



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, February 6, 2014 – 7:00 PM

Chairperson Gayle Ortiz
Commissioners Mick Routh
 Ron Graves
 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 16, 2014 Draft Planning Commission meeting minutes.

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. 1440 41st Avenue #13-182 APN: 034-111-50

Design Permit application for an exterior remodel of the existing Verizon Wireless storefront located at 1440 41st Avenue in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Owner: Richard Starr

Representative: Donald Graham, filed: 12/30/2013

B. 4200 Auto Plaza Drive #13-020 APN: 034-141-30 and 31

Amendment to Design Permit, Conditional Use Permit, and Sign Program as part of a project to demolish an existing car dealership building and construct a new car dealership building, including a service building, carwash, and parking lot improvements in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Charles Canfield, filed 1/24/2014

Representative: Bob Fischer

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. 1550 McGregor Drive #13-174 APN: 036-341-02

Design Permit, Tree Permit, and Coastal Development Permit for a public park (skate, dog, and children's park) in the PF/VS (public facilities/visitor serving) zoning district.

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

Environmental Determination: Categorical Exemption

Owner: City of Capitola

Representative: Steve Jesberg

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

Adjourn to the next Planning Commission on Thursday, March 6, 2014 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 16, 2014
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

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

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

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

A. NEW BUSINESS

1. Election of Chair and Vice Chair

Commissioner Smith nominated Commissioner Ortiz as chair, seconded by Commissioner Welch. Commissioner Ortiz nominated Commissioner Smith as vice chair, seconded by Commissioner Welch.

The motion carried by the following vote: Aye: Commissioners Ortiz, Routh, Smith and Welch. No: None. Abstain: None.

2. Committee Appointments

a. Traffic and Parking Commission

b. Arts and Cultural Commission

A motion to retain current appointments of Commissioner Graves to the Traffic and Parking Commission and Commissioner Smith to the Arts and Cultural Commission was made by Commissioner Welch and seconded by Chairperson Ortiz.

The motion carried by the following vote: Aye: Commissioners Routh, Smith and Welch and Chairperson Ortiz. No: None. Abstain: None.

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda - None

B. Public Comments - None

C. Commission Comments - None

D. Staff Comments - None

3. APPROVAL OF MINUTES

A. November 21, 2013, Joint Planning Commission and City Council Minutes General Plan Special Meeting

A motion to approve the Nov. 21, 2013, meeting minutes was made by Commissioner Smith and seconded by Commissioner Welch.

The motion carried by the following vote: Aye: Commissioners Routh, Smith and Welch and Chairperson Ortiz. No: None. Abstain: None.

B. December 5, 2013, Draft Planning Commission Minutes

A motion to approve the Dec. 5, 2013, meeting minutes was made by Commissioner Smith and seconded by Commissioner Welch.

The motion carried by the following vote: Aye: Commissioners Smith and Welch and Chairperson Ortiz. No: None. Abstain: Commissioner Routh

4. CONSENT CALENDAR

A. 822 Bay Avenue #13-172 APN: 036-011-28

Sign application for a new wall sign at the Quality Inn and Suites in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Owner: Dan Patel

Representative: Mike Terron, filed 12/02/13

A motion to approve project application #13-172 with the following conditions and findings was made by Commissioner Welch and seconded by Commissioner Routh:

CONDITIONS

1. The project approval consists of 14 square foot wall sign located on the porte-cochere of the hotel at 822 Bay Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 16, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Three signs are approved for the property at 822 Bay Avenue. Additional signs at this location shall be approved by the Planning Commission. The approved signs include:
 - a. One (1) Wall Sign on the porte-cochere at the entrance of the building. Sign size is 14 square feet. Internally illuminated cabinet sign.
 - b. One (1) Monument Sign at the corner of Hill Street and the driveway entrance. The size of the sign is 3'10" x 10'.
 - c. One (1) Directional Sign along the driveway. Sign height is 4' 6". The size of the sign face is 1'6" x 4'.
3. Prior to installation, a building permit shall be secured for the new sign authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission.
4. 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.
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 shall require Planning Commission approval.

6. Prior to issuance of building permit, all Planning fees associated with permit #13-172 shall be paid in full.

FINDINGS

- A. The special signage, as designed and conditioned, is necessary and appropriate for the subject commercial site, in order to allow the site and the businesses located within it to be competitive with other businesses of a similar nature located elsewhere, and/or to be competitive with industry standards governing sale of the merchandise offered at the site.**

The hotel is located 250 feet from the street frontage. The sign is necessary and appropriate for the hotel to remain competitive with other businesses of a similar nature. The sign will provide clarity to visitors of the location of the hotel that is currently unmarked.

- B. The special signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area. This subsection C does not allow approval of: signs over sixteen feet high, sound signs, abandoned signs, balloon signs greater than fifteen inches in diameter, or freestanding signs.**

The special sign will not have a significant adverse effect on the character and integrity of the surrounding area. The hotel is located 250 feet from the street. The sign will be faintly visible from the street.

The motion carried by the following vote: Aye: Commissioners Routh, Smith, and Welch and Chairperson Ortiz. No: None. Abstain: None.

B. 504 Bay Avenue #13-176 APN: 036-062-40

Design Permit application for a minor addition (63 square feet) to the existing Commercial Building (Gayle's Bakery) in the CN (Neighborhood Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Owner: Upper Village Shops, Joint Venture

Representative: Joe Ortiz, filed: 12/11/2013

A motion to approve project application #13-176 with the following conditions and findings was made by Commissioner Smith and seconded by Commissioner Welch:

CONDITIONS

1. The project approval consists of construction of a 63 square-foot addition to a Commercial Building. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 16, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for modifications to the structure as 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. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
5. Prior to issuance of building permit, all Planning fees associated with permit #13-176 shall be paid in full.
6. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
7. 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.
8. 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.
9. 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.
10. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

FINDINGS

A. The 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 CN (Neighborhood Commercial) Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms with the development standards of the NC (Neighborhood Commercial) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area. The area is defined by a neighborhood commercial uses adjacent to residential.

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

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

The motion carried by the following vote: Aye: Commissioners Routh, Smith, and Welch and Chairperson Ortiz. No: None. Abstain: None.

5. PUBLIC HEARINGS

A. 1730 Wharf Road #13-169 APN: 035-111-14

Design Permit and Coastal Development Permit for a new single-family home in the R-1/AR (Single Family/Automatic Review) Zoning District.

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

Environmental Determination: Categorical Exemption

Owner: Bruce Golino

Representative: Courtney Hughes, William Fisher Architecture, filed: 11/26/2013

Both Chairperson Ortiz and Commissioner Smith own property in proximity to the project and therefore recused themselves. However, that would leave the Planning Commission without a quorum, so it invoked the rule of necessity. Senior Planner Cattan explained the process and the affected commissioners drew straws. Commissioner Smith was selected to participate and establish a quorum, and Chairperson Ortiz withdrew.

Senior Planner Cattan presented the staff report. She highlighted the differences between the Visitor Serving zoning of the adjacent Shadowbrook Restaurant and the application lot's R-1 zoning. The Shadowbrook's trolley is an existing nonconformity along the shared lot line. She also reviewed the requirements for the riparian corridor on the lot's Soquel Creek frontage. She explained that although the design is five stories, they are stepped to keep the home within the 25-foot height requirement. She noted that commissioners received public comment from the Shadowbrook.

Commissioner Routh asked if there was a plan to handle excavation and if a management plan will be required.

Commissioner Smith asked that the address of the lot be confirmed. She clarified that the required setback of roughly 4.5 feet is unaffected by the existing nonconformity.

Commissioner Smith opened the public hearing.

Architect William Fisher and designer Courtney Hughes spoke on behalf of the applicant. They offered images reflecting the street view as it would appear with the home built and an illustration showing the path of trolley travel against the side of the proposed home. They noted the landscape plan calls for dense plantings between the trolley and the home.

Commissioner Routh recommended that plant types be evaluated for the spread of roots at full size to protect both the trolley's track and home's foundation.

A neighbor who lives across the creek from the proposed home complemented the design, but expressed concern about erosion control. Noting that homes further up the creek have experienced problems, he asked that soils reports and compaction assure that work on the home during construction or later runoff will not trigger a slide.

Commissioner Smith asked how the soils concerns are handled. Community Development Director Rich Grunow noted that strict sedimentation requirements must be followed for Soquel Creek. The building process will review soil types and compaction.

Mike Clark, owner of the Shadowbrook property, complimented the design. He said privacy and noise would be a concern for the proposed home's occupants with the trolley path, but felt steps can be taken to lessen the impact. His greatest concern is potential impact upon the trolley structures.

Ted Burke, Shadowbrook business owner, reiterated the concerns about erosion in the comments he had previously provided. He asked for assurance that the plan allows enough room to tie back a large foundation on a wet hillside. He supports efforts to avoid possible future complaints about noise from restaurant patrons. He also voiced concerns about impact on the trolley structure.

Mr. Fisher offered to remove the window that faces the trolley and said the home's foundation technique should not impact the trolley.

Commissioner Smith closed the public hearing.

Commissioner Routh said he considers the Shadowbrook and its cable car iconic Capitola and worries about the 4.5-foot setback. He would like to see a soils report and structural engineering. He would also have considered allowing a variance that moved the home closer to the other side of the lot.

Commissioner Welch said he has faith that the engineering will be handled appropriately before construction is allowed. He said even additional setbacks may not be sufficient to address noise concerns.

Commissioner Smith said she shares concerns about protecting the Shadowbrook. She agreed that future residents of the applicant property will likely complain about privacy and noise in spite of fact that they bought next to a visitor serving location. She would like engineering assurance that the cable car structure would not be undermined.

Following further discussion, Commissioners Routh and Smith said they could likely support the project if it were located further from the trolley and would consider granting a variance for encroaching into the opposite setback.

A motion to deny project application #13-169 without prejudice was made by Commissioner Routh and seconded by Commissioner Smith.

The motion carried by the following vote: Aye: Commissioners Routh and Smith. No: Commissioner Welch. Abstain: None.

B. 305 Fanmar Way #13-026 APN: 035-161-14

Plan revision to a previously approved Design Permit for remodel and addition to a single-family dwelling in the R-1 (Single-Family Residence) Zoning District.
Property Owner: Peter Wilk, filed 12/6/13
Representative: Peter Wilk

Senior Planner Cattan presented the staff report and outlined the differences between proposed and as-built. She noted Mr. Wilk provided correspondence that addressed the reasons for the change in the garage door.

Chairperson Ortiz noted that the style of doors in back and trash enclosure appear different from the proposed plan.

Commissioner Routh expressed frustration about a recurring problem of homes not built to approved design and his desire to put “teeth” in the enforcement process.

Director Grunow said the City enforces its standards by denying a certificate of occupancy.

Commissioners expressed support for additional ways of alerting both the applicant and contractors to the expectations, including forms attached to building plans.

Chairperson Ortiz opened the public hearing.

Applicant Peter Wilk said he was surprised at the comments and felt he tried to be consistent about what the neighborhood desires. He did not realize the commission was interested in the level of detail of materials. He noted the neighborhood has many garage doors similar to the one he installed.

The applicant and commission discussed elements that changed from the initial approved design.

The public hearing was closed.

Commissioner Smith said the commission wants to emphasize to applicants than an exterior appearance change comes back to the Commission for review and approval.

Chairperson Ortiz said she believes the carriage-style garage door, siding and railings should be as approved. The outside of a home is a reflection on the whole community, which is why the Commission reviews it.

Commissioner Routh concurred. He felt the approved plan added character, and the result does not.

Commissioner Smith agreed that she would not have supported the design as built.

Commissioner Welch shared the frustration with changes made after approval, but would support a continuance for a new proposal.

A motion to deny the as-built changes to project application #13-026 was made by Chairperson Ortiz and seconded by Commissioner Routh.

The motion carried by the following vote: Aye: Commissioners Routh and Smith and Chairperson Ortiz. No: Commissioner Welch. Abstain: None.

6. DIRECTOR'S REPORT

Director Grunow shared an opportunity for commissioners to attend a training.

He noted the City Council passed plans to waive building fees for solar panels, solar hot water, and vehicle charging stations. It also specifically prohibited commercial marijuana cultivation.

Staff will be adding a half-time assistant planner next month.

The General Plan Update draft and EIR have been released for public comment. He asked commissioners to let him know if they would be available for a special meeting Mar. 20, 2014, should the level of comments allow the draft to be discussed at that point.

7. COMMISSION COMMUNICATIONS

Commissioner Routh noted Commissioner Graves has been ill and is wished a speedy recovery.

8. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:42 p.m. to the regular meeting of the Planning Commission to be held on Thursday, Feb. 6, 2014, at 7 p.m. in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on Feb. 6, 2014.

Linda Fridy, Minute Clerk



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: FEBRUARY 6, 2014

SUBJECT: **1440 41st Avenue Suite B #13-182** **APN: 034-111-50**
 Design Permit application for an exterior remodel of the existing Verizon Wireless store frontage located at 1440 41st Avenue Suite B in the CC (Community Commercial) Zoning District.
 Environmental Determination: Categorical Exemption
 Owner: Richard Starr
 Representative: Donald Graham, filed: 12/30/2013

APPLICANT PROPOSAL

The Design Permit application is for the exterior remodel of the existing Verizon Wireless store at 1440 41st Avenue within the Starr Plaza. The Verizon Wireless store, located within suite A, underwent a complete remodel and expanded into suite B. There are currently two entrances into the retail store. The applicant would like to remove the entrance doors from suite B and maintain a single entrance into the retail store. The existing doors will be replaced with new windows that match the existing storefront windows on the building.

BACKGROUND

On January 22, 2014, the Architectural and Site Review Committee reviewed the application.

- City Design Representative, Derek Van Alstine, was not available to attend the meeting.
- City Landscape Architect. Current vacancy on committee.
- City Public Works Director, Steve Jesberg, reviewed the plans and did not request any changes.
- City Building Official, Mark Wheeler, reviewed the plans and did not request any changes.

DISCUSSION

The Starr Plaza was originally approved through a Conditional Use Permit (CUP). Within the CC (Community Commercial) zoning district, an exterior modification to an approved CUP requires approval of a Design Permit by the Planning Commission.

In 2013, the Verizon Wireless store at 1440 41st Avenue completed an extensive internal remodel and expansion combining suites A and B into a single commercial suite. Due to the new internal layout of the store, the applicant is proposing to modify the existing double door entrance of suite B to storefront windows. The entrance currently has aluminum storefront windows on either side of the doorway. The applicant would like to replace the double door with two new aluminum windows that match the architectural style of the existing storefront.

There are no additional exterior modifications proposed within the application. The application does not require review of the zoning development standards for setbacks, parking, and landscaping due to no proposed changes to the site or building area.

