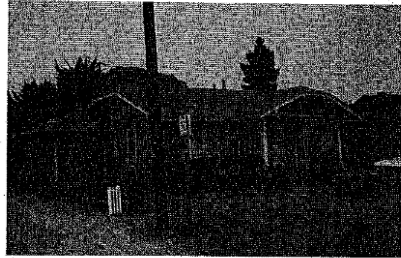
Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the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

Review Methodology

For this report, Leslie Dill referred to the historic survey listing of the residence in the Capitola Architectural Survey and reviewed the Depot Hill Historic District Feasibility Study by Archives & Architecture, dated June 2004 where the property was identified as a contributor to that potential district.

In December of 2017, a set of proposed plans, dated 12/11/17, was forwarded to initiate the review process. In mid-December, Ms. Dill made a field visit to confirm the character-defining features of the property. She provided initial comments and suggestions in the form of a memo dated February 14, 2018. In February, Ms. Dill met with the architect and City Staff to review the comments and discuss the features of a revised design. The design was subsequently revised and electronically forwarded for final review, dated March 6, 2018. A Standards Review report was submitted, dated April 2, 2018.

In the subsequent planning review process, an adjustment to the addition was required, and the project was revised. For this report, A&A evaluated, according to the Standards, a project set of eight sheets from the revised planning submittal drawings, dated July 19, 2018, (Sheets 1, 2, 3, 4, 5, 8, 9 and a BMP sheet).



116 Grand Avenue
Vernacular Cottage
c. 1905
Symmetrical facade with clipped cross gable porch roof reflecting house gables in design and elevation.

2005 Capitola Architectural Survey

Disclaimers

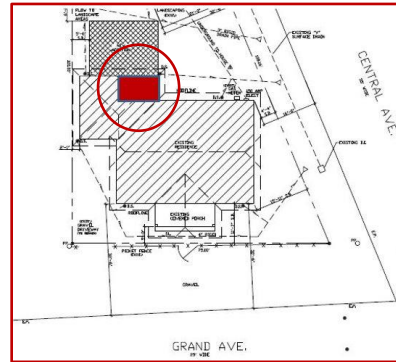
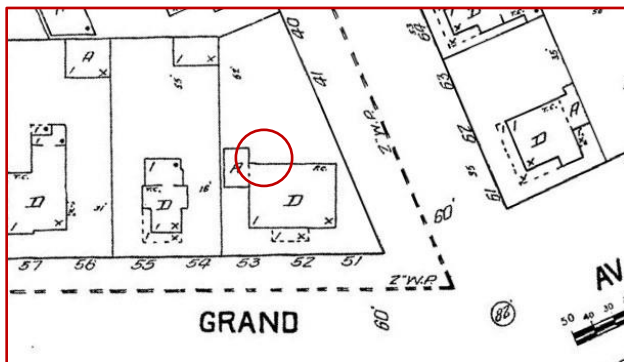
The review of the design in this report is focused only on design compatibility with the Standards and does not take into account other planning considerations. This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:

Character of the Existing Resource

Per the 1986 Historic Resources Inventory, the original cottage was of note for its “Symmetrical façade with clipped cross gable porch roof reflecting house gables in design and elevation.” It is known that many of the materials of the cottage have been replaced in-kind, as the house was rehabilitated in 2013. There was planning/CEQA review at the time, and the design was deemed to preserve the historic integrity of the property.

The 1927 Sanborn Insurance Map of the area was consulted for this report, to identify that a small addition was added to the rear of the house, at the northeast corner of the former attached west-side garage. This addition has not been identified as having become significant in its own right.



Left: Sanborn Map showing historic footprint, prior to construction of the existing previous addition
Right: Current project plan with red-highlighted area indicating footprint of existing earlier addition.

To review the design of the proposed rehabilitation and addition project, Archives & Architecture, LLC created an initial in-house list of character-defining features. The list of features includes, but may not be limited to: the approximately square footprint with a small northwest (rear) offset wing that was originally a one-car garage; low, one-story hipped-gable roof; exposed rafter tails and outlookers; tribevel drop siding; the generally symmetrical, individual placement design of the windows; windows that feature multi-lite upper sash with 1-lite lower sash; arched front door; flat-board trim.

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

Summary of the Proposed Project

The project consists primarily of the addition of a new addition at the northwest corner of the house, to accommodate a reconfiguration of the interior of the house. The roof of the proposed addition will extend into a narrow breezeway to connect the house to the existing detached garage. There are some minor functional alterations, as well, including the relocation of a tankless hot water heater from the back wall.

SECRETARY’S STANDARD’S REVIEW:

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

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

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

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

Analysis: No historic massing of the cottage is proposed for removal; the new addition attached to an area previously added. This combined wing is shown differentiated from the historic residence (See Standard 9). There will still be yard space on sides of the house, and the character-defining roof form and symmetrical front façade will be preserved.

It is recommended that the vertical trim piece shown dividing the siding on the east wall be eliminated, as it does not denote an original corner of the building and is not necessary.

The previous rehabilitation project “deconstructed” a front garage door and placed them into the landscaping as a design feature. The garage doors cannot be understood at this point as a character-defining feature of the original design, and the potential removal or

retention of this landscaping feature does not represent the loss of a feature important to the property.

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

Analysis: The proposed design has some proposed materials and features are could be mistaken for original features; however, they are used in an overall composition that provides adequate differentiation per Standard 9. The project would not, as a whole, create a false sense of historical development and is compatible with this Standard.

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

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

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

Analysis: Distinctive features and finishes that identify the cottage are generally shown as preserved on the proposed drawings. Specifically, this includes: the approximately square footprint with a differentiated rear wing; hipped-gable roof form; siding materials and trim; the generally symmetrical, individual placement and design of the windows, etc.

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

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

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

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

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

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

Analysis: Archeological resources are not evaluated in this report.

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

Analysis: The proposed new rear addition, combined in plan with an altered previous addition, is compatible with the historic house, using matching and similar materials, and differentiated by its projecting narrower/lower massing, its visually separate roofline, and the size and type of new windows proposed for the addition.

The addition continues the wall line of the previous addition, providing a relatively narrow footprint that is proposed to be covered by a lower hipped roof. The addition is proportionate with the historic house and presents a visually subordinate overall feeling. Although the low breezeway roof physically connects the house and the non-historic detached garage structure, these wings will be visually recognizable as additions, and the matching materials would not create a sense of false history. As per the analysis in Standard 2, the spatial setting of the historic house and detached accessory structure would be preserved in this project.

The siding, trim, eave detailing, and other new elements are all proposed to match the historic house so are compatible in size, form, scale, and materials. The building will have consistent modern roofing.

The rear addition windows are proposed in general to have a differentiated “vocabulary” of high accent windows without muntins. The added windows are a traditional size, scale, and operation compatible with the size of the sash at the historic house. The repeated smaller windows have an appropriate modern placement while preserving the relationship between the expanses of siding and the proportion of window openings.

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

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

CONCLUSION

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

116 Grand CONSTRUCTION COST BREAKDOWN PER Section 17.72.070

Existing Building Costs:

Existing residence:	1,499 square feet	
	@ \$200.00/square foot	\$299,800.00
Existing garage:	420 square feet	
	@ \$90/square foot	\$37,800.00
Existing deck:	0 square feet	
	@ \$25.00/square foot	n/a
Total Existing Value:		\$337,600.00
80% of Total Existing Value		\$270,080.00

New Construction Costs:

New conditioned space:	320 square feet	
	@ \$200.00/square foot	\$64,000.00
New garage:	0	
	@ \$90.00/square foot	n/a
New deck/porch:	0 square feet	
	@ \$25.00/square foot	n/a

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

Remodel conditioned space:	0 square feet	
	@ \$100.00/square foot	n/a
Remodel garage:	0	
	@ \$45.00/square foot	n/a
Remodel deck:	0	
	@ \$12.50/square foot	n/a

Total Construction/Remodel Cost: \$64,000(18.9%)

Attachment: Grand Avenue - 116 - 80% calculation (116 Grand Avenue)



17 October 2018

Job #2018023-G-SC

Joe McLean
c/o Dennis Norton Home Design and Project Planning
Attention: Mr. Dennis Norton
712 Capitola Ave # C
Capitola, CA 95010
dnortondesigns@msn.com

Re: Focused coastal bluff retreat investigation
Existing residence at 116 Grand Avenue
Capitola, California
County of Santa Cruz APN 036-112-11

Dear Mr. McLean:

We have completed our focused coastal bluff investigation for your property located at 116 Grand Avenue, Capitola, California. Based on our long-term average blufftop retreat analysis, it appears that the likelihood is low that the existing residence will be undermined by retreat of the blufftop in the next 50 years. The existing residence sits landward of our forecasted 50-year blufftop retreat line, as may be noted on the attached Figure 1.

The current coastal bluff seaward of the residence has not been armored, so our analysis was for an unarmored bluff. We considered how future sea-level rise could affect the bluff retreat rates by applying the method developed by Revell et al. (2011) for cliff erosion. The bluff studied for this project is part of a long stretch of bluff with a shoreline angle (where the base of the bluff intersects the wave cut platform) is attacked on a daily basis in this cove. Using the Revell et al. cliff method with that applied finding, the future rate of shoreline change will be the same as the historic rate of shoreline change.

The attached Figure 1 showing the forecasted position of the top of the coastal bluff 50 years from today was constructed using a measured long-term average annual retreat rate of between approximately 0.29 and 0.41 feet per year. This is based on the amount of incremental and episodic erosion that has occurred since 1928.

We evaluated bluff retreat at the subject site utilizing aerial photographic analysis. Previous studies have shown that almost all of the annual sand supply for beaches in the Santa Cruz area

*Focused coastal bluff retreat investigation
McLean - 116 Grand Avenue
Job #2018023-G-SC
17 October 2018
Page 2*

can be attributed to littoral drift moving sand "downcoast" from west to east toward Capitola (see Griggs and Johnson, 1976, and references therein). Thus, any human intervention disrupting the normal littoral flow of sand would have a serious impact on the pocket beaches in the area. The construction of the Santa Cruz Harbor in 1963 represented just such an event, as documented by Griggs and Johnson (1976). Their aerial photographic studies showed that the beach at Capitola averaged about 180 feet in width for the period 1932-1961, prior to construction of the Harbor. When the west jetty for the harbor was completed, the annual littoral flow of sand, totaling about 300,000 cubic yards, was effectively cut off, causing the upcoast beaches to expand and the downcoast beaches to shrink. By 1965 the upcoast Seabright Beach had widened to over 300 hundred feet. Alternatively, by 1965 the beach at Capitola had been reduced in width by almost 90 percent to an average of only 20 feet (Griggs and Johnson, 1976). In 1970 the city of Capitola constructed a groin directly seaward of Crest Apartments (located upcoast from the subject property) and imported sand in an effort to regain the lost beach.

The beaches immediately downcoast from the harbor fared better, recovering after a few years as the buildup of sand on the upcoast side peaked and littoral drift began bypassing the jetties. However, some of the sand bypassing the jetties is now diverted into the deeper water of the bay and never actually reaches the downcoast beaches. Furthermore, in the winter months the harbor mouth traps up to 30 percent of the entire annual littoral flow of sand (Griggs and Johnson, 1976). Although this sand is now dredged and reintroduced into the littoral drift system, the downcoast beaches are nevertheless deprived of a portion of this sand in the winter months when they need it the most to help protect the bluffs from surf erosion. With the downcoast beaches starved of sand by the harbor jetty, the adjacent sea cliffs are subjected to intensified surf attack and accelerated erosion. In 1963 and 1965, the U. S. Army Corps of Engineers installed rip rap revetments along portions of the coastline to combat erosion, a measure that met with mixed success (Griggs and Johnson, 1976; 1979).

We examined aerial photographs of the site and vicinity spanning the years 1928 through 2015. The photos were a mix of oblique photos, viewed online at www.californiacoastline.org, and vertical stereo pairs, borrowed from the University California at Santa Cruz. The oblique photos were taken during the years of 1972, 1979, 1987, 2002, 2004, 2005 and 2008, 2009, 2010 and 2015. The vertical photos spanned the years 1928 through 2003. The house on the subject property was constructed prior to the 1928 photos, which were the earliest photos analyzed for this investigation. A small groin was constructed in 1965 upcoast of the subject property at the downcoast end of the old pump house. This was done in response to erosion of the Capitola beach, which in turn was caused by the construction of the Santa Cruz Harbor jetty (see discussion above). By 1967 the beach had rebuilt behind the groin. In 1970 a second larger groin was constructed upcoast of the pump house and as a result a relatively large beach formed fronting the Capitola esplanade. Numerous bluff failures were noted during our review of the photographs. They were small to very large in size and were generally located downcoast of the old pump house.

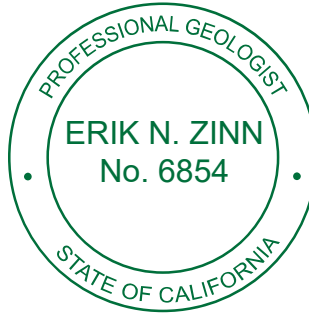
Attachment: Zinn Geology - 116 Grand Avenue - Focused bluff retreat letter (116 Grand Avenue)

*Focused coastal bluff retreat investigation
McLean - 116 Grand Avenue
Job #2018023-G-SC
17 October 2018
Page 3*

As noted at the beginning of our letter, our aerial photo retreat analysis indicates the bluff top along the downcoast half of the subject property is eroding at a long term rate of between about 0.29 and 0.41 feet per year.

Sincerely,
ZINN GEOLOGY

Erik N. Zinn
Principal Geologist
P.G. #6854, C.E.G. #2139



Attachment: References
Figure 1 - 50 Year Bluff Retreat Map

Attachment: Zinn Geology - 116 Grand Avenue - Focused bluff retreat letter (116 Grand Avenue)

REFERENCES

Aerial Photographs

- 1928, Frame SC-27, black and white, nominal scale 1:12,000, George E. Russell.
- 1940, Frames V-1-415 and -416, black and white, nominal scale 1:31,000, U.S. Air Force.
- 14 May 1948. Frames CDF-5-3-17, black and white, nominal scale 1:10,000, California Department of Forestry.
- 21 July 1952, Frames 13-20 and -21, black and white, nominal scale 1:23,600, U.S. Geological Survey.
- 25 August 1953, Frame S.C. 52, black and white, nominal scale 1:10,000, U.S. Army Corps Of Engineers.
- 4 June 1956, Frames S.R. 46-2 and -3, black and white, nominal scale 1:10,000, U.S. Army Corps Of Engineers.
- 2 June 1956, Frames CJA-2R-53 and -54, black and white, nominal scale 1:10,000, U.S. Commodity Stabilization Service.
- 24 June 1963, Frames CJA-1DD-113 and -114, black and white, nominal scale 1:10,000, U.S. Army Corps Of Engineers.
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*Focused coastal bluff retreat investigation
McLean - 116 Grand Avenue
Job #2018023-G-SC
17 October 2018
Page 5*

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*Focused coastal bluff retreat investigation
McLean - 116 Grand Avenue
Job #2018023-G-SC
17 October 2018
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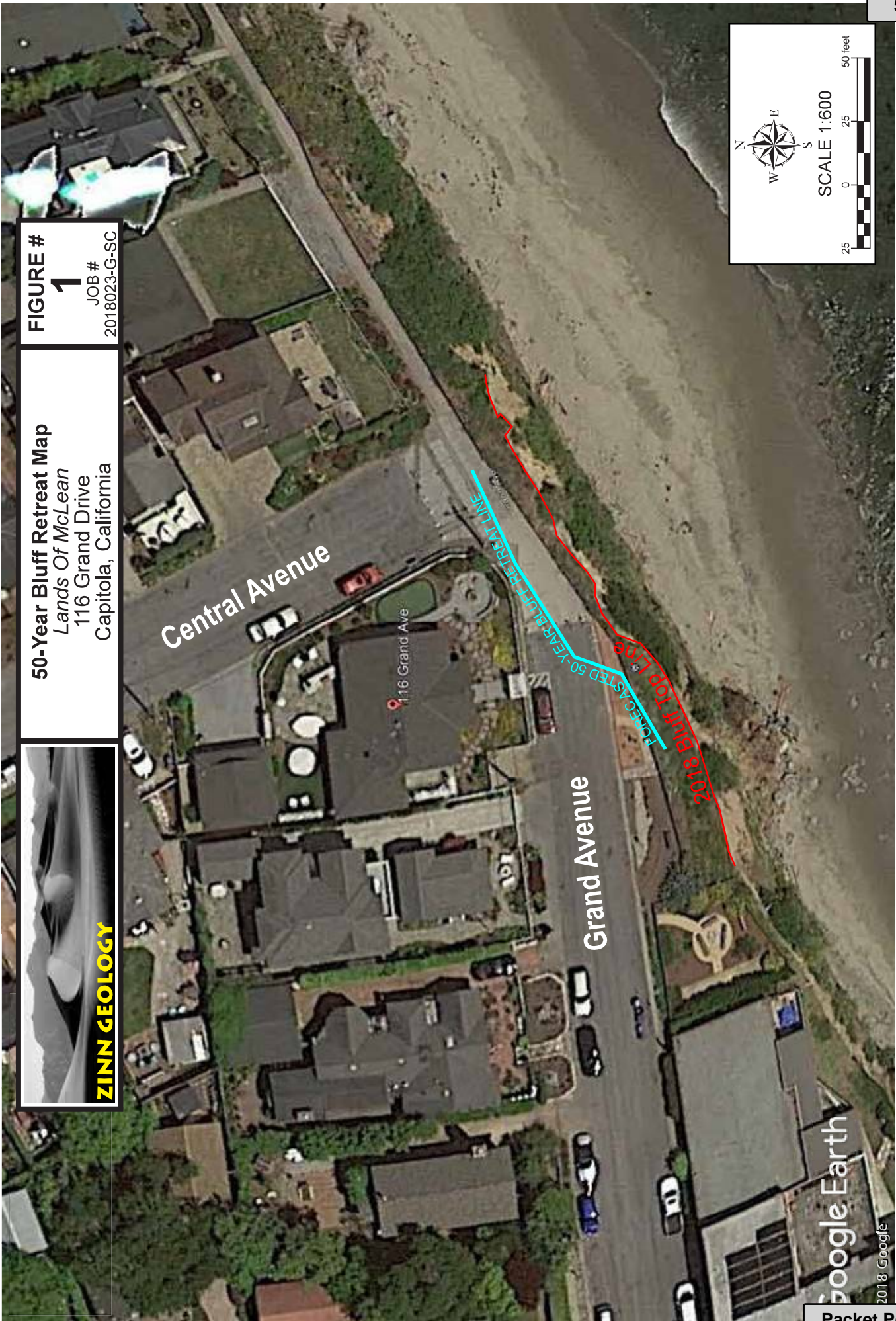
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FIGURE #
1
JOB #
2018023-G-SC

50-Year Bluff Retreat Map
Lands Of McLean
116 Grand Drive
Capitola, California



North arrow with N, S, E, W directions.
SCALE 1:600
Scale bar with markings at 0, 25, and 50 feet.



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: DECEMBER 6, 2018

SUBJECT: **Update to General Plan Land Use Element and Land Use Map**

General Plan Update to Land Use Element and Land Use Map.
 The Land Use Map includes properties in the Coastal Zone.
 Environmental Determination: An Addendum to the General Plan
 Environmental Impact Report has been drafted and circulated for 60-day
 public review.
 Property: City-wide
 Representative: Katie Herlihy, Community Development Director

BACKGROUND:

The General Plan Update was adopted on June 26, 2014. The General Plan Update represented a comprehensive overhaul of the City's previous 1989 General Plan and included new and revised goals, policies, actions, and an amended land use map.

Following adoption of the General Plan, staff turned its focus to updating the City's Zoning Code. Over the next three years, the City conducted extensive public outreach, held dozens of public hearings, and prepared several drafts of the new Zoning Code. The Zoning Code Update process culminated on January 25, 2018, when the new code was adopted by City Council.

DISCUSSION:

Regular maintenance of the General Plan and Zoning Code is essential to ensure the City's regulatory framework remains consistent with state and federal law and current with City's goals and policies. Since the 2014 adoption of the General Plan Update, there have been physical and regulatory changes that should be reflected in the General Plan. Accordingly, staff proposes a General Plan Amendment to update outdated information, provide clarifications, and to correct minor inconsistencies with the new Zoning Code.

Staff presented the proposed General Plan amendments to the Planning Commission on March 1, 2018. The commission endorsed staff's proposed changes and recommended the General Plan clarify that additional floor area ratio in the Village apply only to a future hotel at the former Capitola theater property. Additionally, the commission recommended the naming conventions for General Plan land use designations be changed to align with the Zoning Code update; namely changing the R-SF (Single-Family Residential) designation to R-1 and the R-MF (Multi-family Residential) designation to R-M.

The City Council reviewed the proposed changes on March 22, 2018. The City Council echoed the recommendations of the Planning Commission and asked that the public review be extended to 60-days.

On October 5, 2018, staff initiated the 60-day review period of the General Plan Amendment. Letters of notification were sent to public agencies with a packet of information outlining the proposed changes. The proposed modifications were also posted on the City's website for public review. At the time of writing this report, no comments were received from the public or any of the public agencies. One question was asked regarding the modification on page LU-14 regarding development intensity controls. This is explained below under item 4.

The proposed General Plan Amendment requires Planning Commission recommendation and City Council adoption.

The proposed General Plan Amendment would include the following revisions (see Attachment 1 for redlines all proposed changes):

1. **Land Use Map (page LU-16):** The zoning designations for several properties were changed during the Zoning Code update process resulting in inconsistencies between the zoning map and General Plan land use map. In addition, staff has identified several errors in the current land use map which should be corrected. A complete list of properties with inconsistent zoning and land use designations is provided in Attachment 2.
2. **Table LU-1, Existing Parks (page LU-9):** Staff proposes to revise this table to add the planned Rispin Mansion Park and to delete the word "planned" from the now completed McGregor Park.
3. **Figure LU-3, Public Facilities and Parks (page LU-10):** This figure would be revised to show the planned Rispin Mansion Park location.
4. **Development Intensity Controls (page LU-14):** The General Plan controls development intensity in commercial and mixed-use designations through floor area ratio limits whereas intensity in residential designations is controlled by density. Staff proposes to clarify that residential development in commercial and mixed-use designations is subject only to FAR and other zoning standards.

The General Plan and previous zoning code do not include density limits for the Neighborhood Mixed-Use (MU-N), Community Commercial (CC) and Regional Commercial (RC) land use designations. The new zoning code establishes a maximum density limit in the Regional Commercial and Community Commercial zones of 20 units per acre. There is no maximum density identified in the Mixed-Use Neighborhood Zone.

The purpose of the change is to allow flexibility in the density of residential in a commercial area. The principle of not having a maximum density is utilized in form-based codes. Essentially the massing of development is controlled through the FAR, height, setbacks, and parking standards, but density is not limited to allow the developer flexibility to program the uses inside the building. A form-based approach emphasizes site design and building form, rather than density. If density limits were removed, the developer would have the option to develop more, smaller residential units or less, larger residential units within building form and site design standards (FAR, height, setbacks, parking, etc.). If the new language were adopted, staff would process an amendment to remove the maximum density in the CC and CR zones within the recently adopted zoning code.

- 5. Multi-Family Residential Designation Description (page LU-17 and LU-18):** The general plan establishes a maximum density of 20 dwelling units per acre (du/ac) for all properties with a R-MF (Multi-Family Residential) land use designation. The zoning code establishes three different multi-family zones: RM-L, RM-M, and RM-H (Multi-Family Low, Medium, and High). These zoning designations allow densities of 10 du/ac, 15 du/ac, and 20 du/ac, respectively.

While processing a recent application which included a state density bonus request, it was revealed that the City is obligated under state law to allow the highest density permitted by either the General Plan or Zoning Code. For example, if a property had a R-MF general plan land use designation and a RM-L zoning classification, the property owner would be entitled to 20 du/ac rather than the more restrictive 10 du/ac limit established by the Zoning Code.

To close this loophole, staff proposes to add a statement on page LU-17 and LU-18 that more restrictive density limits established by the zoning code shall prevail.

- 6. Visitor Accommodations Land Use Designation (page LU-19):** The new zoning map eliminates the previous VS (Visitor-Serving) zoning district and adds a VS overlay zone to properties with important visitor serving amenities. There are currently three properties designated as VA (Visitor Accommodations) under the General Plan: Monarch Cove, Shadowbrook, and Depot Hill Inn). Staff proposes to eliminate the VA designation and replace the land use designation for these three properties to the corresponding zoning designation and a VS overlay (as applicable) as shown in Attachment 3.
- 7. Action LU-7.3, Hotel Floor Area Ratio (page LU-33):** During a previous Planning Commission hearing, one or more commissioners commented that the additional floor area ratio provision was intended to apply only to a future hotel on the former Capitola Theater property. As written, this action item suggests that the additional floor area ratio could be granted to any hotel in the Village. Staff is seeking direction from the Planning Commission and City Council on whether this language should be modified to explicitly limit the additional FAR to the former theater property.
- 8. Action LU-9.3, Increased Floor Area Ratio (page LU-39):** Staff proposes to add clarification that the increased FAR allowance for properties within the 41st Avenue corridor applies to the entire mall property.

CEQA:

An Addendum to the 2014 General Plan Environmental Impact Report has been drafted and was circulated for 60-day public review (Attachment 5). The addendum shall be adopted with the General Plan Update by the City Council in compliance with CEQA.

RECOMMENDED ACTION:

Accept staff presentation, provide staff with any revisions to the redlines and land use map, and provide a possible recommendation to the City Council for adoption of the General Plan Amendments, Land Use Map, and the Addendum to the General Plan EIR.

ATTACHMENTS:

1. Capitola General Plan- Land Use Element Redlined changes
2. Summary of Land Use Map Revisions

3. 2018 Draft General Plan Land Use Map with proposed changes 10.04.2018
4. 2014 Capitola Adopted General Plan Land Use Map
5. GPU EIR Addendum_GP2018

Prepared By: Katie Herlihy
Community Development Director

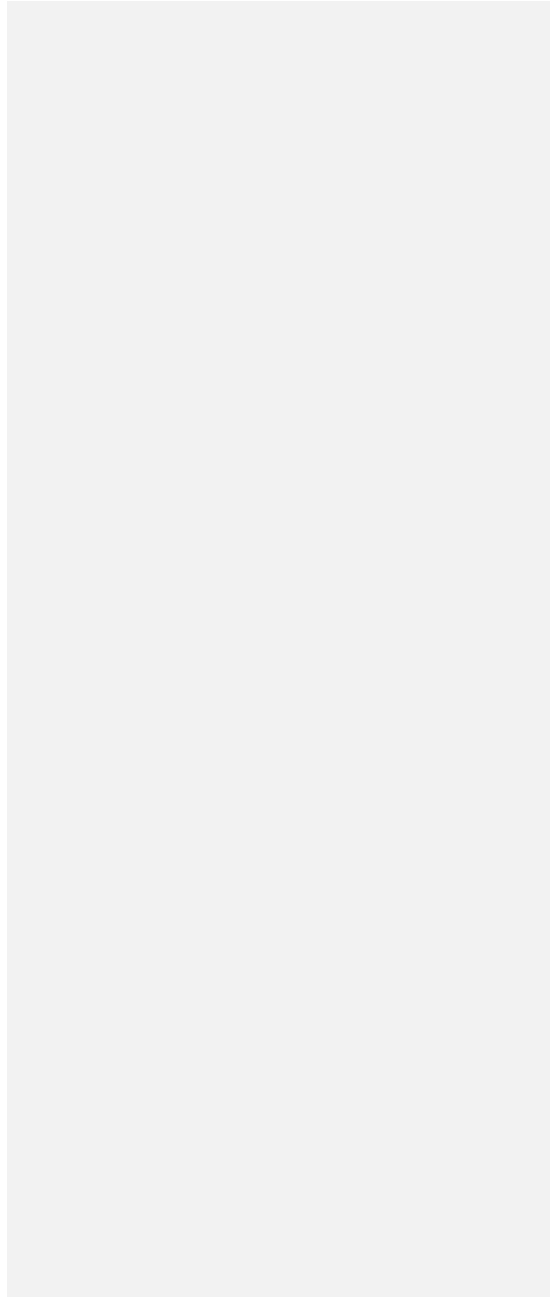
INTRODUCTION

The Land Use Element establishes core policies to guide land use and development in Capitola. It identifies permitted land uses within the city and the allowed intensity of new development. The Land Use Element also describes the desired form and character of development, and how land uses can best preserve and enhance Capitola’s unique sense of place.

The Land Use Element describes a pattern of development in Capitola consistent with the General Plan Guiding Principles found in Chapter 2. The Element provides a roadmap for growth, conservation, and enhancement in Capitola consistent with basic community values. Like all elements in this General Plan, the Land Use Element is guided by the principle of sustainable development. The Land Use Element supports a pattern of development that protects natural resources, supports economic development, and promotes access to opportunity for all residents.

The Land Use Element is divided into three sections, which cover:

- ◆ **Land Use Background.** This section provides background information about existing land use patterns, historic resources, natural spaces, and parks and recreation, topics addressed in this element.
- ◆ **Land Use Map and Designations.** This section presents the citywide land use map and describes the land use designations that apply in Capitola. Land use designations identify the permitted land uses and intensity of development allowed in all areas of the city.
- ◆ **Goals, Policies, and Actions.** This section presents the goals, policies, and actions to guide land use and development in Capitola.



BACKGROUND INFORMATION

Existing Land Use

Within a small area of 1.7 square miles, Capitola contains a diversity of land uses. As shown in Table LU-1, over half of Capitola is occupied by residential uses. Single-family detached units make up 36 percent of the City's housing stock. The remaining 64 percent of the City's housing stock is comprised of apartments, condominium projects, and mobile home parks. There are more renter households than owner households in Capitola. Commercial and industrial uses occupy 21 percent of the city, primarily located along the 41st Avenue corridor. Open space and recreational uses, including New Brighton State Park and Capitola Beach, occupy 14 percent of the city.

TABLE LU-1 EXISTING LAND USE

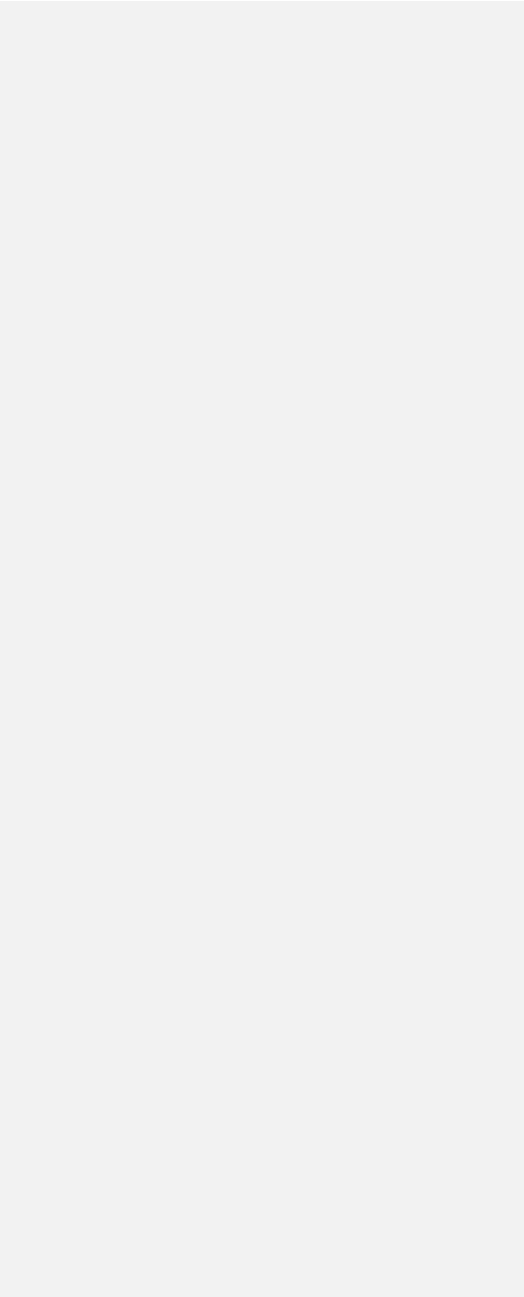
	Acres	Percent
Residential	442	52%
Commercial and Industrial	176	21%
Open Space and Recreational	118	14%
Other	109	13%
Total	845	

Source: Santa Cruz County Assessor, 2010.

