



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, February 7, 2019 – 7:00 PM

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

- 1. ROLL CALL AND PLEDGE OF ALLEGIANCE**
- 2. NEW BUSINESS**
 - A. ELECTION OF CHAIR AND VICE CHAIR**
 - B. Commission and Appointments**
 - i. Art & Cultural Commission**

- 3. 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**
- 4. APPROVAL OF MINUTES**
 - A. Planning Commission - Regular Meeting - Dec 6, 2018 7:00 PM**

5. 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. 210 Esplanade #19-0007 APN: 035-221-08 & 035-221-09

Sign Permit for wall sign and projecting sign for the Capitola Hotel located in the CV (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Bhavana and Dharmesh Patel

Representative: FUSE Architects Inc., Filed: 01/04/19

B. 1730 42nd Avenue #18-0604 APN: 034-121-14

Design Permit for demolition of existing home and construction of a new two-story, single-family home located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Troy Obrero & Lori Giver

Representative: Kurt Useldinger, Architect, Filed: 11.26.18

C. 607 Oak Drive #19-0006 APN: 035-073-06

Design Permit for the demolition of an existing single-story residence and construction of a new two-story home located in the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit that is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Dave Shehan

Representative: Robin Alaga, Filed: January 4, 2019

6. 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. 211 Monterey Avenue #18-0641 APN: 035-185-19

Conceptual review of a proposed Design Permit to demolish an existing duplex and build a three-story 3,720 square-foot duplex with a variance to the on-site parking and open space requirement located within the C-V (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Owner: Maor Katz

Representative: Dennis Norton, filed: 12.21.2018

B. 718 Capitola Avenue #18-0487 APN: 036-062-11

Design Permit for a 120-square-foot accessory structure at the rear of an existing commercial structure with a Variance for the required side yard setback located in the AR (Automatic Review) overlay and CN (Neighborhood Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Bruce Canepa

Representative: Manuel Monjaraz, Filed: 09.14.2018

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

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

The Land Use Map includes properties in the Coastal Zone.

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

Property: City-wide

Representative: Katie Herlihy, Community Development Director

7. DIRECTOR'S REPORT**8. COMMISSION COMMUNICATIONS****9. ADJOURNMENT**

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

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

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

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

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

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

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



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 6, 2018
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda - none

B. Public Comments

Mayor Termini thanked the Planning Commission and Chair Sam Storey for joining City Council on December 13, 2018. Mayor Termini stated appreciation for Commissioner Linda Smith as his appointee who served continuously over eight years.

C. Commission Comments

Commissioner Linda Smith thanked Mayor Termini and all Planning Commissioners for a positive working experience and complimented City Staff for their work.

Commissioner Susan Westman thanked the Commission and bid the members goodbye.

Chair Storey thanked the Planning Commission for his time served and said he looks forward to working with the Commission as a City Council member.

D. Staff Comments - none

3. APPROVAL OF MINUTES

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

MOTION: Approve the minutes

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

4. CONSENT CALENDAR

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

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

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

Environmental Determination: Categorical Exemption

Property Owner: Walter Hickey

Representative: John Hickey, Filed: 10.12.2018

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

CONDITIONS

- The project approval consists of a 12 foot six inch wide by two foot nine inch tall sign on a four foot tall monument sign at Monterey Bay Properties at 620 Capitola Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 6, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
- Prior to making any changes to approved plans, modifications must be specifically requested and submitted in

Minutes Acceptance: Minutes of Dec 6, 2018 7:00 PM (Approval of Minutes)

writing to the Community Development Department. Any significant changes to the size or exterior appearance of the sign shall require Planning Commission approval.

3. Prior to issuance of building permit, all Planning fees associated with permit #18-0548 shall be paid in full.
4. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
5. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
6. Compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
7. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
8. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
9. The monument sign shall not exceed four (4) feet in height.
10. The existing wall sign shall be removed prior to construction of monument sign.
11. The monument sign, together with all supports, braces, and anchors shall be free from excessive deterioration, rot, rust, and loosening and shall be maintained in safe condition. The display surface of all signs shall be kept neatly painted or posted at all times.

FINDINGS

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.**
Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed signs will secure the purpose of the zoning ordinance and general plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff and the Planning Commission have reviewed the signs and determined that the signs maintain the character and integrity of the neighborhood.
- C. **The sign has been designed with regard to effect on the existing surroundings and will prevent visual blight. Reasonable conditions may be imposed in approving applications which would otherwise be disapproved.**
The application has been designed to complement the mixed-use neighborhood along Capitola Avenue. Reasonable conditions to limit the sign height, ensure ongoing maintenance, and removal of the existing wall sign have been included to prevent blight.
- D. **This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
The monument sign is proposed for a parcel with an existing commercial building on Capitola Avenue. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

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

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

Design Permit for a second story addition to an existing single-family home located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Dave Shehan

Representative: Robin Alaga, Filed: 09.11.2018

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

CONDITIONS

1. The project approval consists of construction of a 790 square-foot two-story addition and a 61.5 square-foot deck. The maximum Floor Area Ratio for the 2800 square foot property is 57% (1,596 square feet). The total FAR of the project is 50.5% with a total of 1,413 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 6, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0480 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.

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

FINDINGS

- A. **The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed two-story addition and deck complies with the development standards of the R-1 (Single Family Residential) District.
- B. **The project will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the two-story addition and deck. The design of the home with horizontal siding, French doors, and gabled roof will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.
- C. **This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301(e) of the CEQA Guidelines exempts additions to existing structures. This project involves construction of a 790 square-foot two-story addition to an existing home in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

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

- C. **106 Sacramento Avenue #18-0143 APN: 036-143-09**
Design Permit for a 764-square-foot addition with a new second-story to an existing single-family home located within the Single-Family (R-1) zoning district and the Geological Hazards (GH) district.
This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption

Minutes Acceptance: Minutes of Dec 6, 2018 7:00 PM (Approval of Minutes)

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

In response to Commissioner Welch's request, Chair Storey pulled this item from the Consent Calendar and it was heard following Item 5.A. Chair Storey recused himself as he lives within the conflict proximity for this project.

Assistant Planner Orbach presented the staff report. Director Herlihy explained recent communication from the Coastal Commission, which is applying a new standard to the project based upon a draft Sea Level Rise Policy Document. Director Herlihy explained that Capitola received a letter from the Coastal Commission recommending additional conditions, one of which City Staff will now recommend as a condition for the Planning Commission's approval of this project.

Commissioner Smith confirmed with Director Herlihy that the City had requested legal review of the Coastal Commission's recommendations. Director Herlihy explained that City Attorney Condotti recommended including only the first condition. Commissioner Smith communicated concern with the language of Item 1.E and requested that the word "the" be added so that the item reads more clearly.

Attorney Derric Oliver, representative of the project applicants, spoke to the Commission and argued that the project is consistent with Capitola's LCP and should not be subject to outside influence. He stated that the Coastal Commission's letter should be viewed as guidance rather than regulations. He concluded by adding that the Coastal Commission only has appeal authority over this project.

Commissioner Welch announced his support for the project but favored not adding the addition condition now requested by the Coastal Commission.

Architect Dan Gomez spoke on behalf of the applicants and stated that this long-term project has been closely reviewed by both City Staff and the Coastal Commission, who Mr. Gomez believes changed their approval at the last minute.

Commissioner Newman discussed the benefits of providing notice to current and future property owners of the geological hazards at this location, and that because of those hazards the Coastal Commission may take issue with future projects at this property. Commissioner Newman announced that he had no problems with the application.

Commissioners Westman and Newman spoke to their belief that adding the requested additional condition would do no lasting harm, if, as previously recommended, the word "the" is added.

Director Herlihy confirmed with Morrissey representative Derric Oliver that they would be amendable should the additional condition be added to their application.

Commissioner Newman moved to approve the project with the previously discussed condition included along with a standard Capitola deed restriction. Commissioner Smith requested clarification regarding the intent of a deed restriction. Commissioner Newman explained the intent as providing notice to current and future owners of potential geological hazards at this property. After this clarification, Commissioner Smith seconded the motion.

MOTION: Approve the Design Permit and Coastal Development Permit with amended conditions and findings

CONDITIONS

1. The project approval consists of construction of a 764-square-foot addition with a new second-story to an existing single-family home located within the Single-Family (R-1) zoning district. The maximum Floor Area Ratio for the 19,487-square-foot property (inland of the top of bluff) is 48% (9,354 square feet). The total FAR of the project is 24% with a total of 4,707 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 6, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0143 shall be paid in full.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
12. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
13. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
14. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
15. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
16. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
17. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
18. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
19. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

20. In the event that any artifacts or other cultural remains are uncovered during construction, work shall halt immediately until a qualified archaeologist can evaluate the find and make a recommendation. The City shall be notified of the find immediately.
21. Should human remains be discovered at any time, work shall halt immediately, and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) will be followed, beginning with notification to the City of Capitola and the County Coroner. If Native American remains are present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will arrange for the dignified disposition and treatment of the remains.
22. Coastal Hazards Risk. By acceptance of this CDP, the Permittee acknowledges and agrees on behalf of themselves and all successors and assigns, to all of the following:
- Coastal Hazards. That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tsunamis, tidal scour, coastal flooding, landslides, bluff and geologic instability, bluff retreat, liquefaction and the interaction of same, many of which may worsen if future sea level rise occurs.
 - Assume Risks. To assume the risks to the Permittee and any duty to protect the property that is subject of this CDP from injury and damage from such coastal hazards in connection with this permitted development
 - Waive Liability. To unconditionally waive any claim of damage or liability against the City, its officers, agents, and employees for injury or damage from such coastal hazards in connection with the permitted development.
 - Indemnification. To indemnify and hold harmless the City, its officers, agents, and employees with respect to the City's approval of the development against and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards in connection with the permitted development.
 - Property Owners Responsible. That any adverse effects to the property caused by the permitted development and protection of same shall be fully the responsibility of the property owners.
23. Before obtaining a building permit, the property owner shall file with the county recorder a Notice of Coastal Hazards Risk stating that:
- Coastal Hazards Risk. By acceptance of the Coastal Development Permit issued on December 6, 2018, by the Capitola Planning Commission, the Permittee acknowledges and agrees on behalf of themselves and all successors and assigns, to all of the following:
 - Coastal Hazards. That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tsunamis, tidal scour, coastal flooding, landslides, bluff and geologic instability, bluff retreat, liquefaction and the interaction of same, many of which may worsen if future sea level rise occurs.
 - Assume Risks. To assume the risks to the Permittee and any duty to protect the property that is subject of this CDP from injury and damage from such coastal hazards in connection with this permitted development
 - Waive Liability. To unconditionally waive any claim of damage or liability against the City, its officers, agents, and employees for injury or damage from such coastal hazards in connection with the permitted development.
 - Indemnification. To indemnify and hold harmless the City, its officers, agents, and employees with respect to the City's approval of the development against and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards in connection with the permitted development.
 - Property Owners Responsible. That any adverse effects to the property caused by the permitted development and protection of same shall be fully the responsibility of the property owners.

FINDINGS

- A. **The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed construction of a 764-square-foot addition with a second-story to an existing single-family home complies with the development standards of the Single-Family Residential (R-1) and Geological Hazards (GH) zoning districts. The project secures the purpose of the Zoning

Ordinance, General Plan, and Local Coastal Plan.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the construction of a 764-square-foot addition with a second-story to an existing single-family home. The design of the additions, with new modern finishes will add to the eclectic nature of the neighborhood. The project will maintain the character and integrity of the neighborhood.

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

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is smaller. This project involves the construction of a 764-square-foot addition with a second-story to an existing 3,943-square-foot single-family home within the Single-Family Residential (R-1) Zoning District, which will increase the floor area by twenty percent. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

D. Findings Required.

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

- A. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
- B. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
- C. A description of the legitimate governmental interest furthered by any access conditioned required;
- D. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.

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

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

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

- The proposed project is located at 106 Sacramento Avenue. The home is located in an area with bluff top access to coastal viewing. The home will not have an effect on public trails or beach access.

- B. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of

sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Sacramento Avenue at the top of a coastal bluff. A geologic report was prepared for the project.

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

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

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

- The proposed project is located on private property at 106 Sacramento Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

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

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

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

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

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

4. **Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:**
- A. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in a residential area without sensitive habitat areas.
 - B. Topographic constraints of the development site;
 - The project is located on a coastal bluff. A geologic report was prepared for the project.
 - C. Recreational needs of the public;
 - The project does not impact the recreational needs of the public.
 - D. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;
 - E. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
 - F. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.
5. **Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);**
- No legal documents to ensure public access rights are required for the proposed project.
6. **Project complies with visitor-serving and recreational use policies;**

SEC. 30222

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

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

SEC. 30223

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

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

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

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

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

8. **Review of project design, site plan, signing, lighting, landscaping, etc., by the city’s architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;**
 - The project complies with the design guidelines and standards established by the Municipal Code.
9. **Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola’s shoreline;**
 - The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola’s shoreline.
10. **Demonstrated availability and adequacy of water and sewer services;**
 - The project is located on a legal lot of record with available water and sewer services.
11. **Provisions of minimum water flow rates and fire response times;**
 - The project is located 0.5 miles from the Capitola fire department. Water is available at the location.
12. **Project complies with water and energy conservation standards;**
 - The project involves a 764-square-foot addition with a second-story to an existing single-family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.
13. **Provision of park dedication, school impact, and other fees as may be required;**
 - The project will be required to pay appropriate fees prior to building permit issuance.
14. **Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;**
 - The project does not involve a condo conversion or mobile homes.
15. **Project complies with natural resource, habitat, and archaeological protection policies;**
 - Conditions of approval have been included to ensure compliance with established policies. An archaeological report was prepared for the project.
16. **Project complies with Monarch butterfly habitat protection policies;**
 - The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.
17. **Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;**
 - Conditions of approval have been included to ensure compliance with applicable erosion control measures.
18. **Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;**
 - Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

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

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

20. **Project complies with shoreline structure policies;**

- The proposed project complies with shoreline structure policies.

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

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

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

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

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

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

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

RESULT:	APPROVED [3 TO 1]
MOVER:	Newman, Commissioner
SECONDER:	Smith, Commissioner
AYES:	Smith, Newman, Westman
NAYS:	Welch, Commissioner
RECUSED:	Storey, Chair

5. **PUBLIC HEARINGS**

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

Design Permit and Conditional Use Permit for an addition to an historic single-family home located within the R-1 (Single-Family) zoning district.
 This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Environmental Determination: Categorical Exemption
 Property Owner: Joe & Gloria McLean
 Representative: Dennis Norton, Filed: 06.06.2018

Minutes Acceptance: Minutes of Dec 6, 2018 7:00 PM (Approval of Minutes)

Assistant Planner Landry presented the staff report.

Representative Dennis Norton presented briefly and was available for questions.

Commissioner Smith asked Mr. Norton about the missing carriage doors that had been included in a 2013 project for this property. Mr. Norton responded that when a new historian reviewed the project she determined that the carriage doors were no longer required.

Mark Cane, neighbor to the applicants, spoke in favor of the project.

A member of the public expressed frustration that in the past a retaining wall encroaching on City property was built at this address, which has since caused traffic and other problems for the neighborhood.

Commissioner Smith stated her comfort with the carriage doors being removed from the project and approves this application.

Commissioner Welch agreed with the woman who spoke about the property's encroachment and explained that the past encroachment issue was a learning experience for him. He announced support of this current project.

Chair Storey commented that the project complies with all regulations.

MOTION: Approve Design Permit, Conditional Use Permit, and Coastal Development Permit with the following conditions and findings

CONDITIONS

1. The project approval consists of construction of a 320 square-foot addition and breezeway. The maximum Floor Area Ratio for the 5,437 square foot property is 49% (2,664 square feet). The total FAR of the project is 41.2% with a total of 2,239 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 6, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0264 shall be paid in full.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements

all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

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

FINDINGS

- A. **The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed construction of a 320 square foot addition and breezeway complies with the development standards of the R-1 zoning district. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan
- B. **The project will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the addition to the historic resource. The modifications will not significantly alter the historic structure. The design does not compromise the integrity of the historic resource. The project will maintain the character and integrity of the neighborhood.
- C. **The action proposed will not be significantly detrimental to the historic structure in which the change is to occur.**
The project was reviewed by the Planning Commission, the Architectural and Site Review Committee, a contracted Architectural Historian, and staff. The project was found to be in compliance with the Secretary of Interior Standards and will not have detrimental impact on the historic structure.
- D. **This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301(e) of the CEQA Guidelines exempts additions to existing structures that are less than 50 percent of the existing floor area ratio of the structure. This project involves the construction of a 320 square-foot addition and breezeway in the R-1 (single-family residence) zoning district. No adverse environmental impacts were discovered during the review of the proposed project.

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 buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities

- The proposed project is located at 116 Grand Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

(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 the coastal cliff, more than 50 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);

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

(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 private property on 116 Grand Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

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

(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:

- 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;
 - 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;
 - 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:

- Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in a residential area without sensitive habitat areas.
- Topographic constraints of the development site;
 - The project is located on a flat lot.
- Recreational needs of the public;
 - The project does not impact the recreational needs of the public.
- 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;
- The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
- Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

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

SEC. 30223

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

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

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

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

(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 is for an addition to an historic single-family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

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

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

- The project is located on a legal lot of record with available water and sewer services.

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

- The project is located within a mile of the Capitola fire department. Water is available at the location.

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

- The project is for an addition to an historic single-family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.

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

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

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

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

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

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

- Conditions of approval 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;

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

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

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

(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;

- This use is an allowed use consistent with the single-family 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.

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

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

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

The Land Use Map includes properties in the Coastal Zone.

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

Property: City-wide

Representative: Katie Herlihy, Community Development Director

Director Herlihy presented the staff report and summarized the clean-up staff has undertaken regarding the General Plan to ensure that the General Plan and the Zoning Code correspond with each other and addressed a few specifics previously requested by the Planning Commission.

Chair Storey asked that staff investigate potential problems if the City eliminates density requirements in the Village and is then unable to assert its parking requirements due to State Government. Director Herlihy acknowledged that this is an important topic and will study further, prior to bringing this item back to the Planning Commission in the New Year.

Commissioner Smith asked about referring to the “Former Capitola Theater Site” or if an APN should instead be included for clarity. Director Herlihy agreed to add the APNs.

Chair Storey asked about the number of hotel units allowed in the Village and encouraged the new Planning Commission to keep this in mind in the future.

In Public Comment, a 35-year resident of Capitola announced concern about the zoning change at 911 Capitola Avenue, the historic Carriage House and Tea Room built in 1870s. Director Herlihy explained that the zoning change to Mixed-Use Neighborhood Commercial will allow for more flexibility at this site. Director Herlihy concluded by stating that this structure is listed as Historic and would therefore be protected under Capitola's historic preservation requirements.

Commissioner Newman recommended that the General Plan update be approved at one time, suggesting that this item be continued.

Commissioner Smith complimented Director Herlihy for how well the new changes reflect past comments from the Commissioners.

MOTION: Continue to the next regular Planning Commission meeting.

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

C. Draft Story Pole Guidance Document

Assistant Planner Landry presented the staff report.

The Planning Commissioners asked various questions to which Director Herlihy provided answers; there was consensus from Planning Commissioners that story poles should only be required in extreme circumstances to not put undue restrictions and burdens on project applicants. Ultimately Commissioners showed concern that the document provides no direction explaining when story pole installation will be required.

Director Herlihy clarified that such requirements should be outlined in City Municipal Code, and not in a policy document such as this. Chair Storey added that it was the Planning Commissioners that recently requested an applicant install story poles, and that this would likely continue to be done in rare, unusual circumstances.

Member of the Public, Peter Wilk, spoke against story pole requirements as he feels the requirement places undue burden on the public.

Commissioner Newman stated that the Planning Commission could not approve the document without guidance to when story poles will be required, to which Commissioner Welch agreed and recommended that this remain a guidance document.

Director Herlihy agreed that this document will be used as an informational pamphlet rather than an official City policy.

RESULT:	RECEIVED REPORT AND PROVIDED DIRECTION
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D. Consideration of future bikeshare program in Capitola

Director Herlihy presented the staff report and explained that City staff is currently in the Public Outreach phase.

Commissioner Westman asked about the age limit for such a program, which Director Herlihy answered is eighteen years-old.

Commissioner Welch argued that helmet requirements may prove to be an issue. He also noted that people seem to have a problem with Uber, a company that owns one of the bike shares; Jump Bikes.

Commissioner Newman emphasized that lots of trial and error should be carried out before signing a vendor contract.

Chair Storey asked if Capitola Police Chief McManus has been consulted on this type of programs' effect on public safety, and particularly if he has spoken with Santa Cruz Police about how they enforce their bikeshare program. Commissioner Westman then asked which department would enforce this program. Director Herlihy explained that it would be the Public Works department, who Herlihy has been working with, and that she would also meet with Chief McManus.

Commissioner Smith noted that she has seen members of the public using Jump bikes and appreciates that they are self-locking.

RESULT: RECEIVED REPORT AND PROVIDED DIRECTION

6. DIRECTOR'S REPORT

Director Herlihy thanked all commissioners for their service, and their input on the Code Update.

7. COMMISSION COMMUNICATIONS

Chair Storey thanked all commissioners, as this is his last meeting. He stated his excitement to serve on City Council and thanked Capitola for that chance. He also announced the swearing in of new City Council is at 7 p.m. on December 13.

Chair Storey adjourned the meeting.

8. ADJOURNMENT

Approved by the Planning Commission at the regular meeting of February 7, 2019.

Chloé Woodmansee, Clerk to the Commission

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Minutes Acceptance: Minutes of Dec 6, 2018 7:00 PM (Approval of Minutes)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: FEBRUARY 7, 2019
 SUBJECT: **210 Esplanade #19-0007 APN: 035-221-08 & 035-221-09**

Sign Permit for wall sign and projecting sign for the Capitola Hotel located in the CV (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Bhavana and Dharmesh Patel

Representative: FUSE Architects Inc., Filed: 01/04/19

APPLICANT PROPOSAL

The applicant is proposing a wall sign and a projecting sign for the Capitola Hotel located at 210 Esplanade in the Central Village (CV) zoning district. The proposed signs comply with the sign standards of the zoning code.

BACKGROUND

The existing hotel has three signs: one wall sign above the hotel entrance, a second wall sign within the courtyard, and a third sign incorporated into the arch of an arbor. The existing signs were approved in 2002. The applicant is proposing to remove the two existing wall signs, keep the arbor sign, and install a new wall sign and a projecting sign.

In 2017, the Planning Commission approved sign permit #17-058, which included a new wall sign and a new projecting sign. The approved wall sign included a 14-square-foot wave logo made of raw copper with a patina finish mounted directly onto the second story wall and illuminated by an existing up-light wall mount. The approved projecting sign included a six-square-foot rectangle made of raw copper with the wave logo, hotel name, and address routed out and backlit. The projecting sign would hang from a bracket that projects four inches off the front façade of the building.

DISCUSSION

The new signs are similar in style to the 2017 approval with raw copper as the main material and a simple wave logo. The updated wall sign is larger in size and includes the name of the hotel. The only change to the projecting sign is a minor change to the address layout. The existing wall signs on the front and side façade of the hotel will be removed. The Capitola Hotel lettering above the arbor will remain.

Wall Sign

The current application includes installation of a wall sign totaling 42 square feet in area that includes a wave logo and the words "Capitola Hotel". The wall sign is proposed on the second-story front wall facing Esplanade. The wall sign measures six feet six inches wide by seven feet high. The sign will be made of raw copper with a patina finish and will be mounted directly to the wall. The letter height is seven inches. An existing up-light wall mount will illuminate the sign.

Pursuant to 17.57.070.B, wall signs are required to comply with the following underlined standards:

1. Each business shall be permitted only one wall sign.

Staff Analysis: The application includes one wall sign.

2. The size of each individual sign shall not be greater than one square foot of sign area for each one linear foot of business frontage.

Staff analysis: There are 45 linear feet of business frontage along the Esplanade from the two combined hotel buildings. The logo wall sign is 42.4 square feet, below the maximum allowable wall sign size.

3. No such sign, including any light box or other structural part, shall project more than twelve inches from the building face.

Staff analysis: The proposed sign will project a maximum of one inch from the building face.

4. Wall signs shall be mounted parallel to the building, unless otherwise approved by the planning commission.

Staff analysis: The sign will be mounted parallel to the building face.

5. No part of any such sign shall extend above the top level of the wall upon or in front of which it is situated. Any such sign which is suspended or projects over any public walkway or walk area shall have an overhead clearance of at least eight feet. No permanent sign may be erected over any publicly dedicated walkway or street contrary to the building code.

Staff Analysis: The wall sign will be mounted directly to the wall. The sign is proposed on the second story and is under the parapet roof.

6. No such sign shall list the products to be sold or the services to be provided by any business.

Staff Analysis: The sign includes the business logo and name.

The proposed wall sign complies with all the required standards.

Projecting Sign

The application includes installation of a six-square-foot projecting sign on the first story. The sign includes the hotel name and address and will be made of raw copper with a patina finish with a maximum letter height of two inches. The projecting sign will be backlit with light showing through the routed letters. The projecting sign will hang from a bracket that projects four inches off the front façade of the building.

Pursuant to 17.57.070(C), projecting signs are required to comply with the following underlined standards:

1. No such sign shall exceed sixteen square feet in area, except in residential zoning districts a projecting sign shall not exceed five square feet in area.

Staff Analysis: The sign is six square feet.

2. No such sign shall extend above the top level of the wall upon which it is situated.

Staff Analysis: The sign is located on the first level.

3. No such sign shall project more than two feet over any public property or pedestrian and vehicular easement.

Staff Analysis: The sign projects four inches from the building.

4. Each business shall be permitted one projecting sign.

Staff Analysis: Only one projecting sign is proposed.

5. An encroachment permit must be obtained for all signs projecting over a public right-of-way.

Staff Analysis. An encroachment permit is required as a condition of approval.

6. Any such sign that is suspended or projects over any public walkway or walk area shall have an overhead clearance of at least eight feet.

Staff analysis: The sign will not project over the public walkway. The sign will be located on the front façade in which there is an existing stone wainscot that extends four inches out below the sign. Also, the existing trim of the hotel entryway is located directly to the side of the proposed sign and extends eight inches forward from the front wall.

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

Staff Analysis: The sign includes the business name and address.

In conclusion, the proposed projecting sign and wall sign comply with all the required sign standards.

CEQA

This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations. The proposed project involves signs on a commercial property in the CV (Central Village) zoning district. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RECOMMENDATION

Staff recommends that the Planning Commission approve the sign permit for application #19-0007, based upon the following findings and conditions:

CONDITIONS OF APPROVAL

1. The project approval consists of a 42-square-foot wall sign and a six-square-foot projecting sign at the Capitola Hotel at 210 Esplanade. The existing wall signs on the front and side façade of the hotel will be removed. The Capitola Hotel lettering above the arbor will remain. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on February 7, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The projecting sign may not expose any direct lighting or electrical. All electrical shall be concealed. The lettering on the projecting sign will be backlit. The letters shall be routed out and remain open.
3. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any

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

4. Prior to issuance of building permit, all Planning fees associated with permit #19-007 shall be paid in full.
5. Prior to installation of signs, the existing wall signs shall be removed from the building.
6. Prior to building permit, of the projecting sign, the applicant shall acquire a revocable encroachment permit from the public works department.
7. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
8. 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 except for Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
9. 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.
10. 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.
11. 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 and General Plan.**
Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed signs will secure the purpose of the zoning ordinance and general plan.
- B. The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff and the Planning Commission have reviewed the signs and determined that the signs maintain the character and integrity of the Central Village.