The following 41st Avenue Design Guidelines for architecture are applicable to the design review by the Planning Commission:

1. Architectural consistency for all sides of the building must be carried out with colors, materials and details. Facades or fronts unrelated to the rest of the building shall not be used.
Staff Analysis: The new aluminum windows will match the existing windows on the building.
2. Materials, colors and textures shall be consistent with the building's design theme.
Staff Analysis: The new windows are consistent with the building's architectural theme. The windows will match the color, tint, and architectural style of the existing storefront windows.
7. Buildings shall use design elements in public areas which provide a sense of human scale (insets, overhangs). Elements of pedestrian interest shall be included at ground floor levels (courtyards, display windows).
Staff Analysis: Pedestrian interest will be captured with the new display windows at the ground level. The existing roof overhang will not be altered.

The proposed modification will complement the architecture of the Starr Plaza. The entry does not have any additional architectural features, such as a decorative cornice or pediment, which would clearly delineate the entryway from a storefront. The size of the door openings will not change; therefore a future change in tenants would allow for a simple conversion of the windows back to doors.

CEQA REVIEW

Section 15301 of the CEQA Guidelines exempts minor alterations to existing structures provided that the alteration involves negligible or no expansion of the existing use. This project involves a modification of an entrance to windows. There is no addition proposed. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #13-182 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of modifying the double door entrance of suite B to storefront windows at the Verizon Store located at 1440 41st Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on February 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Two windows are approved for the property at 1440 41st Avenue. The two windows will match the existing aluminum storefront windows in materials, tint, and architectural design.
3. Prior to installation, a building permit shall be secured for the two windows authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission.
4. 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.

5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #13-182 shall be paid in full.

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

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms with the development standards of the CC (Community Commercial) Zoning District. Conditions of approval have been included to ensure that the project maintains the commercial character and integrity of the area. The area is defined by a neighborhood commercial uses.

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

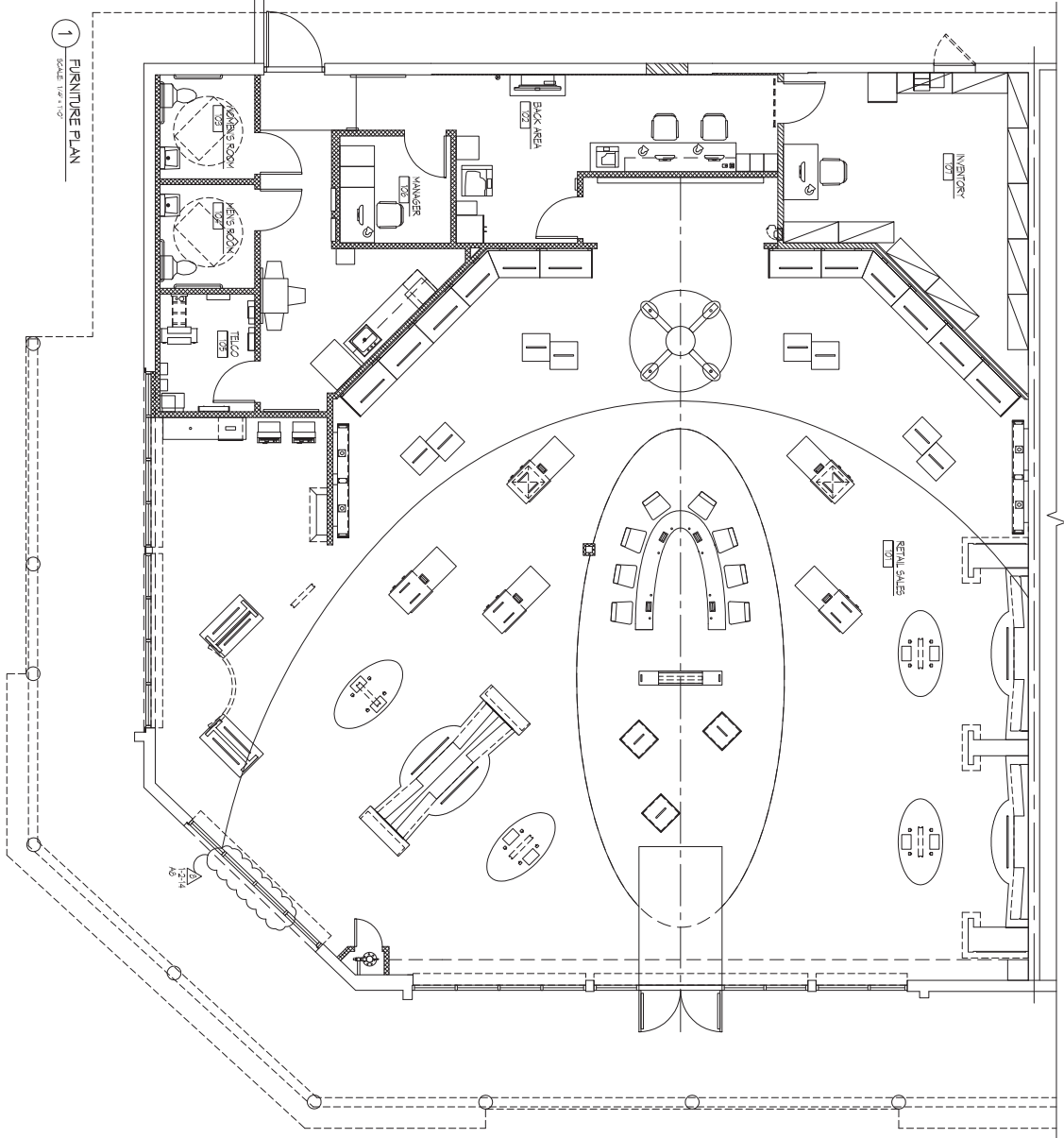
Section 15301 of the CEQA Guidelines exempts minor alterations to existing structures provided that the alteration involves negligible or no expansion of the existing use. This project involves a modification of an entrance to windows. There is no addition proposed. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS

- A. Floor Plans and Elevation

**Report Prepared By: Katie Cattan
Senior Planner**

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1 FURNITURE PLAN
SCALE 1/4\"/>

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Proposed Store Design For: VERIZON WIRELESS

2013/30032

1440 41st Ave
Suite B
Capitola, CA 95010

Furniture and Security Plan and Details

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A8
8 OF 31



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: FEBRUARY 6, 2014

SUBJECT: **4200 Auto Plaza Drive #13-020 APN: 034-141-30 and 31**
 Amendment to Design Permit, Conditional Use Permit, and Sign Program as part of a project to demolish an existing car dealership building and construct a new car dealership building, including a service building, carwash, and parking lot improvements in the CC (Community Commercial) Zoning District.
 Environmental Determination: Categorical Exemption
 Property Owner: Charles Canfield, filed 1/24/2014
 Representative: Bob Fischer

APPLICANT PROPOSAL

The application is an amendment to the original Design Permit, Conditional Use Permit, and Sign Program for the Toyota dealership located at 4200 Auto Plaza Drive within the CC (Community Commercial) zoning district. The amendment includes a modification to the building with an additional 4,350-square-foot area located in the southeast corner of the property and the exterior building design.

BACKGROUND

On March 7, 2013, the Planning Commission approved a Design Permit, Conditional Use Permit, and Sign Program for the new Toyota dealership. Within the original approval, the Planning Commission added 9 conditions of approval to ensure the redevelopment would complement the adjacent land use. (Exhibit B. Final Action Notice)

DISCUSSION

The additional 4,350-square-foot area is being proposed to allow 4 additional bays and open floor area within the auto service section of the building. The addition is located on the rear southeast corner of the building and will not be visible from the right-of-way. The addition squares off the rear corner of the building and does not extend past the approved wall plane for the rear and side wall of previously approved plans. There are no garage door openings proposed on the south elevation adjacent to the Loma Vista Estates residential development. The plans include one garage door on the east elevation, consistent with the original approval.

The design of the dealership is established by Toyota as part of its corporate imaging and branding. During the creation of building plans, the dealership further refined the design with a few modifications to the location and/or dimension of a few windows and doors. The applicant has submitted updated elevations for Planning Commission review.

Item #: 4.B. 4200 Autoplaza Drive.pdf

The addition is in compliance with the development standards of the CC (Community Commercial) zoning district, as identified in the following table:

	Zone Regulation	Project Proposal
Height		
	40' maximum	23'
Setbacks		
Side yard	10' minimum	68'
Rear yard	10' minimum	55'

During the March 7, 2013, approval by the Planning Commission, nine additional conditions of approval were added to ensure the redevelopment would complement the adjacent land use. The applicant has added additional details of the trash enclosure and carwash to demonstrate that the conditions of approval required at the time of building plan submittal are being met. The trash enclosure will be located on the west side of the new building. The carwash is located further from the rear property line and will be completely enclosed. All conditions of approval of the original application continue to apply and are listed appropriately below.

CEQA REVIEW

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

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #13-020 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a Design Permit, Conditional Use Permit, and a Sign Program as part of a project to demolish an existing car dealership building and construct a new car dealership building, including a service building, carwash, and parking lot improvements at 4200 Auto Plaza Drive.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. Air-conditioning equipment and other roof top equipment shall be screened from view and fall within the city permitted decibel levels.
5. Lighting shall be shielded to prevent light from shining on to neighboring properties. The applicant agrees to make the necessary adjustment required by the Community Development Director regarding shielding.
6. Sandwich board and other movable freestanding signs are prohibited.
7. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this requirement.

8. Curb, gutter and sidewalk shall be replaced to meet ADA standards to the satisfaction of the Public Works Director.
9. An encroachment permit shall be acquired for any work performed in the right-of-way.
10. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director. The grade along the eastern property line shall be designed to prevent potential drainage issues with the neighboring residential properties.
11. The final landscape plan submitted with the building permit application shall include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. The approved landscaping and operational irrigation system shall be installed prior to final occupancy.
12. The applicant shall enter into a landscape maintenance agreement and a cash deposit of \$2,000.00 shall be retained by the City to cover costs of replacing or maintaining landscaping for a period of three (3) years after project completion. The agreement and deposit shall be completed prior to final occupancy.
13. All landscaping must be maintained and non-maintenance will be a basis for review by the Planning Commission.
14. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director including the removal of the existing building on site.
15. The Community Development Director shall approve the relocation and/or screening of the carwash/detail facility prior to issuing a building permit.
16. Parking located in the front of the building designed for customers will not be used for display of automobiles.
17. No public address system will be used at this dealership.
18. The project shall be designed to eliminate any horn honking when going around building corners. Applicant shall install mirrors or other devices as necessary to eliminate the need to honk a horn to safely go around a corner.
19. All employees will receive necessary training to eliminate accidentally setting off car alarms.
20. Surveillance cameras shall be positioned so that they do not record the activities in individual mobile home units in the Loma Vista Mobile Home Park.
21. No deliveries shall be made within 200 feet of the Loma Vista Mobile Home Park during the hours of 10:00 p.m. to 6:00 a.m.
22. No car repairs shall be made during the hours of 10:00 p.m. to 6:00 a.m.
23. No employees shall play music that can be heard off the dealership property.
24. No tree trimming shall take place without first giving a five-day advance notice to the Loma Vista Mobile Home Park Association.

25. The location of the trash enclosure shall be approved by the Community Development Director and shall not be located next to the Loma Vista Mobile Home Park.

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. 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. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

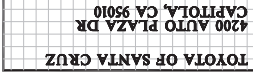
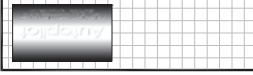
C. **This project is categorically exempt under Section 15302(b) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

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

ATTACHMENTS

- A. Site and Architectural Plans
- B. March 7, 2013, Original Approved Set of Plans.

**Report Prepared By: Katie Cattan
Senior Planner**



4200 Auto Plaza Drive
 Capitola, CA 95010
 March 19, 2013
 Page 4

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. Any other roof top equipment shall be screened from view and fall within the city permitted setback limits.

5. Lighting shall be shielded to prevent light from shining on to neighboring properties. The applicant agrees to make the necessary adjustment required by the Community Development Director.

6. Soundproof board and other movable soundproofing signs are prohibited.

7. The office shall be underground in the rear yard with an entrance with ADA-compliant ramp and Public Works Director.

8. Any enclosure must be replaced or maintained and maintenance will be a basis for review by the Planning Commission.

9. An enclosure must be replaced or maintained and maintenance will be a basis for review by the Planning Commission.

10. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director. The grade along the eastern property line shall be designed to prevent potential drainage issues with the neighboring residential properties.

11. The applicant shall provide a site plan showing the location of all setbacks, including the number of setbacks of each type and their size, as well as the irrigation system to be utilized. The approved landscaping and optional irrigation system shall be installed prior to final occupancy.

12. The applicant shall enter into a landscape maintenance agreement and a cash deposit of \$10,000.00 shall be provided to the City of Capitola to cover the cost of the landscaping for a period of three (3) years after project completion. The agreement and deposit shall be completed and approved by the Planning Commission.

13. All landscaping shall be maintained and maintenance will be a basis for review by the Planning Commission.

14. Prior to granting of final occupancy, compliance with all conditions of approval shall be verified by the Planning Commission. The applicant shall provide a site plan showing the location of the working building as well as the location of the building.

15. The Community Development Director shall approve the relocation and/or screening of the commercial facility prior to issuing a building permit.

16. Relating located in the front of the building designed for customers will not be used for display of automobiles.

17. All public address systems will be used at this location.

4200 Auto Plaza Drive
 Capitola, CA 95010
 March 19, 2013
 Page 4

This permit is issued to the owner of the property. In executing this permit, owner agrees to comply with all terms of permit, including conditions of approval. Any permit must be executed within 24 hours of the date of issuance. If you have any questions on this matter, do not hesitate to call.

Respectfully,

Christina Wheeler
 Planning Director

FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

18 March 2013
 Charles L. Cardwell
 500 Broadway, Suite 1000
 Capitola, CA 95010
 City of Capitola
 Planning Commission
 1475 Avenue of the Seas, #200
 Capitola, CA 95010
 RE: Notice of Final Action on Application #13-020

4200 AUTO PLAZA DRIVE
 IPN: 034-144-30, 31
 #13-020

The above matter was presented to the Planning Commission on March 7, 2013 and was approved by a vote of 5-0. The Planning Commission has approved the application for a Final Local Action Notice and Zoning Permit, Conditional Use Permit, and a Sign Program as part of a project to construct a new car dealership building, including a parking lot, and a new car wash building, including a parking lot, at the site located at 4200 Auto Plaza Drive, Capitola, CA 95010. The project is subject to the following conditions of approval:

COMMENTS

1. The project approval consists of Design Permit, Conditional Use Permit, and a Sign Program as part of a project to construct a new car dealership building, including a parking lot, and a new car wash building, including a parking lot, at the site located at 4200 Auto Plaza Drive, Capitola, CA 95010.

4200 Auto Plaza Drive
 Capitola, CA 95010
 March 19, 2013
 Page 4

18. The project shall be designed to eliminate any burn hazards when using around building corners. The applicant shall install screens on all doors or windows to eliminate the need to look a burn hazard.

19. All entrances will remain accessible during the project, including the use of ramps, lifts, and other accessible means.

20. The applicant shall provide a site plan showing the location of all setbacks, including the number of setbacks of each type and their size, as well as the irrigation system to be utilized. The approved landscaping and optional irrigation system shall be installed prior to final occupancy.

