



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, February 1, 2018 – 7:00 PM

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

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

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

C. Commission Comments

D. Staff Comments

3. PRESENTATION

A. Liquor License Update

4. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - Dec 7, 2017 7:00 PM

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. 623 Gilroy Drive #17-0468 APN: 035-062-08

Design Permit for a new single-family home located at 623 Gilroy Drive within the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: John & Lynn Plecque

Representative: Dennis Norton Filed: 11-29-2017

B. General Plan Clean-up Discussion**6. DIRECTOR'S REPORT****7. COMMISSION COMMUNICATIONS****8. ADJOURNMENT**

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

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

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

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

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

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

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



**DRAFT FINAL MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 7, 2017
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda - None

B. Public Comments - None

C. Commission Comments

Commissioner Westman requested staff to provide a report on a future agenda on where we stand with the Alcohol and Beverage Control and the number of liquor licenses in the Village.

D. Staff Comments - None

3. APPROVAL OF MINUTES

Commissioner Welch wanted to provide clarification that there was no physical impediment to public access on the Grand Avenue Pathway until Public Works put the fence up, and that a previous review of the Rispin Park Plan identified that the library be used for parking.

A. Planning Commission - Regular Meeting - Nov 2, 2017 7:00 PM

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

4. CONSENT CALENDAR

A. 210 Esplanade #17-0425 035-221-08 and 035-221-09

Conditional Use Permit to serve wine at the existing Capitola Hotel at 210 Esplanade located in the CV (Central Village) Zoning District.
This project is in the Coastal Zone but does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: Corrie Sid
Representative: Corrie Sid, Owner. Filed: 10/25/17

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

CONDITIONS OF APPROVAL

1. The project approval consists of a Conditional Use Permit to wine sales at the existing Capitola Hotel within a commercial space located at 210 Esplanade. No modifications to the size of the operation or the exterior of the structure are proposed within the application. Any significant modifications to the size or exterior appearance of the existing design require approval of a Design Permit by the Planning Commission.

Minutes Acceptance: Minutes of Dec 7, 2017 7:00 PM (Adoption of Minutes)

2. A copy of the approved Department of Alcoholic Beverage Control Permit must be filed with the Community Development Department prior to initiating wine sales.
3. The applicant shall receive permission from ABC prior to November 2, 2019. The conditional use permit will expire in the case where the conditional use permit has not been used within two years after the date of granting thereof. Any interruption or cessation beyond the control of the property owner shall not result in the termination of such right or privilege. A permit shall be deemed to have been “used” when actual substantial, continuous activity has taken place upon the land pursuant to the permit.
4. Compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

FINDINGS

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

Community Development Department Staff and the Planning Commission have reviewed the application and determined that the Capitola Hotel may be granted a conditional use permit for the sale of alcohol within the CV Zoning District. The use meets the intent and purpose of the Central Village Zoning District. Conditions of approval have been included to ensure that the use is consistent with the Zoning Ordinance and General Plan.

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

Community Development Department Staff and the Planning Commission have reviewed the proposed use and determined that the use complies with the applicable provisions of the Zoning Ordinance and maintain the character and integrity of this area of the City. Conditions of approval have been included to carry out these objectives.

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 existing hotel with the additional use of wine sales. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

D. The use is consistent with the General Plan and will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the neighborhood and the city.

The applicant is not proposing an increase in size or an expansion of the use of the existing hotel. The use will remain as a hotel with the addition of alcohol sales to enhance the experience and meet the needs of their guests. The addition of wine sales within a hotel will not be detrimental to the surrounding neighborhood or the City.

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

5. PUBLIC HEARINGS

A. 4199 and 4205 Clares Street #17-006 APN: 034-222-05 and 06

Design Permit for a State Density Bonus application for a 10-unit residential project, which includes a conditional use permit for a tentative subdivision map for the 5 units on 4199 Clares Street. The project is within the RM-LM (Multi-family Low Density) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Clares Street Partners, LLC (4199 Clares) and Wenscot Partnership (4205 Clares)

Representative: Bill Kempf, Architect. Filed: 1/23/2017

Senior Planner Katie Herlihy reviewed the project and noted that there has been a change on this project from the initial condominium application to a tentative subdivision map, and that some of the concerns raised at the previous meeting have now been addressed.

Bill Kempf, architect and investment partner at 4199 Clares Street discussed the new retaining wall at 4205, and some of the other issues that were previously raised.

Revnon Varene, 4220 Trotter Street, is now optimistic about the direction of the project but noted his privacy concern with the two balconies located at 4205 facing north. New plans have addressed other neighbors' concerns and now need to look at privacy concerns on the north side of the lot at 4205.

MOTION: Recommend to City Council approval of Design Permit for a State Density Bonus application for a 10-unit residential project, which includes a conditional use permit for a tentative subdivision map for the 5 units on 4199 Clares Street, with the following conditions and findings:

CONDITIONS:

1. The application includes a Design Permit for a State Density Bonus application for a 10-unit residential project, which includes a conditional use permit and tentative subdivision map for the 5 units on 4199 Clares Street. The projects are located at 4199 and 4205 Clares Street within the RM-LM (Multi-family Low Density) zoning district. There is a shared private street between the two parcels. The proposed project received a positive recommendation from Planning Commission on December 7, 2017. The proposed project is approved as indicated on the final plans reviewed and approved by the City Council on January 11, 2018, except as modified through conditions imposed by the City Council during the hearing.

2. Prior to building permit issuance, the applicant shall submit agreements between the various property owners that covers the operations and maintenance of all shared roadways, utilities, and other improvements. Building permits will not be issued until said agreements have been approved by the City and said agreements shall be recorded on the deed of all parcels existing or newly created by this project.
3. For the townhome portion of the project located at 4199 Clares Street, the applicant shall submit agreements between the various property owners for all maintenance of all common area improvements and on-site stormwater improvements operations and maintenance. The agreements shall incorporate language to address all maintenance, including operation and maintenance of the on-site stormwater improvements.
4. Applicant shall have prepared a final map by a registered civil engineer and shall submit the final map for review, approval, and recording by the City's surveyor, the Public Works Director, and the City Council.
5. The shared driveway access on the tentative map shall be modified to a private road. A private road maintenance agreement shall be recorded with the final map.
6. The tentative map shall expire 24 months from the date of approval. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160 and the California Subdivision Map Act.
7. Available and necessary utilities, including CATV (cable television service) hookup facilities, with connections to each lot within the subdivision, shall be constructed in accordance with the utility's requirements. All utilities shall be underground.
8. Unit 2 at 4199 Clares Street shall be deed restricted to be sold at the median household income level for a period of no less than 55 years. Median income level is established in Section 50052.5 of the California Health and Safety code.
9. Prior to recordation of the final subdivision map or issuance of building permits for the State Density Bonus Development Project, the developer shall enter into a Participation Agreement with the City so as to assure compliance with the provisions of the Capitola's inclusionary housing requirement for one ownership unit that will be deed restricted to sell at the median household income level. Unit 2 has been designated as the affordable unit. The participation agreement and deed restriction shall be in a form suitable for recordation as authorized by the Community Development Director and City Attorney.
10. The property at 4205 Clares Street shall be deed restricted to provide continued affordability of one low-income affordable housing rental unit for a period of no less than 55 years. Low-income household cannot exceed 80% of the median family income level for Santa Cruz County as published by California Department of Housing and Community Development. The owner shall enter into an agreement with the City so as to assure compliance with the provisions of the State Density Bonus affordable housing requirement for one unit on site to be deed restricted as a low-income rental as defined in Section 50053 of the Health and Safety Code. The deed restriction shall be in a form suitable for recordation as authorized by the Community Development Director and City Attorney.
11. The owner of 4205 Clares Street shall exclusively rent the affordable unit to a Section 8 voucher holder. The owner shall provide an annual report to the city including income, occupancy, and rent data for the deed restricted unit due no later than 60th day after the close of the calendar year. In the event that the Section 8 voucher program were to no

- longer exist, the Community Development Director will identify another method that the owner shall utilize to ensure income requirements are in compliance.
12. The developments at 4199 Clares Street and 4205 Clares Street are interconnected with a shared access and complimentary designs. The building permit applications for the two projects shall be submitted simultaneously. A Certificate of Occupancy will not be released on one property if the other property is not under construction.
 13. The parking spaces within the garages shall be utilized for parking vehicles onsite.
 14. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the City Council. All construction and site improvements shall be completed according to the approved plans
 15. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
 16. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
 17. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require City Council approval.
 18. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
 19. Prior to issuance of building permit, all Planning fees associated with permit #17-006 shall be paid in full.
 20. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
 21. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Santa Cruz Water, Soquel Creek Water District, and Central Fire Protection District.
 22. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, prepared by a prepared by a registered civil engineer, shall be submitted to the City and approved by the Public Works Director. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
 23. Prior to issuance of building permits, the applicant shall submit a Stormwater Control Plan, Bioretention Construction Checklist, and detailed draft Stormwater Operation and Maintenance Plan prepared and certified by a Registered Civil Engineer in accordance with

- the current Post Construction Requirements (PCRs) for a Tier 2 project for review and approval by the Public Works Director.
24. Prior to final occupancy approval the applicant shall submit a final Operation and Maintenance Plan including any revisions resulting from changes made during construction for review, approval and recorded in the Office of the County Recorder by the Public Works Director.
 25. Prior to final occupancy approval the applicant shall enter into and record in the Office of the County Recorder, any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of stormwater treatment BMPs.
 26. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan. All temporary sediment and erosion control best management practices (BMPs) shall be maintained throughout the project duration.
 27. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the licensed contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
 28. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
 29. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. The driveway approach shall be replaced to meet ADA standards along Clares Street.
 30. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit.
 31. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
 32. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
 33. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

34. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

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

Community Development Department Staff, the Architectural and Site Review Committee, the Planning Commission, and the City Council have reviewed the project. The state density bonus development application, combined with the design permit, conditional use permit, and tentative subdivision map application are consistent with the objectives of the State Law, Zoning Ordinance, and General Plan. The properties at 4199 and 4205 Clares Street shall develop one onsite affordable housing unit on each lot in exchange for a density bonus of 5 units.

B. The application maintains the character and integrity of the neighborhood.

The development is located in the low density multi-family residential zoning district. The neighborhood includes a mix of single-family homes, multi-family apartments, and town-homes. The development will maintain the multi-family character of the neighborhood as well as the integrity of the neighborhood.

C. The application is consistent with the Subdivision Map Act and local Subdivision Ordinance.

The tentative subdivision map was designed in accordance with the Subdivision Map Act and local ordinances enacted pursuant thereto. Per the Subdivision Map Act, the proposed map is consistent with the General Plan, is physically suited for the proposed type and density of development, will not likely cause substantial environmental damage, or substantially and avoidably injure fish, wildlife or their habitats, will not cause serious public health problems, and will not conflict with public easements for access through, or use of, property within the proposed subdivision.

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

Section 15332 of the CEQA Guidelines exempts in-fill development projects when the project is in conformance with the General Plan and zoning; is located entirely within City limits; the site has no value as habitat for endangered, rare, or threatened species; project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. This project involves ten units within the two multi-family parcels that is in compliance with the state density bonus law, the density bonus zoning ordinance, and the General Plan. No adverse environmental impacts were discovered during review of the proposed project.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	TJ Welch, Chairperson
SECONDER:	Sam Storey, Commissioner
AYES:	Smith, Newman, Welch, Westman, Storey

B. 115 Saxon Avenue #16-115 APN: 036-131-02

Plan revision to a previously approved Design Permit for remodel and addition to a single-family dwelling in the R-1 (Single-Family) zoning district.

The project is located in the Coastal zone and received a coastal permit on February 2, 2017.

Property Owner: Brian Wiese & Danielle Krigel, Filed: 11.29.2017

Representative: Derek Van Alstine

Senior Planner Katie Herlihy presented the Design Permit revision, which was previously approved by the Planning Commission last February 2017. On September 7, 2017, a complaint was received by the City about access to the second story deck through a doorway. Staff recommends that Commission review modifications that were made and consider approval of the modifications to the Design Permit.

Property owner Danielle Krigel Wiese, responded to concerns about the changes.