Residential Neighborhoods

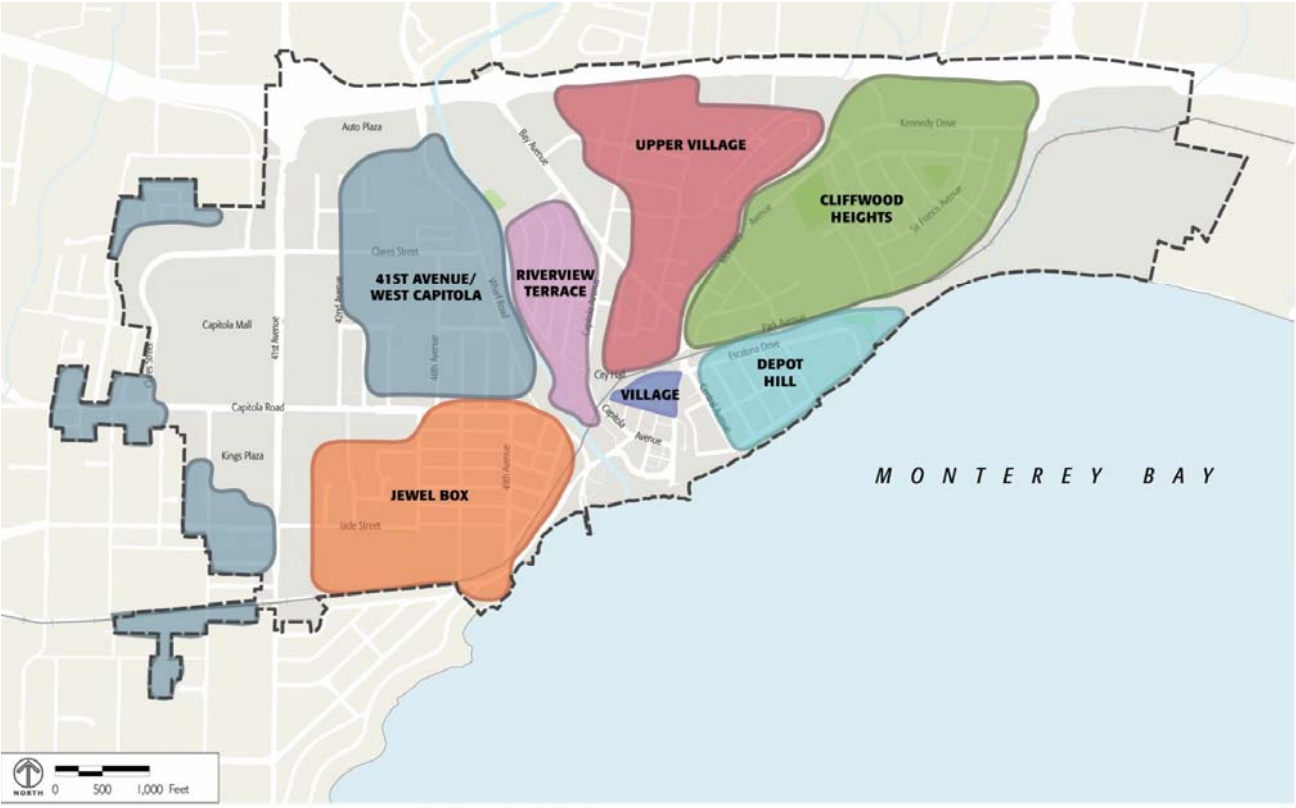
Residential uses in Capitola are grouped together in neighborhoods, each with their own special character. The general boundaries of these neighborhoods are shown in Figure LU-1. Each neighborhood has a unique identity defined by its history, design character, land use mix, and natural setting.

- ◆ **41st Avenue/West Capitola.** The 41st Avenue/West Capitola neighborhood is comprised of an assortment of detached single-family homes, multi-family housing, and three mobile home parks. The area is known by some as the "North Forties" and includes the Trotter Street area. Housing constructed in the 1970s and 1980s creates a more modern feel to the neighborhood. The Rispin property, the Shadowbrook property, and the Capitola Library are located along the eastern edge of the neighborhood.



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

FIGURE LU-1 RESIDENTIAL NEIGHBORHOODS

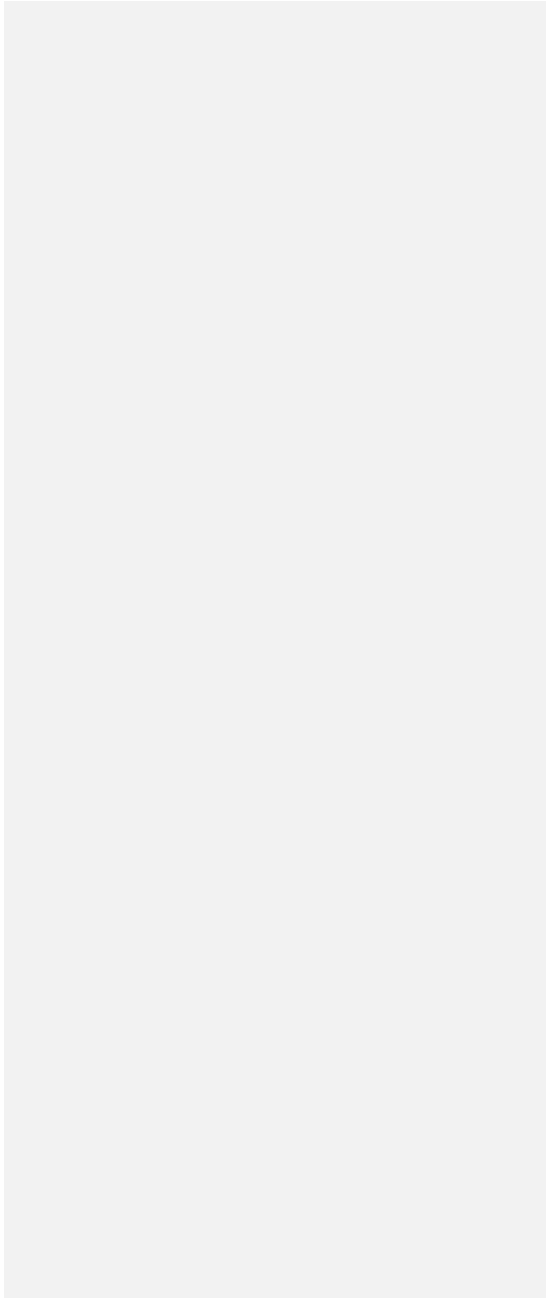


Source: City of Capitola, 2010.

*Neighborhood boundaries are approximate.

land use element
capitola general plan

LU-3



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

◆ **Cliffwood Heights.** The Cliffwood Heights neighborhood consists primarily of detached single-family homes as well as multi-family housing on Monterey Avenue and Park Avenue. Homes are typically one or two stories occupying relatively large lots. Wider streets with sidewalks and newer homes contribute to a more contemporary feel to the neighborhood. Monterey Park, Cortez Park, and New Brighton Middle School are also located within the Cliffwood Heights neighborhood.



◆ **Depot Hill.** The Depot Hill neighborhood is nestled along Capitola’s shoreline and overlooks Capitola Village. Detached single-family homes on relatively small lots create an intimate feel. A high concentration of historic single-family homes, a variety of architectural styles, and a sidewalk exemption allowance contributes to the neighborhood’s coastal village feel. The Inn at Depot Hill and Monarch Cove Inn (formerly El Salto Resort) are located in the Depot Hill neighborhood.

◆ **Jewel Box.** The Jewel Box neighborhood is tucked in the northerly cliff, bounded by the Prospect bluff overlooking the Wharf and Village, located south of Capitola Road and east of 41st Avenue. East of 45th Avenue detached single-family homes occupy quaint lots. Vintage beach cottages and bungalows contribute to a coastal village feel in this community. Multi-family condominiums line the west side of 45th Avenue, with lawns between buildings. The Jewel Box neighborhood includes the West Cliff neighborhood and also contains two mobile home parks, the 10-acre Jade Street Park, School, and Community Center, and a few commercial establishments along Capitola Road.



Residences in the Depot Hill (top) and Jewel Box (bottom) neighborhoods

◆ **Riverview Terrace.** The Riverview Terrace neighborhood is bordered by Soquel Creek, Capitola Avenue, Bay Avenue, and Center Street. The neighborhood contains a high concentration of historic homes, including many smaller cottages and bungalows. Many homes occupy small lots, with minimal setbacks and structures in close proximity to

one another and the street. Narrow streets with on-street parking and no sidewalk contribute to a compact and intimate feel.

- ◆ **Upper Village.** The Upper Village neighborhood contains a variety of housing types, including single-family homes, multi-family apartment complexes, and three mobile home parks. In many cases these different land uses are adjacent to or facing one another. Homes located closer to the Village tend to have a more historic and intimate character than those located closer to Highway 1.

Capitola Village

Capitola Village is the “heart” of Capitola and possesses the charm of an intimate coastal village. The Village is a true mixed-use district with a diversity of visitor-serving commercial establishments, public amenities, and residential uses. During the summer months, the Village is a popular tourist destination. Visitors are attracted by Capitola Beach, unique accommodations, and the historic village character. Village residents enjoy these amenities year round. The Village is pedestrian friendly, with human-scale architecture and a diversity of public gathering places. Capitola Village contains a high concentration of landmark destinations such as the Esplanade Park, Capitola Beach, the Six Sisters, the Venetian, and the historic Capitola Wharf.



Capitola Village

Mixed-Use and Commercial Districts

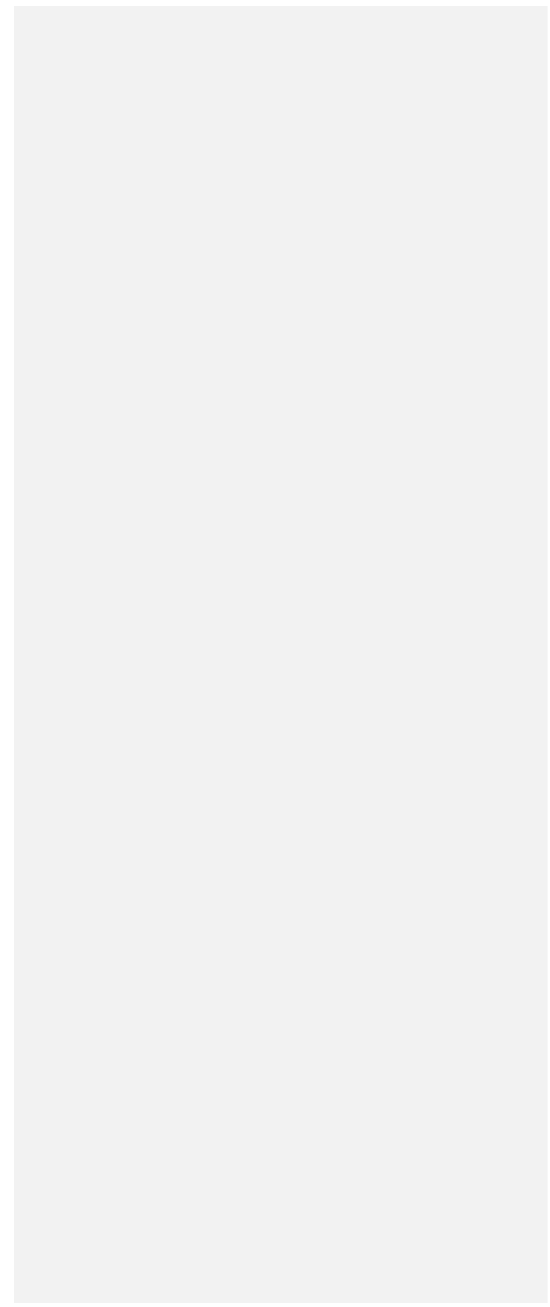
Beyond the Village, commercial areas in Capitola are focused around a number of mixed-use and commercial districts as shown in Figure LU-2. These districts vary widely in terms of their function, mix of uses, and general character. Some of these districts are primarily resident serving (Capitola Avenue, Bay Avenue), while others are more region

...serving (41st Avenue north of Capitola Road). All of these districts contribute to the economic vitality of Capitola and contribute to the community's unique sense of place.

- ◆ **41st Avenue/Capitola Mall.** The 41st Avenue/Capitola Mall commercial district north of Capitola Road contains a number of region-serving shopping centers, including the Capitola Mall and Kings Plaza shopping center. Other land uses include the Brown Ranch Shopping Center, the Auto Plaza at the northern end of the corridor, the Whole Foods Market, the New Leaf Community Market, and a variety of other retail, office, and

LU-6

land use element
capitola general plan



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

FIGURE LU-2 MIXED-USE AND COMMERCIAL DISTRICTS



source: City of Capitola, 2010.

*District boundaries are approximate.

land use element
capitola general plan

LU-7

Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

service establishments. South of Capitola Road, 41st Avenue transitions to a smaller scale neighborhood serving commercial district which is beach-oriented and reflective of its proximity to the ocean. This corridor features the Fairfield Inn and Best Western hotels and is home to the O'Neill surf shop.

◆ **Bay Avenue.** The Bay Avenue area is a neighborhood-serving commercial district with stores and services for Capitola residents and some regional shopping destinations. Land uses include the recently renovated Nob Hill shopping center, a large vacant parcel north of the Nob Hill shopping center, the Capitola Plaza shopping center, the Quality Inn hotel, and Gayle's Bakery.

◆ **Capitola Avenue.** The Capitola Avenue mixed-use district is characterized by an eclectic assortment of small-scale offices, personal services, retail, multi-family housing, a mobile home park, and single-family homes. The Capitola City Hall, police station, fire station, and historic museum border the Village at the southern end of this district.

◆ **Kennedy Drive.** The Kennedy Drive industrial district is occupied by light industrial and service establishments and the City corporation yard.



Mobile Home Park (top) and the Capitola Library

Public Facilities

Public facilities, such as schools, libraries, and emergency service facilities, are an important part of Capitola's land use pattern. The location of key public facilities is shown in Figure LU-3. These facilities serve Capitola residents, visitors, and workers within the community.

Parks and Recreation

As shown in Table LU-2, there are eight City parks in Capitola, totaling over 18 acres. Seven of these parks are smaller neighborhood parks, and one park (Jade Street) is a larger park with a community center intended to serve the entire community. Although not a City park, New Brighton State Beach is also located within Capitola. The Soquel Union Elementary School District (SUESD), which owns the Jade Street park property, intends to construct a new elementary school on a portion of the Jade Street park property. Table LU-2 generally describes the amenities provided at each park. The location of these parks is shown in Figure LU-3.

TABLE LU-2 EXISTING PARKS

Name	Size	Type	Amenities
Cortez Park	1.1 acres	Neighborhood Park	Open field and playground equipment
Esplanade Park	1.2 acres	Neighborhood Park	Oceanfront seating and grassy field
Jade Street Park*	9.9 acres	Community Center and Park	Community center, open field, and athletics fields, tennis courts, playground equipment
McGregor Park	1 acre	Community Park	Planned b Bicycle, skateboard, and dog run amenities
Monterey Park	4.0 acres	Neighborhood Park	Baseball diamond and athletic fields
New Brighton State Beach**	86.5 acres	State Park	Picnic areas, camping, and trails
Noble Gulch Park	1.3 acres	Neighborhood Park	Open field and picnic tables
Peery Park	0.8 acres	Neighborhood Park	Soquel Creek wooded area
Stockton Bridge Park	2,500 sq. ft.	Neighborhood Park	Walking trail, bench, interpretive signage
Total	105 acres		

* Property owned by SUESD.
 **State park area within Capitola city limit

Commented [GR1]: Add Rispin Mansion Park

Source: City of Capitola, 2011.

FIGURE LU-3 PUBLIC FACILITIES AND PARKS



Source: Santa Cruz County and PBF Consulting, 2011.

Commented [GR2]: Add Rispin Mansion Park and remove "future" from McGregor

Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

Historic Resources

Historic and potentially historic resources in Capitola are described in detail in the Capitola Historic Context Statement and Architectural Survey. Preservation and enhancement of these resources is an important goal for the City of Capitola.

A significant number of historic places and structures contribute to Capitola's unique identity and coastal village charm. Many of these structures are commercial and visitor-serving buildings located in the central Village, such as the historic Superintendent's Building. Capitola also has many historic homes in residential neighborhoods, and even historically significant public infrastructure such as the Trestle and Stockton Bridge, and historic Capitola Wharf. Preservation of these resources is essential



Historic trestle crossing Capitola Avenue

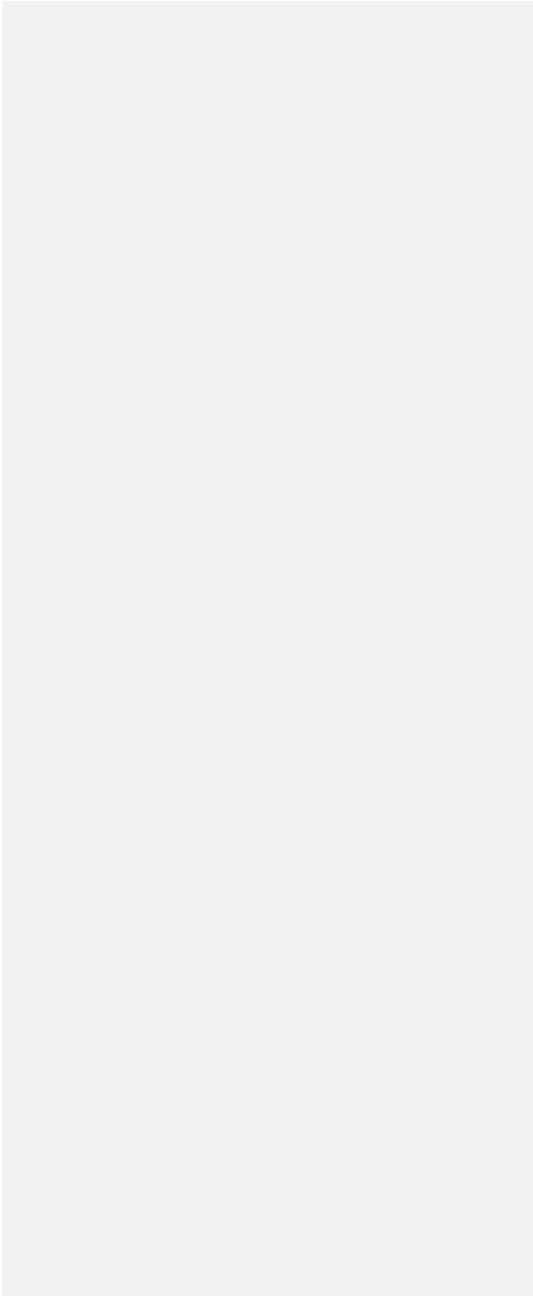
to retain Capitola's community character and historical context. Preservation of historically significant resources promotes tourism, enhances property values, and defines a community's sense of place.

Many of the officially designated historic structures are located in four National Register Historic Districts:

- ◆ **Old Riverview Historic District.** This district is located along the Soquel Creek just north of the Stockton Bridge and contains cottages adjacent to the Creek and the Riverview Pathway. The District includes houses on both sides of Riverview Avenue from Stockton Avenue to Bluegum Avenue.
- ◆ **Rispin Historic District.** The Rispin property is located along Wharf Road and Soquel Creek. The historic Rispin Mansion, currently vacant, is located within this district.

- ◆ **Six Sisters and Lawn Way Historic District.** The Six Sisters duplexes located on the Esplanade in the Village were originally built in 1903 and provide vacationers with oceanfront rental housing. The Lawn Way subdivision, located in the village center, was completed in 1911 and today features a high concentration of historic structures.
- ◆ **Venetian Court Historic District.** Located at the juncture of the Soquel Creek and the Capitola Beach, the Venetian Court was built in 1924 and consists of 24 residential units and a 19-unit hotel.

There are a number of designated historic structures in Capitola. Designated historic structures are historic structures that are listed or eligible for listing on the National Register of Historic Places, the California Historic Resources Inventory, or the Capitola Register of Historic Features. The majority of designated historic structures are located in the Village or along the Soquel Creek immediately north of the Trestle. Past surveys also have found many additional potential historic structures in Capitola. Many of these structures are concentrated in the Village and the Depot Hill neighborhood, in addition to structures found in the Jewel Box and Upper Village neighborhoods.



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land



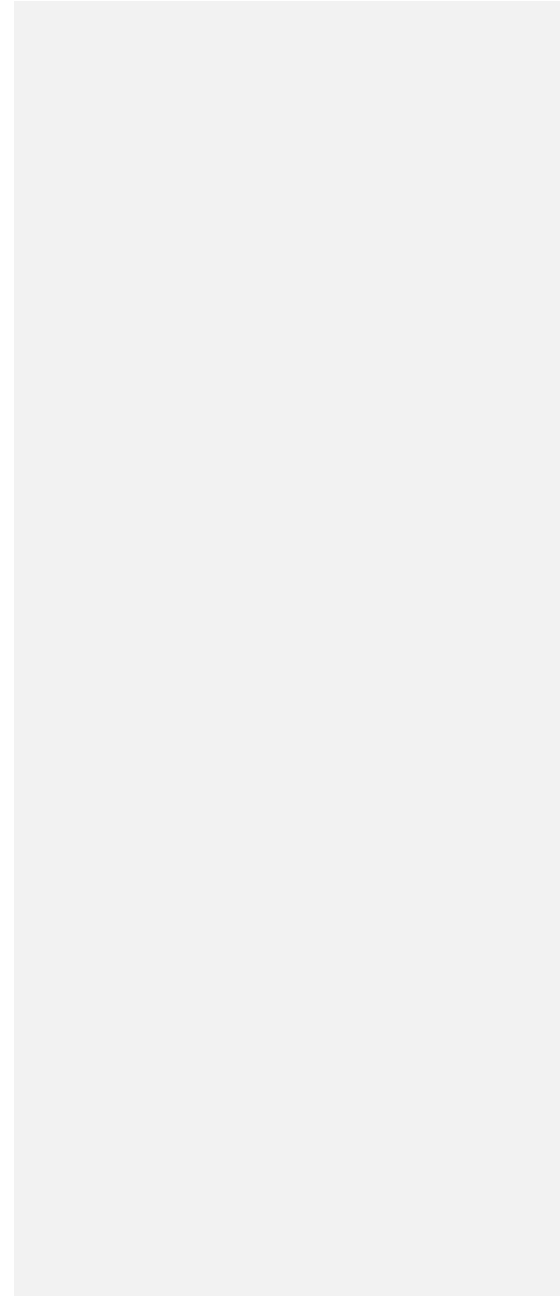
Rispin Mansion, circa 1936



Capitola Hotel and the Six Sisters, circa 1904

land use element
capitola general plan

LU-13



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

Land Use Map and Designations

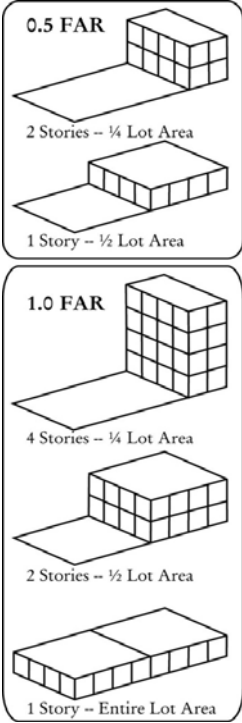
This section outlines land use designations for land within city limits, as shown in Figure LU-4. All new development in the city must conform to these designations.

This General Plan defines various land use designations by their allowable uses and maximum densities and intensities. The land use designations in the Land Use Element establish a range of densities and intensities of use in order to provide flexibility for development while still maintaining Capitola's existing character. The development levels listed here do not create entitlements to a specific number of dwelling units or amount of floor area. Densities on individual parcels may be lower due to site constraints or other City regulations such as minimum lot sizes as specified in the zoning code.

In this General Plan, standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre; this means that the number of allowable units on a parcel can be calculated by multiplying the total number of acres by the allowable density. The zoning code also establishes maximum floor area ratios for residential uses.

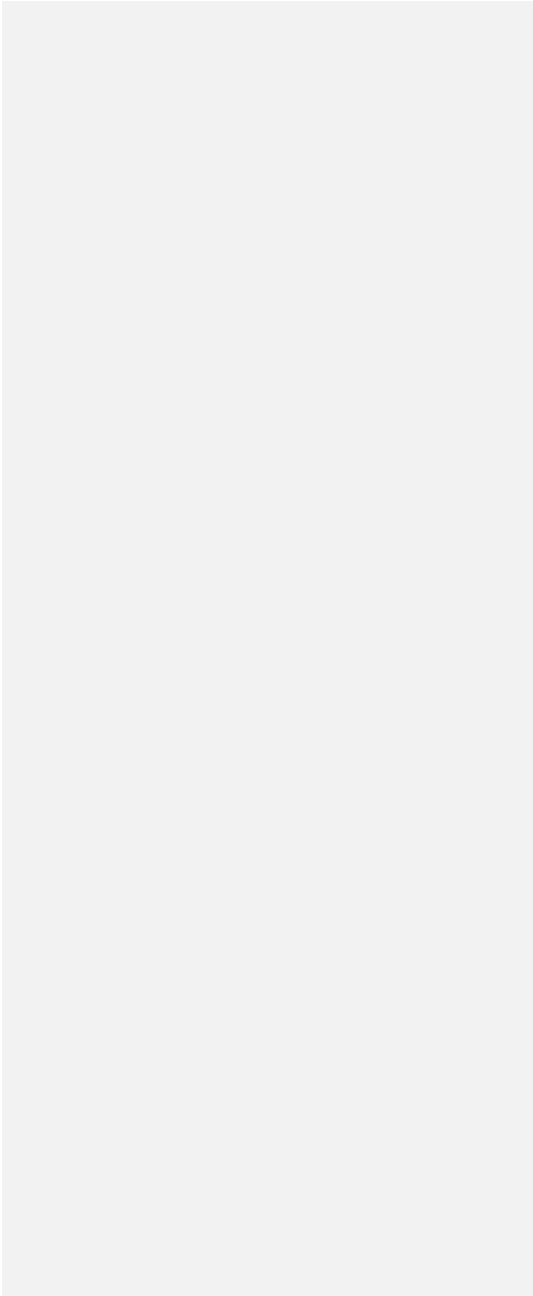
Standards of building intensity for non-residential uses are stated as maximum floor-area ratio (FAR) based on gross acreage. FAR is a ratio of the gross building square footage permitted on a lot to the gross square footage of the lot. Generally, FAR decreases as lot size increases. For example, on a site with 10,000 square feet of land area, a FAR of 1.0 will allow 10,000 gross square feet of building floor area to be built. On the same site, a FAR of 2.0 would allow 20,000 square feet of floor area. This could take the form of a two-story building with 100 percent lot coverage, or a four-story building with 50 percent lot coverage. A FAR of 0.4 would allow 4,000 square feet of floor area.

Residential uses in commercial and mixed-use land use designations shall be subject to FAR limitations. General Plan density limits shall not apply to residential uses in commercial or mixed-use land use designations.



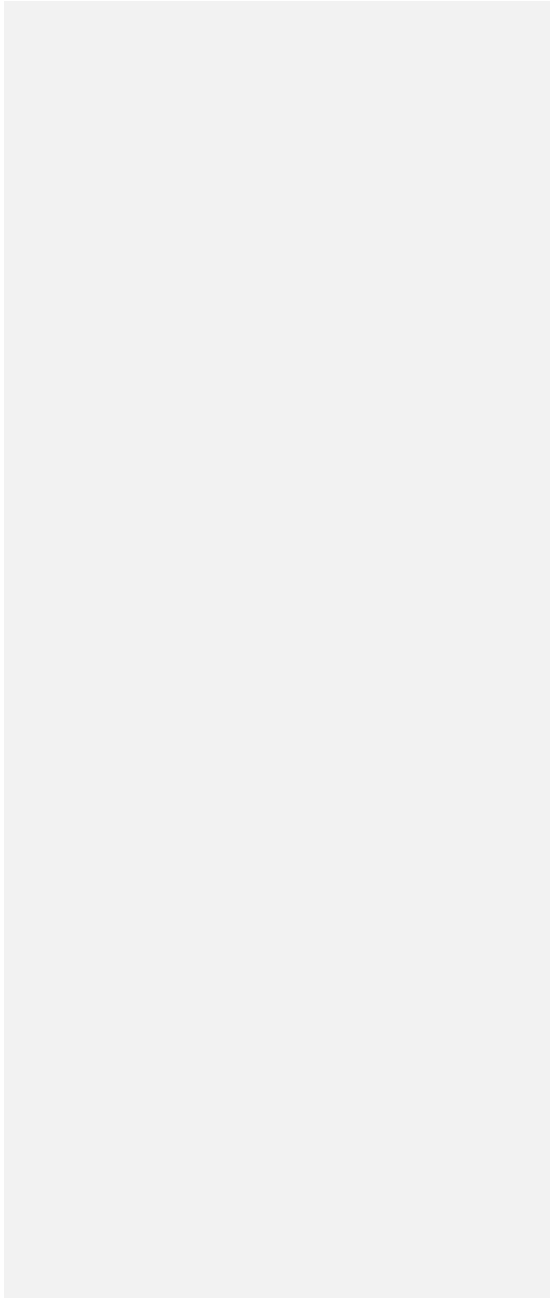
Examples of floor-area ratio (FAR) calculation. FAR does not regulate building placement or form, only the spatial relationship between building size and lot size.

land use element
capitola general plan



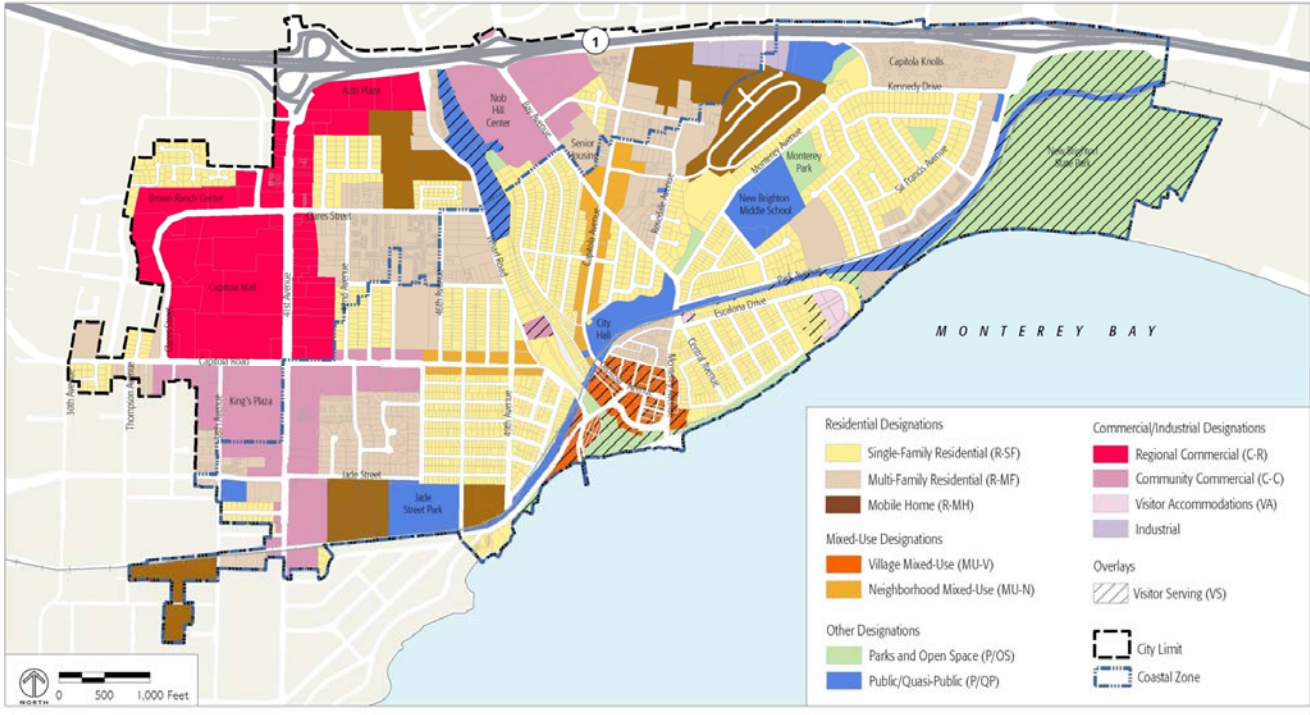
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Maximum FAR's for a land use designation are an absolute ceiling, not an entitlement. Other controls in the zoning code, such as maximum permitted height, building coverage, and parking, also limit building intensity. Variances for FAR limits established by the General Plan are not permitted.