- C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 735.5 of Title 14 of the California Code of Regulations.**

The signs are proposed on an existing hotel in the Central Village. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

ATTACHMENTS:

1. 210 Esplanade - Full Plan Set

Prepared By: Matt Orbach
Assistant Planner



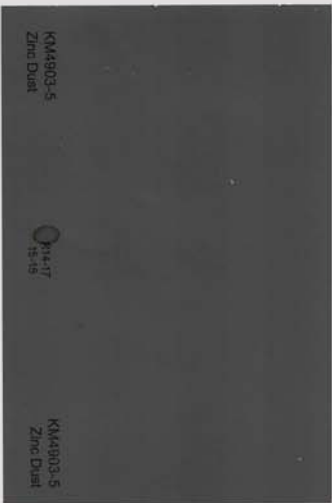
EXISTING EXTERIOR SIGNAGE - FACING ESPLANADE AVENUE



PROPOSED EXTERIOR SIGNAGE - FACING ESPLANADE AVENUE

4/6 Acoustic White	LL13-10	Acoustic White 4/6
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PROPOSED MAIN PAINT COLOR - KELLY MOORE "ACOUSTIC WHITE"



PROPOSED TRIM COLOR - KELLY MOORE "ZINC DUST"



EXTERIOR SIGNAGE MATERIAL - RAW COPPER FINISH WITH NATURAL PATINA



PROPOSED EXTERIOR LIGHTING FIXTURES
RAW COPPER FINISH

CAPITOLA HOTEL - EXISTING / PROPOSED EXTERIOR SIGNAGE SCHEMATIC & MATERIALS BOARD

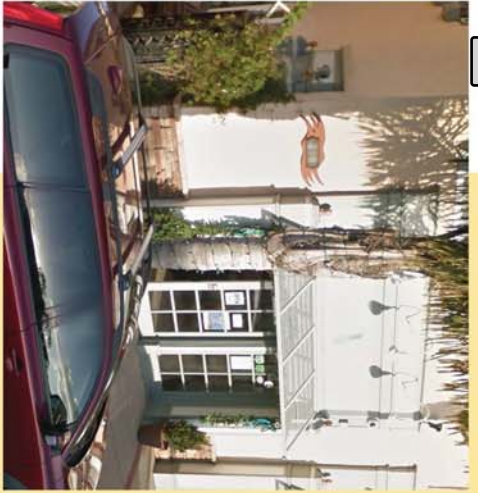
210 Esplanade Avenue Capitola California 95010
JANUARY 3, 2019



411 CAPITOLA AVENUE
CAPITOLA • CALIFORNIA
95018

831.428.2025 (M)
831.428.2022 (F)





EXTERIOR SIGNAGE WITH EXISTING ADDRESS SIGN AT AREA OF PROJECTING SIGN OVERALL DIMENSIONS OF EXISTING ADDRESS SIGN: APPROX. 2.5' WIDE X 4" TALL - TO BE REMOVED



EXISTING MAIN SIGNAGE AT ESPLANADE FRONTAGE OVERALL DIMENSIONS: 4' X 10' TO BE REMOVED



EXISTING ARBOR SIGN AT COURTYARD ENTRY EXISTING TO REMAIN UNCHANGED OVERALL DIMENSIONS: APPROX. 8' WIDE X 12" TALL ON A CURVE

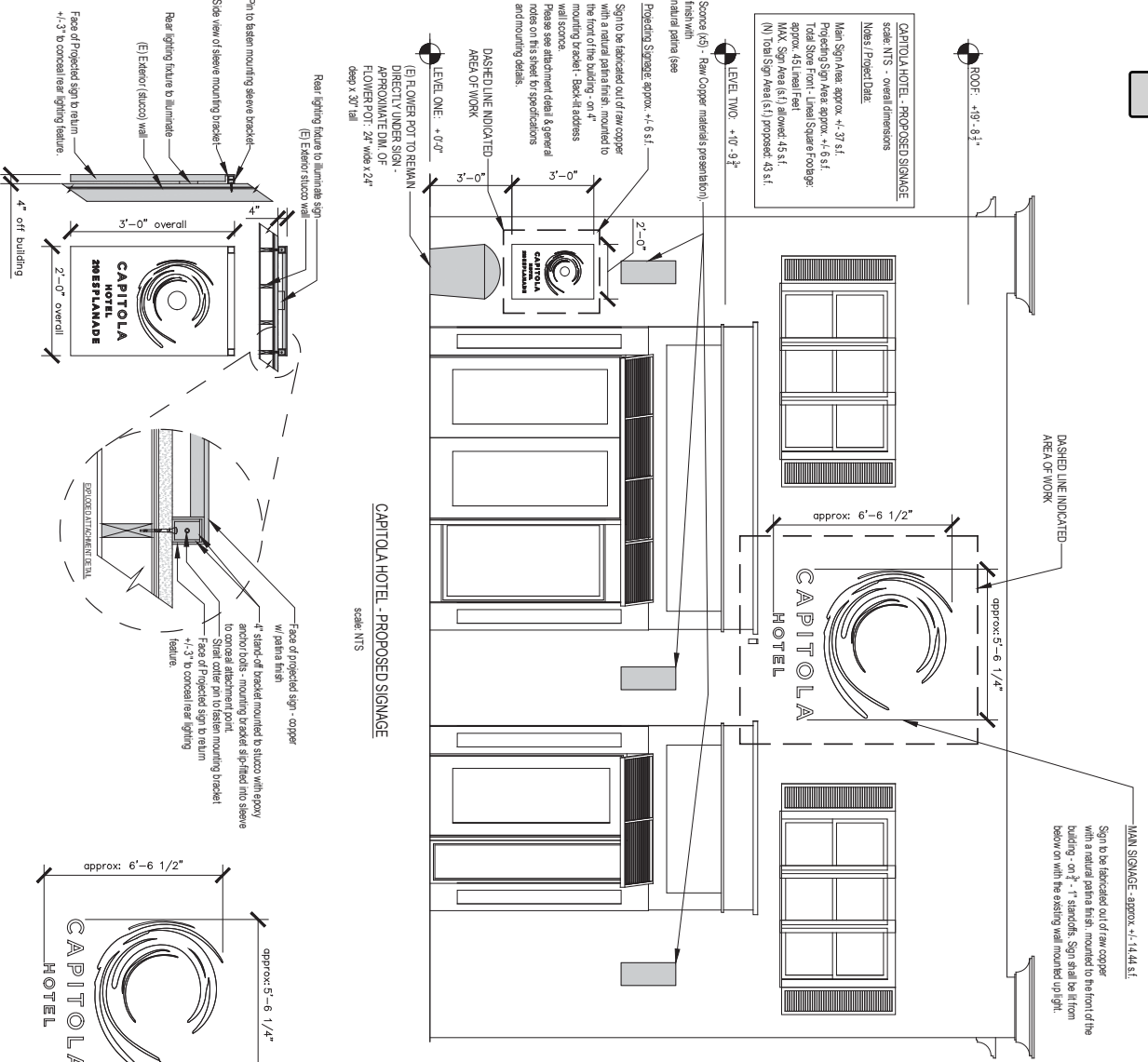


EXISTING STONE FACADE TO REMAIN, PROPOSED PROJECTING SIGNAGE TO BE LOCATED ABOVE EXISTING STONE - EXISTING STONE PROJECTS 4" INTO SIDEWALK SIDEWALK IS 10" WIDE OVERALL PROPOSED PROJECTING SIGNAGE TO PROJECT 4" OVERALL PROPOSED PROJECTING SIGN DOES NOT PROJECT FARTHER THAN EXISTING SIGN.



EXISTING EXTERIOR SIGNAGE - COURTYARD LOCATION TO BE REMOVED

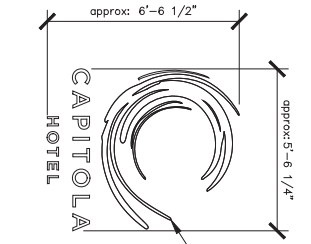




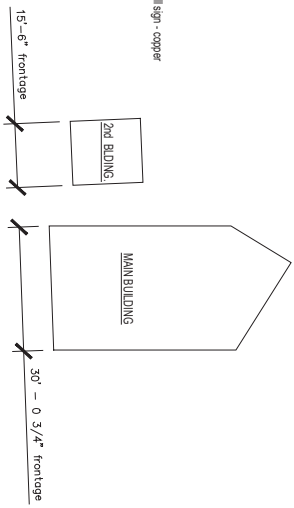
Sign to be fabricated out of raw copper with a neutral patina finish, mounted to the front of the building - on 2" x 1" stainless. Sign shall be lit from below on with the existing wall mounted up light.

CAPITOLA HOTEL - PROPOSED SIGNAGE
Scale: NTS

CAPITOLA HOTEL - PROPOSED PROJECTING SIGNAGE W/ EXPLODED ATTACHMENT DETAIL
Scale: NTS



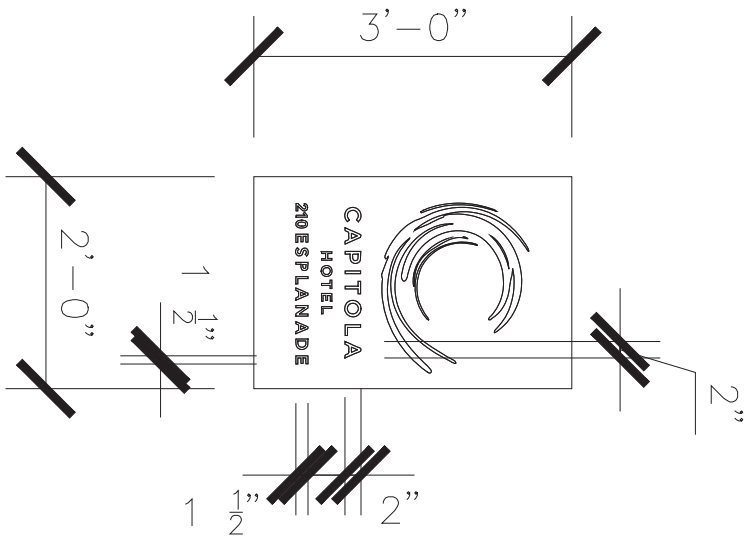
CAPITOLA HOTEL - PROPOSED MAIN SIGNAGE
Scale: NTS



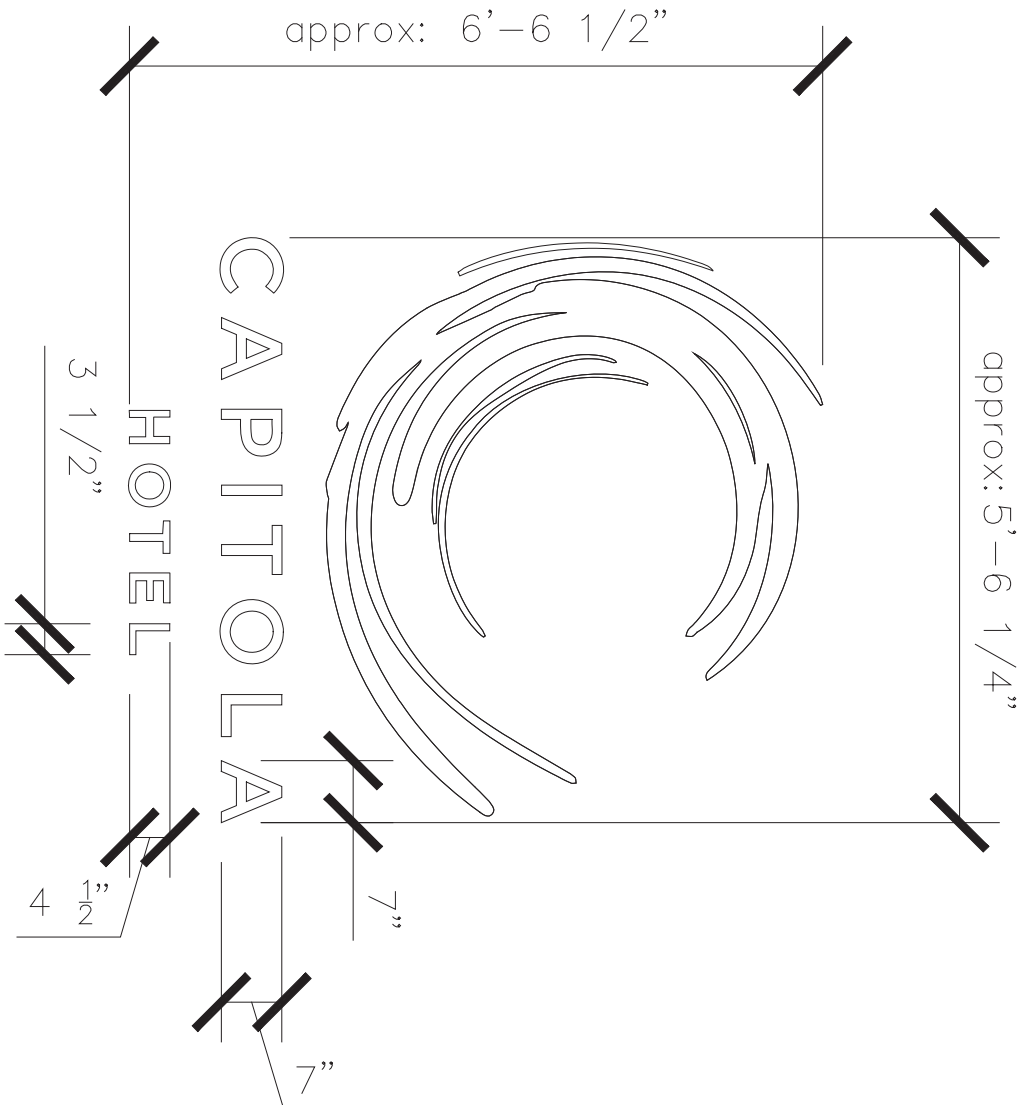
CAPITOLA HOTEL KEY PLAN - DIAGRAM OF BUILDING FRONTAGE
Scale: NTS

GENERAL NOTES - CAPITOLA HOTEL PROPOSED SIGNAGE

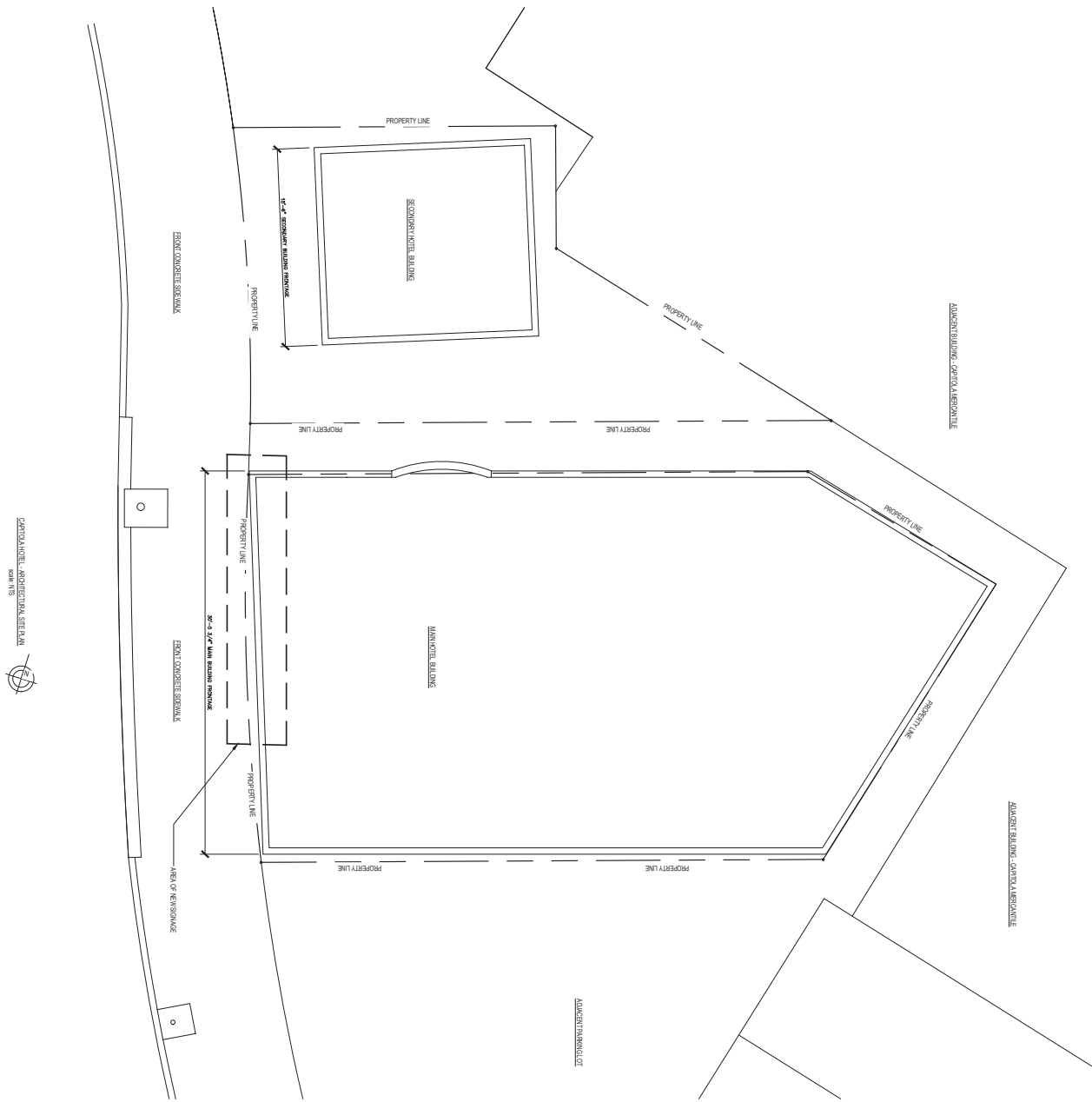
- Proposed signage to be erected in the central village zoning district. Proposed signage shall comply with the central village design guidelines as specified in 1751.060 Central village signs. Proposed projecting signage shall comply with the subsection C (as noted).
- Proposed signage shall relate all signs to their surroundings in terms of size, shape, color, texture and lighting so that they are complementary to the overall design of the building and are not in visual competition with other combining signs in the area. Signs shall be an integral part of the building and site design.
- Proposed signage and associated lighting shall be designed so that the light source is screened from direct view, and so that the light is directed against the sign and does not shine into adjacent property or streets, roads or pedestrian.
- Wall Signage:
 - Each business shall be permitted only one wall sign.
 - The size of proposed signage shall not be greater than one square foot of sign area for each one linear foot of business frontage.
 - Proposed wall signage, including any light box or other structural part, shall not project more than twelve inches from the building face.
 - Proposed wall sign shall be mounted parallel to the building, unless otherwise approved by the planning commission.
 - Proposed wall sign shall not extend above the top level of the wall upon or in front of which it is situated. Any such sign which is suspended or projects over any public walkway or walk area shall have an overhead clearance of at least eight feet. No permanent sign may be erected over any publicly dedicated walkway or street contrary to the building code. Proposed wall sign & proposed projecting sign shall not be suspended or project over any public walkway or walk area.
 - Proposed wall signage will not list the products to be sold or the services to be provided by associated business.
- Projecting Signage:
 - Proposed projecting sign shall not exceed sixteen square feet in area.
 - Proposed projecting sign shall not extend above the top level of the wall upon which it is situated.
 - Proposed projecting sign shall not project more than two feet over any public property or pedestrian and vehicular easement.
 - Business is proposing only one projecting sign.
 - Projecting sign shall not project over a public right of way, public walkway or walk area.
 - Signage does not list any products to be sold or services provided.



CAPITOLA HOTEL - PROPOSED ADDRESS SIGN
scale: NTS - overall dimensions
(see elevations for notes)



CAPITOLA HOTEL - PROPOSED MAIN SIGN
scale: NTS - overall dimensions
(see elevations for notes)



Attachment: 210 Esplanade - Full Plan Set (210 Esplanade)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: FEBRUARY 7, 2019
 SUBJECT: **1730 42nd Avenue #18-0604 APN: 034-121-14**

Design Permit for demolition of existing home and construction of a new two-story, single-family home located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Troy Obrero & Lori Giver

Representative: Kurt Useldinger, Architect, Filed: 11.26.18

APPLICANT PROPOSAL

The applicant is proposing to demolish an existing one-story single-family home and construct a new two-story single-family home located at 1730 42nd Avenue within the R-1 (Single-Family Residential) zoning district.

BACKGROUND

The Architectural and Site Review Committee reviewed the application on January 9th, 2019, and provided the applicant with the following direction:

Public Works, Kailash Mozumder: informed the applicant that, if the existing driveway is going to be torn out, the sidewalk would have to be redone with an ADA standard driveway approach. He also informed the applicant that a best management practices (BMP) sheet for stormwater retention must be included in the plan set prior to issuance of a building permit.

Building Official, Robin Woodman: asked the applicant if they had selected a geotechnical engineer to provide a soils report and informed the applicant that a soils report would be required with the building permit application. Mrs. Woodman also recommended that the applicant check with Soquel Creek Water District about the increase in the number of plumbing fixtures to ensure that it is allowed and asked that the applicant verify that all of the windows on the elevations and floor plans match.

Local Architect, Frank Phanton: discussed potential issues with the second-story rear deck with the applicant. Mr. Phanton informed the applicant that he would recommend calling the back deck a 'landing' and that he supported it based on its small size, alignment with neighboring properties, and the adjacent vegetation.

City Planner, Matt Orbach: informed the applicant that a condition requiring a landscape plan to be submitted prior to building permit issuance would be included in the conditions of approval.

Following the Architectural and Site Review hearing, the applicant did not make any changes to the proposed plans. Concerns from the Public Works Department regarding stormwater and ADA compliance and from the Building Department regarding a soils report and plumbing fixtures will be addressed prior to submitting an application for a building permit.

ZONING SUMMARY

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

R-1 (Single Family Residential) Zoning District

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
25 ft.	One-story home to be demolished		23 ft. 10 in.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	4,000 sq. ft.		4,000 sq. ft.
Max. Floor Area Ratio	54% (Max 2,160 sq. ft.)		54% (Max 2,160 sq. ft.)
First Story Floor Area	1,206 sq. ft.		1,303 sq. ft.
Second Story Floor Area	N/A		856 sq. ft.
TOTAL FAR	1,206 sq. ft.		2,159 sq. ft. (53.9%)
Yards			
	R-1 Regulation		Proposed
Front Yard 1st Story	15 ft.		20 ft.
Front Yard 2nd Story (Above Garage)	20 ft.		20 ft.
Front Yard Attached Garage	20 ft.		20 ft.
Side Yard 1st Story	10% lot width	Lot width 40 ft. - 4 ft. min.	5 ft.
Side Yard 2nd Story	15% of width	Lot width 40 ft. – 6 ft. min.	6 ft.
Rear Yard 1st Story	20% of lot depth	Lot depth 100 ft. - 20 ft. min.	20 ft.
Rear Yard 2nd Story	20% of lot depth	Lot depth 100 ft. - 20 ft. min.	20 ft.
Encroachments (list all)			None
Parking			
	Required		Proposed
Residential (from <u>2,001</u> up to <u>2,600</u> sq. ft.)	<u>3</u> spaces total <u>1</u> covered <u>2</u> uncovered		<u>4</u> spaces total <u>2</u> covered <u>2</u> uncovered

Underground Utilities: required with 25% increase in area	Required
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DISCUSSION

The existing residence at 1730 42nd Avenue is a single-story single-family residence. The applicant is proposing to demolish the existing residence and construct a new two-story single-family residence. The lot is surrounded by one- and two-story single-family homes. The proposed residence features a mix of dark grey horizontal wood siding and fiber cement plain panels on the first and second story. It is a modern design with many windows, a small second-story rear deck, and a lanai with an outdoor kitchen at the rear of the home on the first story.

The proposed 2,159 square foot residence is required to have three on-site parking spaces, one of which must be covered. The proposal includes four full-size parking spaces: two in the garage and two in the driveway. The proposal complies with all relevant code requirements and limitations.

CEQA

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

RECOMMENDATION

Staff recommends the Planning Commission review the application and approve project application #18-0604.

CONDITIONS OF APPROVAL

1. The project approval consists of demolition of an existing one-story single-family home and construction of a 2,159-square-foot two-story single-family home. The maximum Floor Area Ratio for the 4,000-square-foot property is 54% (2,160 square feet). The total FAR of the project is 53.9% with a total of 2,159 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on February 7, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. Prior to issuance of a demolition permit, documentation must be provided to the City that there are no existing pest issues on the site and any prior pest issues have been resolved.
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. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.

6. 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.
7. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
8. Prior to issuance of building permit, all Planning fees associated with permit #18-0604 shall be paid in full.
9. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
13. 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.
14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
17. 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.

18. 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.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
22. Trees permitted for removal within this development permit application may not be removed prior to issuance of a building permit.

FINDINGS

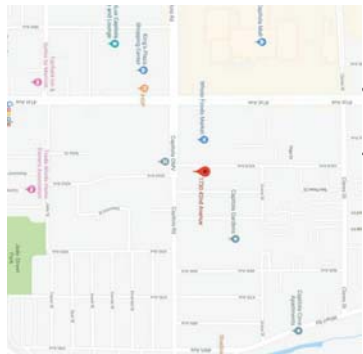
- A. **The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed construction of a 2,159-square-foot two-story single-family home complies with the development standards of the R-1 (Single-Family Residential) Zoning District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan
- B. **The project will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the construction of a 2,159-square-foot two-story single-family home. The modern design of the home, with horizontal wood siding and fiber cement plain panels on the first and second story, abundant windows, a small second-story rear deck, and a lanai with an outdoor kitchen at the rear of the home, will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.
- C. **This project is categorically exempt under Section 15303(a) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15303(a) of the CEQA Guidelines exempts one single-family residence, or a second dwelling unit in a residential zone. This project involves the construction of a single-family residence within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS:

1. 1730 42nd Avenue - Full Plan Set
2. 1730 42nd Avenue - Renderings

Prepared By: Matt Orbach
Assistant Planner

Vicinity Map



Project Data

All work to comply with all City of Orland local codes and approved building standards. All work to comply with 2016 California Building Code, California Fire Code, California Electrical Code, California Fire and Emergency Code, 2016 California Green Code, 2016 California Fire and Energy Codes and the 2016 California Residential Building Code.

This project is to demolish an existing 797' house and garage and build a new residence.

A.P.N.:	034-121-14
Zoning:	RT 00 SF = 40' x 100'
Max FAR (54%):	2,160 SF
Construction Type:	RB Sprinklered
Fire Sprinklers:	Yes
Setbacks:	20' Front + rear yard, side: 5' 1st floor, 6' 2nd floor
Garage:	409 SF
Total:	1,206 SF
Covered Terrace:	93 SF
Landmark:	148 SF (150 Max)
Impermeous Coverage:	2,596 SF
Imperveous Slope Cover:	64.9%

Owner:
 Troy Otero + Lori Giver
 1730 42nd Avenue
 Capitola CA

Architect:
 Kurt Useidinger
 434 Monterey Blvd
 Santa Cruz CA 95062
 408-204-3481

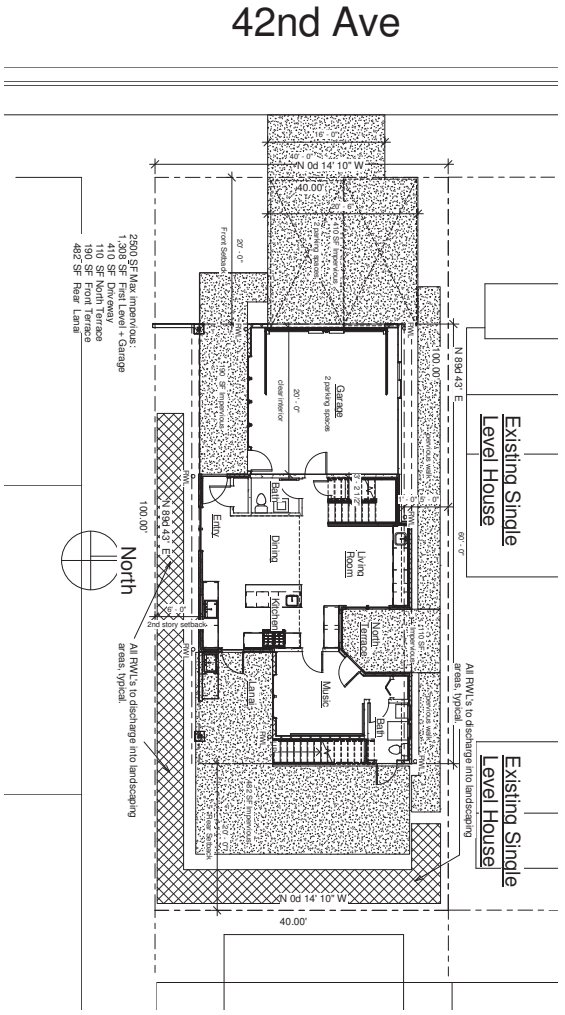
Land Surveyor:
 Robert J. Oatis
 12075 Highway 17
 Boulder Creek, CA 95006
 831-359-1750

Drawing Index

A101	Site Landscaping Plan - Project Data
A102	Proposed Floor Plans
A103	Proposed Exterior Elevations
A104	Landscaping, Roof Plan + Building Sections
A105	Land Survey

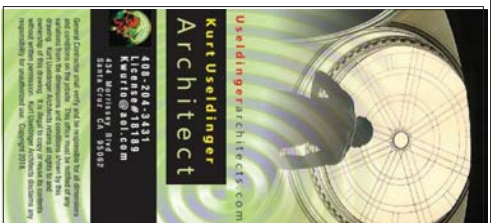
Ⓞ Drawing Index
 1/4" = 1'-0"

