



AGENDA

CAPITOLA PLANNING COMMISSION

February 7, 2013 – 7:00 PM

Chairperson Ron Graves
Commissioners Gayle Ortiz
 Mick Routh
 Linda Smith
 TJ Welch

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. January 17, 2013 Regular Planning Commission Meeting

4. CONSENT CALENDAR

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

A. 4570 GARNET STREET # 13-006 APN: 034-034-04

Design Permit to remodel an existing two-story single-family house, including the addition of a new second-floor deck in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

Owner: Mark Holguin, filed: 1/10/13

Applicant: Bryan Martin

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. 1855 41st AVENUE #13-012 APN: 034-261-37

Design Permit to construct a new exterior entry and façade, including a sign permit for a new wall sign, as part of an existing retail space at the Capitola Mall in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Macerich Partnership, filed 1/18/13

Representative: Macerich Partnership

B. 718 CAPITOLA AVENUE #12-160 APN: 036-062-11

Design Permit and amendment to a Conditional Use Permit to allow for additional outdoor seating for an approved restaurant in the AR/CN (Automatic Review/Neighborhood Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Bruce Canepa

Representative: Manuel Monjaraz, filed 3/22/11

C. 504 BEULAH DRIVE #13-004 APN: 035-141-33

Coastal Development Permit, Architectural and Site Review and a Conditional Use Permit for locating a modular building (mobile home) in the MHE (Mobile Home Exclusive) Zoning District to be used for police storage and the code enforcement office. This project requires a Coastal Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Owner: City of Capitola, filed: 1/7/13

Representative: Frank Phanton

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

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

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

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

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

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are

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

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

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

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

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**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, JANUARY 17, 2013
7:00 P.M. – CITY HALL COUNCIL CHAMBERS**

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

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners: Gayle Ortiz, Mick Routh, Linda Smith, TJ Welch and
Chairperson Ron Graves

2. NEW BUSINESS

A. Oath of Office – Newly Appointed Commissioner

Senior Planner Bane issued the oath of office for TJ Welch.

B. Election of Chair and Vice-Chair

A MOTION WAS MADE BY COMMISSIONER ORTIZ TO NOMINATE COMMISSIONER ROUTH AS THE CHAIRPERSON.

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

A MOTION WAS MADE BY COMMISSIONER SMITH TO NOMINATE COMMISSIONER ORTIZ AS THE VICE-CHAIRPERSON.

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

C. Committee Appointments

BY CONSENSUS, THE COMMISSION MADE THE FOLLOWING COMMITTEE APPOINTMENTS:

- a. General Plan Advisory Committee – **VICE-CHAIRPERSON ORTIZ**
- b. Traffic and Parking Commission – **CHAIRPERSON ROUTH**
- c. Commission on the Environment – **COMMISSIONER WELCH**
- d. Arts and Cultural Commission – **COMMISSIONER SMITH**

3. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda - NONE

B. Public Comments - NONE

C. Commission Comments

Commissioner Graves apologized for any comments he may have made that were embarrassing to the city.

D. Staff Comments - NONE

4. APPROVAL OF MINUTES

A. December 6, 2012 Regular Planning Commission Meeting

A MOTION WAS MADE BY COMMISSIONER GRAVES AND SECONDED BY COMMISSIONER ORTIZ TO APPROVE THE DECEMBER 6, 2012 MEETING MINUTES.

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

5. CONSENT CALENDAR

A. 723 EL SALTO DRIVE #10-092TX APN: 036-143-35

Request for a one-year extension to a previously approved Minor Land Division to convert four apartment units to condominiums in the VS/R-1 (Visitor Serving/Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

Commissioner Graves did not support the time extension. He stated that the applicant should have been able to complete the approved project within the two year approval period.

A MOTION WAS MADE BY COMMISSIONER SMITH AND SECONDED BY COMMISSIONER ORTIZ TO APPROVE PROJECT APPLICATION #10-092TX WITH THE FOLLOWING FINDING:

- A. A substantial change of circumstances has not occurred since Planning Commission approval of the permit on January 20, 2011. An additional one-year extension of the permit to January 20, 2014, would not be detrimental to the purpose of the certified local coastal program and zoning ordinance.**

The Planning Commission finds that neither the physical characteristics of the lot nor the zoning ordinance has changed since approval of the permit on January 20, 2011. Therefore, a one-year extension (to January 20, 2014) of said permit is appropriate.

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

6. PUBLIC HEARINGS

A. 1900 41ST AVENUE #12-155 APN 034-201-10

Amendment to an existing restaurant Conditional Use Permit (Capitola Diner) to incorporate a bar use and allow live entertainment in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: R. Deane, filed: 11/21/12

Representative: Pedro Salazar

Senior Planner Bane presented the staff report.

Commissioner Ortiz inquired if the current use permit allows a bar and what are the current hours of operation.

Senior Planner Bane responded that the current use permit allows a bar. Currently the business closes at 10:00 p.m. The applicant is requesting to extend the closing to 12 midnight.

General Plan Consultant Susan Westman stated that due to the location of the business parking lot adjacent to a residential neighborhood, staff supports allowing the business to close at midnight on Friday and Saturday nights only.

Commissioner Ortiz inquired if there are tables specifically for food and alcohol service or can a guest have food and alcohol at all the tables.

Chairperson Routh inquired if the Planning Commission approves the amended use permit, can the Police Department deny the Entertainment Permit?

General Plan Consultant Susan Westman confirmed that the Police Department may deny the Entertainment Permit.

The public hearing was opened.

Pedro Salazar, business owner, spoke with an interpreter, in support of the application. He stated that the tables near the bar are primarily used for alcohol service. A guest may sit at any table and order alcohol without food.

Commissioner Smith noted that this business has repeatedly stayed open beyond the approved hours of operation. She asked the applicant to address the various incidents noted in the Police Chief's letter.

Mr. Salazar stated there have been employee and private parties after the business has closed.

The public hearing was closed.

Commissioner Ortiz was not supportive of going against the Police Chief's recommendation. The use permit application is predominately a bar use. And recent police incidents do not present a positive history of the management for this use.

Commissioner Welch stated he could support the application if the business management met the use permit conditions and entertainment permit requirements. Revocations of the use and entertainment permit are the purview of the Planning Commission and the Police Chief.

Commissioner Graves stated that there are other establishments in the vicinity that serve alcohol. He supported the application with the conditions. He commented that the use is located in the main commercial district and this should be an opportunity to keep a business open and boost the economy.

Commissioner Smith concurred with both Commissioner Ortiz and Graves' comments. She stated that the business management has violated the established rules and suggested a one year trial period with entertainment, limited hours until 10:00 p.m., and no complaints are received or police activity has occurred. Then consider extending hours to 12 midnight after a one year review.

Chairperson Routh stated his concerns about repeated violations and police activity at the business. He supported Commissioner Smith's suggestion of a trial period for the business management to show a lawful track record, at least through the summer.

Commissioner Ortiz clarified that a DJ will provide entertainment, not live entertainment.

Commissioner Welch supported a DJ.

Police Chief Rudy Escalante stated that in addition to obtaining an entertainment permit, the business owner must also apply to the ABC to modify the existing ABC permit. The current ABC permit does not permit live entertainment. The sale of alcohol shall end at 10:00 p.m. and the business must be an eating establishment, not a bar.

Commissioner Smith suggested an added condition that the premises be vacated at the end of operating hours.

Commissioner Graves stated that vacating the premises at the end of business hours would be infeasible since most food establishments keep staff working beyond closing hours to clean up and get ready for the next business day.

Commissioner Ortiz supported Commissioner Smith's and Chairperson Routh's suggestion of trial period until the summer for the business management to prove a track record of legal activity before allowing extended hours of operation and entertainment.

General Plan Consultant Susan Westman suggested the Commission continue the application to the September 5, 2013 Planning Commission meeting.

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER GRAVES TO CONTINUE PROJECT APPLICATION #12-155 UNTIL SEPTEMBER 5, 2013.

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

B. 3555 CLARES STREET, SUITE G #12-159 APN 034-261-56
Amendment to an existing restaurant Conditional Use Permit (Crown Cafe) to allow an outdoor barbeque in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Bob Rivers, Brown Ranch Properties, filed: 12/13/12
Representative: Ron Clements, Jr.

Senior Planner Bane presented the staff report.

Chairperson Routh inquired about the barbeque hours of operation and problems with smoke.

The public hearing was opened.

Ron Clements, Jr., business owner, stated that the barbeque hours are approximately 9:00 a.m. to 4:30 p.m. The barbeque is to provide food for service in the deli. There is no food served at the barbeque location. He stated that smoke has not been an issue and he is willing to address any issues of smoke that may affect neighboring businesses.

Commissioner Smith asked how the barbeque was started and if it is kept lit all day.

Mr. Clements stated that lighter fluid is used to start the fire, but wood is added throughout the day to keep the coals hot. One employee attends the barbeque all day.

The public hearing was closed.

Commissioner Welch stated the use is a clean operation and the smoke does not affect the neighboring businesses.

Commissioner Smith stated that smoke from a barbeque at a restaurant in the Village created a negative impact on adjacent businesses and residents. She did not find the subject barbeque to be a problem, but requested an additional finding that the location of the barbeque is an acceptable distance from adjacent businesses and would not affect residences in the vicinity.

Commissioner Graves stated that other barbeque applications should be reviewed on a case by case basis to determine if the location is acceptable.

Chairperson Routh stated that he was confident that any problems with the barbeque would be dealt with in a timely and thorough manner.

Commissioner Ortiz stated that the barbeque brings character to a corporate environment and supported the application.

A MOTION WAS MADE BY COMMISSIONER GRAVES AND SECONDED BY COMMISSIONER ORTIZ TO APPROVE PROJECT APPLICATION #12-159 WITH THE FOLLOWING FINDING:

CONDITIONS

1. The project approval consists of an amendment to an existing restaurant (*Crown Café Deli & Catering*) Conditional Use Permit to allow the installation of an outdoor barbeque at 3555 Clares Street within the Brown Ranch Marketplace.
2. The barbeque shall be used for food preparation only. No food shall be served from the barbeque location.
3. The barbeque area shall be kept clean and orderly.
4. Any significant modifications to the size or exterior appearance of the barbeque area must be approved by the Planning Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission.
5. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

FINDINGS

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

Community Development Staff and the Planning Commission have reviewed the project and determined that the proposed use is permitted in the CC (Community Commercial) Zoning District with a Conditional Use Permit. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

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

Community Development Staff and the Planning Commission have reviewed the project and determined that the addition of the outdoor barbeque will not have a negative impact on the character and integrity of the commercial area as it is an acceptable distance from the adjacent businesses, and there are no two-story structure or residences nearby. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

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

The proposed project involves an amendment to an existing use permit with no expansion of use beyond what has currently existed. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

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

6. DIRECTOR'S REPORT

General Plan Consultant Susan Westman requested direction from the Commission regarding potential fencing for the new homes at Capitola Avenue and Hill Street. Previously the project was approved with a retaining wall and no fencing. However there is an empty dirt area between the retaining wall and open rear yard area which is not landscaped. The property owners are seeking a solution to the fencing. Ms. Westman suggested the applicants submit a landscaping plan for the dirt area and a five foot fence with one foot of trellis to provide privacy and sound reduction.

Commissioner Ortiz clarified that the fence would be separated from the wall by the landscaped area. She inquired how the landscaped area would be irrigated.

General Plan Consultant Susan Westman suggested that the fencing be consistent along the Capitola Avenue frontage and that landscaping bond or maintenance agreement could be utilized to ensure the landscaping was sufficiently maintained by the property owners.

By consensus, the Commission supported staff's recommendation of a landscaped area and a fence along the Capitola Avenue frontage.

General Plan Consultant Susan Westman gave a Power Point presentation on the update of the new zoning ordinance as presented to the City Council on January 10, 2013. She announced that the city has begun the recruitment for a new Community Development Director.

8. COMMISSION COMMUNICATIONS

Commissioner Ortiz requested water use and irrigation rules from both water districts be distributed to Commission.

General Plan Consultant Susan Westman stated that the new zoning ordinance will include a water conservation ordinance.

9. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:20 p.m. to a Regular Meeting of the Planning Commission to be held on Thursday, February 7, 2013 at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on February 7, 2013

Danielle Uharriet, Minute Clerk

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: FEBRUARY 7, 2013

SUBJECT: **4570 GARNET STREET # 13-006 APN: 034-034-04**

Design Permit to remodel an existing two-story single-family house, including the addition of a new second-floor deck in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

Owner: Mark Holguin

Applicant: Bryan Martin

APPLICANT'S PROPOSAL

The applicant is proposing to remodel an existing two-story single-family house, including a 102 square foot addition and a 77 square foot second floor deck area at 4570 Garnet Street in the R-1 (Single Family Residence) zoning district. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

<u>STRUCTURAL DATA</u>				
<u>SETBACKS</u>		Required	Existing	Proposed
Front Yard				
	1 st Story	15'	19'-8"	19'-8"
	2 nd Story	20'	51'-6"	45'-6"
Rear Yard				
	1 st Story	16'	12'-6"	12'-6"
	2 nd Story	16'	12'-6"	12'-6"
Side Yard				
	1 st Story	4'	5' (l) & 5' (r)	5' (l) & 5' (r)
	2 nd Story	6'	5' (l) & 6' (r)	5' (l) & 6' (r)
<u>MAX HEIGHT</u>		25'	19'	20'-6"
<u>FLOOR AREA RATIO</u>		Lot Size	MAX (57%)	Existing (47%)
				Proposed (50%)
		3,200 sq. ft	1,824 sq. ft.	1,499 sq. ft
				1,594 sq. ft.

	Habitable Space	Second Floor Deck	Garage	Total
Existing First Story	1,211 sq. ft.	n/a	0 sq. ft.	1,211 sq. ft.
Existing Second Story	288 sq. ft.	0 sq. ft.	n/a	288 sq. ft.
Proposed TOTAL	1,499 sq. ft.	0 sq. ft.	0 sq. ft.	1,499 sq. ft.
	Habitable Space	Second Floor Deck	Garage	Total
Proposed First Story	1,178 sq. ft.	n/a	0 sq. ft.	1,178 sq. ft.
Proposed Second Story	339 sq. ft.	77 sq. ft.	n/a	416 sq. ft.
Proposed TOTAL	1,517. ft.	77 sq. ft.	0 sq. ft.	1,594 sq. ft.
<u>PARKING</u>	Required	Existing	Proposed	
	2 spaces, one of which must be covered	1 uncovered	1 uncovered	
Total	2 spaces	1 space	1 space	

BACKGROUND

On January 23, 2013, the Architectural and Site Review Committee reviewed the application.

- Public Works Director Steve Jesberg discussed conditions of approval that should be added to the project, including the replacement of sidewalk if damaged during construction, and providing a drainage plan as part of the building permit submittal.
- City Architect Derek Van Alstine explained that he understood the difficulty with improving the existing structure, and that he liked what they were proposing.
- City Landscape Architect Susan Suddjian liked the improvements, but requested additional details for the landscape plan, specifically identifying plants proposed as part of the plan.
- Senior Planner Bane requested construction costs to document that the project would not exceed the limitations required for improvement to a nonconforming structure, and a color and materials board.

The applicant has since provided calculations that show it is not exceeding the 80% improvement value limitation, as well as a color and materials board that will be available at the Planning Commission meeting.

DISCUSSION

The subject property is a typical 3,200 square foot lot in the Jewel Box single-family neighborhood. The existing 1,499 square foot two-story house is proposed to be remodeled, including both interior and exterior changes. The following is a summary of the proposed improvements:

- New interior layout;
- Removal of the exterior staircase, incorporating a new interior stair to connect the first and second floor levels;
- A 102 square foot first and second floor addition in place of the existing exterior staircase;

PLANNING COMMISSION AGENDA REPORT: February 7, 2013 4570 Garnet Street

- A new 77 square foot second floor deck over the existing roof area;
- Raising the existing roof systems approximately 18”;
- Relocation of the front entry with the addition of a new covered entry porch;
- New exterior finishes, including color coated plaster, horizontal wood siding, brushed nickel fascia, covered shade elements, and new aluminum windows and doors.

These improvements will bring the awkward, outdated structure a more contemporary look, as well as connect the first and second floors internally. A preliminary landscape plan has been included in the plan set which includes new hardscape as well as plantings. Existing curb, gutter and sidewalk are proposed to remain. However, a condition has been added that requires that any curb, gutter and sidewalk that is currently deteriorated or is damaged during construction shall be repaired or replaced.

Nonconforming

The structure is legal nonconforming due to not meeting current second floor side and rear setbacks, as well as off-street parking requirements. Normally two off-street parking spaces are required for a house of this size. However, only one driveway space is provided at this time. Code Section 17.15.130(E) states that “No additional square footage which exceeds ten percent of the existing gross floor area may be added to an existing single-family residence, unless minimum parking requirements are met.” For this project, the 1,499 square foot house would allow up to a 149 square foot addition before two off-street parking spaces would be required. The applicant is proposing a 102 square foot addition; therefore additional parking is not required to be provided.

Per 17.72.070, structural alterations to nonconforming structures are limited to 80% of the present fair market value of the structure. The applicant has provided a construction cost breakdown (Attachment B) that demonstrates how the proposed project will not exceed 80% of the present fair market value of the structure. The Building Official has reviewed the calculations and determined them to be accurate. It should be noted that all new additions to the structure meet the current R-1 district development standards.

RECOMMENDATION

Staff recommends that the Planning Commission approve application #13-006, subject to the following conditions and based upon the following findings:

CONDITIONS

1. The project approval consists of a remodel to an existing two-story single-family residence at 4570 Garnet Street in the R-1 (Single Family Residence) zoning district.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. If the existing curb, gutter and sidewalk are damaged during construction, they shall be replaced to the satisfaction of the Public Works Director.
5. An encroachment permit shall be acquired for any work performed in the right-of-way.

6. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director.
7. The final landscape plan shall be submitted with the building permit application and will include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. Front yard landscaping shall be installed prior to final building occupancy.
8. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

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

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

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

- C. **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.**

This project involves the remodel of an existing single-family residence in the R-1 (single family residence) Zoning District. Section 15301 of the CEQA Guidelines exempts alterations to existing single-family residences in a residential zone.

ATTACHMENTS

- A. Project Plans
- B. Construction Cost Breakdown

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

bmdesignbuild.com

BMDB

BRYAN MARTIN
DESIGNBUILD

Holguin home

OWNER:
Mark Holguin
4570 Garnet Street
Capitola, Ca. 95010

PROJECT CONTACTS:

BRYAN MARTIN DESIGN BUILD
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C: 831.452.7174

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BRIGHT GREEN STRATEGIES INC.
150 Palero Street Ste. H
Santa Cruz, Ca. 95060
831.454.9895

SOCQUEL CREEK WATER DIST.
Shelley Fleck
831.478.8501

SHEET INDEX

- A.1 Civil
- A.2 Existing Floor Plan (As built)
- A.3 Site plan
- A.4 Proposed Floor Plan
- A.5 Exterior elevations
- A.6 Interior elevations
- A.7 Landscape
- A.8 Electrical
- A.9 Mechanical
- A.10
- A.11

North u.n.o.