21. The applicant shall enter into a landscape maintenance agreement and a cash deposit of \$10,000.00 shall be provided to the City of Capitola to cover the cost of the landscaping for a period of three (3) years after project completion. The agreement and deposit shall be completed and approved by the Planning Commission.

22. The applicant shall provide a site plan showing the location of all setbacks, including the number of setbacks of each type and their size, as well as the irrigation system to be utilized. The approved landscaping and optional irrigation system shall be installed prior to final occupancy.

23. No enclosures shall be located in the front of the building designed for customers will not be used for display of automobiles.

24. No signs or advertisements shall be located in the front of the building designed for customers will not be used for display of automobiles.

25. The applicant shall provide a site plan showing the location of all setbacks, including the number of setbacks of each type and their size, as well as the irrigation system to be utilized. The approved landscaping and optional irrigation system shall be installed prior to final occupancy.

ENDNOTES

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

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

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

TOYOTA LIGHTING PROGRAM

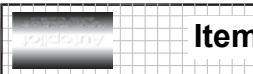
- Headlight and fog light design with four lighting levels. Each light is designed to illuminate the road ahead in the same manner as the LED lights.
- Excellent overall thermal management is provided to ensure the LED lights last as long as possible.
- The highest lumen output, LED lights are offered. LED lights are Type I, II, III, IV and V are available.
- Quad-chamber powder coat treat.
- Available in a variety of colors and finishes.

lighting

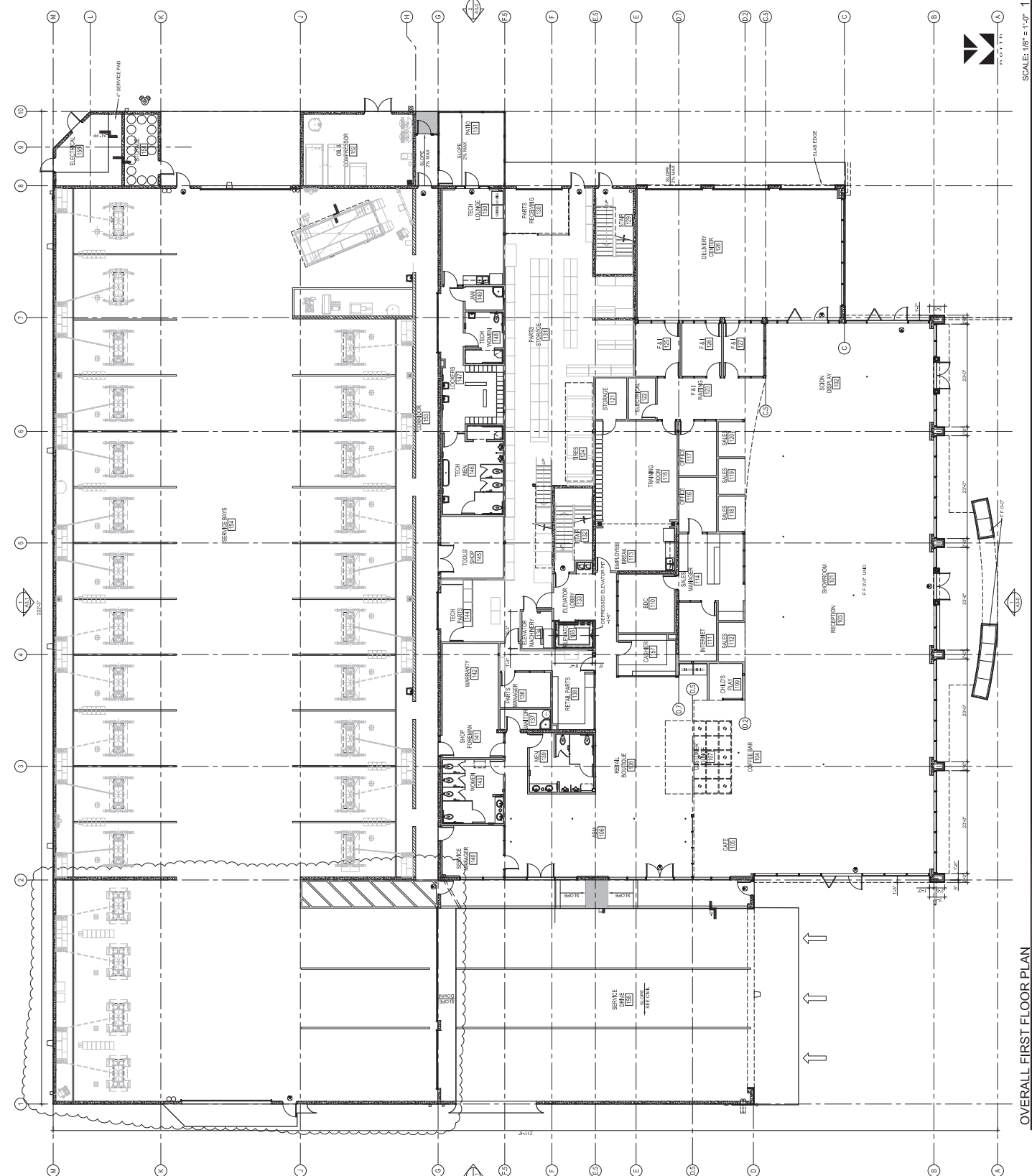
- LED based, suitable for wet locations.
- LED and LAMP.
- High output.
- "Day-Style" lighting, LED used for the main beam (Day-Style) and fog lights.
- LED computer.
- Main beam (Day-Style) LED main beam is available with the LED lighting system.
- LED computer.
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- LED computer.

CONDITIONS OF APPROVAL

PARKING LOT/BLDG LIGHT FIXTURE



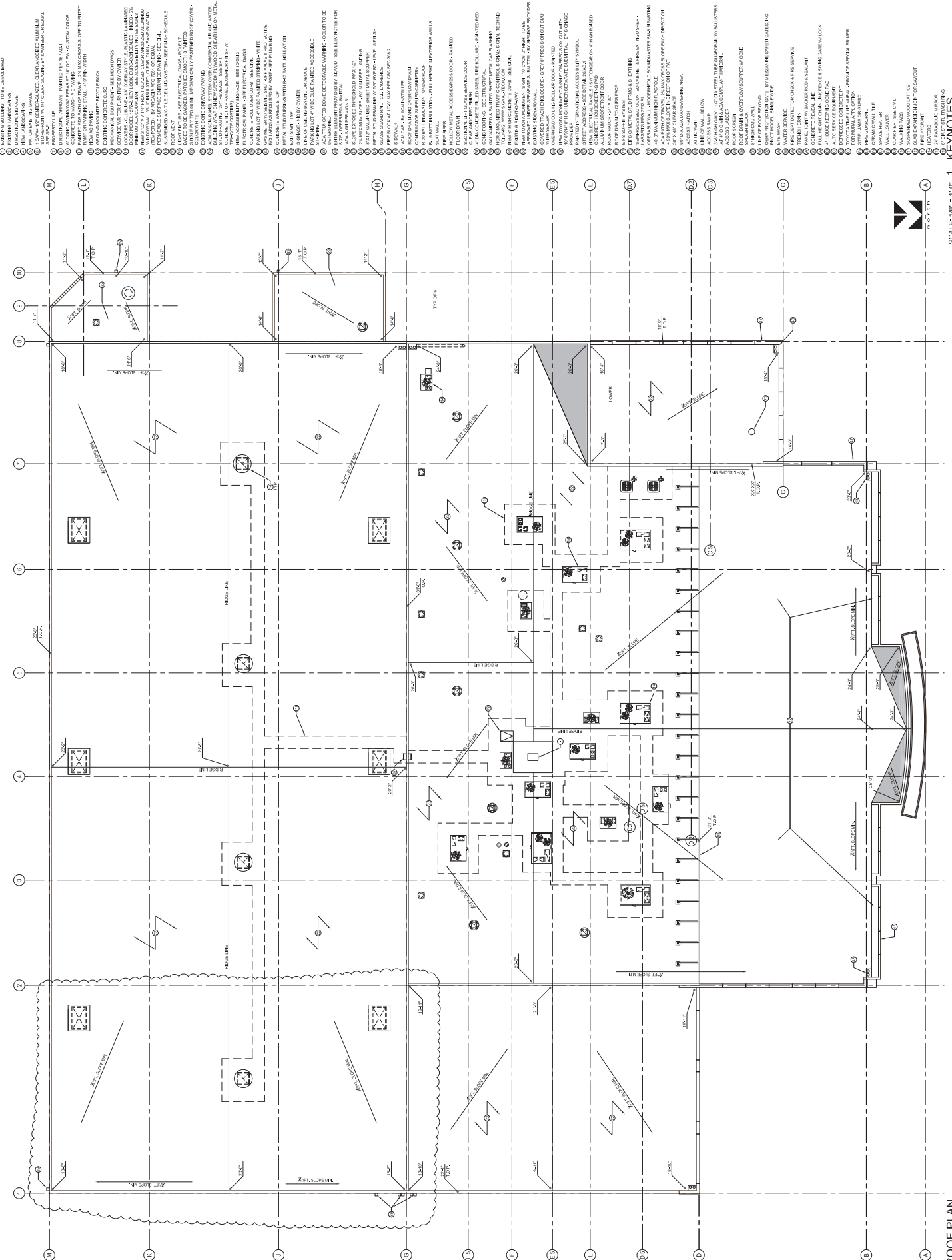
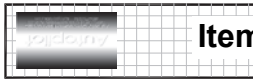
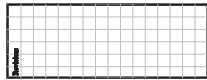
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KEYNOTES

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

OVERALL FIRST FLOOR PLAN



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KEYNOTES

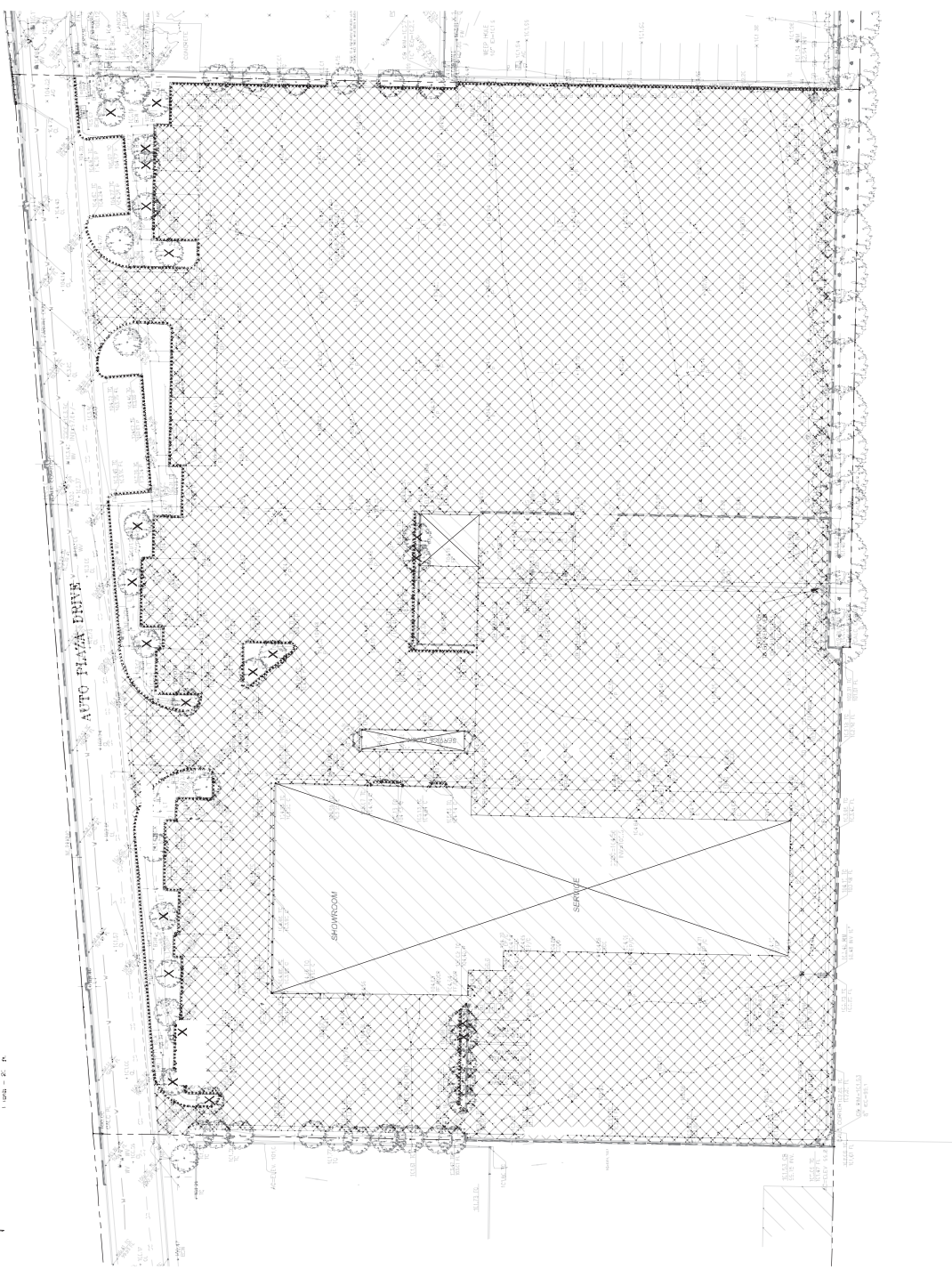
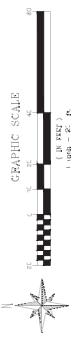
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ROOF PLAN