2500 SF Max Impervious:
 410 SF Driveway + Garage
 110 SF North Terrace
 80 SF Front Terrace
 452 SF Rear Terrace



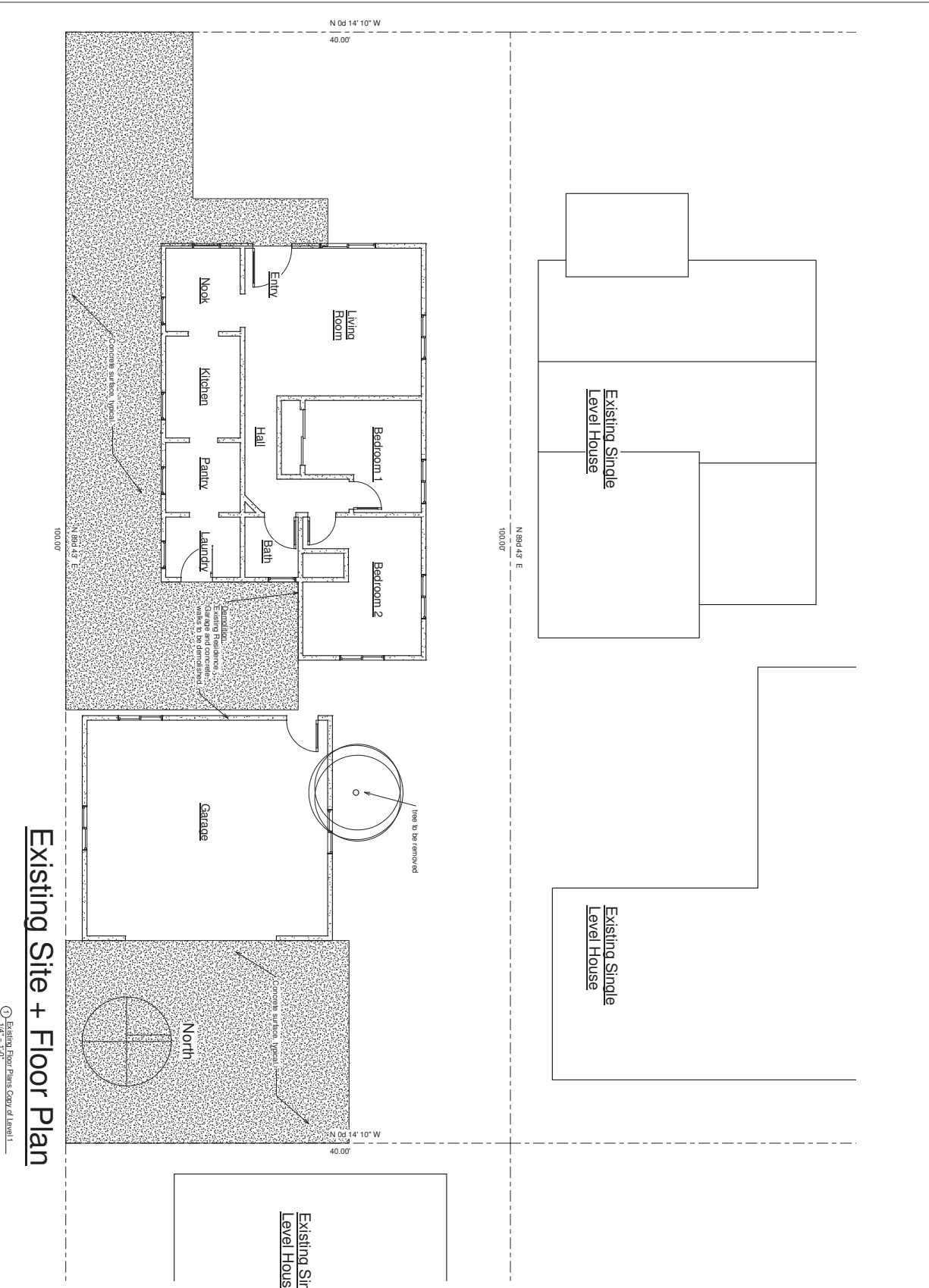
Site Plan

Ⓛ Copy of SITE Landscaping Plan
 1/8" = 1'-0"



Obrero Giver
 Residence
 1730 42nd Ave
 Capitola CA 95010
 APN 034-121-14

No.	Description	Date



Obrero Giver
Residence
1730 42nd Ave
Capitola CA 95010
APN 034-121-14

No.	Description	Date

Useidinger Architects
Kurt Useidinger
Architect
418-924-3333
Lkette@useid.com
Kerrie@useid.com
314 West 11th Street
Santa Cruz, CA 95060

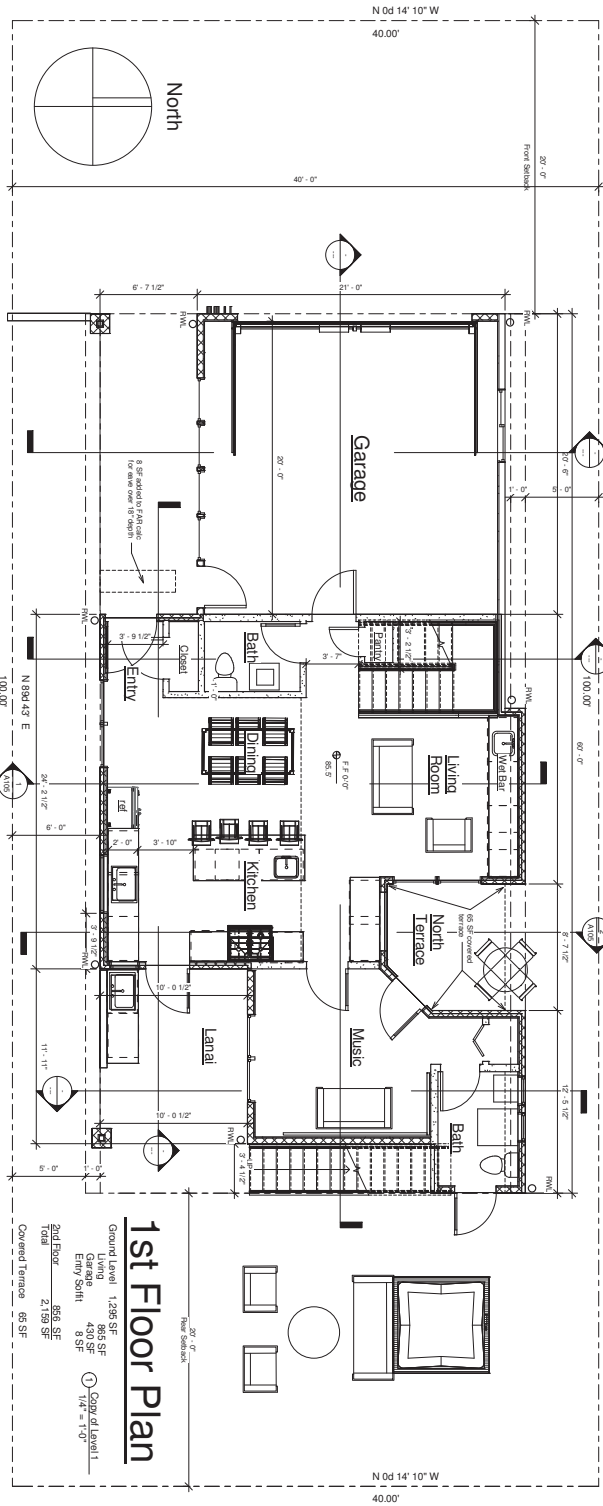
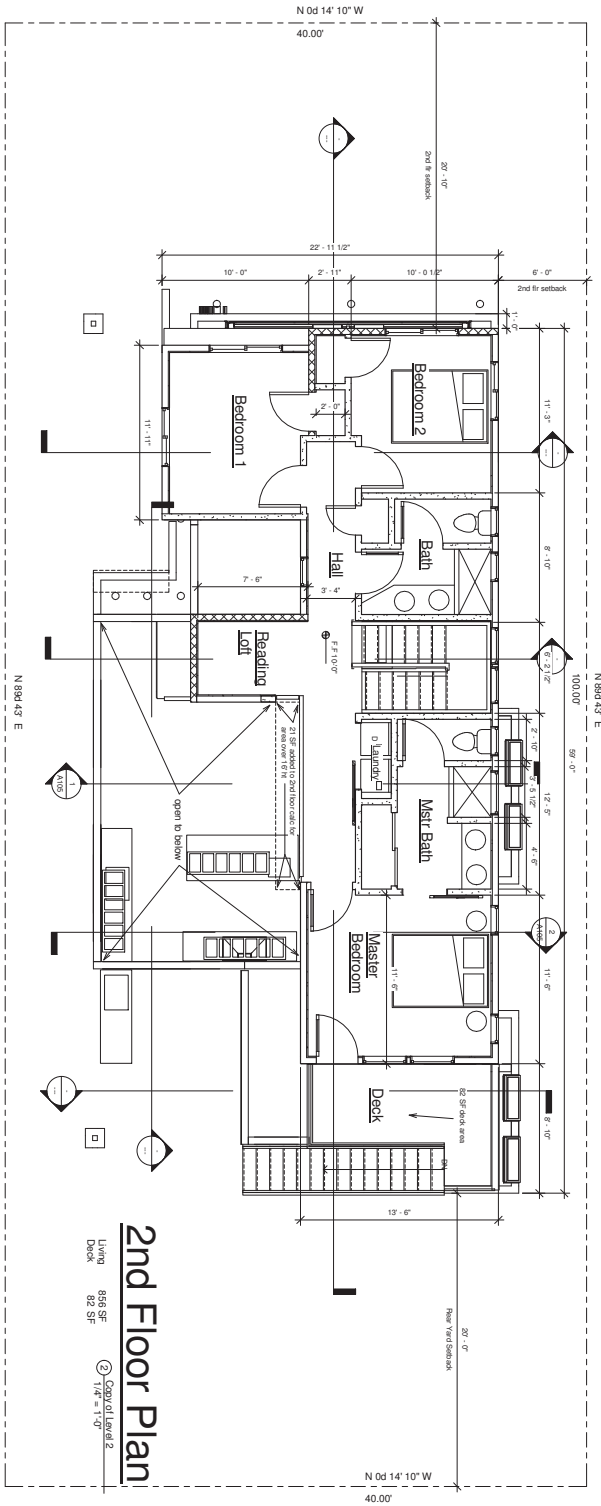
Obrero Giver
Residence
Existing Site + Floor
Plans

Project number: 0502018
Date: 12 Dec 2018
Drawn by: KUJ
Checked by: KUJ

A102

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

12/14/2018 10:48:58 AM

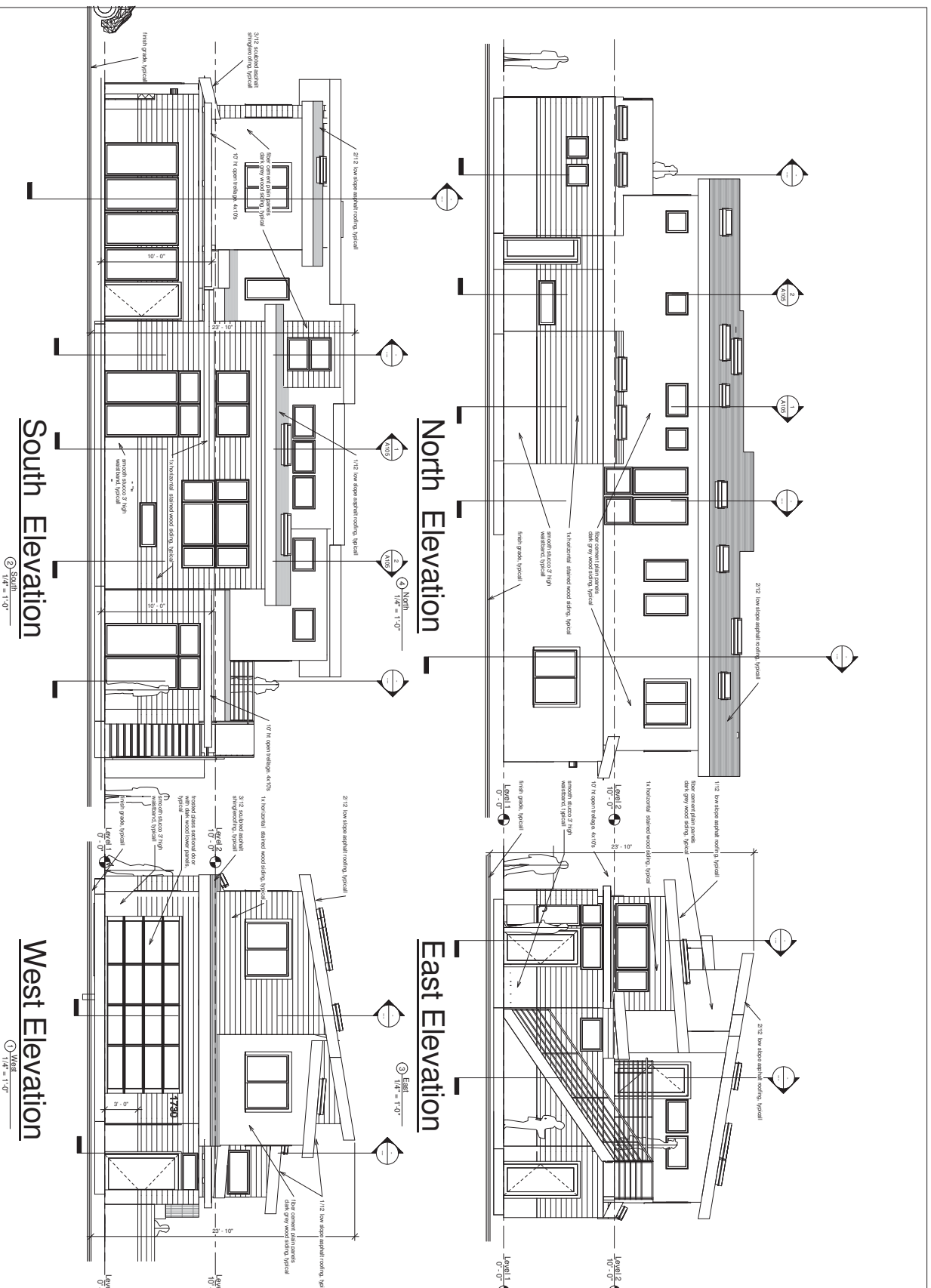


Kurt Useidinger
 Architect
 418-964-3313
 Lic#041113
 kuseid@zeil.com
 418 West 10th St, Suite 100
 San Francisco, CA 94103

Obrero Givler
 Residence
 1730 42nd Ave
 Capitola CA 95010
 APN 034-121-14

No.	Description	Date

Obrero Givler
 Residence
 Proposed Floor Plans
 Project Number: 05/20/18
 Date: 18 Dec 2018
 Drawn by: KUJ
 Checked by: KUJ
A103
 Scale: 1/4" = 1'-0"



Project Information


Project Number: 051020118
 Date: 18 Dec 2018
 Drawn by: KJ
 Checked by: KJ

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

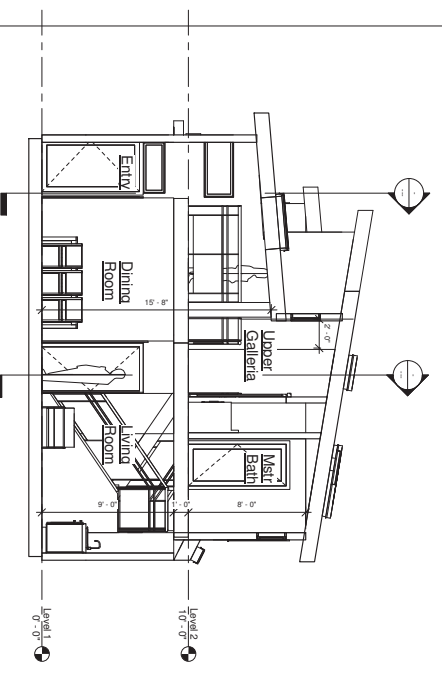
Client Information

Oberro Giver Residence
 Proposed Exterior Elevations

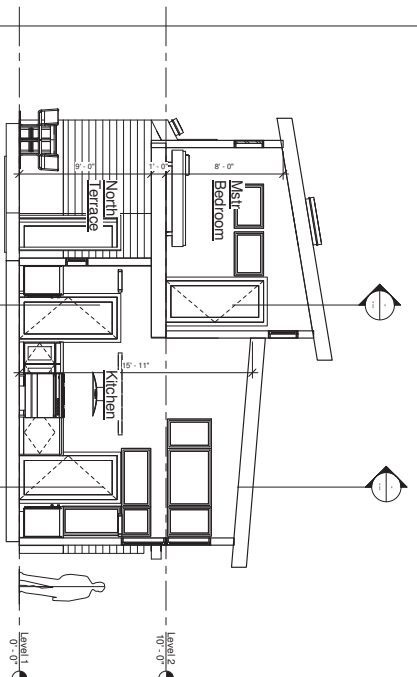
1730 42nd Ave
 Capitola, CA 95010
 APN 034-121-14



Kurt Useidinger Architect
 418-964-3515
 Kurt@useidinger.com
 418-964-3515
 418-964-3515
 418-964-3515

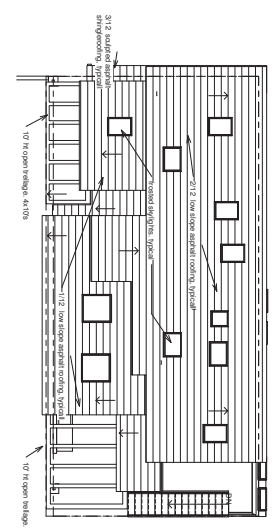


Building Section
 ① Section 2
 1/4" = 1'-0"

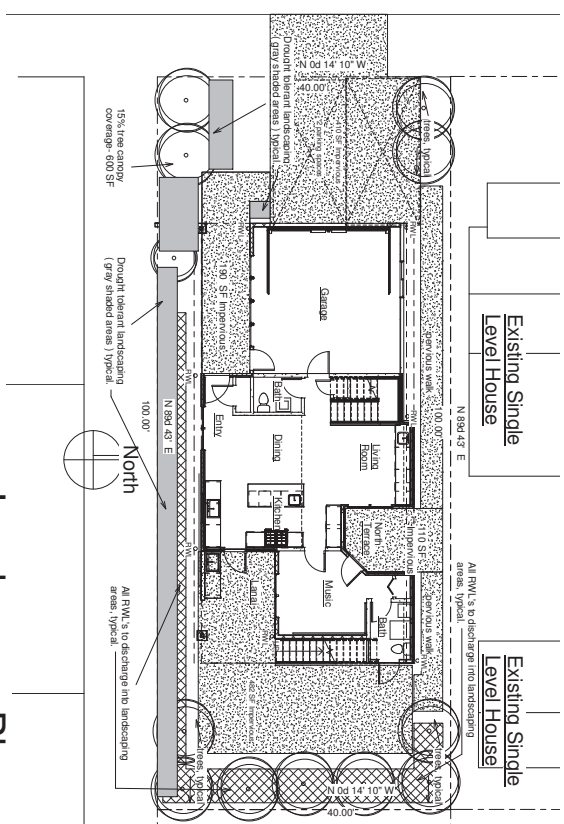


Building Section
 ② Section 4
 1/4" = 1'-0"

42nd Ave



Roof Plan
 ③ Roof Copy of Site
 1/8" = 1'-0"



Landscape Plan
 ④ Landscape Plan Copy of Level 1
 1/8" = 1'-0"

Obiero Giver
 Residence
 1730 42nd Ave
 Capitoia CA 95010
 APN 034-121-14

No.	Description	Date

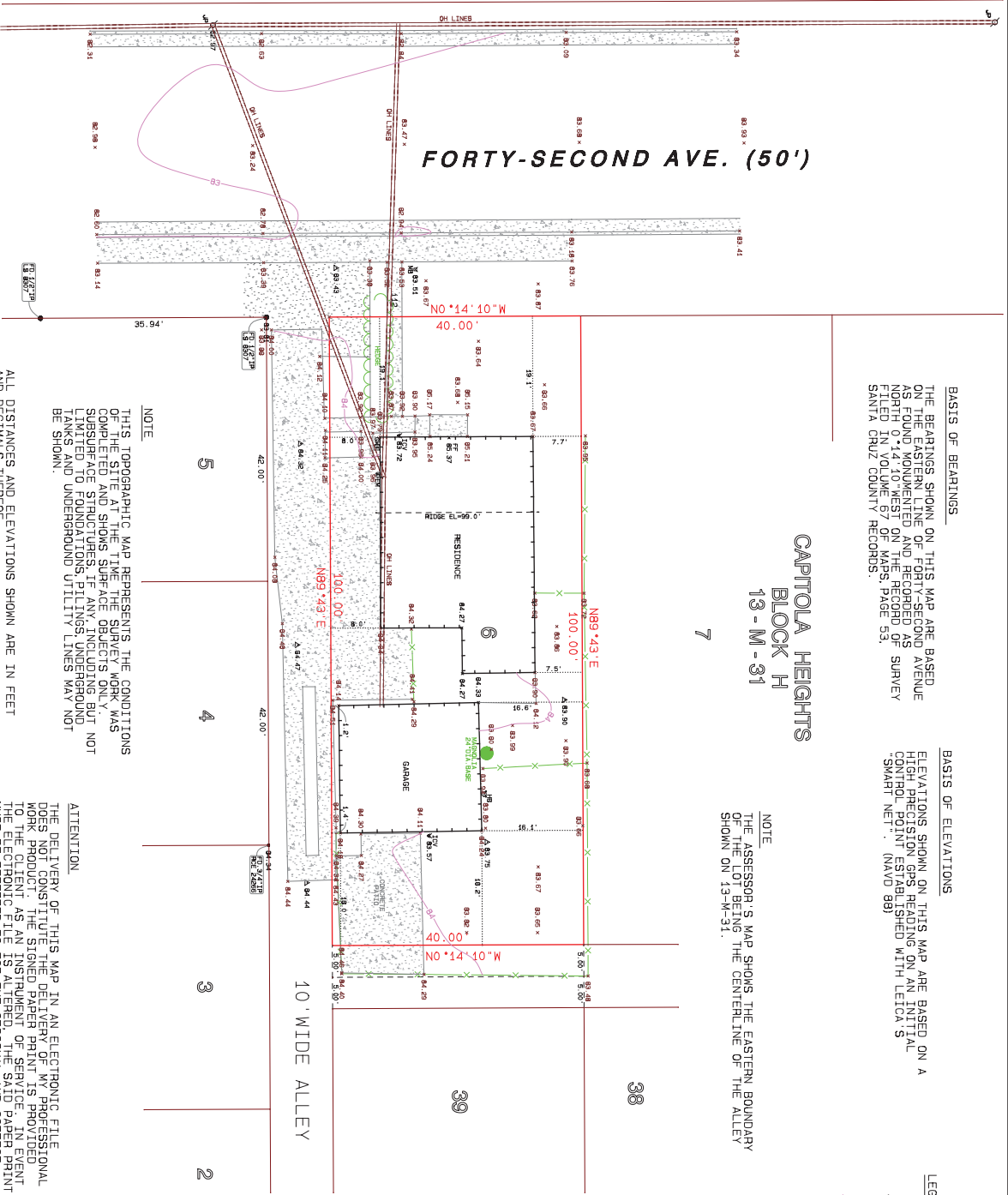
Obiero Giver
 Residence
 Landscape, Roof Plan
 + Bldg Sections

Project Number: 05/20/18
 Date: 18 Dec 2018
 Drawn By: KJU
 Checked By: KJU

A105
 Scale: As indicated

Useidinger Architects.com
 Kurt Useidinger
 Architect
 418-924-3333
 kuseid@useid.com
 418-924-3333
 kuseid@useid.com
 418-924-3333
 kuseid@useid.com

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BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE EASTERN LINE OF FORTY-SECOND AVENUE AS FOUND IN MONUMENTS AND THE RECORD OF SURVEY NO. 14000 SERIES OF THE RECORD OF SURVEY FILED IN VOLUME 67 OF MAPS, PAGE 53, SANTA CRUZ COUNTY RECORDS.

BASIS OF ELEVATIONS

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON A HIGH PRECISION GPS READING ON AN INITIAL CONTROL POINT ESTABLISHED WITH LEICA'S "SMART NET", (NAVD 88)

CAPITOLA HEIGHTS BLOCK H 13-M-31

NOTE
THE ASSESSOR'S MAP SHOWS THE EASTERN BOUNDARY OF THE LOT BEING THE CENTERLINE OF THE ALLEY SHOWN ON 13-M-31.

NOTE
THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILING, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
BOUNDARY LINES DERIVED ON THIS MAP ARE IN RED AND FOUND ON AN ENLARGED COPY OF THE ORIGINAL PHYSICAL EVIDENCE AND RECORD DATA.

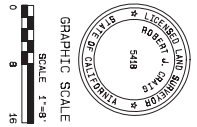
ATTENTION
THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE A PROFESSIONAL ENGINEER'S WORK PRODUCT. THE STAMPED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

- LEGEND**
- INDICATES RECORD BOUNDARY LINE
 - INDICATES BUILDING LINE
 - INDICATES EXISTING FENCE LINE
 - INDICATES EXISTING CONTOUR LINE
 - INDICATES TIE BETWEEN RECORD BOUNDARY AND BUILDING LINE OF RESIDENCE

- *360.9 INDICATES SPOT ELEVATION
- IP INDICATES JOINT SERVICES POLE
- PM INDICATES IRON PIPE SURVEY MARKER
- GM INDICATES GAS METER
- EM INDICATES ELECTRIC METER
- AM INDICATES RANDOX SURVEY CONTROL POINT
- HM INDICATES HOSE BIB
- IV INDICATES IRRIGATION CONTROL VALVES
- FF INDICATES FINISH FLOOR
- MB INDICATES MAILBOX
- OH INDICATES OVERHEAD

- REFERENCES**
- (A) CAPITOLA HEIGHTS, 13-M-31
 - (B) RECORD OF SURVEY, 67-M-53

TECHNICAL INFORMATION
 ASSESSOR'S PARCEL NUMBER: 034-121-14
 ADDRESS OF PROJECT: 1730 42ND AVENUE
 OWNERS' NAME: LORRAINE GIVER & TROY GIBBERO
 DEED DOCUMENT # 2015-0021795
 SIZE OF LOT: 4,000 SQ FT +/-



REVISED	DATE	BY	DESCRIPTION
1	11/19/18	RC	ISSUE FOR PERMIT
2	11/19/18	RC	REVISED TO REFLECT COMMENTS
3	11/19/18	RC	REVISED TO REFLECT COMMENTS
4	11/19/18	RC	REVISED TO REFLECT COMMENTS
5	11/19/18	RC	REVISED TO REFLECT COMMENTS
6	11/19/18	RC	REVISED TO REFLECT COMMENTS
7	11/19/18	RC	REVISED TO REFLECT COMMENTS
8	11/19/18	RC	REVISED TO REFLECT COMMENTS
9	11/19/18	RC	REVISED TO REFLECT COMMENTS
10	11/19/18	RC	REVISED TO REFLECT COMMENTS
11	11/19/18	RC	REVISED TO REFLECT COMMENTS
12	11/19/18	RC	REVISED TO REFLECT COMMENTS
13	11/19/18	RC	REVISED TO REFLECT COMMENTS
14	11/19/18	RC	REVISED TO REFLECT COMMENTS
15	11/19/18	RC	REVISED TO REFLECT COMMENTS
16	11/19/18	RC	REVISED TO REFLECT COMMENTS



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: FEBRUARY 7, 2019
 SUBJECT: **607 Oak Drive #19-0006 APN: 035-073-06**

Design Permit for the demolition of an existing single-story residence and construction of a new two-story home located in the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit that is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Dave Shehan

Representative: Robin Alaga, Filed: January 4, 2019

APPLICANT PROPOSAL

The applicant is proposing a modification to December 6, 2018 design permit. The plans match the previously approved permit except that the updated proposal includes demolition of the existing home. The previous home will be reconstructed in its place with the addition resulting in a 1,413 square-foot, two-story single-family home in the R-1 (Single-Family Residential) zoning district. There are no proposed changes to the design that was approved by the Planning Commission other than the demolition. The proposed home complies with all the development regulations within the R-1 zoning district. The modification to the design permit with the added demolition triggers the requirement of a coastal development permit approved by the Planning Commission.

BACKGROUND

On December 6, 2018, Planning Commission approved project #18-0480, a design permit application for a 790 square-foot second-story addition to an existing single-family home at 607 Oak Drive. Upon discussion with the structural engineer the applicant decided it would be more cost effective to demolish the home entirely rather than save the existing foundation and portion of wall.

On January 4, 2019 the applicant submitted plans reflecting that the home would be demolished and rebuilt. There are no proposed changes to the design that was approved by Planning Commission at the previous hearing.

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

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

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

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

Assistant Planner, Sascha Landry: had no comments

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

DEVELOPMENT STANDARDS TABLE

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

R-1 (Single-Family Residential) Zoning District

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
25 ft.	15 ft.		24 ft.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	2800 sq. ft.		2800 sq. ft.
Maximum Floor Area Ratio	57% (Max 1,596 sq. ft.)		57% (Max 1,596 sq. ft.)
First Story Floor Area	623 sq. ft.		950 sq. ft.
Second Story Floor Area	N/A		463 sq. ft.
Second Story Deck	N/A		61.5 sq. ft.
Deck Exemption	N/A		-150 ft.
TOTAL FAR	22.2% (623 sq. ft.)		50.5% (1,413 sq. ft.)
Yards (setbacks are measured from the edge of the public right-of-way)			
	R-1 Regulation		Proposed
Front Yard 1st Story	15 ft.		15 ft. 8 in.
Front Yard 2nd Story & Garage	20 ft.		32 ft. ft.
Side Yard 1st Story	10% lot width	Lot width 40 ft. 4 ft. min.	4 ft. South Side/ 5 ft. North Side
Side Yard 2nd Story	15% of	Lot width 40 ft.	6 ft. South Side/ 8 ft. North

	width	6 ft. min	Side
Rear Yard 1st Story	20% of lot depth	Lot depth 70 ft. 14 ft. min.	14 ft.
Rear Yard 2nd Story	20% of lot depth	Lot depth 70 ft. 14 ft. min	14 ft.
Parking			
		Required	Proposed
Residential (from 0 up to 1,500 sq. ft.)		2 spaces total 0 covered 2 uncovered	2 spaces total 0 covered 2 uncovered
Underground Utilities: required with 25% increase in area			Yes

DISCUSSION

The property at 607 Oak Drive is located in Riverview Terrace, a neighborhood situated between Soquel Creek and Capitola Avenue. Many homes in this neighborhood occupy small lots with minimal setbacks in close proximity to one another and the street. The property is surrounded by a mix of one and two-story single-family homes and multi-family housing and is not listed on the 2005 City of Capitola List of Historic Structures.