Date: 12.12.12
Issue:
Submitted

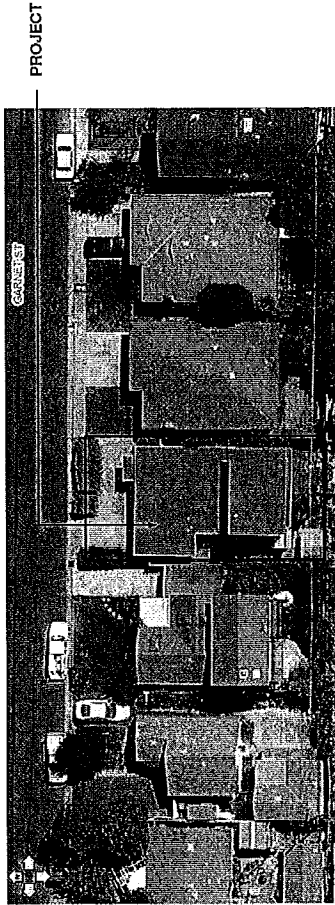
(E) FLOOR PLAN W/ PHOTOS

A.2

Scale: 3/8" = 1'-0"
Horizontal: 1/4" = 1'-0"

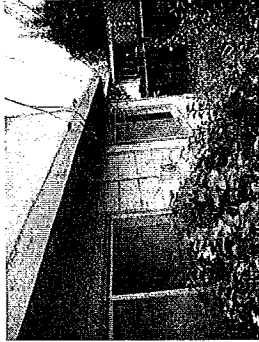
Project name: Holguin

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PROJECT

Second floor / West



South wall / power entry



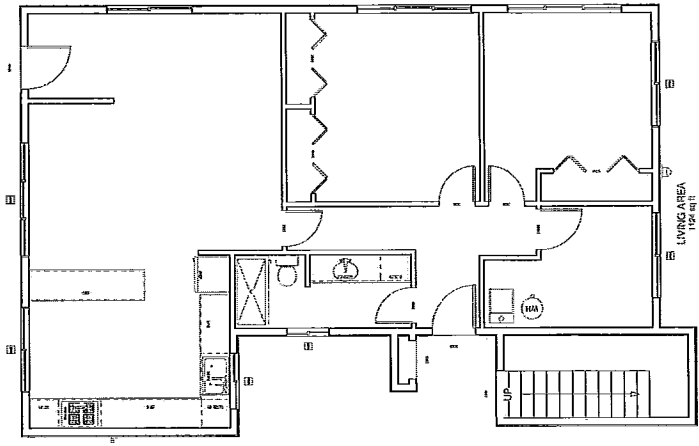
Road view



Street view / North

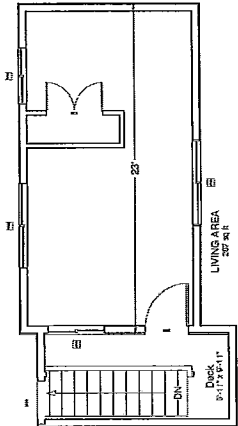
(E) windows single glaze aluminum frame.

NUMBER	LABEL	QTY	FLOOR	SIZE
W01	3630 S	1	1	3630 S
W02	4840 S	2	2	4840 S
W03	6040 S	4	1	6040 S
W04	6040 S	4	1	6040 S
W05	6040 S	4	1	6040 S
W06	6040 S	4	1	6040 S
W07	6040 S	4	1	6040 S
W08	6040 S	4	1	6040 S
W09	6040 S	4	1	6040 S
W10	6040 S	4	1	6040 S
W11	6040 S	4	1	6040 S
W12	6040 S	4	1	6040 S
W13	6040 S	4	1	6040 S
W14	6040 S	4	1	6040 S
W15	6040 S	4	1	6040 S
W16	6040 S	4	1	6040 S
W17	6040 S	4	1	6040 S
W18	6040 S	4	1	6040 S
W19	6040 S	4	1	6040 S
W20	6040 S	4	1	6040 S
W21	6040 S	4	1	6040 S
W22	6040 S	4	1	6040 S
W23	6040 S	4	1	6040 S
W24	6040 S	4	1	6040 S
W25	6040 S	4	1	6040 S
W26	6040 S	4	1	6040 S
W27	6040 S	4	1	6040 S
W28	6040 S	4	1	6040 S
W29	6040 S	4	1	6040 S
W30	6040 S	4	1	6040 S
W31	6040 S	4	1	6040 S
W32	6040 S	4	1	6040 S
W33	6040 S	4	1	6040 S
W34	6040 S	4	1	6040 S
W35	6040 S	4	1	6040 S
W36	6040 S	4	1	6040 S
W37	6040 S	4	1	6040 S
W38	6040 S	4	1	6040 S
W39	6040 S	4	1	6040 S
W40	6040 S	4	1	6040 S
W41	6040 S	4	1	6040 S
W42	6040 S	4	1	6040 S
W43	6040 S	4	1	6040 S
W44	6040 S	4	1	6040 S
W45	6040 S	4	1	6040 S
W46	6040 S	4	1	6040 S
W47	6040 S	4	1	6040 S
W48	6040 S	4	1	6040 S
W49	6040 S	4	1	6040 S
W50	6040 S	4	1	6040 S
W51	6040 S	4	1	6040 S
W52	6040 S	4	1	6040 S
W53	6040 S	4	1	6040 S
W54	6040 S	4	1	6040 S
W55	6040 S	4	1	6040 S
W56	6040 S	4	1	6040 S
W57	6040 S	4	1	6040 S
W58	6040 S	4	1	6040 S
W59	6040 S	4	1	6040 S
W60	6040 S	4	1	6040 S
W61	6040 S	4	1	6040 S
W62	6040 S	4	1	6040 S
W63	6040 S	4	1	6040 S
W64	6040 S	4	1	6040 S
W65	6040 S	4	1	6040 S
W66	6040 S	4	1	6040 S
W67	6040 S	4	1	6040 S
W68	6040 S	4	1	6040 S
W69	6040 S	4	1	6040 S
W70	6040 S	4	1	6040 S
W71	6040 S	4	1	6040 S
W72	6040 S	4	1	6040 S
W73	6040 S	4	1	6040 S
W74	6040 S	4	1	6040 S
W75	6040 S	4	1	6040 S
W76	6040 S	4	1	6040 S
W77	6040 S	4	1	6040 S
W78	6040 S	4	1	6040 S
W79	6040 S	4	1	6040 S
W80	6040 S	4	1	6040 S
W81	6040 S	4	1	6040 S
W82	6040 S	4	1	6040 S
W83	6040 S	4	1	6040 S
W84	6040 S	4	1	6040 S
W85	6040 S	4	1	6040 S
W86	6040 S	4	1	6040 S
W87	6040 S	4	1	6040 S
W88	6040 S	4	1	6040 S
W89	6040 S	4	1	6040 S
W90	6040 S	4	1	6040 S
W91	6040 S	4	1	6040 S
W92	6040 S	4	1	6040 S
W93	6040 S	4	1	6040 S
W94	6040 S	4	1	6040 S
W95	6040 S	4	1	6040 S
W96	6040 S	4	1	6040 S
W97	6040 S	4	1	6040 S
W98	6040 S	4	1	6040 S
W99	6040 S	4	1	6040 S
W100	6040 S	4	1	6040 S



Ground floor

(E) FLOOR PLAN / AS BUILT
1/4" = 1'-0"



Floor 2



Holguin home

OWNER:
Mark Holguin
4570 Garnet Street
Capitola, Ca. 95010

PROJECT CONTACTS:

BRYAN MARTIN DESIGN BUILD
215 Caledonia Street
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C 408.332.7074

WAGONER STRUCTURAL DESIGN
1500 S. Bascom Avenue
Santa Cruz, Ca. 95061-1201
P 408.433.2225

BRIGHT GREEN STRATEGIES INC.
1500 S. Bascom Avenue
Santa Cruz, Ca. 95061
P 408.454.9555

SOQUEL CREEK WATER DIST.
Shelley Flock
831.475.8501

SHEET INDEX

A.1	Overall Site
A.2	Existing Floor Plan (As built)
A.3	Site plan
A.4	Proposed Floor Plan
A.5	Proposed Floor Plan
A.6	Exterior elevations
A.7	Interior elevations
A.8	Exterior elevations
A.9	Landscaping
A.10	Exterior elevations
A.11	Civil



North u.n.o.

Date: 12.12.12
Lower: Submittal

PROPOSED FLOOR PLAN

A.4

Scale: 1/4" = 1'-0"
Horizontal: 1/8" = 1'-0"

Project name: Holguin

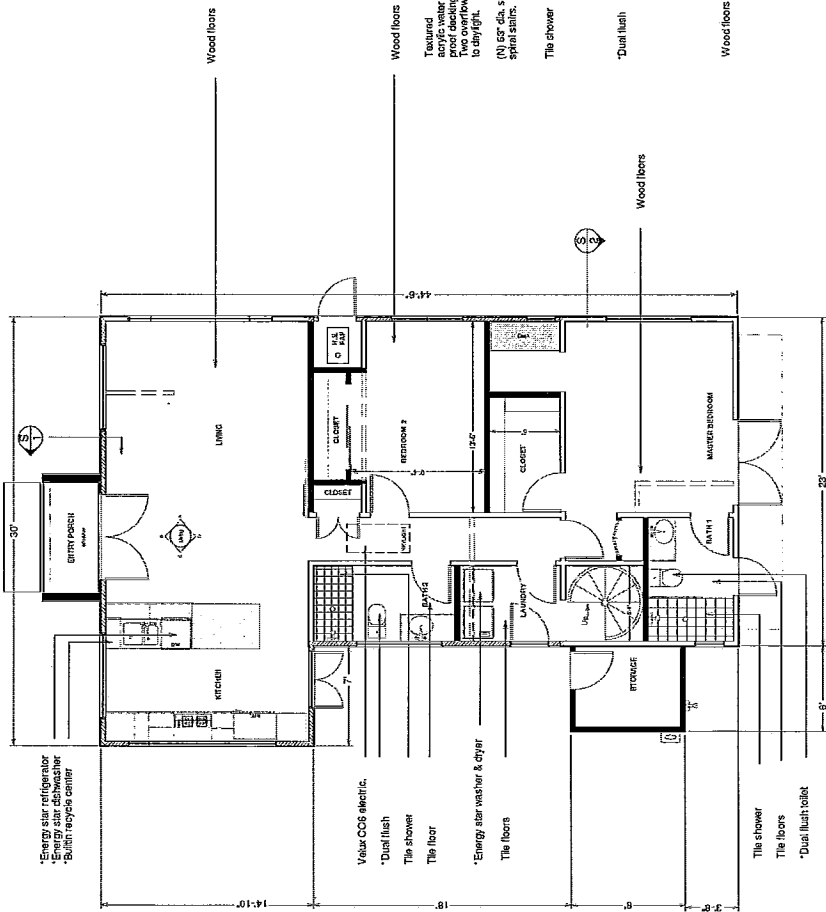
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WINDOW NOTES

1. Contractor shall verify rough opening prior to ordering and prior to construction with owner & manufacturer.
2. Contractor shall use copper head flashing with other flashing materials and with techniques to provide a weather-tight project.
3. Contractor shall verify compliance with Title 24 energy forms, egress codes, & tempered glazing codes, prior to ordering. Each window shall have one (1) egress window. Minimum required sill height shall be 20" above finished floor. Minimum clearance minimum width, maximum sill height 44" A.F.F., opening directly into a public street, alley, court, or yard. Section 310.4, UBC. Safety glazing: The following shall be tempered: All glazing in doors and within 20" of a door, all glazing within 18" of floor, glazing in walls enclosing stairway landing or within 5' of the top of stairways and the bottom of the glazing is less than 60" above the walking surface (UBC 2406.4.10). Glazing within 30" of the bath tub or shower.
4. Contractor shall verify jamb depth requirements prior to ordering.
5. Contractor shall verify make & model, type, operation, direction, hardware, finish, size, etc. prior to ordering with owner.
6. See elevations for light configuration.
7. *All windows shall be double glazed w/ low E glass
8. *Aluminum windows with thermal break

DOOR NOTES

1. Contractor shall verify rough opening prior to ordering and prior to construction with owner & manufacturer.
2. Contractor shall use copper head flashing with other flashing materials and with techniques to provide a weather-tight project.
3. Contractor shall verify compliance with Title 24 energy forms, egress codes, & tempered glazing codes, prior to ordering. Each sleeping room shall have one (1) egress window. Minimum required sill height shall be 20" above finished floor. Minimum clearance minimum width, maximum sill height 44" A.F.F., opening directly into a public street, alley, court, or yard. Section 310.4, UBC. Safety glazing: The following shall be tempered: All glazing in doors and within 20" of a door, all glazing within 18" of floor, glazing in walls enclosing stairway landing or within 5' of the top of stairways and the bottom of the glazing is less than 60" above the walking surface (UBC 2406.4.10). Glazing within 30" of the bath tub or shower.
4. Contractor shall verify jamb depth requirements prior to ordering.
5. Contractor shall verify make & model, type, operation, direction, hardware, finish, size, etc. prior to ordering with owner.
6. See elevations for light configuration.
7. All windows shall be double glazed.

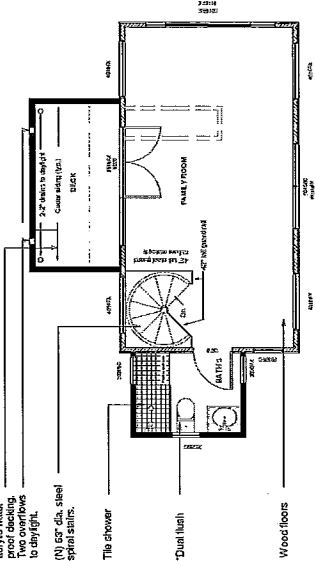


FIRST FLOOR

WALL LEGEND

- (N) Wall
- (E) Wall
- Exterior
- Interior
- Aluminum

SECOND FLOOR



Holguin home

OWNER:
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Capitola, Ca. 95010

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SOQUEL CREEK WATER DIST.
Shelley Flock
831.475.9501

SHEET INDEX

- A.1 Civil/Arch
- A.2 Existing Floor Plan (As built)
- A.3 Site plan
- A.4 Proposed Floor Plan
- A.5 Section
- A.6 Exterior elevations
- A.7 Interior elevations
- A.8 Landscaping
- A.9 Broom/finish/notes
- A.10
- A.11



North u.n.o.

Date: 12.13.12
Issue:
Summary:

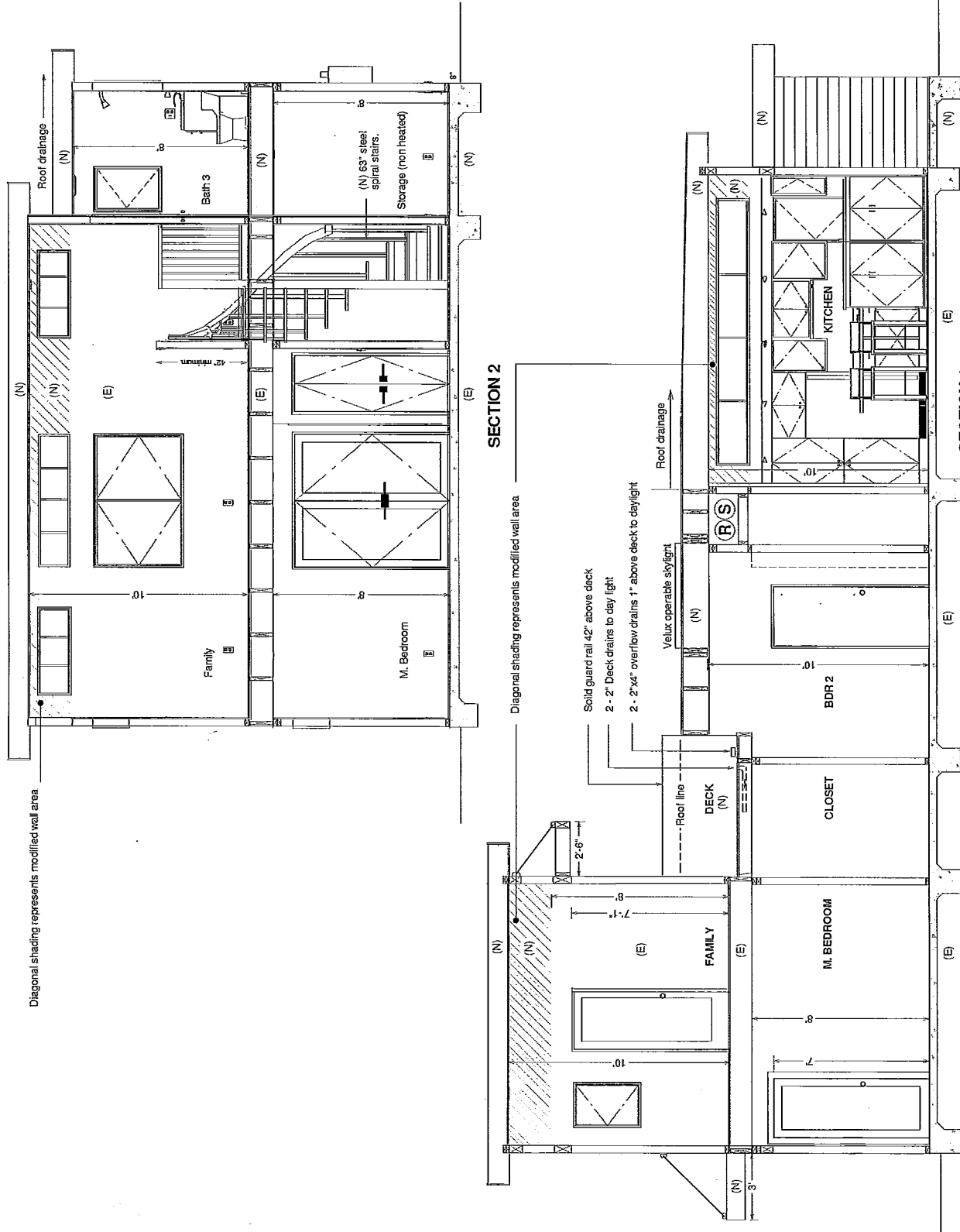
SECTION

A.5

Scale 3/4" = 1'-0"
1/2" = 1'-0"
Horizontal 1/2" = 1'-0"

Project name: Holguin

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Holguin home

OWNER:
Mark Holguin
4570 Garnet Street
Capitola, Ca. 95010

PROJECT CONTACTS:

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BRIGHT GREEN STRATEGIES INC.
150 Folger Street, Ste. H
Santa Cruz, Ca. 95060
831.454.9956

SQUEL CREEK WATER DIST.
Shiloh Road
831.475.5501

SHEET INDEX

- A.1 Cover Sheet
- A.2 Existing Floor Plan (As built)
- A.3 Site plan
- A.4 Proposed Floor Plan
- A.5 Section
- A.6 Exterior Elevations
- A.7 Landscape
- A.8 Details
- A.9 Landscape
- A.10 Exterior Elevation
- A.11 CWM



North u.n.o.