DEMOLITION LEGEND

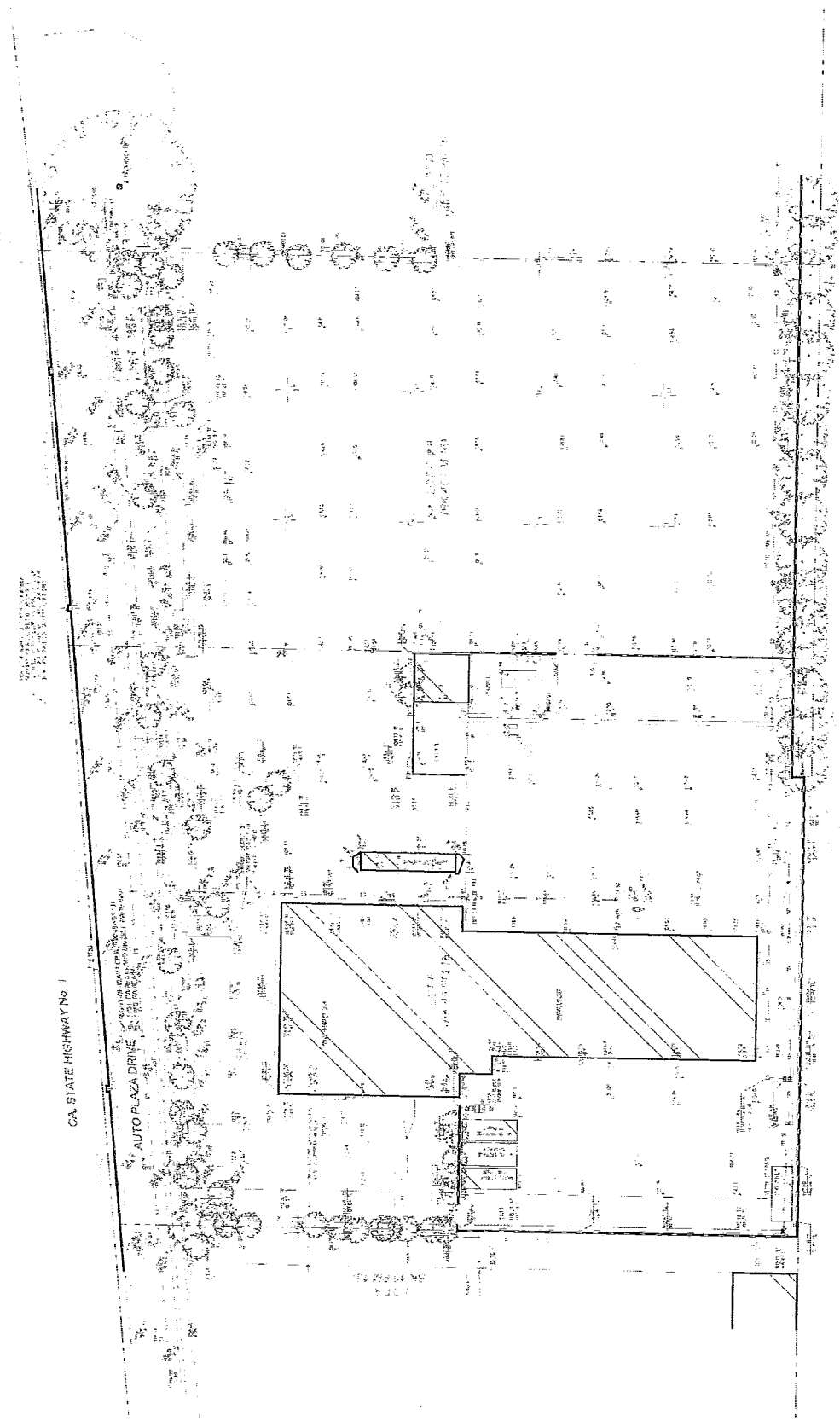
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- REMOVE EXISTING MET
- REMOVE EXISTING CURB
- REMOVE EXISTING DRIVE
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- SAW CUT LINE
- TEMPORARY FENCE/STATION CHAIN LINK FENCE
- ASPHALT CONCRETE
- CATION BITUMEN
- CONCRETE
- EXISTING
- FINISH
- TRUCK



TOYOTA OF SANTA CRUZ
4200 AUTO PLAZA DRIVE
CAPITOLA, CA 95010

100 STONE MOUNT DRIVE
SUITE 306
ROSBURIE, CA 95661
TEL: 916 782 7200
F: 916 783 3937
BORGESARCH.COM

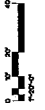
ARCHITECTURAL GROUP
Borges
PLANNING
LANDSCAPE



TOPOGRAPHIC MAP

Client: Gary Shipman

DATE: 02-21-2013
JOB NO: 112011
DRAWN BY: RPD



SA-012

TOYOTA OF SANTA CRUZ
4200 AUTO PLAZA DRIVE
CAPITOLA, CA 95010

148 STONE POINT DRIVE
SUITE 300
ROSELILLE CA 95061
TEL: 408.288.7200
FAX: 408.288.7077
BORGESARCH.COM



FIRST FLOOR PLAN

Client: Gary Shipman

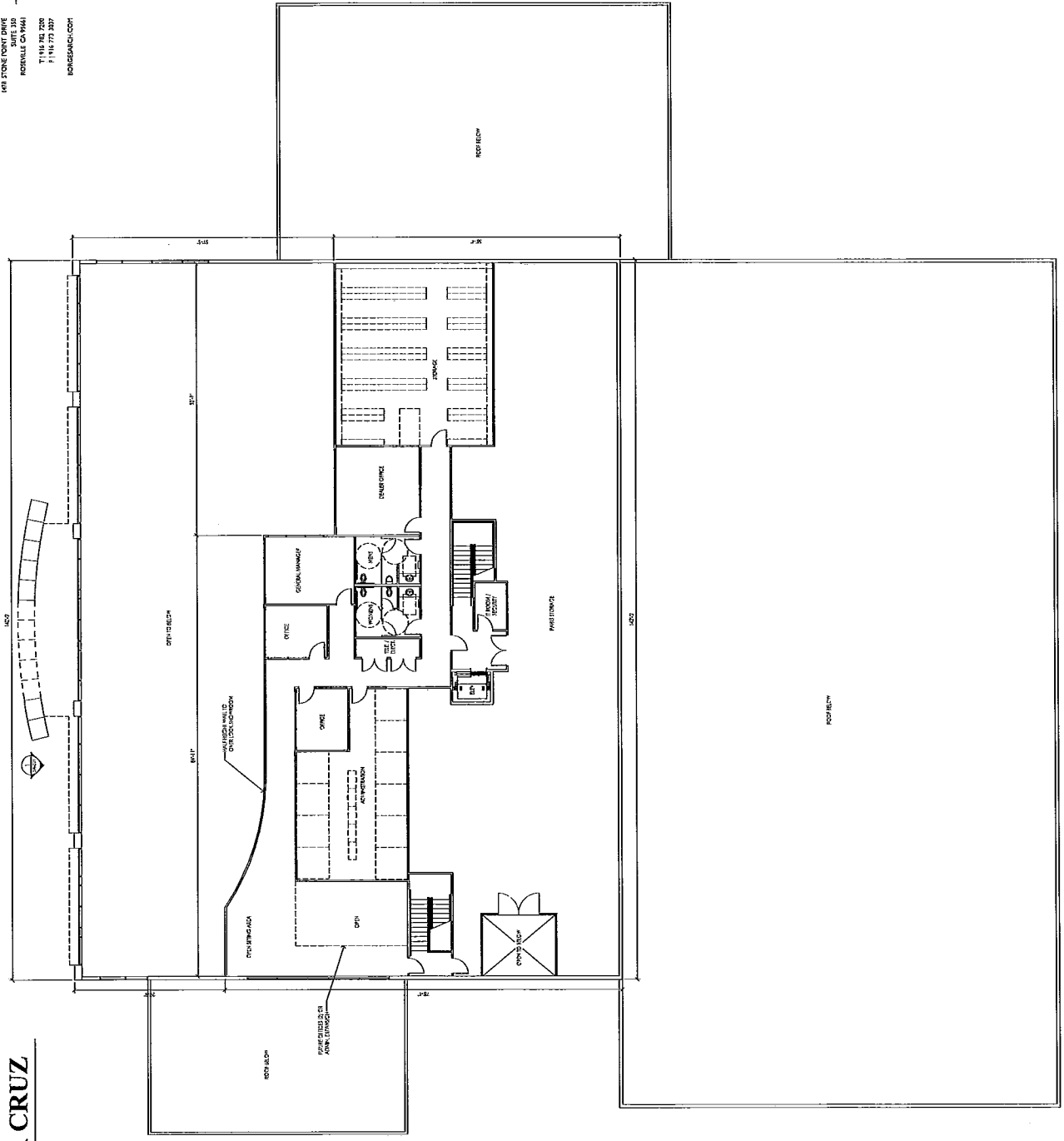
DATE: 02-21-2013
JOB NO.: 0011
DRAWN BY: RPD



SA-111

TOYOTA OF SANTA CRUZ
4200 AUTO PLAZA DRIVE
CAPITOLA, CA 95010

100 STONE POINT DRIVE
SUITE 300
MORVILLE CA 95041
TEL 408.262.2000
F 408.277.3007
BORGESARCH.COM



SECOND FLOOR PLAN

Client: Gary Shipman

DATE: 02-21-2013
JOB NO.: 12011
DRAWN BY: RFD

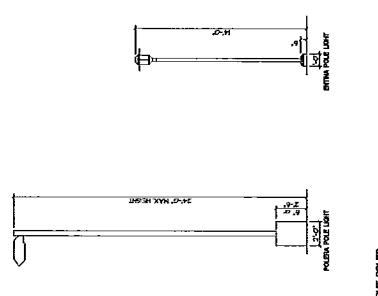
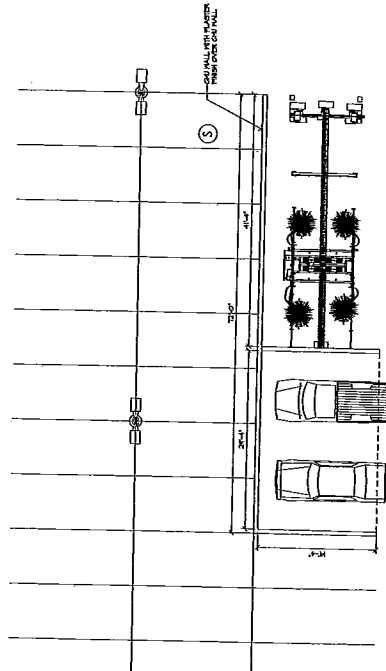
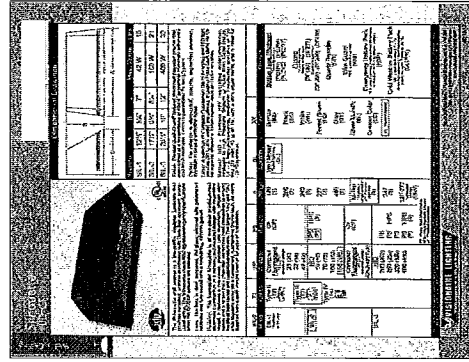
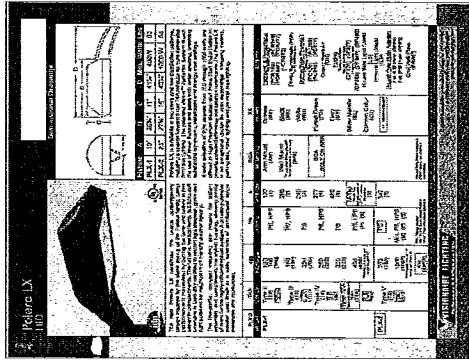


SA-112

TOYOTA OF SANTA CRUZ
 4200 AUTO PLAZA DRIVE
 CAPITOLA, CA 95010

THE STONE ISLAND GROUP
 ARCHITECTURAL GROUP
 ARCHITECTS
 1100 CALIFORNIA STREET
 SAN FRANCISCO, CA 94109
 TEL: 415.774.2000
 FAX: 415.774.2007
 WWW.STONEISLAND.COM

Borges
 ARCHITECTURAL GROUP
 ARCHITECTS



CAR WASH AND LIGHTING

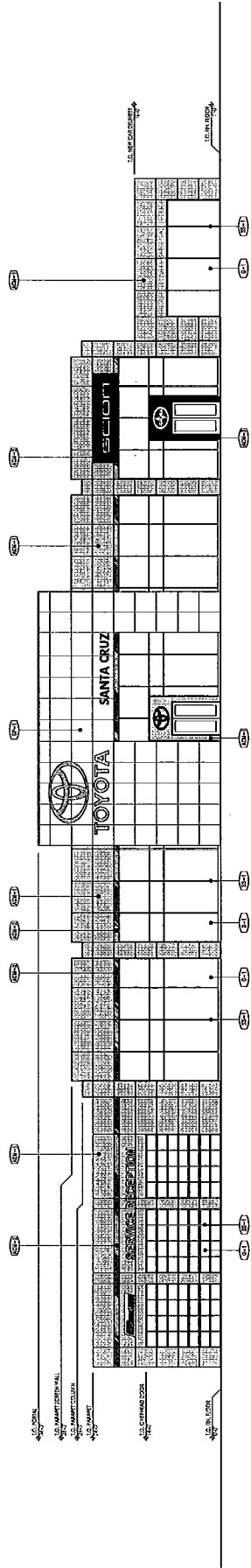
Client: Gary Shipman

DATE: 02-28-2013
 JOB NO: 120381
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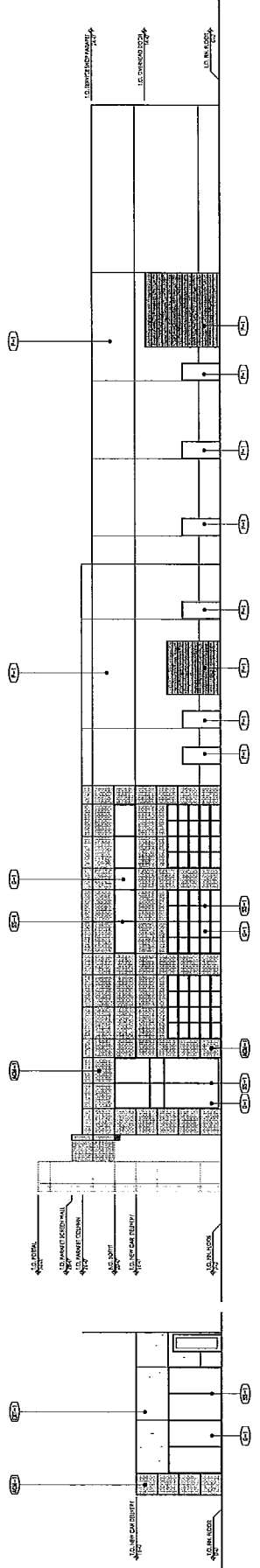
SA-113

TOYOTA OF SANTA CRUZ
 4200 AUTO PLAZA DRIVE
 CAPITOLA, CA 95010

181 FIVE STAR DRIVE
 SUITE 100
 ROSELLE, CA 94011
 TEL: 415.752.3200
 FAX: 415.752.3007
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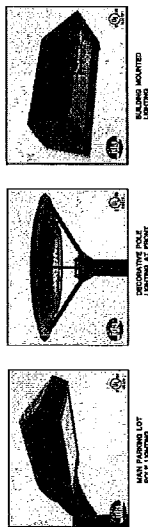
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2 SOUTH NEW CAR DELIVERY ELEVATION

3 WEST ELEVATION

- EXTERIOR FINISH SCHEDULE**
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DATE: 02-21-2013
 JOB NO.: 13091
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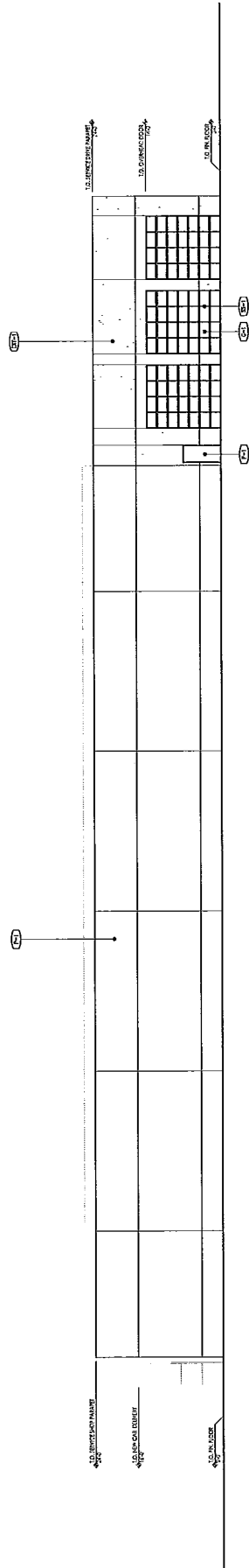
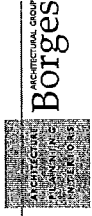