The existing single-family residence is a 623 square-foot stucco bungalow characteristic of many of the homes found in the neighborhood. There are currently two sheds behind the home which will be removed in the new design. The applicant is proposing to demolish the existing home and construct a new two-story, 1,413 single-family home. The first story will contain a great room and kitchen, two bedrooms, and one and a half baths. The second-story will contain the master bedroom and bath. The exterior design will feature horizontal siding, French doors at the entryways to the front of the house and second-story deck, and a gabled roof.

CEQA

Section 15303(a) of the CEQA Guidelines exempts one single-family residence, or a second dwelling unit in a residential zone. This project involves construction of a new single-family home in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project #19-0006 based on the following Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a new 1,413 square-foot single-family residence. The maximum Floor Area Ratio for the 2,800 square foot property is 57% (1,596 square feet). The total FAR of the project is 50.5% with a total of 1,413 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on February 7, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be

consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the city at time of demolition permit application.
7. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
8. Prior to issuance of building permit, all Planning fees associated with permit #19-0006 shall be paid in full.
9. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
13. 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.
14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.

15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
17. 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.
18. 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.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole
22. Trees approved for removal within this development application may not be removed prior to issuance of a building permit.

FINDINGS

- A. **The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed two-story addition and deck complies with the development standards of the R-1 (Single Family Residential) District.
- B. **The project will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the two-story addition and

deck. The design of the home with horizontal siding, French doors, and gabled roof will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

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

Section 15303(a) of the CEQA Guidelines exempts one single-family residence, or a second dwelling unit in a residential zone. This project involves construction of a new single-family home in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

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 buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities

- The proposed project is located at 607 Oak Drive. The home is not located in an area with coastal access. The home will not have an effect 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 along Oak Drive. 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);

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

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

(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;

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

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

- The project does not impact the recreational needs of the public.

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

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

SEC. 30223

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

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

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

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

(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 involves the construction of a single-family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

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

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

- The project is located on a legal lot of record with available water and sewer services.

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

- The project is located within a half mile of the Capitola fire department. Water is available at the location.

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

- The project is for the construction of a new single-family residence. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.

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

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

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

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

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

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

- Conditions of approval 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;

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

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

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

(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;

- This use is an allowed use consistent with the single-family 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.

ATTACHMENTS:

1. Oak Drive - 607 - #19-0006 - Plans - Letter
2. Applicant Letter

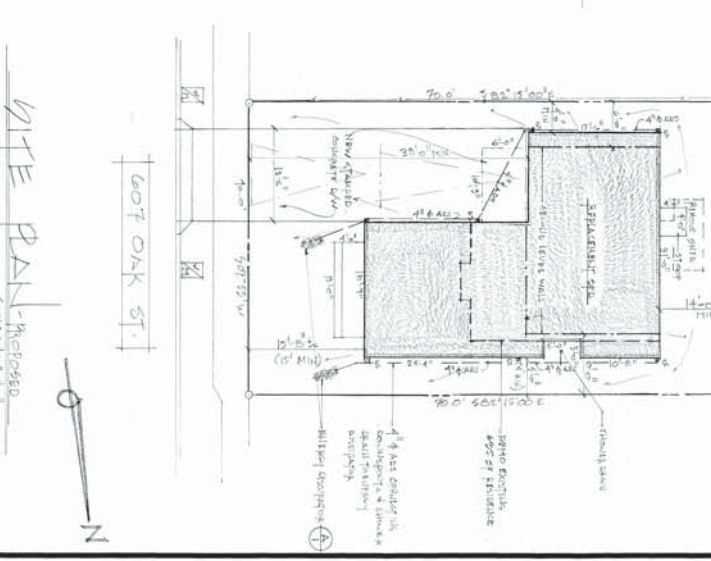
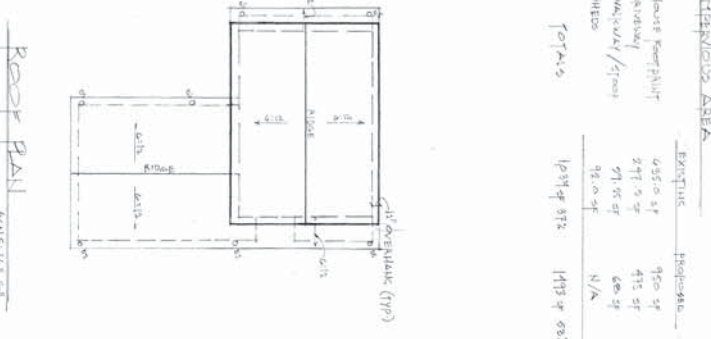
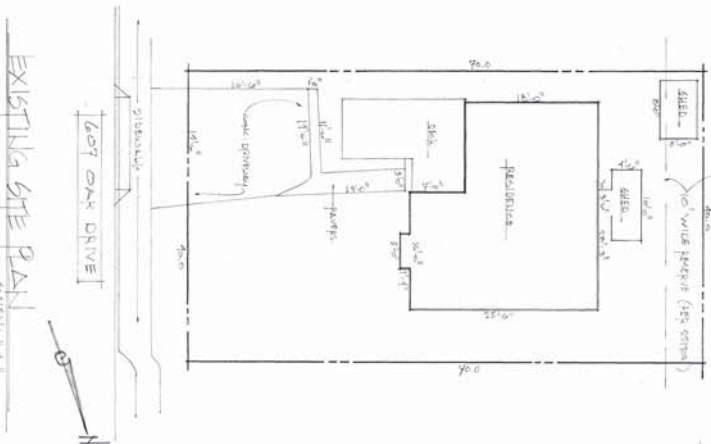
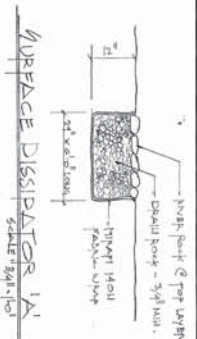
Prepared By: Sascha Landry
Assistant Planner

GENERAL NOTES

1. These plans are in compliance with the 2006 California Fire and Building Code and with applicable National Fire Protection Association (NFPA) standards.
2. This building is a Type V-A and is classified as a one-story structure.
3. A public fire hydrant is within 200 feet of any portion of the building serving the maximum required fire flow.
4. Minimum fire flow is 1500 GPM for 2 hours.
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FIRE DEPARTMENT NOTES - (SPRINKLED)

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OWNER: Dave Shanahan
607 Oak Drive
Capitola, CA 95010

PROJECT DATA:
A.P.N. 035 - 073 - 06
Zoning R-1
Occupancy Group R-3
Construction Type V-2
Floor Area 2800 sq. ft.
Permitted Use 1015 sq. ft. (64%)
Permit Coverage 1015 sq. ft. (36%)
Existing Residence 425 sq. ft. (15%)
Proposed Residence 1415 sq. ft.
Proposed Deck 615 sq. ft.

SCOPE OF WORK:
Demolish a 602 sq. ft. SFD.
Construct a new 1415 sq. ft. 2 story, 3 bedroom, 2.5 bath SFD with a 615 sq. ft. second story deck at front of house.



DESIGNER:
ROBIN ALAGA
250 Evening Hill Lane
Watsonville, CA 95076
881.724.4994

STRUCTURAL ENGINEER:
ATLIS GREEN ENERGY SERVICE
1100 Hanger Way
Watsonville, CA 95076
881.724.2717

SOILS ENGINEER:
ROCK SOLID ENGINEERING
1100 Hanger Street, Suite A
Watsonville, CA 95076
881.724.5888

ENERGY CONSULTANT:
ATLIS GREEN ENERGY SERVICE
1100 Hanger Way
Watsonville, CA 95076
881.724.2717

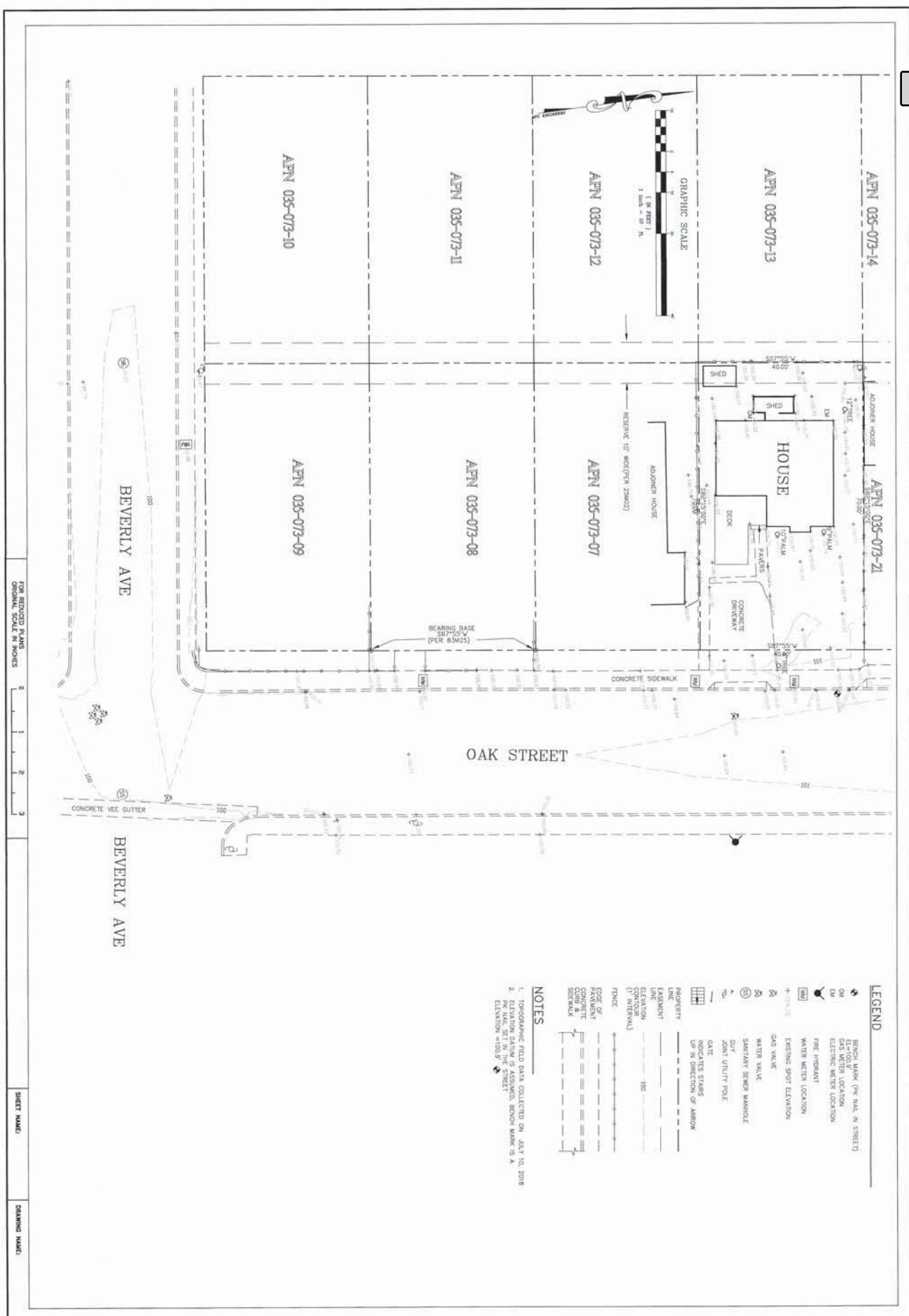
INTERIOR AREA

EXISTING	PROPOSED
Heart Room 655.0 sq ft	950.0 sq ft
Breakfast 297.5 sq ft	415.0 sq ft
WALK-IN CLOSET 91.5 sq ft	60.0 sq ft
HALLS 92.0 sq ft	N/A
TOTALS 1137.0 sq ft	1415.0 sq ft

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

ROBIN ALAGA
250 Evening Hill Lane Capitola, CA 95076
Ph/Fax: (881)724-4994 Cell: (881)419-4499
rabrownfield@pbglobal.net

REVISION	DATE	BY



FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES



SHEET NAME:

DRAWING NAME:

LEGEND

- BENCH MARK (PER NAIL IN STREET)
- GAS METER LOCATION
- ELECTRIC METER LOCATION
- FIRE HYDRANT
- WATER METER LOCATION
- EXISTING SPOT ELEVATION
- GAS VALVE
- WATER VALVE
- SANITARY SEWER MANHOLE
- GUY
- JOINT UTILITY POLE
- GATE
- INDICATES STAIRS UP IN DIRECTION OF ARROW

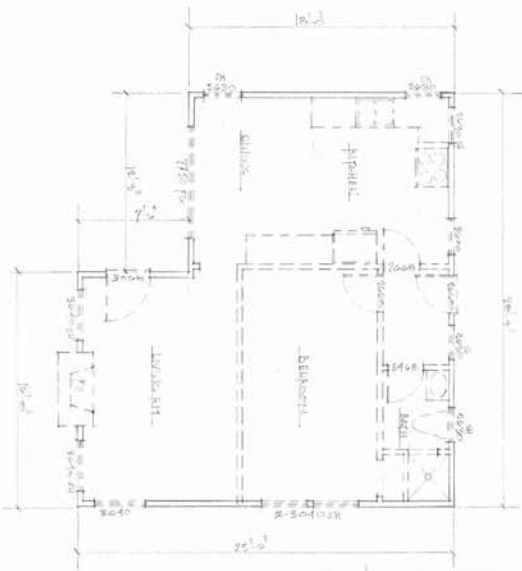
NOTES

1. TOPOGRAPHIC FIELD DATA COLLECTED ON JULY 10, 2018
2. ELEVATION OF BENCH MARK IS 100.00 FEET
3. ELEVATION OF SPOT ELEVATION BENCH MARK IS A ELEVATION = 100.0'

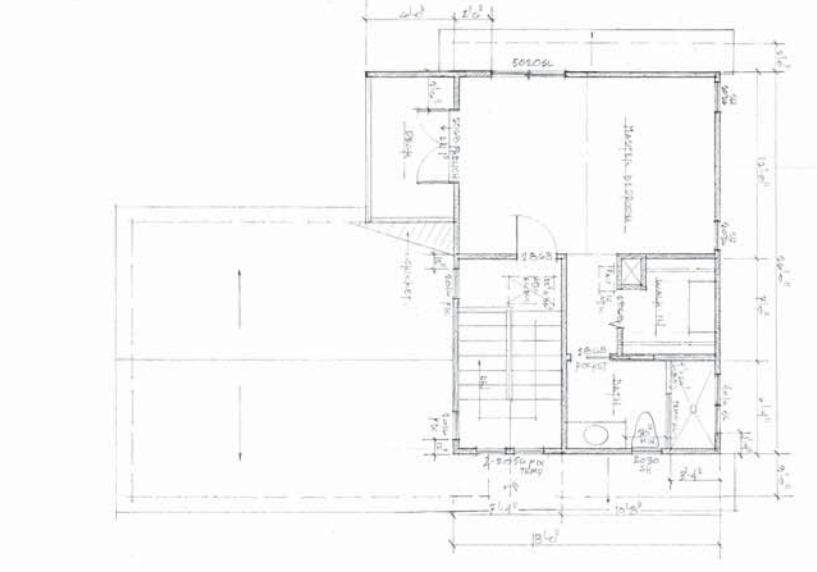
APN 035-073-06	PROJECT ENGINEER		DATE	REVISION	BY
TOPOGRAPHIC MAP	MFG Engineers, Inc PO BOX 1914 APTOS, CA. 95001 (831) 763-1661 CEL (831) 601-9519				
607 OAK STREET, CAPITOLA, CA					

DRAWN: MFG	
CHECKED: MFG	
DATE: 7/2018	
SCALE: 1"=10'	
JOB NO.	
SHEET	
1	
of 1	

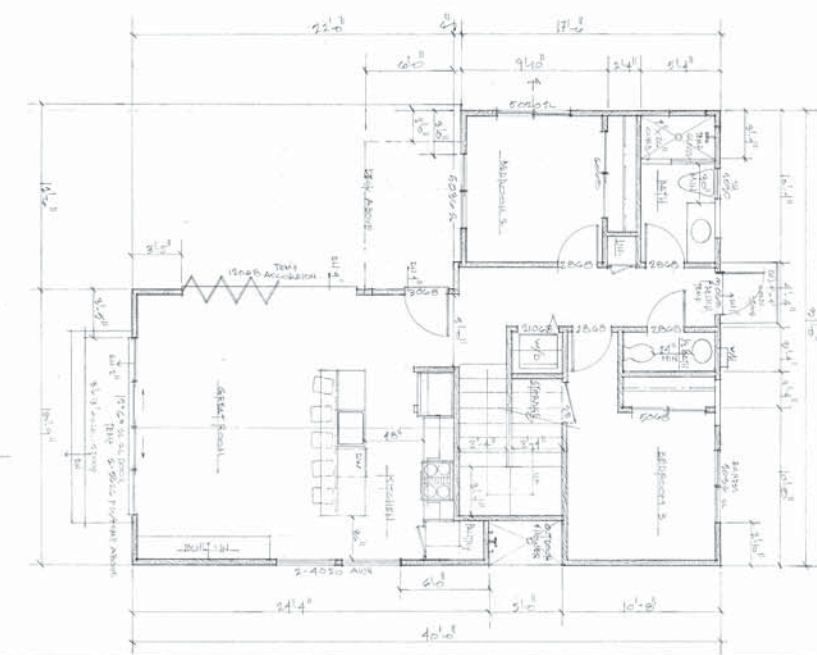
EXISTING/DEMO PLAN
Scale: 1/8" = 1'-0"




UPPER LEVEL PLAN
Scale: 1/8" = 1'-0"



LOWER LEVEL PLAN
Scale: 1/8" = 1'-0"



WOODS FOOTAGE
 EXISTING: 4579.00 SF
 LOWER ADDITION: 3271.00 SF
 UPPER ADDITION: 4523.00 SF
 TOTAL: 12373.00 SF
 DR: 404.00 SF


SHANAHAN RESIDENCE
 Dave Shanahan 415.970.2464
 607 Oak Drive Capitola, CA 95010
 dave.shanahan@orbitalatk.com
 A.P.N. O35 - 073 - 06

ROBIN ALAGA
 250 Evening Hill Lane Corralton, CA 95076
 P/O: (831) 724-4994 Cell: (831) 419-4999
 rabrownfield@sboglobal.net

NO.	DESCRIPTION	DATE	BY



LEGEND

- Propose Wall
- Existing Wall
- Wall to be removed
- (A) New
- (B) Existing
- (C) Vary in Place

ROUGH FOOTAGE

EXISTING: 459.00 SF
 Lower Addition: 357.00 SF
 Upper Addition: 415.00 SF
 1415.00 SF

DR-1: 415.00 SF

NO	DATE	REVISION
1	01/15/10	ISSUE FOR PERMITS
2	01/15/10	ISSUE FOR PERMITS
3	01/15/10	ISSUE FOR PERMITS
4	01/15/10	ISSUE FOR PERMITS
5	01/15/10	ISSUE FOR PERMITS

SHANAHAN ADDITION

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

ROBIN ALAGA

250 Evening Hill Lane Corralito, CA 95076
 Ph/Fax: (831)724-4994 Cell: (831)419-4919
 rgbrownfield@sbcglobal.net

NO	DATE	REVISION

ROBIN ALAGA

250 Evening Hill Lane Corralitos CA 95076
E-Mail: rbrownfield@sbcglobal.net

Phone: 831.724.4994
Fax: 831.222.3272

City of Capitola
Planning Department
420 Capitola Avenue
Capitola, CA 95010

4 January 2019

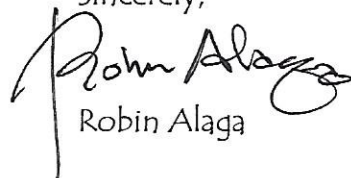
RE: 607 Oak Street Capitola
Application # 19-0006

Sacha,

We have submitted this revised application to demolish the entire house, rather than doing an addition. Previously we were proposing to take the house down to the subfloor, saving only 12 lineal feet of wall. After talking with the structural engineer, and due to the age of the home, it does not make financial sense to try and save the existing foundation. Being that we are adding a second story, and most likely the existing foundation does not have any steel in it, we would have to do underpinning which is labor intensive and very costly. It will be much faster and easier to demolish and start from scratch.

The design will stay exactly the same.

Sincerely,


Robin Alaga

Attachment: Applicant Letter (607 Oak Drive)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: FEBRUARY 7, 2019
 SUBJECT: **211 Monterey Avenue #18-0641 APN: 035-185-19**

Conceptual review of a proposed Design Permit to demolish an existing duplex and build a three-story 3,720 square-foot duplex with a variance to the on-site parking and open space requirement located within the C-V (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Owner: Maor Katz

Representative: Dennis Norton, filed: 12.21.2018

APPLICANT PROPOSAL

The applicant submitted a conceptual review to demolish the existing non-historic duplex and construct a new 3,720 square-foot duplex at 211 Monterey Avenue in the C-V (Central Village) zoning district. The concept requires a variance to open space and the on-site parking requirement and proposes onsite parking to a site in the village that historically has not had onsite parking. It also includes a second story deck that extends over the sidewalk. The applicant is seeking feedback on the proposed driveway cut, the variance for required parking, and the design.

BACKGROUND

On September 9, 2015 the property owner submitted an application to build a front yard fence. After construction had begun staff realized that the proposed fence, although entirely within the applicant's property lines, would encroach into the sidewalk which had been used as a public right-of-way for decades. Staff informed the applicant that a private improvement and encroachment permit was required and ordered all work on the fence to cease. The property owner appealed staff's determination to the City Council. The appeal was unanimously denied, and City Council recommended staff approve a new fence permit with the requirement that the fence be located within two feet nine inches parallel to the front façade of the home so the width of the pedestrian path of travel would be maintained.

On November 9, 2015, the property owner submitted an application for a determination of historic significance. The property is listed on the 2005 List of Historic Structures with a status indicating the property needs to be reevaluated. The address is also included on the 1986 Capitola Historic Structures List, but its presence appears to have been a typographical error.

Archives and Architecture reviewed the history of the existing triplex and determined that the structure is not historic. (Attachment 2).

On January 21, 2016, the applicant submitted a design review application for a 142-square-foot addition to include living space within a second story addition and a second story deck over the sidewalk. The application did not comply with the zoning code and determined incomplete. On December 3, 2018, the application was withdrawn.

On March 31, 2016 the property owner submitted a building application to convert the existing triplex at 211 Monterey Avenue into a duplex. The improvements were entirely internal and reviewed as a building permit.

DISCUSSION

The Central Village neighborhood is one of Capitola’s original settlement areas. Monterey Avenue transitions when approaching the village from residential to commercial with small shops and a limited number of residences fronting the sidewalk. 211 Monterey sits along a busy sidewalk used by pedestrians travelling between the Pacific Cove parking lots to the Village and beach. The properties south of 211 Monterey Avenue are primarily mixed-use and commercial, with commercial on the first floor and residential above. The exception being the lawn way residences and six sisters, within a defined residential overlay.

The existing single-story residence is approximately 1,419 square feet and comprised of two units. Unit A fronts Monterey Avenue and unit B is accessed via a separate entrance on the south side of the building. The simple exterior includes stucco on the front facade and tri-bevel drop siding along the sides.

The applicant is proposing to demolish the existing structure and construct a 3,720 square-foot, three-story duplex. It should be noted, when a structure is demolished in a floodplain, any new development in the floodplain (first story) is limited to commercial or non-habitable space (garage, storage, circulation). The first story would contain the entrances to units A and B, a three-car garage, and storage area. The second story would contain a 381 square-foot studio with a sleeping loft, kitchen and bathroom in the rear (unit B), as well as unit A’s main living area and kitchen, two bedrooms and two bathrooms. The third story would contain two additional bedrooms, a third bathroom, and study for unit A.

The exterior design of the proposed duplex features stucco throughout. The roof when viewed from Monterey Avenue is flat, while the roof above unit B on the rear of the building is a standing ridge metal roof. French doors open onto the second and third story decks overlooking Monterey Avenue. Units A and B are accessed via an exterior inset entrance on the south side of the building. A three-car garage opens onto Monterey Avenue.

DEVELOPMENT STANDARDS

The following table outlines the zoning code requirements for development in the CV Zoning District.

Development Standards		
Architectural and Site Review		
Building Height		
CV Regulation	Existing	Proposed
27'-0"	18'	26' 10"
Lot Coverage		

Sufficient space for required parking		Does not comply	
Open Space requirement:		Required Open Space: <u>10%</u> of lot	Proposed Open Space: <u>0%</u> of lot Does not comply
Yards			
10% of lot area shall be developed as landscaped open area, at least partially fronting on, and open to, the street. No portion of this landscaped area shall be used for off-street parking.		Required Open Space: <u>10%</u> of lot	Proposed Open Space: <u>0%</u> of lot Does not comply
Parking			
	Required	Proposed	
Duplex – residence (2 spaces for each unit)	<u>4</u> spaces total <u>2</u> covered <u>2</u> uncovered	<u>3</u> spaces total <u>3</u> covered <u>0</u> uncovered	Does not comply
Underground Utilities – required with 25% increase area		Yes, required	

Conceptual Review

The project has been submitted to the City for conceptual review. The intent of the conceptual review process is to provide the applicant with early feedback on complex projects. In conducting the conceptual review of this project, staff suggests the Commission focus their comment and direction on the overall project concept and design. As a starting point, staff has identified four issues which the Commission may wish to consider while reviewing this project:

1. Impacts to sidewalk and public parking in the Central Village.

The proposed design includes a sidewalk curb cut to allow for garage access and a second-story deck which would extend over the sidewalk. Curb cuts have historically been discouraged in the Central Village by the City. Within the block of the property at 211 Monterey Avenue, there are no curb cuts along Monterey Avenue or along Capitola Avenue. All properties with parking have access from San Jose Avenue or Park Place. For instance, the adjacent property to the south at 207 Monterey Avenue was redeveloped as a mixed-use project with onsite parking accessed off of San Jose Avenue.

The property at 206 Monterey Avenue, on the opposite side of the street, is the only property with a driveway cut for private use along this section of lower Monterey Avenue. An aerial map of the village identifying existing residential curb cuts is included as Attachment 3.

Parking: The proposed curb cut would result in the loss of one public parking space. As a busy tourist destination, parking has been an on-going challenge in Capitola Village. The removal of a public parking space would further limit parking options in the village.

Safety: The negative impacts of a new driveway cut on the highly utilized pedestrian route between the public parking lot and the village is a concern. Friction between pedestrians, cyclists, and cars along the narrow roadway may impair traffic circulation and increase the potential for accidents.

Aesthetics: There are also impacts to the aesthetics of the pedestrian experience while walking along the street in the Village. The existing experience is defined by the pattern of buildings built with little or no setbacks right up to the sidewalk, picture windows, and articulation in the buildings. The proposed concept is auto centric through the introduction of a driveway and a double wide garage door. The front façade along the sidewalk does not include an entryway, windows, or articulation in the building other than a second story deck encroaching over the sidewalk.

Path of travel: Public works also noted the concept is unclear how the driveway area will interface with the public sidewalk and public parking along Monterey Avenue. If Planning Commission supports the curb cut, additional detail will be required for the driveway approach showing curb cuts and how the accessible pedestrian path of travel will be maintained.

Deck: The proposed design includes two decks on the second and third stories. The second-story deck would cantilever seven and a half feet over the public sidewalk. The sidewalk in front of 211 Monterey Avenue varies in width, from approximately 10 feet to 16 feet, with the portion directly in front of the home extending eleven-feet-nine-inches.

Throughout Capitola Village there are few usable, upper story decks, none of which hang over the public sidewalk. Across the street, at 210 Monterey Avenue there is a deck directly above Thai Basil's outside dining area. The deck does not extend over the public sidewalk. Condos at 109 San Jose Avenue and 109 Monterey Avenue have decks, but they are above private driveways or parking areas. Many buildings in the village, like 176 Monterey Avenue, the previous location of St. John's Helpful Shop, have balconettes, or false balconies, which serve only as a decorative feature.

Public works staff does not support the construction of decks which extend over the public sidewalk because of potential liability issues associated with decks, such as objects falling off the deck and creating hazards on the sidewalk or causing damage or injury. The proposed deck would also make it more difficult to perform maintenance on the sidewalk beneath it.

Additionally, in Public Works' review of the concept the City would request a dedication of the public sidewalk. As proposed, the deck extends four feet nine inches feet pass the approved fence line that is two feet nine inches off the front façade of the home. A future design should not include any elements that encroach into the public sidewalk area dedicated to the City.

2. Conflicts with General Plan

The proposed design would require a curb cut on Monterey Avenue to accommodate the three-car garage. Monterey Avenue is a highly traveled multimodal transportation corridor for pedestrians, cyclists, and automobiles. Many pedestrians utilize the sidewalk to walk between the public parking and the village. Minimal curb cuts along the block provides a safe multimodal corridor. Within the Capitola General Plan, mobility element goal 4 states "Provide a roadway system that enhances community aesthetics and promotes a high quality of life." Allowing a curb cut like the one proposed by the applicant would conflict with the following policies tied to goal 4:

- Policy MO-4.4 Driveways. Where appropriate and feasible, combine driveways serving small parcels to permit safer merging.
- Policy MO-4.5 Parking Access. Promote efficient ingress and egress to and from parking areas and promote efficient internal circulation between adjacent parking areas to reduce congestion on roadways.

- Policy MO-8.6 Curb Cuts and Driveways. Minimize the frequency of curb cuts and driveways intersecting bicycle facilities.