John Shenk, 117 Saxon Avenue, objected to the applicant not building according to approved plans and specifications, and reviewed his concerns that were included in his letter to the Commission.

MOTION: Approve plan revision to previously approved Design Permit, as amended, and with the condition that the window at the top of the stairs leading out to the rooftop be decreased in size to two feet four inches by two feet four inches located at the top of the current opening and the lower half of the opening to be enclosed as a wall, and the following conditions and findings:

CONDITIONS OF APPROVAL

1. All previous conditions of approval of Permit #16-115 continue to apply.
2. The applicant shall construct any exterior modifications deemed necessary by the Planning Commission during the December 7, 2017, Planning Commission meeting prior to Building Permit Final inspection by planning staff.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project, with the conditions imposed, secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The proposed addition area meets all zoning code requirements.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for remodel and addition to an existing two-story residence. The remodeled home, with the conditions imposed, will maintain the character and integrity of the neighborhood. The proposal will update the exterior façade and remove existing, raised deck space. The proposed updated home will maintain the character of the depot hill neighborhood.

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

California Code of Regulations.

Section 15303(a) of the CEQA Guidelines exempts the construction of one single-family residence in a residential zone. This project involves the remodel and addition to an existing two-story single-family residence in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

ROLL CALL VOTE: Commissioner Smith, Aye; Commissioner Welch, No; Commissioner Westman, Aye; Commissioner Storey, Aye; Chairperson Newman, Aye. The motion passed 4 to 1.

RESULT:	APPROVED AS AMENDED [4 TO 1]
MOVER:	Susan Westman, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Newman, Westman, Storey
NAYS:	Welch

6. DIRECTOR'S REPORT

Director Rich Grunow reported that the wireless ordinance is scheduled to go to the Coastal Commission on December 13, 2017. The City Council has continued to review the zoning code and has given direction. Those hearings will resume on January 11, 2018.

The Planning Commission's approval to temporarily close the Grand Avenue pathway was appealed to the Coastal Commission. However, it was determined to be an invalid appeal due to the appellants' failure to exhaust their local remedy within the required time and the Commission's approval remains.

7. COMMISSION COMMUNICATIONS

Chairperson Newman appreciated the process for taking additional time to address the issues and concerns and making the necessary changes on the 4199 and 4205 Clares Street project. Chairperson Newman added that a lot was accomplished by allowing a little time and the process was correct and resulted in a much better project without imposing unnecessary time and expense to the applicant.

8. ADJOURNMENT

This is the last hearing for 2017. A new Chair and Vice Chair will be elected at the next regular Planning Commission meeting scheduled on January 18, 2018.

Jacqueline Aluffi, Clerk to the Commission



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: FEBRUARY 1, 2018
 SUBJECT: **623 Gilroy Drive #17-0468 APN: 035-062-08**

Design Permit for a new single-family home located at 623 Gilroy Drive within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City. Environmental Determination: Categorical Exemption
 Property Owner: John & Lynn Plecque
 Representative: Dennis Norton Filed: 11-29-2017

APPLICANT PROPOSAL

The applicant is proposing a new single-family home located at 623 Gilroy Drive within the R-1 (Single-Family Residential) zoning district. The proposed single-family home complies with all the development regulations within the R-1 zoning district.

BACKGROUND

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

Public Works: Applicant is required to redo storm water form. Daniellle Uharriet gave guidance on filling out the form and where to identify square footage of pervious area.

Building Official: No comment.

Local Architect: The local architect complimented the plan and noted the benefit of the second story placement and protecting privacy of neighbors.

City Planner: Planning requirements have been met.

Following the Architectural and Site Review hearing, the applicant took steps to address the committee's comments.

ZONING SUMMARY

The following table outlines the zoning code requirements for development in the R-1 Single Family zoning district. The new single-family home complies with all development standards of the R-1 district.

R-1 (Single Family Residential) Zoning District

Development Standards			
R-1 Height Regulation		Proposed Height	
25 ft.		22 ft. – 5 in.	
Floor Area Ratio (FAR)			
Lot Size		2,800 sq. ft.	
Maximum Floor Area Ratio		1,596 sq. ft. (57%)	
Proposed New Floor Area		1,592 sq. ft.	
TOTAL FAR		1,592 sq. ft. (56.8%)	
Yards (setbacks are measured from the edge of the public right-of-way)			
	R-1 Regulation		Proposed
Front Yard	15 ft.		17 ft.
Front Yard 2nd Story & Garage	20 ft.		20 ft.
Side Yard	10% lot width	Lot width 40 4 ft. min.	4 ft.
Rear Yard	20% of lot depth	Lot depth 70 14 ft. min.	14 ft.
Parking			
	Required		Proposed
Residential (<u>less than 1,500 sq. ft.</u>)	2 spaces total - 1 covered, 1 uncovered		2 spaces total – 1 covered, 1 uncovered
Underground Utilities: required with 25% increase in area			Required

DISCUSSION

The existing residence at 623 Gilroy Drive is a single-story single-family residence that is not historically significant. The applicant is proposing to demolish the existing residence and construct a new two-story, single-family residence. The lot is located in the Riverview Terrace neighborhood. It is surrounded by one- and two-story single-family homes on small lots.

The proposed residence compliments the surrounding neighborhood with shingle siding on the second story and horizontal siding on the first story. It has craftsman style features, including the barn door style garage door, exposed rafters, false beams at gable ends, and piers with slanted sides supporting the front trellis.

The proposed 1,592 square foot residence is required to have two on-site parking spaces, one of which must be covered. The proposal includes two full-size parking spaces: one in the garage and one in the driveway. The proposal complies with all relevant code requirements and limitations.

CEQA

Section 15303(a) of the CEQA Guidelines exempts one single family residence, or a second dwelling unit in a residential zone. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application and **approve** project application #17-0468.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a new 1,592-square-foot single-family residence. The maximum Floor Area Ratio for the 2,800-square-foot property is 57% (1,596 square feet). The total FAR of the project is 56.8% with a total of 1,592 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on February 1, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #17-0468 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

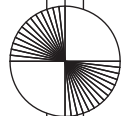
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work.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

ATTACHMENTS:

1. 623 Gilroy Drive - Plans

Prepared By: Matt Orbach
Assistant Planner

PLECQUE RESIDENCE



GENERAL INFORMATION:	
SITE AREA:	2800 SQ. FT.
ZONE:	R-1
BUILDINGS:	
EXISTING:	147 SQ. FT.
ADD:	189 SQ. FT.
TOTAL:	1,195 SQ. FT.
PROPOSED:	
1ST FLOOR LIVING:	970 SQ. FT.
1ST FLOOR BATH:	187 SQ. FT.
2ND FLOOR LIVING:	1,269 SQ. FT.
2ND FLOOR BATH:	222 SQ. FT.
COVERED PORCH:	44 SQ. FT.
2ND FLOOR DECK:	42 SQ. FT.

CODE ANALYSIS:
 THE DESIGNER HAS REVIEWED THE PLANS AND HAS DETERMINED THAT THE PROPOSED WORK IS IN COMPLIANCE WITH THE CITY OF CAPITOLA ORDINANCES AND THE CALIFORNIA BUILDING CODES (CBC) (2010).
OCCUPANCY CLASSIFICATION: R-1A
BUILDING CONSTRUCTION TYPE: V-A
FIRE RATING: STRUCTURED

THE DESIGNER MUST BE NOTICED OF ANY DISCREPANCIES IN THE INFORMATION PROVIDED BY THE CLIENT AND/OR OBTAINED FROM THEIR DOCUMENTS. THE DESIGNER HAS REVIEWED THE INFORMATION PROVIDED AND HAS DETERMINED THAT THE INFORMATION IS SUFFICIENT TO PREPARE THE PLANS. THE DESIGNER HAS REVIEWED THE INFORMATION PROVIDED AND HAS DETERMINED THAT THE INFORMATION IS SUFFICIENT TO PREPARE THE PLANS. THE DESIGNER HAS REVIEWED THE INFORMATION PROVIDED AND HAS DETERMINED THAT THE INFORMATION IS SUFFICIENT TO PREPARE THE PLANS.

LEGEND OF SHEETS	
PAGE	TITLE
1	COVER SHEET, PROJECT INFO
2	PROPOSED SITE PLAN
2A	EXISTING SITE PLAN
3	ELEVATIONS
4	ELEVATIONS
5	SITE PLANNING DETAILS
6	LANDSCAPE ARCHITECTURE
7	LANDSCAPE ARCHITECTURE
8	LANDSCAPE ARCHITECTURE
9	LANDSCAPE ARCHITECTURE
10	LANDSCAPE ARCHITECTURE
11	LANDSCAPE ARCHITECTURE
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50	LANDSCAPE ARCHITECTURE

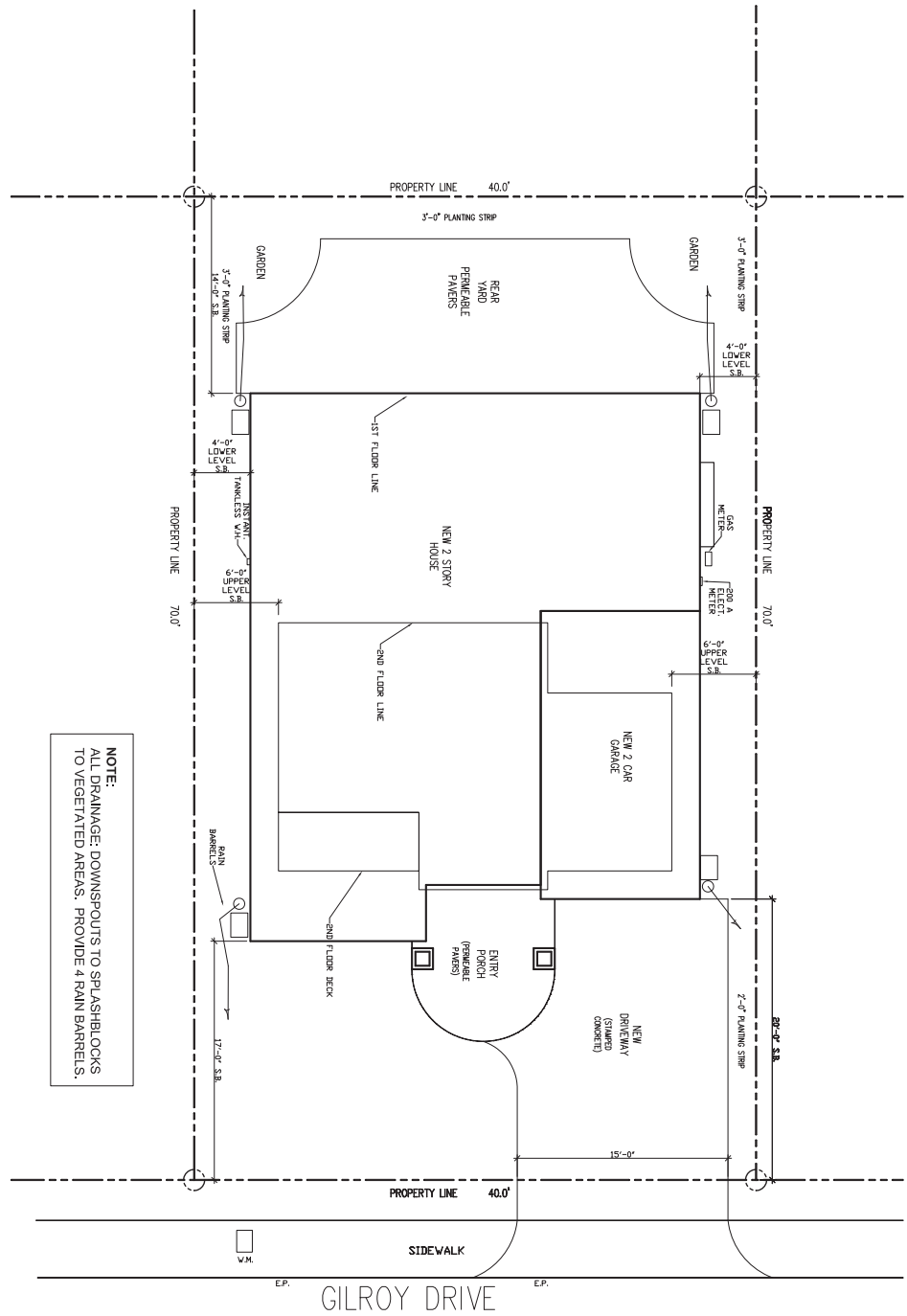
DATE: 12/18/17
 DRAWN BY: CG
 CHECKED BY: JONAS GILROY
 SHEET 1 OF 4 SHEETS