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FIGURE LU-4 LAND USE MAP



Commented [GR3]: Insert revised map

The goals, policies, and actions contained in this Element provide direction on how the various land use designations should be developed to contribute to the overall character of Capitola. Allowed uses are generally characterized within each land use designation description of this General Plan. Additional use types may be permitted as specified by the zoning ordinance.

Residential Designations

- ◆ **Single-Family Residential (R-SF).** The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes. Permitted land uses include single-family homes and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is 10 dwelling units per acre.¹
- ◆ **Multi-Family Residential (R-MF).** The R-MF designation applies to areas primarily intended for multi-family residential development. All residential uses are permitted in the R-MF designation, including single-family homes, duplex homes, townhomes, and multi-family structures. Public facilities, such as schools, religious institutions, parks, and other community facilities appropriate within a multi-family residential setting are also permitted. The maximum permitted residential density in the R-MF designation is between 10 and 20 dwelling units per acre depending upon the zoning classification.



Jewel Box homes in the R-SF designation (top) and Fanmar Way homes in the R-MF designation (bot-

¹ Maximum densities prescribed by the General Plan are not entitlements and may not be realized due to other development regulations, including but not limited to, minimum lot size, setbacks, height, and parking requirements.

- ◆ **Mobile Home Park (MH).** The MH designation provides areas for use as mobile home parks, a valuable source of affordable housing for Capitola residents. Mobile home coaches and other land uses typically associated with mobile home parks are permitted within the MH designation. A maximum of 20 mobile homes per acre are permitted in the MH designation.

Mixed-Use Designations

- ◆ **Village Mixed-Use (MU-V).** The MU-V designation applies to the central Capitola Village area and supports a vibrant pedestrian-friendly environment that is the heart of Capitola. A fine-grain mixture of commercial, residential, visitor-serving, recreational, and public uses are permitted in the MU-V designation. The maximum permitted FAR in the MU-V designation is 2.0, with an FAR of 3.0 permitted for a hotel if special criteria are met as established in Action LU-7.3.
- ◆ **Neighborhood Mixed-Use (MU-N).** The MU-N designation applies to pedestrian-oriented mixed-use areas with an emphasis on resident-serving stores and services. Permitted uses in the MU-N designation include single-family homes, multi-family developments, retail, personal services, community facilities, and other uses compatible with an eclectic neighborhood-oriented mixed-use district. The maximum permitted FAR in the MU-N designation is 1.0.



Commercial and Industrial Designations

- ◆ **Regional Commercial (C-R).** The C-R designation provides an area for general retail and services for Capitola residents and regional visitors. Permitted land uses include shopping malls, auto

LU-18

land use element
capitola general plan

Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

sales, general retail, personal and business services, restaurants, offices, similar commercial uses, and mixed-use residential projects. The maximum permitted FAR in the C-R designation is 1.5, with an FAR of 2.0 permitted if special criteria are met as established in Action LU-9.3.

◆ **Community Commercial (C-C).** The C-C designation provides an area for commercial uses primarily serving Capitola residents. Permitted land uses include general retail, personal services, restaurants, offices, and multi-family housing as part of a mixed-use project. The maximum permitted FAR in the C-C designation is 1.0, with an FAR of 2.0 permitted if special criteria are met as established in Action LU-9.3.

◆ ~~**Visitor Accommodations (VA).** The VA designation applies to areas that provide overnight visitor accommodations. Permitted land uses in the VA designation include hotels, motels, hostels, bed and breakfast lodgings, campgrounds, resorts, and ancillary visitor-serving food and service establishments. The maximum permitted FAR in the VA designation is 0.5.~~

◆ **Industrial (I).** The I designation provides an area in Capitola for light industrial and other employment uses. Permitted land uses include manufacturing facilities, vehicle repair, research and development laboratories, administrative offices, warehouses, and homeless shelters. The maximum permitted FAR in the I designation is 0.5.

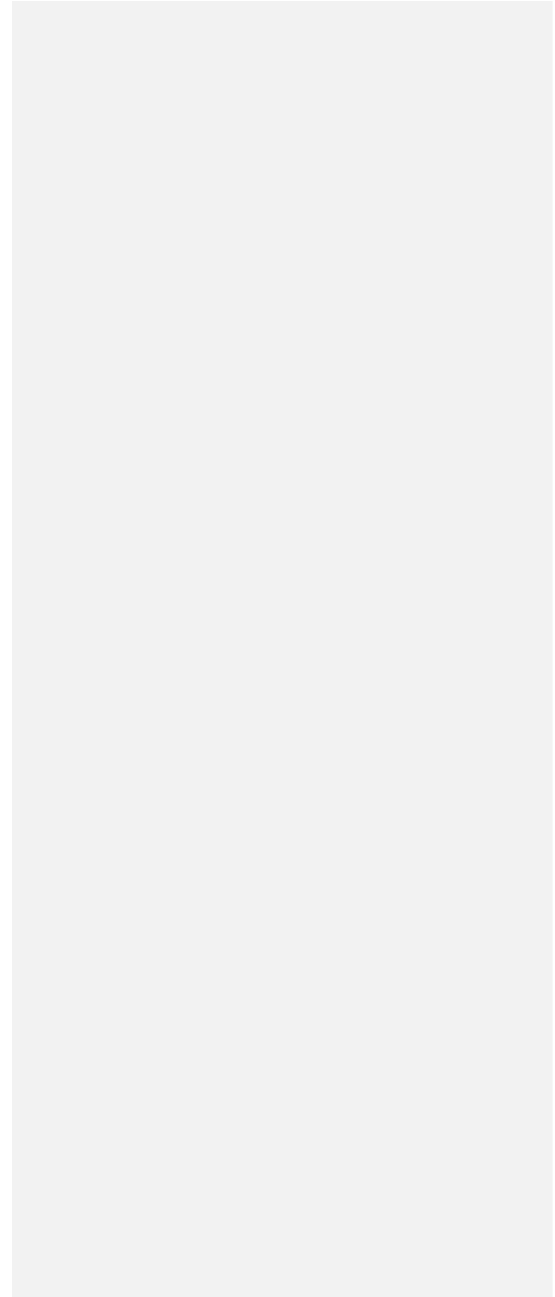


Other Designations

◆ **Parks and Open Space (P/OS).** The P/OS designation applies to public natural space, parks, and open space intended for recreational use and/or natural resource preservation. Parks, playgrounds, trails, recreational facilities, visitor centers, and other similar uses are permitted in the P/OS designation. There is no maximum permitted FAR in the P/OS designation.

◆ **Public/Quasi-Public Facility (P/QP).** The P/QP designation provides areas for public and community facilities serving Capitola residents and visitors. Permitted land uses in the P/QP designation include governmental offices, police and fire stations, community centers, schools, libraries, churches, and other similar uses. There is no maximum permitted FAR in the P/QP designation.

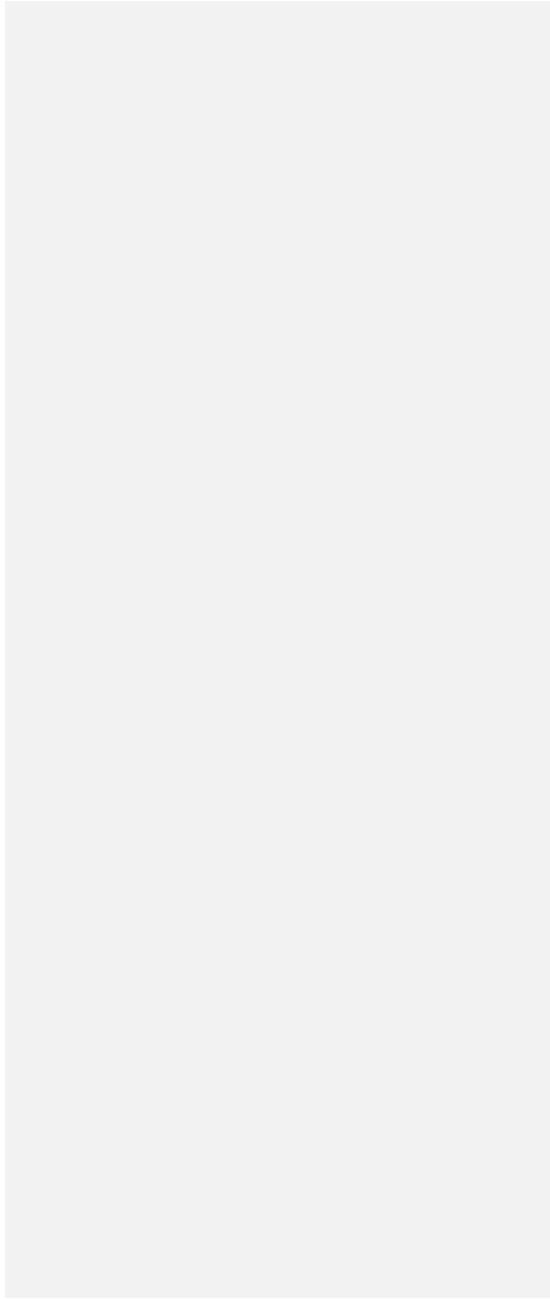
Capitola Historical Museum in the P/QP designation (top) and a Kennedy Drive building in the I designa-



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Overlay Designations

- ◆ **Visitor Serving (-VS).** The -VS overlay designation applies to areas where additional visitor-serving uses are permitted in addition to the land uses permitted by the base designation. Additional visitor-serving uses permitted in the -VS designation include hotels, motels, hostels, bed and breakfast lodgings, campgrounds, resorts, and ancillary visitor-serving food and service establishments. The maximum permitted development intensity within the -VS overlay designation is determined by the applicable base designation.



GOALS, POLICIES, AND ACTIONS

COMMUNITYWIDE

Goal LU-1 Maintain and enhance Capitola’s distinctive identity and unique sense of place.

Policies

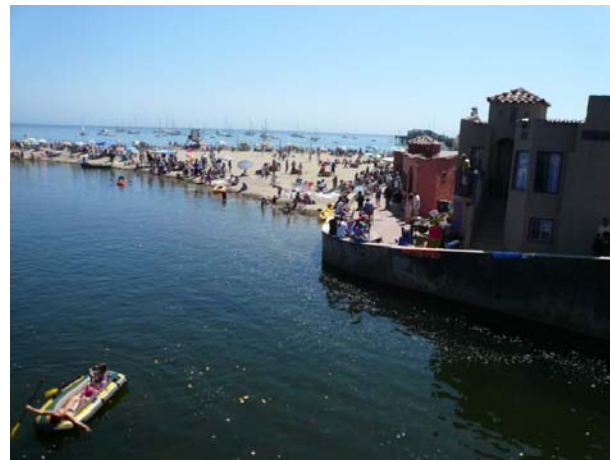
Policy LU-1.1 Community Character. Ensure that historic and cultural resources are maintained and that all new development enhances Capitola’s neighborly feel, coastal village charm, and welcoming character.

Policy LU-1.2 Design Quality. Require all new development to feature high quality design that enhances the visual character of the community.

Policy LU-1.3 Compatible Development. Ensure that all new development is compatible with neighboring land uses and development.

Policy LU-1.4 Community Involvement. Encourage land uses that promote civic engagement, community interaction, and a sense of pride in Capitola.

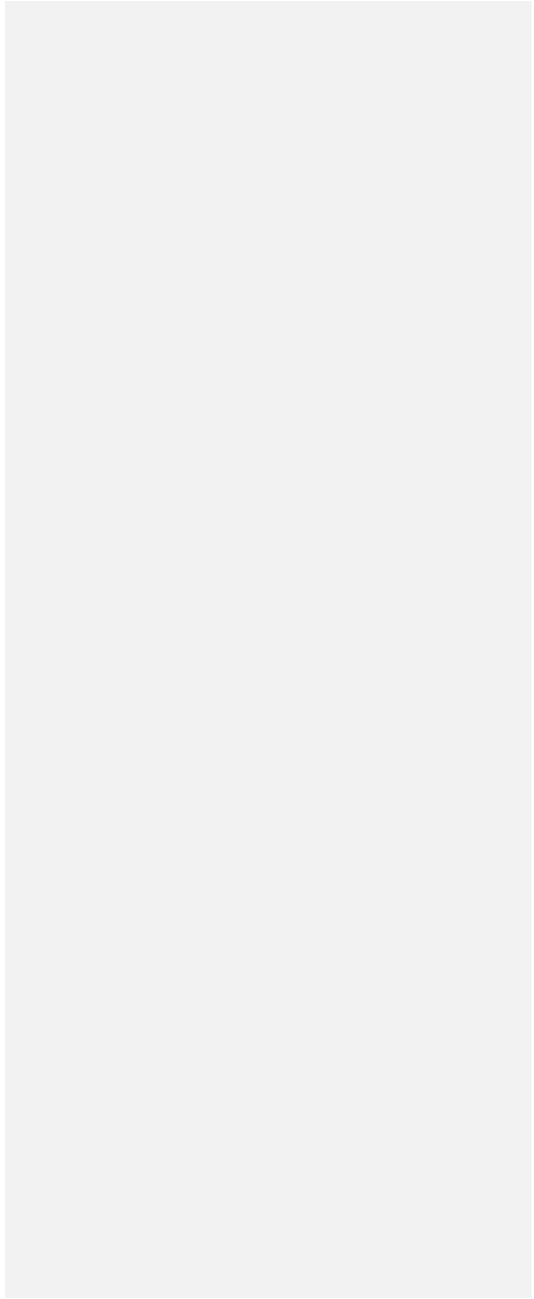
Policy LU-1.5 Inclusiveness. Provide for a mixture of land uses that cater to the needs of people of all ages, backgrounds, and abilities.



Capitola’s coastal village charm draws residents and visitors

LU-22

land use element
capitola general plan



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

Policy LU-1.6 Balanced Community. Ensure that land use decisions balance the needs, interests, and concerns of Capitola’s residents, visitors, and workers.

Policy LU-1.7 Economic Viability. Ensure that land use patterns and new development enhance Capitola’s long-term economic viability and promotes sustainable (green) businesses.

Policy LU-1.8 Public Involvement. Encourage project applicants to consult with neighbors early in the project application review and approval process.

Actions

Action LU-1.1 Design Guidelines. Develop commercial and residential design guidelines that preserve Capitola as a unique coastal community and allow for development that will enhance the long-term economic viability of all of Capitola. Design Guidelines will address topics such as:

- ◆ Unique characteristics and identity of specific residential neighborhoods.
- ◆ Transitions between residential and non-residential land uses.
- ◆ Sustainable building techniques.
- ◆ Pedestrian-friendly commercial and mixed-use building design.

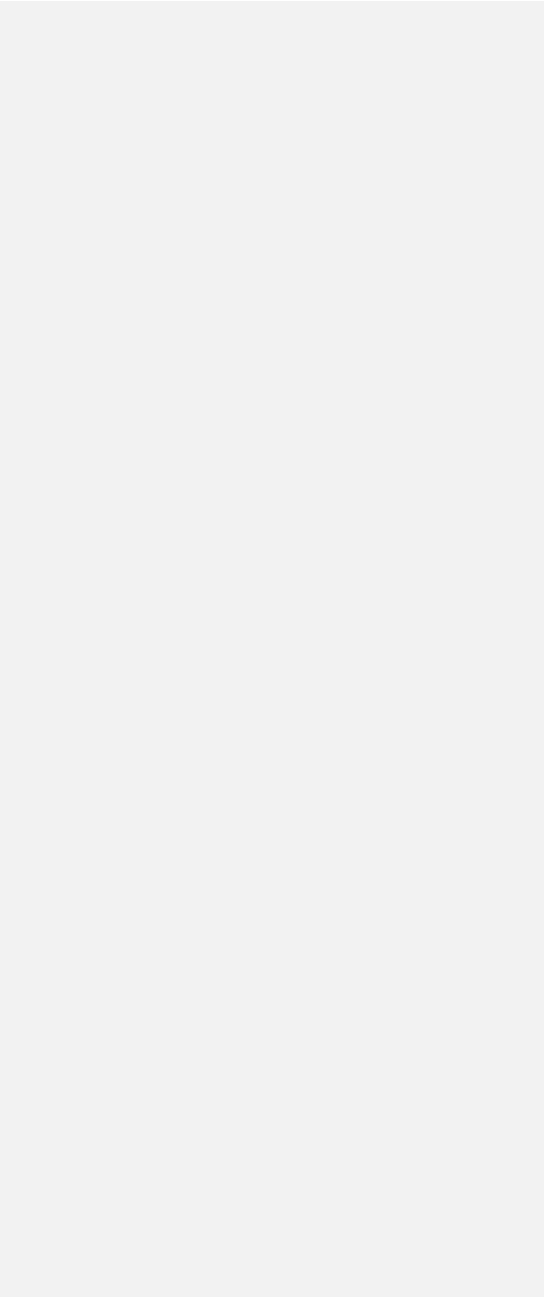
Action LU-1.2 Kennedy Drive. Require new development projects in the Kennedy Drive industrial area to make physical improvements that enhance the visual qualities of the area.

Goal LU-2 Preserve historic and cultural resources in Capitola.

Policies

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

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



Policy LU-2.3 Preservation Incentives. Promote the maintenance, restoration, and rehabilitation of historical resources through the use of Federal Rehabilitation Tax Credits, State incentives including the Mills Act and the California Cultural and Historical Endowment, and the California State Historical Building Code and other incentives as they arise.



Policy LU-2.4 Public Awareness. Work with the Capitola Museum Curator to encourage public education and awareness of Capitola’s history and historical and cultural resources through public outreach, promotional materials, and other similar initiatives.

Actions

Action LU-2.1 Historic Structures List. Make regular updates to the City of Capitola Historic Structures List as new information becomes available, for example, during project review or if historic research yields additional information

Home on Depot Hill that contributes to Capitola’s identity as a quaint coastal village

Action LU-2.2 Public Outreach. Continue to work with schools, public agencies, and community organizations through contacts with Capitola Historical Museum Curator and the museum archives.

Action LU-2.3 Historic Preservation Guidelines. Develop Historic Preservation Guidelines to enhance and protect Capitola’s historic resources. Guidelines will clarify:

- ◆ Process and criteria to determine the historic significance of properties.
- ◆ Permits and approvals needed to make modifications to identified historic resources.
- ◆ Design standards and guidelines for modifications to a historic resource

◆ Incentives for historic preservation such as the federal/State Certified Local Government Program

Action LU-2.4 Local Register. Establish a local register of historic resources and a historic district on Depot Hill.

Action LU-2.5 Historic Preservation Program. Develop a comprehensive historic preservation program to strengthen the tools and resources available to protect historic resources in Capitola.

Goal LU-3 Promote sustainable land use patterns that encourage transportation alternatives and reduce greenhouse gas emissions.

Policies

Policy LU-3.1 Land Use Diversity. Encourage the most diverse mixture of land uses that the market will support within the mixed use and commercial land use designations.

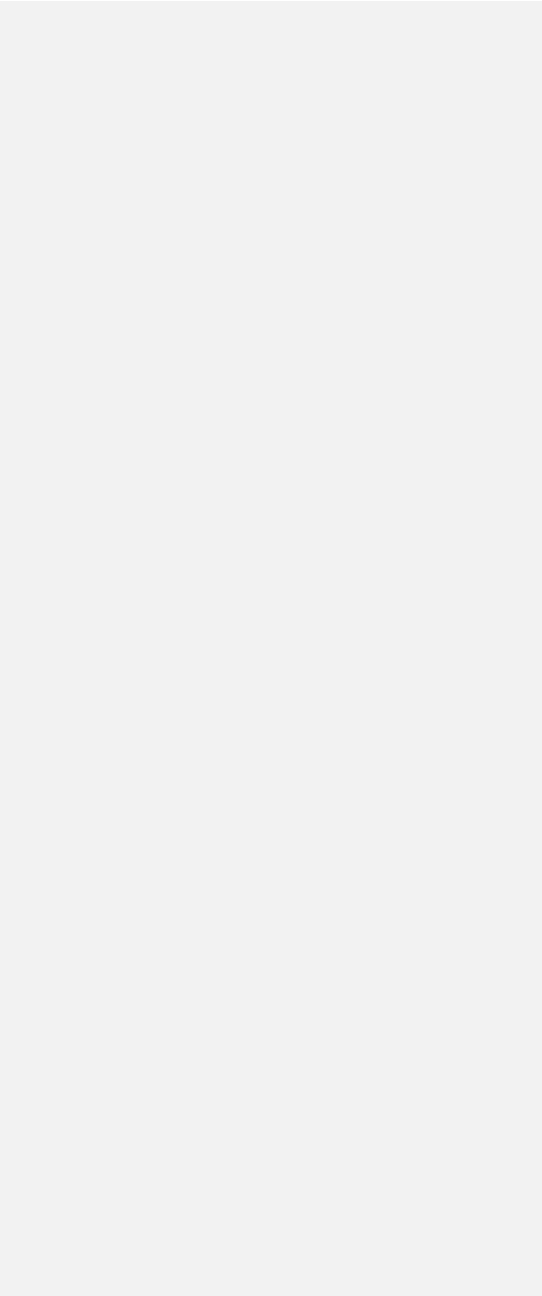
Policy LU-3.2 Walkability. Encourage development and land uses that enhance a pedestrian-oriented environment.

Policy LU-3.3 Infill Development. Support well-designed infill development on vacant and underutilized sites that enhances Capitola’s quality of life.

Policy LU-3.4 Transit and Pedestrian Access. Encourage new residential and employment development in areas well served by transit and within walking distance of stores, services, and public facilities.

Policy LU-3.5 Pedestrian and Bicycle Connections. Require new development to provide for pedestrian and bicycle connections between residential and commercial areas.

Policy LU-3.6 Street Closures. Allow occasional street closures to create public spaces for temporary community activities. Plan and manage street closures to avoid diversion of traffic and parking into adjacent residential neighborhoods.



Policy LU-3.7 Regional Outlook. Support land uses in Capitola that contribute to a more environmentally sustainable regional development pattern in Santa Cruz and the Monterey Bay area. Consider the benefits and impacts of new development in Capitola to neighboring jurisdictions and the region as a whole.

Policy LU-3.8 Intensity. Within the Village Mixed-Use (MU-V), Regional Commercial (C-R), and Community Commercial (CC) designations, allow additional FAR only when the project provides substantial benefits to the community and minimizes or mitigates adverse impacts on adjacent properties as described in this General Plan.

RESIDENTIAL NEIGHBORHOODS

Goal LU-4 Protect and enhance the special character of residential neighborhoods.

Policies

Policy LU-4.1 Quality of Life. Ensure residential neighborhoods are walkable, safe, friendly, and provide a high quality of life for residents of all ages. Minimize unwanted noise and spillover parking in neighborhoods.

Policy LU-4.2 Neighborhood Diversity. Support diverse and inclusive neighborhoods for residents of all ages and back grounds.

Policy LU-4.3 Existing Housing. Encourage the maintenance, rehabilitation, and improvement of the existing housing stock in Capitola.

Policy LU-4.4 Public Facilities. Ensure that adequate public infrastructure, facilities, and services are maintained in residential neighborhoods.



land use element
capitola general plan

Policy LU-4.5 Neighborhood Amenities. Provide amenities within neighborhoods that support complete neighborhoods with unique identities. *High-quality residential architecture contributes to residents' qual-*

Policy LU-4.6 Natural Features. Protect and enhance natural features, including trees, hillsides, natural habitat, and riparian areas, that contribute to the unique identity of individual neighborhoods.

Policy LU-4.7 Planning Projects. Ensure that future planning efforts for non-residential areas carefully consider potential impacts on adjacent residential neighborhoods.

Goal LU-5 Ensure that new residential development respects the existing scale, density, and character of neighborhoods.

Policies

Policy LU-5.1 Neighborhood Characteristics. Require new residential development to strengthen and enhance the unique qualities of the neighborhood in which it is located. Residential neighborhood boundaries are identified in Figure LU-1.

Policy LU-5.2 Development Impacts. Ensure that new commercial and residential development, both within and adjacent to neighborhoods, minimizes impacts to residential neighborhoods through incorporation of design standards and mitigation measures.

Policy LU-5.3 Mass and Scale. Ensure that the mass, scale and height of new development is compatible with existing homes within residential neighborhoods.

Policy LU-5.4 Multi-Family Transitions. Ensure that new multi-family housing located adjacent to single-family homes respects the size, scale, massing, and appearance of neighboring properties.

Policy LU-5.5 Architectural Character. Ensure that the architectural character of new development and substantial remodels complements the unique qualities of the neighborhood in which it is located and the overall coastal village character of Capitola.

Policy LU-5.6 Minimized Traffic. Encourage new housing to be located and designed in a manner that minimizes increased vehicle traffic on local roads within residential neighborhoods.

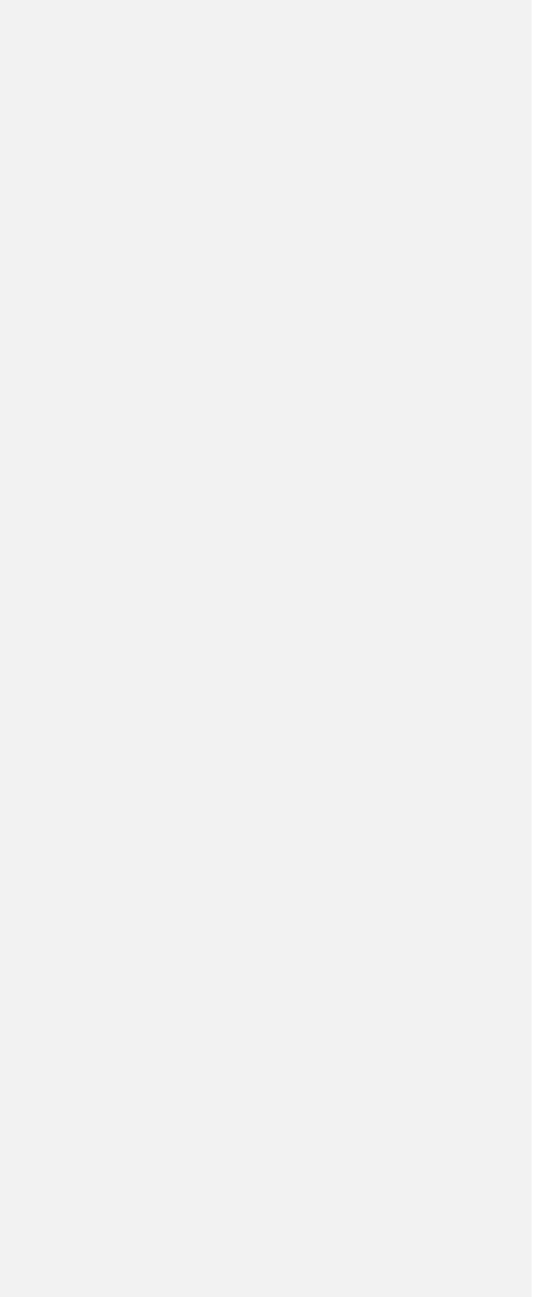
Policy LU-5.7 Transportation Alternatives. Encourage new housing that supports increased walking, biking, and use of transit, and that minimizes increased vehicle trips in Capitola.

Actions

Action LU-5.1 Design Review. Development applications should be reviewed by a City appointed design review group (e.g., Architectural and Site Review Committee) as part of the approval process to ensure high quality design, harmony with existing community character, and to avoid or minimize impacts to surrounding land uses.

COMMERCIAL AND MIXED-USE DISTRICTS

Goal LU-6 Strengthen Capitola Village as the heart of the community.



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

Policies

Policy LU-6.1 Village Character. Maintain the Village as a vibrant mixed-use district with residences, visitor accommodations, restaurants, shops, and recreational amenities.

Policy LU-6.2 Residential/Commercial Balance. Maintain and protect a healthy balance of commercial and residential uses in the Village.

Policy LU-6.3 Businesses Diversity. Attract and retain a diverse assortment of small-scale businesses that appeal to local residents, and visitors. Encourage family-friendly businesses and activities that appeal to people of all ages.



Pedestrian activity in the Village

Policy LU-6.4 Public Spaces. Provide high quality public spaces available for the use and enjoyment of visitors and residents. Prioritize pedestrian access to these spaces and maintain amenities, such as seating areas, drinking fountains, restrooms, and landscaping, that invite and encourage pedestrian activity.

Policy LU-6.5 Housing Types. Maintain a diverse supply of housing types to support the Village as an area enjoyed by residents and visitors.

Policy LU-6.6 Vertical Mixed-Use. Encourage vertical mixed use (i.e. housing above ground floor commercial) as a way to increase the vitality and activity in the Village.

Policy LU-6.7 Community Events. Support and actively encourage community events that attract visitors and residents to the Village, including the historic Begonia Festival. Encourage events that occur during the winter months and in the early evening to attract visitors and increase activity during these times. Plan and manage community events to minimize impacts on residential neighborhoods.

Policy LU-6.8 Quality of Life. Continue to maintain a high quality of life in the Village by keeping sidewalks clean and proactively addressing noise, odor, and safety issues.

Policy LU-6.9 Capitola Wharf. Maintain the historic Capitola Wharf as a free access public fishing pier for the use and enjoyment of Capitola residents and visitors.