SA-201

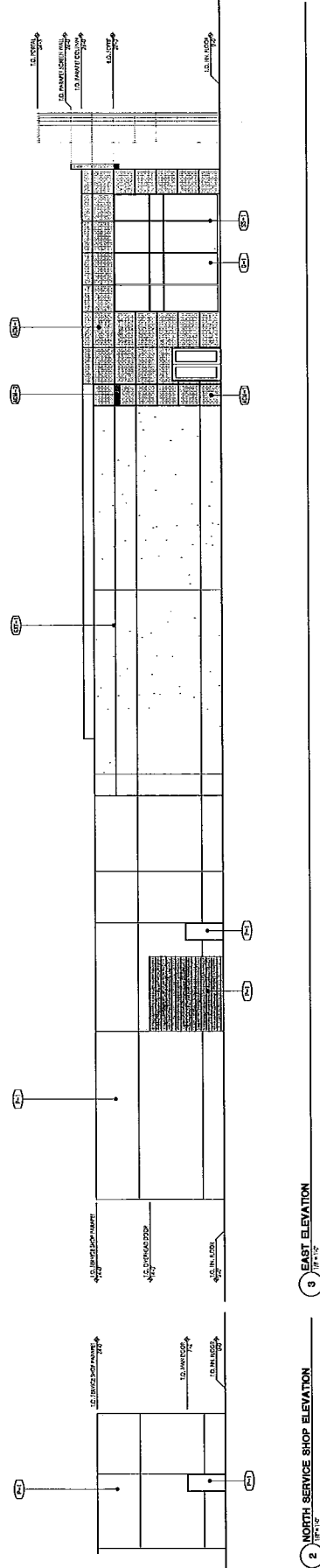
Client: Gary Shipman

TOYOTA OF SANTA CRUZ
4200 AUTO PLAZA DRIVE
CAPITOLA, CA 95010

MRS FLORE MONTE DRIVE
SUITE 300
MORRISVILLE, CA 95041
TEL: 408.763.7000
TEL: 408.771.3037
BORGESARCH.COM



1 SOUTH ELEVATION
1/18/13



2 NORTH SERVICE SHOP ELEVATION
1/18/13

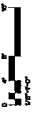
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EXTERIOR ELEVATIONS

Client: Gary Shipman

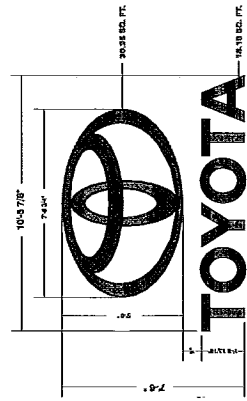
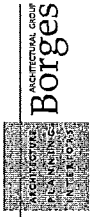
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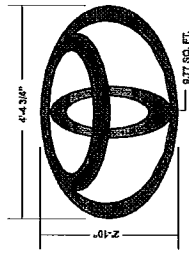
SA-202

TOYOTA OF SANTA CRUZ
 4200 AUTO PLAZA DRIVE
 CAPITOLA, CA 95010

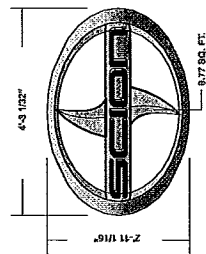
445 STONE POINT DRIVE
 SUITE 300
 BERKELEY CA 94611
 TEL: 916 732 7200
 F: 916 732 3537
 BORGESARCH.COM



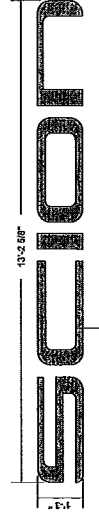
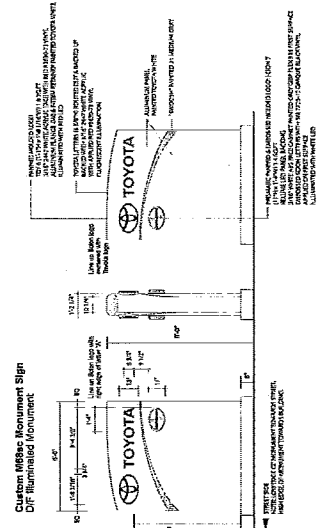
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BUILDING LOGO SIGNAGE ABOVE DOOR - NON ILLUMINATED



BUILDING LOGO SIGNAGE ABOVE DOOR - NON ILLUMINATED



BUILDING LETTER SIGNAGE - ILLUMINATED



BUILDING LETTER SIGNAGE - ILLUMINATED



BUILDING LETTER SIGNAGE - ILLUMINATED

SIGNAGE

Client: Gary Shipman

DATE: 03-21-2013
 JOB NO: 102911
 DRAWN BY: RTD

SA-301

TOYOTA OF SANTA CRUZ
4200 AUTO PLAZA DRIVE
CAPITOLA, CA 95010

100 STONE MOUNT DRIVE
SUITE 306
ROBINVILLE CA 95041
TEL: 831.708.7200
F: 831.708.3027
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ARCHITECTURAL GROUP
Borges



RENDERINGS

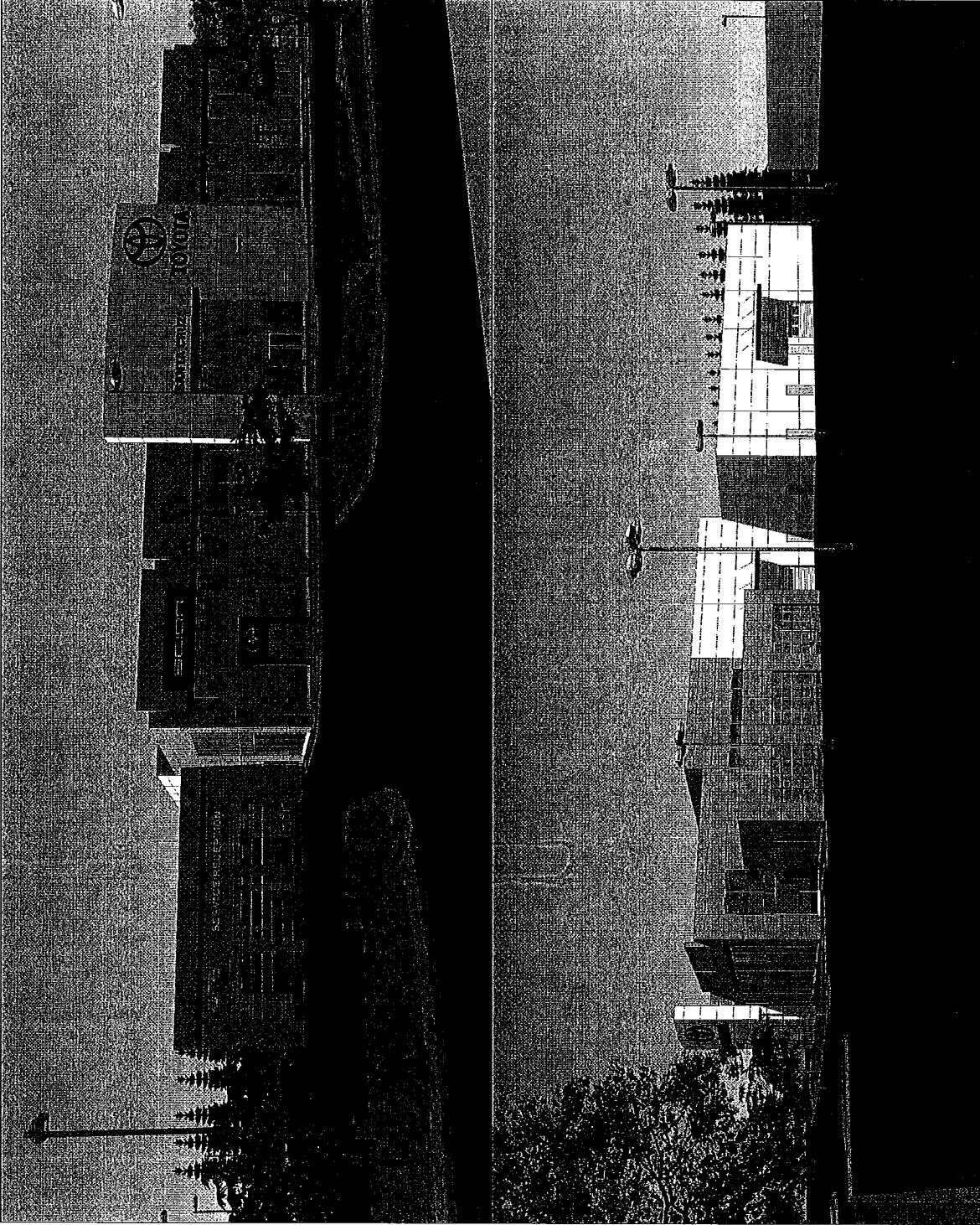
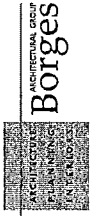
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JOB NO: 10041
DRAWN BY: RPD

Client: Gary Shipman

SA-901

TOYOTA OF SANTA CRUZ
4200 AUTO PLAZA DRIVE
CAPITOLA, CA 95010

141 STONE POND DRIVE
SUITE 300
ROSELAND, CA 94768
TEL: 916 733 2200
F: 916 733 2337
BORGESARCH.COM



RENDERINGS

Client: Gary Shipman

DATE: 02-21-2013
JOB NO.: 0201
DRAWN BY: RPD

SA-902



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: FEBRUARY 6, 2014

SUBJECT: **1550 McGregor Drive #13-174 APN: 036-341-02**
 Design Permit, Tree Removal Permit, and Coastal Development Permit for a public multiuse park in the PF/VS (public facilities/visitor serving) zoning district. This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Environmental Determination: Categorical Exemption
 Owner: City of Capitola
 Representative: Steve Jesberg

APPLICANT PROPOSAL

The City owns a 4.1-acre lot at 1550 McGregor Drive located in the PF/VS (public facilities/visitor serving) zoning district. The City is proposing a new multiuse public park which consists of a skate park, dog park, bike pump track, and children's play area.

BACKGROUND

On July 25, 2013, the City Council directed staff to develop plans for a recreational facility on the City owned McGregor parcel. The City Council requested that the plans include a skate park, dog park, and bike pump track. The City hired Arnone & Associates to create conceptual plans for the City. The consultant prepared three plans which were narrowed to two plans after receiving input from the Chief of Police and the Public Works Department staff. Three user groups composed of members of the public with specific interests in one of the three recreational uses were established to review the plans. The two remaining plans were then presented to the three user groups. Utilizing their input the plans were then reduced to one preferred plan.

On November 14, 2013, the City Council reviewed the preferred conceptual site plan for the multiuse park. During this review, the City Council directed staff to prepare documents based on the preferred conceptual site plan for Planning Commission review.

The new multiuse public park was reviewed by the Architectural and Site Committee on December 11, 2013. Within the public facilities zoning district the development standards for height, setbacks, lot coverage, and landscaping are determined by the Architectural and Site Committee. During the meeting, the committee reviewed the application and did not request any modifications to the submitted plans. The following direction was provided:

- Public Works Director Steve Jesberg is representing the City as the applicant on this project. He introduced the plan to the committee.
- City Architect Derek Van Alstine reviewed the site plan and did not request any modifications.

Item #: 5.A. 1550 McGregor Drive.pdf

- City Landscape Architect. Position was vacant.
- Building Inspector Brian Von Son reviewed the site plan and did not request any modifications.

DISCUSSION

1550 McGregor Drive is located along the south side of McGregor Drive just east of the entrance to New Brighton State Beach and the Soquel Creek Water District pump house. The property abuts New Brighton State Beach to the south and the east, Soquel Creek Water District property to the west, and Route 1 to the north. The South Pacific Railroad tracks wind through the state park and along the south property line of the project site. The north half of the property that fronts McGregor Drive was previously utilized as a parking lot for Village shuttle riders and a staging area for large construction projects. The new multiuse public park will be located within the footprint of the previously disturbed dirt lot on the property. The rear portion of the property will not be disturbed.

The multiuse park features a skate park, dog park, bike pump track, and children's play area. The site plan shows the location of the future uses within the park. The site plan is conceptual and does not go to the level of detail to show exact location of jumps, rails, and tracks. The site plan also identifies future parking, lighting, water, fencing, flat work, and public restrooms.

The bicycle pump track is approximately 8,000 square feet in size and located in the northwest corner of the park. Bicycle pump tracks have been growing in popularity over the past decade. The dirt tracks consist of loops with set jumps, humps, and berms. The dirt tracks vary in length and design to accommodate a variety of riders' skills. A three-foot-high split rail fence will be located along the street frontage and the western boundary of the pump track.

The dog park will be located on the south end of the park. The dog park entrance is located adjacent to the parking lot in the northeast corner. There are five existing trees in this area that will provide shade for visitors to the park. Improvements include two benches and a pet waste station. The proposed surface of the park is bare soil. The dog park will be enclosed with a 42" wood and wire fence with 4" x 4" redwood posts and galvanized 4" grid hog wire fencing.

The children's play area and seating node are located central to the park between the pump track and skate park. The play area is approximately 1,000 square feet in size and will contain playground equipment. The ground cover for the play area is bark mulch. The children's play area will be enclosed within a 3' high split rail fence. The seating node is slightly smaller than the children's play area. This area will include seating, a game table, drinking fountain, and trash/recycling receptacles. This area will be landscaped with 7 Laurus Nobilis 'Saratoga' trees and a mix of ornamental grass and perennials.

The skate park is located along the street frontage adjacent to the parking area. An engineered bioswale is located on the northwest corner of the skate park. Two benches are proposed within the skate park. There are 3 existing eucalyptus trees within the area of the skate park that will be removed. A 4' tall black vinyl clad chain link fence will enclose the skate park.

Access and Parking

Access to the park is located on the northeast corner of the property off of McGregor Drive. The parking standards in the municipal code do not provide guidance for public parks. The City hired Kimley-Horn and Associates to perform a trip and parking generation study for the McGregor Park (Attachment B). The study identified that a minimum of 24 -26 spaces should be required. There will be 30 spaces proposed within the parking lot, two of which comply with ADA standards. Bicycle racks, portable restrooms, and drinking fountains are located near the entrance of the park off the parking area.

Landscaping

Within the PF Zoning District, landscaping is reviewed to “ensure harmony with adjacent residential districts in accordance with architectural and site approval procedures.” As mentioned previously, the site is surrounded by the New Brighton State Beach. There is no adjacent residential development. The park will be located on the disturbed area of the lot that was previously utilized as a parking and staging lot. The natural vegetation in the rear portion of the lot will not be disturbed.