COVER SHEET
 LEGEND OF SHEETS

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

PLECQUE RESIDENCE
 623 GILROY DR
 CAPITOLA, CA 95010
 APN 035-062-08

OWNER: BERTON
 623 GILROY DR
 CAPITOLA, CA 95010
 831 476 2616

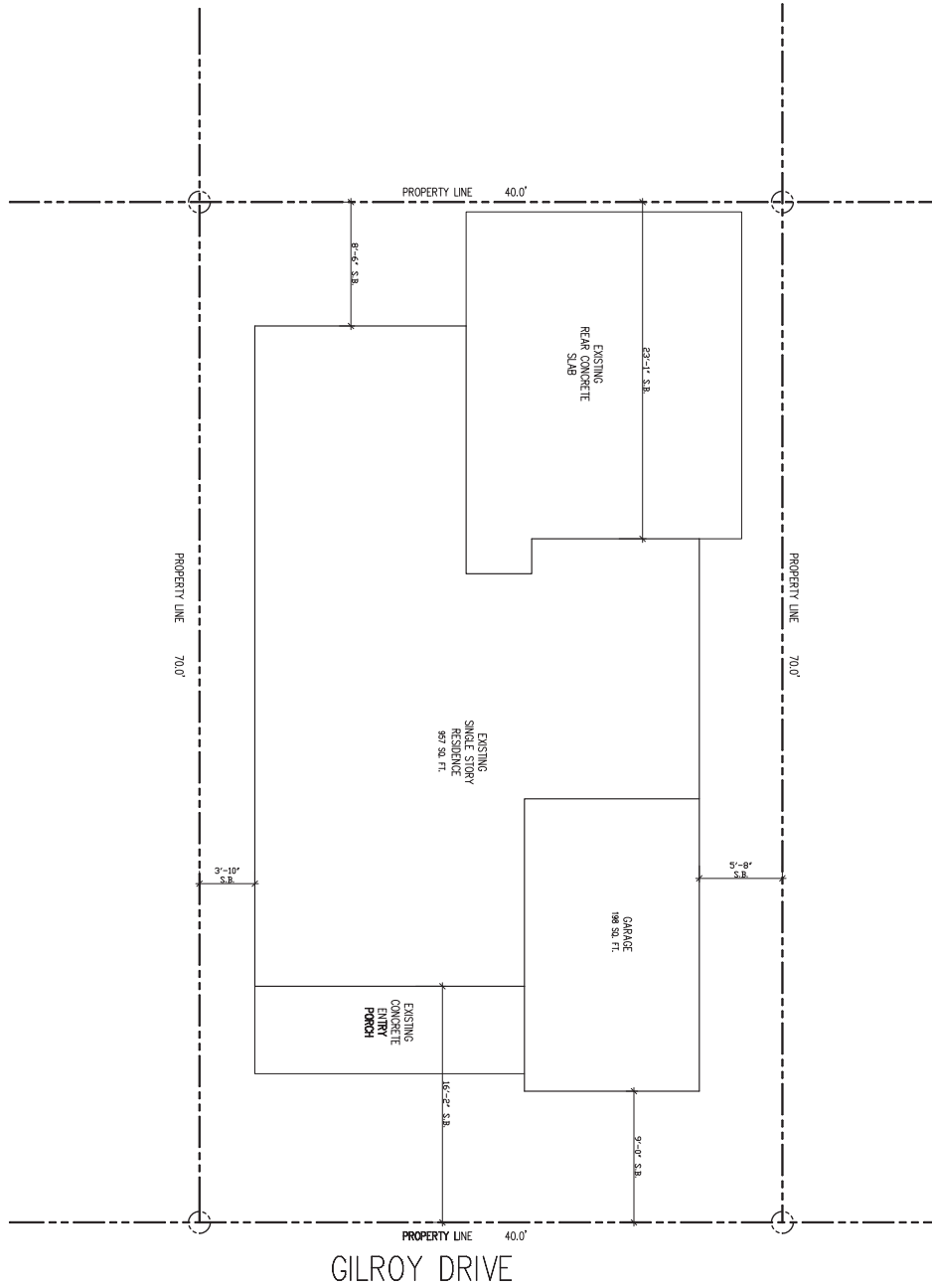


NOTE:
 ALL DRAINAGE: DOWNSPOUTS TO SPLASHBLOCKS
 TO VEGETATED AREAS. PROVIDE 4 RAIN BARRELS.

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

<p>PROPOSED SITE PLAN</p>	<p>DENNIS NORTON HOME DESIGN AND PROJECT PLANNING</p>	<p>PLECQUE RESIDENCE 623 GILROY DR CAPITOLA, CA 95010 APN 035-062-08</p>	<p>OWNER: JOHN & MARY FERONE 623 GILROY DR CAPITOLA, CA 95010 (408) 535-2500</p>
	<p>712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010 PHONE: (831) 476-2616 FAX: (831) 476-2616 WEBSITE: www.dennisonortondesign.com</p>	<p>DATE: 12/08/17</p>	<p>PROJECT NO: GILROY</p>

SHEET 2 OF 4 SHEETS



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



SHEET
2A
OF 4 SHEETS

DATE: 11/26/17
JOB NO. GILROY
SCALE: 1/4"=1'-0"

EXISTING SITE PLAN

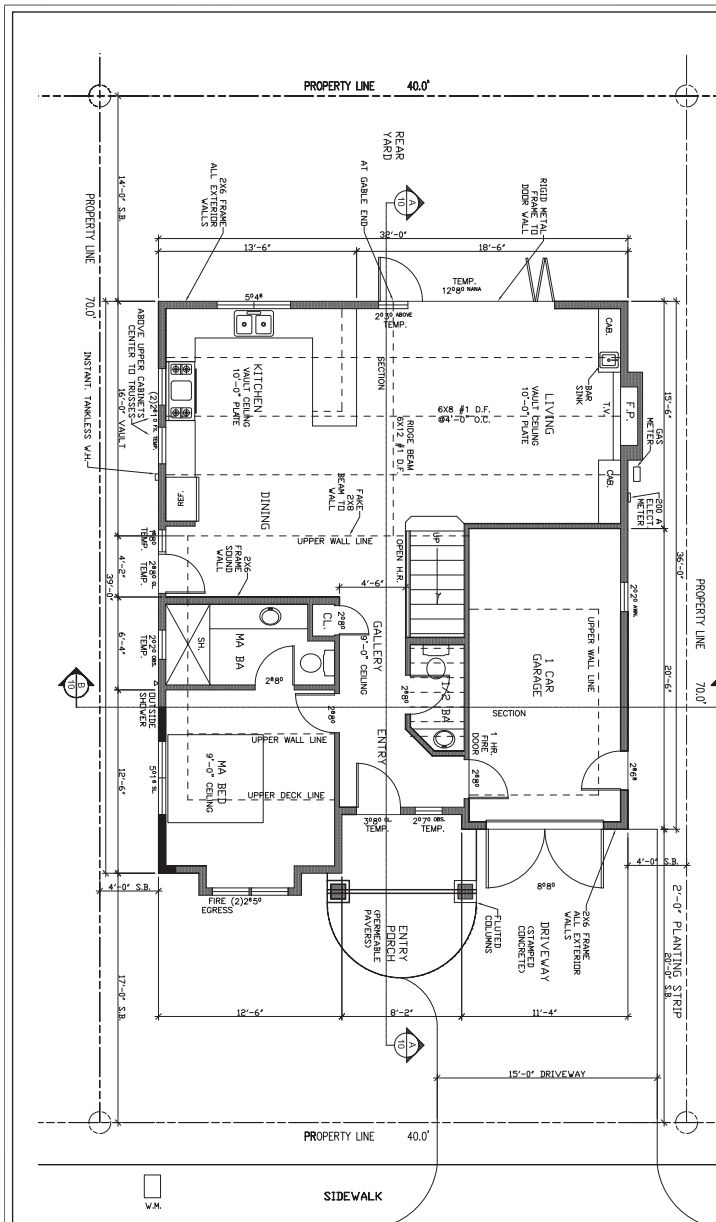
DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING

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

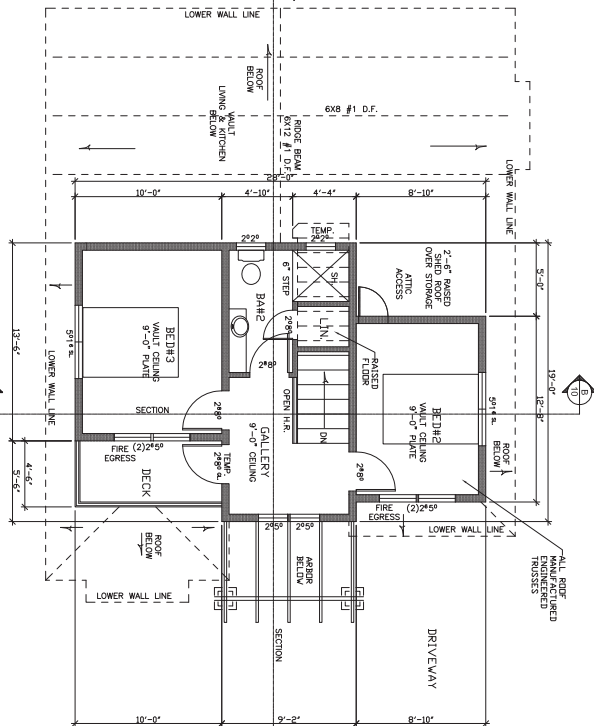
PLECQUE RESIDENCE
623 GILROY DR
CAPITOLA, CA 95010
APN 035-062-08

OWNER:
623 GILROY DR
CAPITOLA, CA 95010
831 535-2870

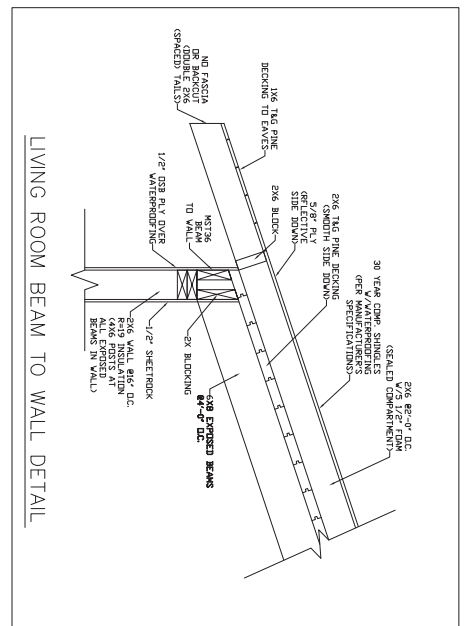
REVISIONS	BY	DATE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



LIVING ROOM BEAM TO WALL DETAIL

FLOOR PLAN

PROPOSED S.F.:
 2ND FLOOR = 1938 S.F.
 1ST FLOOR = 2023 S.F.
 G.A. = 4233 S.F.
 U.S. = 4233 S.F.
 OVERALL = 4453 S.F.