Policy LU-6.10 Village Hotel. Consider the establishment of an appropriately designed new hotel in the Village to enhance the vitality of the area.

Actions

Action LU-6.1 Entertainment and Recreational Opportunities. Pursue opportunities to increase the amount of entertainment and recreational amenities in the Village, particularly those that strengthen a connection to the natural environment and coastal setting.

Action LU-6.2 Residential Overlay. Continue to enforce the Residential Overlay Zone, which restricts certain areas of the Village to residential uses.



Human-scale development pattern in the Village

Goal LU-7 Ensure a high quality and distinctive design environment in Capitola Village.

Policies

Policy LU-7.1 New Development Design. Require all new development to enhance the unique character of the Village.

Policy LU-7.2 Public Infrastructure. Ensure that all improvements to public infrastructure, including roadways, parking, sidewalks, bicycle facilities, public signage, and street trees, support a pedestrian-friendly environment and a distinctive sense of place.

Policy LU-7.3 Scenic Resources. Protect and enhance significant scenic views and resources that contribute to the unique identity and public enjoyment of the Village. Scenic resources include:

- ◆ The general pedestrian-oriented and coastal village character of existing development in the Village.
- ◆ Public and semi-public gathering places, including Esplanade Park, Lawn Way, Capitola Beach, Soquel Creek path, and the historic Capitola Wharf.
- ◆ Landscaping and streetscape amenities.
- ◆ Historic structures, including structures contributing to Capitola's four National Register Historic Districts and structures listed on the official City of Capitola Historic Structures List.
- ◆ Natural features such as Capitola Beach, Soquel Creek and Lagoon, cliffs and bluffs, and vegetated banks.

Policy LU-7.4 Parking and Transportation Alternatives. Provide for additional parking and alternative transportation systems — such as an in-lieu parking fee program, a shuttle bus, remote parking, a new parking structure on the Beach and Village Parking Lot #1, and valet parking — to allow additional development and investment that increases vitality and activity in the Village.

Policy LU-7.5 Hotel Guiding Principles. Require any new hotel proposed on the site of the former Capitola Theatre to be consistent with the following core principles:

- ◆ The design of the hotel should respect the scale and character of neighboring structures and enhance Capitola’s unique sense of place.
- ◆ The hotel should contribute to the economic vitality of the Village and support an active, attractive, and engaging pedestrian environment.
- ◆ The maximum height of the hotel should remain below the elevation of the bluff behind. The bluff behind the hotel should remain legible as a green edge with existing mature trees maintained on site.
- ◆ The hotel design should minimize impacts to public views of the beach and Village from Depot Hill.
- ◆ Parking for the hotel should be provided in a way that minimizes vehicle traffic in the Village and strengthens the Village as a pedestrian-oriented destination. This could be achieved through remote parking, shuttle services, and valet parking arrangements.

FIGURE LU-5 POTENTIAL HOTEL SITE LOCA-



Actions

Action LU-7.1 Village Design Guidelines. Update the Village Design Guidelines to reflect current conditions and to encourage new development that will enhance the unique qualities of the Village. These guidelines will help to protect scenic resources, support economic development, and enhance the Village as an area for both residents and visitors. Guidelines will also address increased hazards from climate change, including sea level rise.

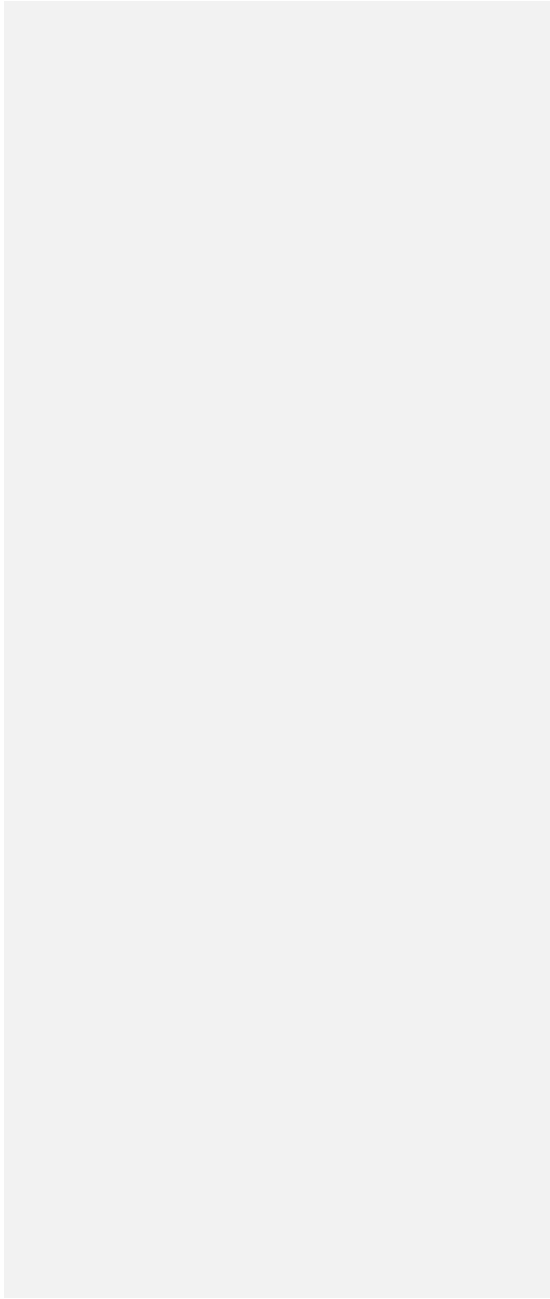
Action LU-7.2 Village Parking. Develop a program to provide alternative parking arrangements for visitor-serving uses in the Village.

Action LU-7.3 Hotel Floor Area Ratio. A Hotels in the Village at the former Capitola Theater site may be developed with a maximum FAR of 3.0 if authorized by the City Council. To approve a request for an increased FAR, the City Council must find that 1) the additional FAR results in a superior project with substantial community benefit; 2) the project enhances economic vitality; and, 3) the project is designed to minimize adverse impacts to neighboring properties.

Goal LU-8 Support the long-term transformation of Capitola Mall into a more pedestrian-friendly commercial district with high quality architecture and outdoor amenities attractive to shoppers and families.

Policies

Policy LU-8.1 Phased Mall Redevelopment. Encourage a phased approach to redevelopment of the Mall property. Early phases may include improvements to the Mall façade and front entrance, and new retail pads fronting 41st Avenue. These early improvements shall not conflict with the ultimate vision for the property, as represented in the 41st Avenue/Capitola Mall Vision Plan (see Figure LU-6).



Policy LU-8.2 Parking Lot Redevelopment. Encourage the development of commercial and mixed-use structures on existing Capitola Mall surface parking lots located adjacent to 41st Avenue and Capitola Road including both sides of 41st Avenue. New pad development along 41st Avenue should enhance the design character of 41st Avenue and support the long-term vision for the Mall as a pedestrian-friendly commercial destination. Ensure that parking lot redevelopment does not result in an inadequate supply of on-site parking that results in overflow parking in adjacent residential neighborhoods.



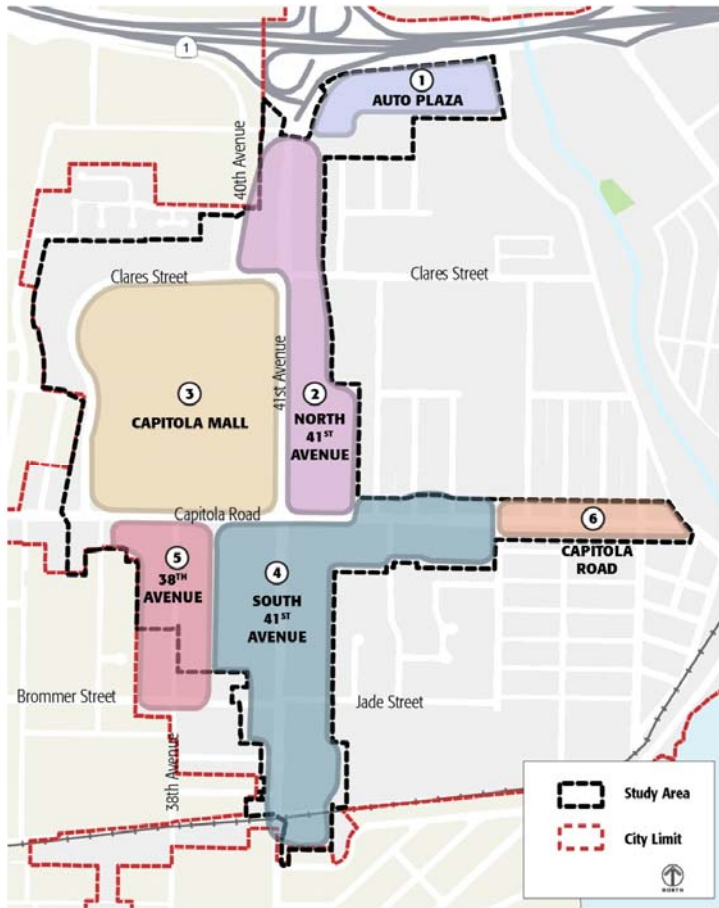
Surface parking lot at Capitola Mall

Policy LU-8.3 Metro Center Relocation. Support the relocation of the Metro Center to an alternative location on the Capitola Mall property that meets the operational requirements of Santa Cruz Metro and advances design goals for the Capitola Mall. Encourage the Metro Center to become a multi-modal facility with amenities for bicycles and integration with a possible future shuttle system in Capitola.

Policy LU-8.4 Public Gathering Places. Encourage the establishment of public gathering places on the Mall property—such as outdoor dining and courtyards—that provide space for people to informally meet and gather.

FIGURE LU-6 41ST AVENUE/CAPITOLA MALL VISION

- ① **Auto Plaza.** Support the long-term presence of auto dealers in areas adjacent to Highway 1.



- ② **North 41st Avenue.** Encourage new regional retail development along 41st Avenue that enhances the design character of the corridor.
- ③ **Capitola Mall.** Encourage the transformation of the Mall into a pedestrian-friendly commercial destination
- ④ **South 41st Avenue.** Encourage residential serving commercial, residential uses, and mixed-use development to increase pedestrian activity and support local businesses.
- ⑤ **38th Avenue.** Activate 38th Avenue with new multi-family housing, vertical mixed use, sidewalk-oriented commercial uses, and streetscape and infrastructure improvements.
- ⑥ **Capitola Road.** Strengthen connections to Capitola Village by improving pedestrian and bicycle facilities into the Village. Encourage uses that are compatible with the adjacent residential neighborhood.

Policy LU-8.5 New Interior Street. As a long-term vision for Capitola Mall, support the addition of a new interior street within the Mall property lined with sidewalk-oriented retail, outdoor dining, and pedestrian amenities. This new street should be connected with the existing street network surrounding the Mall property to enhance mall access for all modes of transportation.

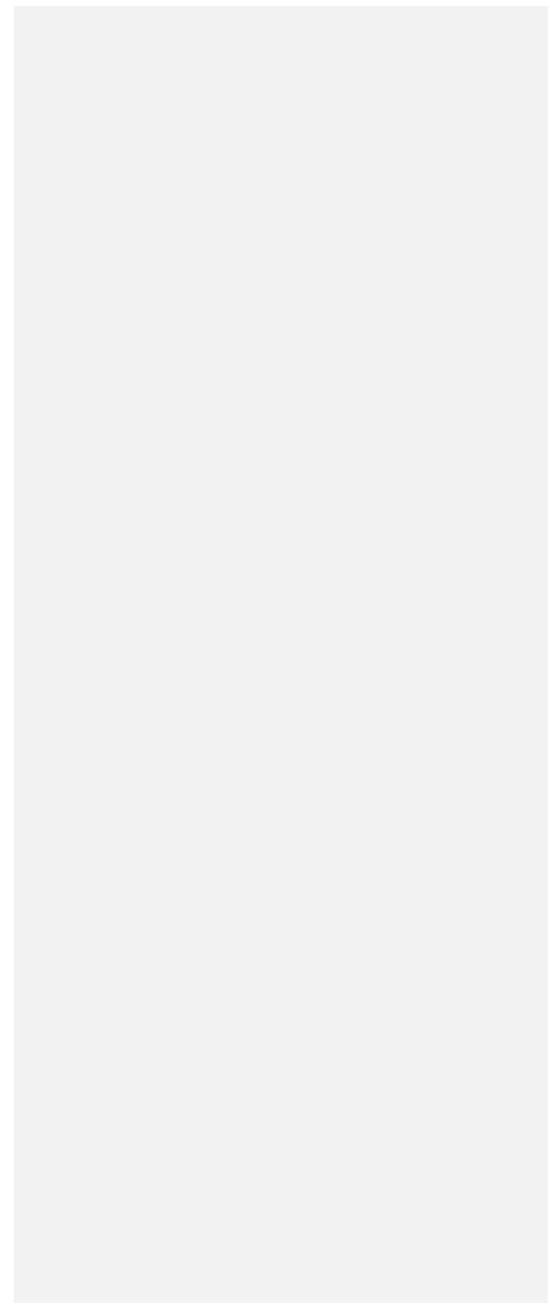
Actions

Action LU-8.1 Transit Center Relocation Funding. Work with Capitola Mall owners and Santa Cruz Metro to identify funding for the relocation of the Transit Center.

Action LU-8.2 Infrastructure Improvement Funding. Identify funding sources for infrastructure improvements that will stimulate investment and redevelopment of the Capitola Mall property and provide urban amenities attractive to residential and mixed-use development.

Action LU-8.3 Design Guidelines. Update the 41st Avenue Design Guidelines to reflect the vision for Capitola Mall as described in this General Plan.

Goal LU-9 Encourage high quality development within the 41st Avenue corridor that creates an active and inviting public realm.



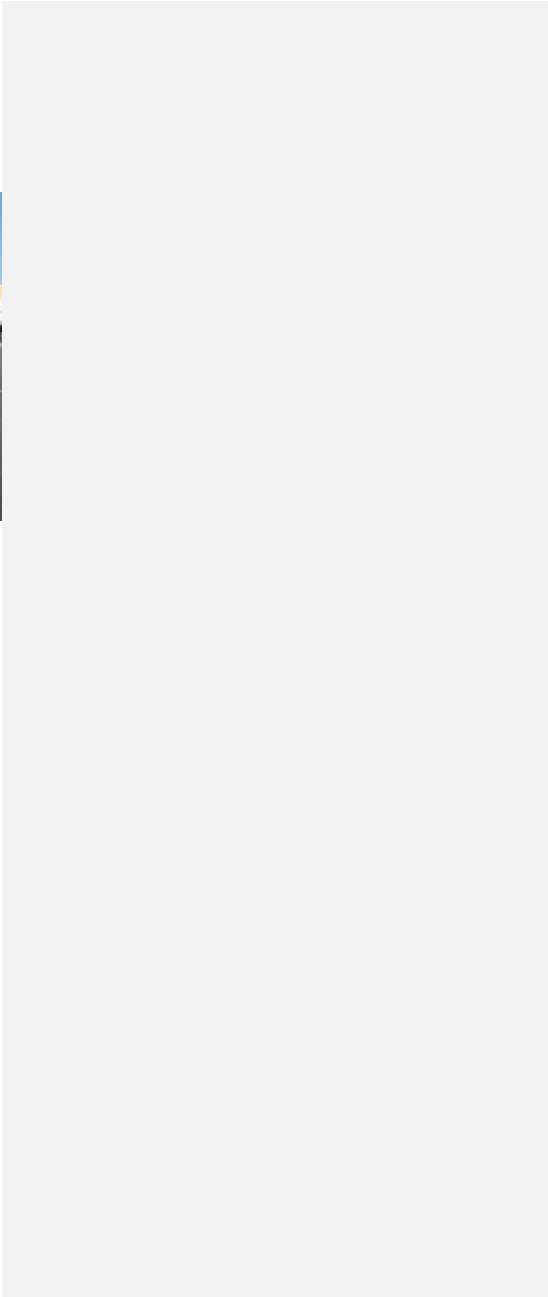
Policies

Policy LU-9.1 Public Amenities. Encourage new development to provide amenities that enhance the vitality of the corridor, such as outdoor dining and courtyards, public art, publically accessible or semi-public gathering places, and bicycle and pedestrian facilities.

Policy LU-9.2 Entertainment Uses. Within the corridor, encourage the establishment of new entertainment and commercial recreation uses, and the expansion of existing entertainment uses.



Whole Foods Shopping Center on 41st Avenue



Policy LU-9.3 Destination. Establish 41st Avenue as an attractive destination with activities for families and people of all ages that occur throughout the day and night. Where feasible, incorporate public art into public spaces.

Policy LU-9.4 Retail Protection. Discourage professional and medical offices in key locations that may displace retail establishments and diminish the economic vitality of the corridor.

Policy LU-9.5 Neighborhood Impacts. Minimize negative impacts — particularly traffic, parking, and noise — on residential neighborhoods adjacent to the corridor. Incorporate design or mitigation measures into projects to avoid or minimize neighborhood impacts.



Capitola Mall

Policy LU-9.6 Residential Uses. Minimize residential exclusive uses north of Capitola Road to protect this area as a regional retail destination.

Policy LU-9.7 Village Connections. Provide pedestrian and bicycle improvements along Capitola Road east of 41st Avenue to strengthen connections between 41st Avenue and Capitola Village. Encourage uses on Capitola Road east of 41st Avenue that complement adjacent residential neighborhoods.

Policy LU-9.8 Public Spaces and Amenities. Encourage new development at the 41st Avenue/Capitola Road intersection to include public spaces and amenities to strengthen the intersection as a focal point and activity center for the corridor.

Policy LU-9.9 Streetscape Improvements. Improve the physical appearance of 41st Avenue through the installation of additional landscaping in the public right-of-way, enhanced Highway 1 interchange features, and improved bicycle and pedestrian facilities.

Actions

Action LU-9.1 Auto Plaza Access. During the Highway 1 High Occupancy Vehicle (HOV) lane project design phase, work with Caltrans to identify ways to enhance visibility from 41st Avenue. Possible improvements include improved signage and pedestrian connections.

Action LU-9.2 Auto Plaza Signage. Amend the Zoning Ordinance to allow more prominent signage for the Auto Plaza.

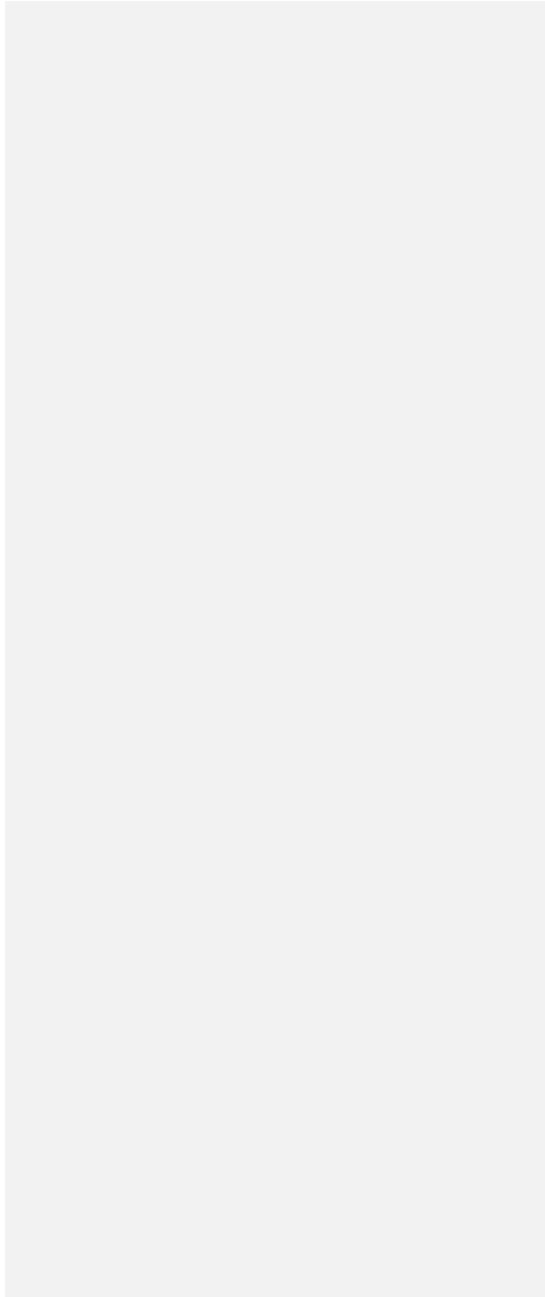
Action LU-9.3 Increased Floor Area Ratio. The City Council may authorize increased FAR for properties located within the 41st Avenue corridor as follows:

- ◆ Properties fronting 41st Avenue or the 41st Avenue/Capitola Road intersection, including the Capitola Mall property bound by 41st Avenue, Capitola Road, and Clares Street, with a Regional Commercial or Community Commercial land use designation may be developed at a maximum FAR of 2.0.
- ◆ Structures on properties fronting the east side of 41st Avenue must be set back a minimum of 100 feet from the property line abutting a residential property.

To approve a request for an increased FAR, the City Council must find that 1) the additional FAR results in a superior project with substantial community benefit; 2) the project enhances economic vitality; and, 3) the project is designed to minimize adverse impacts to neighboring properties.

Action LU-9.4 Retail/Office Mix. Take action to maintain an appropriate mix of retail and non-retail uses along the 41st Avenue corridor. These actions will include:

- ◆ Continuing to require a Conditional Use permit for offices, medical services, and other non-retail uses in the Regional Commercial designation.
- ◆ Amending the Zoning Code to require the Planning Commission to specifically find that a proposed non-retail use will not detract from the economic viability of the corridor.
- ◆ Preparing a study to examine the optimal socio-economic mix of retail and office/professional uses on 41st Avenue.



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

LU-40

land use element
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Enhancing Capitola’s Commercial and Mixed-Use Districts

The General Plan envisions commercial and mixed-use districts to be vibrant and inviting areas that contribute to a high quality of life. To achieve this vision, these areas will need to become attractive destinations with a design character that is safe and inviting for pedestrians. New development in these areas, when it occurs, will need to be carefully designed to enhance Capitola’s unique identity, minimize impacts to neighboring properties, promote transportation alternatives, and create a safe and welcoming environment for pedestrians. Mixed-use districts in Capitola include the Village and areas along Capitola Avenue and Capitola Road east of 41st Avenue. Below are general strategies that can be used in these areas to achieve these goals.

- ◆ **Compatibility.** The height, massing, setbacks, and design character of buildings should be sensitive to impacts on surrounding development.
- ◆ **Unique Identity.** Buildings should be designed to reinforce Capitola’s unique identity in a way that complements the community’s historic character.
- ◆ **Visual Interest.** New development should incorporate finely detailed building façades that contribute visual interest to the streetscape.
- ◆ **Pedestrian Orientation.** Buildings should be oriented towards the pedestrian realm with active ground floor uses and inviting storefronts facing the sidewalk.

◆ **Plazas and Open Space.** Semi-public outdoor spaces, such as plazas and courtyards, should be integrated into commercial development to help support pedestrian activity and connections to the public realm.

◆ **Connections to Adjacent Properties.** Shared facilities such as driveways, parking areas, plazas, and walkways should be used to improve connections and integration of adjacent properties.

◆ **Parking Location and Design.** Surface parking areas should not be located adjacent to a public street. If unavoidable, surface parking areas should be visually screened with buildings, landscaping, or low walls and fencing along the edge to the sidewalk. Parking should be designed in clusters, encouraging walking between multiple destinations. Parking lots should incorporate safe pedestrian walkways between buildings.

◆ **Vehicle Access.** Points of vehicle access (curb cuts) from the street to the property should be limited to the minimum number necessary to serve the property.

◆ **Pedestrian and Bicycle Access and Circulation.** Clear, safe points of access to sites should be provided for pedestrians and bicyclists as well as vehicles.

◆ **Public Transit Access.** Bus stops should be evaluated for convenience, safety, visibility, and covered shelter.



Windows, landscaping, and architectural detail add visual interest to the Nob Hill shopping center on Bay Street

land use element
capitola general plan

Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

◆ **Sustainable Design.** Sustainable design practices should be incorporated into new development, including climate-appropriate plant materials, sustainable stormwater solutions, and solar orientation.



Buildings oriented towards the sidewalk support a pedestrian-friendly environment in the Village

Goal LU-10 Maintain and enhance the Bay Avenue commercial district as a thriving destination with businesses that serve Capitola residents and visitors.

Policies

Policy LU-10.1 New Development. Ensure that new development enhances the design character of the district, strengthens existing businesses, and minimizes impacts on adjacent residential neighborhoods. New development should occur in a manner consistent with Figure LU-7.



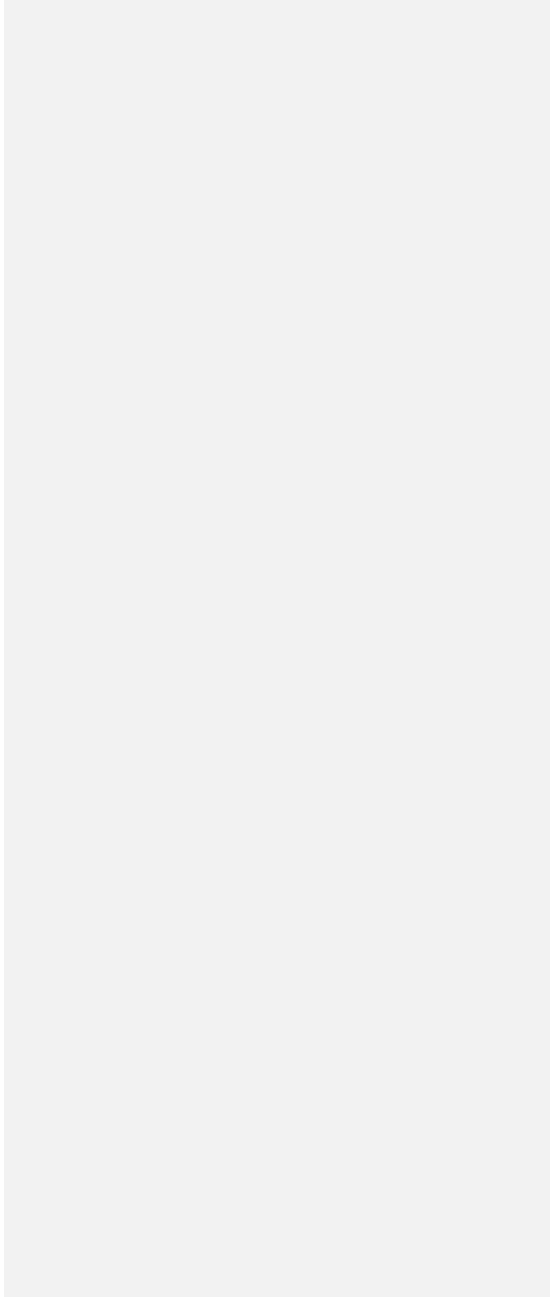
Capitola Produce Market

Policy LU-10.2 Bay Avenue Streetscape. Enhance the Bay Avenue streetscape in a way that improves the appearance of Bay Avenue, increases safety for bicyclists and pedestrians, and stimulates private investment within the area.

Policy LU-10.3 Tree-Lined Boulevard. Encourage a tree-lined boulevard streetscape character along Bay Avenue north of the Capitola Produce property. Encourage installation of drought tolerant and non-invasive street trees and landscaping along the Bay Avenue property frontage in conjunction with capital improvement or redevelopment projects.

Policy LU-10.4 Highway 1 Interchange. Encourage Caltrans to incorporate an attractive landscaped gateway element and improved bicycle and pedestrian facilities as part of any significant renovation to the Bay Avenue/Highway 1 interchange.

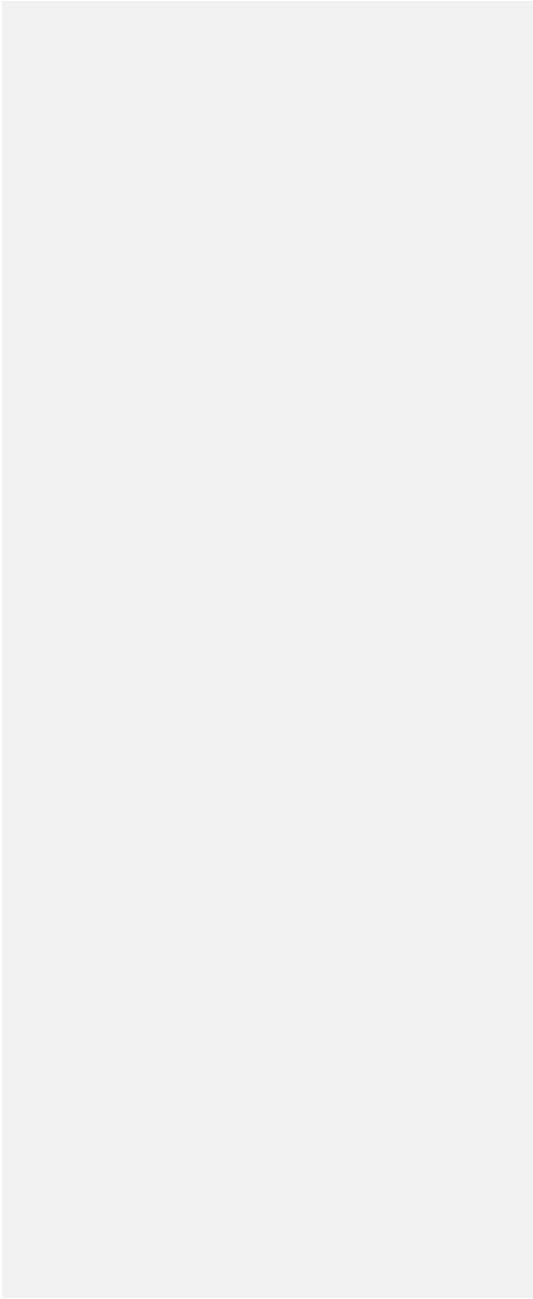
Policy LU-10.5 Recreation Access. Maintain, and where feasible, enhance access to Soquel Creek, Peery Park, and the non-vehicular bridge over Soquel Creek, which serves as an important link to natural open spaces, the Rispin property, the Capitola Library, and Capitola Mall.