3. Variance request.

Pursuant to Capitola Municipal Code (CMC) Section §17.51.015(D), “In the case of residential structures in any district, no additional parking shall be required for reconstruction or structural alteration of existing residential structures, so long as the habitable floor space of the structure is not increased by more than ten percent. If the structure is enlarged by more than ten percent, the minimum parking requirements according to Sections 17.15.130 and 17.51.130 shall be required.” The existing 1,419 square foot structure may be enlarged up to 141 square feet without providing the four onsite parking spaces required for a duplex. Any increase in habitable floor space beyond ten percent would require the property owner to bring parking into compliance.

The property owner is proposing to demolish the existing structure and build a 3,720 square foot duplex. The new structure represents a 160 percent increase in size, far beyond the ten percent maximum. Therefore, the parking for the proposed structure must be provided onsite. A duplex requires four onsite parking spaces, two of which must be covered. The conceptual plan includes three onsite parking spaces within a garage. The applicant would be seeking a variance to allow a duplex with only three onsite parking spaces.

The concept also lacks the required ten percent open space requirement. A variance to landscaping would be required to build the concept as designed.

To approve a variance, the Planning Commission must make the following findings:

- A. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;
- B. That the grant of a variance permit would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.

The property at 211 Monterey Avenue is located in the Central Village neighborhood, an area with a long-standing parking deficiency. Many structures in the Village have had limited additions due to the City’s requirement that parking must come into compliance when the habitable floor space of a structure is increased by more than ten percent. The adjacent property at 207 Monterey recently redeveloped, but as noted earlier, they were able to provide onsite parking through an access off San Jose Avenue.

The approval of an addition to Britannia Arms at 110 Monterey Avenue provides an example of a recent project in which the applicant limited the size of their addition because they were unable to provide onsite parking. The applicant preferred to expand the apartment above Britannia Arms restaurant beyond 93.5 square feet, but because the existing property provided no onsite parking, they were limited to a maximum addition of habitable floor space of 10%. The project was approved by the Planning Commission on November 1, 2018.

A second example is the fourplex at 212 Monterey located on the opposite side of the street. On July 20, 2017, the Planning Commission approved a 304-square-foot addition that was limited to ten percent of the habitable floor area due to non-conforming parking.

The concept for 211 Monterey Avenue includes three onsite parking spaces. A duplex requires four parking spaces. If the Planning Commission is in favor of the curb cut, they could advise the applicant to decrease the intensity of the use based on what could reasonable be parked on site. A single-family residence up to 2,000 square feet requires two parking spaces. A single-family residences 2,001-2,600 square-feet require three parking spaces, one of which must be covered.

In terms of open space, there are no special circumstance applicable to the subject property that the strict application of the code would deprive 211 Monterey of privileges enjoyed by other properties in the vicinity. However, if the applicant received a variance to open space it would not be considered a grant of special privilege due to the numerous other properties within the block that lack landscaping.

4. Design

The City of Capitola adopted the Central Village Design Guidelines to promote excellence of development and maintain the unique character of Capitola Village (Attachment 4). Aspects of the project's design conflict with recommendations found in the Central Village Guidelines, as follows:

- *“Create a development which is pleasant in character, human in scale, and facilitates easy circulation. Pedestrian orientation is important in the Village area.”*

Staff Analysis: The front façade of the building on the first story along the street includes a six-foot-wide plain stucco wall and a double wide garage door. The design is auto centric and not oriented toward the pedestrian.

- *“Minimize the visual impact and presence of vehicles by generally siting parking areas to the rear or side of property rather than along the street frontages, utilizing underground parking and screening parking areas from views, both interior and exterior, to the site.”*

Staff Analysis: The design does not minimize the visual impact of the automobile. The front façade is 23 feet wide of which 17 feet is a double wide garage door.

- *“Create a design for small scale finely detailed pedestrian-oriented uses.”*

Staff Analysis: The design includes a blank stucco wall and a double wide garage door at the pedestrian level. Additional articulation through the introduction of windows, an entryway, or recessed garage doors could be incorporated into the design to fit within the character of the village.

- *“Design landscaping is an integral part of the project to create a pleasing appearance from both within and off the site. Landscaping requirements in the Village are unique because of the special ocean climate and size of spaces.”*

Staff Analysis: No landscaping is proposed within the conceptual design.

- *“Flat roofs are discouraged because of the perception of bulk”*

Staff Analysis: The proposed design features a flat roof along the front two-thirds of the building. The rear of the structure features a gabled roof, but it is not visible from the street.

- *“The garage should not distract from the human scale and design of the structure”*

Staff Analysis: The total width of the proposed structure is 24 feet and the entrance to the garage is 16 feet wide. The garage doors are seven feet high. The large scale of the garage conflicts with Capitola Village Design Guidelines which discourage prominent garages and prioritize human scale entry features. Special design treatments such as recessed arcades, tiled floors, walls, fencing, or other details are recommended to screen garage doors. A single garage door would be in less conflict with the design guidelines.

- *“The front yard is to be landscaped and should create a sense of entry to the unit”*

Staff Analysis: The plans do not indicate landscaping in the front yard or any other features which create a sense of entry to the unit.

- *“Vehicles should not back out of parking lots onto streets”*

Staff Analysis: The design includes a three-car garage which would require vehicles to back out onto Monterey Avenue.

- *“Parking shall be provided for all new development or intensification of use”*

Staff Analysis: The proposed design does not provide the required parking.

Planning Commission Direction:

The applicant is seeking direction to the concept presented. Specifically, the Planning Commission should address:

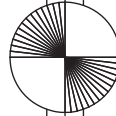
1. New curb cut
2. Deck over sidewalk
3. Variance to the 10% open space
4. Variance to onsite parking
5. Design

ATTACHMENTS:

1. 211 Monterey Conceptual Plan
2. 211 Monterey Ave Historic Evaluation
3. Curb cuts in Central Village
4. Central Village Design Guidelines

Prepared By: Sascha Landry
Assistant Planner

KATZ RESIDENCE



GENERAL INFORMATION:	
SITE AREA:	1,860 SQ. FT.
ZONE:	CV
BUILDINGS:	
EXISTING:	1,043 SQ. FT.
UNIT 6:	279 SQ. FT.
TOTAL:	1,419 SQ. FT.
PROPOSED:	
UNIT 1 (ENTRY)	148 SQ. FT.
STORAGE:	409 SQ. FT.
TOTAL:	793 SQ. FT.
TOTAL FLOOR:	
UNIT A:	1,048 SQ. FT.
UNIT A DECK:	143 SQ. FT.
TOTAL FLOOR:	728 SQ. FT.
TOTAL LIVING:	
UNIT A:	1,442 SQ. FT.
UNIT B LIVING:	461 SQ. FT.

CODE ANALYSIS:
 OCCUPANCY CLASSIFICATION: RESID
 BUILDING CONSTRUCTION TYPE: V-A3
 FIRE RATING: SHEETROCKED

THE DESIGNER MUST BE NOTICED OF ANY DISCREPANCIES IN THE DOCUMENTS AND THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED IN THESE DOCUMENTS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE DOCUMENTS OR FOR ANY DISCREPANCIES OR OMISSIONS IN THE INFORMATION PROVIDED IN THESE DOCUMENTS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE INFORMATION PROVIDED IN THESE DOCUMENTS.

NO.	DESCRIPTION	DATE
1	COVER SHEET, PROJECT INFO	
2	EXISTING FLOOR PLAN	
3	PROPOSED FLOOR PLAN	
4	SECTION 1	
5	SECTION 2	
6	SECTION 3	
7	SECTION 4	
8	SECTION 5	
9	SECTION 6	
10	SECTION 7	
11	SECTION 8	
12	SECTION 9	
13	SECTION 10	
14	SECTION 11	
15	SECTION 12	
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101	SECTION 98	
102	SECTION 99	
103	SECTION 100	

PROJECT UNDERLINE:
 PROPOSED LIVING UNITS: 2 UNITS
 PROPOSED STORAGE UNITS: 1 UNIT
 PROPOSED TOTAL UNITS: 3 UNITS
 PROPOSED TOTAL FLOOR AREA: 793 SQ. FT.

REVISIONS:

MAJOR: A-TZ
 520 FRANKLIN ST
 SAN FRANCISCO, CA 94104
 TEL: 415.774.0944
 FAX: 415.774.0945

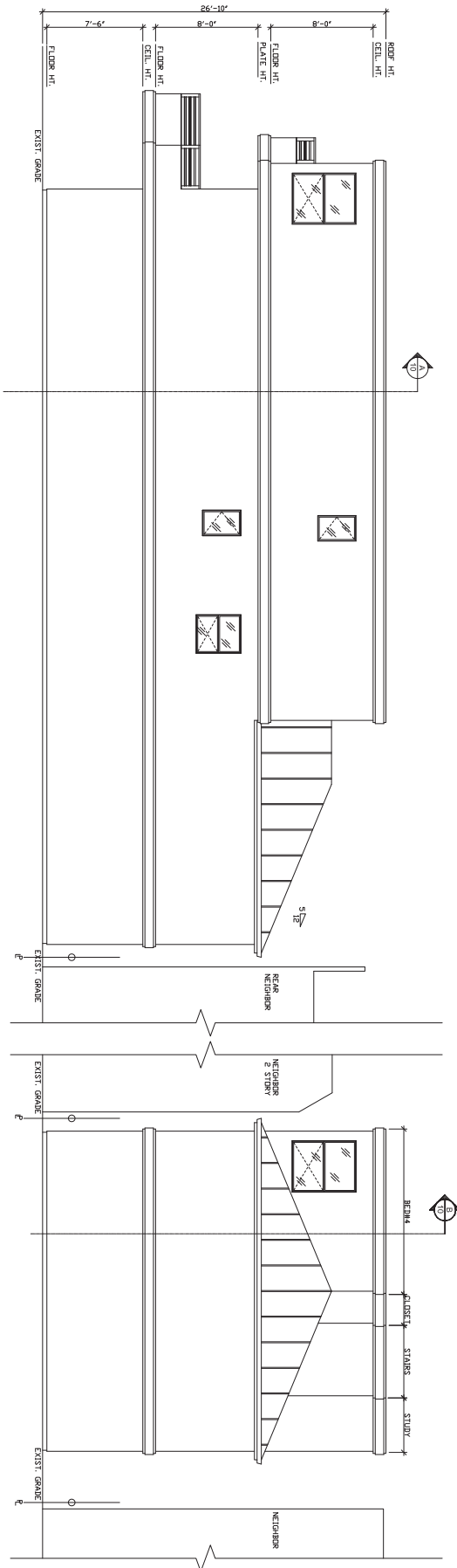
KATZ RESIDENCE
 211 MONTEREY AVE.
 CAPITOLA, CA 95010
 APN 035-185-19

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 831.476.2616 FAX: 831.476.2616
 WEBSITE: www.dennishomedesign.com

COVER SHEET
 LEGEND OF SHEETS

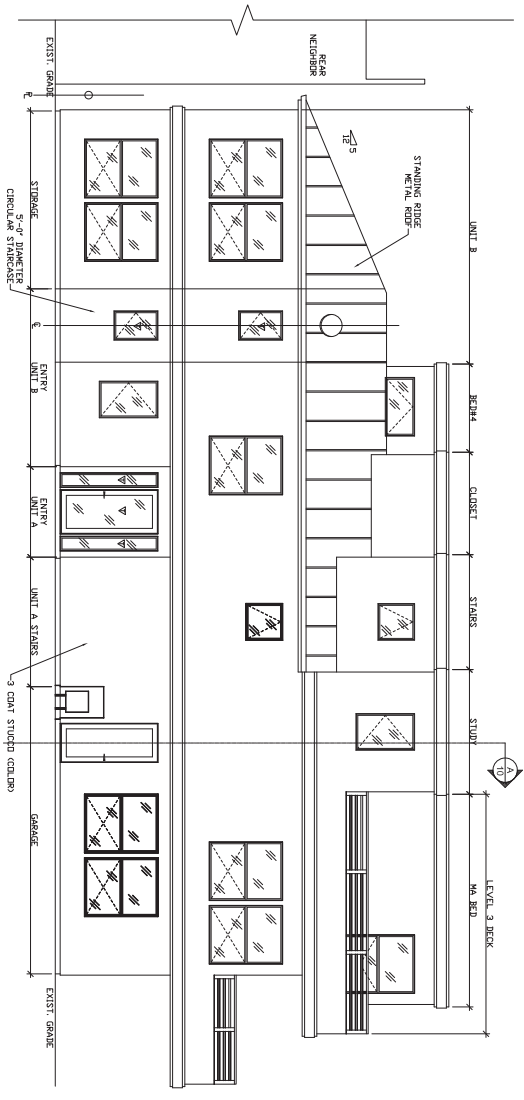
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 CHECKED:
 JOB NO. 211MONT
 DATE: 12/05/18

SHEET
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 OF 4
 SHEETS

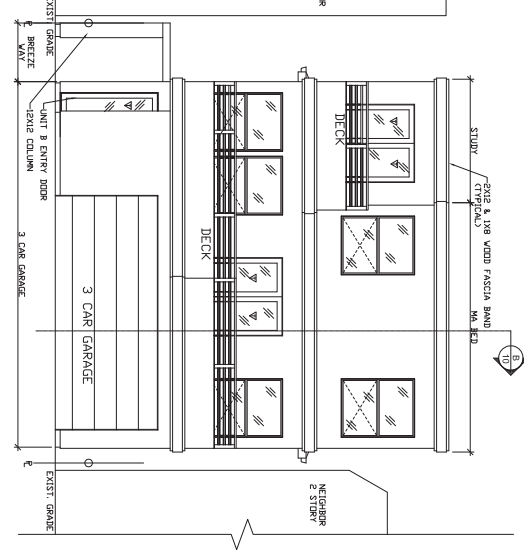


NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NOTE: = TEMPERED GLASS

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

DATE: 12/06/18

JOB NO. 211MONT

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

DDMM: CG

ELEVATIONS

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING

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

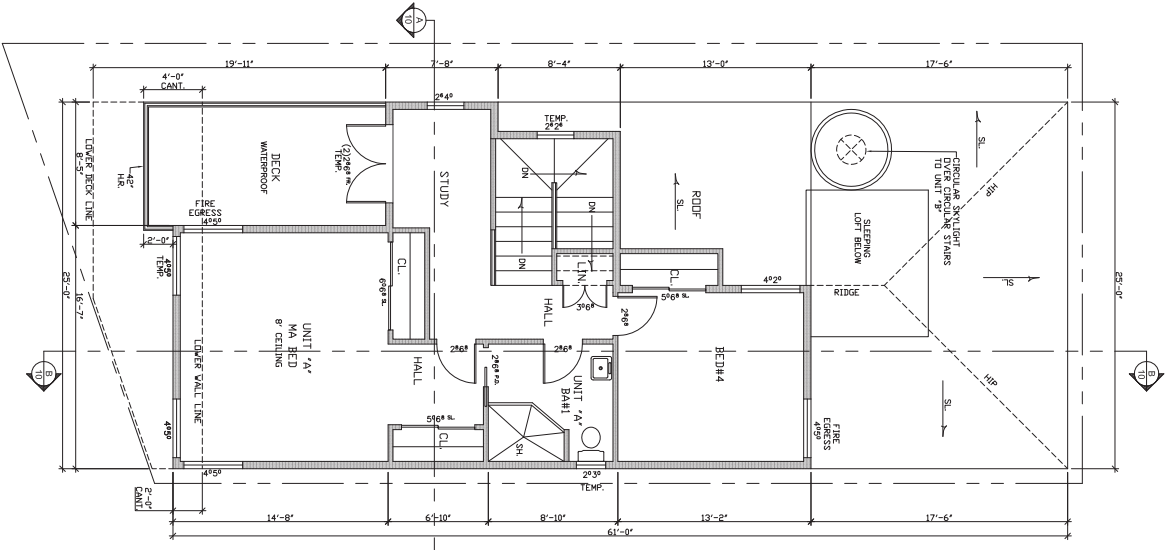
KATZ RESIDENCE
211 MONTEREY AVE.
CAPITOLA, CA 95010
APN 035-185-19

MAJOR: A T Z
520 FRANKLIN ST
MOUNTAIN VIEW, CA 94041
TEL: 415.962.0800

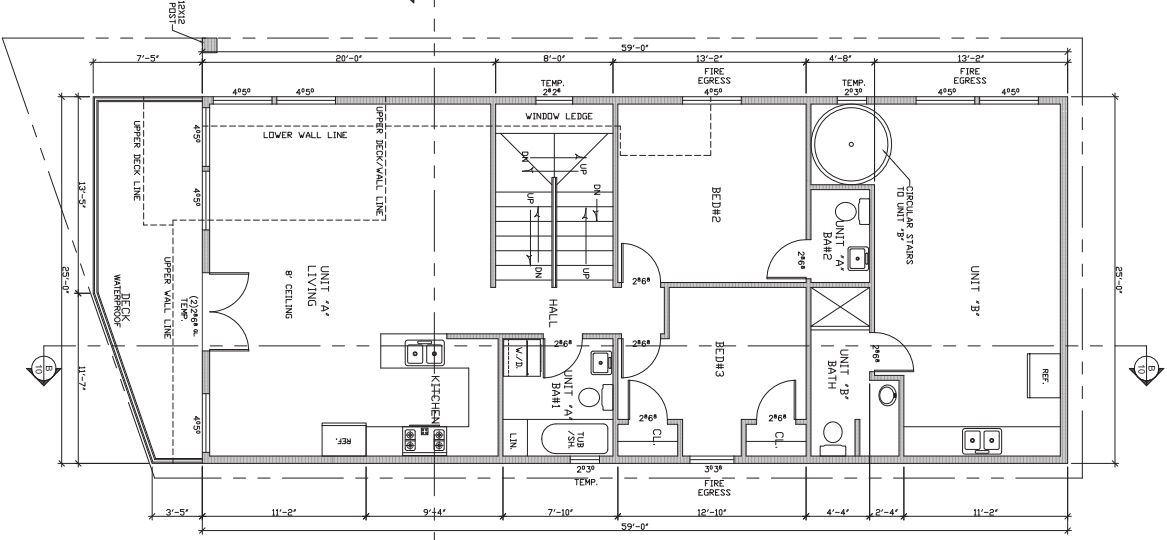
ROOMS

5 OF 4 SHEETS

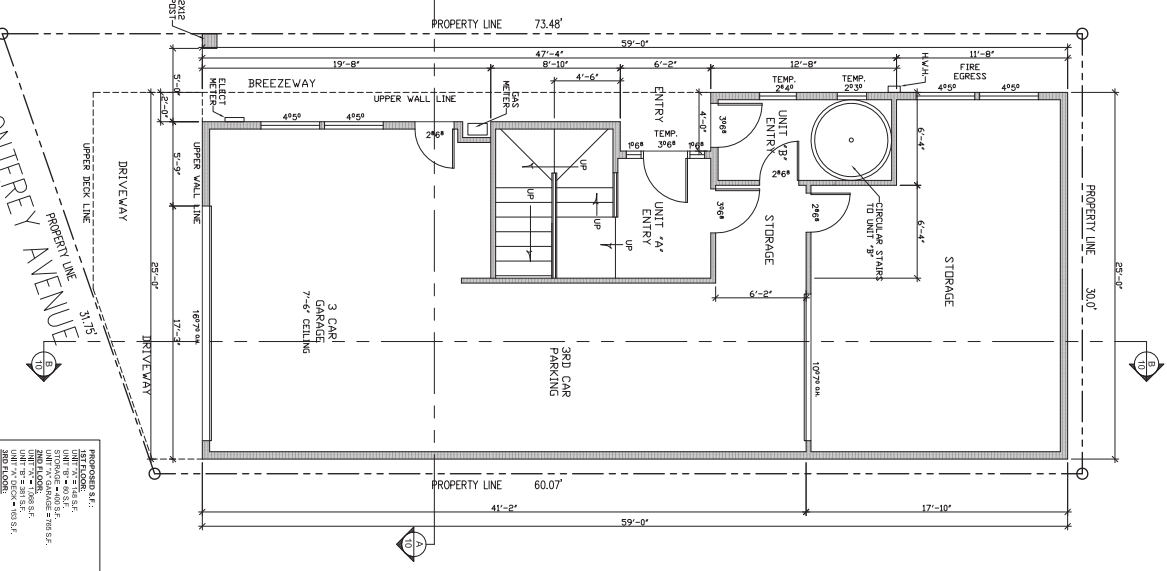
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



MONTEREY AVENUE

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

PROPOSED R.F.:

- UNIT #1: 1108 S.F.
- UNIT #2: 1108 S.F.
- UNIT #3: 1108 S.F.
- UNIT #4: 1108 S.F.
- UNIT #5: 1108 S.F.
- UNIT #6: 1108 S.F.
- UNIT #7: 1108 S.F.
- UNIT #8: 1108 S.F.
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- UNIT #13: 1108 S.F.
- UNIT #14: 1108 S.F.
- UNIT #15: 1108 S.F.
- UNIT #16: 1108 S.F.
- UNIT #17: 1108 S.F.
- UNIT #18: 1108 S.F.
- UNIT #19: 1108 S.F.
- UNIT #20: 1108 S.F.

PROPOSED FLOORPLAN

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

KATZ RESIDENCE
211 MONTEREY AVE.
CAPITOLA, CA 95010
APN 035-185-19

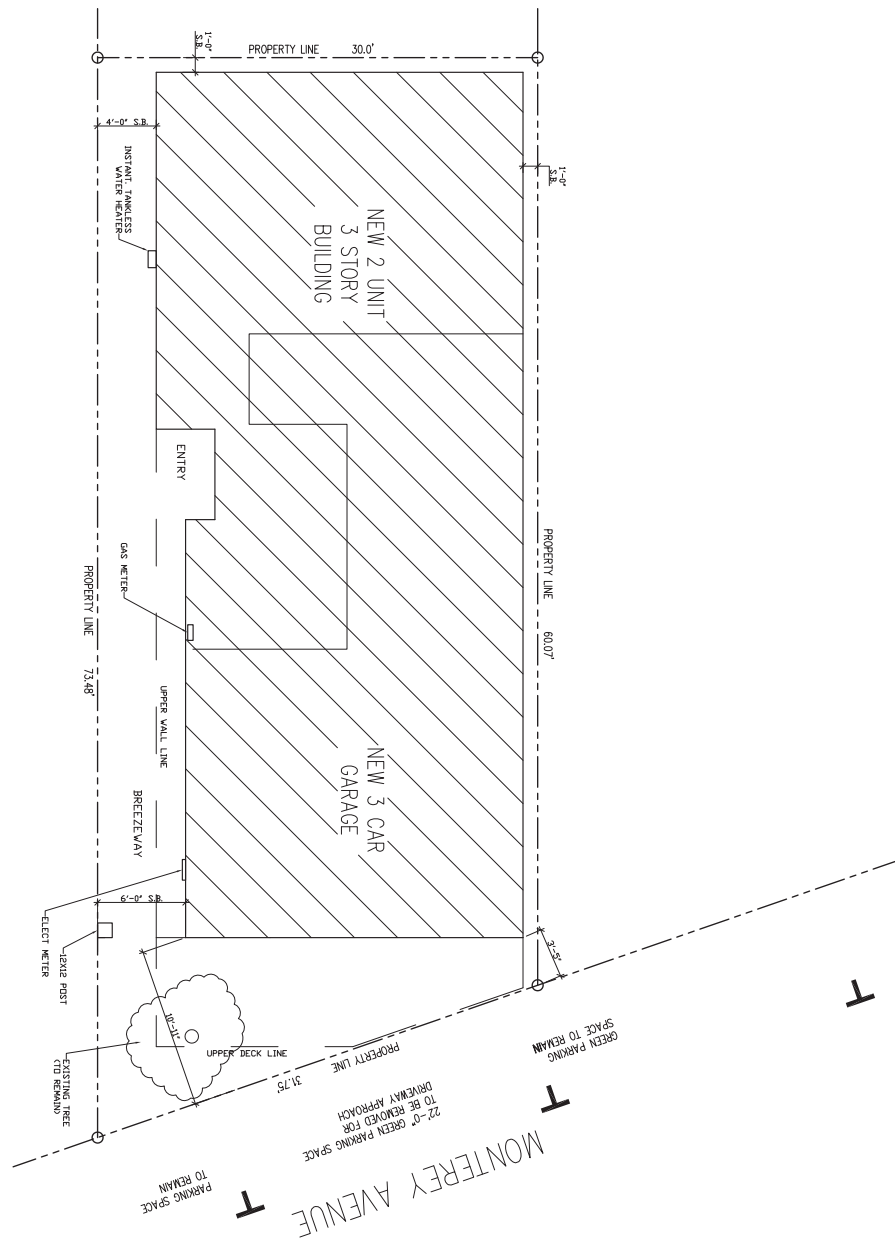
M.A. GRIFFIN, A.T.Z.
520 FRANKLIN ST.
SAN FRANCISCO, CA 94104
415.774.0344

REVISIONS:

NO. DATE



1	of	1
<p>APN 035-185-19</p> <p>PLOT PLAN</p> <p>211 MONTEREY AV, CAPITOLA, CA</p>		
<p>PROJECT ENGINEER</p> <p>MFG Engineers, Inc PO BOX 1914 APTOS, CA. 95001 (831) 763-1661 CEL (831) 601-9519</p>		
<p>DATE</p>		
<p>REVISION</p>		
<p>BY</p>		
<p>DRAWN: MFG</p> <p>CHECKED: MFG</p> <p>DATE: 3/2016</p> <p>SCALE: 1"=10'</p> <p>JOB NO.</p> <p>SHEET</p>		




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

SHEET
2
 OF 4 SHEETS

DRAWN: GCS
 SCALE: 1/4"=1'-0"
 JOB NO. 211MONT
 DATE: 12/08/18

SITE PLAN

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

KATZ RESIDENCE
 211 MONTEREY AVE.
 CAPITOLA, CA 95010
 APN 035-185-19

REVISIONS:	BY:	DATE:

M.A. GONNER, A.T.Z.
 5540 FRANKLIN ST.
 SAN FRANCISCO, CA 94134
 (415) 362-0824



ARCHIVES
ARCHITECTURE
PO BOX 1332
SAN JOSE CA 95109

December 15, 2015

Attn: Katie Cattan, AICP, Senior Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(Via email)

RE: Preliminary Historical Evaluation – 211 Monterey Avenue, Capitola, CA
APN# 035-18-519

Dear Katie:

This letter constitutes a preliminary historic resource evaluation (Sometimes referred to as a “Phase One Report”) for the property located in the City of Capitola, County of Santa Cruz, at 211 Monterey Avenue.

Executive Summary

Although portions of the buildings on the parcel are over 90 years old, the property at 211 Monterey Avenue does not appear to be a historic resource within the criteria of the California Register of Historical Resources or the City of Capitola Criteria for Designation of Historic Features. The proposed alterations of the building would not, therefore, have a significant effect on the environment under CEQA. Note that the property address is listed on the Capitola Historic Structures List; however, that appears to be a typographical error. This letter is intended to provide the evaluation for these conclusions.

Introduction

An historical resource evaluation is often required in the State of California to accompany a project submittal when a city such as Capitola determines that extant structures on the property are at least 50 years old. A property does not have to be listed on the *City of Capitola Historic Structures List*, on an historic resource inventory, or on an historic property register to warrant this type of evaluation as a part of the development review process. Depending on the findings of the review, further formal documentation could subsequently be required by the City of Capitola Community Development Department, including preparation of Department of Parks and Recreation (DPR) 523 series recording forms, a more detailed assessment under the Guidelines of the California Environmental Quality Act, or other types of documentation.

In order to make significance determinations, the City of Capitola commonly requires that the investigation be done by a qualified historical consultant who then conducts the initial investigation and prepares the preliminary evaluation.

Policy and Regulatory Background

The City’s historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of communities. The historic buildings of Capitola highlight the City’s unique heritage and enable residents to better understand its identity through these links with the past. When a project has the potential to affect a historic resource which is either listed, or eligible for listing, on the California Register of Historical Resources, or is eligible for designation as a Historic Feature under City of Capitola’s criteria, the City considers the impact of the project on this significance. Each of these listing or designation processes is based on specific historic evaluation criteria. A preliminary historic evaluation, as presented in this letter, can be used to determine the potential for historical significance of a building, structure, site, and/or improvement.

Property Development History

The subject property currently consists of a compact rectangular parcel in the village of Capitola. The property is currently listed as a triplex. The historic development of the parcel indicates that the existing building was built as a duplex rental residence at the front of the property with a separate residential rental cottage (four units) to the rear, sometime between 1919 and 1927. These buildings have been joined and altered over time and are currently spanned by a single hipped roof. The once-separate buildings now comprise a rectangular multi-family dwelling with a single unit at the front and two units at the rear with access from the south side. The original sides of the building exhibit tri-bevel drop siding and wood 1/1 double-hung windows. These materials were widespread from around 1900 into the mid-1920s, and they were commonly associated with Neoclassical Bungalows of the era, including vernacular structures with bungalow influences. The front (east) façade has been altered to have stucco siding, to have only one entrance, and to be stripped of almost all trim, in keeping with a minimal-traditional design style, popularized in the late 1930s through the 1950s. The proposed design project includes an existing floor plan that documents the physical configuration of the existing building (See below).

The Capitola Company Map from 1922 shows the city divided into rectangular parcels forming a regular pattern; however, historically there were houses and buildings, at the subject site and elsewhere, which spanned these proposed property alignments.

Both before and after 1922, as shown in the 1892 through 1927 Sanborn insurance maps of Capitola, the parcel at 211 Monterey Avenue was configured as an “L”, joined with a parcel facing Park Place (105 Park Pl.).