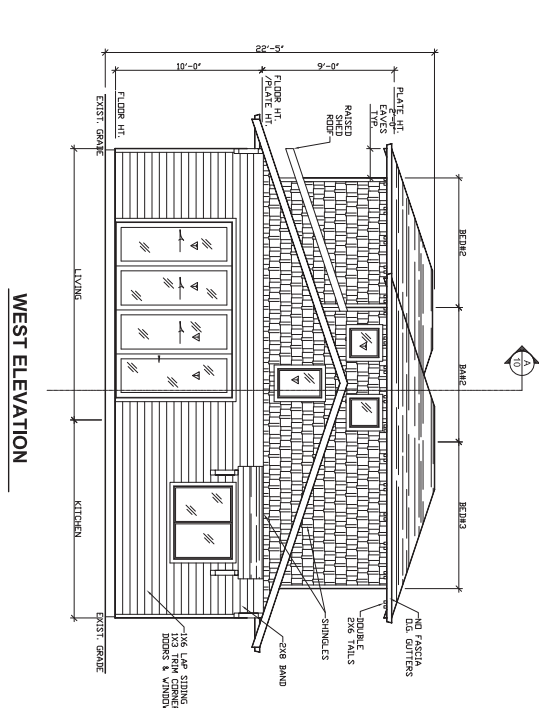
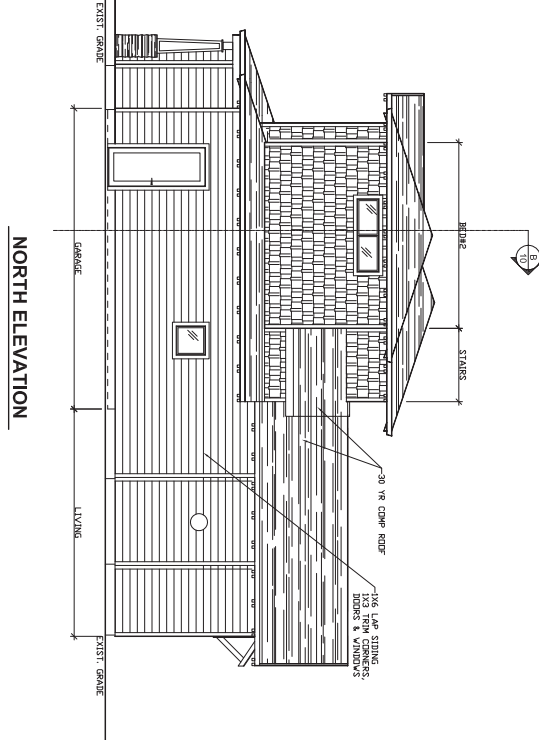
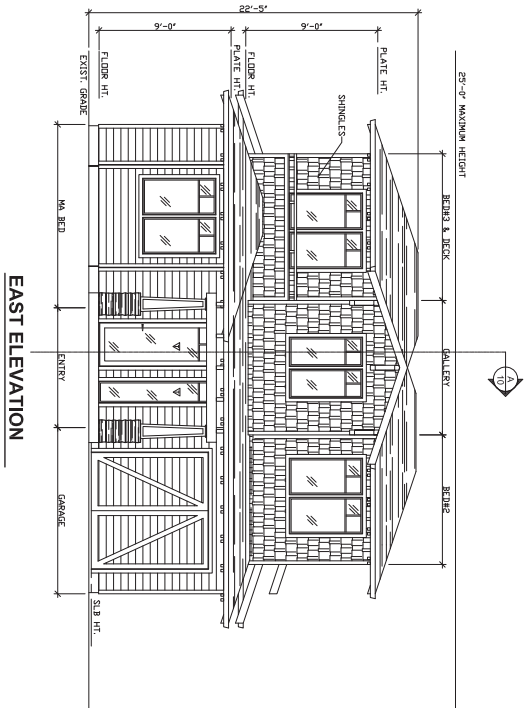
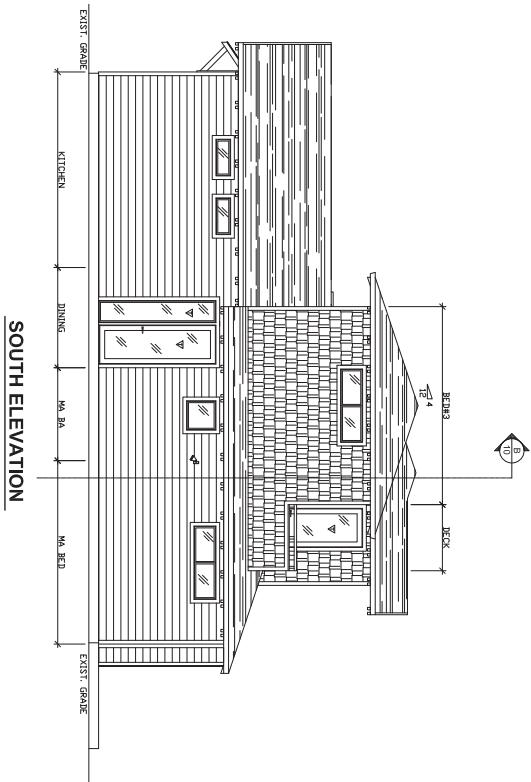
FORM NO.	GG
SCALE	1/4" = 1'-0"
DATE	12/18/17
DR	GILROY
SHEET NO.	4

PROPOSED FLOORPLAN

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: (831) 478-2616 FAX: (831) 478-2616
 WEB SITE: www.dennisnortonhpd.com

PLECQUE RESIDENCE
 623 GILROY DR
 CAPITOLA, CA 95010
 APN 035-062-08

REVISIONS	BY



ELEVATIONS

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

DATE	12/18/17
JOB NO.	GILROY
DRWN.	CG
SCALE	1/4"=1'-0"
SHEET	5
OF	5

ELEVATIONS

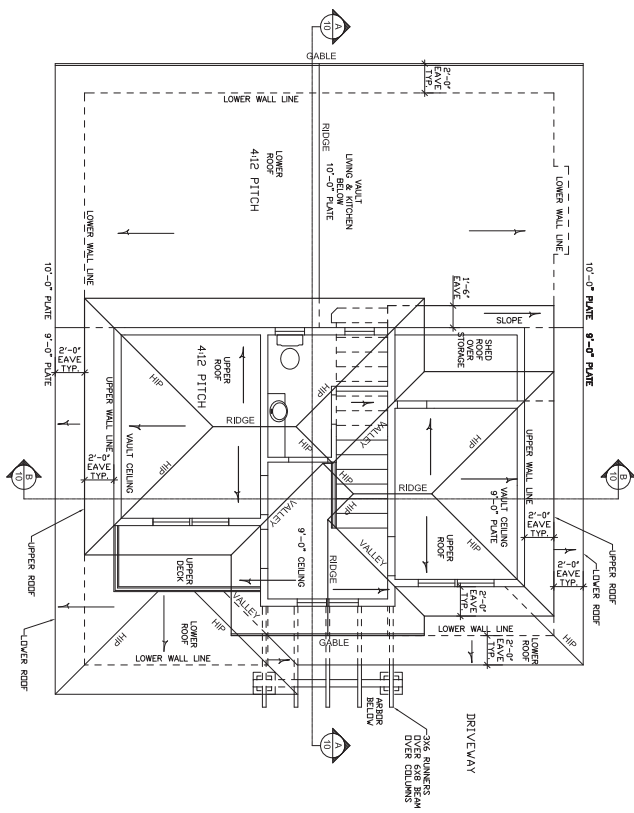
DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING

712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831.476.2616 FAX: 831.476.2616
WEBSITE: www.dennishortondesign.com

PLECQUE RESIDENCE
623 GILROY DR
CAPITOLA, CA 95010
APN 035-062-08

OWNER:
JOHN & ANNE BEFQUE
623 GILROY DR
CAPITOLA, CA 95010
TEL: 831.476.2616

REVISIONS	



ROOF PLAN
SCALE 1/4" = 1'-0"

ROOF PLAN

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

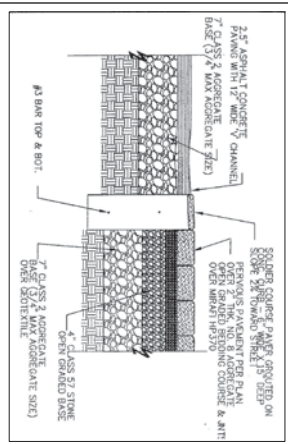
PLECQUE RESIDENCE
623 GILROY DR
CAPITOLA, CA 95010
APN 035-062-08

JOHN A. WINKLER
623 GILROY DR
CAPITOLA, CA 95010
315-255-2525

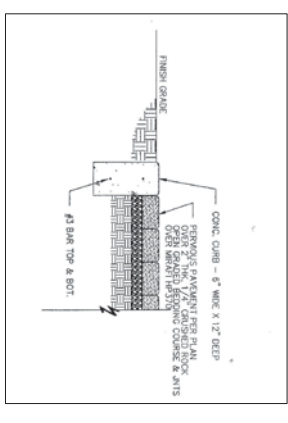
REVISIONS

SHEET 8 OF 8
DATE: 11/26/17

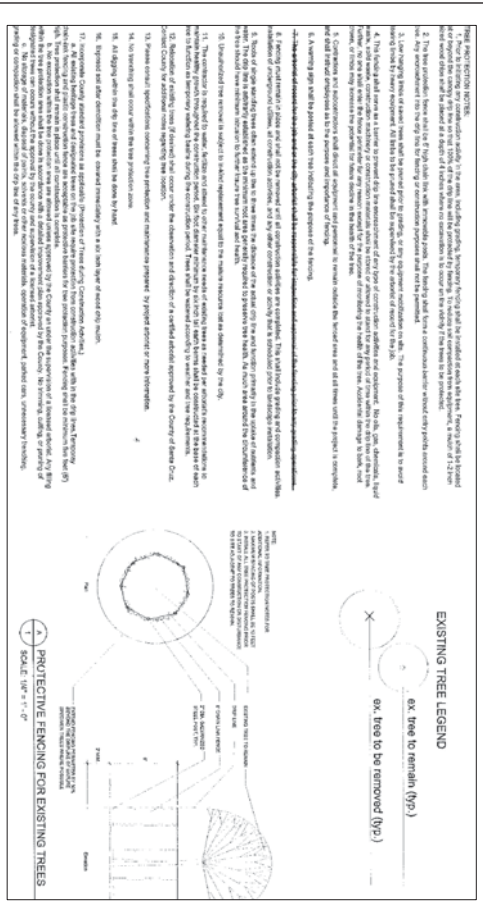
1 SEMI-PERMEABLE PAVERS (DRIVEWAY)



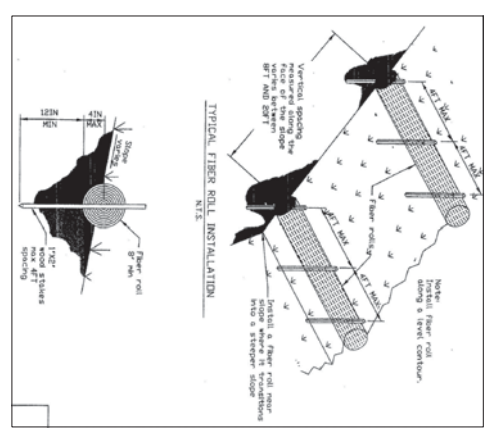
2 SEMI-PERMEABLE PAVERS (PATIOS & WALKWAYS)



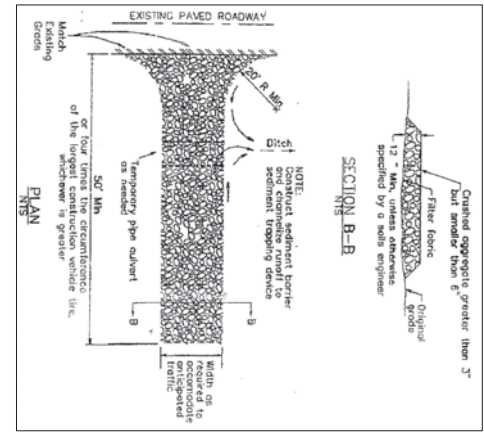
5 TREE PROTECTION PLAN



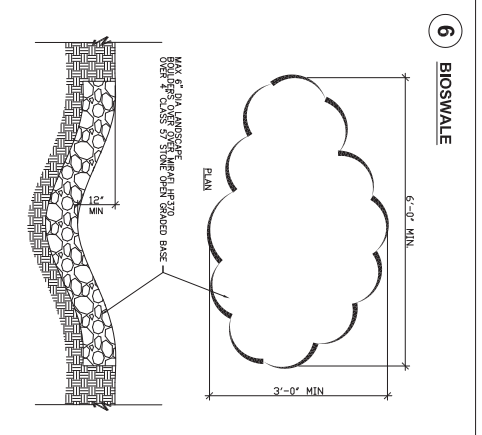
3 FIBER ROLL



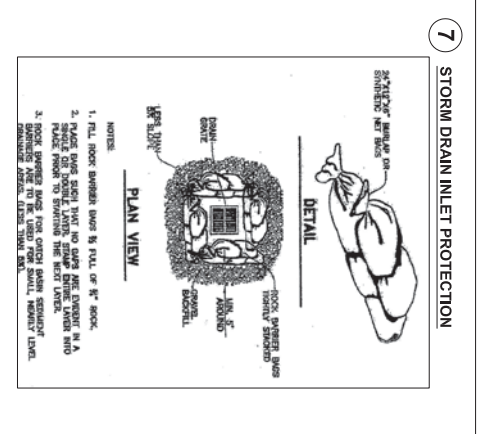
4 CONSTRUCTION ENTRANCE



6 BIOSWALE



7 STORM DRAIN INLET PROTECTION



8 SITE HOUSEKEEPING REQUIREMENTS: CONSTRUCTION MATERIALS

ALL LOOSE CONSTRUCTION MATERIALS THAT ARE NOT INTENDED FOR USE ON SITES, SPILLS, ADHESIVE, FLAMMABLE LIQUIDS, HAZARDOUS MATERIALS, AND OTHER HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER. ALL CONTAINERS SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER. EXPOSURE OF CONSTRUCTION MATERIALS TO PRESCRIPTION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS TO BE USED FOR CONSTRUCTION OF THE PROJECT. CONSTRUCTION MATERIALS SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER.