Date:	Issue:
12.12.12	Submit

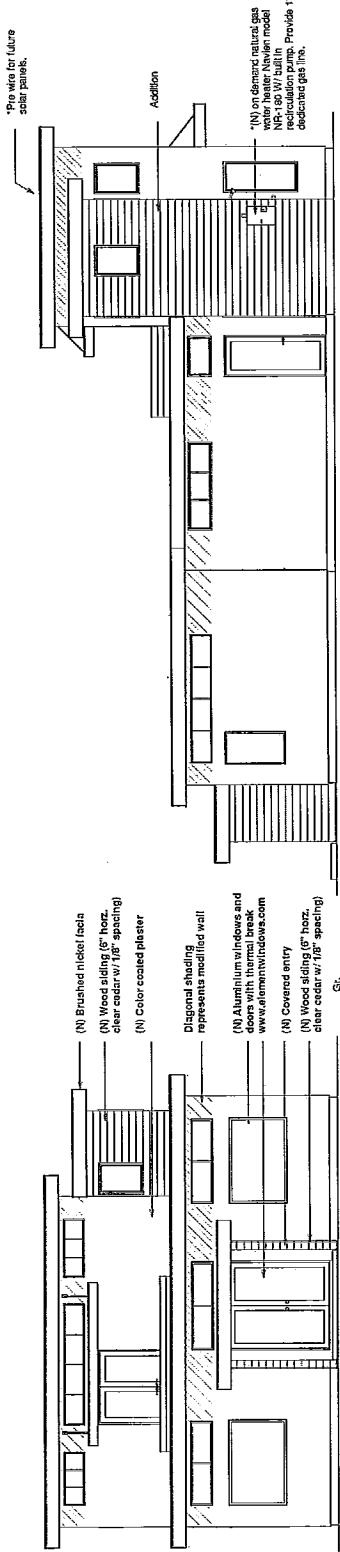
EXTERIOR ELEVATIONS

A.6

Scale: 3/4" = 1'-0"
Half-scale (5' x 1'-0")

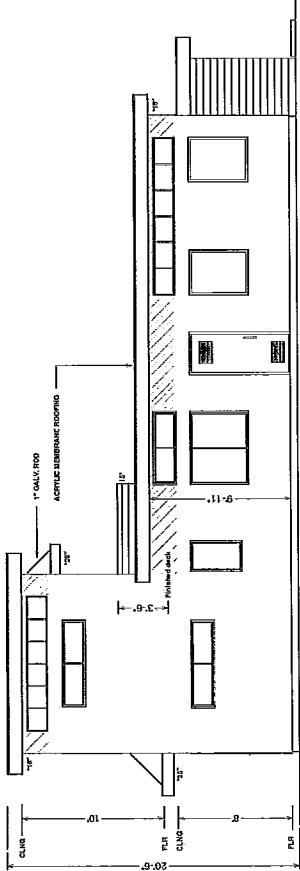
Project name: Holguin

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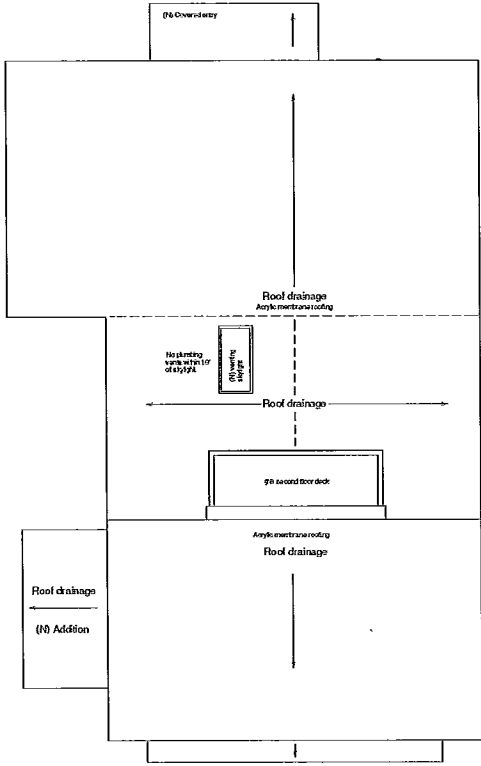
WEST RIGHT SIDE

NORTH STREET VIEW



EAST LEFT SIDE

SOUTH BACK VIEW



ROOF VIEW

Holguin home

OWNER:

Mark Holguin
4570 Garnet Street
Capitola, Ca. 95010

PROJECT CONTACTS:

BRYAN MARTIN DESIGN BUILD
215 Caledonia Street
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WASCOVER STRUCTURAL DESIGN
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150 Folger Street, Ste. H
Santa Cruz, Ca. 95069
831.454.8956

SOQUEL CREEK WATER DIST.
Shelley Flock
831.475.8501

SHEET INDEX

- A.1 Cover Sheet
- A.2 Existing Floor Plan (As built)
- A.3 Site plan
- A.4 Proposed Floor Plan
- A.5 Section
- A.6 Exterior elevations
- A.7 Interior elevations
- A.8 Window
- A.9 Detail
- A.10 Landscape
- A.11 Electrical



North u.n.o.

Date: 12.13.12

Issue: Submittal

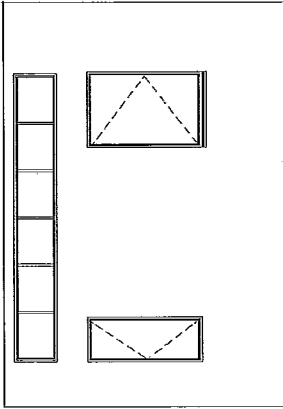
INTERIOR ELEVATIONS

A.7

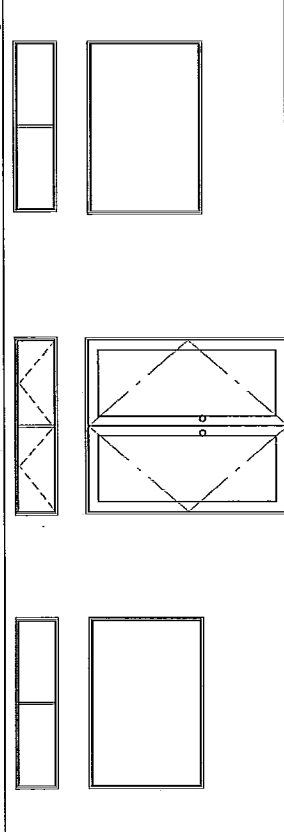
Scale 3/4" = 1'
Half scale 1/2" = 1'

Project name: Holguin

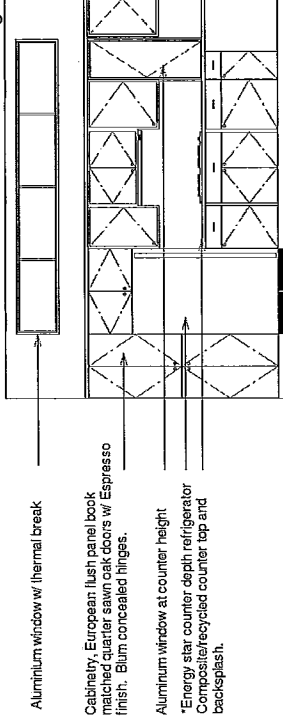
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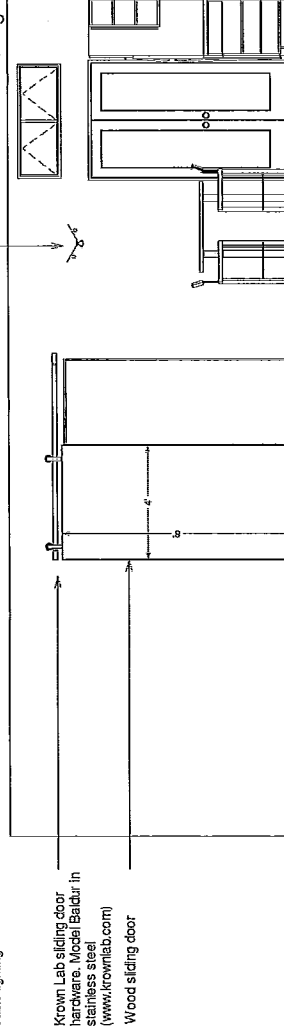
Living A



Living B



Living C



Living D

INTERIOR ELEVATIONS

Holguin home

Mark Holguin
4570 Garnet Street
Capitola, Ca. 95010

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831.454.9956

SOQUEL CREEK WATER DIST.
Shelley Flock
831.475.8501

SHEET INDEX

A.1	Cover Sheet
A.2	Existing Floor Plan (As built)
A.3	Site plan
A.4	Proposed Floor Plan
A.5	Sections
A.6	Exterior elevations
A.7	Interior elevations
A.8	Details
A.9	Landscape
A.10	Electrical
A.11	MECHANICAL

North u.n.o.

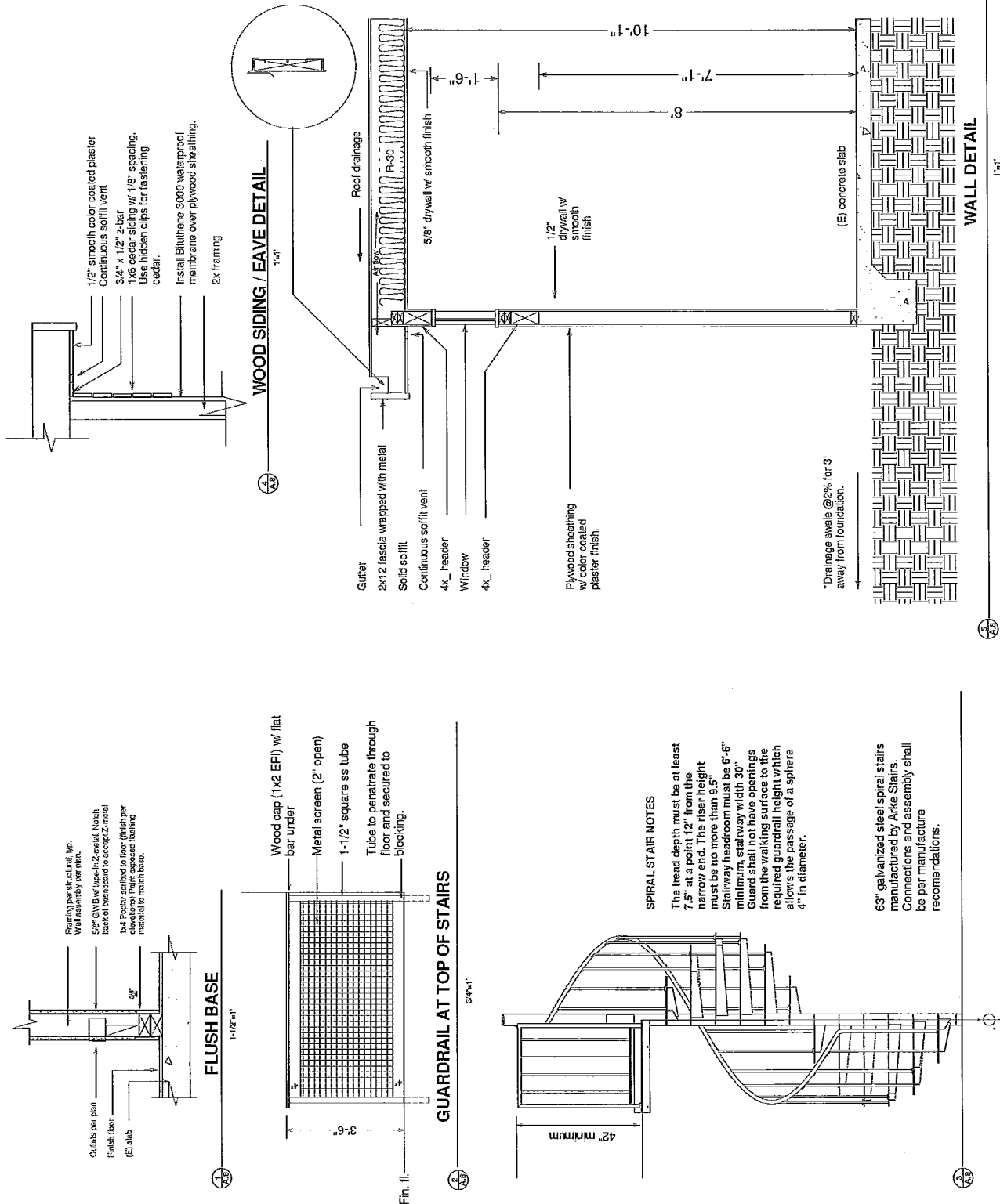
Date:	Issue:
10-10-10	Scientific

8
A

Scale 24" x 35"
Hallscale 13" x 19"

Project name: Ho'guin

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Holguin home

OWNER:

Mark Holguin
4570 Garnet Street
Capitola, Ca. 95010

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Shirley Flock
831.475.5501

SHEET INDEX

A.1	Cover Sheet
A.2	Existing Floor Plan (As built)
A.3	Site plan
A.4	Grading Plan
A.5	Site plan
A.6	Grading Plan
A.7	Grading Plan
A.8	Grading Plan
A.9	Grading Plan
A.10	Grading Plan
A.11	Grading Plan



North u.n.o.

Date:	Issue:	Submitted:
12.12.12		

LANDSCAPE PLAN

A.9

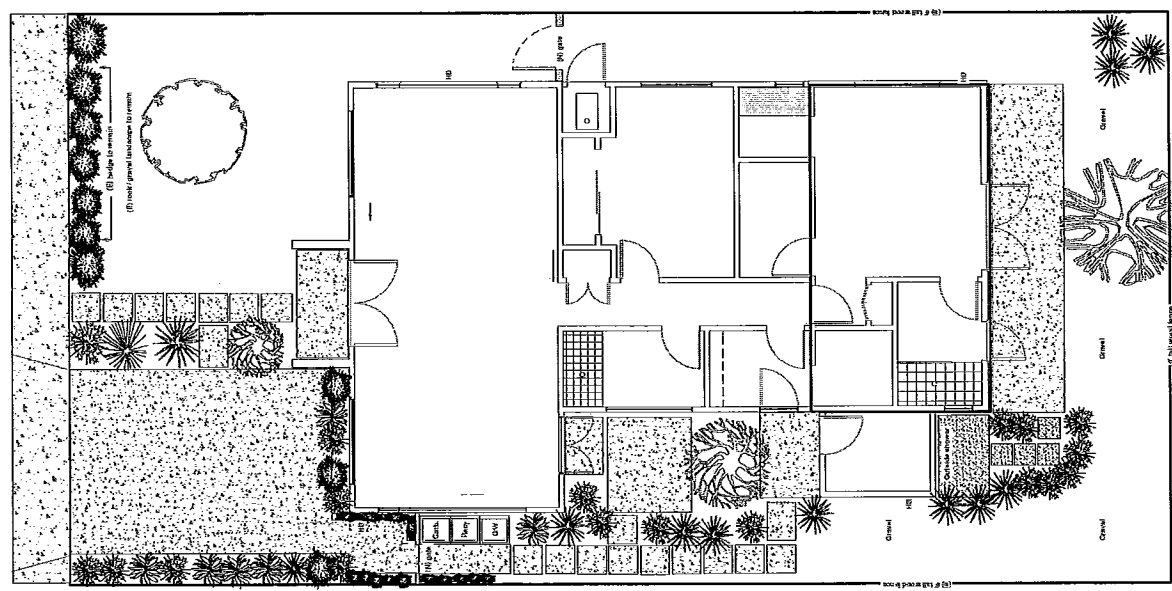
Scale: 24" x 36"
1/4" = 1'

Project name: Holguin

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LANDSCAPE NOTES

1. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
2. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
3. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
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9. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
10. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
11. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
12. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
13. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
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15. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
16. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
17. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
18. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
19. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.
20. All work shall be in accordance with the latest edition of the California Building Code and the latest edition of the California Fire Code.



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4570 Garnet Street

Existing Residence 1,499 square feet

@ \$200.00 per square foot = \$ 299,800.00

Total Fair Market Value \$299,800.00

***80 % of Existing Value \$ 239,840.00**

Total Cost of improvements per attached

construction cost breakdown \$224,515.00

	A	B	C	D	E	F	G	H	I
1	NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
2	1.10	Building permit						\$ -	
3	1.20	Design drawings						\$ -	
4	1.30	working drawings						\$ -	
5	1.40	Structural engineering						\$ -	
6	1.50	Soil report						\$ -	
7	1.60	Survey						\$ -	
8	1.70	Mechanical Engineering						\$ -	
9	1.71	Energy calculations, T-24						\$ -	
10	1.72	Land use consulting						\$ -	
11	1.73	Fire permits						\$ -	
12	1.74	Environmental health						\$ -	
13	1.75	Green Point Certification						\$ -	
14	1.76	Archaeological Consulting						\$ -	
15	1.77	Geology report						\$ -	
16	1.78	Historic preservation						\$ -	
17	1.79	Leed certification						\$ -	
18	1.80	Landscape design						\$ -	
19	1.81	Arborist report						\$ -	
20	1.82	Development permit level 5						\$ -	
21	1.83	Development permit level 6/7						\$ -	
22	1.84	Agriculture buffers						\$ -	
23	1.85	Grading permit						\$ -	
24	1.86	Computer modeling						\$ -	
25	1.87	Riparian Corridors						\$ -	
26	1.88	Environmental Impact report						\$ -	
27	1.90	Special inspections						\$ -	
28	1.91							\$ -	
29	1.92							\$ -	
30	1.93							\$ -	
31	1.94							\$ -	
32	1.95							\$ -	
33	1.00 PLANS & PERMITS							\$ -	

A	B	C	D	E	F	G	H	I
1 NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
34	2.10 Demolition		3600	200		500	\$ 4,300.00	
35	2.20 Property protection						\$ -	
36	2.30 Erosion control						\$ -	
37	2.40 Hazardous waste removal						\$ -	Not included
38	2.41 Move furniture						\$ -	Not included
39	2.50 Lead paint testing						\$ -	1977 and earlier
40	2.60 Lead paint cautions		400	400			\$ 800.00	
41	2.70 Concrete cutting & removal						\$ -	
42	2.80						\$ -	
43	2.90						\$ -	
44	3.00 SITE PREPARATION		\$ 4,000.00	\$ 600.00	\$ -	\$ 500.00	\$ 5,100.00	
45	3.10 Building layout						\$ -	
46	3.20 Clear & grub property						\$ -	
47	3.30 Excavation / recompaction						\$ -	
48	3.40 Soil export/import						\$ -	
49	3.50 Drainage system						\$ -	
50	3.60 Perk pits						\$ -	
51	3.70						\$ -	
52	3.80						\$ -	
53	3.90						\$ -	
54	3.91						\$ -	
55	3.00 EXCAVATION		\$ -	\$ -	\$ -	\$ -	\$ -	
56	4.10 Perimeter foundation	36 lf	1500	1000			\$ 2,500.00	(N) footings within slab
57	4.20 Slab foundation	51 sf	750	1200			\$ 1,950.00	
58	4.30 Concrete retainment						\$ -	
59	4.40 Trenching						\$ -	
60	4.50 Concrete pumper	1			500		\$ 500.00	
61	4.60 Rat proof with concrete						\$ -	
62	4.70 Vapor seal under house						\$ -	
63	4.80						\$ -	
64	4.90						\$ -	
65	4.00 FOUNDATION		\$ 2,250.00	\$ 2,200.00	\$ 500.00	\$ -	\$ 4,950.00	