As late as 1917 (also shown in 1892 and 1905 maps), the Sanborn Fire Insurance Map shows a long, “L”-shaped, single-family dwelling at the portion of the parcel facing what was then Bay Avenue (now Monterey Avenue). The house footprint and its location on the site indicate that this past house is not related to, nor encapsulated into, the

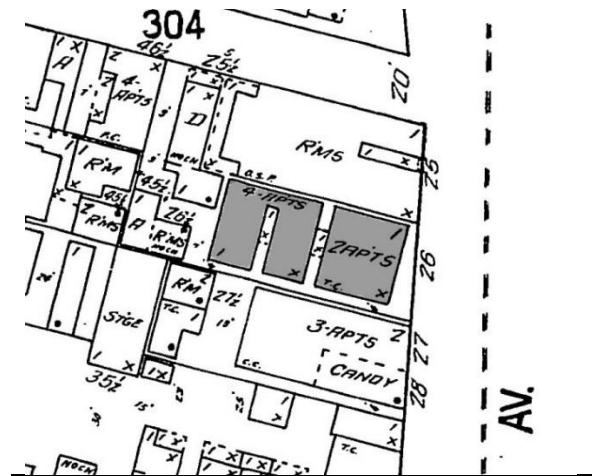


Existing House Plan - House Interior Renovation 211 Monterey Avenue, Capitola, CA (Sheet A2 - Undated) by Robert Burkhart, Architect

Attachment: 211 Monterey Ave Historic Evaluation (211 Monterey Avenue)

residential building complex that is there now. In 1917, the house had a rear addition that extended into the rear corner of the parcel, and there were other outbuildings shown in subsequent maps on the portion of the parcel now addressed on Park Place.

After 1917 and before 1927, the single-family house was demolished or removed, and a small duplex and separate “U”-shaped building had been placed on the subject site. The duplex had a square footprint and was at the front (east) of the parcel. The “U”-shaped building was labeled as four dwelling units, and was at the back of the parcel, with the opening of the “U” to the south. There were porches between the buildings. This date range is commensurate with the construction materials and style of the visible original building elements. The final establishment of the rear property line was not determined for this evaluation.



Sanborn Insurance Map
Capitola 5 Nov 1927

According to the *Historic Context Study for the City of Capitola* (Carolyn Swift, 2004), the period of significance that spans this time range can be

referred to as **Modernism** (1919-1926), a part of the **Rispin Era** (1919-1936). Allen Rispin was a capitalist/developer who purchased significant pieces of land in Capitola in 1919 and planned to “expand Capitola on both sides of the creek and sell subdivision tract sites quickly. Rispin’s chosen market was the upper-middle-income vacationer from the San Francisco Bay Area.” Prior to Rispin’s development plans, F.A. Hihn, the primary original developer spanning approximately 1882 to 1913 “...had promoted Capitola as an affordable vacation site... Rispin advertised homes for ‘the interest of families of the better class.’” Rispin “...envisioned for Capitola... Spanish Colonial Revival and Mediterranean” designs and sold commercial and residential parcels for others to develop economically. Although developed during a time when Capitola “...expanded and prospered,” the original duplex and fourplex dwellings on the parcel are not representatives of the “better class” of design, and do not embody the Spanish Colonial Revival or Mediterranean designs being touted in that era. Therefore, the remaining historic elements do not have contextual associations with the significant historical patterns of the Village of Capitola.

Preliminary Evaluation Status

The parcel at 211 Monterey Avenue is listed by address on the 2005 *City of Capitola Historic Structures List* with the status of 7N. This designation, according to the State of California Historical Resource Status Codes, indicates that the property “needs to be reevaluated.” The property address was first identified as part of the *Capitola Architectural Survey* published in 1986, indicated by the designation “D” on the Historic Structures List, and as shown in the *Capitola Architectural Survey*.

The address of 211 Monterey Avenue, although included, as noted above, on the 1986 *City of Capitola Historic Structures List*, clearly appears to have been a typographical error in the place of 215 Monterey Avenue, a house near the subject property. The photograph accompanying the address on the Historic Structures List is one of 215 Monterey Avenue, and the description of the resource is also a description of 215 Monterey Avenue, a “c. 1900 vernacular/Victorian residence”, not the subject property. It can be assumed that this might cause some technical challenges in the planning application process; however, it seems from the evidence that the subject property was not intended to be included in the original Survey. It must be evaluated separately from this identification.

The property at 211 Monterey Ave. has not been previously evaluated locally at an intensive level. The property is not listed or designated as a part of any state or national survey of historic resources. The preparers of this preliminary historical evaluation letter reviewed the subject property under local, state and national criteria, to analyze eligibility for listing or designation as a historic property.

California Register of Historical Resources

The California Office of Historic Preservation describes the California Register as a “...program [that] encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.” There are four criteria for designation, evaluated for 211 Monterey Avenue as follows:

Historic Events and Patterns

211 Monterey Ave., although at least 75 years old, is not individually representative of any larger historical patterns of development, and not identified as a contributor to a potential historic neighborhood, within the greater boundaries of the present-day City of Capitola, according to the *Historic Context Statement*. The village area has a diverse pattern of development, with many specifically identified historic buildings and districts; however, this building does not meet the criteria of the identified resource context. It was not built within the larger context of the Modernism phase of Capitola, and has been further altered, reducing its connections even more. The building at 211 Monterey Ave. is not a part of any identified historic area, and is not associated with significant events, under Criterion (1) of the California Register of Historic Resources.

Personages

No original owner/builder has been previously identified for this property, and during this initial evaluation, no locally significant personages were discovered to be associated with this property. The property would therefore not appear to be eligible for the California Register based on personages under California Register Criterion (2).

Architecture

Although the visible sides of the building include materials recognizable as common in the early-to-mid-twentieth century, the floor plan and front façade of the residential structure(s) were heavily altered over time, and the remaining fragments of the building do not adequately represent a complete example of a design from this historic period, let alone represent a distinguished composition of the original style. The materials are relatively common and used in a vernacular manner, so do not embody exceptional significance for their quality or workmanship. The façade is likely over 50 years old, but has not gained historic significance in its own right over time. The façade is in the Minimal Traditional style. Minimal Traditional buildings are an early-to-mid-twentieth-century transition between the revival styles of the 1920s and 30s and post-war Ranch-style design. They are modest by definition, and can capture the feelings and association of an austere and family-oriented era; however, this example, as an alteration of an earlier structure, and having been altered itself in the recent past, is not an exceptional representation of the use of materials or composition from that era. The designer of the historic apartment units was not discovered during the research for this preliminary study, so there are no identifiable associations with a particular designer or architect. The property would therefore not qualify for the California Register under Criterion 3.

Potential to Provide Information

The property has no known associations or identified materials that indicate that it might lead to the discovery of significant information. The property would therefore not qualify for the California Register under Criterion 4.

Integrity

According to the Office of Historic Preservation *Technical Assistance Series #6*

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

The historic integrity of the current residential property at 211 Monterey Avenue has been generally compromised over time. The location and setting in Capitola Village have remained reasonably constant; however, the feeling of the majority of the visible structure does not evoke an early-twentieth-century vernacular rental bungalow/cottage. The current configuration represents an alteration to the original dual-cottage footprint. The stucco alterations at the front façade, the alterations to the roofline, and the removal of one of the duplex's front doors have altered the associations with the original 1920's design and use. These changes have also reduced the integrity of the historic materials and workmanship. Even had the property been found to have significant historic associations (i.e., meet historic significance criteria as noted above), the property's historic integrity would not be considered adequate to sustain a significant historic resource.

Capitola Historic Features Ordinance

The Capitola Historic Features Ordinance allows for the designation of local historic resources, known as historic features. The designation requires that a property must "evidence one or more" of 11 qualities, including being representative of an era or style, a rare type of building, is older than most similar buildings, is associated with a rare use, the architect builder is significant, is long-established as a landmark, or that the materials are significantly unusual or remarkable, etc.

In considering the significance of the subject property based on the City of Capitola's Historic Feature Ordinance, the property was not found to have individually significant architectural character, associations with identified historic patterns or events, associations with important personages, or the use of materials that could be considered significant; the property type and its use are not rare, and the building is not prominent within the city, not a commonly held landmark, and is not a contributor to the city's larger historic character. Within the City of Capitola's Historic Feature Ordinance adopted by the City in 1982, the property would not meet the eligibility requirements for designation as a Historic Feature.

Qualifications

Archives & Architecture, LLC, is a cultural resource management firm located in San Jose, California. Leslie Dill, a partner in the firm and the author of this letter, is a licensed architect in the State of

California and meets the Secretary of the Interior's qualifications within the fields of Historic Architecture and Architectural History to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws, and is listed with the California Historical Resource Information System (CHRIS). The standards are outlined in 36 CFR Part 61.

Methodology

The methodology used for this historic evaluation included an off-site observation of the extant structure via photographs, aerials, previous documentation reports, and current architectural submittal information, a preliminary investigation into the history of the property and its associations, and an evaluation of the property within the context of the development of the local area and early development in what is now the City of Capitola.

Conclusion

Although portions of the subject residential property were built prior to 1927, making it over 90 years old, the units at 211 Monterey Avenue have been heavily altered over time. The subject property does not meet the criteria for listing on the California Register of Historical Resources nor meet any of the eleven criteria for designation as a Historic Feature utilizing the City of Capitola Historic Feature Ordinance. The property has lost historic integrity to its original design, materials, workmanship, feelings, and associations. The address listed on the *City of Capitola Historic Structures List* appears to be a typo, requiring some form of clarification during the planning process.

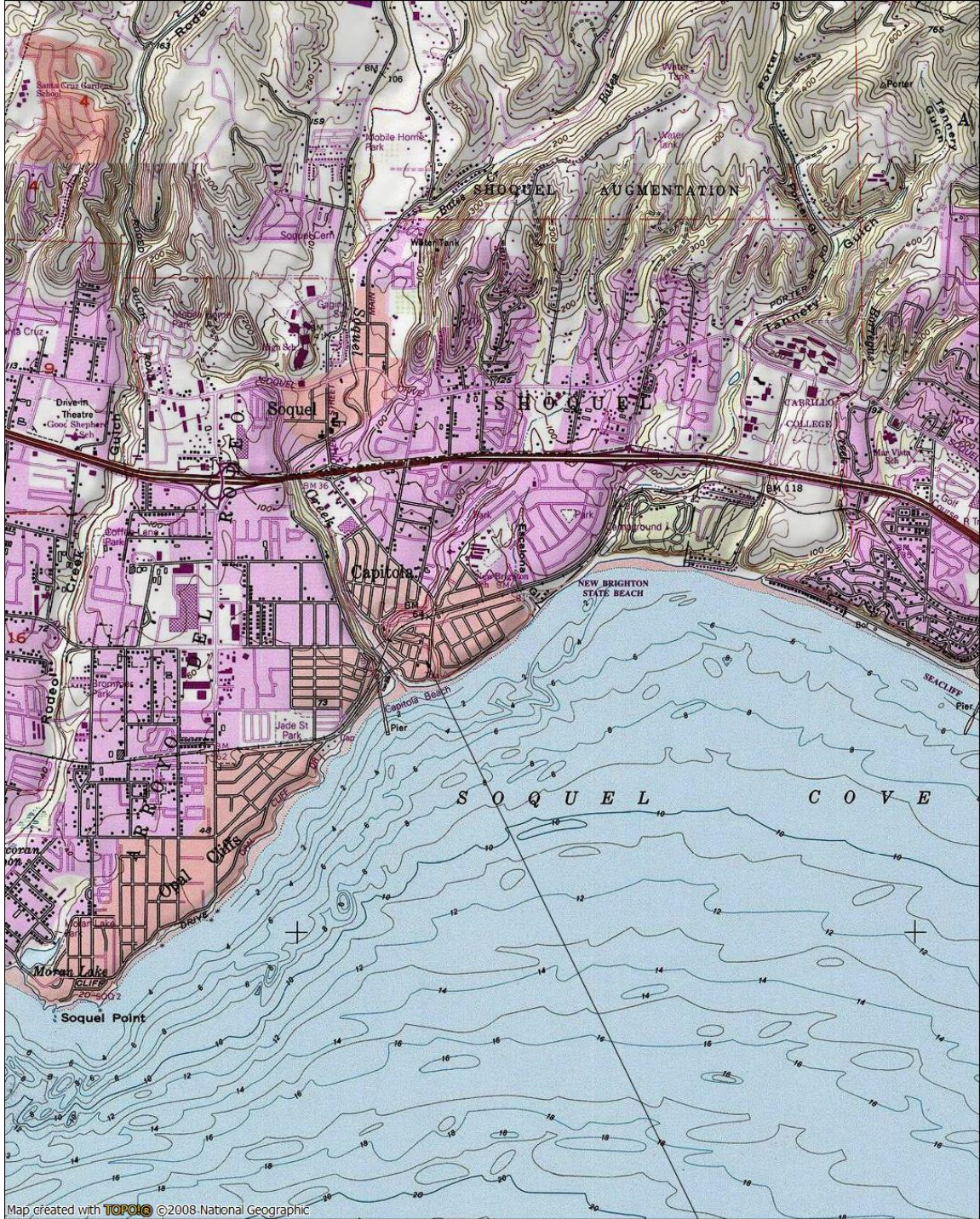
Because the property does not meet state or local criteria for significance, it would not be considered a historic resource under the California Environmental Quality Act (CEQA). Major alterations of the building, such as those currently proposed, therefore, would not have a significant effect on the environment under CEQA.

Sincerely:

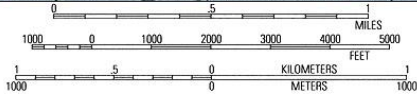


Leslie A.G. Dill, Architectural Historian and Historic Architect
Archives & Architecture, LLC

Location Map



Map created with **TOPO!** ©2008 National Geographic



SITE

TN MN 13 1/2
12/14/15

Attachment: 211 Monterey Ave Historic Evaluation (211 Monterey Avenue)



*Front of property, viewed facing west
November 2015, from Maor Katz*




*Historic Siding, windows, trim and door at inset entrance, viewed facing north
November 2015, from Maor Katz*

Attachment: 211 Monterey Ave Historic Evaluation (211 Monterey Avenue)



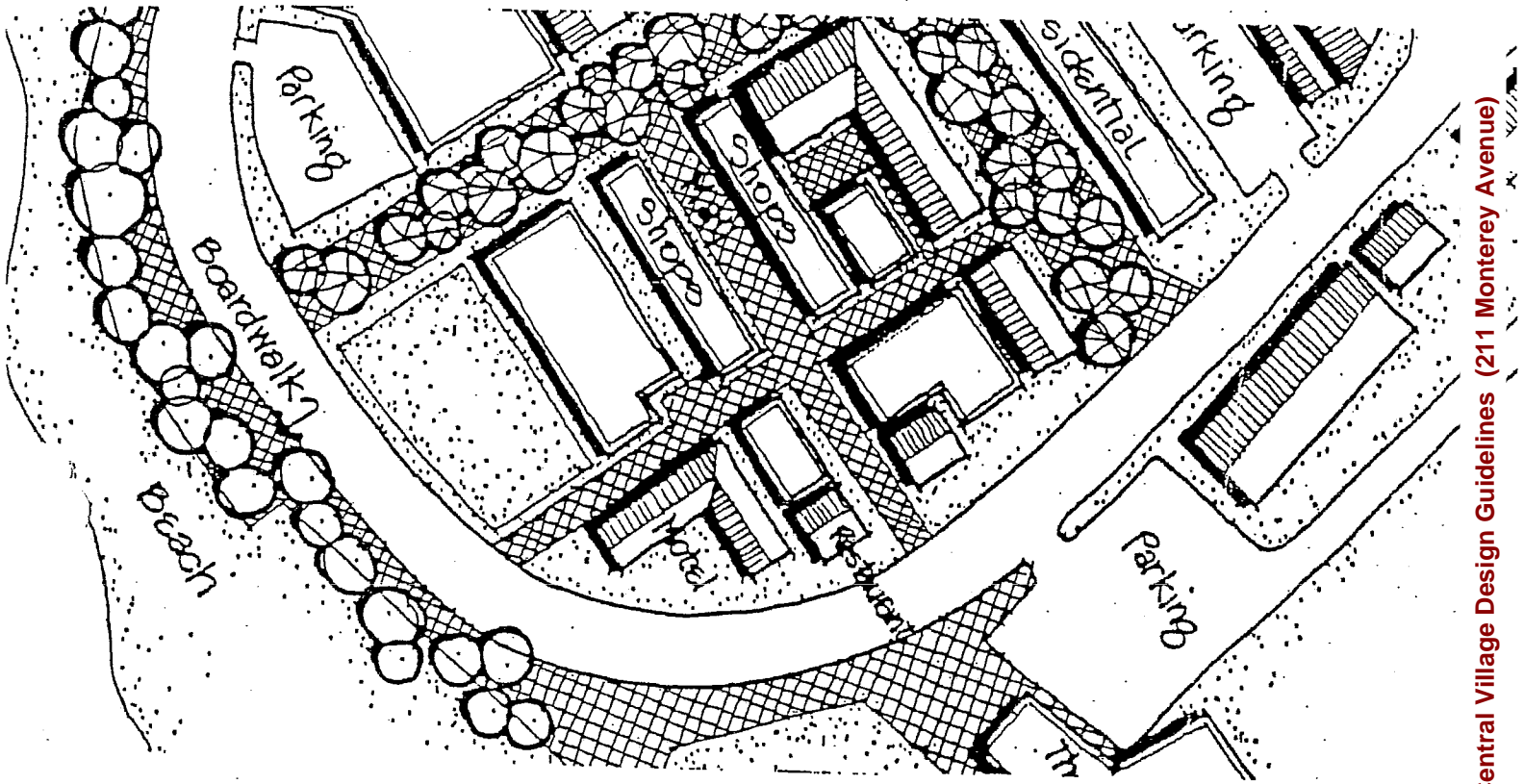
*Historic Siding, window, trim and door at inset entrance, viewed facing north
November 2015, from Maor Katz*



 = Curb Cuts

Attachment: Curb cuts in Central Village (211 Monterey Avenue)

CENTRAL VILLAGE DISTRICT



Design Guidelines & Development Processing

Attachment: Central Village Design Guidelines (211 Monterey Avenue)

CAPITOLA VILLAGE

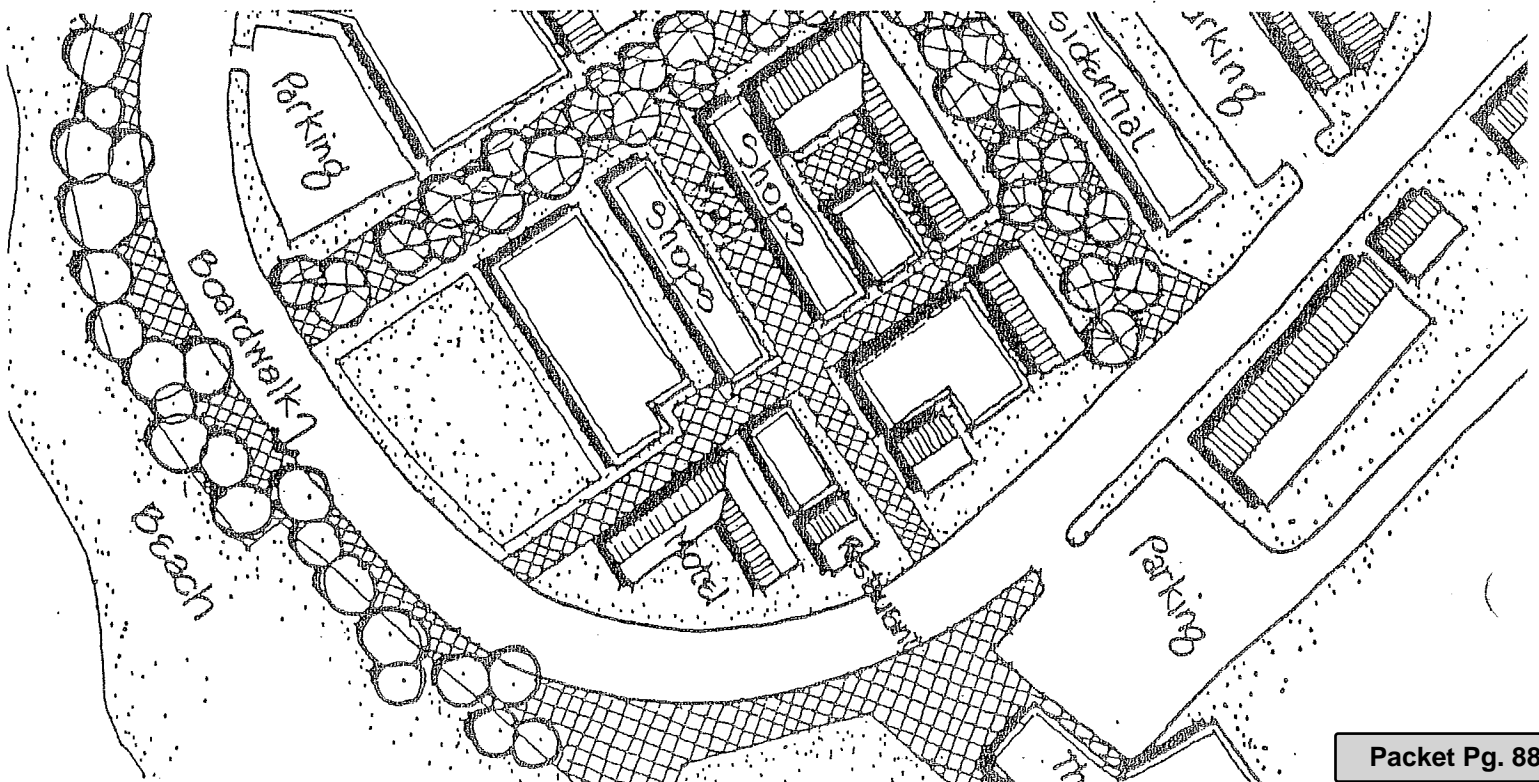
Development Design Guidelines

Central Village Zoning District

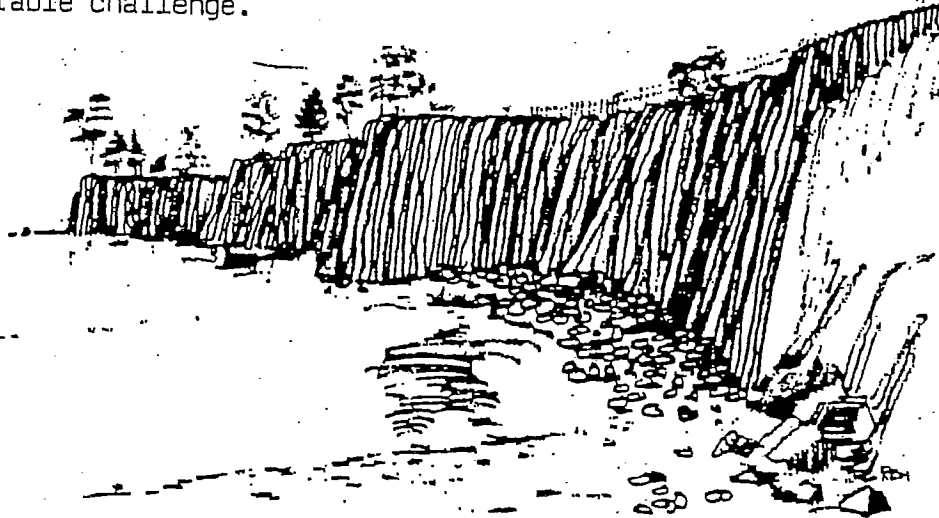
INTRODUCTION

Capitola Village is a special community. One of the oldest seaside resorts in California, the Village has retained its charming, small, intimate and human scale. The visual and aesthetic appeal of the Village lies in the combination of its distinctive natural setting and the scale, variety, and interest of its buildings and landmarks. The Village functions as a resort area during the summer and community for Capitola during the winter. Upper floors of commercial buildings are often in residential use. This mixture of commercial and residential uses in the small compact Village is an important element of the character of the Village.

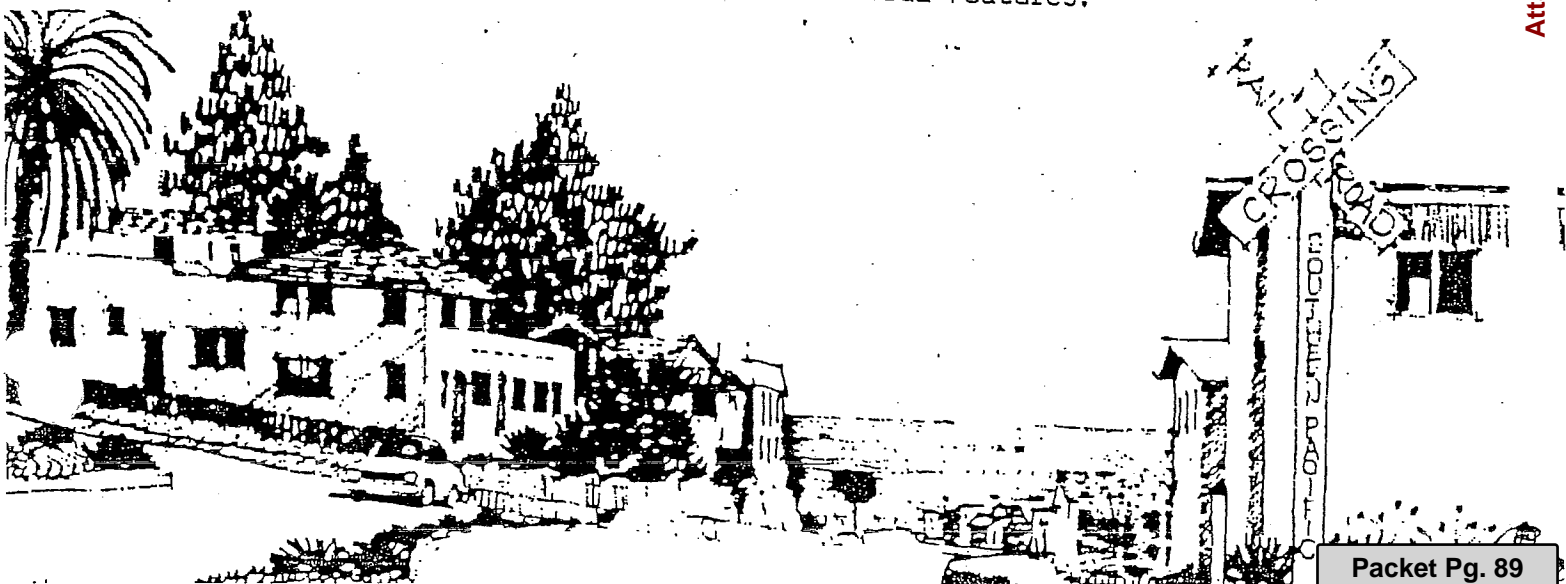
It is easy to take the charm of the Village for granted, but the impact of each new increment must be evaluated regarding its effect on the overall character of the Village. For example, the natural setting of the Village, the bluffs, beach, and river that are community landmarks and integral elements of its appearance. This resource will be lost if it is visually obscured or encroached upon by new development. Cultural landmarks such as unique or historical structures or public open spaces will, if not protected, be changed in time with a resulting loss to the aesthetic character of the Village.



While the community is largely built-out, its appearance remains in transition as business evolves and changes with the economy of the village. These fluctuations often are accompanied by modifications to commercial structures, and sometimes result in major renovations. Over time, the impact of these modifications can be significant to the appearance of the Village and illustrate the need for design controls. In addition, some new construction can be expected on remaining vacant parcels and catastrophies such as floods, fires, or earth quakes could result in major new structures. Finally, there are existing structures in the Village that detract from the overall appearance. Opportunities to remove, replace, or remodel these structures will enhance the aesthetic enjoyment of the community. In short, responding to these issues and guiding changes to the physical design of the Village in a way that maintains and enhances its visual and aesthetic qualities is a considerable challenge.



The City, in recognition of this need, has established and actively applies, a design review process through the Architectural and Site Review Committee, an advisory body to the Planning Commission made up of professionals in the design field. The committee reviews all proposals in the Village and other parts of the City, and works with applicants to improve proposed design and site plans. The guidelines that follow, have been developed cooperatively by the City of Capitola and the California Coastal Commission in order to supplement and support the existing design review process and to provide more specific guidance to design objectives in the Village. They are intended to apply equally to private and public construction of all kinds and also address the protection and enhancement of recognized community landmarks and natural features.