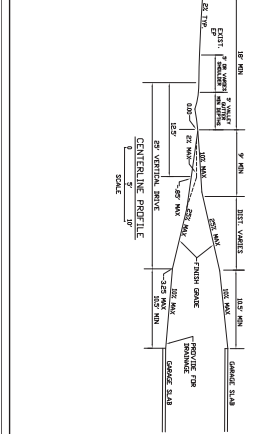
9 SITE HOUSEKEEPING REQUIREMENTS: WASTE MANAGEMENT

WASTE MANAGEMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. WASTE SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER. WASTE SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER. WASTE SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER. WASTE SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER.

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

VEHICLES SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER. VEHICLES SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER. VEHICLES SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER. VEHICLES SHALL BE STORED IN A SECURE, LOCKED, AND COVERED CONTAINER.

11 TYPICAL DRIVEWAY



DATE: 11/26/17	SCALE: NONE	DRAWN: GG	CHECKED: NONE
<p>SITE PLANNING DETAILS</p> <p>9</p>			
<p>DENNIS NORTON HOME DESIGN AND PROJECT PLANNING</p> <p>712 C CAPITOLA AV. CAPITOLA, CA 95010 • 831 476 2616</p> <p>FAX: 831 476 2616</p>		<p>PLECQUE RESIDENCE</p> <p>623 GILROY DR CAPITOLA, CA 95010</p> <p>APN 035-062-08</p>	

Stormwater Pollution Prevention and Protection for Construction Projects

The City of Capitola, under its streets, gutters, and storm drains from discharging to local creeks and stormwater bodies without any treatment. When other, non-stormwater, pollutants from construction sites and from construction projects get into storm drains or waterways, they can damage sensitive biota, degrade water quality, and pollute. The City has developed this manual to reduce the amount of pollutants reaching local streams and waterways. The City has developed this manual to reduce the amount of pollutants reaching local streams and waterways. The City has developed this manual to reduce the amount of pollutants reaching local streams and waterways. The City has developed this manual to reduce the amount of pollutants reaching local streams and waterways.

- General Objectives
1. Minimize sediment and turbidity.
2. Control erosion and prevent soil loss.
3. Control sediment and turbidity.
4. Control sediment and turbidity.
5. Control sediment and turbidity.
6. Control sediment and turbidity.
7. Control sediment and turbidity.
8. Control sediment and turbidity.
9. Control sediment and turbidity.
10. Control sediment and turbidity.

Form header for Stormwater Pollution Prevention and Protection. Includes City of Capitola logo, project name 'STORMWATER POLLUTION PREVENTION AND PROTECTION', drawing number 'RMP-27514A', and drawing title 'NOT TO SCALE'.

Sanitary Sewer and Stormwater

Sanitary sewer lines are designed to carry wastewater from buildings to a treatment plant. Stormwater is rainwater that runs off the ground and into storm drains. Sanitary sewer lines and storm drains are not to be connected. Sanitary sewer lines are designed to carry wastewater from buildings to a treatment plant. Stormwater is rainwater that runs off the ground and into storm drains. Sanitary sewer lines and storm drains are not to be connected. Sanitary sewer lines are designed to carry wastewater from buildings to a treatment plant. Stormwater is rainwater that runs off the ground and into storm drains. Sanitary sewer lines and storm drains are not to be connected.

- Sanitary Sewer and Stormwater
1. Sanitary sewer lines are designed to carry wastewater from buildings to a treatment plant.
2. Stormwater is rainwater that runs off the ground and into storm drains.
3. Sanitary sewer lines and storm drains are not to be connected.
4. Sanitary sewer lines are designed to carry wastewater from buildings to a treatment plant.
5. Stormwater is rainwater that runs off the ground and into storm drains.
6. Sanitary sewer lines and storm drains are not to be connected.

Form header for Sanitary Sewer and Stormwater. Includes City of Capitola logo, project name 'STORMWATER POLLUTION PREVENTION AND PROTECTION', drawing number 'RMP-27514A', and drawing title 'NOT TO SCALE'.

Concrete, Cement, & Masonry Products

Concrete, cement, masonry products, treatment or product labels water used over the discharge into or allowed to reach storm drains. Concrete, cement, masonry products, treatment or product labels water used over the discharge into or allowed to reach storm drains. Concrete, cement, masonry products, treatment or product labels water used over the discharge into or allowed to reach storm drains. Concrete, cement, masonry products, treatment or product labels water used over the discharge into or allowed to reach storm drains.

- Concrete, Cement, & Masonry Products
1. Concrete, cement, masonry products, treatment or product labels water used over the discharge into or allowed to reach storm drains.
2. Concrete, cement, masonry products, treatment or product labels water used over the discharge into or allowed to reach storm drains.
3. Concrete, cement, masonry products, treatment or product labels water used over the discharge into or allowed to reach storm drains.
4. Concrete, cement, masonry products, treatment or product labels water used over the discharge into or allowed to reach storm drains.

Form header for Concrete, Cement, & Masonry Products. Includes City of Capitola logo, project name 'STORMWATER POLLUTION PREVENTION AND PROTECTION', drawing number 'RMP-27514A', and drawing title 'NOT TO SCALE'.

Site Clean Up

Site Clean Up
1. Site Clean Up
2. Site Clean Up
3. Site Clean Up
4. Site Clean Up
5. Site Clean Up
6. Site Clean Up
7. Site Clean Up
8. Site Clean Up
9. Site Clean Up
10. Site Clean Up

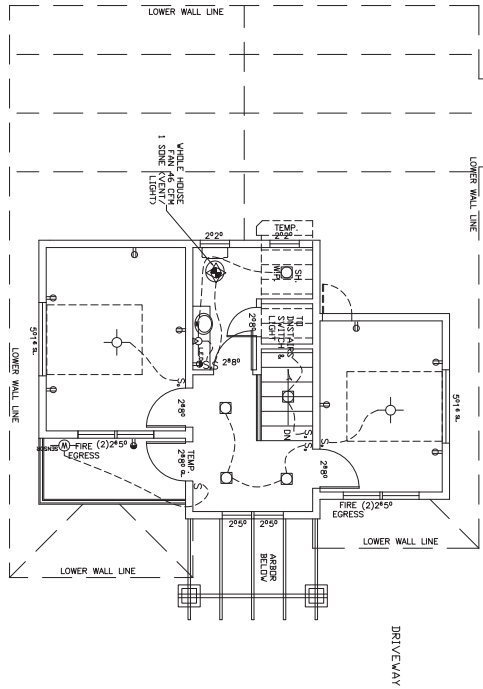
- Site Clean Up
1. Site Clean Up
2. Site Clean Up
3. Site Clean Up
4. Site Clean Up
5. Site Clean Up
6. Site Clean Up
7. Site Clean Up
8. Site Clean Up
9. Site Clean Up
10. Site Clean Up

Form header for Site Clean Up. Includes City of Capitola logo, project name 'STORMWATER POLLUTION PREVENTION AND PROTECTION', drawing number 'RMP-27514A', and drawing title 'NOT TO SCALE'.

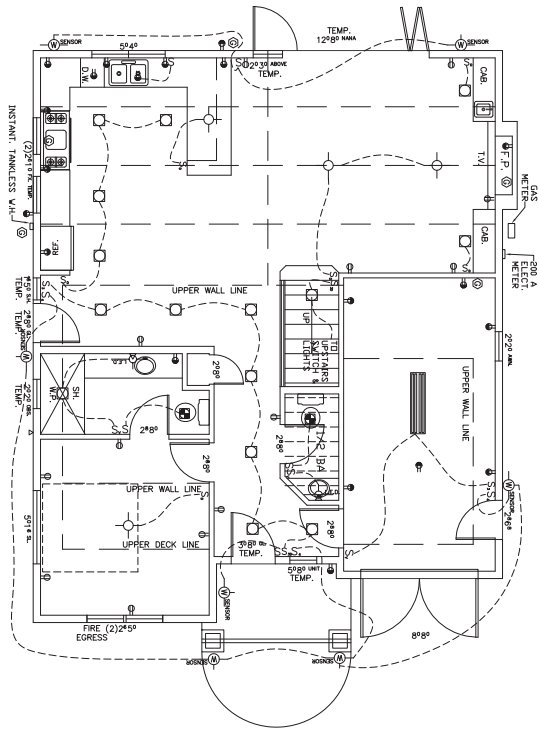
PLECQUE RESIDENCE
623 GILROY DR
CAPITOLA, CA 95010
APN 035-062-08

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

BEST MANAGEMENT PRACTICES
BMP
SCALE: NONE
JOB NO: GILROY
DATE: 11/26/17



UPPER LEVEL



LOWER LEVEL

NOTE: ELECTRICAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1

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

SYMBOL	COMMENT	SYMBOL	COMMENT
(Symbol)	LIGHT (EVAL MOUNT) L.E.D.	(Symbol)	APR RECEPTACLE
(Symbol)	LIGHT (OVERHEAD) L.E.D.	(Symbol)	DRILL RECEPTACLE
(Symbol)	CAN LIGHT (RECESS)	(Symbol)	HALL SWITCHING RECEPTACLE
(Symbol)	ARMORED IC (E.L.S.)	(Symbol)	RECEPTACLE 200V
(Symbol)	LINE LIGHT (E.L.S.)	(Symbol)	FLOOR RECEPTACLE
(Symbol)	WALL LIGHT L.E.D.	(Symbol)	FAN-OUT-LIGHT (60 OHM)
(Symbol)	STEP LIGHT (E.L.S.)	(Symbol)	TELEPHONE CONNECTION (60 OHM)
(Symbol)	CEILING FAN W/LIGHT	(Symbol)	FAN W/OUT (60 OHM)
(Symbol)	SWITCH	(Symbol)	WHOLE HOUSE FAN (60 OHM) T-SMKE
(Symbol)	SWITCH (3-WAY)	(Symbol)	GAS
(Symbol)	SWITCH (3-WAY) W/COMMON	(Symbol)	PHONE
(Symbol)	SWITCH W/COMMON	(Symbol)	CABLE TV
(Symbol)	SWITCH W/COMMON SWITCH	(Symbol)	MONITOR RECEPTACLE (60 OHM)
(Symbol)	SWITCH W/COMMON SWITCH	(Symbol)	MONITOR RECEPTACLE (60 OHM)