A	B	C	D	E	F	G	H	I
1 NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
66	5.10 Stucco	220sy			11000		\$ 11,000.00	Color coat
67	5.20 Masonry fireplace						\$ -	
68	5.30 Block wall						\$ -	
69	5.40 Block retainment						\$ -	
70	5.50 Rock veneer						\$ -	
71	5.60						\$ -	
72	5.70						\$ -	
73	5.80						\$ -	
74	5.90						\$ -	
75	5.91						\$ -	
76	5.92 Concrete pumper						\$ -	
77	5.00 MASONRY		\$ -	\$ -	\$ 11,000.00	\$ -	\$ 11,000.00	
78	6.10 Sill plates						\$ -	
79	6.20 Wall framing, sheathed						\$ -	
80	6.30 Wall framing partitions						\$ -	
81	6.40 Floor framing w/ girders						\$ -	
82	6.50 Subfloor						\$ -	
83	6.60 Window and door openings						\$ -	
84	6.70 Beams and post						\$ -	
85	6.80 Ceiling joist						\$ -	
86	6.80 Gable end roof framing						\$ -	
87	6.90 Hip roof framing						\$ -	
88	6.91 Shed/ Flat roof framing	1802	5950	5045			\$ 10,995.00	
89	6.92 Roof truss						\$ -	
90	6.93 Dormer framing						\$ -	
91	6.94 Layout and plating						\$ -	
92	6.95 Rough hardware			1000			\$ 1,000.00	
93	6.96 Frame stairs						\$ -	
94	6.97						\$ -	
95	6.98 General framing	1415	8000	3500			\$ 11,500.00	
96	6.99 Moment frame/ strong walls						\$ -	
97	6.00 FRAMING		\$ 13,995.00	\$ 9,545.00	\$ -	\$ -	\$ 23,495.00	

A	B	C	D	E	F	G	H	I
1 NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
98	7.10 Composition shingle roofing						\$ -	
99	7.20 Metal roofing						\$ -	
100	7.30 Flat built up roofing						\$ -	
101	7.40 Tile/Clay roofing						\$ -	
102	7.50 Cedar shingles						\$ -	
103	7.60 Slate roofing						\$ -	
104	7.70 Concrete roof tile						\$ -	
105	7.80 Ultra decking	145sf			1100		\$ 1,100.00	
106	7.90 Roof ridge vent						\$ -	
107	7.91 Acrylic roofing	1800sf			8100		\$ 8,100.00	
108	7.92 Ice shield underlayment						\$ -	
109	7.93						\$ -	
110	7.94 Temporary waterproofing						\$ -	
111	7.95 ROOFING/WATERPROOFING				\$ 9,200.00	\$ -	\$ 9,200.00	
112	8.10 Gutters	115'			850		\$ 850.00	
113	8.20 Downspouts	5			290		\$ 290.00	
114	8.30 Ducting exhaust fans				300		\$ 300.00	
115	8.40 Ducting kitchen hood				100		\$ 100.00	Extend
116	8.50 Door pans						\$ -	
117	8.60 Water heater venting						\$ -	
118	8.70 Roof to wall flashing	32'			250		\$ 250.00	
119	8.80 Ledger flashing						\$ -	
120	8.90 Roof jacks						\$ -	
121	8.91 Roof vents						\$ -	
122	8.92 Under house vents						\$ -	
123	8.93 Gable vents						\$ -	
124	8.94 Eave venting						\$ -	
125	8.95 Facia wrap				1100		\$ 1,100.00	
126	8.96						\$ -	
127	8.97						\$ -	
128	8.98						\$ -	
129	8.00 SHEETMETAL				\$ 2,890.00	\$ -	\$ 2,890.00	

	A	B	C	D	E	F	G	H	I
1	NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
130	9.10	HardiPlank siding						\$ -	
131	9.20	Wood decks						\$ -	
132	9.30	Deck railing						\$ -	
133	9.40	Exterior window door trim						\$ -	
134	9.50	Eaves						\$ -	
135	9.60	Deck stairs						\$ -	
136	9.70	Sidewall shingles						\$ -	
137	9.80	Trex decking						\$ -	
138	9.90	Deck framing						\$ -	
139	9.91	Shingle siding						\$ -	
140	9.92	Plywood siding						\$ -	
141	9.93	House wrap	500	175	150			\$ 325.00	Rain screen
142	9.94	Cedar siding	500sf	3500	2600			\$ 6,100.00	
143	9.95							\$ -	
144	9.00	SIDING & DECKING		\$ 3,675.00	\$ 2,750.00	\$ -		\$ 6,425.00	
145	10.10	Exterior doors		1800	3500			\$ 5,300.00	
146	10.20	Interior doors		1800	1200			\$ 3,000.00	
147	10.30	Garage doors						\$ -	
148	10.40	Door hardware		400	600			\$ 1,000.00	
149	10.50	Storm door						\$ -	
150	10.60	Sprial door hardware						\$ -	
151	10.70							\$ -	
152	10.80							\$ -	
153	10.81							\$ -	
154	10.82							\$ -	
155	10.00	DOORS		\$ 4,000.00	\$ 5,300.00	\$ -		\$ 9,300.00	
156	11.10	Windows	30	1500	12300			\$ 13,800.00	
157	11.20	skylights						\$ -	
158	11.30	Light tubes						\$ -	
159	11.40							\$ -	
160	11.50							\$ -	
161	11.00	WINDOWS		\$ 1,500.00	\$ 12,300.00	\$ -		\$ 13,800.00	

	A	B	C	D	E	F	G	H	I
1	NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
162	12.10	Plumbing	14			9800		\$ 9,800.00	
163	12.20	Plumbing fixtures			2500			\$ 2,500.00	
164	12.30	Fire sprinklers						\$ -	
165	12.40	Hot water solar						\$ -	
166	12.50	Water storage tanks						\$ -	
167	12.60	Water pressure systems						\$ -	
168	12.70	Septic system						\$ -	
169	12.80	Street tap to house						\$ -	
170	12.90	Fire hydrant						\$ -	
171	12.10	Water heater						\$ -	
172	12.11	Hot water recirculation						\$ -	
173	12.12	On demand water heater			1800			\$ 1,800.00	
174	12.13	Gray water system						\$ -	
175	12.14	Water wells						\$ -	
176	12.15	Backflow system						\$ -	
177	12.16							\$ -	
178	12.17							\$ -	
179	12.18							\$ -	
180	12.00 Plumbing			\$ -	\$ 4,300.00	\$ 9,800.00	\$ -	\$ 14,100.00	
181	13.10	F.A.F. & ducting	1414 sf			6100		\$ 6,100.00	High efficiency
182	13.20	Radiant heat						\$ -	
183	13.30	Radinat solar						\$ -	
184	13.40	Wall heater						\$ -	
185	13.50	Air conditioning						\$ -	
186	13.60	Ventelation, indoor air quality						\$ -	
187	13.70							\$ -	
188	13.80							\$ -	
189	13.90							\$ -	
190	13.91							\$ -	
191	32.92							\$ -	
192	13.93							\$ -	
193	13.00 HEATING / COOLING			\$ -	\$ -	\$ 6,100.00	\$ -	\$ 6,100.00	

A	B	C	D	E	F	G	H	I
1 NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
194	14.10 Electrical				9200		\$ 9,200.00	
195	14.20 Solar photovoltaics						\$ -	
196	14.30 Light fixtures			1500			\$ 1,500.00	
197	14.40 Central vacuum						\$ -	
198	14.50 Temp. power						\$ -	
199	14.60 PG&E engineering & service						\$ -	
200	14.70 Underground						\$ -	
201	14.80 Low voltage						\$ -	
202	14.90 Alarm						\$ -	
203	14.10 Built in stereo speaker						\$ -	
204	14.11 Lighting control						\$ -	
205	14.12						\$ -	
206	14.13						\$ -	
207	14.14						\$ -	
208	14.00 ELECTRICAL		\$ -	\$ 1,500.00	\$ 9,200.00	\$ -	\$ 10,700.00	
209	15.10 Insulation						\$ -	
210	15.20 Wall R-13	2025			1300		\$ 1,300.00	
211	15.30 Underfloor R-19						\$ -	
212	15.40 Ceiling R-30	1414			1700		\$ 1,700.00	
213	15.50						\$ -	
214	15.60						\$ -	
215	15.70 Soundproofing						\$ -	
216	15.00 INSULATION / SOUNDPROOF		\$ -	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00	
217	16.10 Drywall				10400		\$ 10,400.00	
218	16.20 Interior plaster						\$ -	
219	16.30 Venetian plaster						\$ -	
220	16.40 Quiet Rock sound board						\$ -	
221	16.50 Denshield						\$ -	
222	16.60 American clay						\$ -	
223	16.70						\$ -	
224	16.80						\$ -	
225	16.00 DRYWALL		\$ -	\$ -	\$ 10,400.00	\$ -	\$ 10,400.00	

A	B	C	D	E	F	G	H	I
1 NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
226	17.10 Baseboard						\$ -	
227	17.20 Door & window casing						\$ -	
228	17.30 Closet shelving						\$ -	
229	17.40 Mantels						\$ -	
230	17.50 Other mouldings						\$ -	
231	17.60 Ceiling treatments						\$ -	
232	17.70 Mill work		4400	1500			\$ 5,900.00	
233	17.80 Finish hardware						\$ -	
234	17.90 Stairs and railing						\$ -	
235	17.91 Guard railing						\$ -	
236	17.92 Crown moulding						\$ -	
237	17.93 Picture moulding						\$ -	
238	17.94 Hand rail						\$ -	
239	17.95						\$ -	
240	17.96						\$ -	
241	17.97						\$ -	
242	17.98						\$ -	
243	17.00 MILLWORK TRIM		\$ 4,400.00	\$ 1,500.00	\$	\$	\$ 5,900.00	
244	18.10 Tile shower			3500	6500	1000	\$ 11,000.00	
245	18.20 Tub surround						\$ -	
246	18.30 Tile counters						\$ -	
247	18.40 Backsplashes						\$ -	
248	18.50 shower pan				150		\$ 150.00	
249	18.60 Tile surround fireplace						\$ -	
250	18.70 Tile floors		2000	1500			\$ 3,500.00	
251	18.80						\$ -	
252	18.90						\$ -	
253	18.91						\$ -	
254	18.92						\$ -	
255	18.93						\$ -	
256	18.94						\$ -	
257	18.00 Tile		\$ 2,000.00	\$ 5,000.00	\$ 6,650.00	\$ 1,000.00	\$ 14,650.00	

	A	B	C	D	E	F	G	H	I
1	NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
258	19.10	Kitchen cabinets		1500	6500			\$ 8,000.00	
259	19.20	Bathroom vanities	3	400	1000			\$ 1,400.00	
260	19.30	office desk cabinet						\$ -	
261	19.40	Closet cabinets						\$ -	
262	19.50	Bedroom cabinet						\$ -	
263	19.60	Bookshelves/study						\$ -	
264	19.70	Dining room cabinets						\$ -	
265	19.80	Hall cabinet						\$ -	
266	19.90							\$ -	
267	19.91							\$ -	
268	19.92							\$ -	
269	19.93							\$ -	
270	19.00 CABINETS				\$ 1,900.00	\$ 7,500.00	\$ -	\$ 9,400.00	
271	20.10	Kitchen appliances						\$ -	Owner provided
272	20.20	Laundry appliances						\$ -	Owner provided
273	20.30							\$ -	
274	20.40							\$ -	
275	20.50	Kitchen hood		300				\$ 300.00	Owner provided
276	20.60							\$ -	
277	20.70							\$ -	
278	20.80							\$ -	
279	20.00 APPLIANCES				\$ 300.00	\$ -	\$ -	\$ 300.00	
280	21.10	Kitchen counter top				4000		\$ 4,000.00	
281	21.20	Vanity tops				2000		\$ 2,000.00	
282	21.30	Tile counter top and splash						\$ -	
283	21.40	Desk tops						\$ -	
284	21.50	Corian						\$ -	
285	21.60	Engineered stone						\$ -	
286	21.70	Granite						\$ -	
287	21.80	Paperstone						\$ -	
288	21.90	Wood tops						\$ -	
289	21.00 COUNTER TOPS				\$ -	\$ -	\$ 6,000.00	\$ 6,000.00	

A	B	C	D	E	F	G	H	I
1 NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
290	22.10 Mirror						\$ -	
291	22.20 Shower enclosure				1500		\$ 1,500.00	
292	22.30 Tub enclosure						\$ -	
293	22.40 Medicine cabinets						\$ -	
294	22.50 Cabinet door glass						\$ -	
295	22.60 Glass shelves						\$ -	
296	22.70						\$ -	
297	22.80						\$ -	
298	22.90						\$ -	
299	22.00 GLASS		\$ -	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	
300	23.10 Interior paint				8500		\$ 8,500.00	
301	23.20 Exterior paint				3500		\$ 3,500.00	
302	23.30 Stain/paint cabinets						\$ -	
303	23.40 Deck stain						\$ -	
304	23.50 Wallpaper						\$ -	
305	23.60 Concrete acid stain						\$ -	
306	23.70 Lead paint protection						\$ -	
307	23.80						\$ -	
308	23.90						\$ -	
309	23.00 PAINTING		\$ -	\$ -	\$ 12,000.00	\$ -	\$ 12,000.00	
310	24.10 Metal fireplace						\$ -	
311	24.20 Gas stove fireplace						\$ -	
312	24.30 Bath hardware						\$ -	Owner provided
313	24.40 Spiral stairs		1800	4200			\$ 6,000.00	
314	24.50 Door stops						\$ -	
315	24.60 Floor safes						\$ -	
316	24.70 Sauna rooms						\$ -	
317	24.80 Home theatre						\$ -	
318	24.90 Exterior architectural hardware		800		1450		\$ 2,250.00	
319	24.91						\$ -	
320	24.92						\$ -	
321	24.00 SPECIALTIES & FINISH HARD.		\$ 2,600.00	\$ 4,200.00	\$ 1,450.00	\$ -	\$ 8,250.00	

A	B	C	D	E	F	G	H	I
1 NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
322	25.10 Wood floors				9000		\$ 9,000.00	
323	25.20 Carpet						\$ -	
324	25.30 Tile floors						\$ -	See tile
325	25.40 Vinyl floors						\$ -	
326	25.50 Stone floors						\$ -	
327	25.60 Concrete floors						\$ -	
328	25.70 Marmoleum flooring						\$ -	
329	25.80 Underlayment						\$ -	
330	25.90						\$ -	
331	25.91						\$ -	
332	25.92						\$ -	
333	25.93						\$ -	
334	25.94						\$ -	
335	25.95						\$ -	
336	25.00 FLOOR COVERING		\$ -	\$ -	\$ 9,000.00	\$ -	\$ 9,000.00	
337	26.10 Concrete patios and walks						\$ -	
338	26.20 Stone walks						\$ -	
339	26.30 Sidewalks						\$ -	
340	26.40 Driveway						\$ -	
341	26.50 Swimming pools						\$ -	
342	26.60 Planting						\$ -	
343	26.70 Garden lighting						\$ -	
344	26.80 Watering system						\$ -	
345	26.90 Arbors						\$ -	
346	26.10 Wood Fencing						\$ -	
347	26.11 Chain link fencing						\$ -	
348	26.12 Concrete pumper						\$ -	
349	26.13 Automated entry gates						\$ -	
350	26.14 Asphalt						\$ -	
351	26.15						\$ -	
352	26.16						\$ -	
353	26.00 HARDSCAPE & LANDSCAPE		\$ -	\$ -	\$ -	\$ -	\$ -	

A	B	C	D	E	F	G	H	I
1 NO.	TASK	UNIT	LABOR	MATERIAL	SUBCON.	OTHER	TOTAL	NOTES
354	27.10 Job site toilet						\$ -	
355	27.20 Security fencing						\$ -	
356	27.30 Crane service						\$ -	
357	27.40 Equipment						\$ -	
358	27.50 Storage containers						\$ -	
359	27.60 Backhoe						\$ -	
360	27.70 Bobcat						\$ -	
361	27.80 Dump truck (5 ton)						\$ -	
362	27.90 Compressor w/ 90# hammer						\$ -	
363	27.91 Concrete saw						\$ -	
364	27.92						\$ -	
365	27.93						\$ -	
366	27.94						\$ -	
367	27.00 EQUIPMENT & RENTAL		\$ -	\$ -	\$ -	\$ -	\$ -	
368	28.10 Site maintenance		1800				\$ 1,800.00	
369	28.20 Window washing						\$ -	
370	28.30 Final clean up						\$ -	
371	28.40 Dump trailer loads						\$ -	
372	28.50 Job site debri removal		600			600	\$ 1,200.00	
373	28.60						\$ -	
374	28.70						\$ -	
375	28. SUBTOTAL SITE MAINTANCE		\$ 2,400.00	\$ -	\$ -	\$ 600.00	\$ 3,000.00	
376								
377	SUBTOTAL		\$ 42,975.00	\$ 56,695.00	\$ 98,690.00	\$ 2,100.00	\$ 200,460.00	
378	29.00 GENERAL OVERHEAD 2%		\$ 859.50	\$ 1,133.90	\$ 1,973.80	\$ 42.00	\$ 4,009.20	
379	30.00 CONTRACTOR FEE 10%		\$ 4,297.50	\$ 5,669.50	\$ 9,869.00	\$ 210.00	\$ 20,046.00	
380	TOTAL		\$ 48,132.00	\$ 63,498.40	\$ 110,532.80	\$ 2,352.00	\$ 224,515.20	
381	Owner signature:							
382	Date:							
383								
384	Contractor signature							
385	Date:							

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: FEBRUARY 7, 2013

SUBJECT: **1855 41st AVENUE** **#13-012** **APN: 034-261-37**
Design Permit to construct a new exterior entry and façade, including a sign permit for a new wall sign, as part of an existing retail space at the Capitola Mall in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Macerich Partnership, filed 1/18/13
Representative: Macerich Partnership

APPLICANT'S PROPOSAL

The applicant is proposing to develop a new exterior entry for retail space at the Capitola Mall, including a new wall sign and landscape improvements. The façade changes are part of an overall tenant improvement for Ulta Beauty, a retail beauty supply store. The mall is located at 1855 41st Avenue in the CC (Community Commercial) zoning district. No additional square footage or change of use is proposed. The use is consistent with the General Plan and Zoning Ordinance.

BACKGROUND

On January 23, 2013, the Architectural and Site Review Committee reviewed the current application.

- Building Official Mark Wheeler indicated that ADA accessibility would need to be addressed as part of the building permit submittal.
- Public Works Director Steve Jesberg stated that he needed more clear plans to show what is being proposed, and that with the removal of trees that replacement trees will be required.
- Senior Planner Bane requested additional plans, including elevations, details on the colors and materials, landscaping, and lighting.
- City Architect Derek Van Alstine expressed that it was great improvement, and that he was happy to see what has been an ugly wall area be replaced with a new exterior that will bring the life of the mall to the exterior. He also requested additional details regarding the elevations, materials, etc.
- City Landscape Architect Susan Suddjian liked the improvements, but requested additional details for the landscape plan, specifically identifying plants and the seat wall height proposed as part of the plan.

The applicant has since provided the additional information.

DISCUSSION

The project involves exterior improvements to the existing mall by way of creating a new exterior façade and entry for a new retail tenant (*Ulta Beauty*). The area of improvement is located on the east side of the mall facing 41st Avenue, adjacent to the main mall entrance driveway. The existing area consists of a blank exterior wall, landscape planter screening a service yard for trash, recycling, and an electrical transformer, as well as a sidewalk with lighting and mature trees.