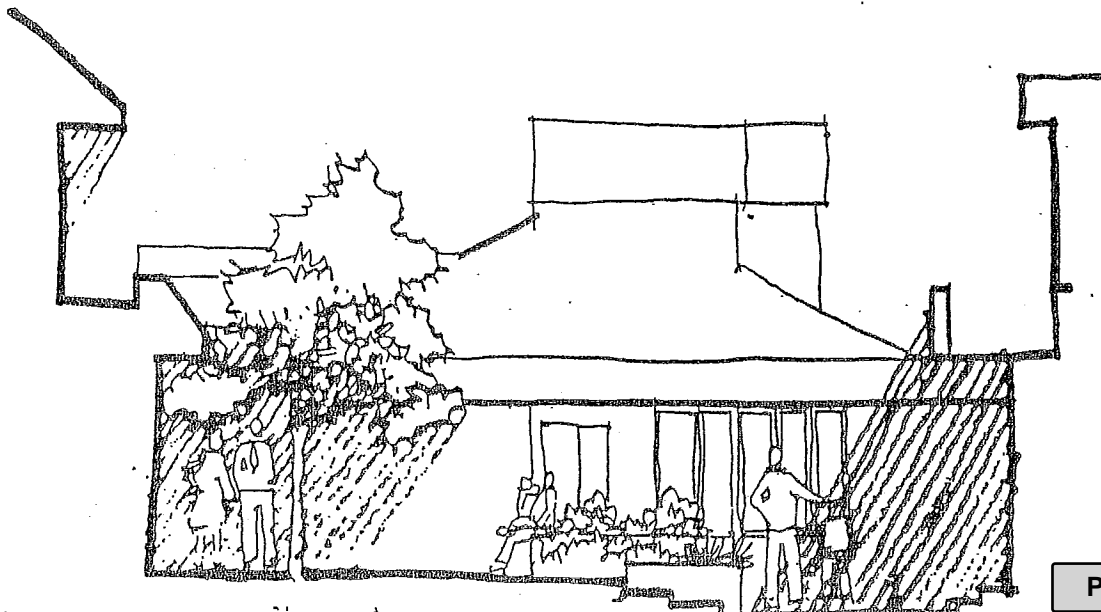
GUIDELINES

The following guidelines have been prepared by the CITY OF CAPITOLA to evaluate proposed projects in the Village area. The purpose of these guidelines is to promote excellence of development and maintain the unique character of Capitola Village (Section 17.63 of the Zoning Ordinance). The Committee will use this as a check list in reviewing public and private projects. Applicants should use the guidelines in designing and reviewing their own proposals. Certain design factors may have to be balanced with others in order to reach an optimal design. The Committee recommends the use of a design professional from the beginning of the process. The Committee seeks to be of assistance and will take a cooperative approach with all applicants; likewise, applicants are encouraged to proceed in this manner.

SITE PLANNING

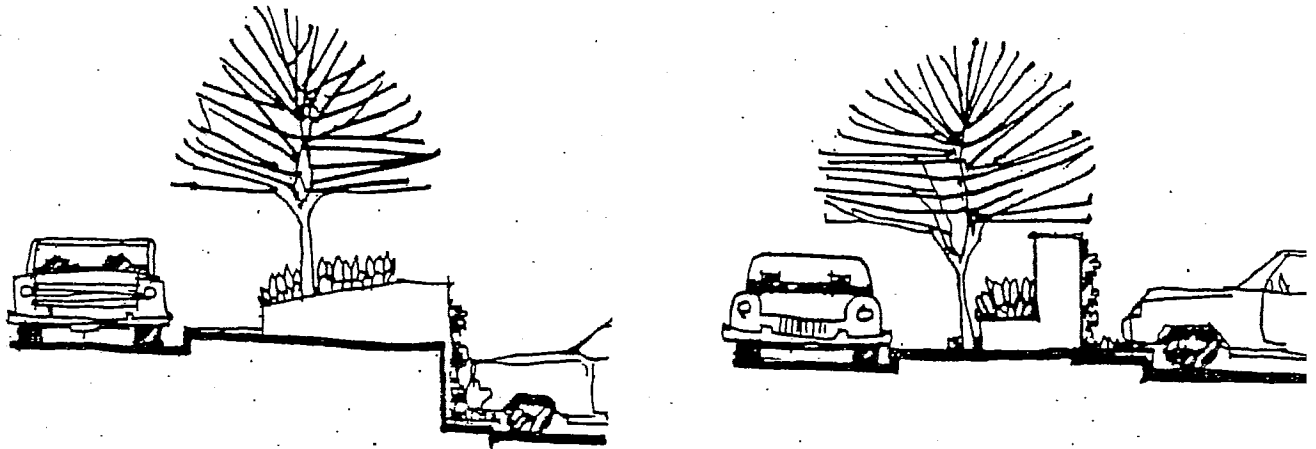
A. General Guidelines

1. Illustrate a design compatibility with the existing and planned character of the surrounding area and adjacent building. (Street-scape is important).
2. Create a development which is pleasant in character, human in scale, and facilitates easy circulation. Pedestrian orientation is important in the Village area.
3. Recognize views, climate, and nature of outside activities in the design of exterior spaces. Proportions are important aspects of design.
4. Insure in each step of a phased project that the design is complete in its functional, traffic, visual, drainage, and landscaping aspects wherever possible. Modifications of buildings require all materials, windows, etc., to be consistent.
5. Public and private historic landmarks, i.e. Venetian Court, Palm Tree, Stockton Avenue Bridge, shall be preserved.

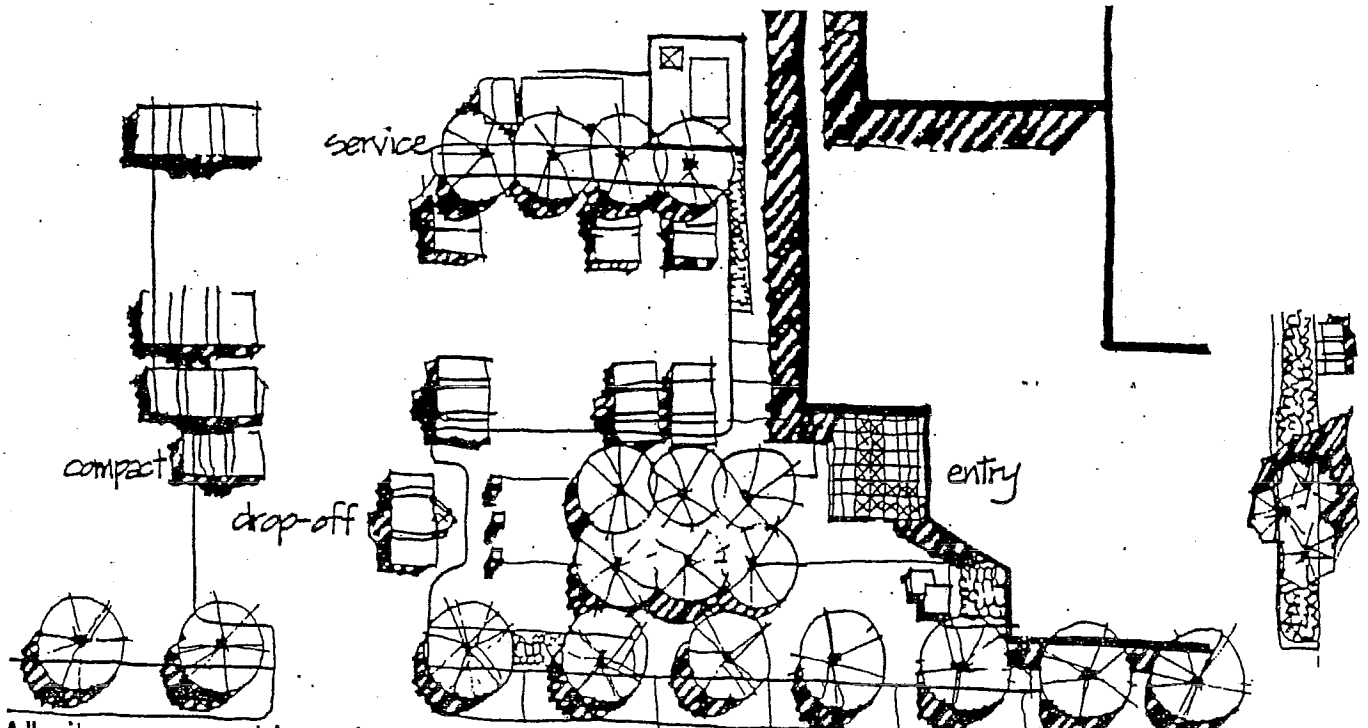


B. Buffering

1. Screen exterior trash and storage areas, service yards, loading docks, and electrical utility boxes, etc., from view of all nearby streets and adjacent structures in a manner that is compatible with building site design. Screen all roof equipment from public view.
2. Minimize the visual impact and presence of vehicles by generally siting parking areas to the rear or side of property rather than along the street frontages, utilizing underground parking and screening parking areas from views, both interior and exterior, to the site.
3. Minimize noise created by the proposed project (traffic use, etc.) that may negatively impact the surrounding area or residential uses.



Changes in grade, screens, and berms screen view of cars



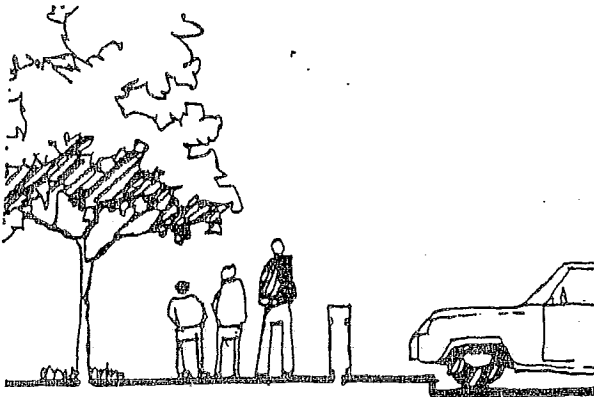
All site uses working without conflict and presenting a good image to the street

C. Grading

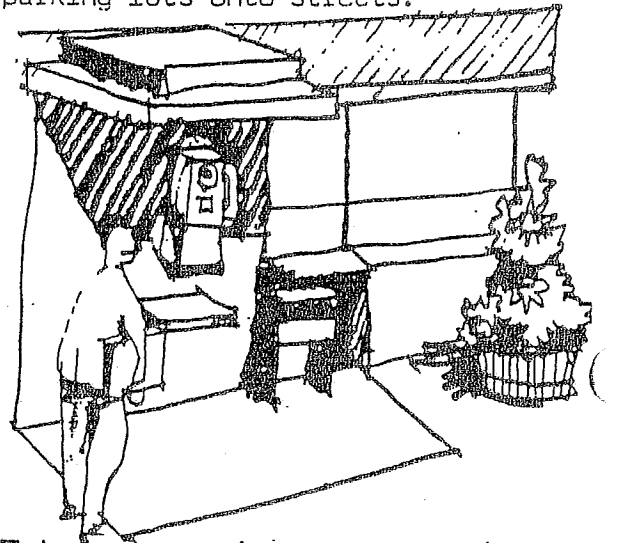
1. Insure that all on-site drainage patterns will occur on or through areas designed to serve this function. Avoid surface drainage over walkways.
2. Design drainage to be compatible with FLOOD CONTROL DISTRICT facilities.

D. Circulation

1. Create traffic patterns which minimize impacts on surrounding streets and property and accommodate emergency and delivery vehicles. Bicycle parking shall be provided.
2. Insure that the proposed project accommodates individuals with physical disabilities, via the provision of handicap parking stalls and ramps which meet state requirements.
3. Vehicles should not back out of parking lots onto streets.



Bollards can be used to delineate the separation of auto and pedestrian



Telephones and newspaper racks should be integrated with the architecture

E. Exterior Fixtures

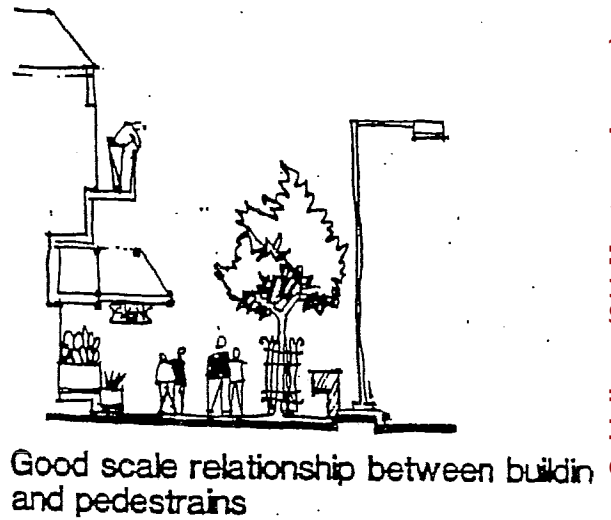
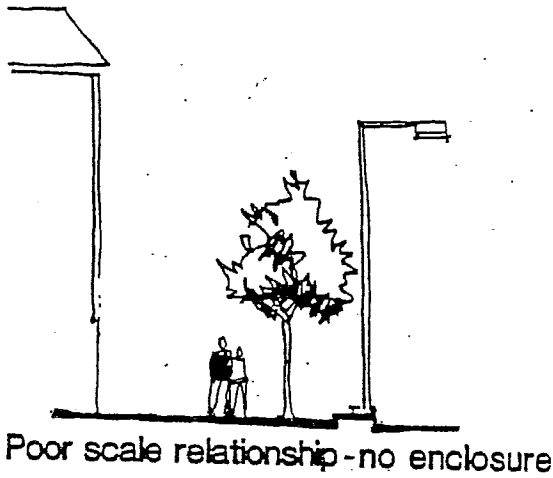
1. Exterior fixtures and other details (light fixtures, benches, railings, etc.) should be consistent with the overall design of the Village area and should be coordinated with the Public Works Director.
2. The use of surfaces for walkways, entrances, and patios should be a design feature of the building using other than plain concrete. Asphalt is not allowed for these uses.



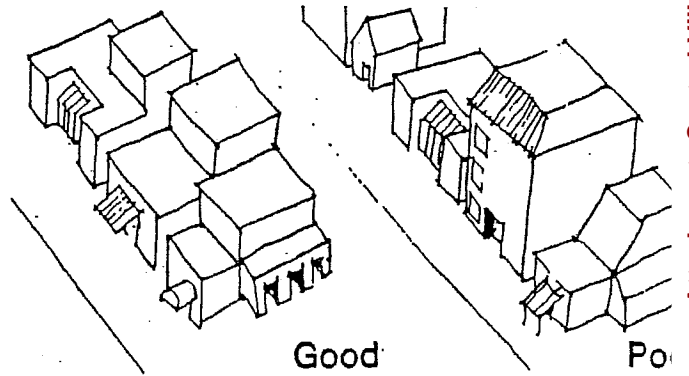
Site furnishings add life to the street

A. General

1. Create a design for small scale finely detailed pedestrian-oriented uses.
2. Coordinate exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.
3. Promote building security and public safety. Buildings adjacent to public areas should create design elements which provide a pedestrian feeling, i.e. insets, cutouts, bay windows.



Examples of scale relationships between buildings

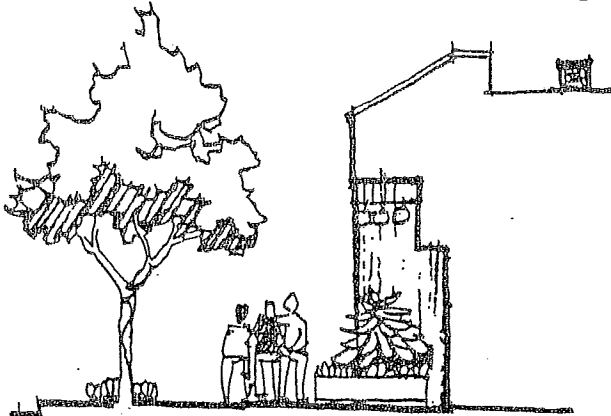


B. Building - Site Plan Relationships

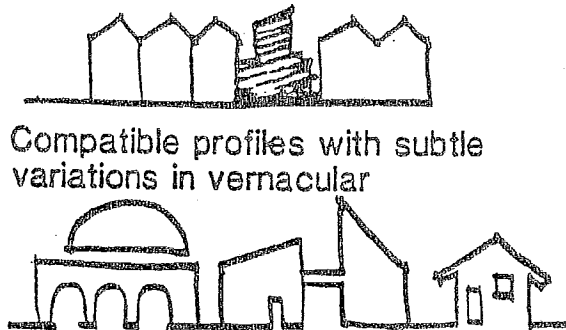
1. Site buildings so as to avoid crowding and to allow for a functional use of the space between buildings. It may be desirable to exceed the ordinance setbacks for part of the building to create a pedestrian area.
2. Site buildings so as to consider shadows, changing climatic conditions, noise impacts, safety and privacy on adjacent outdoor spaces.
3. Building front widths should not exceed height of the building unless addressed in other design characteristics

C. Roof Design

1. Coordinate roof shape, color and texture with the treatment of the perimeter walls, if required.
2. Minimize roof penetration by grouping all plumbing vents and ducts together. All mechanical equipment must be screened from public view.
3. Solar collectors must be screened or incorporated into design features of the building.



Screening must be provided for all mechanical and electrical equipment, including roof units, as an integral part of building design to minimize impact on adjacent property users as well as on site development.

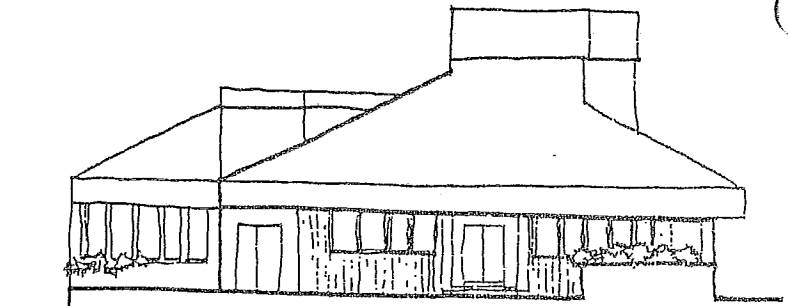


Compatible profiles with subtle variations in vernacular

Incompatible rooflines



Awnings shade building



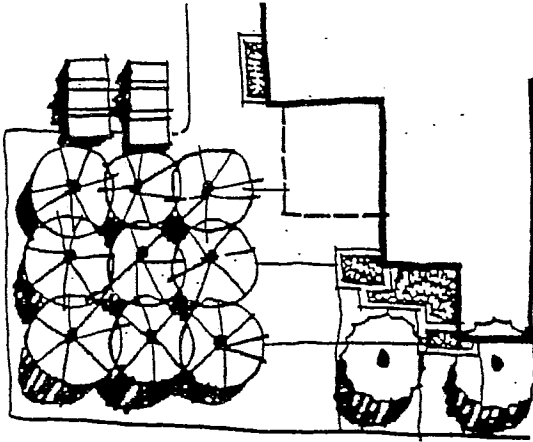
The roofline should be designed in conjunction with the sculptural form of the building

D. Window Design

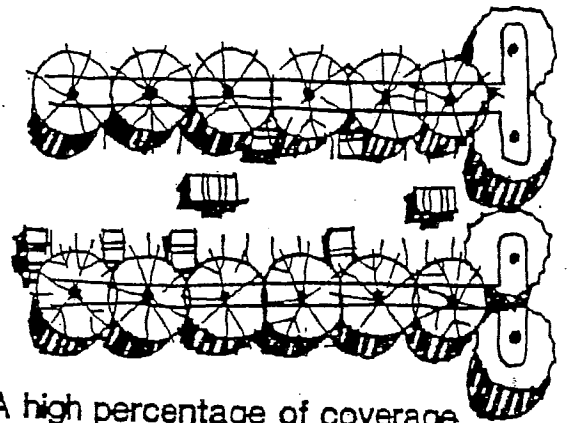
1. There is no specific limitation for windows, but they must be incorporated into the design feature of the building without dominating the building. The use of plain aluminum windows is discouraged as are large areas of mirrored or tinted glass.
2. Awnings - Awnings add color and shade to a building's facade. Cloth awnings are vulnerable to the elements and a condition of approval will be their replacement when they have shown wear. Awning must have an 8' clearance and obtain encroachment permits if they extend over sidewalk areas.

LANDSCAPINGA. General

1. Design landscaping is an integral part of the project to create a pleasing appearance from both within and off the site. Landscaping requirements in the Village are unique because of the special ocean climate and size of spaces.
2. Size all landscaping so that a mature appearance will be attained within three years of planting.
3. Use landscaping to soften hard edges where parking lots meet walls.

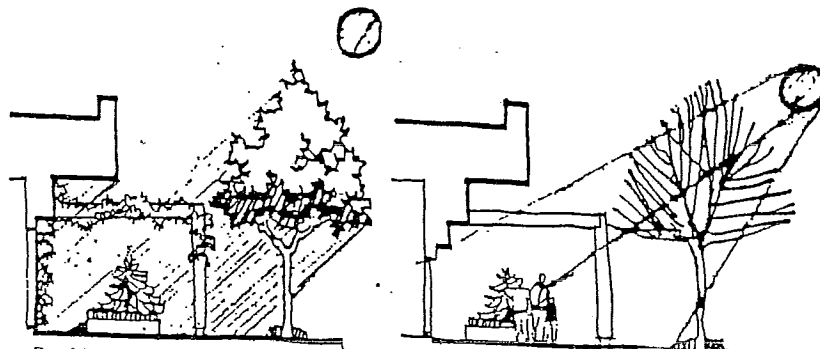


Massing of plant materials responds to architecture



A high percentage of coverage to reduce heat gain in parking areas

4. Provide landscaping adjacent to and within parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas.
5. In parking lots provide at least one 24 inch tree for each 4 parking spaces.
6. Provide an irrigation system for full coverage of the landscaping including planter boxes.
7. Plant landscaping in the ground as much as possible. Avoid planter boxes where possible.
8. Provide for long term maintenance of the landscaping. Agreement with the City will be required.

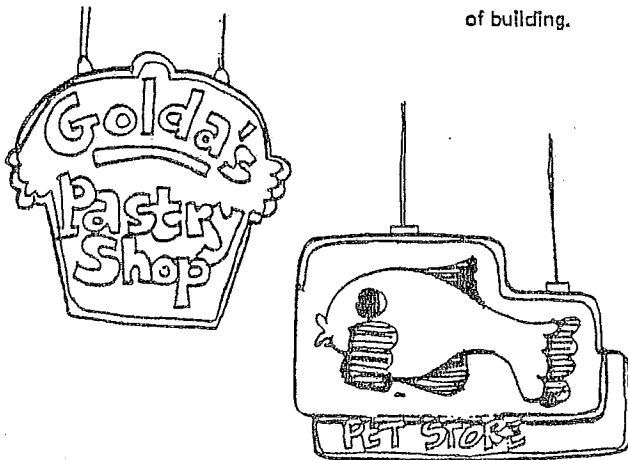


Deciduous tree and vine, arbor, and building overhang screen high summer, yet allow winter access

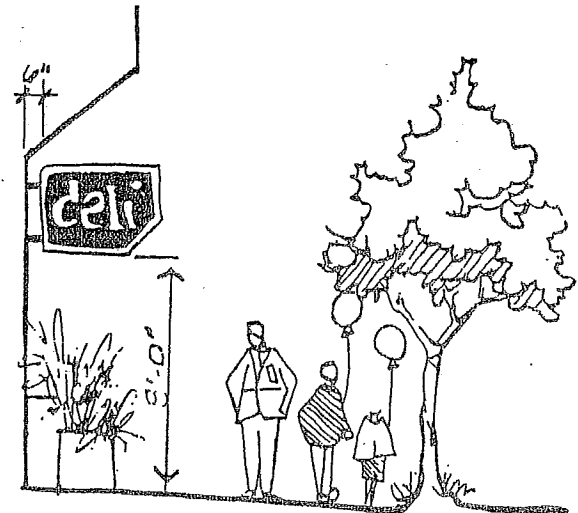
SIGNING

1. Relate all signs to their surroundings in terms of size, shape, color, texture, and lighting so that they are complimentary to the overall design of the building and are not in visual competition with other conforming signs in the area. Signs should be an integral part of the building and site design.
2. Arrange any external spot or flood sign lighting so that the light source is screened from direct view, and so that the light is directed against the sign and does not shine into adjacent property or distract motorists or pedestrians.
3. Sign programs will be developed for buildings which house more than one business. Signs need not match but should be compatible for the building and each other.
4. One menu box with a maximum of 2 square feet shall be allowed for each restaurant. The board design and materials shall be consistent with the materials and design of the building face.
5. If banners and flags are placed on a building they must be included and reviewed as part of the sign program.

Projecting signs should clear sidewalks by 8' - 0", and if attached to a wall should be mounted 6" minimum from face of building.



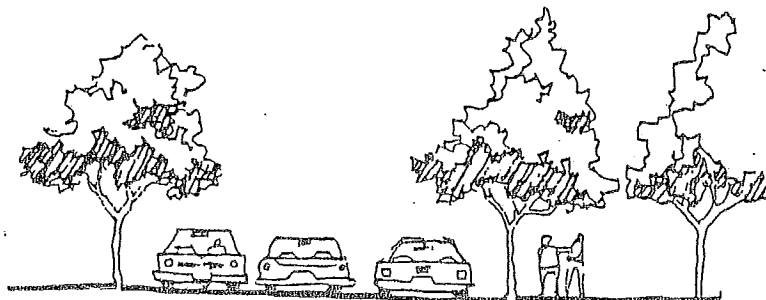
Character of sign offers information



Projecting sign

PARKING

1. Parking shall be provided for all new development or intensification of use.



Canopy trees shade parking reducing glare and heat gain

SPECIAL AREAS

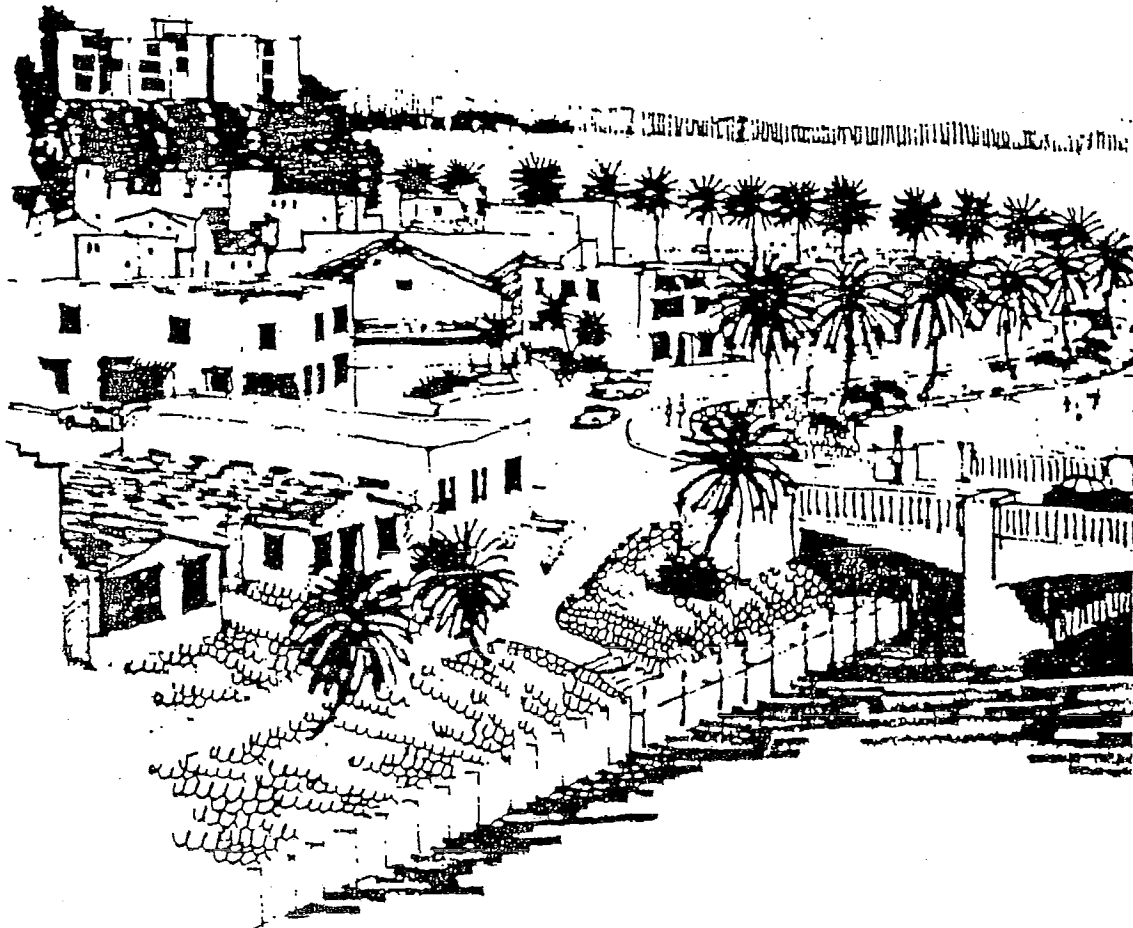
Capitola Village derives much of its character and charm from a combination of natural and cultural features that have distinct identity.

The bluffs that surround the Village and extend along the shoreline contribute to the definition of the Village in its strong natural setting. All new development should be planned and designed to be subservient to this natural setting -- to contribute to its preservation as a visual amenity.

A number of cultural areas, including specific structures, are located in the Village and serve as widely recognized landmarks. These should be protected as far as reasonably possible.

A. Esplanade

1. Coastal views between and from buildings shall be maintained and enhanced. New buildings shall be attractive from the beach as from the street. No signs shall be placed on the beach face of Esplanade structures. All roof mechanical equipment shall be screened or enclosed. Dish antennas will not be allowed. All trash areas shall be enclosed within the building or enclosed to avoid detracting from the area's aesthetic qualities and obstruction of pedestrian access.
2. The maximum height of Esplanade buildings shall be one-story or 20 feet. Second-story additions to existing buildings shall not be permitted.