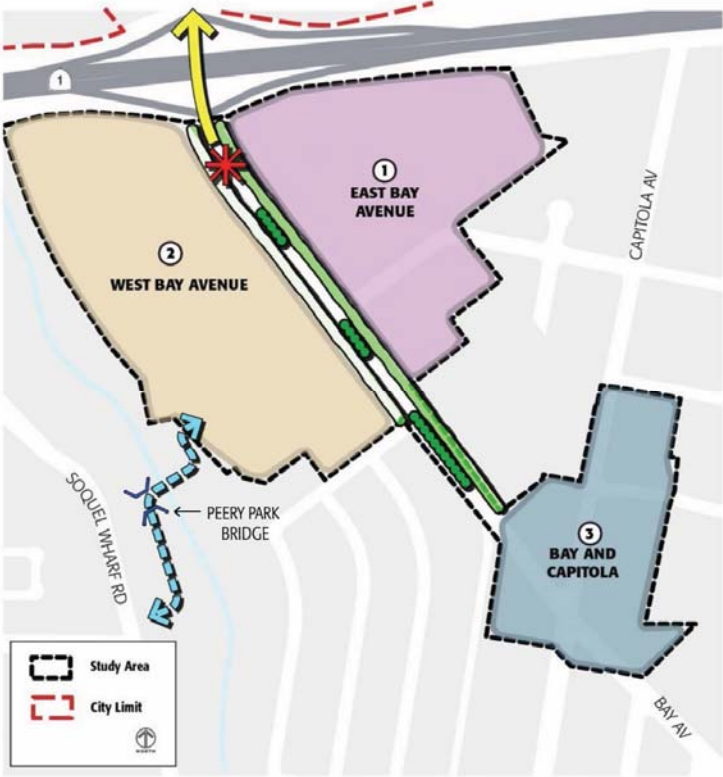
Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

FIGURE LU-7 BAY AVENUE VISION

- ① **East Bay Avenue.** New development fronting Bay Avenue should incorporate street trees and landscaping to strengthen a landscaped boulevard streetscape character. Buildings should be oriented toward the street to support an active public realm along Bay Avenue and Hill Street.
- ② **West Bay Avenue.** Minimize new drive-ways on Bay Avenue through shared parking arrangements and joint use of existing Bay Avenue access points. Ensure that development on the Grimes property is carefully integrated with other uses in the area.
- ③ **Bay and Capitola.** Encourage a more urban design character with new development that invites pedestrian activity. Provide enhanced pedestrian amenities such as widened sidewalks and improved crosswalks. Where feasible, consider permeable surfaces for pedestrian improvements. If the Bay Avenue and Capitola Avenue intersection is reconfig-



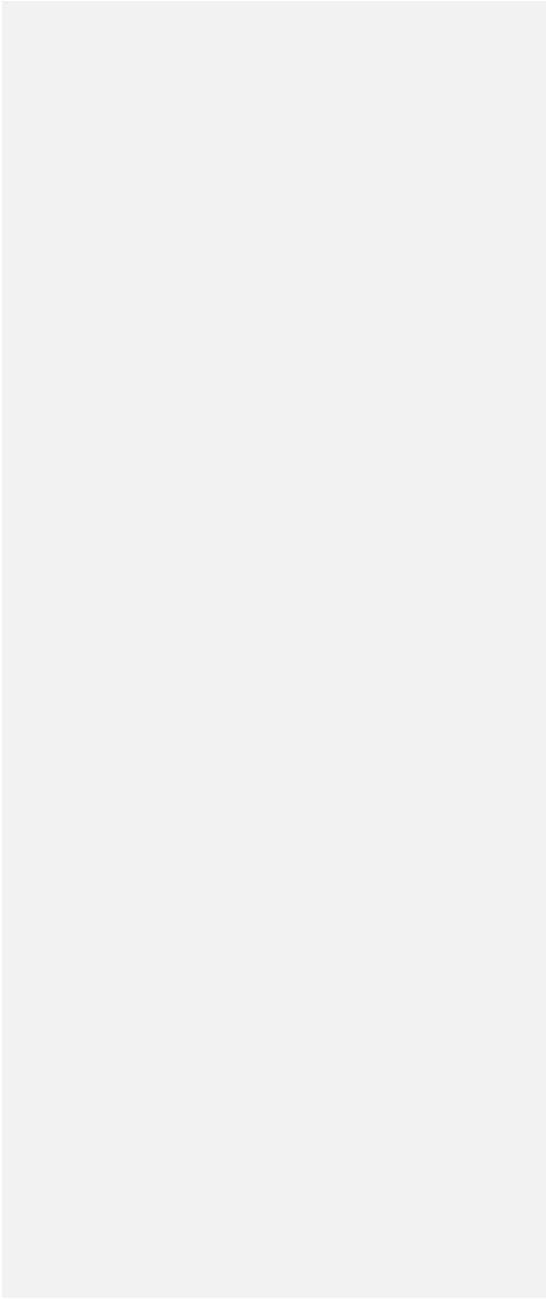
Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land



ured as a traffic circle, orient new development toward this new neighborhood focal point.

land use element
capitola general plan

LU-47



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

Actions

Action LU-10.1 Medians. Explore opportunities to install medians on Bay Avenue in locations where left turn movements for vehicles would not be restricted.

Action LU-10.2 Roundabout. Conduct a public process to study the feasibility of installing a roundabout at the Bay Avenue/Capitola Avenue intersection. The study shall consider impacts on traffic speeds, delays, and air quality.

Action LU-10.3 Streetscape Master Plan. Prepare a streetscape master plan for Bay Avenue that presents a unified design theme for the corridors and identifies specific improvements needed to implement this vision.

PUBLIC FACILITIES

Goal LU-11 Utilize the City Hall/Village and Beach Parking Lot area for the benefit of the community.

Policies

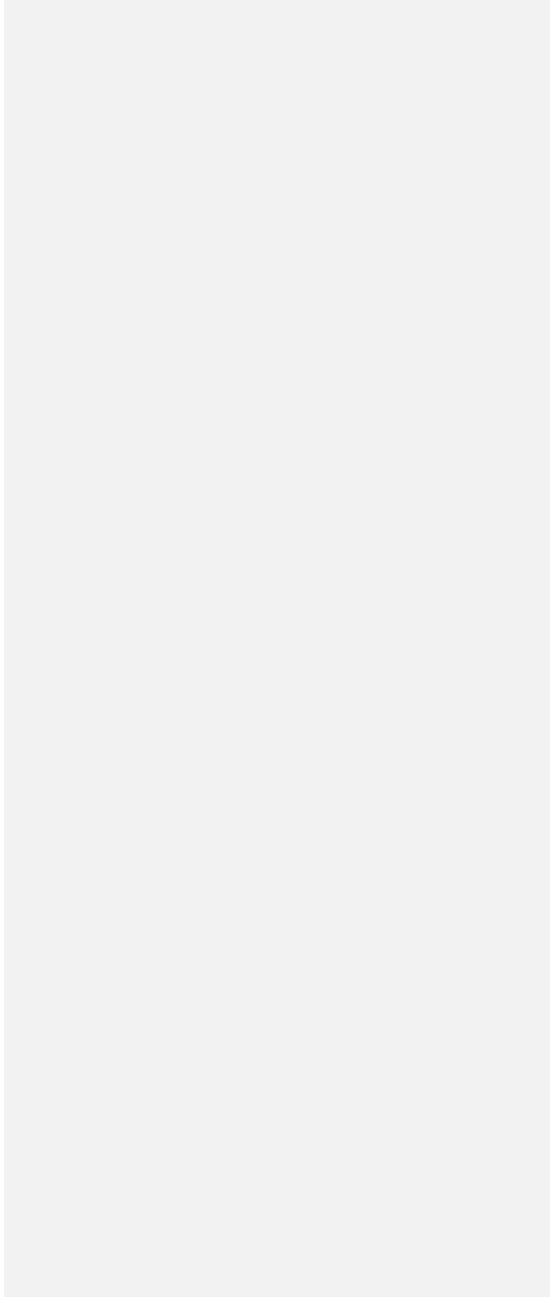
Policy LU-11.1 Area Vision. Support the long-term use and improvement of the City Hall/Village and Beach Parking Lot area as described in Figure LU-8.

Policy LU-11.2 Parking Solution. Prioritize City efforts to utilize the Village and Beach Parking Lot /City Hall site as the location for additional parking to serve the Village.



Capitola City Hall

Policy LU-11.3 Multi-Use Parking Structure. Maximize year-round use of the parking structure by considering multiple uses in the structure, such as for special events in the off-peak season.



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

- ① **Capitola Avenue.** Consider renovating the existing City Hall and Police Department building to elevate governmental offices and police facilities out of the flood plain. Also, consider moving City Hall to a new location, either to a higher elevation portion of the property or to an entirely new site within the city. If City Hall is relocated, redevelopment of the current City Hall site shall be consistent with the character of the Central Village and in accordance with the Village-Mixed Use land use designation.
- ② **Upper Pacific Cove.** Utilize this area for additional parking to serve the Village, preferable in the form of a multi-story parking structure. The parking structure should be sensitively designed to be compatible with the surrounding neighborhood. Providing additional parking in this area to meet Village and surrounding area needs should be one of the City's highest priorities.
- ③ **Lower Pacific Cove.** Use this area for temporary parking to serve the Village. When additional parking is provided in the Upper Pacific Cove area, consider converting the Lower Pacific Cove area to a park/recreational/natural open space area. To the extent possible, daylight the stream that currently flows through a pipe under the site. Maintain the option that a portion of the site, particularly near

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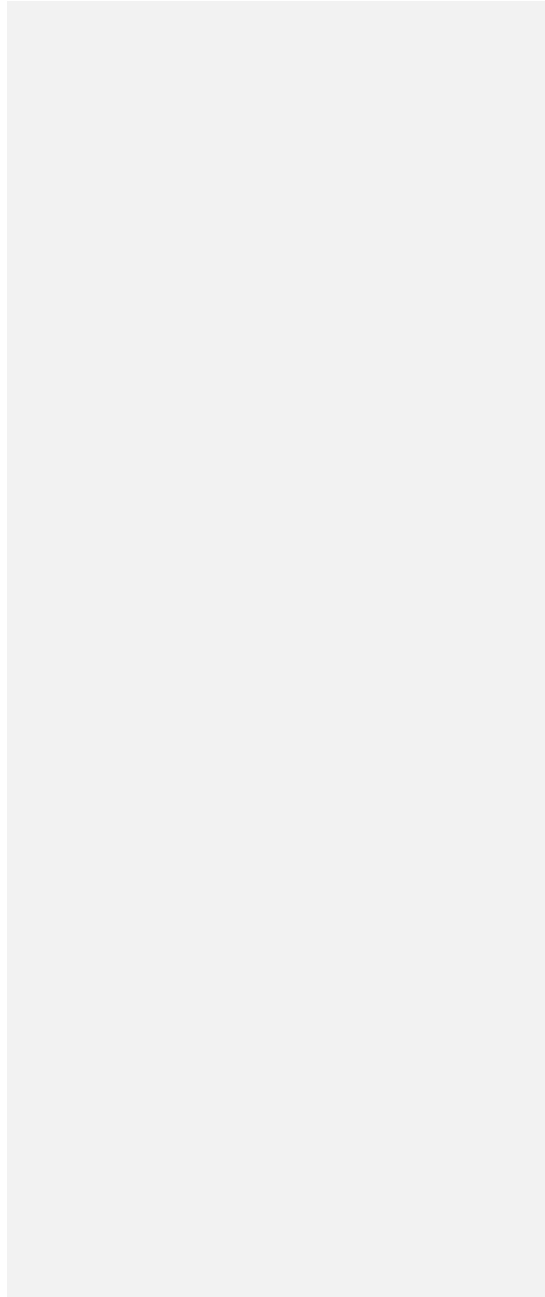


FIGURE LU-8 CITY HALL/PACIFIC COVE VISION

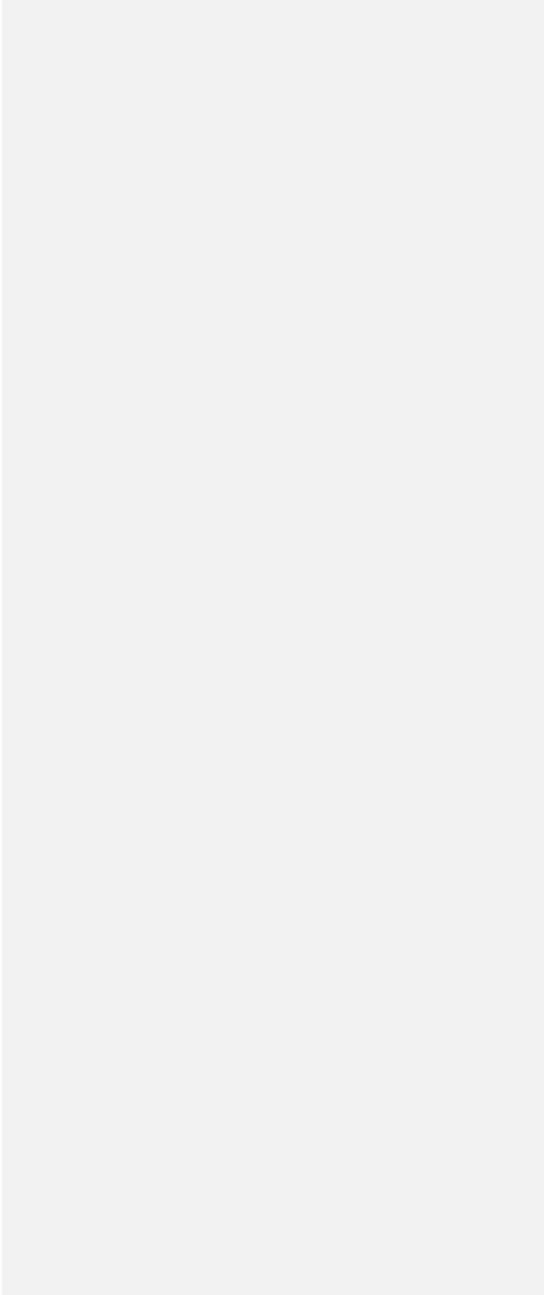


Bay Avenue, could be utilized for a public or community facility.

- ④ **Monterey Avenue.** In the short term, maintain this area as undeveloped open space. Maintain the option to allow a public or community facility within some or all of this area.

land use element
capitola general plan

LU-51



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

Actions

Action LU-11.1 Parking Structure. Design, approve, finance, and construct a new parking structure in the location of Beach and Village Parking Lot #1 to serve residents and visitors to Capitola Village and Beach. The design of the parking structure should minimize impacts on neighboring properties, improve pedestrian connectivity between the parking structure and the central Village, and incorporate sustainable design features. This can be done by:

- ◆ Minimizing structure mass and reducing visibility from surrounding areas by constructing the structure below grade of the adjacent railway.
- ◆ Locating the main pedestrian gateway to the parking structure on Capitola Avenue as close to the central Village as possible, and designing this gateway to have an inviting presence on Capitola Avenue.
- ◆ Providing a secondary pedestrian entrance to the parking structure from Monterey Avenue.
- ◆ Enhancing pedestrian and bicycle connections from Monterey Avenue to Capitola Avenue and the central Village. .
- ◆ Accommodating the needs of persons with disabilities to access the parking structure and to get to and from the central Village.
- ◆ Making sidewalk, lighting, and other improvements to Capitola Avenue and Monterey Avenue between the parking structure and the Village.
- ◆ Providing a shuttle connection between the parking structure and the central Village and beach.
- ◆ Incorporating photovoltaic panels and electric vehicle charging stations into the parking structure design.

Action LU-11.2 Multi-Use Parking Structure. Evaluate the possibility of using a new parking structure to host special events in light of cost implications and neighborhood impact issues.

Action LU-11.3 Phased Open Space Plan. Develop a phased plan to convert the temporary surface parking on the Beach and Village Parking Lot #2 to open space, park, or other public use during the process of constructing a new parking structure.

Goal LU-12 Utilize key public facilities and properties in a manner that enhances the quality of life of Capitola residents.

Policies

- Policy LU-12.1 Rispin Property.** Utilize the Rispin property (APN 035-371-01 & 02) as a site for park and natural open space uses that serve both residents and visitors.
- Policy LU-12.2 Library.** Utilize City library funds to construct and maintain a new public library within Capitola that is appropriately sized and located to serve the entire community. Consider relocating the library from its current location on Wharf Road if a superior site becomes available.
- Policy LU-12.3 Police Station.** Maintain the Capitola Police Station in a central location with easy access to all areas within Capitola. Consider relocating the Police Station from its current location on Capitola Avenue to a location outside of the floodplain if an alternative site becomes available.
- Policy LU-12.4 Fire Station.** Support the continued operation of a Fire Station in a central location in Capitola with easy access to all areas within the community.
- Policy LU-12.5 Capitola Wharf.** Maintain the historic Capitola Wharf as a free access public fishing pier with a restaurant for the use and enjoyment of Capitola residents and visitors.
- Policy LU-12.6 McGregor Property.** Utilize the McGregor property (APN 036-341-02 at McGregor Drive and Park Avenue) as a location for park and recreational uses and natural spaces to serve residents and visitors. Consider development of the site with visitor accommodations if recreational uses are relocated to a more central site within the city.
- Policy LU-12.7 Capitola Beach.** Prioritize the maintenance and enhancement of Capitola Beach as a safe, clean, and enjoyable destination for Capitola residents and visitors. Protect recreational activities on the beach such as swimming, sunbathing, surfing, and junior guard activities.

Actions

Action LU-12.1 Rispin Property. Actively seek grant funding to enhance public access to and enjoyment of park-land and natural open space on the Rispin property (APN 035-371-01 & 02).

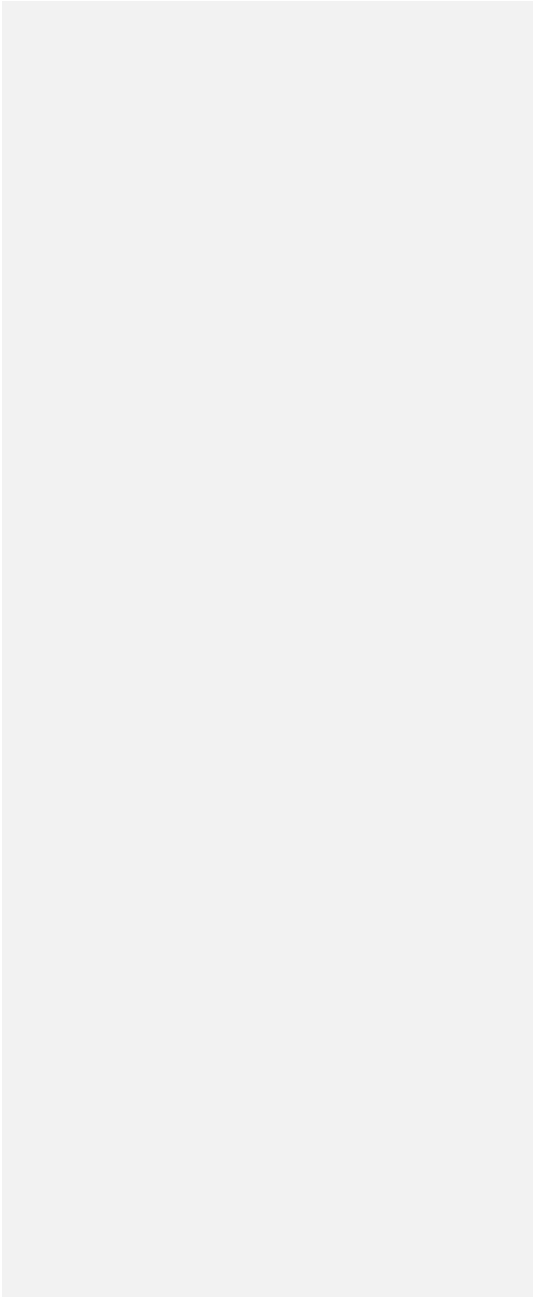
Action LU-12.2 Wharf Improvements. Prepare a feasibility study to evaluate potential improvements for the long-term viability of the historic Capitola Wharf, including issues related to access, restrooms, public safety, maintenance, parking, signage, and sea-level rise.

Action LU-12.3 McGregor Property. Develop and implement a plan to construct a multi-use park, natural open spaces, and recreational improvements on the McGregor Property.

Action LU-12.4 Wharf Parking. Consider adjusting parking regulations in the Wharf area to increase opportunities for residents to access the wharf, particularly in off-peak periods.

PARKS AND RECREATIONAL FACILITIES

Goal LU-13 Provide high-quality public parks that cater to the diverse needs and interest of Capitola residents and visitors.



Policies

Policy LU-13.1 Park Types. Provide a diversity of park types, including active low-investment (e.g. playfields and picnic facilities), and passive recreational facilities (e.g. natural areas suitable for quiet reflection).

Policy LU-13.2 Neighborhood Parks. Maintain a network of neighborhood parks throughout the city with a variety of facilities that cater to the needs and interests of park users. Ensure that neighborhood parks contain facilities that cater to youth, seniors, and people of diverse socio-economic backgrounds.



Noble Gulch Park

Policy LU-13.3 Sustainable Park Design. Design, construct, and maintain park facilities in an environmentally sustainable manner. This can be achieved with techniques such as:

- ◆ Preserving sensitive species and habitats.
- ◆ Designing environmentally friendly features into new recreational facilities.
- ◆ Using reused, renewable, locally sourced, and recycled materials.
- ◆ Employing integrated pest management practices as part of parks maintenance programs.
- ◆ Utilizing drought-resistant and climate-appropriate landscaping with water-efficient irrigation controllers.
- ◆ Integrating on-site stormwater management into park design.

Policy LU-13.4 New Brighton State Beach. Cooperate with the California Department of Parks and Recreation and other agencies to maintain, improve, and preserve New Brighton State Beach in a natural state to serve the region with a variety of nature-oriented and passive recreational opportunities.

Policy LU-13.5 Ocean Recreation. Maintain and enhance access to the waters of Monterey Bay and Capitola Beach as recreational amenities for residents and visitors.

Policy LU-13.6 Beach Management. Manage activities and uses in the beach area so that the beach continues to be a safe and enjoyable place for people of all ages and abilities.

Policy LU-13.7 Beach Structures. Prohibit permanent structures on the open, sandy beach area except for facilities required for public health and safety, to improve public access, or to maintain the health of the beach. Additions to the historic Capitola Wharf to improve public access and enjoyment are encouraged.



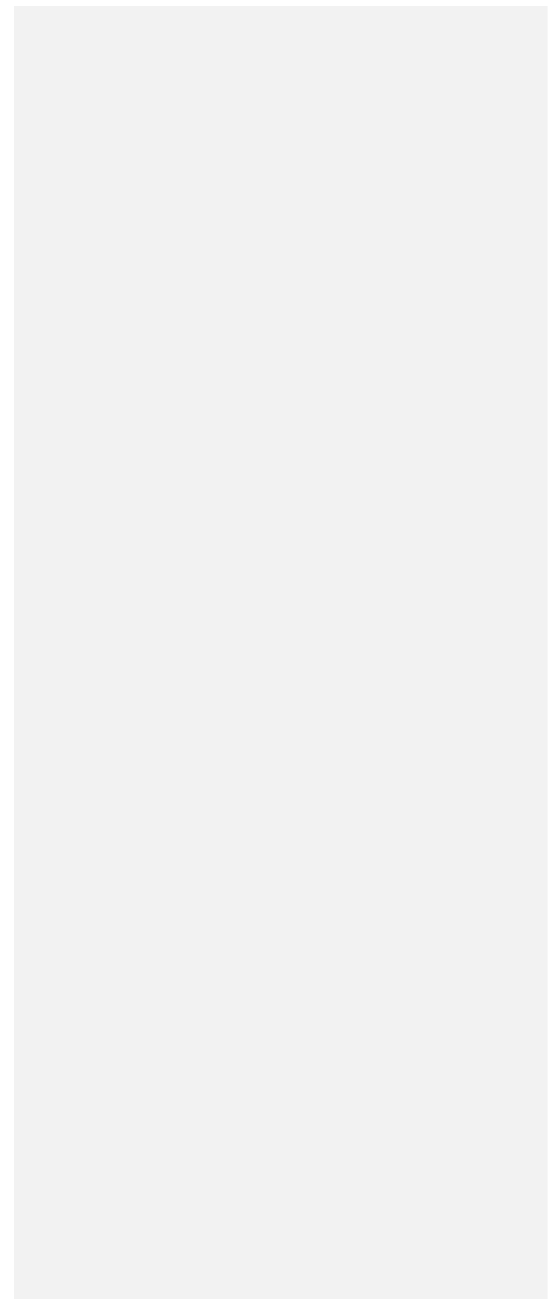
Capitola Community Center at Jade Street Park

Policy LU-13.8 Intergovernmental Cooperation. Maintain partnerships and shared service agreements with local school districts and neighboring communities in order to enhance the range of opportunities available to Capitola residents and achieve cost savings.

Policy LU-13.9 Special Use Facilities. Support and encourage the location of special use recreation facilities, such as organic community gardens, dog parks, and skate parks, on available park or other public lands, where compatible with the existing and planned uses of surrounding properties.

Policy LU-13.10 Soquel Lagoon. Continue to allow and encourage recreational activities and events within Soquel Lagoon.

Policy LU-13.11 Soquel Creek Access. Maintain, enhance, and expand public access to Soquel Creek within Capitola Village.



Policy LU-13.12 Jade Street Park. Work cooperatively with the Soquel Union Elementary School District to ensure that when new school facilities are constructed on the Jade Street Park site, publicly accessible recreational facilities remain on a portion of the site.

Policy LU-13.13 Monterey Park. Develop Monterey Park as an active park site with neighborhood-serving recreational facilities and amenities.

Actions

Action LU-13.1 Grant Funding. Pursue all appropriate grant opportunities, including coastal access and natural open space grant programs, to fund improvements to existing parks and recreational facilities.

Action LU-13.2 Safe Routes to Parks. Identify improvements needed to fill gaps in the City's sidewalk system and incorporate these improvements into the City's Capital Improvement Program.

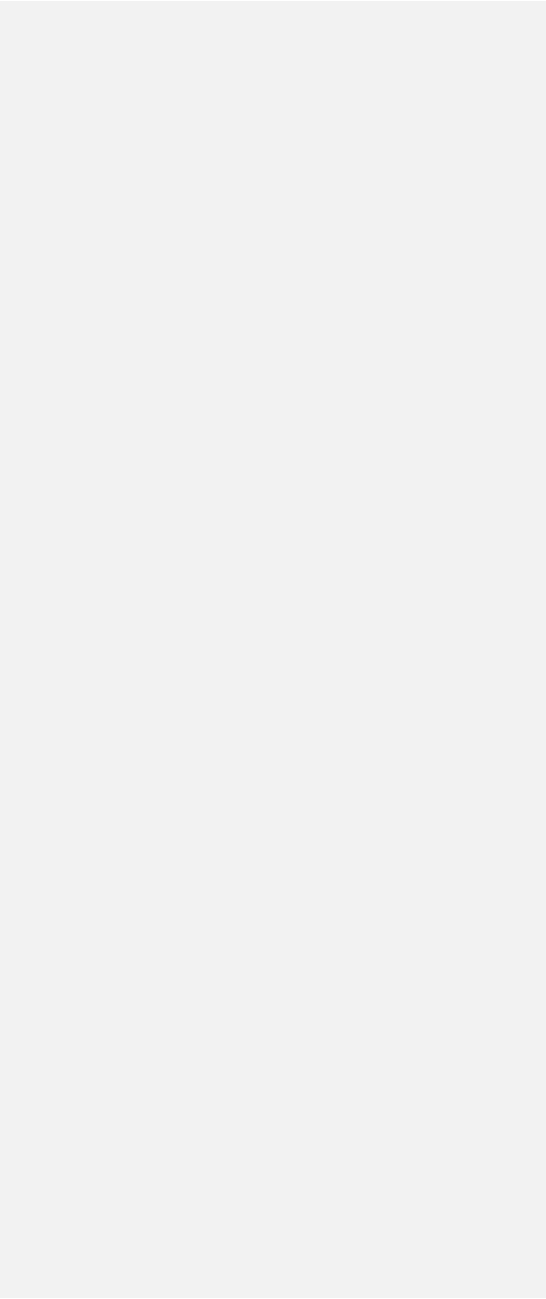
Action LU-13.3 Beach Maintenance. Continue to clean and improve the maintenance of the beach for recreational uses. Develop a program to continue to provide adequate public facilities such as restrooms, showers, and drop-off locations for beach-goers.

Goal LU-14 Support recreational programs and community events that contribute to a high quality-of-life.

Policies

Policy LU-14.1 Range of Programs. Provide a range of recreational programs and services to Capitola residents that cater to people of all ages, backgrounds, and activity levels. Continue to consider providing services and community grants to fund programs targeting seniors and special needs populations.

Policy LU-14.2 Interjurisdictional Partnerships. Continue to partner with other jurisdictions in the Mid-County area to maximize the diversity of recreational programs and activities available to Capitola residents.



Policy LU-14.3 Community Interaction. Support recreational programs that encourage the interaction of different segments of the Capitola population and help to strengthen a sense of community.

Policy LU-14.4 Connection to Environment. Encourage recreational programs that enhance the public connection to and appreciation of the natural environment.

Policy LU-14.5 Community Events. Continue to support community events such as the historic Begonia Festival that contribute to Capitola's unique coastal identity.

Policy LU-14.6 Year-Round Events. Encourage community events in the Village during the winter months that contribute to the year-round vitality of the Village.



Capitola Begonia Festival

Policy LU-14.7 New Brighton Middle School. Work cooperatively with the Soquel Union Elementary School District to provide elementary and middle school facilities for the children who live in Capitola.

Actions

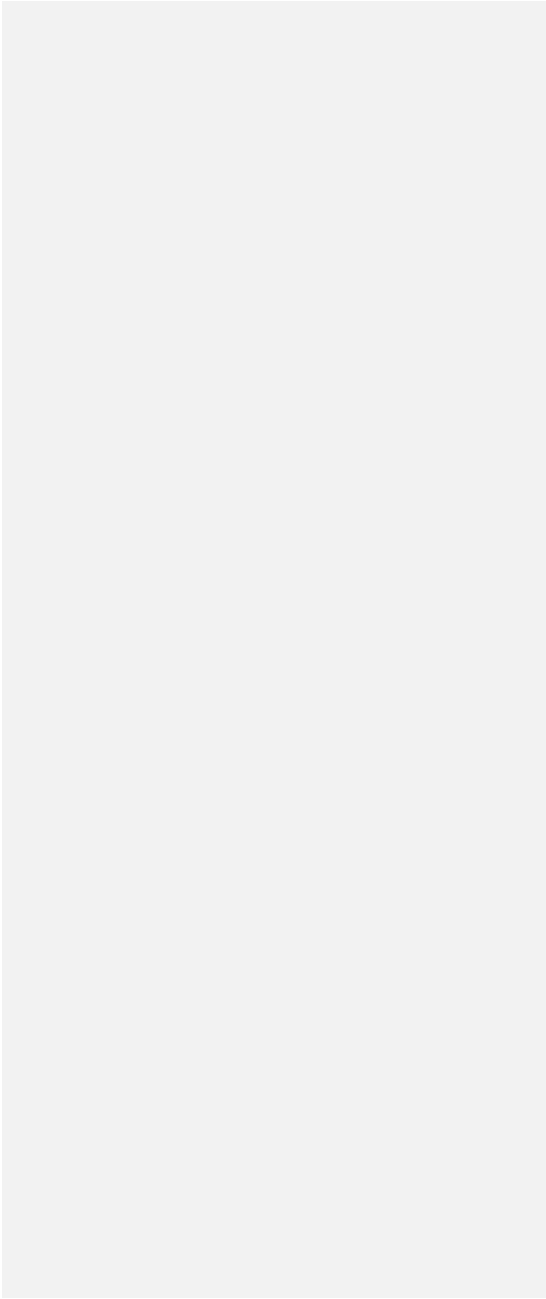
Action LU-14.1 Trails and Pathways. Maintain existing trails and pathways.

Action LU-14.2 Regional Trails. Cooperate with the Regional Transportation Commission to encourage connections with regional trails such as the Monterey Bay Sanctuary Scenic Trail.