The improvements to the area would consist of the following:

- Opening the blank wall of the exterior of the mall to incorporate a new retail storefront;
- Removal of the existing landscape planter screen and reconfiguring of the area to incorporate the new retail storefront and still maintain a screened, enclosed service yard for storing trash, recycling, and the electrical transformer;
- A new 9' cmu wall to screen the new enclosed service yard and electrical transformer;
- Removal of eight trees;
- New raised planters with seating walls with all new landscaping;
- New lighting; and
- New wall sign

The new storefront façade will include a new decorative cornice, smooth cement plaster finish, cultured stone base, aluminum window and door entry, a distinct orange awning, and wall sconces. Leading up to the entry is a new concrete walkway, bordered by new raised planters, and new light poles. A rendering has been provided by the applicant (Attachment D), however it should be noted that revisions to the project have occurred since the rendering was submitted, and therefore it is not completely accurate. While the building façade changes should remain the same, some of the landscaping planters have changed. The site plan should be referred to for the most accurate representation of the project (Attachment A).

Included in the removal of the landscape planter area are six trees, in addition to two sidewalk trees that will be removed in front of the proposed entry. With a total of eight trees proposed for removal, sixteen replacement trees are proposed to be planted throughout the mall property. A site plan showing the locations of the replacement trees has been submitted (Attachment A). A more detailed landscape plan for the new planters will be available at the Planning Commission meeting.

Signage

The Sign Ordinance requires that the size of wall signs be no greater than one square foot of sign area for each foot of linear business frontage. With approximately 82 feet of business frontage, the 80 square foot “Ulta Beauty” sign facing 41st Avenue falls within the permitted sign area. The signs will consist of individual reverse channel halo lit letters, 3” deep, attached to the stucco wall.

RECOMMENDATION

The new retail façade eliminates an unattractive “dead” zone and creates an attractive, welcoming storefront entrance to the exterior of the mall. Staff recommends that the Planning Commission approve application #13-012, subject to the following conditions and based upon the following findings:

PLANNING COMMISSION AGENDA REPORT: February 7, 2013 1855 41st Avenue - Ulta Facade

CONDITIONS

1. The project consists of a new exterior entry for retail space at the Capitola Mall, including a new wall sign and landscape improvements. The façade changes are part of an overall tenant improvement for Ulta Beauty, a retail beauty supply store. The mall is located at 1855 41st Avenue in the CC (Community Commercial) zoning district. No additional square footage or change of use is proposed.
2. Any significant modifications to the proposed plan must be approved by the Planning Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission.
3. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
4. The final landscape plan submitted with the building permit application shall include the specific number of plants of each type and their size, as well as the irrigation system to be utilized.
5. All landscaping must be maintained and non-maintenance will be a basis for review by the Planning Commission.
6. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

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

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

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

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

PLANNING COMMISSION AGENDA REPORT: February 7, 2013 1855 41st Avenue - Ulta Facade

Section 15301(e)(2) of the CEQA Guidelines exempts interior or exterior alterations to existing structures. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS

- A. Project Plans (Site Plan, Elevations, Package including photo of existing area, conceptual mall entrance rendering including the propose façade, and mall map indicating tree replacement locations
- B. Ulta awning plan detail
- C. Ulta sign plans
- D. Storefront rendering

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

DATE: 1-22-2013
DRAWN BY: JPH
CHECKED BY: JPH
PROJECT NUMBER: PH13-001-AD
SHEET: 1-28-2013
NOT FOR CONSTRUCTION

ULTRA BEAUTY
SHELL IMPROVEMENTS
Capitol Mall
1855 41st Avenue, Space E10
Capitol, California 95010

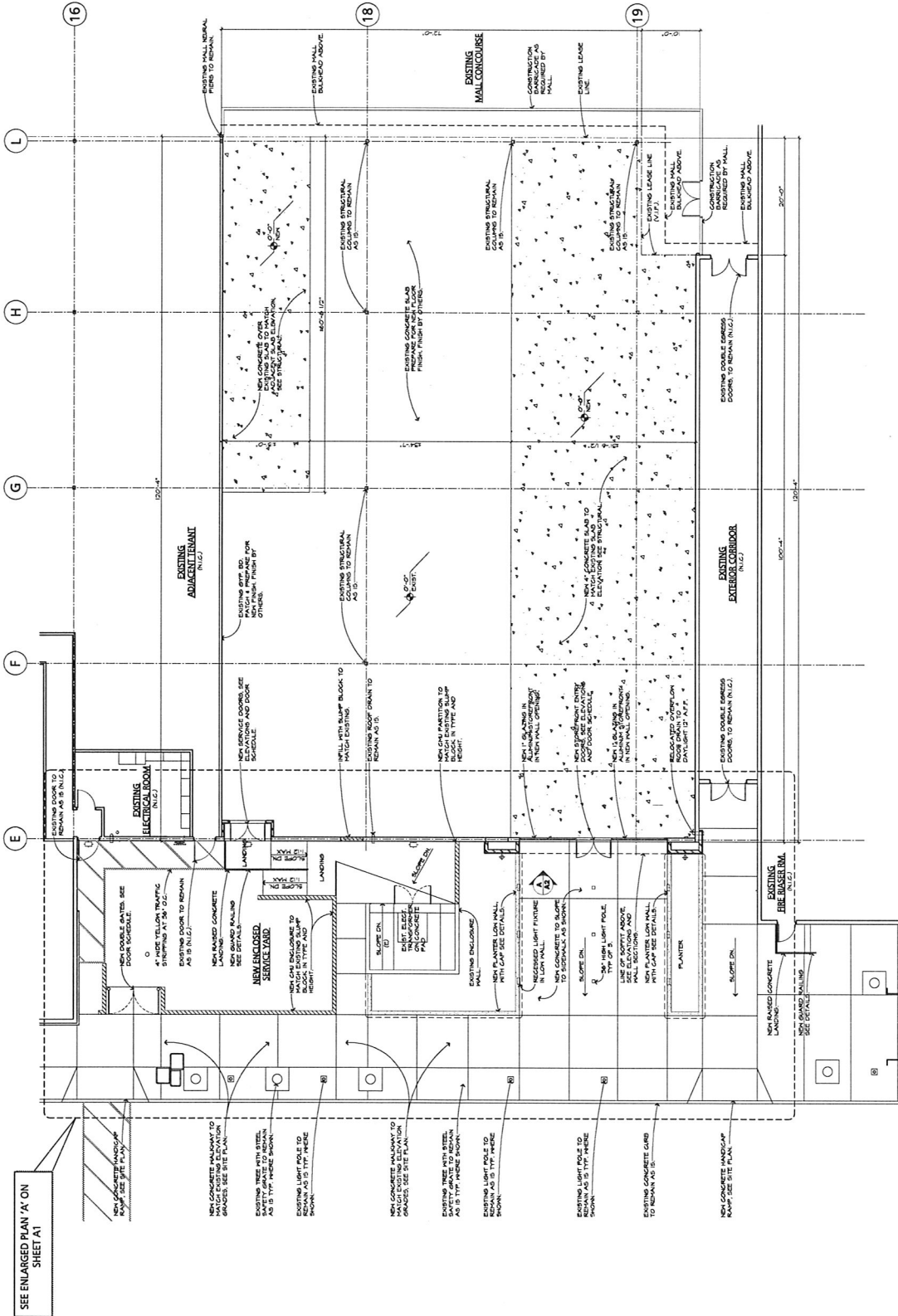
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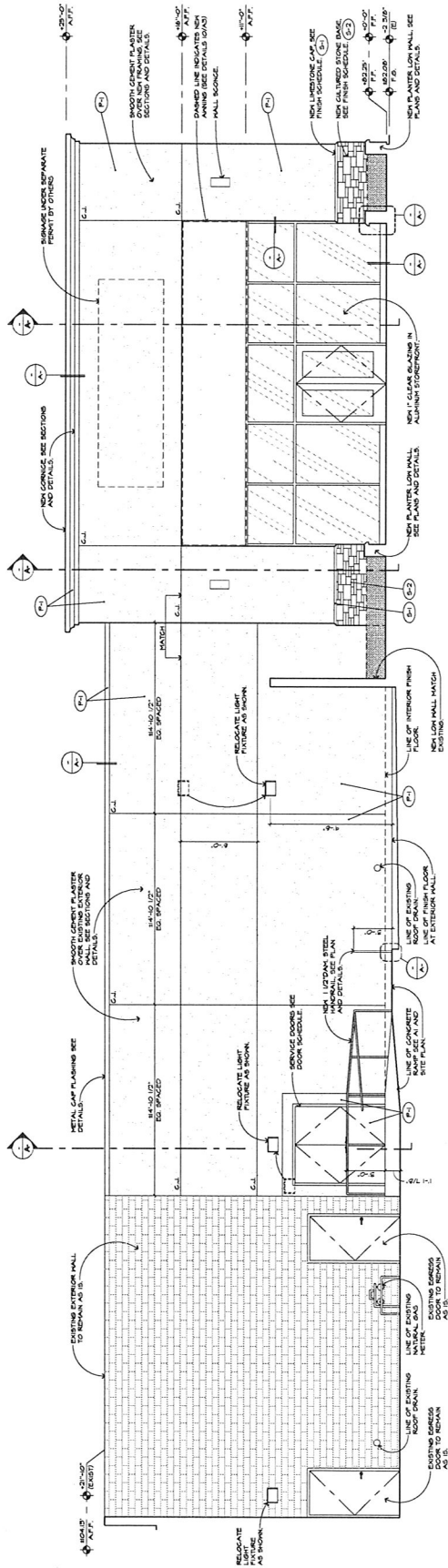
OVER ALL FLOOR PLAN

NOTICE OF EXTENDED PAYMENT PROVISIONS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE STATE OF CALIFORNIA.

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

OVER ALL FLOOR PLAN



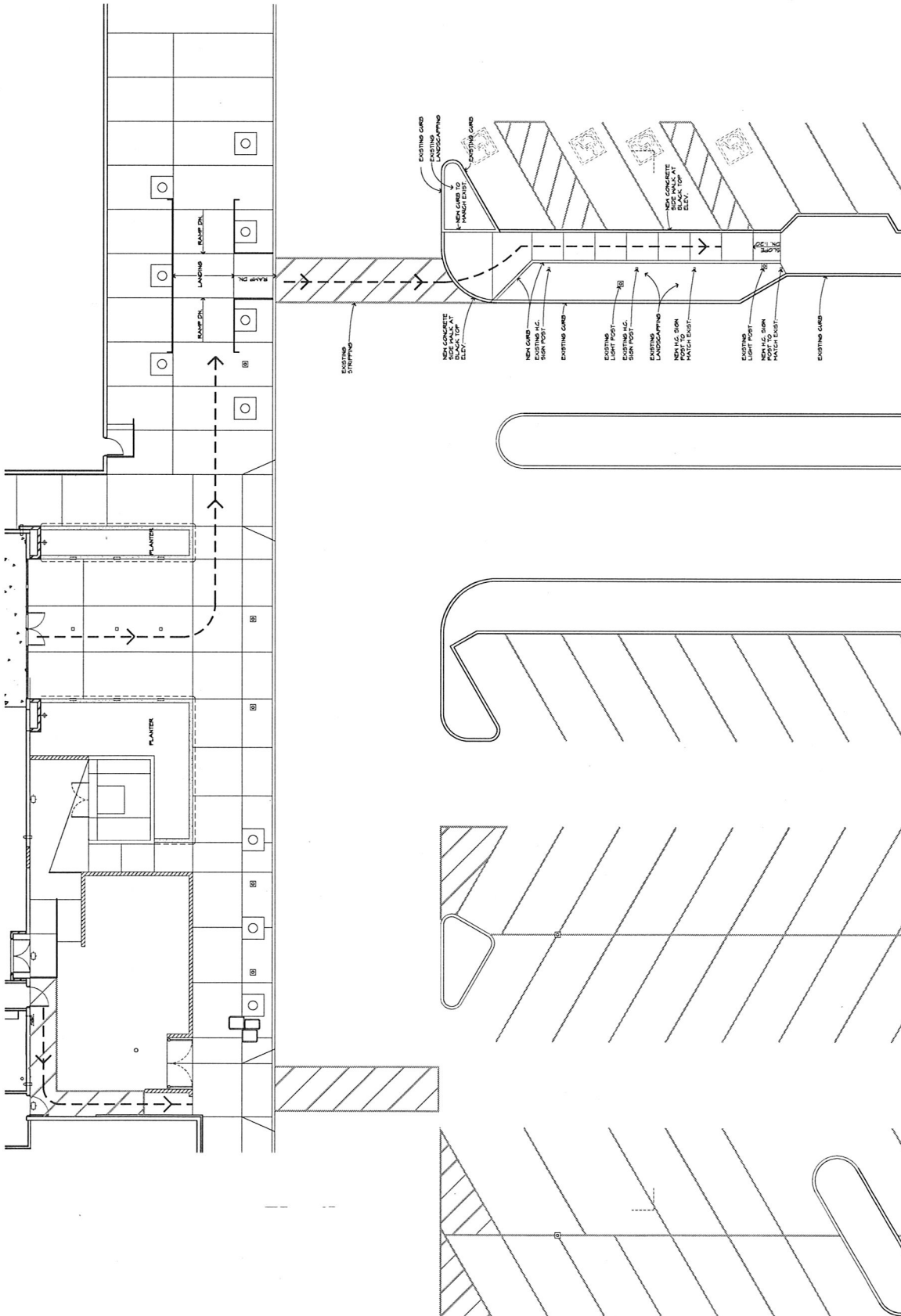


A EAST ELEVATION

PLEGER | HENRY
ARCHITECTURE, LLC

Timothy G. Pleger R.A., AIA
15640 North 7th Street, Suite B9
F 602.293.3300
F 602.293.3506

John F. Henry III
Phoenix, AZ 85022
www.plegerhenry.com



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

A SITE PLAN

NOTICE OF EXTENDED PAYMENT PROVISIONS:
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 30 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.



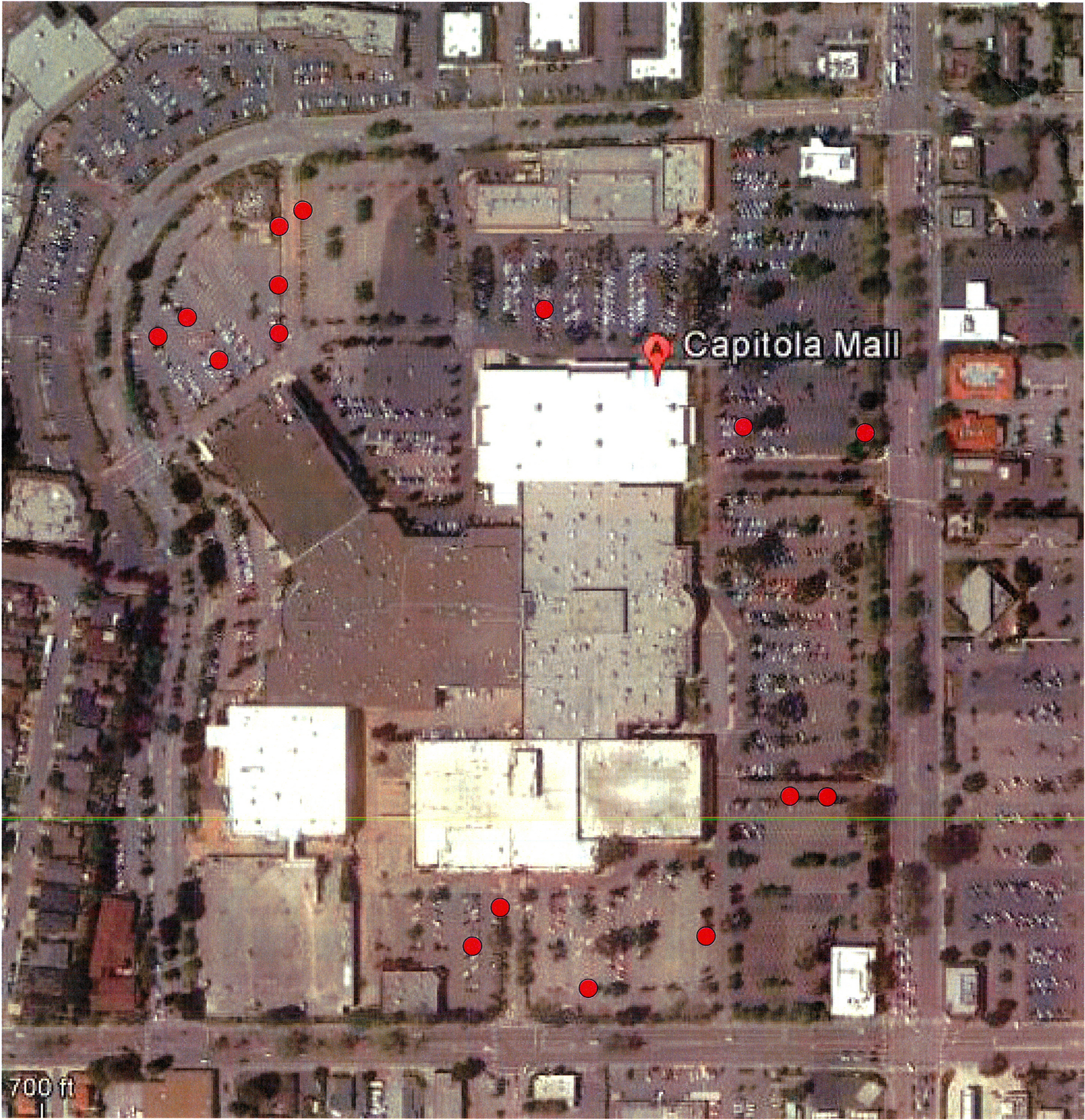


The rendering above is for conceptual purposes only, not for construction.