DRWING: GG
SCALE: 1/4" = 1'-0"
JOB NO: GILROY
DATE: 12/12/17

SHEET 11
OF 11 SHEETS

ELECTRICAL PLAN

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

PLECQUE RESIDENCE
623 GILROY DR
CAPITOLA, CA 95010
APN 035-062-08

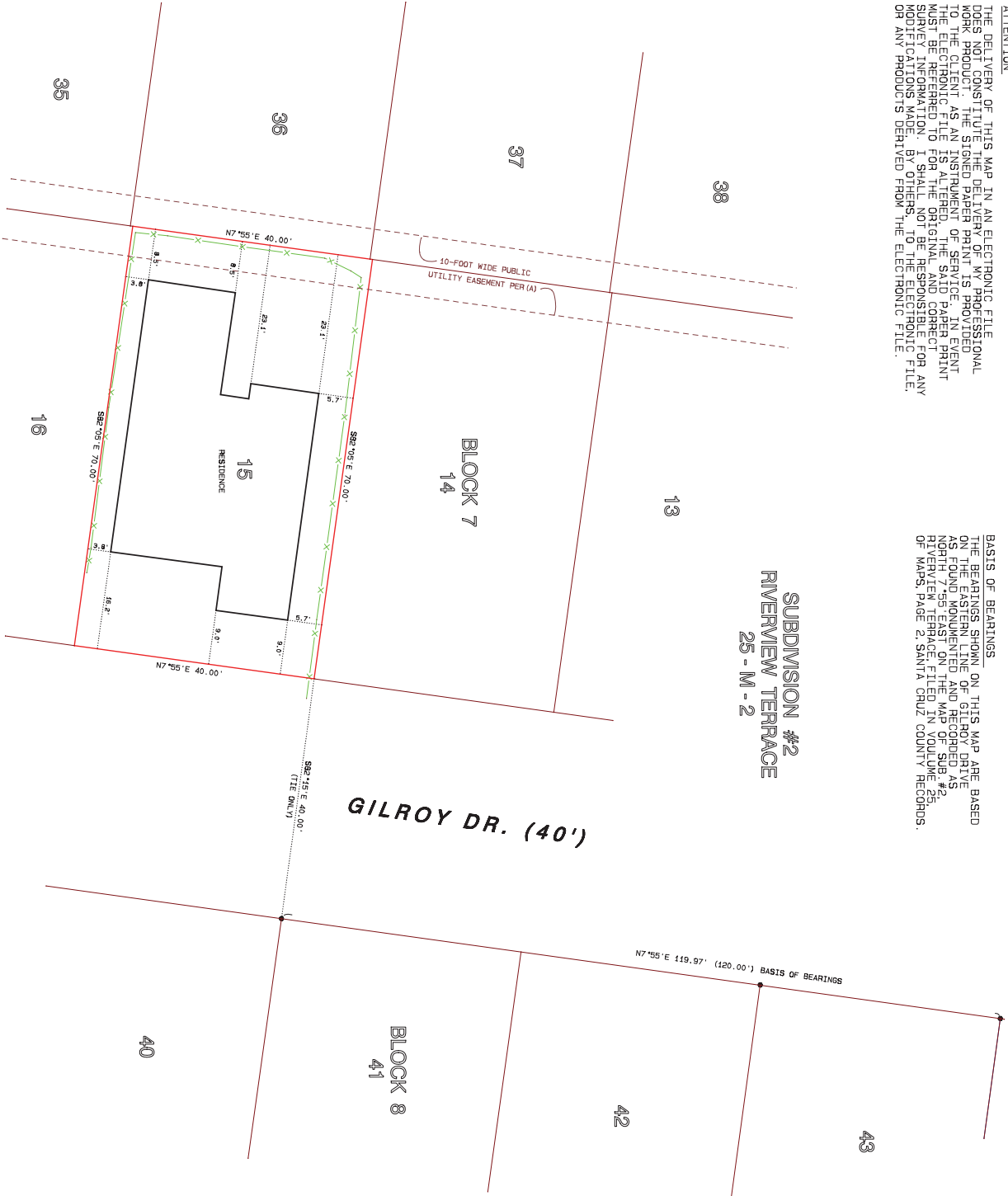
OWNER: PLECQUE
623 GILROY DR
CAPITOLA, CA 95010
916-358-2500

REVISIONS	BY	DATE

ATTENTION:
 THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF ANY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SIGNED PAPER PRINT SHALL BE USED TO VERIFY THE ACCURACY OF THE INFORMATION. IT SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE BY OTHERS TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

BASIS OF BEARINGS:
 THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE EASTERN LINE OF GILROY DRIVE AS FOUND MONUMENTED AND RECORDED AS NORTH 7°55' EAST ON THE MAP OF SUB #25 - M-2 RIVERVIEW TERRACE, FILED IN VOL. 1625 OF MAPS, PAGE 2, SAN JUAN COUNTY RECORDS.

**SUBDIVISION #2
 RIVERVIEW TERRACE
 25 - M-2**



LEGEND

- INDICATES RECORD BOUNDARY LINE
- INDICATES EXTERIOR FACE BUILDING
- INDICATES EXISTING FENCE LINE
- INDICATES OTHER BOUNDARIES
- INDICATES TIE BETWEEN RECORD BOUNDARY AND FACE OF BUILDING
- INDICATES 1/2" IRON PIPE, I.S. 5513

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

BOUNDARY LINES DELINEATED ON THIS MAP ARE IN RED AND HAVE BEEN SUPERVISED AND APPROVED UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA.

REFERENCES

- (A) SUB #2, RIVERVIEW TERRACE, 25 - M-2
- (B) CORNER RECORD, DOC. #617

TECHNICAL INFORMATION

ASSESSOR'S PARCEL NUMBER: 035-062-08
 ADDRESS OF PROJECT: 623 GILROY DRIVE
 CAPITOLA, CA
 OWNERS' NAMES: JOHN & LYNN PLECOUE
 DEED DOCUMENT # 2014-0005670
 SIZE OF LOT: 2,800 SQ FT +/-



GRAPHIC SCALE
 SCALE 1"=8'

REVISED				
ROBERT J. CRAIGE				
LICENSED LAND SURVEYOR				
OFFICE: 1000 E. MAIN ST., SUITE 100, CAPITOLA, CA 95010 (831) 339-1750 OR (408) 884-3791 robert.craige@rcsusa.com				
SCALE: MAY 18, 2017	DATE: 05-02-08	DATE: 05-02-08	DATE: 05-02-08	DATE: 05-02-08
FILE NUMBER: 162				
SETBACK SURVEY MAP				
FOR THE RECORD OF THE COUNTY OF SAN JUAN COUNTY				
OFFICIAL RECORD OF SAN JUAN COUNTY				
BOOK: 1625				
PAGE: 2				
DATE: MAY 18, 2017				
BY: ROBERT J. CRAIGE				
FOR: JOHN & LYNN PLECOUE				
PROJECT: 623 GILROY DRIVE, CAPITOLA, CA				
SHEET: ONE				
OF ONE				

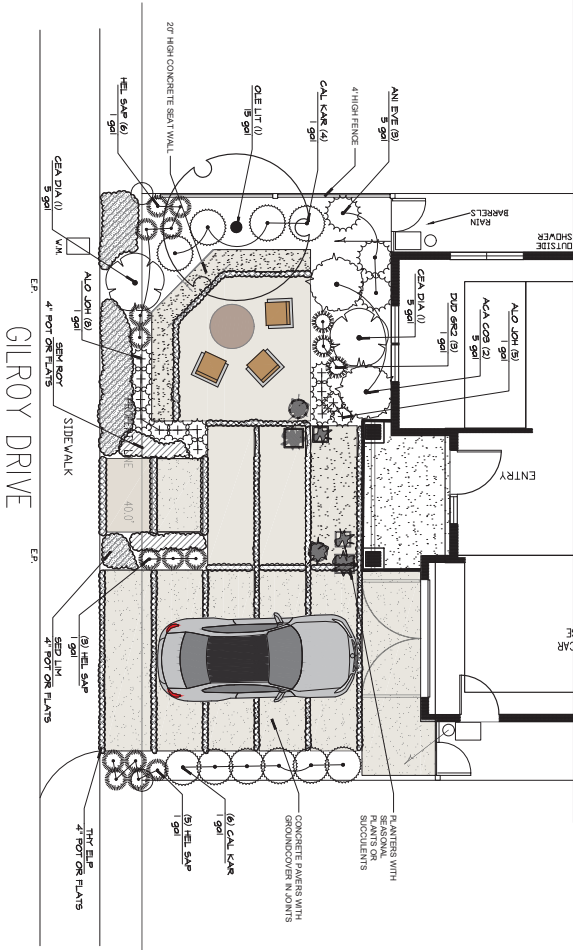


PHOTO EXAMPLE: PLANTERS OF VARIOUS HEIGHTS



PHOTO EXAMPLE: SUCCULENTS AND GROUNDCOVERS



PLANT SCHEDULE

THINGS TO NOTE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
ANE EYE (B)	<i>Actaea spicata</i> / Black Cohosh	5 gal	2
CAL KAK (4)	<i>Calceolola</i> / Calceolola	1 gal	14
HELI SAP (6)	<i>Sedum spectabile</i> / Autumn Joy	1 gal	10
ANE EYE (B)	<i>Actaea spicata</i> / Black Cohosh	5 gal	2
CAL KAK (4)	<i>Calceolola</i> / Calceolola	1 gal	14
HELI SAP (6)	<i>Sedum spectabile</i> / Autumn Joy	1 gal	10
ANE EYE (B)	<i>Actaea spicata</i> / Black Cohosh	5 gal	2
CAL KAK (4)	<i>Calceolola</i> / Calceolola	1 gal	14
HELI SAP (6)	<i>Sedum spectabile</i> / Autumn Joy	1 gal <td 10	

Michael Aronow & Associates
 LANDSCAPE ARCHITECTS
 20254 14th St, San Diego, CA 92128
 (619) 451-9999

PLECQUE RESIDENCE
 623 GILROY DR
 CAPITOLA, CALIFORNIA

Michael Aronow Landscape Architect - 2018
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REVISIONS

NO.	DATE	DESCRIPTION
1	1.24.2018	ISSUED FOR PERMIT

LANDSCAPE PLAN

JOB NO. 2017+
 SCALE 1/4" = 1'-0"
 DRAWN IAA
 CHECK JCM/A
 DATE 1.24.2018

SHEET L-1.0

SHEET 1 OF 1



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: FEBRUARY 1, 2018
 SUBJECT: **General Plan Clean-up Discussion**

BACKGROUND

The General Plan Update was adopted by the Capitola City Council on June 26, 2014. The General Plan Update represented a comprehensive overhaul of the City's previous 1989 General Plan and included new and revised goals, policies, actions, and an amended land use map.

Following adoption of the General Plan, staff turned its focus to updating the City's 1975 Zoning Code. Over the next three years, the City conducted extensive public outreach, held dozens of public hearings, and prepared several drafts of the new Zoning Code. The Zoning Code Update process culminated on January 25, 2018 when the new code was adopted by the City Council.

DISCUSSION

Regular maintenance of the General Plan and Zoning Code is essential to ensure the City's regulatory framework remains current and consistent with state and federal law. Since the 2014 adoption of the General Plan Update, there have been physical and regulatory changes that should be reflected in the General Plan. Accordingly, staff proposes to process a General Plan Amendment later this year to update outdated information, provide clarifications, and to correct inconsistencies with the new zoning code.

Prior to initiating a General Plan Amendment process, staff is presenting the proposed revisions to the Planning Commission and City Council to receive feedback and to offer decision-makers an opportunity to add any other desired amendments. Once direction is received, staff will prepare a General Plan Amendment package and release the information to the public for a 45-day review period. The General Plan Amendment would then be presented to the Planning Commission for a recommendation to the City Council.

The proposed General Plan Amendment would include the following revisions:

1. **Land Use Map (page LU-16):** The zoning designations for several properties were changed as part of the Zoning Code Update resulting in inconsistencies between the zoning map and General Plan land use map. In addition, staff has identified a number of errors in the current land use map which should be corrected. A complete list of properties with inconsistent zoning and land use designations is provided in Attachment 1.