A landscape and irrigation plan is included with the submittal. The majority of new landscaping will be planted along the road frontage, in and around the seating and children’s area, and surrounding the parking lot. There will be a mix of ground cover, perennials, and grasses. The majority of the plants are native to the area. The two non-native species will not be planted in areas abutting the surrounding native habitat areas.

Tree Removal

There are three eucalyptus trees located in middle of the lot in the location of the future skate park that will be removed. By city ordinance, two replacement trees are required for each tree that is removed. The landscape plan includes the planting of 7 Laurus Nobilis ‘Saratoga’ around the seating area.

CEQA REVIEW

Section 15304 of the CEQA Guidelines exempts minor public alterations of land. This project involves modifying a dirt parking lot into a multiuse park. No structures are proposed on the site. There were no adverse environmental impacts discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #13-174 based on the following Conditions and Findings for Approval.

CONDITIONS:

1. The project approval consists of a multiuse park in the PF/VS zoning district. There are no structures proposed on site. Improvements consist of flat work, fencing, landscaping, and lighting. The proposed project is approved as indicated on the plans reviewed and approved by the Planning Commission on February 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, 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 concept plans.
3. 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.
4. The approved plans are conceptual and exact details of the individual uses will be developed prior to site improvements. The approved concept plan with layout of the park is approved as reviewed by the Planning Commission on February 6, 2014. Modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the conceptual layout of the site shall require Planning Commission approval.
5. 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.

6. 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.
7. The applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
8. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
9. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of 9 p.m. and 7:30 a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between 9 a.m. and 4 p.m. or emergency work approved by the building official. §9.12.010B

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 multiuse park. The public park project conforms to the development standards of the PF/VS (Public Facility/Visitor Serving) Zoning Districts. 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.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the plans for the new multiuse park. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed multiuse park compliments the surrounding New Brighton State Beach. The park will be open to the public. Access to the State Beach is not compromised by the new parks. The park will add to the recreational uses within the immediate area, providing visitors of the park with additional recreation options.
- C. **This project is categorically exempt under Section 15304 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15304 of the CEQA Guidelines exempts minor public alterations of land. This project involves modifying a dirt parking lot into a multiuse park. There are no structures proposed within the project. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS

- A. Project Plans
- B. Trip Generation and Parking Study

**Report Prepared By: Katie Cattan
Senior Planner**

planning commission review plans for:

MCGREGOR PARK

CITY OF CAPITOLA

MCGREGOR DRIVE, CAPITOLA

January 6, 2014

Sheet Index

- CS cover sheet
- S - 1.0 survey
- L - 1.0 hardscape, site furnishings, & construction details
- L - 1.1 site furnishings & lighting cut sheets
- L - 2.0 west planting
- L - 2.1 east planting
- L - 2.2 plant photos
- L - 3.0 west irrigation
- L - 3.1 east irrigation
- L - 4.0 planting & irrigation details

Vicinity Map



Park Location



Michael Arnone + Associates
 LANDSCAPE ARCHITECTURE

831.462.4988 mike@amonedlandscape.com www.amonedlandscape.com

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LANDSCAPE ARCHITECTURE
3770 Seminary Place Santa Cruz, CA 95062
(408) 426-1888

MCGREGOR PARK
CITY OF CAPITOLA
MCGREGOR DRIVE, CAPITOLA

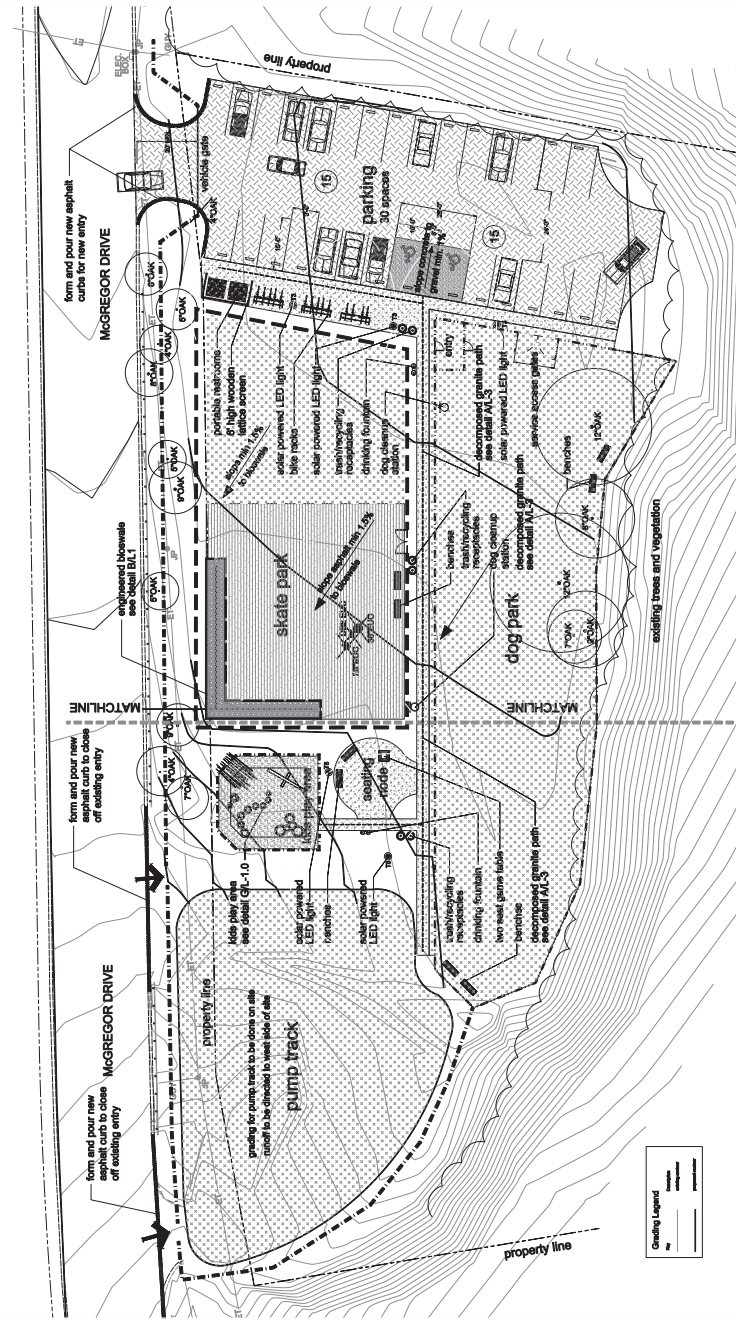


DATE: 1.6.14
PURPOSE: 1.6.14
BY: Michael Arnone, MAA

scale: 1" = 20' - 0"

sheet title: landscape, details & furnishings

sheet number: L-1.0 of nine



LEGEND

KEY

DESCRIPTION

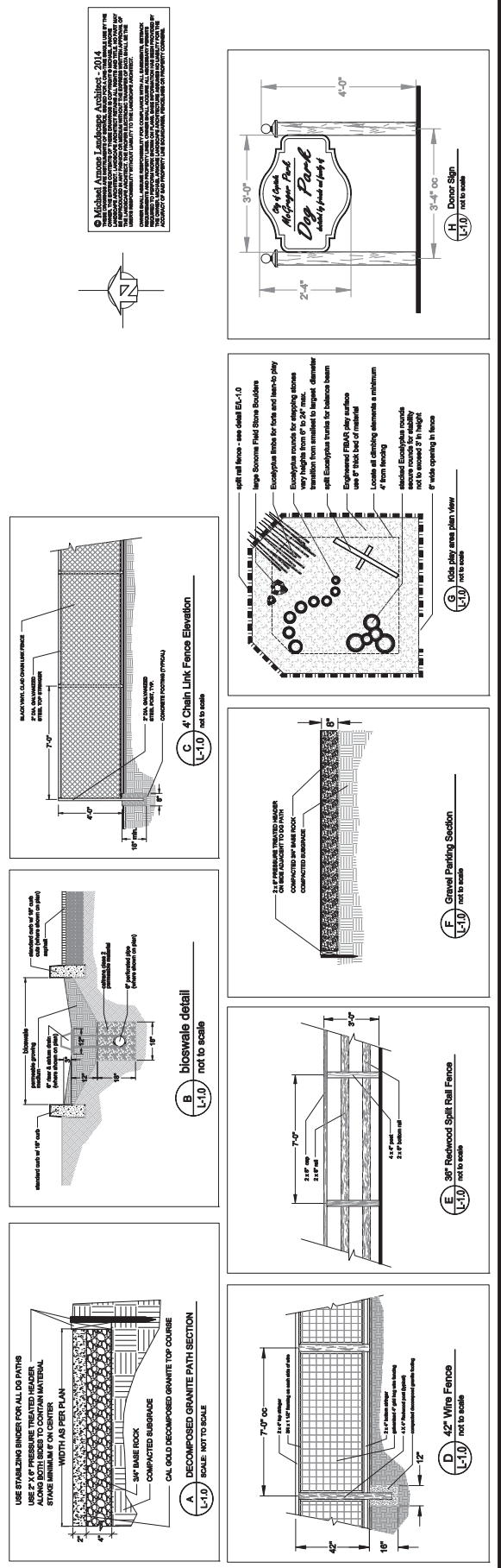
- ADA accessible walkway
- pedestrian entrance
- 4" black vinyl clad chain link fence (skate park)
- 4" wood and wire fence (dog park)
- 3" high split rail fence (kids play area and street frontage)
- Existing trees to remain
- Existing trees to be removed

SITE FURNISHING LEGEND*

ITEM	DESCRIPTION	MANUFACTURER	MODELS	COLOR/PAINT	QUANTITY	CONTACT
1	BLACK CHAIN LINK FENCE	DAVAR	BLACK	BLACK	5	408/667-1100
2	WOOD AND WIRE FENCE	DAVAR	WOOD AND WIRE	BLACK	5	408/667-1100
3	SPLIT RAIL FENCE	DAVAR	SPLIT RAIL	BLACK	5	408/667-1100
4	WOODEN TABLE	DAVAR	WOODEN	BLACK	1	408/667-1100
5	BENCH	DAVAR	BENCH	BLACK	1	408/667-1100
6	DRINKING FOUNTAIN	DAVAR	DRINKING FOUNTAIN	BLACK	1	408/667-1100
7	LED LIGHT	DAVAR	LED LIGHT	BLACK	1	408/667-1100
8	WHEELCHAIR ACCESSIBLE TABLE	DAVAR	WHEELCHAIR ACCESSIBLE TABLE	BLACK	1	408/667-1100
9	WHEELCHAIR ACCESSIBLE BENCH	DAVAR	WHEELCHAIR ACCESSIBLE BENCH	BLACK	1	408/667-1100

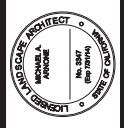
PAVING LEGEND

ITEM	DESCRIPTION	LOCATION	COLOR/PAINT	QUANTITY (APPROXIMATE)
1	CONCRETE	ADA PATHWAY	BLACK	400 SQ FT
2	DECOMPOSED GRANITE	SKATE PARK	BLACK	400 SQ FT
3	DECOMPOSED GRANITE	DOG PARK	BLACK	400 SQ FT
4	DECOMPOSED GRANITE	PUMP TRACK	BLACK	400 SQ FT
5	DECOMPOSED GRANITE	SKATE PARK	BLACK	400 SQ FT
6	DECOMPOSED GRANITE	DOG PARK	BLACK	400 SQ FT
7	DECOMPOSED GRANITE	PUMP TRACK	BLACK	400 SQ FT



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 3370 Serrano Plaza Santa Cruz, CA 95002
 837.628.8888 | michael@ma-landscape.com | www.ma-landscape.com

MCGREGOR PARK
 CITY OF CAPITOLA
 MCGREGOR DRIVE, CAPITOLA



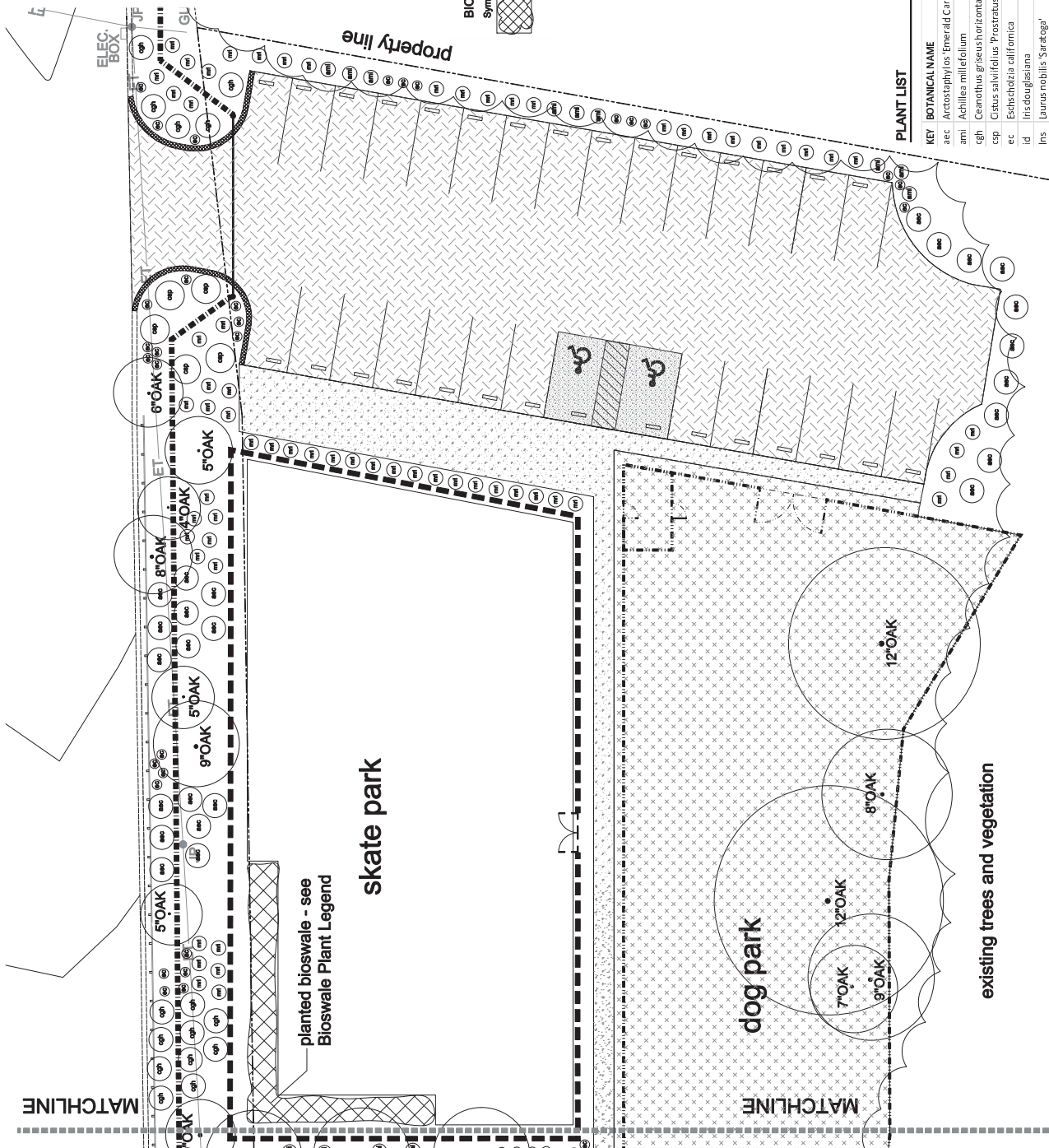
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sheet number: L - 2.1 of nine

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BIOSWALE PLANT LEGEND

Symbol	Scientific Name	Common Name	Size	Spacing
	Carex berberis	Santa Barbara Sedge	plugs	30" o.c.
	Juncus patens	California Gray Rush	plugs	30" o.c.