CAPITOLA MALI

1855 41st Avenue

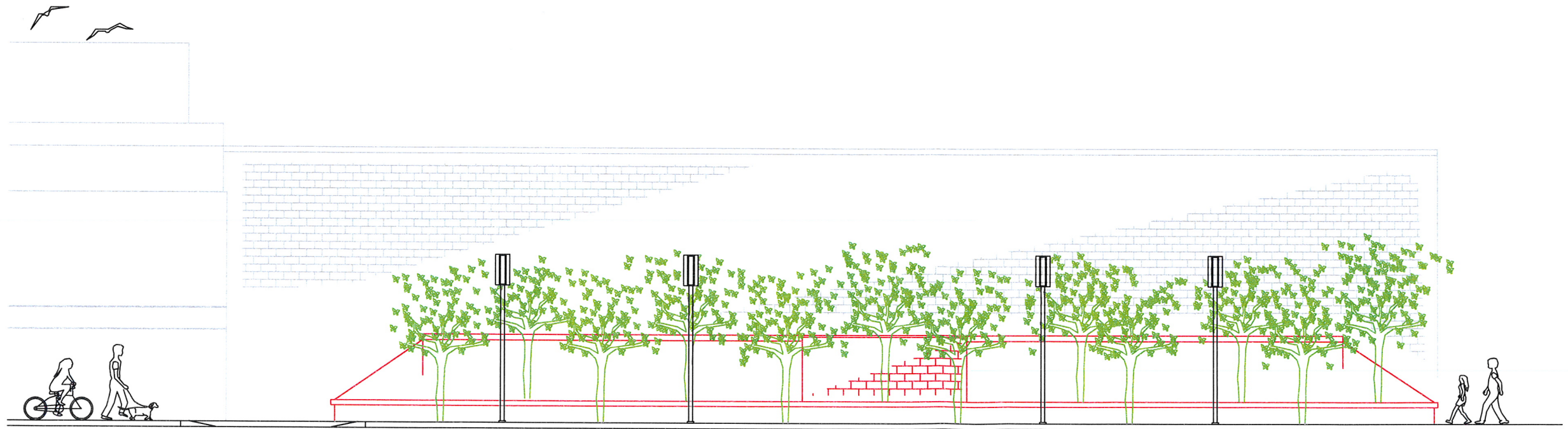
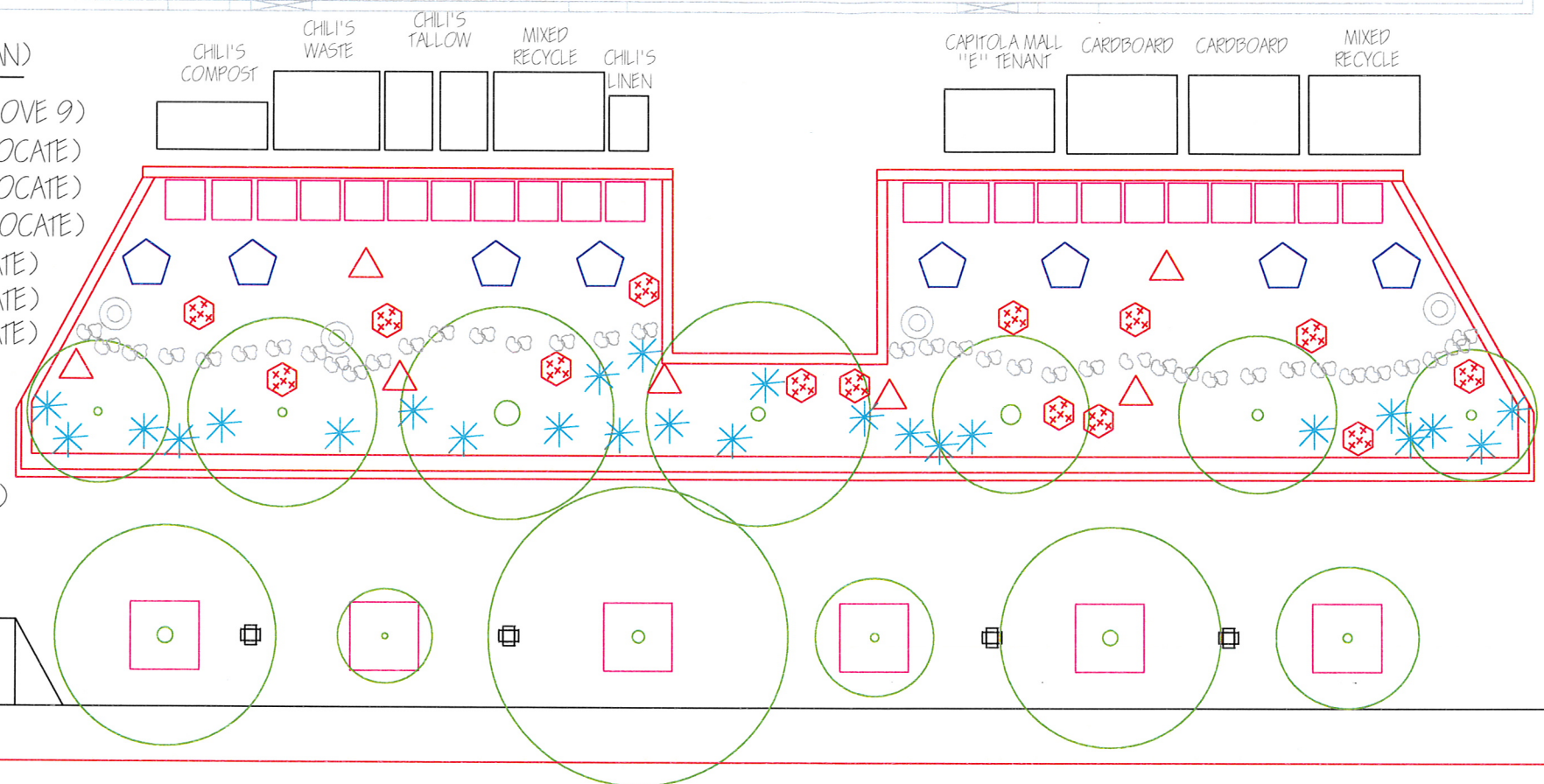
Capiitola, CA 95010



(E) PLANTING SCHEDULE

SYMB.(QTY.)	PLANT TYPE	(PLAN)
○ (13)	EVERGREEN PEAR TREES (REMOVE 9)	
□ (22)	ITALIAN ROSEMARY (RELOCATE)	
⬠ (8)	MANZANITA (RELOCATE)	
△ (7)	RHAPHILOEPSIS (RELOCATE)	
⬢ (14)	AGAPANTHUS (RELOCATE)	
⊙ (4)	FOUNTAIN GRASS (RELOCATE)	
✱ (61)	LILYTURF (RELOCATE)	

SYMB.(QTY.)	MATERIAL	(PLAN)
⬢ (200)	SM. ROCK (RELOCATE)	



CAPITOLA MALL

Mall Address:
CAPITOLA MALL
1855 41st Avenue
Capitola, CA 95010
Phone: (831) 476-9616
Fax: (831) 476-9760

Note:
This is a schematic plan
only intended to show
the general layout of
the shopping center or
part thereof. This plan
is not to be scaled.
LAST UPDATED: 07-06-12
BY: JH

RAISED PLANTER / INVENTORY



visit our web site at
www.macerich.com

DR BY	DAN ULLOA
DATE	1-26-13
SCALE	3/32" = 1'-0"
SHEET NO.	A-1

Kieffer®
& CO., INC.

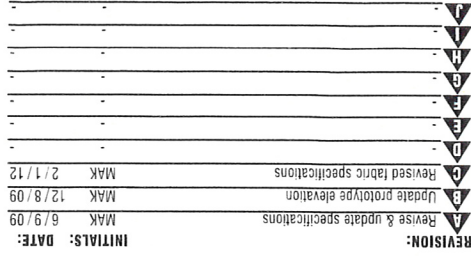
CUSTOMER: ULTA
LOCATION: VARIOUS
SALESMAN: LC
DESIGNER: MAK
DATE: 5/4/07

☒ Artwork
☒ Design
☒ Survey

All boxes checked to Enter Order

AWNING SECTION

Not to Scale

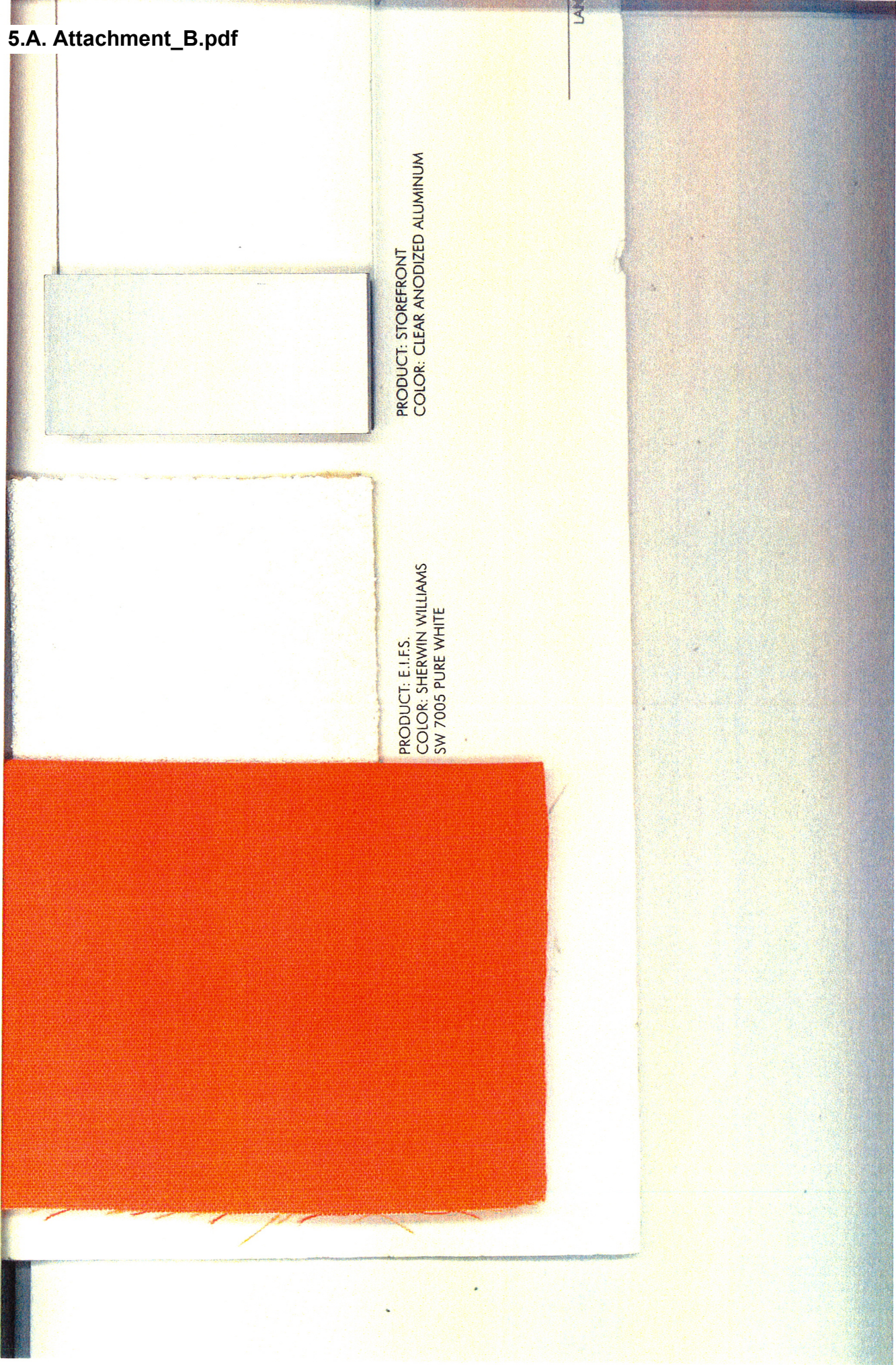


B54785

TYPICAL AWNING to be fabricated using tubular aluminum framing w/ 'Sunbrella' #1439-0060 Persian Melon (part no. 721439) fabric stretched over frame. All copy/rule line will be a WHITE heat treated stencil applied to fabric as shown. Awning frame to have a urethane enamel or powder coated finish matching the fabric color Persian melon. Awning will be flush mounted to wall or window mullion framing as required per location.

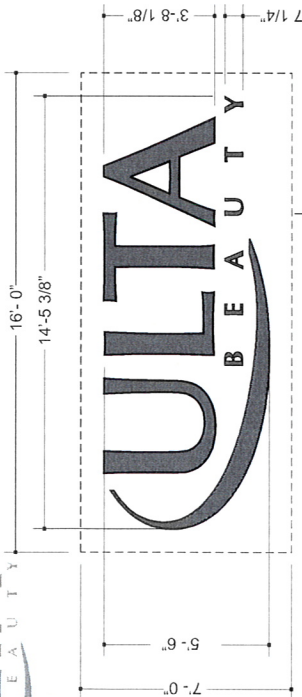


Not to Scale





Site Identification



Dashed line indicates location of 5/8" weatherproof plywood backing centered on fascia behind ULTA Letter set.

REVERSE CHANNEL HALO LIT LETTERS

Reference Drawing B63779D for construction & color specifications.

82' Storefront

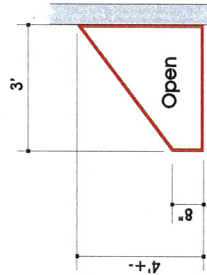


PROPOSED STOREFRONT ELEVATION

TYPICAL AWNINGS to be fabricated using tubular aluminum framing w/ 'Sunbrella' #1439 Persian Melon fabric stretched over frame. All copy/rule line will be a WHITE heat treated stencil applied to fabric as shown. Awning frame to have a powder coated RAL 2011 finish. Awning will be flush mounted to wall.

Note:

The awning dimensions shown must be field verified by the awning manufacturer prior to fabrication. No awning shall protrude past the curb line into the vehicle lane. The dimensions shown are prototypical and will not be functional for every application and are not shown as an approval for construction.



Typical Awning Section N.T.S.

Proposed Projecting BLADE SIGN -
Reference Drawing B62263 for
fabrication specifications.



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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: **ULTA** Store No. _____
LOCATION: Capitola, CA
SALESMAN: LC
DESIGNER: MAK
DATE: 11/1/12



PRODUCTION PROCESSING
Kieffer Item # _____
Job # _____
-001 _____
-002 _____
-003 _____
-004 _____

INITIALS: DATE: _____

REVISION: _____

B63779

Landlord Signature: _____ Printed Name: _____ Company: _____ Date: _____



Site Identification

- BUILDING ARCHITECTURE:**

 - 80' storefront typical
 - Architectural pop-out centered over entrance.
 - Illuminated portal into store.
 - Maximize glazing across storefront.
 - Butt glazed storefront system with herculite doors.
 - Satin Aluminum metal panel facade.

BUILDING SIGNAGE:

 - 10'-0"Wx4'-0"H. sign box with push-through illuminated lettering by ULTA vendor.
 - Ultra blade sign. Location t.b.d during Ulta plan design phase.

BUILDING FINISHES:

 - Aluminum panels: Lambert Sheet Metal Inc. 063 clear anodized.
 - Window framing system: clear anodized aluminum to match panels
 - Translucent white plexiglass panels for illuminated portal: Plexiglas 2447 White

Reference Drawing B62266 for fabrication specifications.

Reference Drawing B62272 for fabrication specifications.



PROTOTYPE INTERIOR MALL ELEVATION

Scale: 3/32" = 1'- 0"

Landlord Signature: _____

Printed Name: _____

Company: _____

Date: _____



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PHONE: (815) 881-1255 FAX: (815) 881-1543
www.kieffersigns.com

CUSTOMER: ULTA Store No. _____

LOCATION: Capitola, CA

SALESMAN: LC

DESIGNER: MAK

DATE: 11/1/12

☒ Artwork
☒ Design
☒ Survey
All items checked to Enter Order



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # _____

Job # _____

-001 _____

-002 _____

-003 _____

-004 _____

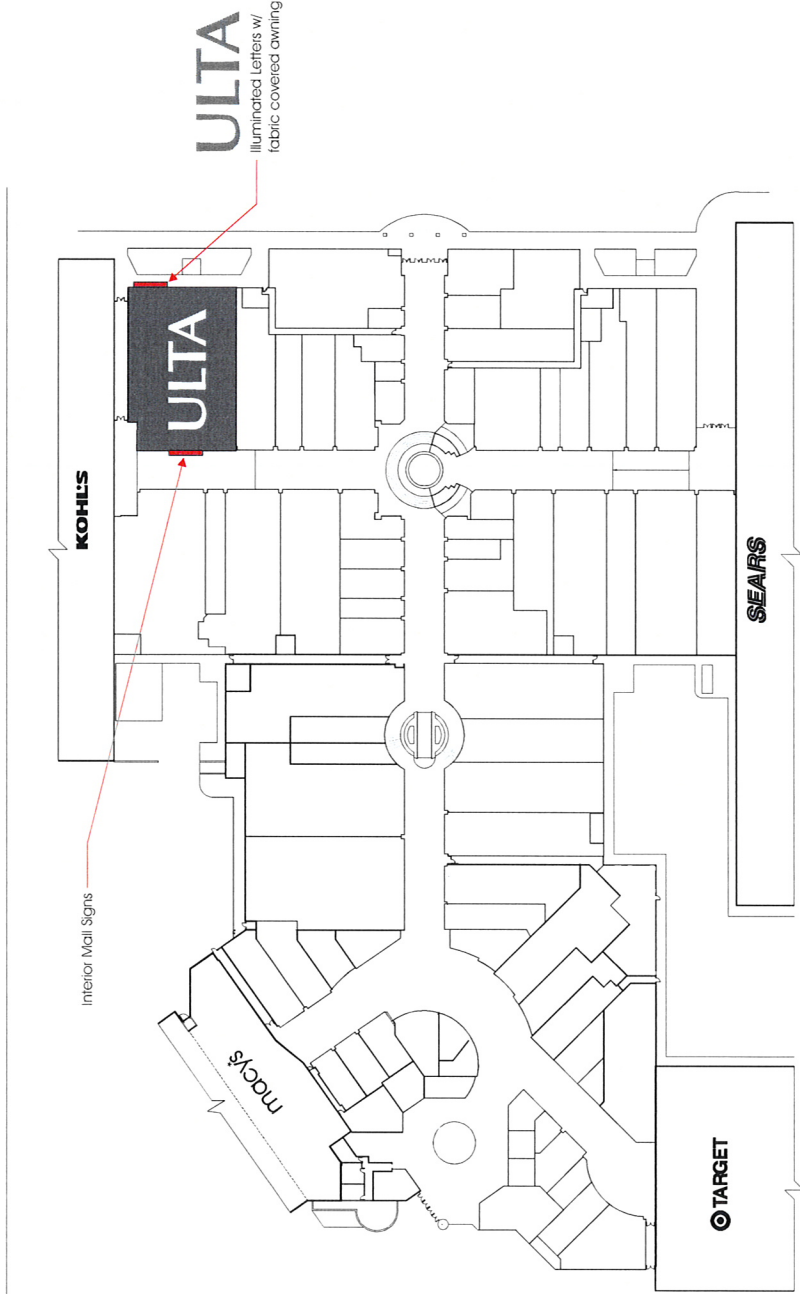
INITIALS: DATE: _____

REVISION: _____

B63779B



Site Identification



SITE PLAN



Landlord Signature: _____

Printed Name: _____

Company: _____

Date: _____



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CUSTOMER: **ULTA** Store No. _____
 LOCATION: Capitola, CA
 SALESMAN: LC
 DESIGNER: MAK
 DATE: 11/1/12

☒ Artwork
☒ Design
☒ Survey
 All boxes checked to Enter Order

UL LISTED
 COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # _____
 Job # _____
 -001 _____
 -002 _____
 -003 _____
 -004 _____

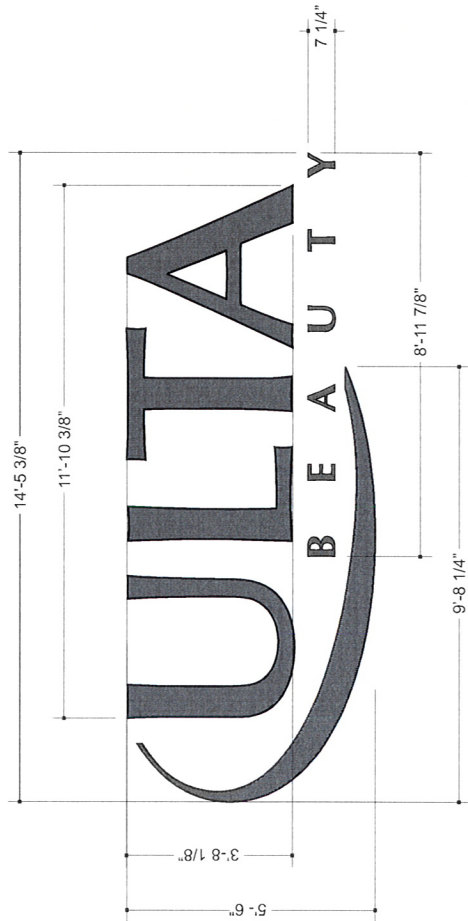
INITIALS: _____ DATE: _____

REVISION: _____

B63779C



Site Identification



LETTER LAYOUT

AREA = 79.5 Sq. Ft. Scale: 3/8" = 1' - 0"