Action LU-14.3 Coastal Recreation. Explore opportunities to increase coastal recreational activities in Capitola, particularly activities that support environmental awareness and stewardship of the marine and coastal environment.


land use element
capitola general plan

LU-59



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

500 AND 502 BAY AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
CN	MU-N	R-MF	MU-N
<p>APN(s): 036-062-37, 036-062-38</p> <p>Notes: Sites currently occupied by Gayle's Bakery. Proposed change would align zoning and general plan designations and be consistent with the existing use type.</p>			



BLUE GUM AND RIVERVIEW PARCELS			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
R-1	R-1	MU-N	R-SF
<p>APN(s): 035-131-21, 035-131-22, 035-131-23, 035-131-12, 035-131-15, 035-131-32, 035-131-34, 035-131-17, 035-131-18, 035-131-19, 035-131-24</p> <p>Notes: Sites currently developed with residential uses. Proposed change would correct a mapping error and align zoning and general plan designations.</p>			



Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

BROMMER STREET PARCELS			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
CC	RM-H	CC	R-MF
<p>APN(s): 034-164-43, 034-164-16, 034-164-14, 034-164-15</p>			
<p>Notes: Property owners requested rezone from community commercial to multi-family. Proposed change would align multi-family residential designations.</p>			

911 CAPITOLA AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
AR/CN & AR/RM-M	MU-N	R-MF	MU-N
<p>APN(s): 036-011-11, 036-011-12, 036-011-14, 036-011-13</p>			
<p>Notes: Site currently occupied by day spa and former English tea shop. Proposed change would unify zoning and general plan designations over each of the property's four separate parcels.</p>			

Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

912 CAPITOLA AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
RM-M	RM-M	R-MH	R-MF
<p>APN(s): 036-021-37</p>			
<p>Notes: Site occupied by multi-family apartments. Proposed change would correct mapping error.</p>			

CENTER STREET PARCELS			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
RM-LM	RM-L	R-SF	R-MF
<p>APN(s): 035-021-38, 035-021-44, 035-021-45</p>			
<p>Notes: Site occupied by multi-family apartments. Proposed change would correct mapping error.</p>			

Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

219 CENTRAL AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
RM-LM	RM-L	R-SF	R-MF
<p>APN(s): 036-111-20</p> <p>Notes: Site currently occupied by multi-family development. Proposed change would align multi-family zoning and general plan designations.</p>			

DAZZLE LANE PARCELS			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
PD	PD	CC	R-SF
<p>APN(s): 034-641-06, 034-641-05, 034-641-04, 034-641-03, 034-641-02, 034-641-01</p> <p>Notes: Site currently occupied by single-family development permitted as a planned development. Proposed change would align multi-family zoning and general plan designations.</p>			

Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

Summary of Land Use Map Revisions

DEPOT HILL VISITOR-SERVING PARCELS				
PROPERTIES	ZONING		GP DESIGNATION	
	Current	Proposed	Current	Proposed
609 El Salto	R-1	R-1	R-SF/VS overlay	R-SF
620 El Salto (Monarch Cove)	VS	R-1/VS overlay	VA	R-SF/VS overlay
700, 701, 705, 709, 710 El Salto	AR/R-1	R-1	R-SF/VS overlay	R-SF
720 El Salto	VS/R-1	R-1	VA	R-SF
723 El Salto	VS/R-1	R-1/VS overlay	VA	R-SF/VS overlay
701, 705 Escalona	AR/R-1	R-1	R-SF/VS overlay	R-SF
709 Escalona	VS/R-1	R-1	VA	R-SF
101, 102, 103, 105, 106, 107 Livermore	AR/R-1	R-1	R-SF/VS overlay	R-SF
Unaddressed – Livermore/Grand Ave parcel	AR/R-1	R-1	R-SF/VS overlay	R-SF
Unaddressed – Bluff near Monarch Cove	P/OS	P/OS	VA	P/OS

APN(s): 036-143-33, 036-143-36, 036-143-14, 036-143-34, 036-143-15, 036-143-20, 036-143-12, 036-143-32, 036-143-11, 036-143-31, 036-142-27, 036-142-28, 036-142-29, 036-143-19, 036-143-24, 036-143-26, 036-142-30, 036-142-32, 036-143-35, 036-142-18, 036-142-20, 036-142-31

Notes: Proposed change would remove Visitor Accommodation (VA) general plan designation and replace it on select parcels with a Visitor Service (VS) overlay. Changes would align zoning and general plan designations. See below for details on proposed changes.

410 KENNEDY DRIVE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
I	I	P/QP	I

APN(s): 036-041-24

Notes: Site currently occupied by industrial uses. Proposed change would correct a mapping error.

Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

250 MONTEREY AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
AR/VS	R-1/VS overlay	VA	R-SF/VS overlay
<p>APN(s): 036-121-38, 036-121-33</p>			
<p>Notes: Site occupied by Inn at Depot Hill. Zoning Code update eliminates Automatic Review (AR) zone. Proposed change would align zoning and general plan designations to single-family with visitor serving overlay.</p>			

865 MONTEREY AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
P/OS	R-1	P/OS	R-SF
<p>APN(s): 036-041-28</p>			
<p>Notes: Site occupied by Shoreline Community Church and multi-family housing owned by the church. Proposed change would correct mapping error.</p>			

Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

4800 AND 4820 OPAL CLIFFS DRIVE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
AR/R-1	RM-M	R-SF	R-MF
<p>APN(s): 034-462-05, 034-463-04</p>			
<p>Notes: Sites occupied by multi-family condos. Properties being rezoned to multi-family to reflect on the ground conditions. Proposed change would align zoning and general plan designations.</p>			

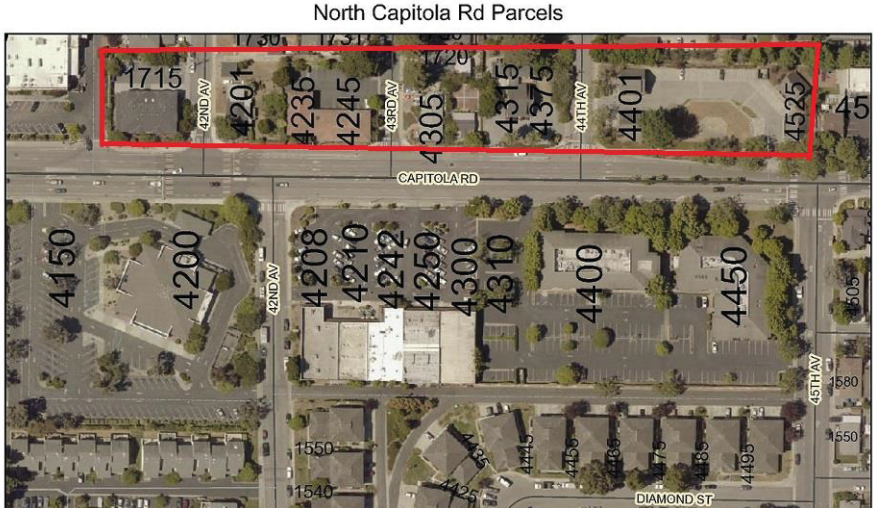
727 ROSEDALE AVE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
RM-M	RM-M	R/QP	R-MF
<p>APN(s): 036-062-21</p>			
<p>Notes: Site is developed with a single-family home. Proposed change would correct a mapping error.</p>			

Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

SHADOWBROOK PARCELS			
Zoning		GP Designation	
1750 Wharf Rd			
Current	Proposed	Current	Proposed
AR/VS	MU-N/VS overlay	VA (restaurant); R-1 (parking lot)	MU-N/VS overlay
Shadowbrook Parking Lot Parcel			
AR/R-1	MU-N	R-SF	MU-N
APN(s): 035-111-04, 034-024-01			
<p>Notes: Automatic Review zone (AR) would be eliminated in zoning code update. Proposed change would reclassify Shadowbrook properties as MU-N with a visitor-serving overlay on the restaurant site.</p>			

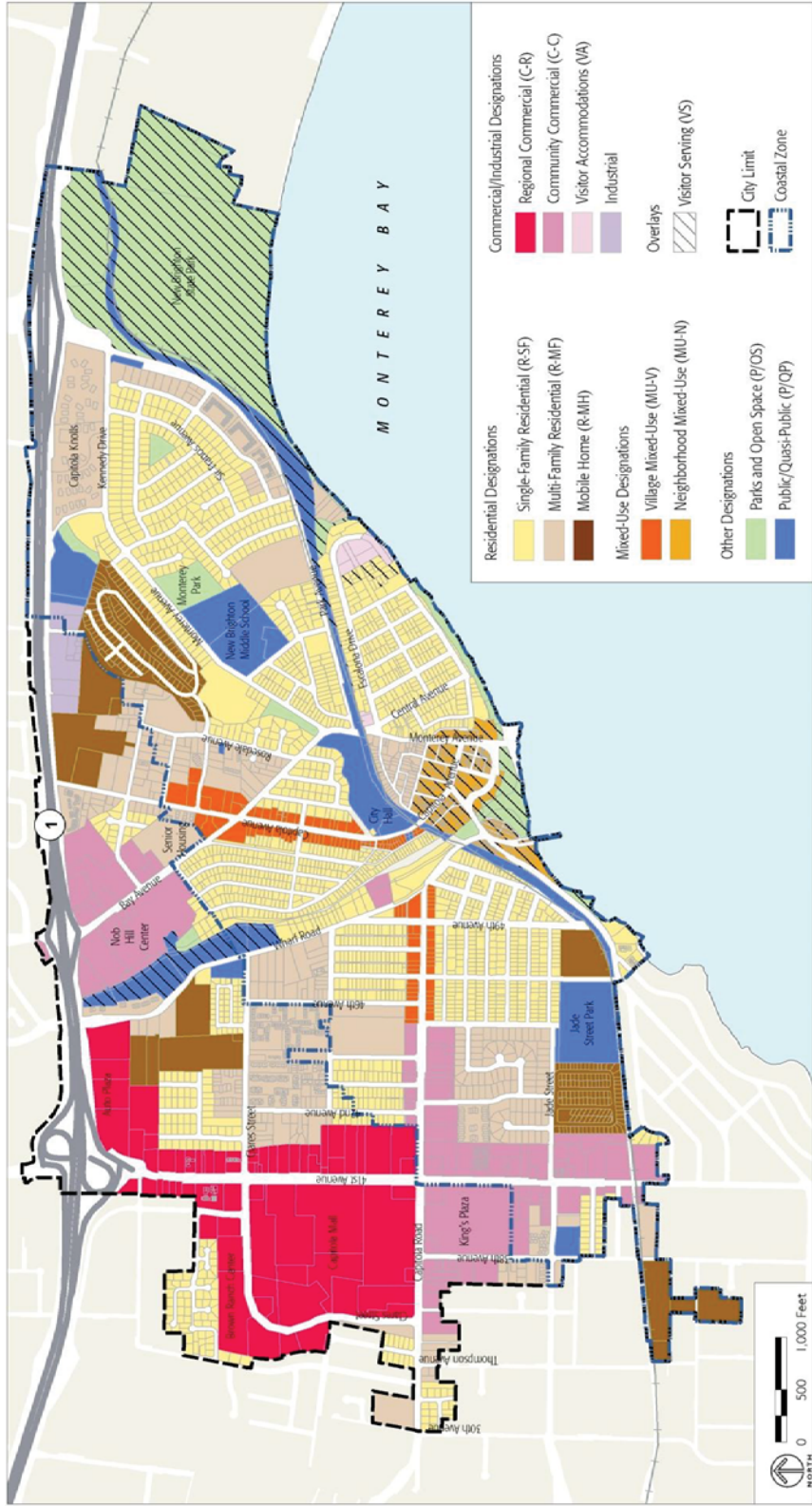


NORTH CAPITOLA ROAD PARCELS			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
CN and PO	MU-N	CC	MU-N
<p>Notes: Change would align General Plan designations with new zoning designations</p>			



Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

FIGURE LU-4 LAND USE MAP



LU-13

LAND USE ELEMENT
CAPITOLA GENERAL PLAN



**ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT
CITY OF CAPITOLA GENERAL PLAN UPDATE (SCH #2013072002)
For the
CITY OF CAPITOLA GENERAL PLAN UPDATE**

INTRODUCTION

This addendum has been prepared to document compliance with the California Environmental Quality Act (CEQA) for the City of Capitola's proposed General Plan update. The proposed General Plan update would update Capitola's 2014 General Plan and includes both text and map amendments to further define the goals, policies, and implementation measures in the 2014 General Plan.

This addendum provides an analysis of whether the adoption of the General Plan updates would result in any new or more severe adverse environmental effects which were not previously analyzed in the 2014 General Plan Update Program EIR pursuant to CEQA Guidelines Sections 15162, 15164, and 15168.

PROJECT DESCRIPTION

The City of Capitola proposes an update to the Land Use element which includes both text and map amendments to correct tables, figures, and the land use maps to reflect current conditions and clarify implementation measures in the 2014 General Plan. The General Plan was comprehensively updated in 2014.

A summary of the changes included in the proposed General Plan update are outlined below:

1. Adding the Rispin Mansion Park to Table LU-2 Existing Parks. Page LU-9
2. Revising Figure LU-3 Public Facilities and Parks to include Rispin Mansion Park and remove "future park" from the label on McGregor Park. McGregor Park is now an existing park. Page LU-10
3. Improve description of applicable density limits and Floor Area Ratio on Page LU-14 to include the statement "Residential uses in commercial and mixed-use land use designations shall be subject to FAR limitations. General Plan density limits shall not apply to residential uses in commercial or mixed-use land use designations."
4. Update Land Use map on page LU-16 to correct land use designations to reflect current conditions and direction provided during the Zoning Code Update. The change are included in Attachment B, and also include renaming the Single-Family Residential To (R-1); removing the Visitor Accommodations (VA) land use zone and replacing with the Visitor Serving Overlay to be

ADDENDUM TO THE CITY OF CAPITOLA GENERAL PLAN UPDATE EIR – ZONING CODE UPDATE

consistent with the new zoning map and zone classifications; and modifying the colors of the Mixed Use Designations to correctly reflect the key.

5. Within the Residential Designations, updating the description of the density designation for multi-family residential “is between 10 and 20 dwelling units per acre depending upon the zoning classification.” Page LU-17
6. Remove Visitor Accommodations as a designation. Page LU-19. During the zoning code update, it was determined that best practice is to have Visitor Serving is an overlay zone. Overlay designations (Visitor Serving (-VS) is identified and explained on page LU-21.
7. Update Action LU-7.3 to specify the parcel of the hotel floor area ratio that may be developed with a maximum FAR of 3.0 as “A Hotel in the Village at the former Capitola Theater site...” Page LU-33.
8. Update Action LU-9.3 to specify that the Capitola Mall property is included in the area that is subject to an increased Floor Area Ratio. Page LU-39

None of the proposed changes would allow increased development potential or change the goals, objectives, and actions listed within the General Plan.

CEQA ADDENDUM PROCEDURES

This document has been prepared in accordance with CEQA Guidelines sections 15164 and 15168 to explain the rationale for determining that the proposed Capitola General Plan update would not create any new or substantially more severe significant effects on the environmental that were not analyzed in the 2014 General Plan Update EIR.

In determining whether an Addendum is the appropriate document to analyze modifications to the General Plan EIR, State CEQA Guidelines Section 15164 states:

- (a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) *The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency’s required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

ADDENDUM TO THE CITY OF CAPITOLA GENERAL PLAN UPDATE EIR – ZONING CODE UPDATE

Since the General Plan EIR has been certified, the environmental impacts of subsequent activities proposed under the General Plan must be examined in light of the impact analysis in the certified EIR to determine if additional CEQA documentation must be prepared. One of the standards that applies is whether, under Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163, there are new significant effects or other grounds that require preparation of a subsequent EIR or supplemental EIR in support of further agency action on the project. Under these guidelines, a subsequent or supplemental EIR shall be prepared if any of the following criteria are met:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

As demonstrated in the environmental analysis contained herein, none of the conditions that had been analyzed in the 2014 General Plan EIR would change with adoption of the proposed General Plan update. Furthermore, no new information of substantial importance meeting the criteria listed in State CEQA Guidelines Section 15162 has been identified.

PRIOR ENVIRONMENTAL DOCUMENT

The Capitola City Council adopted the General Plan Update and certified the associated EIR on June 26, 2014. The certified EIR found that adoption of the GPU would have significant, unavoidable effects to air quality, hydrology and water quality, traffic, utilities and service systems, and greenhouse gas emissions. In accordance with CEQA section 15091, the Capitola City Council adopted findings of overriding considerations to certify the EIR.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST**I. AESTHETICS**

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings.; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

Response: The proposed General Plan update would not result in new or increased severity of significant visual and light/glare impacts beyond what was addressed in the General Plan EIR. The amendments to the General Plan are consistent with the development assumptions under the adopted 2014 General Plan. Housing and commercial uses would be developed in the same locations and within prescribed densities and intensities as contemplated in the 2014 General Plan EIR. All future development projects would be subject to applicable City requirements pertaining to visual resources, as well as to further CEQA analyses of project specific impacts.

II. AGRICULTURAL AND FORESTRY RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conflict with zoning for or result in rezoning of forest land; result in the loss of forest land or conversion of forest land to non-forest use; convert Important Farmland and/or conflict with existing zoning for agricultural use or Williamson Act contract?

Response: There are no forest lands, farmlands of state or local importance, or agriculturally zoned properties in the City of Capitola. Consequently, the GP EIR concluded that there would be no significant impacts to agriculture or forestry resources. The proposed General Plan update would not result in any new impacts not previously considered by the GP EIR.

III. AIR QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

Response: The General Plan EIR found that implementation of the Plan could result in significant, unavoidable impacts to air quality through an increase in mobile and stationary source emissions and cumulative contributions to regional air quality standards. The proposed General Plan update would not increase any residential densities or commercial intensities nor does it include new allowances which could facilitate development which could result in direct or indirect air quality impacts. Therefore, there are no project changes or any new information of substantial importance which indicate that the proposed General Plan update would exacerbate air quality impacts beyond the analysis and conclusions in the 2014 General Plan EIR.

IV. BIOLOGICAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to biological resources. The proposed General Plan update does not include any policies or actions which would involve new or altered physical changes to the environment which have the potential to adversely affect biological resources. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed General Plan update would result in new or more severe impacts to biological resources.

V. CULTURAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

Response: The General Plan EIR found that implementation of the Plan could result in significant impacts to cultural resources, but that mitigation measures could be applied to reduce the impact to a less than significant level. The proposed General Plan update does not include any residential density or commercial intensity increases which could result in additional housing development above what was evaluated in the General Plan EIR. Therefore, there have been no changes to the project or new information of substantial importance which indicate that the proposed General Plan update could result in new or more severe impacts to cultural resources.

VI. GEOLOGY AND SOILS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Response: The General Plan EIR found that implementation of the Plan would have no potential to result in significant impacts to/from geology and soils. There have been no changes to the project or new information of substantial importance which indicate that the proposed General Plan update could result in new or more severe impacts to/from geology and soils.

VII. GREENHOUSE GASES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that show the project may generate greenhouse gas

emissions, either directly or indirectly, that may have a significant impact on the environment; or would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Response: The General Plan EIR found that implementation of the Plan would result in significant, unavoidable impacts to greenhouse gases and climate change. The proposed General Plan update includes the same residential densities and commercial intensities as what was evaluated by the 2018 General Plan EIR, therefore, there have not been any changes to the project or new information of substantial importance which indicate that the proposed General Plan update could result in new or more severe impacts to greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to/from hazards and hazardous materials. There have been no changes to the project, or new information of substantial importance which indicate that the proposed General Plan update would result in a new or more severe impact to hazards and hazardous materials.

X. HYDROLOGY AND WATER QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality

including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including City Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

Response: The General Plan EIR found that the implementation of the Plan could result in significant unavoidable impacts to groundwater supply, but found no significant impacts to water quality, drainage, erosion, or flooding. The proposed General Plan update would not increase residential densities or commercial intensities which would facilitate new water-dependent development. Therefore, there have been no changes to the project or any new information of substantial importance which indicate that the proposed General Plan update would result in new or more severe impacts to hydrology or water quality.

XI. LAND USE AND PLANNING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to land use and planning. There have been no changes in the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to land use and planning.

XII. MINERAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss

Attachment: GPU EIR Addendum_GP2018 (Update to General Plan Land Use Element and Land Use Map)

of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Response: There are no mineral resource deposits in the City of Capitola which could be reasonably extracted given existing non-compatible land uses. Accordingly, the General Plan EIR found that implementation of the Plan would not result in any impacts to mineral resources. There have been no changes to the project or new information of substantial importance which indicate that the proposed General Plan update would result in new or more severe impacts to mineral resources.

XIII. NOISE

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Response: The General Plan EIR found that implementation of the Plan could result in significant impacts from noise resulting from construction of future projects authorized by the Plan. Consequently, the General Plan EIR included mitigation measures to reduce impacts from noise to a less than significant level. However, there have been no changes in the project or new information of substantial importance which indicate that the proposed General Plan update would result in new or more severe impacts to/from noise.

XIV. POPULATION AND HOUSING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

Attachment: GPU EIR Addendum_GP2018 (Update to General Plan Land Use Element and Land Use Map)

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to population and housing. There have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to population and housing.

XV. PUBLIC SERVICES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to public services. There have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to public services.

XVI. RECREATION

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to recreation. There have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to recreation.

XVII. TRANSPORTATION/TRAFFIC

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: conflict with an

applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Response: The General Plan EIR found that implementation of the Plan could result in significant, unavoidable impacts to transportation. The proposed General Plan update does not include any increased residential densities or commercial intensities which would facilitate new development, which could result in additional traffic. Therefore, there have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to transportation.

XVIII. UTILITIES AND SERVICE SYSTEMS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

Response: The General Plan EIR found that implementation of the Plan could result in significant unavoidable impacts to utilities and service systems due to the potential for groundwater overdraft. The proposed General Plan update would not increase residential densities or commercial intensities which would facilitate new water-dependent development or the need for new or expanded wastewater treatment facilities or landfills. There have been no changes to the project or information of substantial importance which

indicate that the proposed General Plan update would result in any new or more severe impacts to utilities and service systems.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Response: There have been no changes to the project or any new information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to the quality of the environment, including adverse impacts to habitat for sensitive species, cumulative environmental impacts, or adverse direct or cumulative effects on human beings.



STAFF REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT
DATE: DECEMBER 6, 2018
SUBJECT: **Draft Story Pole Guidance Document**

DISCUSSION:

Within the Capitola Municipal Code section 17.63.055, the City of Capitola has the authority to require an applicant to carry out certain visualization technique in order to assist the city and the public in review of a proposed project. Story poles are commonly used to help visualize the massing of a proposed project. Staff has drafted a guidance document for applicants explaining the steps for installation of story poles when requested (Attachment 1).

RECOMMENDATION:

Receive the presentation from staff and provide feedback on the proposed draft story pole guidance document. This item is for informational purposes only and no action is required.

ATTACHMENTS:

1. Draft Story Pole Guidance

Prepared By: Sascha Landry
Assistant Planner



Story Pole Guidance City of Capitola

Purpose:

The City of Capitola Planning Commission may ask applicants to have story poles and project identification signs installed on the sites of an active development application. The placement of story poles is extremely helpful and important during the course of the City's review of applications for new development. Proper and accurate placement of story poles demonstrates the planned rooflines and heights and provides some indication of the potential massing of the proposed structure. Story poles enhance understanding of the project for City residents, staff, advisory bodies, and decision-making bodies. Story poles also provide a visual notice to the community of a forthcoming land use public hearing. Project identification signs present both written and graphical information that will further communicate the proposed project to the community as well as provide the public hearing dates for the development application. This policy is for the benefit of the City and community and is not intended to create a requirement under the California Environmental Quality Act (CEQA).

Procedure:

When it is determined that story poles are required, the applicant's engineer, architect or building designer may be required to prepare a "Story Pole Plan" to indicate the locations where the poles will be installed. The Story Pole Plan shall be approved by the project planner prior to the placement of the poles on the site. Once approved, the applicant shall inform the project planner when the placement of the story poles is complete and submit photographs showing installation. The story poles shall be installed consistent with the following requirements:

The height poles and netting shall be installed the Thursday prior to the Planning Commission hearing date and shall be kept in place until the project has been acted upon and the appeal period has ended. If the project is appealed, the height poles and netting shall remain until final action is taken. If final consideration of the project is substantially delayed or the project is substantially modified, staff may direct removal or modification of the story poles.

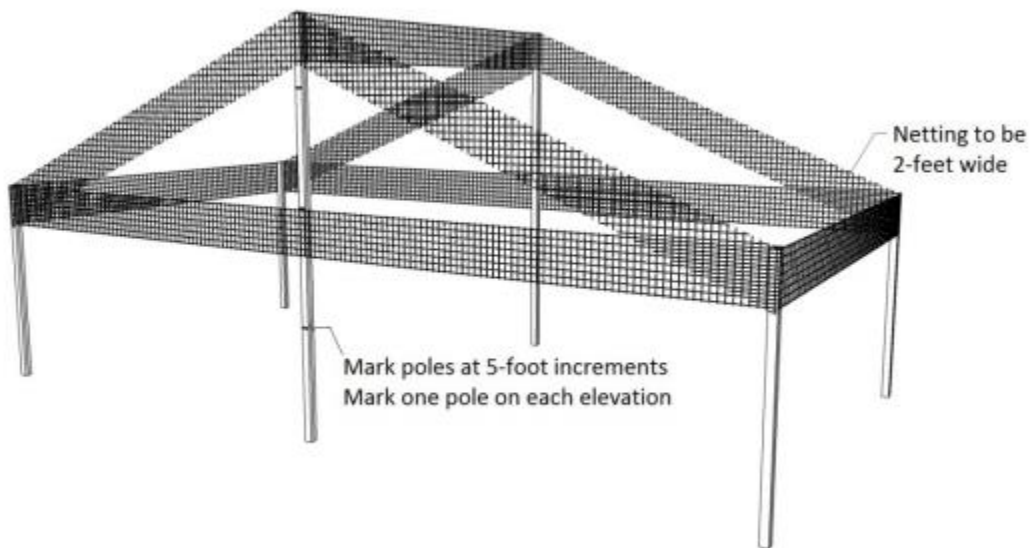
Location and Number:

The number of story poles may vary with each specific project. At the discretion of the project planner, story pole locations shall adequately demonstrate the height, mass, and bulk of the project requiring review. At a minimum, story poles shall be placed at all outside building corners of the building wall (excluding eaves) and along the rooflines of the proposed structure(s) or addition. Story poles showing roof overhangs, eaves, chimneys, balconies, decks, patios, and accessory structures may be required. Pursuant to Section 12.12.120 of the Community Tree and Forest Management Ordinance, the attachment of wires, signs, or ropes to any protected tree is prohibited. Trees may not be "flagged" or used as a substitute for the erection of story poles. After the placement of the story poles onsite, the applicant shall provide the project planner with photographs of the story poles taken from a variety of vantage points. The vantage point from where the photograph was taken shall be indicated on each photograph.

A licensed surveyor or civil engineer shall submit written verification that the height and position of the poles and netting accurately represents the height and location of the proposed structure(s) or addition.

Materials:

The material of the story poles shall be indicated on the Story Pole Plan. Story poles shall be constructed of two-inch by four-inch (2" x 4") lumber, metal poles, or other sturdy building material acceptable to the project planner. Telephone poles; mechanical equipment, such as cranes; or other materials may be acceptable for higher structures if the Community Development Director determines that the material will adequately portray the height, bulk, and mass of the proposed structure(s) or addition and withstand the wind and weather. At least two foot (2') wide orange woven plastic snow fencing (netting) must be erected to represent the rooflines of the proposed structure(s) or addition. Netting must be supported by height poles that are strong enough to accurately maintain the outlines and height of the structure(s). One of the height poles on each elevation must be clearly marked and labeled in five-foot (5') increments measured from existing or finished grade, whichever creates a higher profile, and consistent with the approved Story Pole Plan on file at the Community Development Department.



Story Pole Plan and Public Safety:

All story poles shall be placed, braced and supported to ensure the health, safety and general welfare of the public. The Story Pole Plan shall include the methods used to secure the poles. Applicants shall sign an agreement that holds the City harmless for any liability associated with the construction of, or damage caused by the story poles. If at any time, the City determines the story poles to be unsafe, they shall be repaired and reset immediately by the project applicant or, at the City's discretion, removed. Depending on the scope of the poles, the applicant may be requested to verify with the Building Division of the Community Development Department that no permits and/or inspections are required for the poles.

Attachment: Draft Story Pole Guidance (Story Pole Guidance)

Removal:

Once a final action has been taken and the appeal period is over, the height poles and netting shall be removed at the applicant's expense within 30 days. If not removed, the height poles and netting will be considered rubbish and will be in violation of Section 8.04.020 of the City Code and the matter will be forwarded to Code Compliance for enforcement action.

Project Identification Signs:

New Residential Structures: One, two-foot by two-foot (2' x 2') sign placed on the street frontage. The top of the sign shall be five feet (5') from existing grade and visible from the main street frontage. The sign shall indicate the scheduled public hearing date and the availability of plans for review at the Community Development Department.

Commercial/Industrial Remodels or New Construction: One four-foot by eight-foot (4' x 8') sign on each of the property frontages visible to surrounding public right of ways, including pedestrian trails. The top of the signs shall be six feet (6') from existing grade. The Community Development Director may require additional signs for development sites that have large frontages.

Number and Placement of Signs:

With one exception, on-site signs shall be placed on each street frontage of the site. The exception is for permits related to an individual new single-family dwelling. In this case, only one sign on the street frontage is required. The signs shall be oriented towards the street, within one foot (1') of the front property line or two feet (2') of the back of the sidewalk.

Sign Content:

Up to 75% of the overall sign area must be used to provide a general description of the project; including number of residential units or commercial buildings and square footage; a color perspective drawing, three-dimensional image or photographic simulation and the name and contact information of the project applicant. Single family remodel projects are not required to provide a rendering on the sign. The public notice portion of the sign message must constitute 25 percent of the overall sign area and notify the community of the public hearing date and time and contain the following message "For more information about this project, please contact the City of Capitola Community Development Department at 420 Capitola Avenue, (831) 475-7300. The project address and application number shall be included on the notice



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: DECEMBER 6, 2018

SUBJECT: **Consideration of future bikeshare program in Capitola**

BACKGROUND

In the past two years, bikeshare programs have had a resurgence through the United States due to innovation with smart bicycles and reduced costs. Smart bikes are equipped with self-locking systems, global positioning software (GPS) for tracking, and other technological infrastructure to manage the bikes within a bikeshare platform. The bikes are reserved and managed through a smart phone application. Cities typically contract with bikeshare vendors who provide bicycle parking infrastructure, locally maintain and rebalance the bikes, and remotely manage the system.

Some of the most robust smart bikeshare programs have been established in the larger US cities of Seattle, San Francisco, and Boston. Regionally, several jurisdictions (Seaside and Salinas) and universities (UCSC and CSUMB) have begun to take steps toward establishing smart bikeshare programs. The City of Santa Cruz is the one local municipality that has an operating bikeshare program. In May 2018, Santa Cruz City launched a bikeshare system through a contract with Jump Bikes. The program has had great user success and plans to expand in 2019 from 250 bikes to 500 bikes with the added participation of UCSC.

DISCUSSION

Staff has received multiple inquiries from the public and vendors regarding the possibility of a bikeshare program within Capitola. The purpose of this report is to inform the Planning Commission of the current trends in bikeshare programs and the required steps to establish a bikeshare program in Capitola.