Planting Notes

- All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor work shall be repaired or replaced at the Contractor's expense.
- All planting areas shall receive 50 lbs. Sulfur 5-54 + 14" (or equal organic slow release fertilizer) and fertilizer per 2500 square feet to be thoroughly incorporated into the top 8 inches of soil.
- After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
- Quantities are for staging in loading only. Contractor shall verify all quantities.
- No plants shall be planted with root balls or new plants in a dry condition.
- Planting shall be completed within 14 days of final approval of the Landscape Architect prior to installation.
- Planting shall be completed within 14 days of final approval of the Landscape Architect prior to installation.
- All newly planted material shall be watered by deep watering within 3 hours of planting.
- All planting areas shall receive 2 inches of rain-bank top dressing (mulch).
- Planting shall be completed within 14 days of final approval of the Landscape Architect prior to installation.
- Thirty days after planting Contractor shall submit and straighten all trees as necessary to be approved by Landscape Architect.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	CA Native
sec	Arctostaphylos 'Emerald Carpet'	Groundcover/Manzanita	5 gal	33	yes
ami	Achillea millefolium	Yarrow	1 gal	32	yes
cgh	Ceanothus greggii/orientalis 'Wanlee Point'	Carmel Creeper	5 gal	27	yes
csp	Cistus salvifolius 'Prostratus'	Rockrose groundcover	5 gal	8	no
ec	Ecdycolia californica	California Poppy	1 gal	55	yes
lfs	Liriodouglasiana	Pacific Coast Iris	1 gal	20	yes
lms	Laurus nobilis 'Saratoga'	Bay Laurel	15 gal	7	no
mri	Muhlenbergia rigens	Deer Grass	1 gal	86	yes

SEE PLANTING DETAILS SHEET L4.0

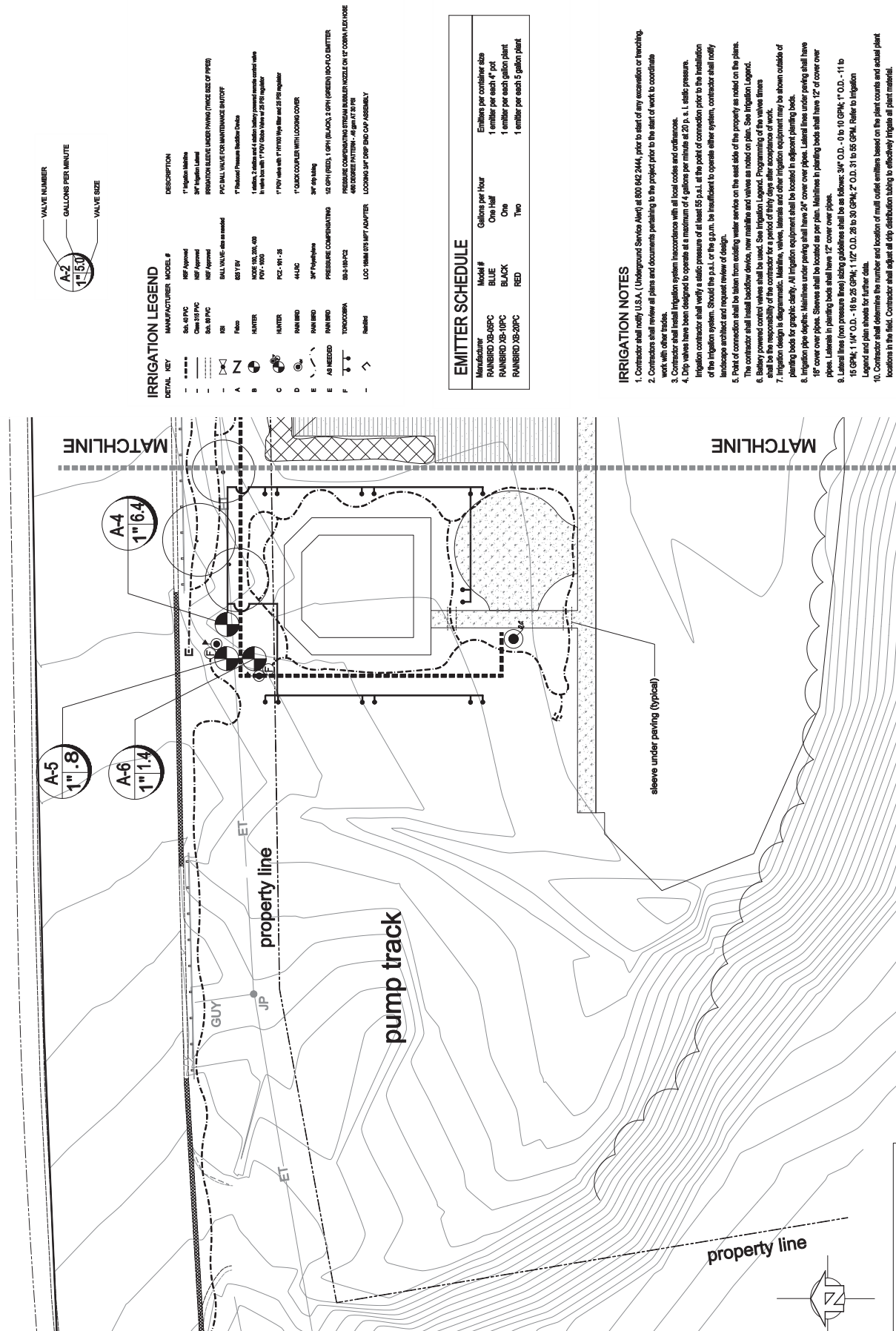


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IRRIGATION LEGEND

DETAIL KEY	MANUFACTURER	MODEL #	DESCRIPTION
---	S&B PVC	NSF Approved	1" Irrigation Machine
---	Orna 3/4" PVC	NSF Approved	3/4" Irrigation Label
---	S&B 3/4" PVC	NSF Approved	IRRIGATION SLEEVE UNDER PAVING (TWICE SIZE OF FITTER)
---	NSI	NSI	PVC BALL VALVE FOR MAINTENANCE SHUTOFF
---	NSI	NSI	1" Reduced Pressure Backflow Device
A	Floco	825 T/W	1" Ball Valve
B	HAUTER	MOORE 1/4" 200, 400 P01 - 1000	1" Ball Valve, 2" Ball Valve and 4" Ball Valve (pressure sensitive control valve in valve box with 1" PIV) (also Valve at 20 PSI regulator)
C	HAUTER	PC2 - 911-25	1" PIV valve with 1" PIV (also Valve Box and 20 PSI regulator)
D	RAIN BIRD	44-3C	1" BALL COUPLER WITH LOCKING COVER
E	RAIN BIRD	3M Polyethylene	3M drip tubing
F	RAIN BIRD	PRESSURE COMPENSATING	12 GPH (RED), 1 GPH (BLACK), 2 GPH (GREEN) SO-CALLED BATTER
G	RAIN BIRD	98-518-PC	REDUCING COMPENSATING STRIKER NUMBER NOZZLE ON 1/2" CORN FLEX HOSE
H	RAIN BIRD	LOC - 1/4" 1/4" 1/4" 1/4" 1/4"	LOCKING 3/4" OR 1/2" CAP ASSEMBLY

EMITTER SCHEDULE

Manufacturer	Model #	Gallons per Hour	Emitters per container size
RAINBIRD XB-6PC	BLUE	One Half	1 emitter per each 4" pot
RAINBIRD XB-10PC	BLACK	One	1 emitter per each gallon plant
RAINBIRD XB-20PC	RED	Two	1 emitter per each 5 gallon plant

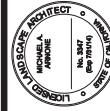
- IRRIGATION NOTES**
- Contractor shall notify U.S.A. (Underground Service Alert) at 800.642.2444, prior to start of any excavation or trenching work with other trades.
 - Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate with other trades.
 - Contractor shall verify irrigation system specifications with all local codes and ordinances.
 - City waters have been designed to operate at a maximum of 4 gallons per minute at 20 PSI, s.l. static pressure. Irrigation contractor shall verify a static pressure of at least 55 p.s.i. at the point of connection prior to the installation of the irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate either system, contractor shall notify landscape architect and request review of design.
 - Point of connection shall be taken from existing water service on the east side of the property as noted on the plans. The contractor shall install backflow device, new mainline and valves as noted on plan. See Irrigation Legend.
 - Battery powered control valves shall be used. See Irrigation Legend. Programming of the valves times shall be the responsibility of the contractor.
 - Irrigation is designed for 100% efficiency. Mainline, valves, backflow and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds.
 - Irrigation pipe depths: Mainline and piping shall have 24" cover pipe. Labeled lines under parking shall have 18" cover over pipe. Sleeves shall be located as per plan. Mainlines in parking beds shall have 12" of cover over pipe. Labeled lines in parking beds shall have 12" cover over pipe.
 - Labeled lines (low pressure line) taking guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 10 GPM; 1 1/4" O.D. - 10 to 20 GPM; 1 1/2" O.D. - 20 to 30 GPM; 2" O.D. - 31 to 50 GPM. Refer to Irrigation Legend and plan sheets for further data.
 - Contractor shall determine the number and location of multi outlet emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to precisely irrigate all plant material.
 - Contractor shall provide a minimum of one drip and cap assembly per drip zone for areas of planting material.
 - All trees shall be watered using two bubblers as noted in Irrigation Legend. See Detail F1-4.

SEE IRRIGATION DETAILS SHEET L4.0

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MCGREGOR PARK
 CITY OF CAPITOLA
 MCGREGOR DRIVE CAPITOLA

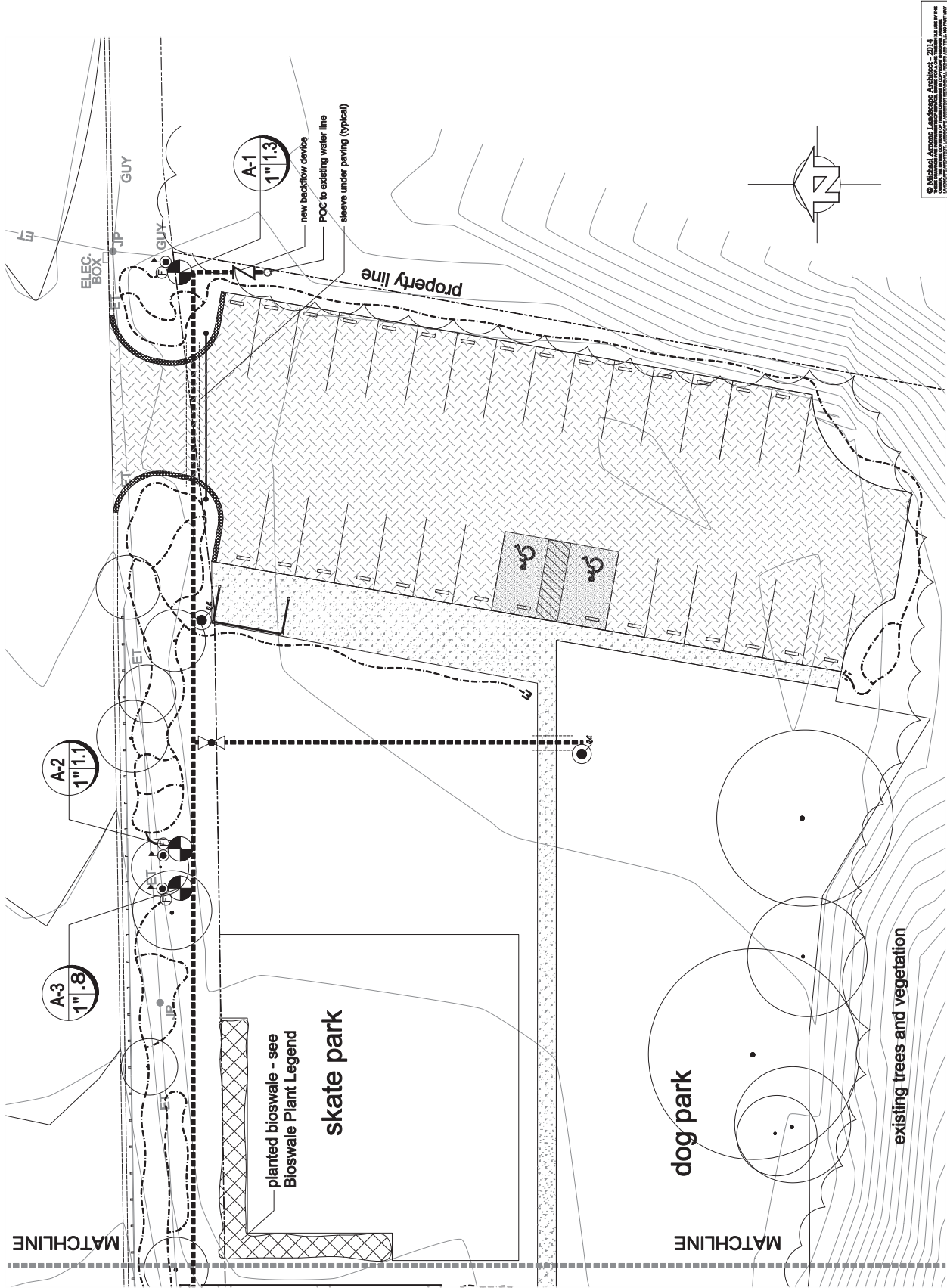


DATE	PURPOSE	BY
1.6.14	IRRIGATION	MAA

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sheet title: irrigation

sheet number: L-3.1 of nine



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SEE IRRIGATION LEGEND & NOTES SHEET L3.0
 SEE IRRIGATION DETAILS SHEET L4.0

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October 2, 2013

Steve Jesberg – Director of Public Works
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

■
Suite 250
100 West San Fernando
San Jose, California
95113

Subject: Trip & Parking Generation for McGregor Multi-Use Recreational Park

Mr. Jesberg,

The following information presents the trip and parking generation estimates for the three concept scenarios of the McGregor Multi-Use Recreational Park consisting of skate park, pump track, dog park, and children’s park combined uses.

This report utilizes the Institute of Transportation Engineers (ITE) guidelines on trip and parking generation found in the ITE publications “Trip Generation,” 9th Edition, 2012 and “Parking Generation,” 3rd Edition, 2004, respectively. None of the proposed land uses for the multi-use recreational park are specifically contained in ITE, thus, research of similar facilities are also referenced for the estimations. Research results indicate that parking demand is calculated from trip generation and vehicle occupancy.