SPECIFICATIONS

(A)	ILLUMINATION	LED / COLOR	WHITE
	TYPE		SLOAN VALUE LINE LONG
(B)	POWER SUPPLY	TYPE	SLOAN MODULAR 60
(C)	FACE	MATERIAL	100 ALUMINUM
		COLOR	PAINTED IN #2550 - 6 SLATE GRAY
(D)	RETURN	MATERIAL	.063 ALUMINUM
		COLOR	PAINTED IN #2550 - 6 SLATE GRAY
(E)	BACK	MATERIAL	.150 POLYCARBONATE
		COLOR	PAINTED IN #2550 - 6 SLATE GRAY
(F)	MOUNTING	TYPE	* ALUMINUM TUBE SPACER
		FASTENER	1/4-20NC THREADED ROD
(G)	ELECTRICAL	TYPE	PASS THRU
(H)	SWITCH	TYPE	DISCONNECT/TOGGLE
		LOCATION	BY ELECTRICIAN

- * 2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).
- * CAULK REQUIRED.
- * UL LISTED PRODUCT

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CUSTOMER: **ULTA** Store No. _____
LOCATION: Capitola, CA
SALESMAN: LC
DESIGNER: MAK
DATE: 11/1/12

☒ Artwork
☒ Design
☒ Survey
All boxes checked to Enter Order

UL US LISTED
COMPANION FILES

PRODUCTION PROCESSING
Kieffer Item # _____
Job # _____
-001 _____
-002 _____
-003 _____
-004 _____

INITIALS: _____ DATE: _____

REVISION: _____

B63779D

Landlord Signature: _____ Printed Name: _____ Company: _____ Date: _____

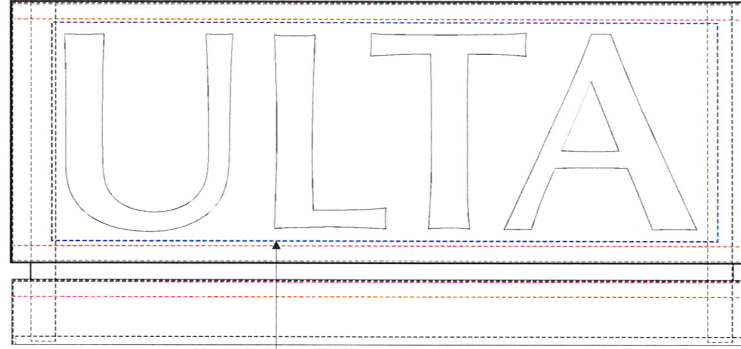
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PRODUCTION PROCESSING

-003

REVISION:

Landlord Signature:

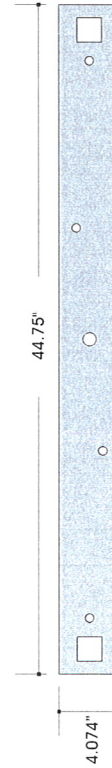


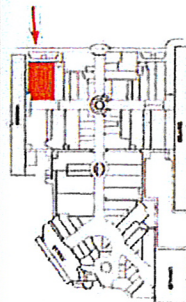
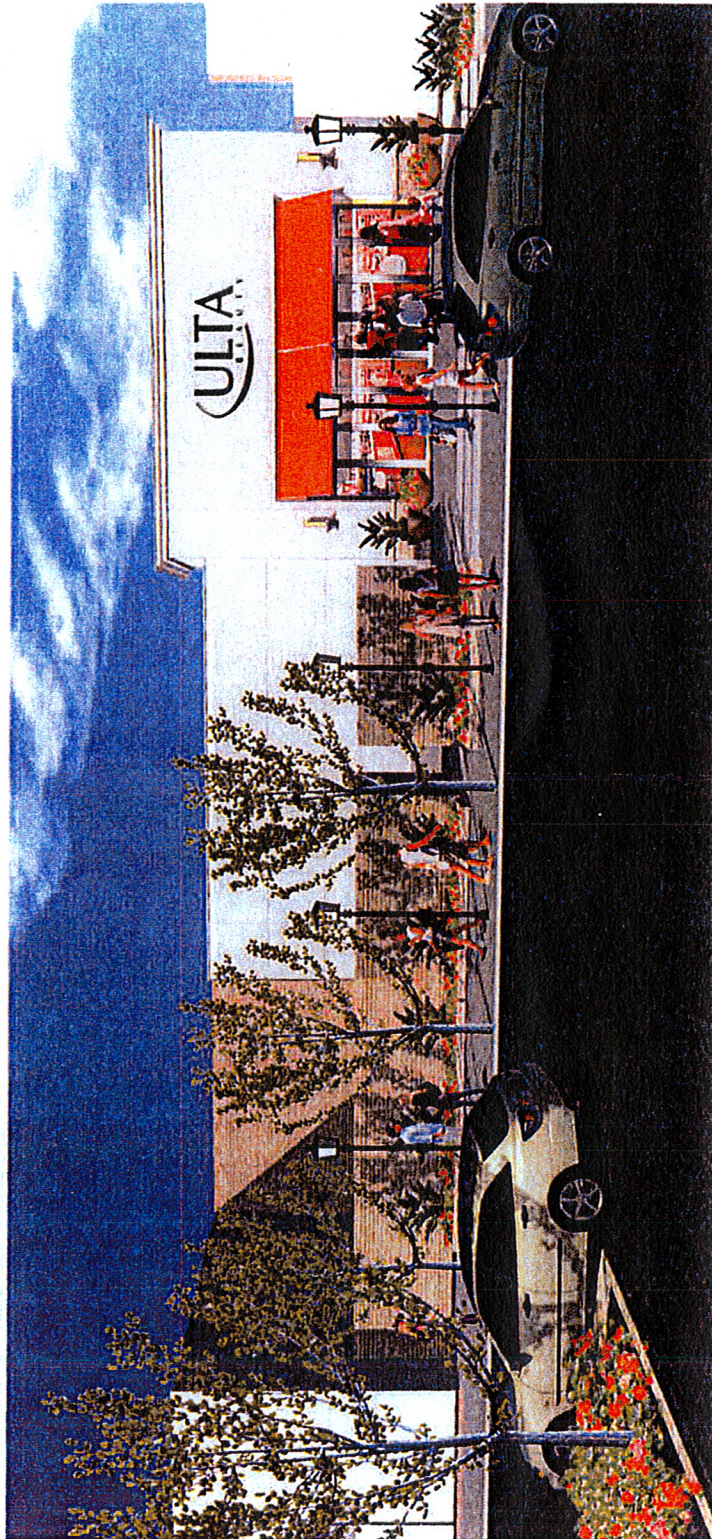
1.0 amps (1) 20 amp circuit

Scale: 1" = 1'-0"

Back plate
3/8" aluminum plate
Qty. (1) req'd
Scale: 1 1/2" = 1'-0"

FACE LAYOUT





The rendering above is for conceptual purposes only, not for construction.

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: FEBRUARY 7, 2013

SUBJECT: **718 CAPITOLA AVENUE #12-160 APN: 036-062-11**
Design Permit and amendment to a Conditional Use Permit to allow for additional outdoor seating for an approved restaurant in the AR/CN (Automatic Review/Neighborhood Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Bruce Canepa
Representative: Manuel Monjaraz, filed 3/22/11

APPLICANT'S PROPOSAL

The applicant is requesting an amendment to a previously approved take-out restaurant that is currently under construction at 718 Capitola Avenue in the AR/CN (Automatic Review/Neighborhood Commercial) Zoning District. The amendments include changing the use from a "take-out restaurant" to a standard "restaurant", thereby eliminating the six seat limitation, as well as expanding the outdoor seating area. The use is consistent with the General Plan and Zoning Ordinance with the issuance of a Conditional Use Permit.

BACKGROUND

The Planning Commission approved a Conditional Use Permit to allow a take-out restaurant with outdoor seating at this location on September 2, 2010. On April 7, 2011 the applicant returned to the Planning Commission to receive approvals to construct a 5'x19' addition to the rear of the building, as well as gain approval to allow the sale of beer on the premises.

On January 23, 2013, the Architectural and Site Review Committee reviewed the current application.

- Public Works Director Steve Jesberg stated that the existing driveway approach would be required to be replaced with a standard curb.
- Senior Planner Bane requested additional details regarding the fence and palapa, including the height, material, color, etc.
- City Architect Derek Van Alstine also requested additional details regarding the fence and palapa, including the height, material, color, etc. He supported the project overall.
- City Landscape Architect Susan Suddjian liked the improvements, but requested additional details for the landscape plan, specifically identifying plants proposed as part of the plan.

The applicant has since provided additional information regarding the fence, palapa and landscaping.

DISCUSSION

The existing Conditional Use Permit allows for the following:

- Take-out restaurant limited to no more than six seats;
- Outdoor seating limited to a small area toward the rear of the restaurant building;
- A 95 square foot addition to the original commercial building; and
- The sale of beer and wine on the premises;

The applicant is now requesting additional improvements to the restaurant use, including:

- Changing the use from a “take-out restaurant” to a standard “restaurant”, thereby eliminating the six seat limitation;
- Expanding the outdoor seating area by improving an adjacent area that had previously been two parking spaces. The seating area will be improved with a concrete slab, a large permanent umbrella (palapa), and enclosed with a 3’ high fence;
- New landscaping, including a 7’ water fountain; and
- Parking space restriping to include a handicap space and walkway access.

In order to change the use from a “take-out restaurant” to a standard “restaurant” with no seat limitation, there must be sufficient parking to accommodate the additional parking requirement. A “take-out restaurant” requires one parking space for each 240 square feet of gross floor area (including outdoor seating), while a standard “restaurant” requires one parking space for each 60 square feet of gross floor area (including outdoor seating).

<u>Use</u>	<u>Square Feet</u>	<u>Parking Requirement</u>	<u>Spaces Required</u>
Office	3,600	1 space/ 240 square feet	15
Auto Detailing	810	1 space/ 240 square feet	3
Residential Apartment	n/a	2 spaces/unit	2
Restaurant (including outdoor seating)	728	1 space/ 60 square feet	12
TOTAL			32

The existing commercial site currently contains 45 off-street parking spaces. With only 32 parking spaces required pursuant to the Zoning Code, changing the use to a standard “restaurant” would be permitted.

The outdoor seating area is approximately 18’x20’, in addition to a 5’ walkway that provides direct access from the parking area. The concrete has been stained an attractive terracotta color with matching 6” curbs to enclose the proposed landscape areas. A permanent 14’ diameter “Palapa” (Attachment B) is proposed for the patio area to provide shading. The palapa is approximately 12’ in height and is made of a pre-woven thatch to give a tropical feel. A 3’ wrought iron fence is proposed along the edge of the seating area to separate it from the public sidewalk, and all new landscaping is proposed around the seating area, including a water fountain. The landscaping consists of queen palms, elephant ear plants, and bromeliad (Attachment C), to add to the tropical theme.

RECOMMENDATION

Staff recommends that the Planning Commission approve application #12-160, subject to the following conditions and based upon the following findings:

PLANNING COMMISSION AGENDA REPORT: February 7, 2013 718 Capitola Avenue

CONDITIONS

1. The project consists of an amendment to a previously approved take-out restaurant at 718 Capitola Avenue, including changing the use from a “take-out restaurant” to a standard “restaurant”, thereby eliminating the six seat limitation, as well as expanding the outdoor seating area.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission.
3. All landscaping must be maintained, and non-maintenance will be a basis for review by the Planning Commission.
4. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

Previous Conditions from Applications #10-057 and #11-029:

5. The restaurant shall be permitted to sell beer and wine on the premises
6. Business hours will be limited to 9:00AM – 9:00PM.
7. ~~There shall be no more than six seats provided.~~

FINDINGS

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

Planning Staff and the Planning Commission have reviewed the project and determined that the proposed business is an allowable use in the AR/CN (Automatic Review/Neighborhood Commercial) Zoning District with a Conditional Use Permit. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Planning Department Staff and the Planning Commission have reviewed the project and determined that the proposed business will provide a much-needed service to Capitola and will not have a negative impact on the character and integrity of the neighborhood. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

- C. **This project is categorically exempt under Section 15303 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 minor improvements to an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

PLANNING COMMISSION AGENDA REPORT: February 7, 2013 718 Capitola Avenue

ATTACHMENTS

- A. Project Plans
- B. Photo example of proposed palapa structure
- C. Photo examples of proposed landscaping
- D. Photos of existing seating area

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



ANDERSON
ARCHITECT
1000 S. GATEWAY
SUITE 100
SAN ANTONIO, TX 78210
TEL: 214.591.1111



718 CAPITOLA AVE.
REMODEL/ADDITION
720 CAPITOLA AVE
CAPITOLA, CA 95011
APN: 03060311

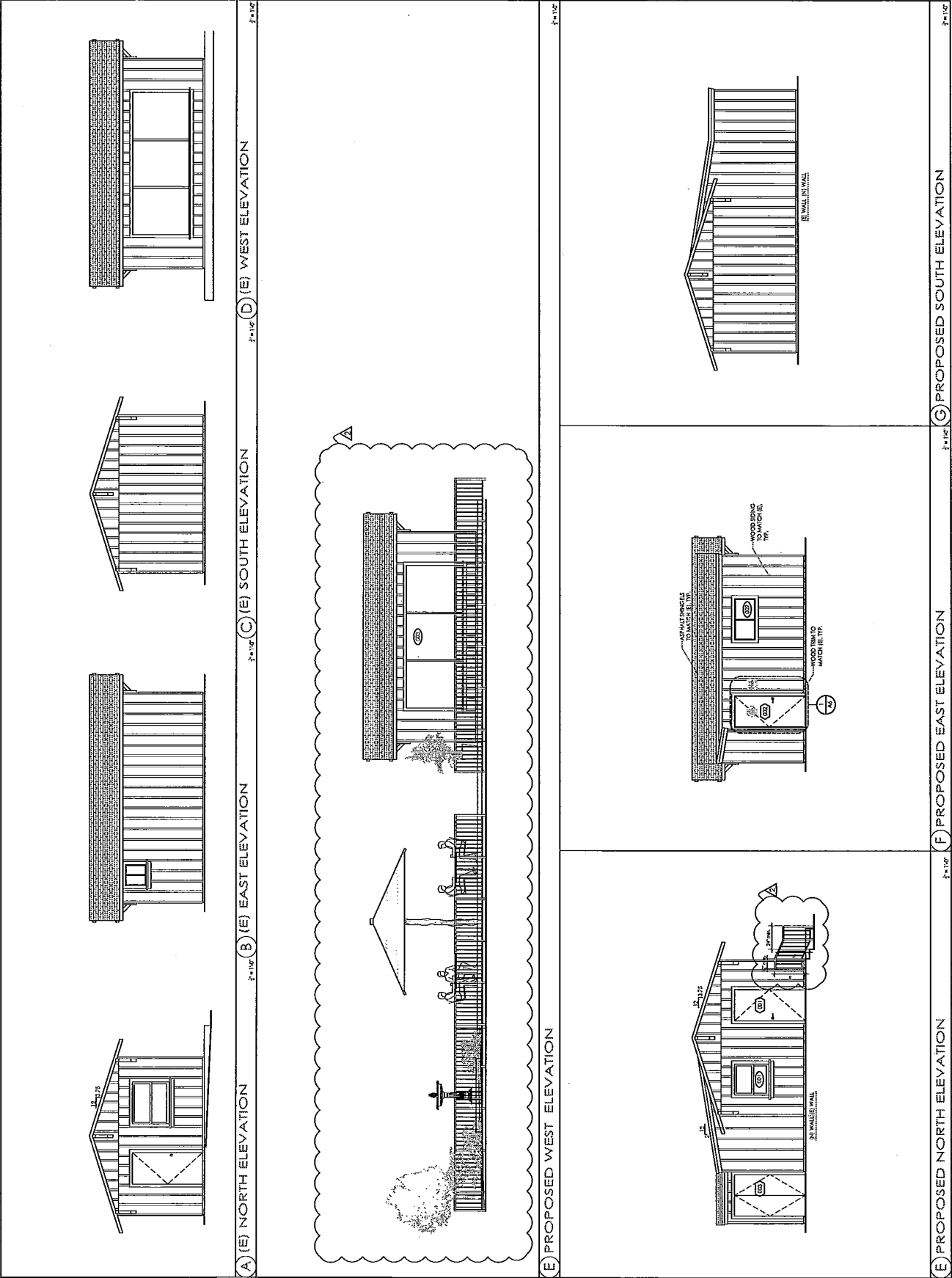


EXISTING &
PROPOSED
DIFFERENCES
NOTATIONS

DATE 2-17-12
SCALE 1/4"=1'-0"
DRAWN J.T.O.