The following steps would be required to establish a local bikeshare program: (1) conduct public outreach and research-gathering to define program parameters, (2) select a vendor, (3) modify sections of the Municipal Code to properly regulate such a program, and (4) process encroachment permits for bike parking infrastructure.

On September 13, 2018, staff presented the bikeshare concept to City Council and was directed to begin research on bikeshare programs and initiate public outreach. On bike to work day, October 4, 2018, staff launched a bikeshare survey to gauge local interest and concerns. The bikeshare survey closed on November 1, 2018. The results show substantial local support for Capitola to participate in a regional bikeshare program (Attachment A). Staff has also begun researching best practices, including information on types of bicycles, parking infrastructure,

fleet size, pedestrian safety, bicycle safety, bicycle maintenance, signs, and data sharing.

In October, staff presented the bikeshare concept to the Traffic and Parking Commission and the Commission on the Environment. Both groups were supportive of the concept and provided individual comments on a future program, as follows:

1. Mitigate impacts to the Village with shared roadways and limited bicycle parking;
 - a. Do not allow bikeshare docks along the Esplanade;
 - b. Do not allow bikeshare docks on public parking spaces within the street right of way in the Village. Private parking spaces are ok.
 - c. Do not allow bicycles on sidewalks.
2. Charge a fee to bikeshare company.
3. Consider leasing City property for bikeshare racks;
4. Involve local bike companies; and
5. Assess the impact of the batteries utilized on the environment.

Municipal Code: Multiple changes to the Municipal Code would be required to establish a bikeshare program in Capitola. Currently, the smart bikeshare concept with rentals located within City-owned right-of-way is prohibited because “outdoor display” of products is only allowed through a conditional use permit associated with a retail business location. Also, the code expressly prohibits street vending to display goods/services for sale, rent or donation within the street sidewalks, parks, or medians in the Central Village zoning district (§12.64.020). Necessary amendments to the Municipal Code would include: adding regulations to permit bicycle rental locations not associated with a retail location, adding bicycle parking/locking regulations to ensure bicycles do not impede pedestrian circulation, and possibly revising major revocable encroachment permits to add specific criteria for docking stations within specific locations or zoning districts.

Alternately, if the City decides not to have a bikeshare program, staff would still recommend municipal code updates to safeguard Capitola from neighboring jurisdiction’s bikeshare programs. Specifically, staff recommends strengthening bicycle parking regulations to prevent common issues associated with “dockless bikes.” Dockless bikes are self-locking, which allows the bikes to be parked freestanding and not have to be locked to a bike stand or another fixed object. Dockless bikes can create a nuisance as they are often left in the middle of sidewalks blocking the pedestrian flow.

Long-Range Planning: A bikeshare program is consistent with the several adopted City goals, including goals in Capitola’s 2011 Bicycle Transportation Plan, the 2014 General Plan, and the 2015 Climate Action Plan as outlined below.

2011 Bicycle Transportation Plan

- Goal 2: Increase bicycle ridership and replace motor vehicle trips with bicycle trips. Achieve a city-wide goal of 5% of all trips and 20% of work trips made by bicycle by 2020.
- Goal 4: Design a city-wide multi-modal transportation system that accommodates bicycles.
- Project 21: Work with Capitola Chamber of Commerce and hotels to create a bicycle rental program.

2014 General Plan

- Goal MO-2: Provide for “Complete Streets” that serve all modes of transportation, including vehicles, public transit, bicyclists, and pedestrians.
- Goal MO-6: Enhance access to and mobility within Capitola Village.
- Goal MO-8: Provide a complete network of bikeways and bicycle facilities in Capitola.

2015 Capitola Climate Action Plan

- Vehicle Miles Traveled Measure 3: Increased Bicycle Ridership
 - Encourage and support non-profit or volunteer organizations in creating a bicycle-sharing program.
- Vehicle Miles Traveled Measure 4: Educate and Engage the Public about Alternative Modes.
- Vehicle Miles Traveled Measure 7: Support implementation of the regional transportation plan and sustainable communities' strategy.

RECOMMENDATION

Receive presentation on bikeshare programs.

CONDITIONS OF APPROVAL

FINDINGS

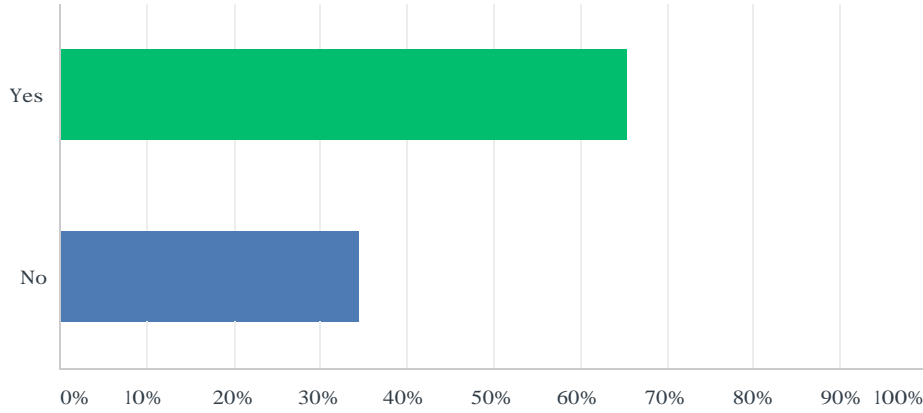
ATTACHMENTS:

1. Capitola Bikeshare Survey Results 11.02.2018

Prepared By: Jackie Aluffi
Development Service Technician

Q1 Are you a resident of Capitola?

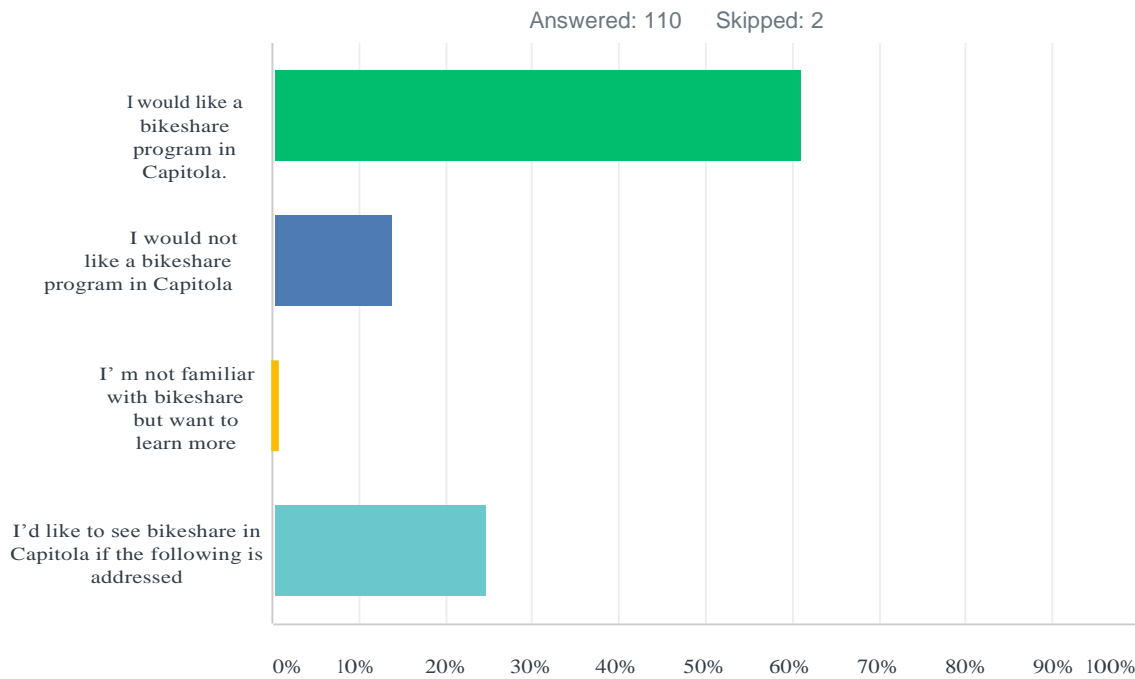
Answered: 110 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	65.45%	72
No	34.55%	38
TOTAL		110

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

Q2 Select the option that best describes your opinion:



ANSWER CHOICES	RESPONSES	
I would like to see a bikeshare program in Capitola	60.91%	67
I would not like to see a bikeshare program in Capitola	13.64%	15
I am not familiar with bikeshare programs, but I would like to learn more	0.91%	1
I would like to see a bikeshare program in Capitola, as long as the following concerns are addressed:	24.55%	27
TOTAL		110

#	I WOULD LIKE TO SEE A BIKESHARE PROGRAM IN CAPITOLA, AS LONG AS THE FOLLOWING CONCERNS ARE ADDRESSED:	DATE
1	Permanent pick up and drop off locationns	10/28/2018 7:09 PM
2	it is compatible with the santa cruz bike share	10/19/2018 8:24 AM
3	Capitola and the rest of Santa Cruz County need safer routes for cyclists. Bike share programs entice tourists and locals who may not bike often to ride. Considering our county's dismal safety statistics, this is scary. Bike share, is a huge step forward in the sharing economy but we need safer places to ride first. Keeping the rail trail in the rail corridor and creating safe trail that connect it to the Village and other destinations would be a great start.	10/16/2018 8:06 AM
4	We need a safe bike route though the village. Let's use the trestle for this purpose.	10/16/2018 7:54 AM
5	Consequences for inappropriate use or storage of bicycles	10/15/2018 8:31 AM
6	Bikes being left in a way that blocks safety or getting left on private property	10/11/2018 7:38 PM
7	There are clear bike lanes, especially in the village; City receives compensation; bikes can't be dumped in residential areas; helmets are required; no riding on sidewalks.	10/11/2018 6:09 PM
8	Observing bike laws We've had problems with bicyclists not observing traffic laws and storage of bicycles that don't inconvenience pedestrians or parking for motorists	10/11/2018 6:05 PM

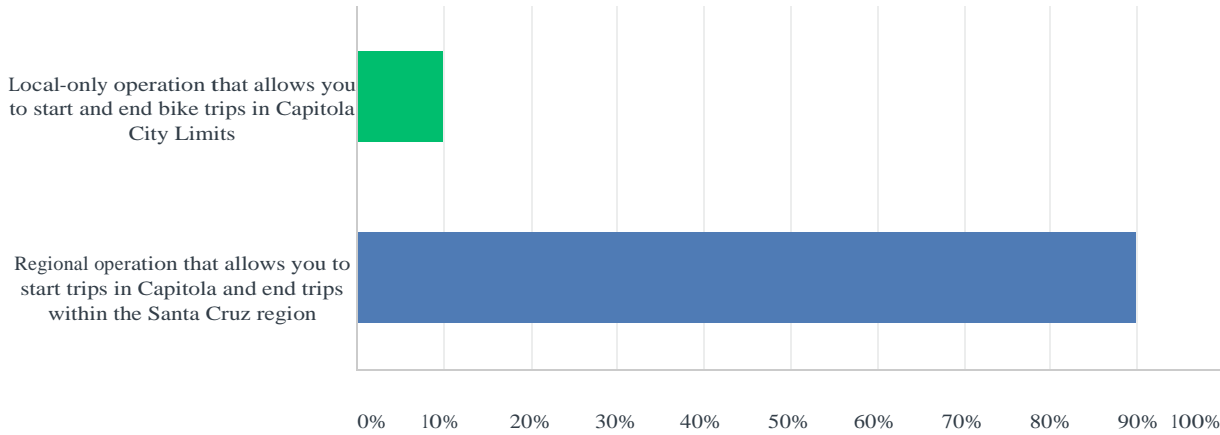
Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

9	Strict enforcement of traffic laws for bicycles. Signage at the bikeshare pick-up areas that all traffic laws will be strictly enforced and actual follow through by the police department.	10/11/2018 4:11 PM
10	Social or "Smart Bikes" could be cool here, although I have some concerns. Firstly; Please consider not engaging an Uber related venture for Capitola. It appears there are other vendors to do official business with. Second, are we a bit "hilly" and steep, i.e. coming down Capitola Rd for the average tourist to utilize? Just note the geography and challenges of our fair city. Another concern of mine about these bikes is the ones in SC do not come w helmets. For safety, hazard and liability reasons, I hope the city does due diligence to the research if proceeding.	10/11/2018 3:10 PM
11	Focus the bikes in kiosks or off sidewalk areas.	10/11/2018 7:16 AM
12	bright bikes not strewn all about the city locked in odd ways and blocking foot traffic.	10/10/2018 6:01 PM
13	Helmets required, and bikes left for 24 hours will be confiscated by PD. Bike share company needs to be responsible for their bikes and not let them be abandoned.	10/10/2018 5:10 PM
14	bikes are not left in non specified areas	10/10/2018 2:35 PM
15	I would prefer to use the other cities bike share program. If we allow Capitola to have one , then we will have too many bikes in Capitola. Also, if we move ahead then we should limit the amount of vendors and amount of bikes	10/10/2018 2:19 PM
16	Where are they going to be located, I don't want to see them all around the place. Specific location in the village?	10/10/2018 1:54 PM
17	They not be used by minors	10/8/2018 1:56 PM
18	Do not sign a long-term contract with any one provider, for instance five years with Jump. Doing so limits choice if the future reveals better terms with other vendors.	10/8/2018 12:41 PM
19	Bikes are not left cluttering streets or sidewalks	10/7/2018 3:45 AM
20	Storage in a designated area, only.	10/6/2018 8:09 AM
21	Bikes are picked up regularly	10/5/2018 10:23 AM
22	they are not allowed on ath sidewalks under any condition,parking,riding,storage there isn't enough room on the sidewalk now to move my wife now as she needs a walker/wheelchair. I have already had these bikes locked on poles on our sidewalk blockink it and the ADA access to the sidewalk in front of our house	10/5/2018 4:05 AM
23	A trail Peroid. We should try it and see how it goes.	10/4/2018 11:07 AM
24	Safety for bicyclists and pedestrians	10/4/2018 9:37 AM
25	I would support only if pick up stations were not located on residential streets. But, instead in commercial areas such as 41st Ave, Capitola Village or upper Village.	10/4/2018 9:07 AM
26	Don't want to lose any existing bike racks	10/4/2018 7:51 AM
27	Strict limitations on where they can be parked, ban on riding on sidewalks, and enforcement of those two things.	10/3/2018 2:37 PM

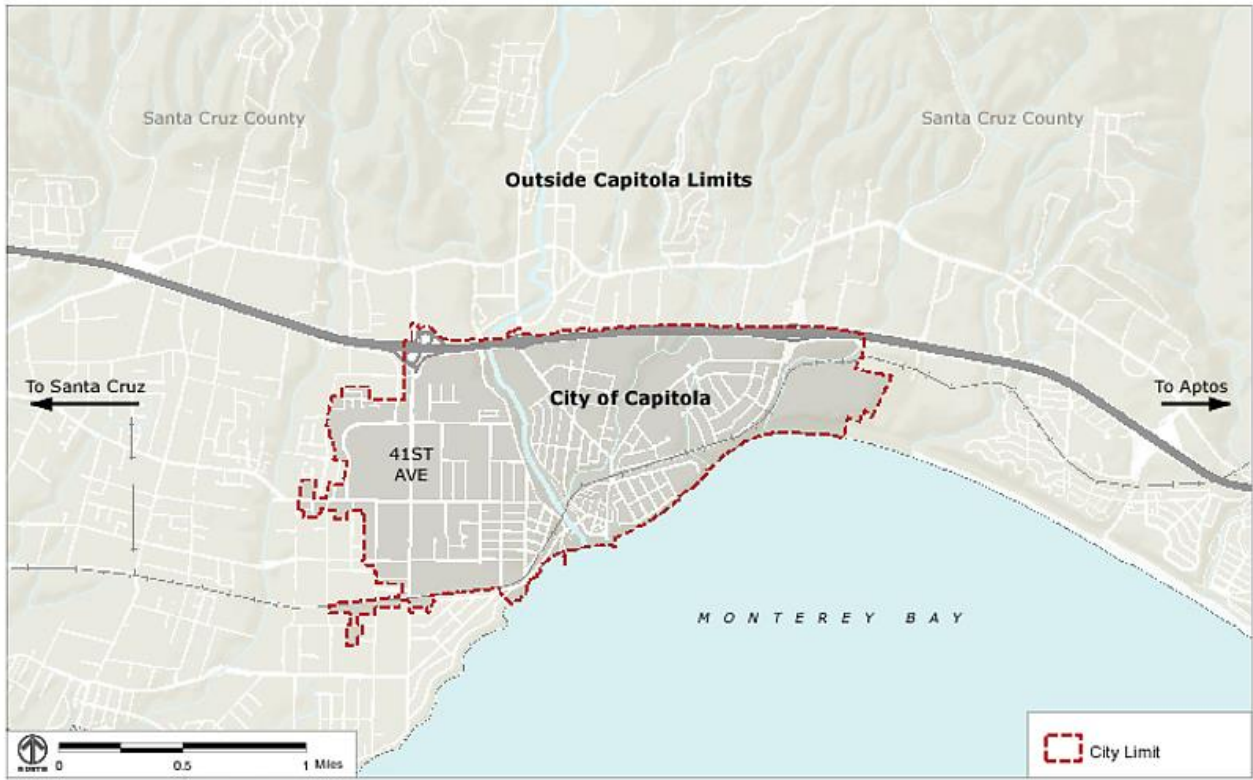
Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

Q3 If the City were to initiate a bikeshare program, which of the following would you prefer:

Answered: 95 Skipped: 17



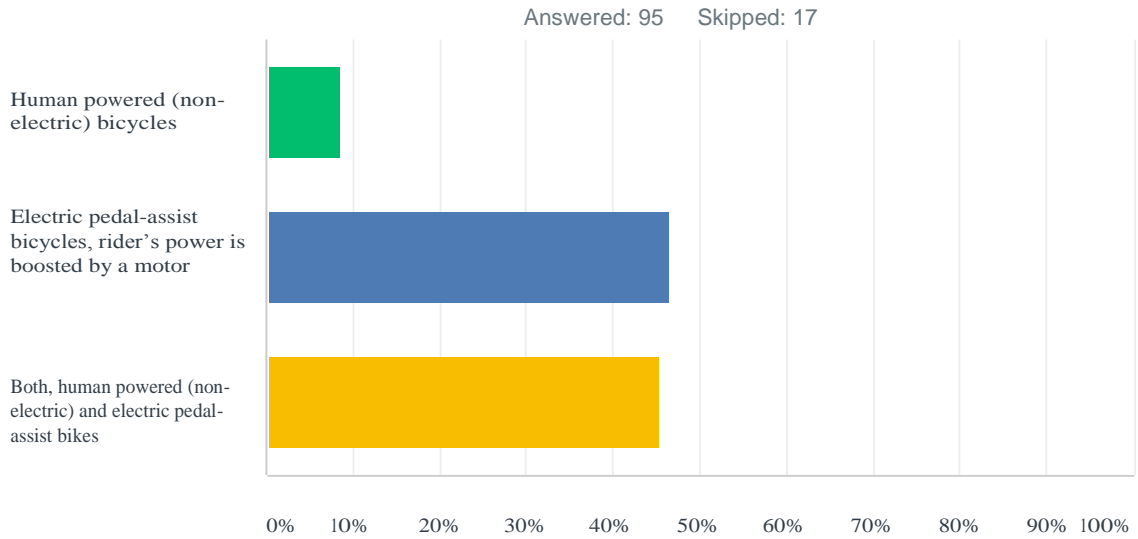
ANSWER CHOICES	RESPONSES
Local-only operation that allows you to start and end bike trips in Capitola City Limits	10.53% 10
Regional operation that allows you to start trips in Capitola and end trips within the Santa Cruz region	89.47% 85
TOTAL	95



Source: City of Capitola, 2018.

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

Q4 Bikeshare companies offer different types of bikes. If the City were to initiate a bikeshare program, which of the following would you prefer:

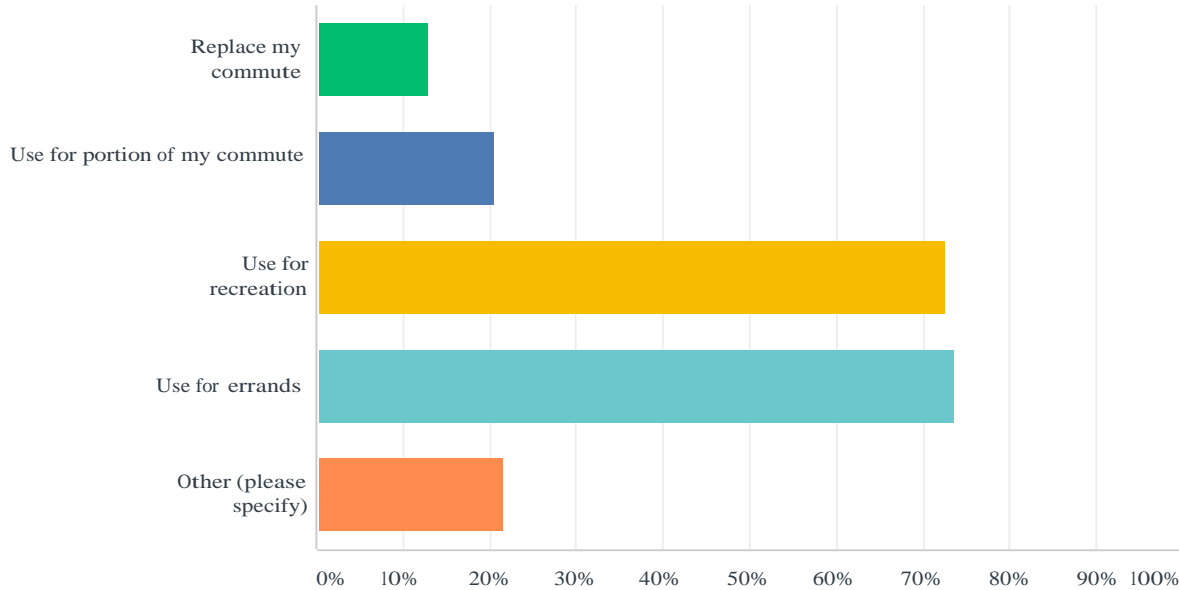


ANSWER CHOICES	RESPONSES
Human powered (non-electric) bicycles	8.42% 8
Electric pedal-assist bicycles, rider's power is boosted by a motor	46.32% 44
Both, human powered (non-electric) and electric pedal-assist bikes	45.26% 43
TOTAL	95

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

Q5 Why would you use the bikeshare? Select all that apply

Answered: 94 Skipped: 18



ANSWER CHOICES	RESPONSES	
Replace my commute	12.77%	12
Use for portion of my commute	20.21%	19
Use for recreation	72.34%	68
Use for errands	73.40%	69
Other (please specify)	21.28%	20
Total Respondents: 94		

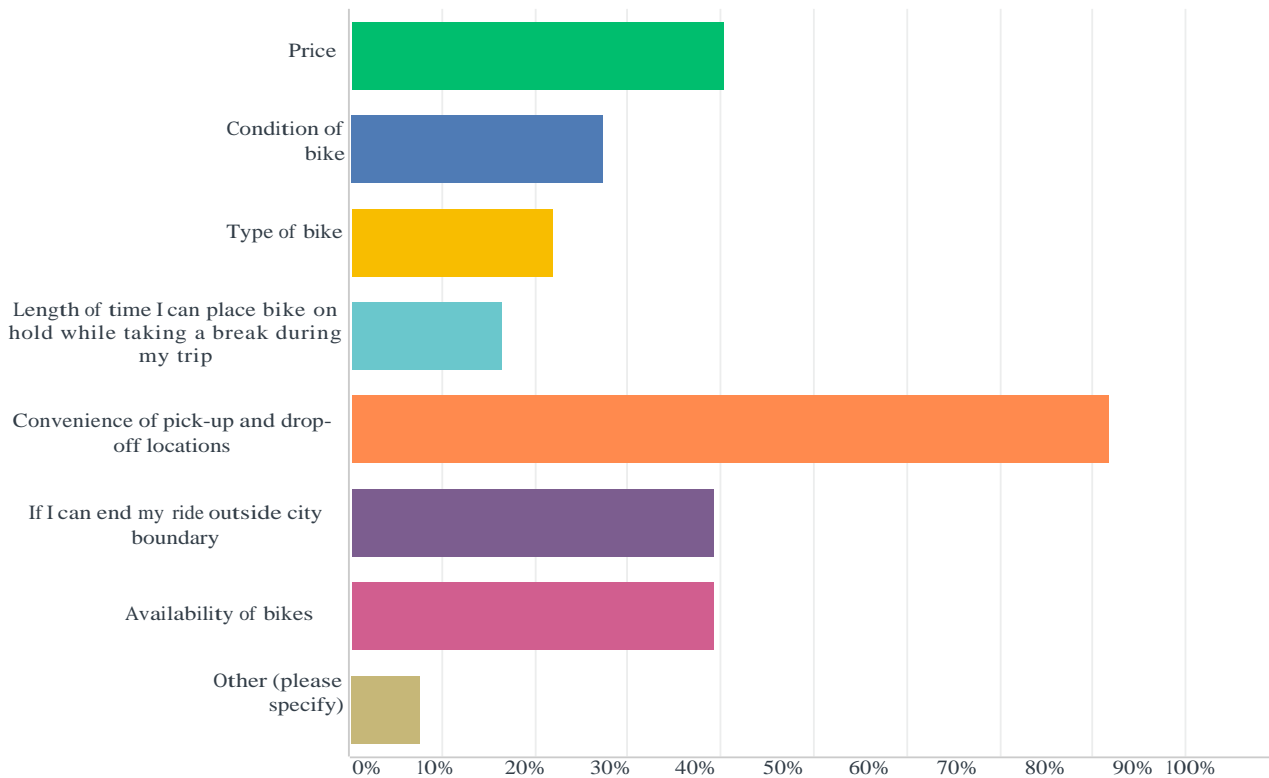
#	OTHER (PLEASE SPECIFY)	DATE
1	Driving and parking is hard. Biking is easy and fun	10/19/2018 8:25 AM
2	Traffic in Capitola is terrible. With a regional bike share, much easier to visit without a car.	10/15/2018 8:43 PM
3	i have an electric bike and use it often for errands vs my car	10/15/2018 8:33 AM
4	To encourage friends and family to join me; to support the program; to help make Capitola more livable.	10/11/2018 7:21 PM
5	guests	10/11/2018 6:11 PM
6	Option for tourist in Capitola to use	10/11/2018 3:48 PM
7	Avoid traffic. Site see. Get exercise, ease of use promotes activity	10/11/2018 3:13 PM
8	Touring town with family and friends from out of area	10/11/2018 9:08 AM
9	Im a local cyclist, so already have bike, but this would serve transit riders & visitors	10/11/2018 8:41 AM
10	I would be able to use an electric bike share to travel from the City of Santa Cruz to Capitola for appointments, go to the beach, eat at one of Capitola's many good eateries.	10/10/2018 7:32 PM
11	Not sure if I would.	10/10/2018 1:56 PM

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

12	I live in Aptos off of Park Avenue. Add to Cabrillo Campus PLEASE!!!! I also would LOVE Capitola/Aptos area to add ZIPcars. Both Jump bikes and Zipcars & Uber have transformed my life. I gave up my car for these more affordable options, increased my exercise, reduced traffic and parking and my kids are more safely independent to get to friends and school.	10/9/2018 5:36 AM
13	I like to see others enjoying it.	10/8/2018 8:03 AM
14	Tourism	10/7/2018 5:20 PM
15	Allow visitors to explore surrounding areas not just beach	10/5/2018 10:24 AM
16	won't use	10/5/2018 4:05 AM
17	It would be nice to have a bike share program that links us to other parts of the county. i.e. I could pick up a jump bike in downtown sc and ride home.	10/4/2018 11:04 AM
18	I most likely would not. But see the advantage for others.	10/4/2018 9:11 AM
19	I have my own bike	10/4/2018 7:52 AM
20	If it were available in Aptos, I would use for my commute.	10/3/2018 3:23 PM

Q6 What are the top factors you would consider when using a bikeshare? Select up to three:

Answered: 92 Skipped: 20



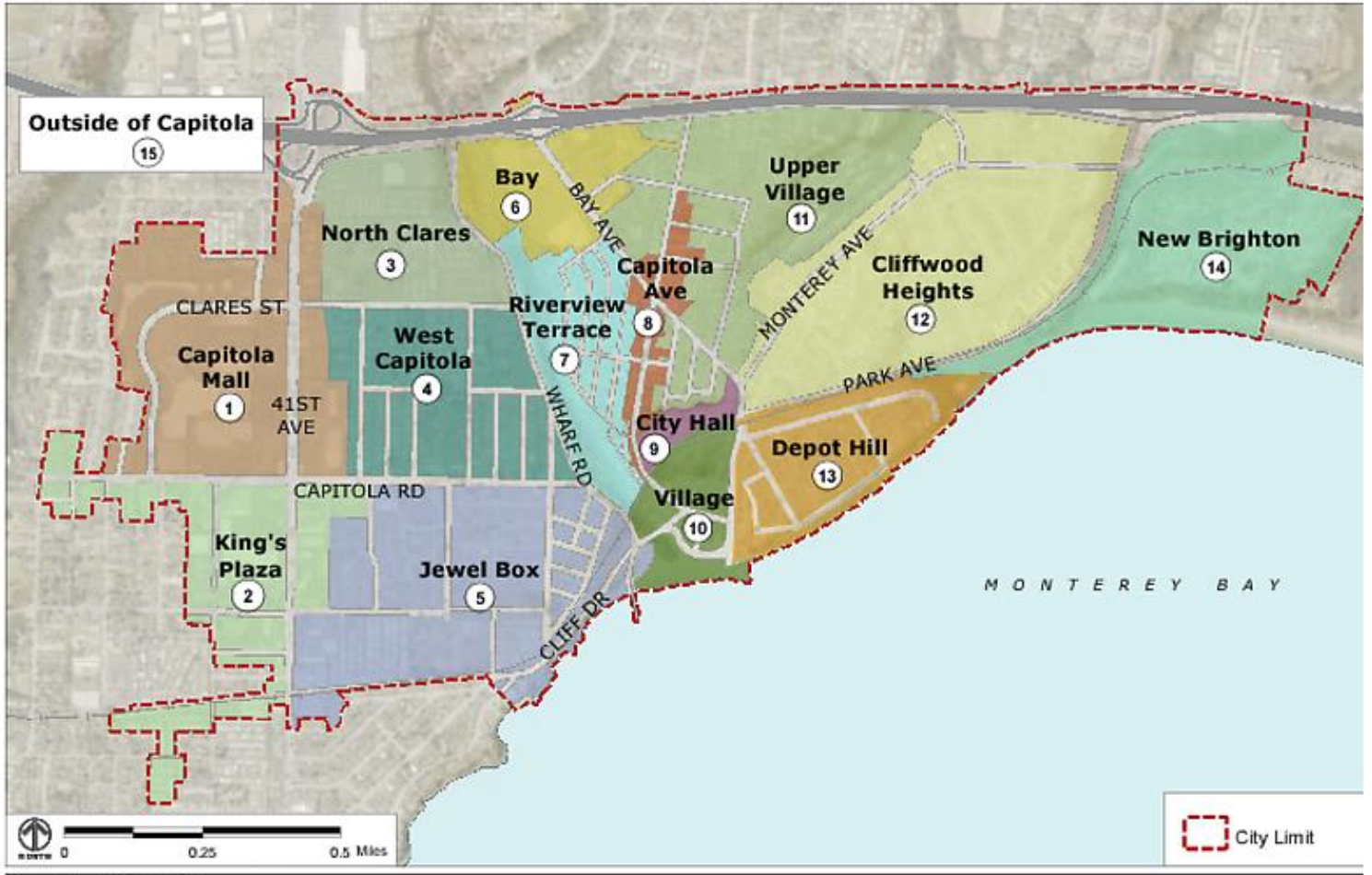
ANSWER CHOICES	RESPONSES
Price	40.22% 37
Condition of bike	27.17% 25
Type of bike	21.74% 20
Length of time I can place a bike on hold while taking a break during my trip	16.30% 15
Convenience of pick-up and drop-off locations	81.52% 75
If I can end my ride outside the city boundary	39.13% 36
Availability of bikes	39.13% 36
Other (please specify)	7.61% 7
Total Respondents: 92	