2. **Table LU-1, Existing Parks (page LU-9):** Staff proposes to revise this table to add the planned Rispin Mansion Park and to delete the word “planned” from the now completed McGregor Park.
3. **Figure LU-3, Public Facilities and Parks (page LU-10):** This figure would be revised to show the planned Rispin Mansion Park location.
4. **Development Intensity Controls (page LU-14):** The General Plan controls development intensity in commercial and mixed-use designations through floor area ratio limits whereas intensity in residential designations is controlled by density. Staff proposes to clarify that residential development in commercial and mixed-use designations is subject only to FAR and other zoning standards.
5. **Multi-Family Residential Designation Description (page LU-17 and LU-18):** The general plan establishes a maximum density of 20 dwelling units per acre (du/ac) for all properties with a R-MF (Multi-Family Residential) land use designation. The zoning code establishes three different multi-family zones: RM-L, RM-M, and RM-H (Multi-Family Low, Medium, and High). These zoning designations allow densities of 10 du/ac, 15 du/ac, and 20 du/ac, respectively.

While processing a recent application which included a state density bonus request, it was revealed that the City is obligated under state law to allow the highest density permitted by either the general plan or zoning code. For example, if a property had a R-MF general plan land use designation and a RM-L zoning classification, the property owner would be entitled to 20 du/ac rather than the more restrictive 10 du/ac limit established by the zoning code.

To close this loophole, staff proposes to add a statement on page LU-17 and LU-18 that more restrictive density limits established by the zoning code shall prevail. Staff will work with the City Attorney’s office to develop legally enforceable language.

6. **Visitor Accommodations Land Use Designation (page LU-19):** The new zoning map eliminates the previous VS (Visitor-Serving) zoning district and adds a VS overlay zone to properties with important visitor serving amenities. There are currently three properties designated as VA (Visitor Accommodations) under the General Plan: Monarch Cove, Shadowbrook, and Depot Hill Inn). Staff proposes to eliminate the VA designation and replace the land use designation for these three properties to the corresponding zoning designation and a VS overlay (as applicable) as shown in Attachment 1.
7. **Action LU-7.3, Hotel Floor Area Ratio (page LU-33):** During a previous Planning Commission hearing, one or more Commissioners commented that the additional floor area ratio provision was intended to apply only to a future hotel on the former Capitola Theater property. As written, this action item suggests that the additional floor area ratio could be granted to any hotel in the Village. Staff is seeking direction from the Planning Commission and City Council on whether this language should be modified to explicitly limit the additional FAR to the former theater property.
8. **Action LU-9.3, Increased Floor Area Ratio (page LU-39):** Staff proposes to add clarification that the increased FAR allowance for properties within the 41st Avenue corridor applies to the mall property.

CEQA It is anticipated that an Addendum to the General Plan Update Environmental Impact Report will be prepared.

RECOMMENDATION: Provide Direction.

ATTACHMENTS:

1. Proposed Land Use Map Revisions
2. General Plan Revision Pages

Prepared By: Rich Grunow
Community Development Director

Address	APN	Current Zone	Proposed Zone	Current GP Designation	Proposed GP Designation	Notes
500 Bay Ave	036-062-37	CN	MU-N	R-MF	MU-N	Gayle's site. GP mapping error.
502 Bay Ave	036-062-38	CN	MU-N	R-MF	MU-N	
402 Blue Gum	035-131-20	R-1	R-1	MU-N	R-SF	GP mapping error
404 Blue Gum	035-131-21	R-1	R-1	MU-N	R-SF	
406 Blue Gum	035-131-22	R-1	R-1	MU-N	R-SF	
408 Blue Gum	035-131-23	R-1	R-1	MU-N	R-SF	
3865 Brommer	034-164-43	CC	RM-H	CC	R-MF	Property owners requested different designation during ZO update
3881 Brommer	034-164-16	CC	RM-H	CC	R-MF	
3891 Brommer	034-164-14	CC	RM-H	CC	R-MF	
3895 Brommer	034-164-15	CC	RM-H	CC	R-MF	
911 Capitola Ave	036-011-11, 036-011-12, 036-011-14, 036-011-13	AR/CN & AR/RM-M	MU-N	R-MF	MU-N	Tea House property. GP amend to align with zone change
912 Capitola Ave	036-021-37	RM-M	RM-M	R-MH	R-MF	GP mapping error
610 Center St	035-021-38	RM-LM	RM-L	R-SF	R-MF	GP mapping error
620 Center St	035-021-44	RM-LM	RM-L	R-SF	R-MF	
640 Center St	035-021-45	RM-LM	RM-L	R-SF	R-MF	
219 Central Ave	036-111-20	RM-LM	RM-L	R-SF	R-MF	GP mapping error
1207 Dazzle Lane	034-641-06	PD	PD	CC	R-SF	GP mapping error
1215 Dazzle Lane	034-641-05	PD	PD	CC	R-SF	
1223 Dazzle Lane	034-641-04	PD	PD	CC	R-SF	
1231 Dazzle Lane	034-641-03	PD	PD	CC	R-SF	
1249 Dazzle Lane	034-641-02	PD	PD	CC	R-SF	
1257 Dazzle Lane	034-641-01	PD	PD	CC	R-SF	
609 El Salto Dr	036-143-11	R-1	R-1	R-SF/VS Overlay	R-SF	Depot Hill Visitor-Serving Properties. Properties rezoned during ZO update. GP amendment to align designations.
620 El Salto Dr	036-143-31, 036-142-27, 036-142-28	VS	R-1/VS Overlay	VA	R-SF/VS Overlay	
700 El Salto Dr	036-142-29	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
701 El Salto Dr	036-143-19	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
705 El Salto Dr	036-143-24	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
709 El Salto Dr	036-143-26	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
710 El Salto Dr	036-142-30	AR/R-1	R-1	R-SF/VS Overlay	R-SF	

Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)


Address	APN	Current Zone	Proposed Zone	Current GP Designation	Proposed GP Designation	Notes
720 El Salto Dr	036-142-32	VS/R-1	R-1	VA	R-SF	
723 El Salto Dr	036-143-35	VS/R-1	R-1/VS Overlay	VA	R-SF/VS Overlay	
701 Escalona Dr	036-142-18	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
705 Escalona Dr	036-142-20	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
709 Escalona Dr	036-142-31	VS/R-1	R-1	VA	R-SF	
410 Kennedy Lane	036-041-24	I	I	P/QP	I	GP mapping error
101 Livermore Ave	036-143-14	AR/R-1	R-1	R-SF/VS Overlay	R-SF	Part of Depot Hill VS changes during ZO update
102 Livermore Ave	036-143-34	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
103 Livermore Ave	036-143-15	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
105 Livermore Ave	036-143-20	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
107 Livermore Ave	036-143-12	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
106 Livermore Ave	036-143-32	AR/R-1	R-1	R-SF/VS Overlay	R-SF	
250 Monterey Ave	036-121-38, 036-121-33	AR/VS	R-1/VS Overlay	VA	R-SF/VS Overlay	Inn at Depot Hill site. Zone change during ZO update. GP amend to align designations.
865 Monterey Ave	036-041-28	P/OS	R-1	P/OS	R-SF	Shoreline Church. GP mapping error
4800 Opal Cliff Dr	034-462-05	AR/R-1	RM-M	R-SF	R-MF	Opal Cliffs Condos. Developed with MF. Zone change during ZO update.
4820 Opal Cliff Dr	034-463-04	AR/R-1	RM-M	R-SF	R-MF	
402 Riverview Ave	035-131-12	R-1	R-1	MU-N	R-SF	
410 Riverview Ave	035-131-15	R-1	R-1	MU-N	R-SF	
412 Riverview Ave	035-131-32	R-1	R-1	MU-N	R-SF	

Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)


Address	APN	Current Zone	Proposed Zone	Current GP Designation	Proposed GP Designation	Notes
414 Riverview Ave	035-131-34	R-1	R-1	MU-N	R-SF	GP mapping error, area also includes Blue Gum parcels shown above.
416 Riverview Ave	035-131-17	R-1	R-1	MU-N	R-SF	
418 Riverview Ave	035-131-18	R-1	R-1	MU-N	R-SF	
420 Riverview Ave	035-131-19	R-1	R-1	MU-N	R-SF	
489 Riverview Dr	035-131-24	R-1	R-1	MU-N	R-SF	
727 Rosedale	036-062-21	RM-M	RM-M	P/QP	R-MF	GP mapping error
1750 Wharf Rd	035-111-04	AR/VS	MU-N/VS Overlay	VA (restaurant); R-1 (parking lot)	MU-N/VS Overlay	Zoning change during ZO update. GP amend to align designations.
Unaddressed - Shadowbrook Parking	034-024-01	AR/R-1	MU-N	R-SF	MU-N	Zone change during ZO update. GP amend to align designations

Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)

500 AND 502 BAY AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
CN	MU-N	R-MF	MU-N
<p>APN(s): 036-062-37, 036-062-38</p> <p>Notes: Sites currently occupied by Gayle's Bakery. Proposed change would align zoning and general plan designations and be consistent with the existing use type.</p>			



BLUE GUM AND RIVERVIEW PARCELS			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
R-1	R-1	MU-N	R-SF
<p>APN(s): 035-131-21, 035-131-22, 035-131-23, 035-131-12, 035-131-15, 035-131-32, 035-131-34, 035-131-17, 035-131-18, 035-131-19, 035-131-24</p> <p>Notes: Sites currently developed with residential uses. Proposed change would correct a mapping error and align zoning and general plan designations.</p>			



Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)

BROMMER STREET PARCELS

Zoning		GP Designation	
Current	Proposed	Current	Proposed
CC	RM-H	CC	R-MF

APN(s): 034-164-43, 034-164-16, 034-164-14, 034-164-15

Notes: Property owners requested rezone from community commercial to multi-family. Proposed change would align multi-family residential designations.



911 CAPITOLA AVENUE

Zoning		GP Designation	
Current	Proposed	Current	Proposed
AR/CN & AR/RM-M	MU-N	R-MF	MU-N


APN(s): 036-011-11, 036-011-12, 036-011-14, 036-011-13

Notes: Site currently occupied by day spa and former English tea shop. Proposed change would unify zoning and general plan designations over each of the property's four separate parcels.




Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)

912 CAPITOLA AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
RM-M	RM-M	R-MH	R-MF
<p>APN(s): 036-021-37</p>			
<p>Notes: Site occupied by multi-family apartments. Proposed change would correct mapping error.</p>			




CENTER STREET PARCELS			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
RM-LM	RM-L	R-SF	R-MF
<p>APN(s): 035-021-38, 035-021-44, 035-021-45</p>			
<p>Notes: Site occupied by multi-family apartments. Proposed change would correct mapping error.</p>			



Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)


219 CENTRAL AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
RM-LM	RM-L	R-SF	R-MF
<p>APN(s): 036-111-20</p> <p>Notes: Site currently occupied by multi-family development. Proposed change would align multi-family zoning and general plan designations.</p>			



219 Central Avenue

October 23, 2017

DAZZLE LANE PARCELS			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
PD	PD	CC	R-SF
<p>APN(s): 034-641-06, 034-641-05, 034-641-04, 034-641-03, 034-641-02, 034-641-01</p> <p>Notes: Site currently occupied by single-family development permitted as a planned development. Proposed change would align multi-family zoning and general plan designations.</p>			



Dazzle Lane Parcels

October 23, 2017

Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)

DEPOT HILL VISITOR-SERVING PARCELS				
PROPERTIES	ZONING		GP DESIGNATION	
	Current	Proposed	Current	Proposed
609 El Salto	R-1	R-1	R-SF/VS overlay	R-SF
620 El Salto (Monarch Cove)	VS	R-1/VS overlay	VA	R-SF/VS overlay
700, 701, 705, 709, 710 El Salto	AR/R-1	R-1	R-SF/VS overlay	R-SF
720 El Salto	VS/R-1	R-1	VA	R-SF
723 El Salto	VS/R-1	R-1/VS overlay	VA	R-SF/VS overlay
701, 705 Escalona	AR/R-1	R-1	R-SF/VS overlay	R-SF
709 Escalona	VS/R-1	R-1	VA	R-SF
101, 102, 103, 105, 106, 107 Livermore	AR/R-1	R-1	R-SF/VS overlay	R-SF
Unaddressed – Livermore/Grand Ave parcel	AR/R-1	R-1	R-SF/VS overlay	R-SF
Unaddressed – Bluff near Monarch Cove	P/OS	P/OS	VA	P/OS

APN(s): 036-143-33, 036-143-36, 036-143-14, 036-143-34, 036-143-15, 036-143-20, 036-143-12, 036-143-32, 036-143-11, 036-143-31, 036-142-27, 036-142-28, 036-142-29, 036-143-19, 036-143-24, 036-143-26, 036-142-30, 036-142-32, 036-143-35, 036-142-18, 036-142-20, 036-142-31

Notes: Proposed change would remove Visitor Accommodation (VA) general plan designation and replace it on select parcels with a Visitor Service (VS) overlay. Changes would align zoning and general plan designations. See below for details on proposed changes.