REVISIONS
1 1/22/12
2 2/27/12

A3





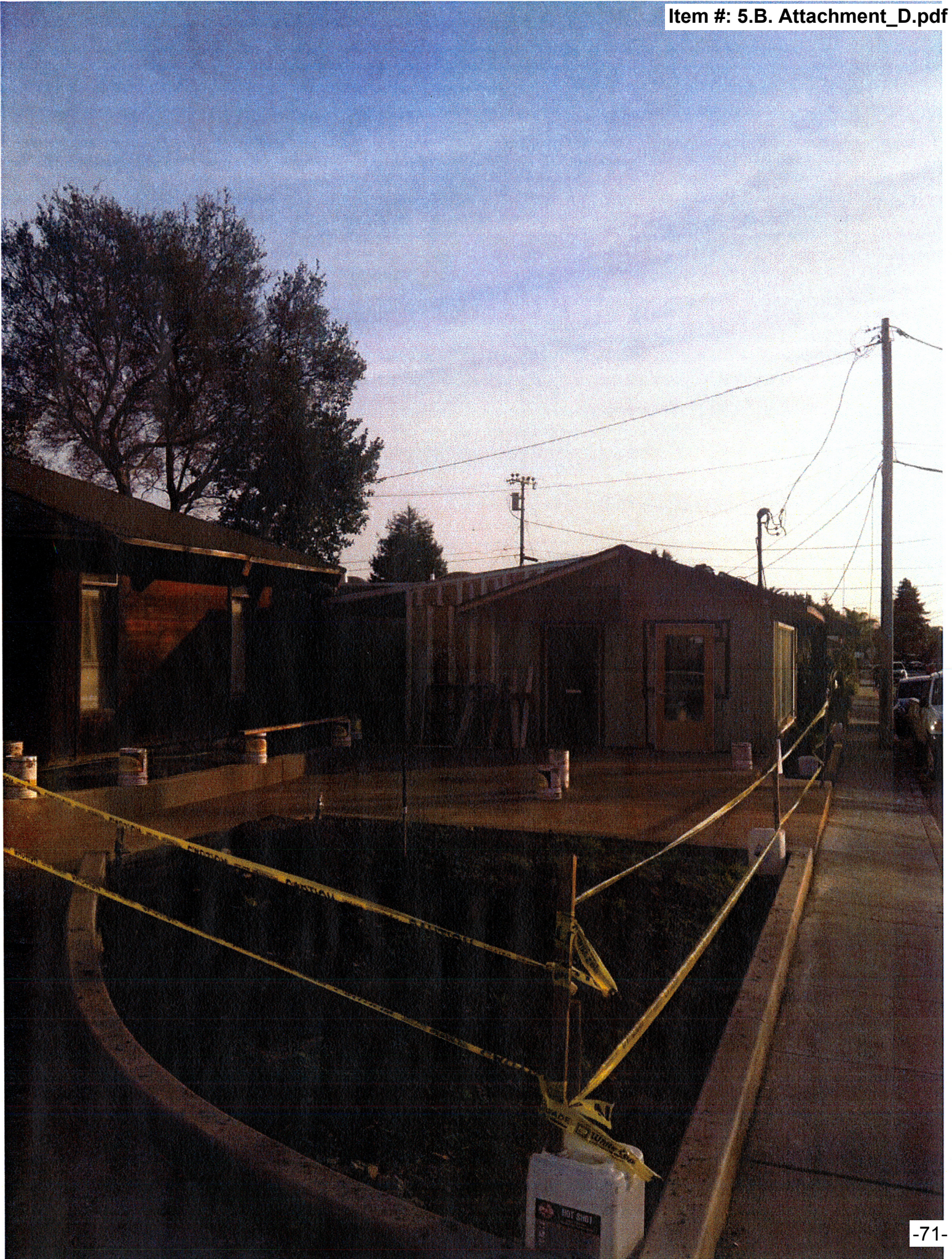
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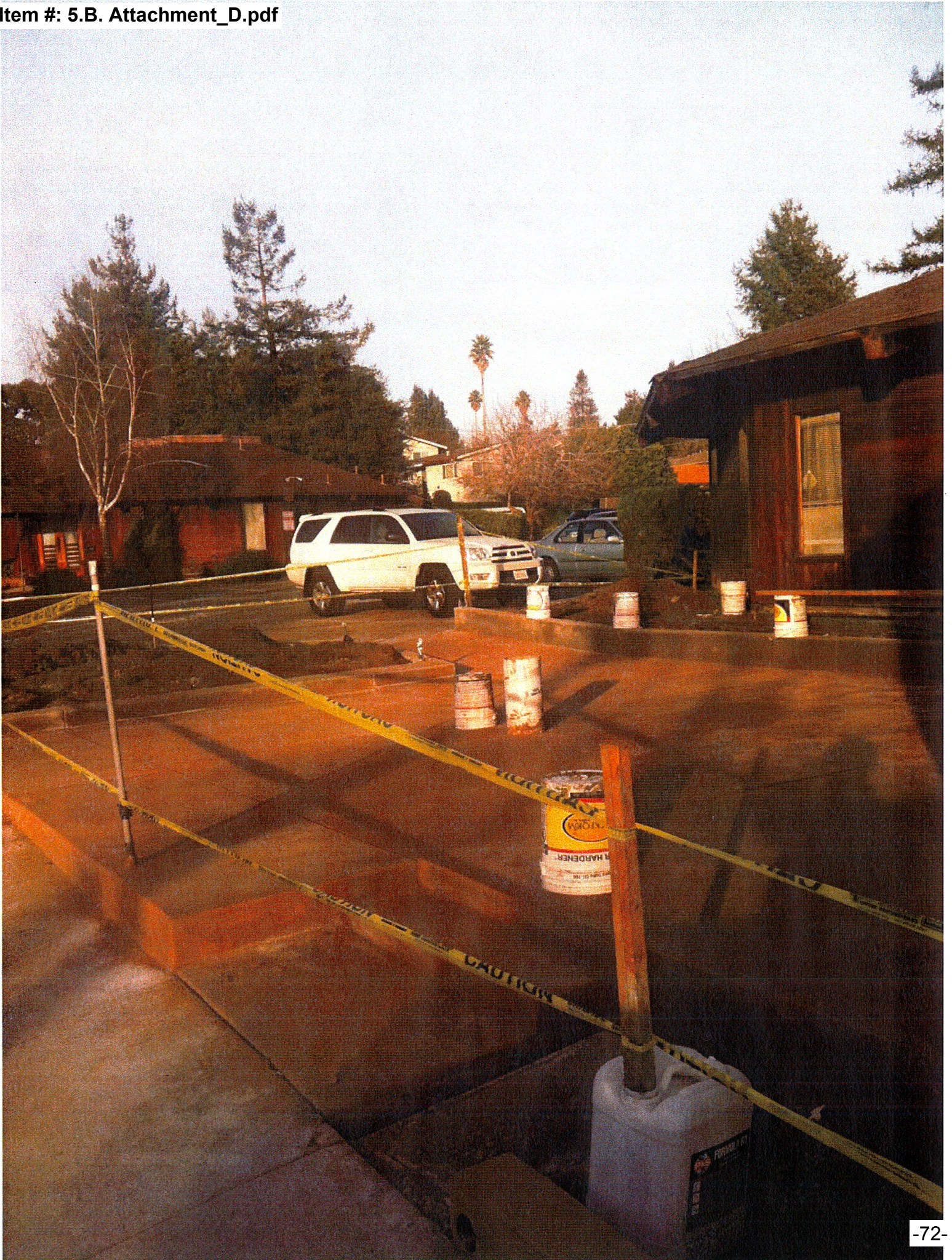






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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: FEBRUARY 7, 2013

SUBJECT: **504 BEULAH DRIVE** **#13-040** **APN: 036-224-03**
Coastal Permit, Architectural and Site Review and a Conditional Use Permit for approval to relocate a mobile home unit in the MHE (Mobile Home Exclusive) Zoning District and remodel the mobile home to be used as an office/storage space. This project requires a Coastal Permit which is not appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Property Owner: City of Capitola

APPLICANT'S PROPOSAL

In November of 2012 the city received a complaint regarding a portable barbeque being located in the parking lot at Brown Ranch Marketplace. His main concern was regarding the barbeque being a possible tripping hazard to pedestrians walking through the parking lot. The property management was contacted by the Community Development Department, and they followed up with an application to gain approvals for the outdoor barbeque as part of the Crown Café Deli & Catering business.

In 2009 the Planning Commission and the City Council approved an application to demolish a single family residence and construct a 960 square foot prefabricated office building at 504 Beulah Drive, a site adjacent to City Hall. After the project was approved the City completed the demolition of the single family residence and removed the large Cypress tree but because of financial concerns never installed the approved prefab building. Since that time the Pacific Cove Mobile Home Park closed. As part of the park closure the City purchase some of the coaches from the residents. The coaches purchased included a fairly new modular home located in space #57 The City is now proposing to move the coach from space #57 to the same location previously approved for a modular building.

Once installed the coach would be remodel both inside and out. The outside treatment as shown on the plans will include a new front trellis and ADA accessible entry as well as additional landscaping.

The uses in the building will be for Code Enforcement, Information Systems Specialist, Parking Meter Management and Police storage. Five parking spaces will be allocated for parking for this building from the temporary parking lot.

The office will be used in conjunction with other City Hall facilities and is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan. This project will allow the "community

PLANNING COMMISSION AGENDA REPORT: February 7, 2013 504 Beulah Drive

room” which is currently be used for these activities to again be used for City functions and meetings.

DISCUSSION

The subject site is located in the MHE (Mobile Home Exclusive) zoning district. The proposed public facility use is permitted in the MHE zone with the issuance of a conditional use permit. While public facilities should generally be restricted to the PF (Public Facilities) zoning district (Section 17.81.050(B)), the MHE zoning specifically lists public facility uses as a conditional use. In this case, the site has been used as a public facility for many years with minimal interruption to the surrounding residents, and the proximity of the site to City Hall makes it an appropriate extension of the City Hall facilities.

The site will be graded in order to accommodate the new 24'x54' building, including a ramp along the front to provide ADA access. The building will be approximately 13' in height with vertical grooved plywood siding and a composition shingle roof. The main entrance will be defined by a covered entry porch facing the City Hall building to maintain architectural compatibility with the surrounding neighborhood. Per the parking ordinance (1 space/240 square feet), five spaces are required for the 1,296 square foot building. All existing trees on this site will be maintained.

The City Manager has met with the one neighboring resident and she expressed no objections to the proposed plan.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #13-040 based on the following Conditions and Findings for Approval.

CONDITIONS

1. Any significant modifications to the size or exterior appearance of the approved design must be approved by the Planning Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission.
2. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions
3. Air-conditioning equipment shall comply with the allowable city permitted decibel levels.
4. All lighting shall be shielded and directed away from adjacent residential properties.
5. The final landscape plan submitted with the building permit application shall include the specific number of plants of each type and their size, as well as the irrigation system to be utilized.
6. The trees within the construction area shall have protective fencing during construction.

PLANNING COMMISSION AGENDA REPORT: February 7, 2013 504 Beulah Drive

FINDINGS

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the MHE (Mobile Home Exclusive) Zoning District and is permissible with the issuance of a Conditional Use Permit, carrying out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Community Development Department Staff and the Planning Commission have all reviewed the project. The site has been used Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

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

Section 15303 of the CEQA Guidelines exempts the construction and location of small facilities or structures less than 2,500 square feet. This project involves the construction of a 960 square foot prefabricated office building. No adverse environmental impacts were discovered during review of the proposed project

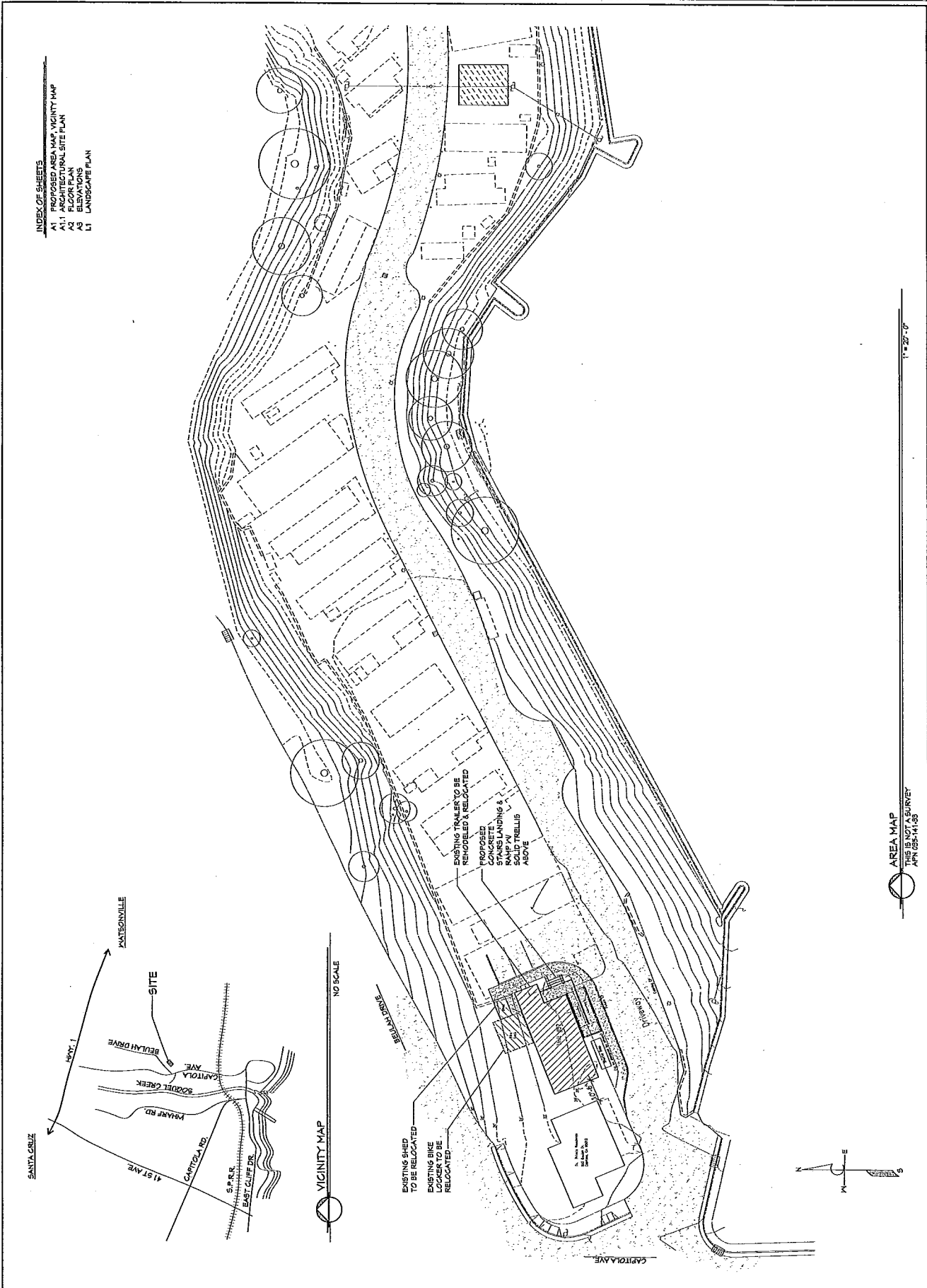
ATTACHMENTS

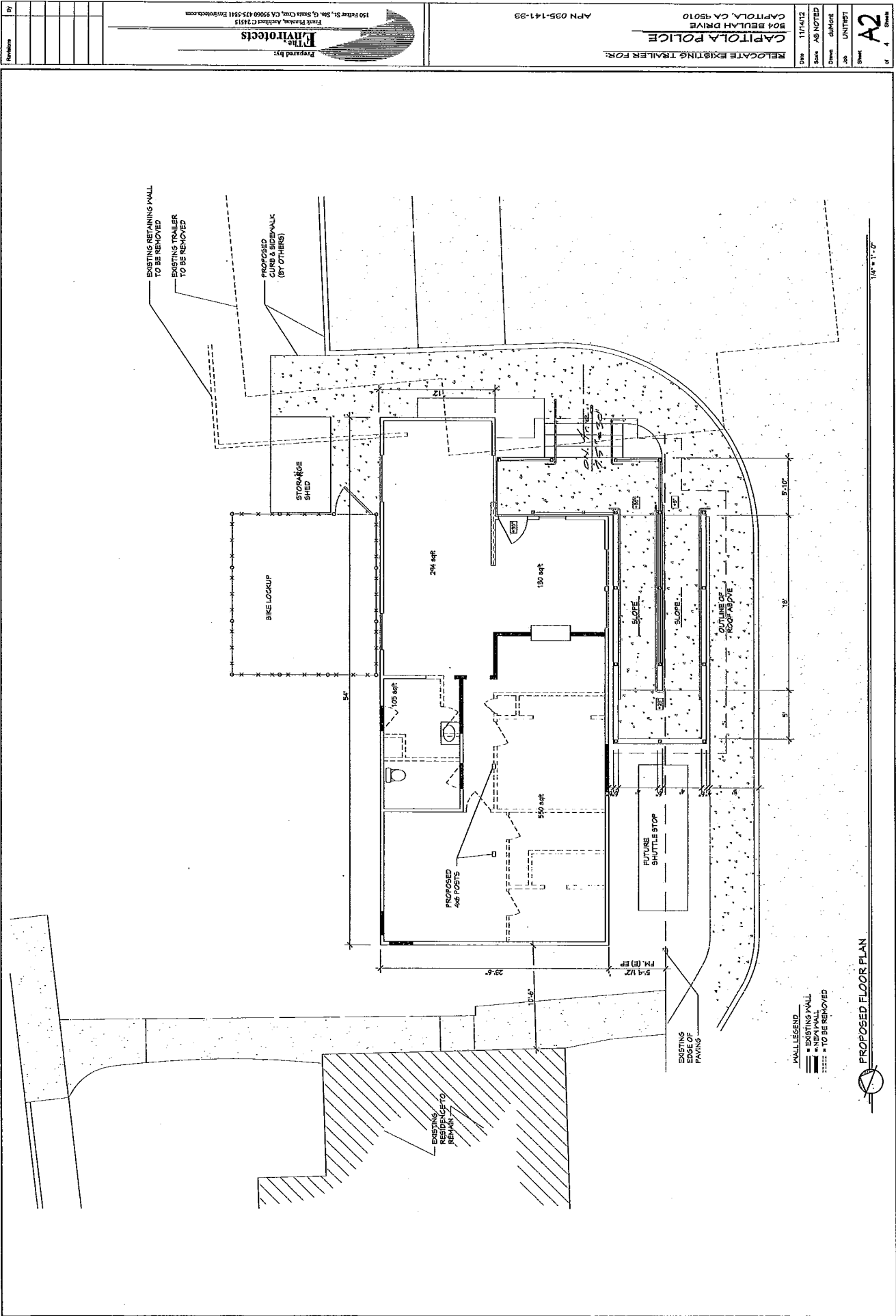
- A. Project Plans
- B. Coastal Findings

Report Prepared By: Susan Westman
General Plan Coordinator

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RELOCATE EXISTING TRAILER FOR: CAPITOLA POLICE 504 BEULAH DRIVE CAPITOLA, CA 95010 APN 035-141-33		Date 11/17/12 Status AS NOTED District dsh/Knt Job UNIT857 Sheet A1 4 Sheets
Prepared by:  Frank Thomas, Architect 24515 150 Pelham St., Ste. G, Santa Cruz, CA 95060 417-5641 Envirofects.com		Revisions: By:





RELOCATE EXISTING TRAILER FOR: CAPITOLA POLICE 504 BEULAH DRIVE CAPITOLA, CA 95010 APN 095-141-99	Prepared by: FINO Architects 150 Park St., Ste. G, Santa Cruz, CA 95060 475-1541 finoarch.com	Sheet A2 4 of 4
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COASTAL PERMIT FINDINGS
504 BEULAH DRIVE
#13-004

COASTAL FINDINGS

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

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

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

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

- The project will not directly affect public access and coastal recreation areas as it is located inland within a developed area.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site.

Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely

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

- No portion of the project is located along the shoreline or beach.

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

- The publicly owned site was historically used as a single-family house and in recent years as a public facility. There is no evidence of use of the site by members of the public for coastal access as the property is located inland within an already developed area.

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

- The project is located inland and therefore will not 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.

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

- The project is located inland and therefore will not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

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

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

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

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

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

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

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

b. Topographic constraints of the development site;

c. 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.

- No Management Plan is required; therefore these findings do not apply

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

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

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

- Does not apply.

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

- The project meets zoning standards for required parking and pedestrian access.

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

- The project was reviewed by the Planning Commission and complies with recommendations provided by the Commission.

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

- No public landmarks or public views to and along the shoreline are affected by the project.

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

- The project is being located on a lot that previously had a single family residence with existing water and sewer services.

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

- The project is replacing an existing single-family house, therefore this finding does not apply.

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

- The project will be required to comply with water and energy conservation standards as part of the building plan check process.

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

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

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

- The project is a public facility office use, therefore this finding does not apply.

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

- The project is not located in an environmentally sensitive habitat zone nor within an archaeological sensitive zone, therefore this policy does not apply.

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

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

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

- The project will comply with all applicable erosion control measures.

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

- The project is not located within a geologically unstable area or on a coastal bluff.

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

- The project is not located within a geologically unstable area nor flood plain, and fire hazard are accounted for and will be mitigated in the project design.

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

- The proposed development is not located on the shoreline and therefore does not require compliance with shoreline structure policies.

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

- The public facility use is a conditional use within the Mobile Home Exclusive zoning district.

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

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

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

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

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