From findings contained in the research and data from ITE, weekend daily trips would likely be higher than an average weekday’s daily trips. However, the weekday peak hour would create a similar peak demand than the weekend peak. Thus, the weekday PM peak hour was taken as the study period for this analysis. Given that some trips, and thus parking spaces, will be utilizing more than one use (dog park and skate park) at the multi-use recreational park, a 5% credit reduction of trips and parking demand spaces were given to trip and parking generations in each concept.

Trip Generation

The trip generation details the estimated number of trips to be made to and from the park during the weekday PM peak hour. Given the limitations of ITE rates and availability of research on related facilities, there are key assumptions contained within the derived rates. The trip generation rates and assumptions are noted below:

Skate Park & Pump Track

- The most similar ITE use is Land Use 465: Ice Skating Rink with a weekday PM peak rate of **2.36 trips/thousand square feet (KSF)**. This rate was referenced for comparison within the analysis.
- A weekday PM peak rate of **1.36 trips/KSF** was found in both Reference 1 and Reference 2 and used for comparison within the analysis.
 - Reference 1 and Reference 2 were relevant traffic impact studies on skate parks.

■
TEL 669-800-4131

- The skate park and pump track were considered similar uses given the variety of uses associated with the skate parks in the referenced studies, thus, were analyzed using the same rates.

Dog Park

- A weekday PM peak rate of **1.43 vehicles/KSF** with an arrival/departure percentage split of 50/50 was assumed for the dog park.
 - This assumed rate includes the general standard noted by the Minneapolis Park & Recreation Board Planning Staff of 700 SF/dog for an off-leash recreational area. It also includes the assumption of 1 dog/vehicle given the lack of surrounding pedestrian facilities in the proposed park's vicinity along McGregor Drive.
 - $(1 \text{ dog} / .7 \text{ KSF}) * (1 \text{ veh} / 1 \text{ dog}) = 1.43 \text{ veh/KSF}$

Children's Park

- ITE Rates do not specifically contain the children's play park use. Instead rates in similar studies on recreational parks and combined family/dog parks were referenced (References 1 & 3) creating a range of 1.36 trips/KSF to 1.43 vehicles/KSF. Thus, **1.43 vehicles/KSF** was used.

Parking Generation

The parking generation details the estimated peak period demand of parking spaces required of the park during the weekday PM peak hour. Given the limitations of ITE rates and availability of research on related facilities, there are key assumptions contained within the derived rates. The parking generation rates and assumptions are noted below:

Skate Park & Pump Track

- The most similar ITE use is Land Use 465: Ice Skating Rink with a peak period parking demand rate of **0.42 spaces/KSF**. This use was referenced for comparison within the analysis.
- A vehicle occupancy rate of **2.5 persons/vehicle** was assumed and the peak hour trip generation was used to estimate the parking demand.
 - Reference 1 predicted that during skate park special events there is a 2.75 persons/vehicle occupancy. The McGregor proposed park is not analyzed for special events, however, there is a lack of surrounding pedestrian facilities along McGregor drive. Given these factors a rate of 2.5 persons/vehicle was assumed and the peak hour trip generation was referenced to estimate parking demand.
 - Example: $(1 \text{ vehicle} / 2.5 \text{ persons}) * (17 \text{ persons}) = 7 \text{ vehicles}$.

Dog Park & Children's Play Areas

- As the trip generation previously indicated, the dog and children's park used the same rate. Thus, **1.43 veh/KSF** for the parking generation estimate was used.

The trip and parking generation tables detailing trip and parking estimates for each concept can be found in **Exhibit 1** and **Exhibit 2**, respectively.

Findings

Concept 1

For Concept 1, the total proposed usable park area equates to 29,600 SF and the estimated range of PM peak hour weekday trips is 41-63 trips (25 IN / 27 OUT). The estimated range of parking spaces required is 20-23 spaces.

Concept 2

For Concept 2, the total proposed usable park area equates to 24,175 SF and the estimated range of PM peak hour weekday trips is 34-45 trips (20 IN / 19 OUT). The estimated range of parking spaces required is 24-26 spaces.

Concept 3

For Concept 3, the total proposed usable park area is estimated at 26,200 SF. The dog park and optional children's play areas were not directly provided so using the proposed surrounding land use areas, these uses were estimated at 6,900 SF and 5,600 SF, respectively. The estimated range of PM peak hour weekday trips is 37-50 trips (21 IN / 22 OUT). The estimated range of parking spaces required is 24-26 spaces.

References

1. *Center Avenue Skate Park Traffic Analysis*, prepared by PCR Services Corporation, dated January 2012.
2. *Gun Range Remediation & Reuse Project Traffic Analysis* prepared by Stantec Consulting Services, Inc., dated March 2013.
3. *Sixth Street Park District Dog Park: Parking Capacity Analysis*, prepared by Minneapolis Park & Recreation Board (MPRB) Planning Staff, dated September 2011.
4. *Off-leash Dog Park Area Traffic Study: Cummings Family Neighborhood Park*, prepared by City of Folsom Parks & Recreation Department, dated April 2006.



Given the limitations within ITE and the availability of relevant sources of related facilities, the estimates given for the trip and parking generations are only best approximations. Thus it is recommended, as detailed in the tables, to design the proposed park for conservative numbers of trip and parking generations.

You can contact me directly at 669-800-4146 to discuss any questions or comments you may have regarding the information presented in this technical memorandum or the supporting tables.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "F. Ventner", is written over a light blue horizontal line.

Frederik Ventner, P.E.
(#64621)

EXHIBIT 1
MCGREGOR MULTI-USE RECREATIONAL PARK
TRIP GENERATION

TRIP GENERATION RATES ^(A)	ITE Land Use Code /		Weekday PM Peak Rate	IN	/	OUT
	Reference	Units (SF)				
Ice Skating Rink ^(B)	ITE 465		2.36 trips/KSF	0.45	/	0.55
Skate Park/Pump Track ^(C)	References 1 & 2		1.36 trips/KSF	0.47	/	0.53
Dog Park ^(D)	References 3 & 4		1.43 vehicles/KSF	0.50	/	0.50
Children's Park ^(E)	References 1 & 3		1.43 vehicles/KSF	0.50	/	0.50
Use	Units (SF)	Weekday PM Peak Hour Total Trips	Derived - ITE (465)	Average IN ^(F)	/	Average OUT ^(F)
Pump Track	12,000	17 - 29		11	/	12
Skate Park	11,200	16 - 27		10	/	11
Dog Park	6,400	10		5	/	5
Multi-Use Park Credit (5%) ^(G)			(2) - (3)	(1)	/	(1)
Total Concept 1 (Site Plan)		29,600	41 - 63	25	/	27
Pump Track	4,500	7 - 11		4	/	5
Skate Park	6,600	9 - 16		6	/	6
Dog Park	7,475	11		6	/	5
Children's Park	5,600	9		5	/	4
Multi-Use Park Credit (5%) ^(G)			(2) - (2)	(1)	/	(1)
Total Concept 2 (Site Plan)		24,175	34 - 45	20	/	19
Pump Track	6,800	10 - 17		6	/	7
Skate Park	6,900	10 - 17		6	/	7
Dog Park ^(H)	6,900	10		5	/	5
Optional Children's Play Area ^(H)	5,600	9		5	/	4
Multi-Use Park Credit (5%) ^(G)			(2) - (3)	(1)	/	(1)
Total Concept 3 (Site Plan)		26,200	37 - 50	21	/	22

Notes:

(A) ITE Trip Generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation," 9th Edition, 2012.

(B) ITE Rates do not specifically contain the skate park use. Instead the most similar use, Ice Skating Rink (LUC 465), was referenced at a rate of 2.36 trips/KSF.

(C) ITE Rates do not specifically contain the skate park use. Instead rates in similar studies on skate parks were referenced (References 1 & 2) at a rate of 1.36 trips/KSF.

(D) ITE Rates do not specifically contain the dog park use. Instead rates of similar studies on combined family/dog parks (References 3 & 4) were referenced and an estimated rate of 1.43 vehicles/KSF with an arrival/departure percentage split of 50/50 was assumed. This estimated rate includes the general standard of a dog off-leash recreational area of 700 SF per dog and a conservative estimate of 1 dog per vehicle given the lack of surrounding pedestrian facilities in the proposed park's vicinity.

(E) ITE rates do not specifically contain the children's play park use. Instead given rates of similar studies on recreational parks and combined family/dog parks (References 1 & 3) were referenced creating a range of 1.36 trips/KSF to 1.43 vehicles/KSF. Thus, 1.43 vehicles/KSF was used.

(F) As the total peak hour trips was an estimated range, an average value from this range was given for peak hour trips IN and OUT

(G) Given that some trips would be utilizing more than just one use at the multi-use recreational park, a 5% credit reduction is assumed to account for these trips

(H) For Concept 3, the proposed area of the dog park and optional children's play area were not provided by the Client. The areas for these uses were estimated based off the proposed surrounding parcel areas.

References:

(1) *Center Avenue Skate Park Traffic Analysis*, prepared by PCR Services Corporation, dated January 2012

(2) *Gun Range Remediation & Reuse Project Traffic Analysis*, prepared by Stantec Consulting Services, Inc., dated March 2013

(3) *Sixth Street Park District Dog Park: Parking Capacity Analysis*, prepared by Minneapolis Park & Recreation Board (MPRB) Planning Staff, dated September

(4) *Off-leash Dog Park Area Traffic Study: Cummings Family Neighborhood Park*, prepared by City of Folsom Parks & Recreation Department, dated April 2006

Item #: 5.A. Attachment B Parking and Traffic Study.pdf

EXHIBIT 2
MCGREGOR MULTI-USE RECREATIONAL PARK
PARKING GENERATION

PARKING GENERATION RATES ^(A)	ITE Land Use Code /		Peak Period Demand Rate
	Reference	Units (SF)	
Ice Skating Rink ^(B)	ITE 465		0.42 spaces/KSF
Skate Park/Pump Track ^(C)	Reference 1		2.5 persons/veh
Dog Park ^(D)	References 3 & 4		1.43 vehicles/KSF
Children's Park ^(E)	References 1 & 3		1.43 vehicles/KSF
Use	Units (SF)	Derived Peak Hour Trip Generation	Weekday PM Peak Hour Total Spaces Required ITE (465) - Derived
Pump Track	12,000	17	6 - 7
Skate Park	11,200	16	5 - 7
Dog Park	6,400		10
Multi-Use Park Credit (5%) ^(F)			(1) - (1)
Total Concept 1 (Site Plan)			20 - 23
Pump Track	4,500	7	2 - 3
Skate Park	6,600	9	3 - 4
Dog Park	7,475		11
Children's Park	5,600		9
Multi-Use Park Credit (5%) ^(F)			(1) - (1)
Total Concept 2 (Site Plan)			24 - 26
Pump Track	6,800	10	3 - 4
Skate Park	6,900	10	3 - 4
Dog Park ^(G)	6,900		10
Optional Children's Play Area ^(G)	5,600		9
Multi-Use Park Credit (5%) ^(F)			(1) - (1)
Total Concept 3 (Site Plan)			24 - 26

Notes:

(A) ITE Parking Generation rates published by Institute of Transportation Engineers (ITE), "Parking Generation," 3rd Edition, 2004.

(B) ITE Rates do not specifically contain the skate park use. Instead the most similar use, Ice Skating Rink (LUC 465), was referenced with a peak period demand rate of .42 spaces/KSF GFA.

(C) ITE Rates do not specifically contain the skate park use. Instead based on a similar study (Reference 1), a vehicle occupancy rate for skate parks of 2.5 persons/vehicle was used given the derived peak hour trip generation.

(D) ITE Rates do not specifically contain the dog park use. Instead rates of similar studies on combined family/dog parks (References 3 & 4) were referenced and an estimated rate of 1.43 vehicles/KSF with an arrival/departure percentage split of 50/50 was assumed. This estimated rate includes the general standard of a dog off-leash recreational area of 700 SF per dog and a conservative estimate of 1 dog per vehicle given the lack of surrounding pedestrian facilities in the proposed park's vicinity.

(E) ITE rates do not specifically contain the children's play park use. Instead given rates of similar studies on recreational parks and combined family/dog parks (References 1 & 3) were referenced creating a range of 1.36 trips/KSF to 1.43 vehicles/KSF. Thus, 1.43 vehicles/KSF was used.

(F) Given that some trips, and thus parking spaces, would be utilizing more than just one use at the multi-use recreational park, a 5% credit reduction is assumed to account for these trips

(G) For Concept 3, the proposed square footage of the dog park and optional children's play area were not provided by the Client. The areas for these uses were estimated based off the proposed surrounding parcel areas.

References:

(1) *Center Avenue Skate Park Traffic Analysis*, prepared by PCR Services Corporation, dated January 2012

(3) *Sixth Street Park District Dog Park: Parking Capacity Analysis*, prepared by Minneapolis Park & Recreation Board (MPRB) Planning Staff, dated September 2011

(4) *Off-leash Dog Park Area Traffic Study: Cummings Family Neighborhood Park*, prepared by City of Folsom Parks & Recreation Department, dated April 2006

PROJECT APPLICATION #13-174
1550 MCGREGOR DRIVE, CAPITOLA
MIXED USE PARK

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 proposed project is located on public property adjacent to the entrance of New Brighton State Park. The project will add to the recreation opportunities in the area. It will not affect public access and coastal recreation areas negatively as it involves a new public park along the road frontage of McGregor Drive. There will be no impact on public trails or beach access.

(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;

- The proposed project is located adjacent to McGregor Drive, approximately 2,000 feet from the shoreline. 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 has been utilized for parking and for construction staging. The new park will be open to the public for recreation.

(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 proposed project is located on public property adjacent to New Brighton State Park. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(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 proposed project is located on public property adjacent to New Brighton State Park. The project does not diminish the public's use of tidelands or lands committed to

public recreation nor alter the aesthetic, visual or recreational value of public use areas. The land will be utilized for public recreation.

(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;

SEC. 30222

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

- The project is a public mixed use park that is a visitor-serving recreational facilities designed to enhance public opportunities to recreate.

SEC. 30223

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

- The project involves a public recreation facilities.

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

- The project involves a visitor-serving public recreation park on a parcel adjacent to the New Brighton state beach. This is a selected point of attraction for visitors.

(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 complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements. A parking and traffic study was completed to ensure that demand is met.

(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 complies with the design guidelines and standards established by the Municipal Code.

(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;

- The proposed project is located on City property adjacent to the entrance to New Brighton State Park. The project will not result negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

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

- The project has adequate water and sewer services.

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

- The project is an outdoor recreation mixed use park. No structures are proposed.

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

- The project establishes a recreation mixed-use park. GHG emissions for the project are projected at less than significant impact.

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

- The public park will not require any impact fees.

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

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

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

- The project complies with natural resource, habitat, and archaeological protection policies.

(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;

- Engineering plans have been included to ensure compliance with 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 a park. There are no buildings proposed.

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

- A certified engineer has reviewed all plans for compliance with geological, flood and fire hazards.

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

- The proposed project is not located along a shoreline.

(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 park is consistent with the Public Facilities/Visitor Serving 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.