410 KENNEDY DRIVE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
I	I	P/QP	I

APN(s): 036-041-24

Notes: Site currently occupied by industrial uses. Proposed change would correct a mapping error.

Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)

250 MONTEREY AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
AR/VS	R-1/VS overlay	VA	R-SF/VS overlay
<p>APN(s): 036-121-38, 036-121-33</p>			
<p>Notes: Site occupied by Inn at Depot Hill. Zoning Code update eliminates Automatic Review (AR) zone. Proposed change would align zoning and general plan designations to single-family with visitor serving overlay.</p>			

865 MONTEREY AVENUE			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
P/OS	R-1	P/OS	R-SF
<p>APN(s): 036-041-28</p>			
<p>Notes: Site occupied by Shoreline Community Church and multi-family housing owned by the church. Proposed change would correct mapping error.</p>			

Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)

4800 AND 4820 OPAL CLIFFS DRIVE

Zoning		GP Designation	
Current	Proposed	Current	Proposed
AR/R-1	RM-M	R-SF	R-MF

APN(s): 034-462-05, 034-463-04

Notes: Sites occupied by multi-family condos. Properties being rezoned to multi-family to reflect on the ground conditions. Proposed change would align zoning and general plan designations.



727 ROSEDALE AVE

Zoning		GP Designation	
Current	Proposed	Current	Proposed
RM-M	RM-M	R/QP	R-MF

APN(s): 036-062-21

Notes: Site is developed with a single-family home. Proposed change would correct a mapping error.



Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)

SHADOWBROOK PARCELS			
Zoning		GP Designation	
1750 Wharf Rd			
Current	Proposed	Current	Proposed
AR/VS	MU-N/VS overlay	VA (restaurant); R-1 (parking lot)	MU-N/VS overlay
Shadowbrook Parking Lot Parcel			
AR/R-1	MU-N	R-SF	MU-N
APN(s): 035-111-04, 034-024-01			
<p>Notes: Automatic Review zone (AR) would be eliminated in zoning code update. Proposed change would reclassify Shadowbrook properties as MU-N with a visitor-serving overlay on the restaurant site.</p>			



Attachment: Proposed Land Use Map Revisions (General Plan Clean-up Discussion)

Parks and Recreation

As shown in Table LU-2, there are eight City parks in Capitola, totaling over 18 acres. Seven of these parks are smaller neighborhood parks, and one park (Jade Street) is a larger park with a community center intended to serve the entire community. Although not a City park, New Brighton State Beach is also located within Capitola. The Soquel Union Elementary School District (SUESD), which owns the Jade Street park property, intends to construct a new elementary school on a portion of the Jade Street park property. Table LU-2 generally describes the amenities provided at each park. The location of these parks is shown in Figure LU-3.

TABLE LU-2 EXISTING PARKS

Name	Size	Type	Amenities
Cortez Park	1.1 acres	Neighborhood Park	Open field and playground equipment
Esplanade Park	1.2 acres	Neighborhood Park	Oceanfront seating and grassy field
Jade Street Park*	9.9 acres	Community Center and Park	Community center, open field, and athletics fields, tennis courts, playground equipment
McGregor Park	1 acre	Community Park	Planned to bicycle, skateboard, and dog run amenities
Monterey Park	4.0 acres	Neighborhood Park	Baseball diamond and athletic fields
New Brighton State Beach**	86.5 acres	State Park	Picnic areas, camping, and trails
Noble Gulch Park	1.3 acres	Neighborhood Park	Open field and picnic tables
Peery Park	0.8 acres	Neighborhood Park	Soquel Creek wooded area
Stockton Bridge Park	2,500 sq. ft.	Neighborhood Park	Walking trail, bench, interpretive signage
Total	105 acres		

* Property owned by SUESD.
 **State park area within Capitola city limit

Commented [GR1]: Add Rispin Mansion Park

Source: City of Capitola, 2011.

FIGURE LU-3 PUBLIC FACILITIES AND PARKS



Commented [GR2]: Add Rispin Mansion Park and remove "future" from McGregor

Source: Santa Cruz County and RBF Consulting, 2011.

Land Use Map and Designations

This section outlines land use designations for land within city limits, as shown in Figure LU-4. All new development in the city must conform to these designations.

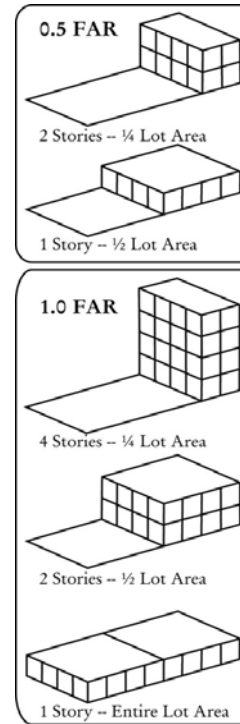
This General Plan defines various land use designations by their allowable uses and maximum densities and intensities. The land use designations in the Land Use Element establish a range of densities and intensities of use in order to provide flexibility for development while still maintaining Capitola’s existing character. The development levels listed here do not create entitlements to a specific number of dwelling units or amount of floor area. Densities on individual parcels may be lower due to site constraints or other City regulations such as minimum lot sizes as specified in the zoning code.

In this General Plan, standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre; this means that the number of allowable units on a parcel can be calculated by multiplying the total number of acres by the allowable density. The zoning code also establishes maximum floor area ratios for residential uses.

Standards of building intensity for non-residential uses are stated as maximum floor-area ratio (FAR) based on gross acreage. FAR is a ratio of the gross building square footage permitted on a lot to the gross square footage of the lot. Generally, FAR decreases as lot size increases. For example, on a site with 10,000 square feet of land area, a FAR of 1.0 will allow 10,000 gross square feet of building floor area to be built. On the same site, a FAR of 2.0 would allow 20,000 square feet of floor area. This could take the form of a two-story building with 100 percent lot coverage, or a four-story building with 50 percent lot coverage. A FAR of 0.4 would allow 4,000 square feet of floor area.

Residential uses in commercial and mixed-use land use designations shall be subject to FAR limitations. General Plan density limits shall not apply to residential uses in commercial or mixed-use land use designations.

LU-14



Examples of floor-area ratio (FAR) calculation. FAR does not regulate building placement or form, only the spatial relationship between building size and lot size.

land use element
capitola general plan

20 dwelling units per acre. In cases where the zoning code applies a more restrictive density limit in a multi-family district, the maximum density prescribed by the zoning code shall prevail.

- ◆ **Mobile Home Park (MH).** The MH designation provides areas for use as mobile home parks, a valuable source of affordable housing for Capitola residents. Mobile home coaches and other land uses typically associated with mobile home parks are permitted within the MH designation. A maximum of 20 mobile homes per acre are permitted in the MH designation.

Mixed-Use Designations

- ◆ **Village Mixed-Use (MU-V).** The MU-V designation applies to the central Capitola Village area and supports a vibrant pedestrian-friendly environment that is the heart of Capitola. A fine-grain mixture of commercial, residential, visitor-serving, recreational, and public uses are permitted in the MU-V designation. The maximum permitted FAR in the MU-V designation is 2.0, with an FAR of 3.0 permitted for a hotel if special criteria are met as established in Action LU-7.3.

- ◆ **Neighborhood Mixed-Use (MU-N).** The MU-N designation applies to pedestrian-oriented mixed-use areas with an emphasis on resident-serving stores and services. Permitted uses in the MU-N designation include single-family homes, multi-family developments, retail, personal services, community facilities, and other uses compatible with an eclectic neighborhood-oriented mixed-use district. The maximum permitted FAR in the MU-N designation is 1.0.



Commercial and Industrial Designations

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- ◆ **Regional Commercial (C-R).** The C-R designation provides an area for general retail and services for Capitola residents and regional visitors. Permitted land uses include shopping malls, auto sales, general retail, personal and business services, restaurants, offices, similar commercial uses, and mixed-use residential projects. The maximum permitted FAR in the C-R designation is 1.5, with an FAR of 2.0 permitted if special criteria are met as established in Action LU-9.3.
- ◆ **Community Commercial (C-C).** The C-C designation provides an area for commercial uses primarily serving Capitola residents. Permitted land uses include general retail, personal services, restaurants, offices, and multi-family housing as part of a mixed-use project. The maximum permitted FAR in the C-C designation is 1.0, with an FAR of 2.0 permitted if special criteria are met as established in Action LU-9.3.
- ◆ ~~**Visitor Accommodations (VA).** The VA designation applies to areas that provide overnight visitor accommodations. Permitted land uses in the VA designation include hotels, motels, hostels, bed and breakfast lodgings, campgrounds, resorts, and ancillary visitor-serving food and service establishments. The maximum permitted FAR in the VA designation is 0.5.~~
- ◆ **Industrial (I).** The I designation provides an area in Capitola for light industrial and other employment uses. Permitted land uses include manufacturing facilities, vehicle repair, research and development laboratories, administrative offices, warehouses, and homeless shelters. The maximum permitted FAR in the I designation is 0.5.



Other Designations

- ◆ **Parks and Open Space (P/OS).** The P/OS designation applies to public natural space, parks, and open space intended for recrea-

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Attachment: General Plan Revision Pages (General Plan Clean-up Discussion)

Action LU-7.3 Hotel Floor Area Ratio. A Hotels in the Village [at the former Capitola Theater site](#) may be developed with a maximum FAR of 3.0 if authorized by the City Council. To approve a request for an increased FAR, the City Council must find that 1) the additional FAR results in a superior project with substantial community benefit; 2) the project enhances economic vitality; and, 3) the project is designed to minimize adverse impacts to neighboring properties.

Goal LU-8 Support the long-term transformation of Capitola Mall into a more pedestrian-friendly commercial district with high quality architecture and outdoor amenities attractive to shoppers and families.

Policies

Policy LU-8.1 Phased Mall Redevelopment. Encourage a phased approach to redevelopment of the Mall property. Early phases may include improvements to the Mall façade and front entrance, and new retail pads fronting 41st Avenue. These early improvements shall not conflict with the ultimate vision for the property, as represented in the 41st Avenue/Capitola Mall Vision Plan (see Figure LU-6).

Actions

Action LU-9.1 Auto Plaza Access. During the Highway 1 High Occupancy Vehicle (HOV) lane project design phase, work with Caltrans to identify ways to enhance visibility from 41st Avenue. Possible improvements include improved signage and pedestrian connections.

Action LU-9.2 Auto Plaza Signage. Amend the Zoning Ordinance to allow more prominent signage for the Auto Plaza.

Action LU-9.3 Increased Floor Area Ratio. The City Council may authorize increased FAR for properties located within the 41st Avenue corridor as follows:

- ◆ Properties fronting 41st Avenue or the 41st Avenue/Capitola Road intersection, including the Capitola Mall property bound by 41st Avenue, Capitola Road, and Clares Street, with a Regional Commercial or Community Commercial land use designation may be developed at a maximum FAR of 2.0.
- ◆ Structures on properties fronting the east side of 41st Avenue must be set back a minimum of 100 feet from the property line abutting a residential property.

To approve a request for an increased FAR, the City Council must find that 1) the additional FAR results in a superior project with substantial community benefit; 2) the project enhances economic vitality; and, 3) the project is designed to minimize adverse impacts to neighboring properties.

Action LU-9.4 Retail/Office Mix. Take action to maintain an appropriate mix of retail and non-retail uses along the 41st Avenue corridor. These actions will include:

- ◆ Continuing to require a Conditional Use permit for offices, medical services, and other non-retail uses in the Regional Commercial designation.
- ◆ Amending the Zoning Code to require the Planning Commission to specifically find that a proposed non-retail use will not detract from the economic viability of the corridor.
- ◆ Preparing a study to examine the optimal socio-economic mix of retail and office/professional uses on 41st Avenue.