#	OTHER (PLEASE SPECIFY)	DATE
1	I would want there to also be Trikes for older people and people with disabilities.	10/11/2018 7:23 PM
2	Please do not go w an Uber related company.	10/11/2018 3:15 PM
3	Capitola is so small bikes would end up outside city limits anyway	10/11/2018 8:43 AM
4	Ride to Cabrillo	10/9/2018 7:54 AM

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

5	won't use	10/5/2018 4:05 AM
6	I can't think of a reason to use.	10/4/2018 9:12 AM
7	I would not use this service	10/4/2018 7:53 AM

The map below was included with questions 7 and 8

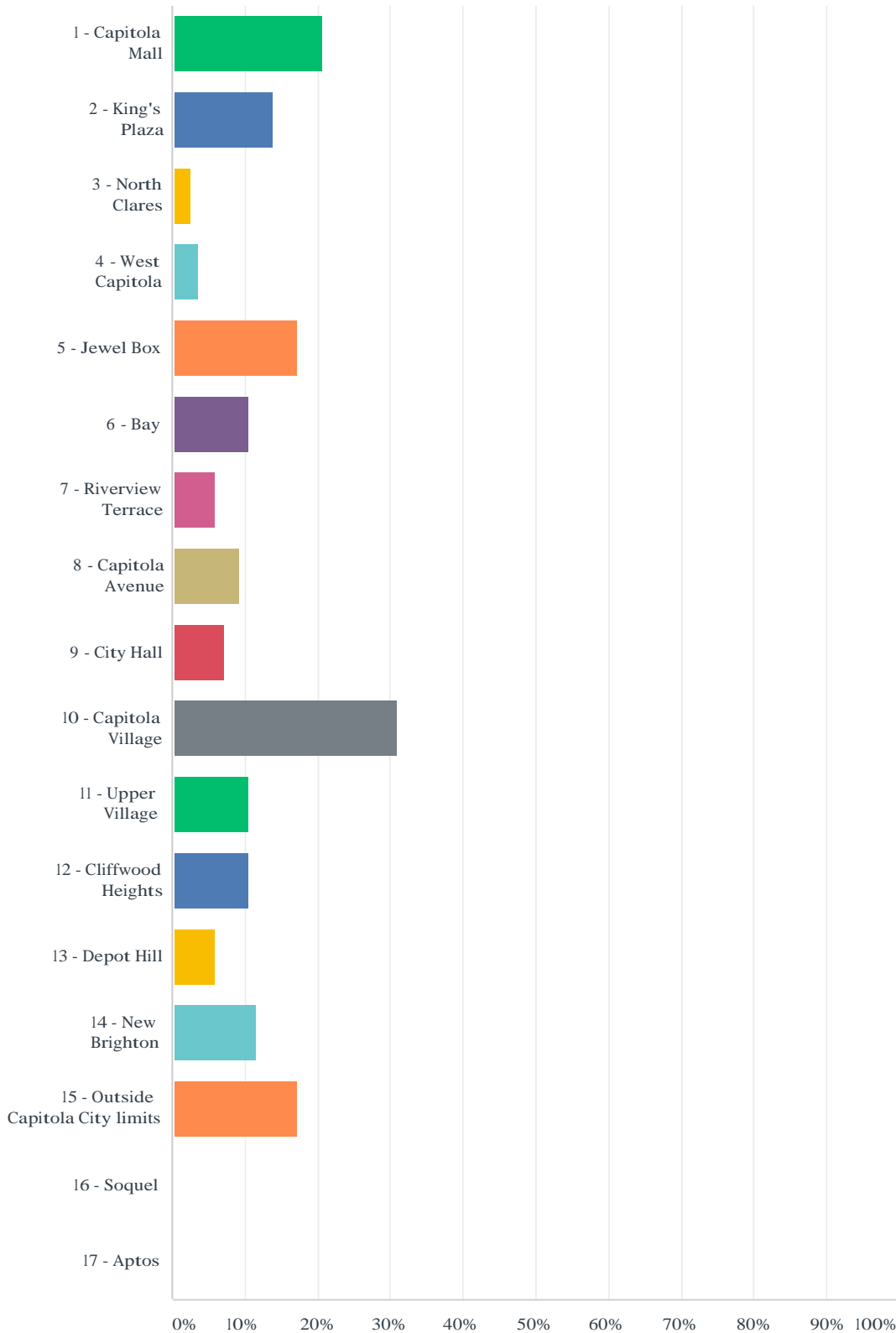


Source: City of Capitola, 2018.

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

Q7 Please select the areas that best identify where you would START your bike ride. Areas are represented by numbers on the map.

Answered: 88 Skipped: 24



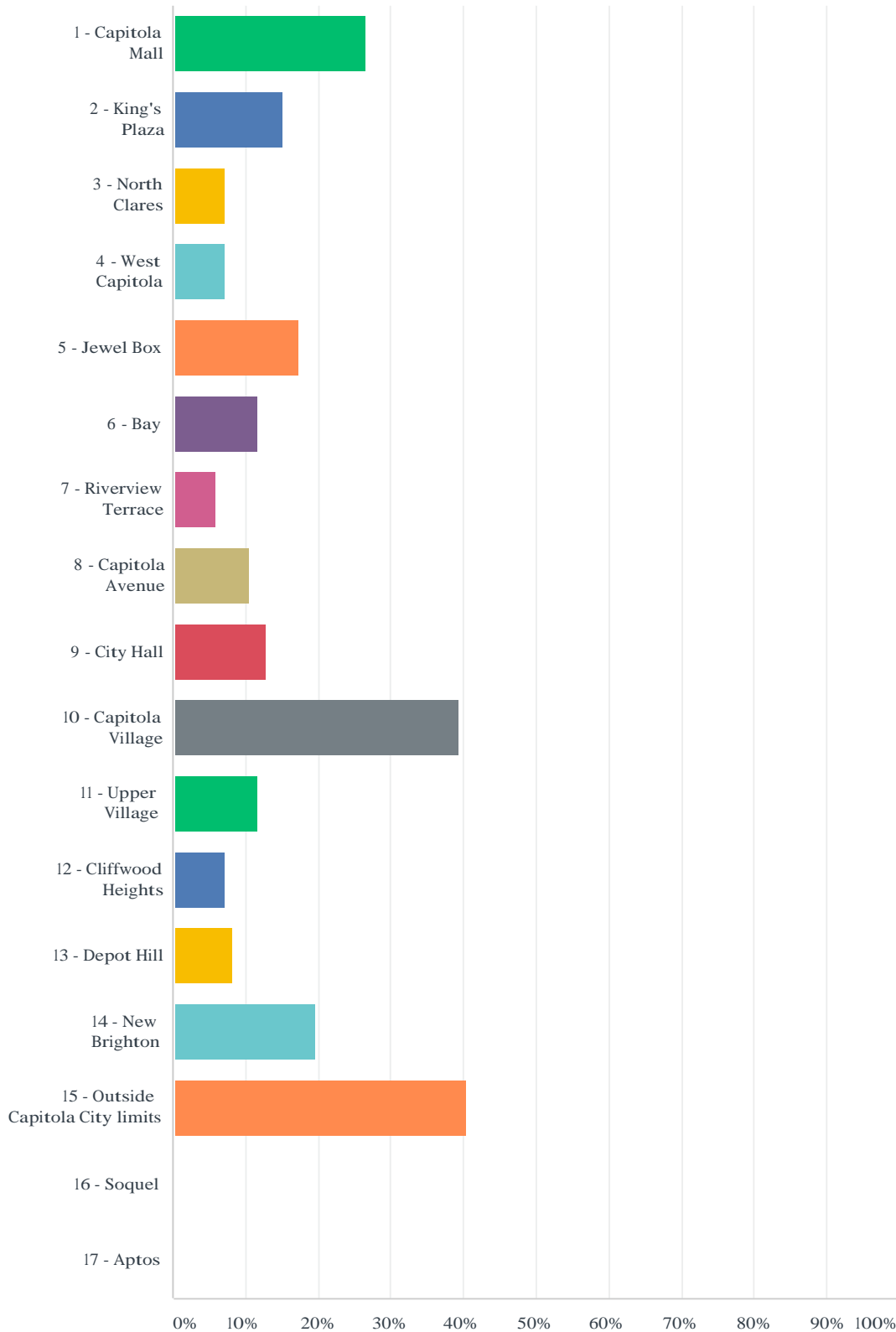
Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

ANSWER CHOICES	RESPONSES	
1 - Capitola Mall	20.45%	18
2 - King's Plaza	13.64%	12
3 - North Clares	2.27%	2
4 - West Capitola	3.41%	3
5 - Jewel Box	17.05%	15
6 - Bay	10.23%	9
7 - Riverview Terrace	5.68%	5
8 - Capitola Avenue	9.09%	8
9 - City Hall	6.82%	6
10 - Capitola Village	30.68%	27
11 - Upper Village	10.23%	9
12 - Cliffwood Heights	10.23%	9
13 - Depot Hill	5.68%	5
14 - New Brighton	11.36%	10
15 - Outside Capitola City Limits	17.05%	15
16 - Soquel	0.00%	0
17 - Aptos	0.00%	0
Total Respondents: 88		

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

Q8 Please select the areas that best identify where you would END your bike ride. Areas are represented by numbers on the map.

Answered: 87 Skipped: 25

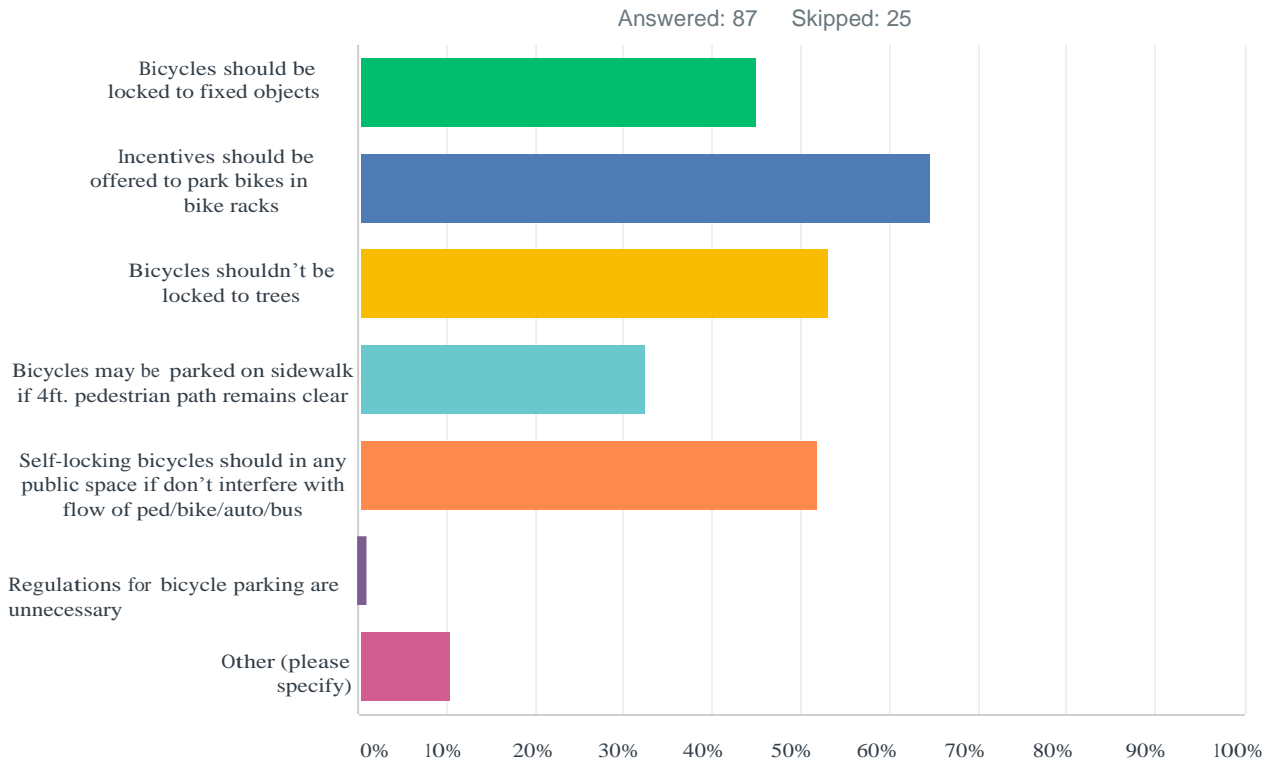


Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

ANSWER CHOICES	RESPONSES	
1 - Capitola Mall	26.44%	23
2 - King's Plaza	14.94%	13
3 - North Clares	6.90%	6
4 - West Capitola	6.90%	6
5 - Jewel Box	17.24%	15
6 - Bay	11.49%	10
7 - Riverview Terrace	5.75%	5
8 - Capitola Avenue	10.34%	9
9 - City Hall	12.64%	11
10 - Capitola Village	39.08%	34
11 - Upper Village	11.49%	10
12 - Cliffwood Heights	6.90%	6
13 - Depot Hill	8.05%	7
14 - New Brighton	19.54%	17
15 - Outside Capitola City Limits	40.23%	35
16 - Soquel	0.00%	0
17 - Aptos	0.00%	0
Total Respondents: 87		

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

Q9 Bicycle parking is often an issue with bikeshare programs when rules are not established. The City of Capitola plans to update bicycle parking regulations to prevent improper storage of bicycles. Which of the following standards would you like to see the City include in new bicycle parking regulations? Select all that apply



ANSWER CHOICES	RESPONSES
Bicycles should be locked to objects that are fixed to the ground (sign poles, light poles, benches, bike racks) when parked	44.83% 39
Incentives should be offered to park bikes in bike racks	64.37% 56
Bicycles should not be locked to trees	52.87% 46
Bicycles may be parked on the edge of a sidewalk as long as a minimum 4 foot wide path remains clear for pedestrians	32.18% 28
Self-locking bicycles should be allowed to park in any public space as long as they do not interfere with the regular flow of pedestrians, bicyclists, automobiles, and buses	51.72% 45
Regulations for bicycle parking are unnecessary	1.15% 1
Other (please specify)	10.34% 9
Total Respondents: 87	

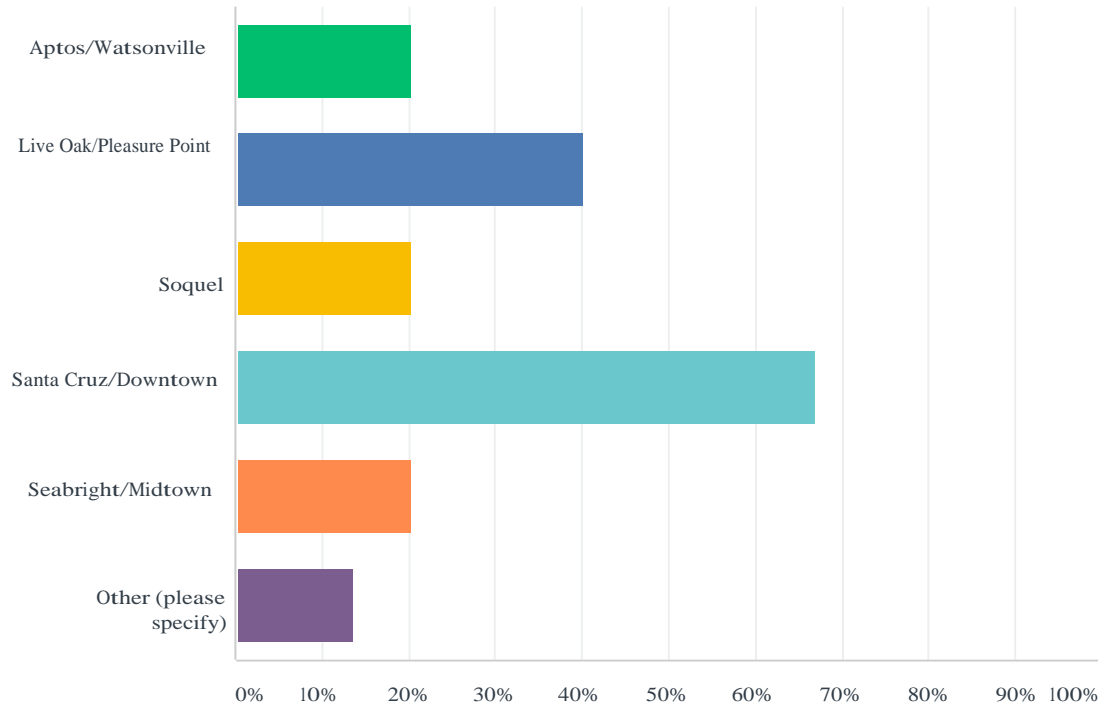
#	OTHER (PLEASE SPECIFY)	DATE
1	I e seen 2 Jump bikes left right on the bridge (sidewalk and right on bikepath!) which is dangerous for other cyclists due to the car traffic. Bikes should be left in designated areas NOT on a bike path or in the middle of a narrow walkway. It's not safe for wheelchair and elderly pedestrians. Also many Santa Cruz residents think they can dominate and be disrespectful of property, so I worry about these bikes being damaged and left ito pollute our community.	10/11/2018 9:19 PM

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

2	There should be bike parking . Bikes should not be parked where pedestrians pedestrian sidewalks or benches and should not interfere with motorist parking	10/11/2018 6:13 PM
3	Capitola needs even more bike rack areas. The ones next to Sotola are often filled, "no parking left."	10/11/2018 3:52 PM
4	Limit shared bikes to specific areas only	10/10/2018 2:23 PM
5	Bikes need to be in designated areas, Bike rack, motorcycle parking ect.	10/10/2018 2:02 PM
6	Penalties for improper placement of and "walking in with" bicycles should be posted and clearly stated.	10/8/2018 11:31 AM
7	Bikes should only be parked in designated areas.	10/6/2018 8:15 AM
8	ensuring that bikes are not left locked in any way impeding walking or other bike routes	10/5/2018 5:45 PM
9	not on the sidewalk under any condition	10/5/2018 4:10 AM

Q10 Where would you would START your ride outside of Capitola? Select all that apply.

Answered: 15 Skipped: 97



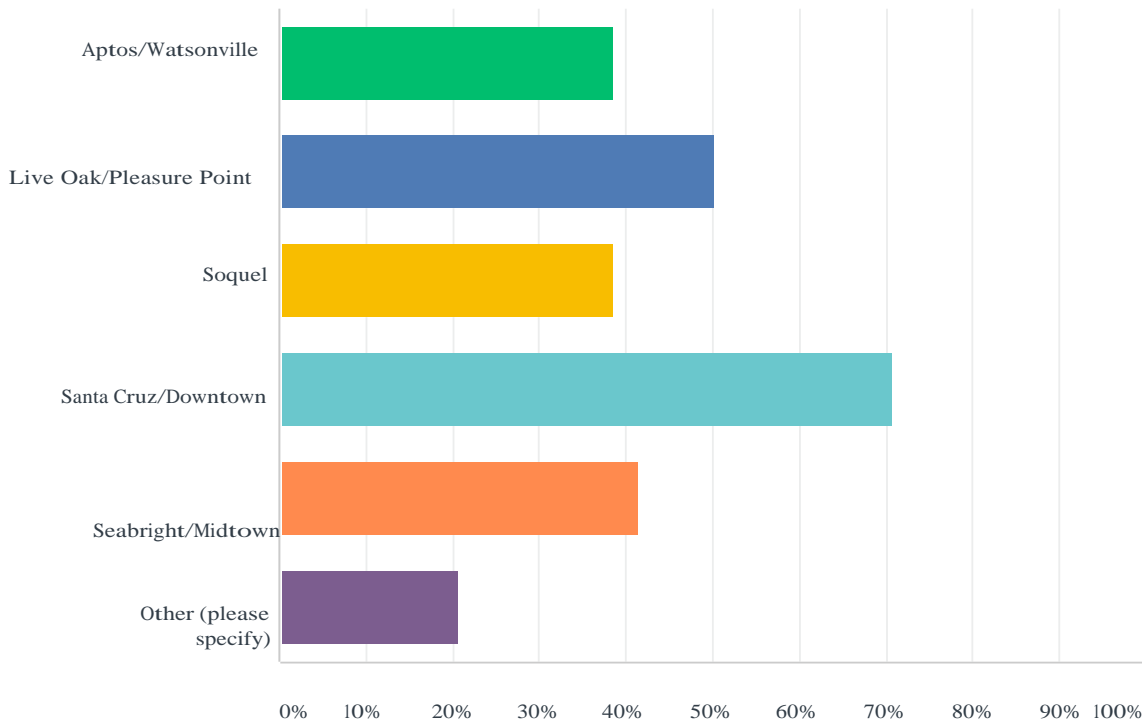
ANSWER CHOICES	RESPONSES
Aptos/Watsonville	20.00% 3
Live Oak/Pleasure Point	40.00% 6
Soquel	20.00% 3
Santa Cruz/Downtown	66.67% 10
Seabright/Midtown	20.00% 3
Other (please specify)	13.33% 2
Total Respondents: 15	

#	OTHER (PLEASE SPECIFY)	DATE
1	Cabrillo College Camps -- PLEASE add ZIPCAR to your survey.	10/9/2018 5:39 AM
2	Westside	10/8/2018 8:05 AM

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

Q11 Where would you would END your ride outside of Capitola? Select all that apply.

Answered: 34 Skipped: 78



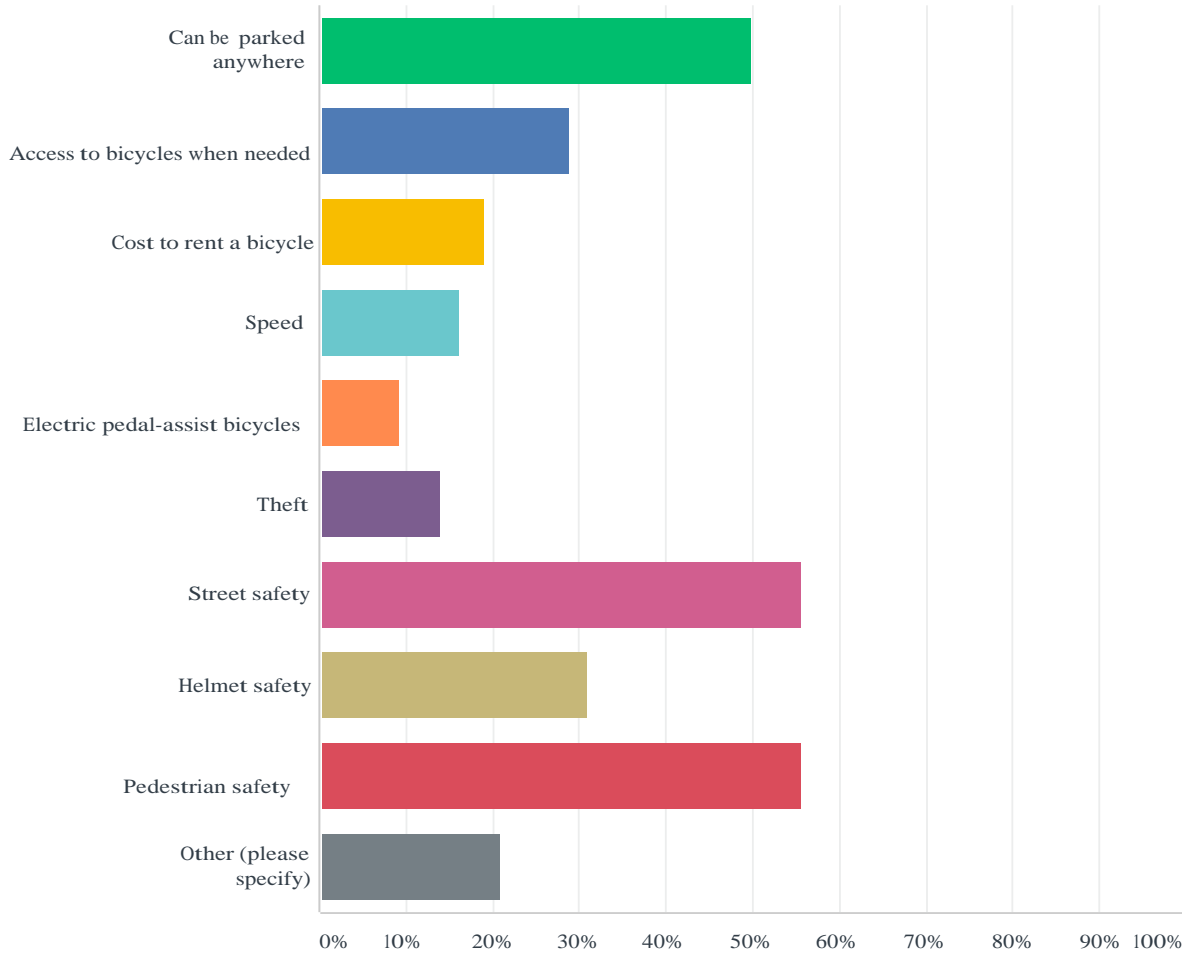
ANSWER CHOICES	RESPONSES	
Aptos/Watsonville	38.24%	13
Live Oak/Pleasure Point	50.00%	17
Soquel	38.24%	13
Santa Cruz/Downtown	70.59%	24
Seabright/Midtown	41.18%	14
Other (please specify)	20.59%	7
Total Respondents: 34		

#	OTHER (PLEASE SPECIFY)	DATE
1	Most trips would be round trip, but having the option to end a trip somewhere else would be better	10/19/2018 8:28 AM
2	West side at Kelly's Bakery and the SC Wharf/marina next to CrowsNest	10/11/2018 9:13 PM
3	Everywhere	10/11/2018 7:26 PM
4	Mission/Hwy 1, Santa Cruz	10/10/2018 4:29 PM
5	Along the coast	10/10/2018 1:59 PM
6	Cabrillo College Campus	10/9/2018 5:40 AM
7	Westside	10/8/2018 8:05 AM

Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

Q12 What concerns you about bikeshare programs? Select all that apply

Answered: 101 Skipped: 11



ANSWER CHOICES	RESPONSES	
Can be parked anywhere	49.50%	50
Access to bicycles when needed	28.71%	29
Cost to rent a bicycle	18.81%	19
Speed	15.84%	16
Electric pedal-assist bicycles	8.91%	9
Theft	13.86%	14
Street safety	55.45%	56
Helmet safety	30.69%	31
Pedestrian safety	55.45%	56
Other (please specify)	20.79%	21
Total Respondents: 101		

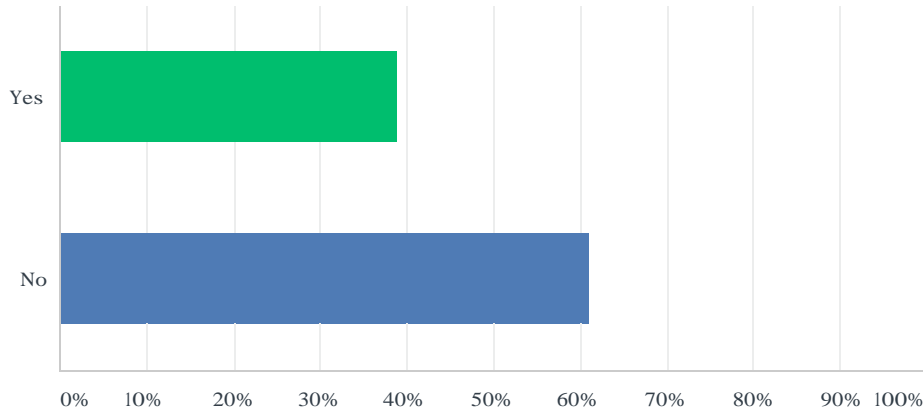
Attachment: Capitola Bikeshare Survey Results 11.02.2018 (Consideration of future bikeshare program in Capitola)

#	OTHER (PLEASE SPECIFY)	DATE
1	increase the difficulty of walking and driving, already challenging	10/31/2018 2:25 PM
2	Ridiculous idea for use in the village area -- and they will be taken there if they are available in Capitola!	10/16/2018 2:04 PM
3	There needs to be a an alternative to entering the village. Let's use the trestle.	10/16/2018 7:57 AM
4	Bikeshare increases ridership for non-riders. Existing auto infrastructure encourages speeding cars, very dangerous for bikes. Capitola should give 41st avenue a road diet, install traffic calming measures to reduce actual speeds to 25 mph or less, and put protected bidirectional bike lanes on both sides of the street. Other streets too but 41st is the most dangerous.	10/15/2018 8:49 PM
5	People in Santa Cruz can be so disrespectful and I worry they will further decrease the reputation of our community. Police will have to be more vigilant and give tickets to those who misuse the vehicles. I already distrust the begging homeless men walking in downtown SC,	10/11/2018 9:24 PM
6	Please also have electric assisted Trikes for people with ophysical limitations and the elderly.	10/11/2018 7:29 PM
7	Capitola is to small for this unless it is for County wide	10/11/2018 6:53 PM
8	I would not want bicycles to be able to anywhere but only in designated areas	10/11/2018 6:15 PM
9	I have been surprised and disappointed that SC does not seem to encourage the use of helmets	10/11/2018 3:19 PM
10	Community education	10/11/2018 12:29 PM
11	I think the City should work with a bike share vendor to provide bike safety education.	10/10/2018 7:35 PM
12	encroachment on pedestrian areas	10/10/2018 7:17 PM
13	I believe we are much to small an area in need of providing this kind of assistance to visitors. We do not need more bicycles on our streets.	10/10/2018 4:31 PM
14	Make Last rider liable for parking infractions and other moving violations	10/10/2018 2:04 PM
15	Appearance and taking up space. They are an eye sore.	10/9/2018 1:16 PM
16	Cars must be more aware of cyclists; roads must be marked better for people who will be using the bikes. Capitola does not currently have good bike infrastructure, but this will force improvements.	10/7/2018 11:14 AM
17	Parking in designated areas only.	10/6/2018 8:16 AM
18	Capitola village is too small for bicycle list.	10/5/2018 9:27 AM
19	Limited areas in Capitola Village to store bikes. See bikes parked and locked in front of private homes and driveways in Santa Cruz. No room for cyclelists on Village streets.	10/5/2018 5:30 AM
20	not on the sidewalk under any condition	10/5/2018 4:11 AM
21	Capitola Village is a very congested area and a bike program will only add to the congested.	10/4/2018 4:23 PM

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Q13 Do you think Capitola should consider an electric scooter share program?

Answered: 100 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	39.00%	39
No	61.00%	61
TOTAL		100

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