RESIDENTIAL OVERLAY DISTRICTA. Six Sisters Houses

1. The Six Sisters are Capitola landmarks. The structures and site shall be maintained in their existing architectural and open appearance and residential use. Existing setbacks shall be maintained to preserve the uniform appearance of the structures.
2. The front yard areas on the Esplanade shall be maintained as open lawn areas. No more than 25 percent of the front yard area shall be paved or have an artificial surface. Any fences shall maintain the open appearance and shall not exceed a maximum of 42 inches in height.
3. No additional habitable living space shall be allowed.

B. Venetian Court

1. The units shall be used for residential use only.
2. Maintain existing exterior "fan" pattern stucco wall treatment and tile.
3. Maintain existing plaster urns and original rosette wall detail.
4. New and replacement windows shall be wood or bronze anodized aluminum with wood trim.
5. No roof decks shall be permitted.
6. Deck projections shall be a minimum of 7.5 feet above ground level.
7. Preferred materials are stucco, terra-cotta tile, wrought iron and glazed tile.
8. No additions to habitable living space shall be allowed.
9. Public right-of-way shall be maintained and there shall be no permits granted for structural encroachments.

C. Lawn Way

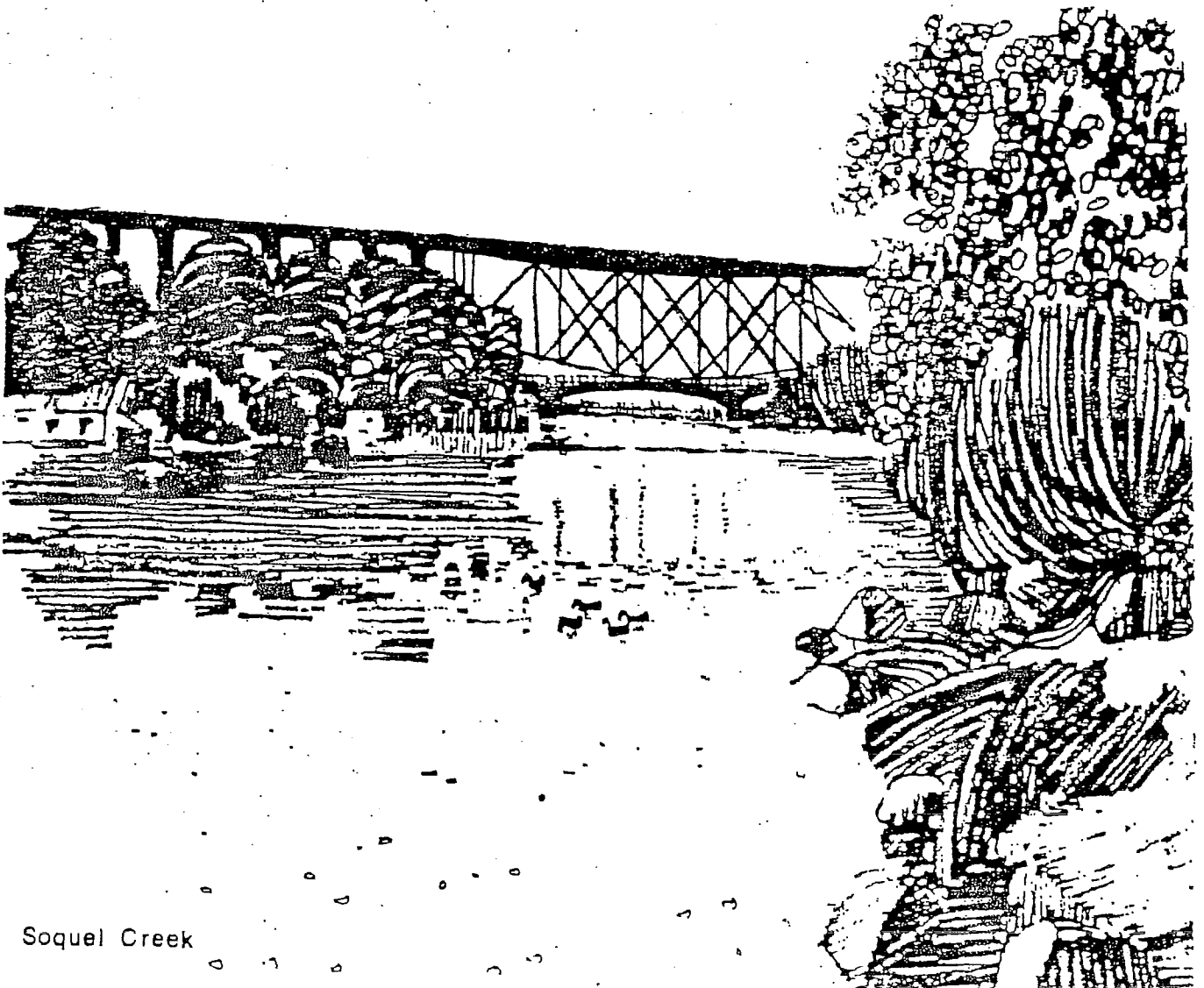
1. The residential use and character of the area shall be maintained. There shall be no conversion from residential to commercial for any structure which faces onto Lawn Way.
2. No structure shall increase the habitable area of the existing unit. The height of the structure shall not be increased to add additional stories to the structure.
3. The public sidewalk right-of-way shall be maintained in its present configuration.
4. Garbage cans, utilities and other outside storage areas to the rear of the Lawn Way structures shall be enclosed and screened from public view.

D. Capitola Theatre and Parking Lot

1. New construction shall provide replacement parking.
2. New construction shall be stepped back from street to cliff and be well articulated with exterior decks and landscaping.
3. Maximum height limits shall be applied to new construction that provide for retaining views of the bluff top above the buildings. The natural topographic features of the site should not be obscured by new structures.

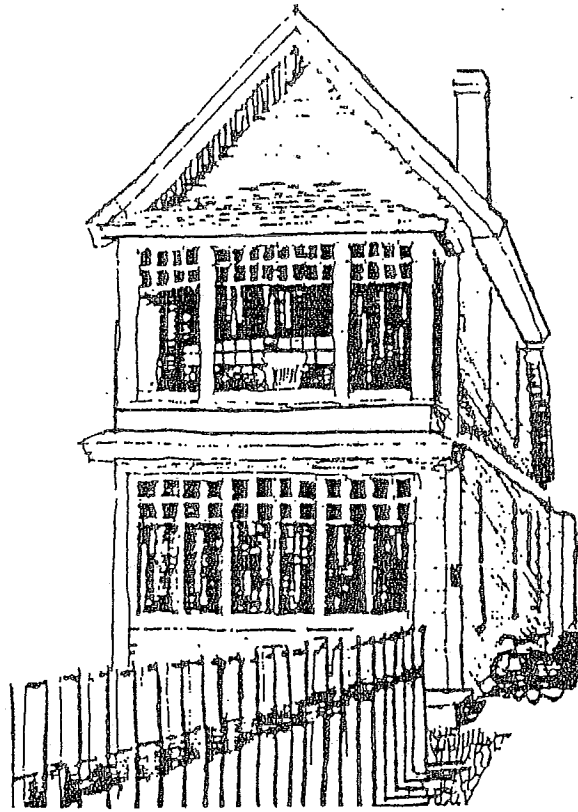
E. Soquel Creek Side of Riverview Avenue

1. Structures shall be limited to one story.
2. All residential units which are reconstructed or substantially altered, shall meet the parking requirements.
3. The number of units shall be the net square footage of the property between the pathway and Riverview Avenue. Frontage owned on the river side of the pathway will not be included. All development will be 35 feet from the creek bank as a minimum.



Soquel Creek

VILLAGE RESIDENTIAL



Design Guidelines & Development Processing

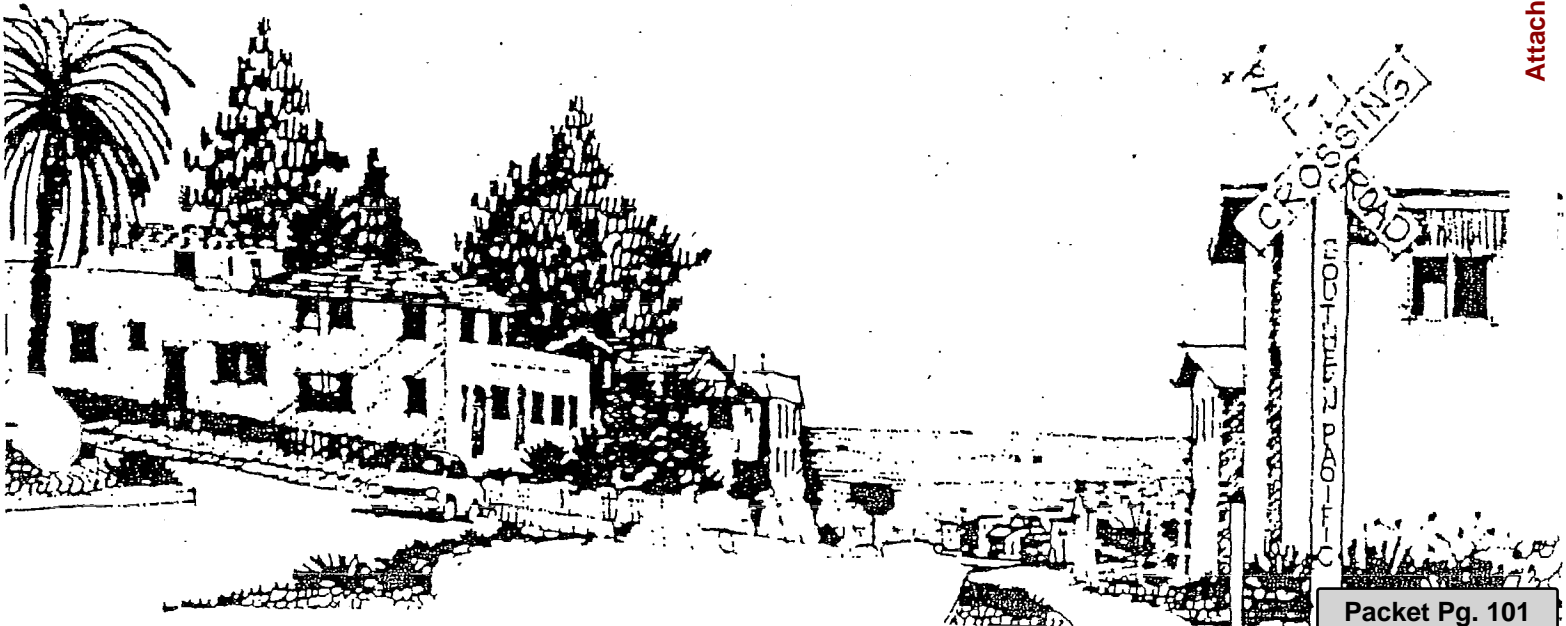
Attachment: Central Village Design Guidelines (211 Monterey Avenue)

VILLAGE RESIDENTIAL

Attached is information to assist you in making an application to the City of Capitola to remodel, rebuild or construct a residence in the Village Residential Zoning District.

1. Village Residential Design Guidelines are provided to give information on the areas of design which are unique to this zoning district. Please read the guidelines carefully and if you have any questions, please contact the Planning Department.
2. Village Residential Zoning District is the section of the Zoning Ordinance which deals with the R-CV zone. There are other areas of the Zoning Ordinance which may apply to your project. (Complete Zoning Ordinances may be purchased for approximately \$12.00 at City Hall.) If you have any questions, please contact the Planning Department.
3. Architectural and Site Review Process
4. Planning Application

The Residential Central Village Zoning District is in the coastal zone. You must contact the California Coastal Commission (408-426-7390) to determine if a permit is required from them for your project.





Design Guidelines for Village Residential

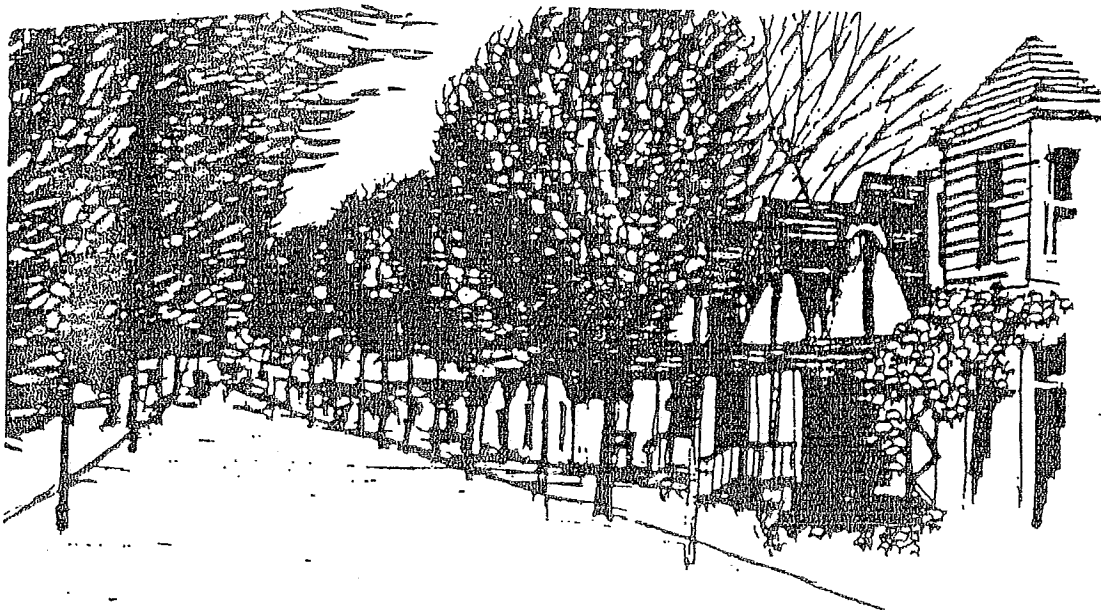
The purpose of these guidelines is to provide assistance for the development, remodel, and reconstruction of lots in the Village Residential Zone. The guidelines include standards which preserve the residential quality of the neighborhood, while dealing with the pressures for parking and intensification.

The main use in this district is residential and density is determined by lot size and ability to provide adequate parking.

ARCHITECTURAL COMPATIBILITY

The height, bulk and scale of the projects must be considered. The use of indentations, bays, porticos, porches, courtyards and other wall features is encouraged to introduce depth and secondary scale to the units. New construction, major reconstruction and second story additions shall require that a streetscape plan be provided.

Light, air and solar access should be considered in the orientation of the building. Sideyard setbacks are designed to allow maximum flexibility while protecting adjacent residential units.



SIDE YARD
SETBACK

The side yard setback is designed to provide maximum flexibility and to give the designer the opportunity to select placement of the structure, while providing protection for the adjacent residential structures in the zone. New structures may not be closer than three feet to an existing residential unit which has an opening on that face of the building. Otherwise, there may be a setback of zero on one side if six feet are provided on the opposite side, as long as the total required side yard open space is provided.

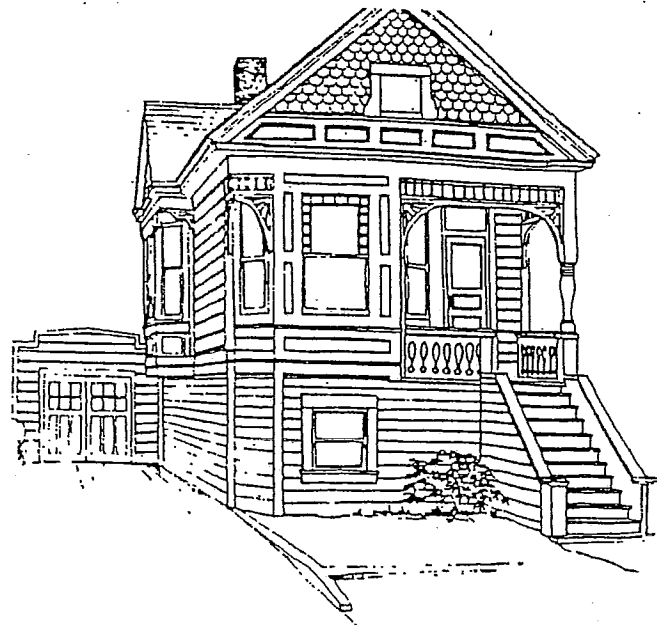
REAR YARD
SETBACK

The rear yard setback is 10 feet, but one-story elements or structural architectural features are allowed to encroach 5 feet.

PARKING

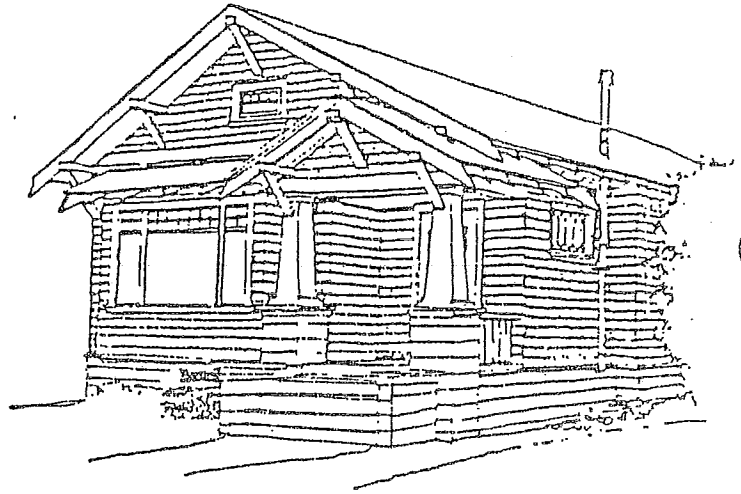
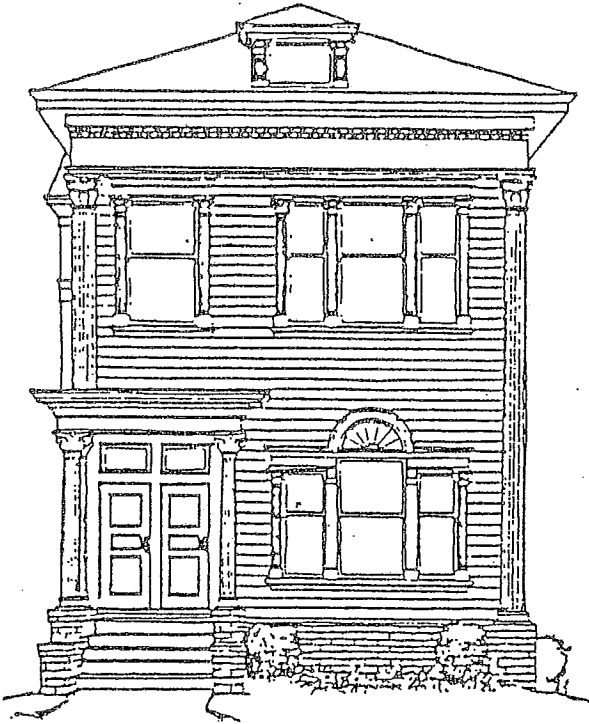
Parking must be provided on site and should be architecturally screened. This does not eliminate the use of garages, but they are not required if parking can be incorporated as a feature of the design.

Screening can include fences, trellises, gates, etc. Tandem parking may extend to the front property line if screened, and parking for the particular unit does not use more than 10' of the required front open space.



HEIGHT

The height includes roof decks, parapet walls and all other roof structure, with the exception of chimneys. Flat roofs are discouraged because of the perception of bulk created in the structure. Roof decks are only allowed if compatible with the overall structural design.

FRONT
SETBACK

The front yard setback is 15 feet. All structures are encouraged to pay particular attention to entry design. Porches, entry areas and courtyards are allowed to encroach 5 feet into the required setback area. This design should incorporate the architectural screening of parking and the garage should not distract from the human scale and design of the structure. Special design treatments which can be used to deal with garage doors include recessed arcades, tiled floors, walls, fencing or other details. Roll-up garage doors are encouraged and garage door openers are required.

The front yard area is to be landscaped and should create a sense of entry to the unit and/or units. The landscaping should incorporate the use of street trees. Through the use of tiles, brick, paving stones or other appropriate materials, the driveway should enhance the landscaped area.



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: FEBRUARY 7, 2019
 SUBJECT: **718 Capitola Avenue#18-0487 APN: 036-062-11**

Design Permit for a 120-square-foot accessory structure at the rear of an existing commercial structure with a Variance for the required side yard setback located in the AR (Automatic Review) overlay and CN (Neighborhood Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Bruce Canepa

Representative: Manuel Monjaraz, Filed: 09.14.2018

APPLICANT PROPOSAL

The applicant is proposing a 120-square-foot accessory structure at the rear of an existing commercial structure that requires a variance for the required side yard setback. The structure is located on a parcel in the AR (Automatic Review) overlay and CN (Neighborhood Commercial) zoning district.

BACKGROUND

In 2010, a take-out restaurant with outdoor seating was approved at 718 Capitola Avenue under Conditional Use Permit #10-057. Prior to 2010, the commercial building had been used as an office.

In 2011, under permit #11-029, the conditional use permit was amended to allow for the sale and dispensing of alcoholic beverages. Permit #11-029 also included a variance to allow a 95-square-foot addition in the side setback.

On February 28, 2012, Anderson McKelvey Architects applied for building permit #2012-58 to construct the 95-square-foot addition approved under permit #11-029.

In 2013, under permit #12-160, the conditional use permit was amended a second time expand the take-out restaurant to a full restaurant use and allowed additional outdoor seating.

On May 24, 2017, building permit #2012-58 was finalized by the Building Department.

On June 20, 2017, the Building Department received a complaint from the Santa Cruz County Health Department inspector about a gas-fired griddle and a gas-fired bread oven on the

premises that had been installed illegally. Upon inspection, it was discovered that an unpermitted two-room structure had been constructed behind the restaurant. A correction notice was posted on the premises for work without a permit. The violations were not corrected in a timely manner.

Abatement notices were sent out on January 31, 2018, and February 20, 2018, ordering the owner of the property to “remove all construction, including all wiring, plumbing and equipment not included in approved plans, dated March 27, 2012.” An inspection on May 18, 2018, revealed that the unpermitted structure was present and the bread oven was still attached.

On September 14, 2018, the applicant applied for a design permit and a variance for the unpermitted structure (#18-0487). The applicant received incomplete letters on September 20, 2018, and October 23, 2018.

The property was inspected again on October 1, 2018, in regards to the open building department code enforcement case. The inspection revealed that the bread oven had been removed, but the unpermitted structure was still present (Attachment 3). The code enforcement case remains open for the unpermitted structure.

The current application #18-0487 for a variance to permit the structure within the side yard setback was deemed complete on January 1, 2019.

DISCUSSION

The following table outlines the zoning code requirements for development in the CN (Neighborhood Commercial) Zoning District relative to the application.

CN (Neighborhood Commercial) Zoning District

Use	Existing	Proposed
First Floor	Commercial	Commercial
Principal Permitted or Conditional Use Permit (CUP)	CUP	CUP
Development Standards		
CN Regulation	Existing	Proposed
27 ft.	11 ft.	11 ft.
Lot Area: There are no specific minimum lot area required except that there shall be sufficient area to satisfy any off-street parking and loading area requirements.		
	Existing	Proposed
Lot Coverage: There shall be no specific maximum lot coverage, except as follows: A. Sufficient space shall be provided to satisfy off-street parking and loading area requirements, except that all parking may be provided within a structure. Front yard and open space requirements shall be satisfied.	Off-street parking and loading area requirements are met. Front yard requirements are not met. Nonconforming	Off-street parking and loading area requirements are met. Front yard requirements are not met. Nonconforming
Front Yard Setback: Allow for 15-foot landscape strip.	7 ft. 4 in.	7 ft. 4 in. Nonconforming
Side Yard Setback: 10% of the lot width for the first floor and fifteen percent of the lot	0 ft. 10 in. existing structure	0 ft. 10 in. Nonconforming

width for the second floor. Lot 200 ft. wide. Minimum setback: 20 ft.		
Rear Yard Setback: 20% of lot depth. Lot 197.5 ft. deep. Minimum setback: 39 ft. 6 in.	Existing building at the southeast corner of the property is located in the rear yard setback.	174 ft.
Parking	Required	Proposed
Restaurants, one space per sixty square feet of gross floor area, each regular space must be a minimum of nine feet by eighteen feet. Fifty percent of the spaces may be compact spaces of eight feet by sixteen feet.	Existing structure & outdoor seating area: 728 sq. ft. 12 spaces required	Proposed structure & outdoor seating area: 848 sq. ft. 14 spaces required Required parking is provided within the 45 existing spaces on site.
Landscaping. Five percent of the lot area shall be landscaped to ensure harmony with adjacent development in accordance with architectural and site approval standards.		5% Requirement Met
Underground Utilities – required with 25% increase area		No

Design Permit

The applicant is requesting a design permit for a 120-square-foot accessory structure at the rear of an existing commercial structure. The structure has already been constructed without any planning or building permits. The accessory structure has two rooms and is separated from the existing structure by a covered breezeway. The structure has a shed roof and board and batten siding on one of the four walls. The other three walls are unfinished. There are no gutters or downspouts on the existing commercial structure or the unpermitted accessory structure.

A-R Zone

The purpose of the AR (Automatic Review) District is to “fulfill the general plan in those special cases where no other zoning district could effectively accomplish this same task,” and “it is not the intent of this chapter to grand development privileges beyond the guidelines of the general plan.”

In order to establish a particular AR district, at least one of the following two findings must be made:

- A. That the current zoning classification for the area is not best suited to fulfill the goals of the general plan;
- B. That due to timing, parcel size, parcel shape, topography, makes the proposed district a special case, no other zoning district classification is appropriate.

Staff reviewed previous general plans and found no reference to why the property at 720 Capitola Avenue was designated AR. However, it may have been designated as an AR parcel due to the unique development on the lot with three octagonal structures and one garage each located within the corner of the lot and parking in the middle. All the buildings are located within required setback areas and are existing non-conforming.

Variance

Section 17.66.090 of the Capitola Municipal Code states that the Planning Commission may grant a variance permit when it finds:

- A. *That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;*
- B. *That the grant of a variance permit would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

There are no special circumstances applicable to the subject property, but there are multiple other properties in the vicinity and under identical zone classification that enjoy the privilege of having structures with nonconforming side yard setbacks.

The grant of a variance permit would not constitute a grant of special privilege, because none of the existing commercial structures in the vicinity and in the CN zone meet the required setbacks. In fact, the structures at 716, 715, 712, 706 Capitola Avenue and 700, 506, and 504 Bay Avenue are built up to the side and/or rear lot lines.

Building Department

Building Official Robin Woodman inspected the property on October 1, 2018, to determine what would be required at the building permit stage to rectify the unpermitted construction. She provided the applicant with the list of requirements on October 2, 2018 (Attachment 2). If the Planning Commission approves application #18-0487, each of the following items would be required to be resolved within a building permit:

- It is not possible to determine what the foundation supporting the building consists of. The foundation will be required to be exposed in various areas to determine if it meets code requirements. It appears that the building sits on a curb, but it is not clear if the curb has a footing. If it does not, a foundation will be required to be put in to support the building.
- Floor and wall framing will need to be exposed to determine if it meets code requirements.
- Electrical wiring and boxes shall be exposed to determine proper installation and code requirements have been met. It is unclear where the source of the electrical is for the building.
- Building siding is plywood, unpainted, and is in contact with the earth. Code requires an eight (8) inch separation to earth. Also, the walls are inadequately sealed from the weather due to being exposed plywood and having foam used to close penetrations. The building needs to be weather tight and the eight-inch wood to earth separation obtained.
- Proximity to the restaurant building and the adjacent building to the South requires that one-hour construction of the walls shall be provided.
- Gas lines and water lines are still evident and shall be removed back to their source. Trenches shall be left open until the removal and capping of the pipe is verified by the Building Inspector.
- A double wall duct system is still laying on top of the roof and at the side of the building and will need to be removed from the site as no mechanical system installed or allowed.
- Additional items may be required once the other items have been exposed for inspection.

Public Works Department

During the approval of permit #12-160, which included a design permit for an addition and an amendment to the conditional use permit to allow a full restaurant use and additional outdoor

seating, Public Works Director Steve Jesberg requested that the existing driveway approach along Capitola Avenue be required to be replaced with a standard curb (Attachment 4). This request was not included as a condition on Permit #12-160. Public works would like to see the requirement for a standard curb as a condition of this permit. It has been included in Condition #15 of the proposed conditions of approval for project #18-0487 (Attachment 5).

The Public Works Department also requested that the building plans show the locations of gutters and downspouts and where downspouts drain, because there are no gutters or downspouts on the existing commercial structure or the unpermitted accessory structure. This requirement has been included in Condition #10.

Santa Cruz County Environmental Health

Staff confirmed with the Santa Cruz County Environmental Health Department representative Olga Zuniga that the restaurant needs dedicated dry storage space to meet health code requirements. Without the accessory structure, the restaurant does not meet those requirements.

CEQA

Section 15303(e) of the CEQA Guidelines exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The applicant is proposing a 120-square-foot accessory structure behind an existing commercial structure. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application and **deny** project application #18-0487 as outlined in the Findings for denial. Staff recognizes that the project is located in the AR overlay zone that provides Planning Commission greater flexibility in the review. Should the Planning Commission choose to approve the project, draft conditions of approval and findings are attached (Attachment 5).

FINDINGS

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed 120-square-foot accessory structure does not comply with the development standards of the CN (Neighborhood Commercial) District because it is located in the side yard setback and findings could not be made for a variance. The project does not secure the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan

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

Community Development Staff and the Planning Commission have reviewed the application for the 120-square-foot accessory structure. The design of the structure, which was constructed without a design permit or a building permit, does not meet building code requirements, remains unfinished, and does not maintain the character and integrity of the neighborhood.

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

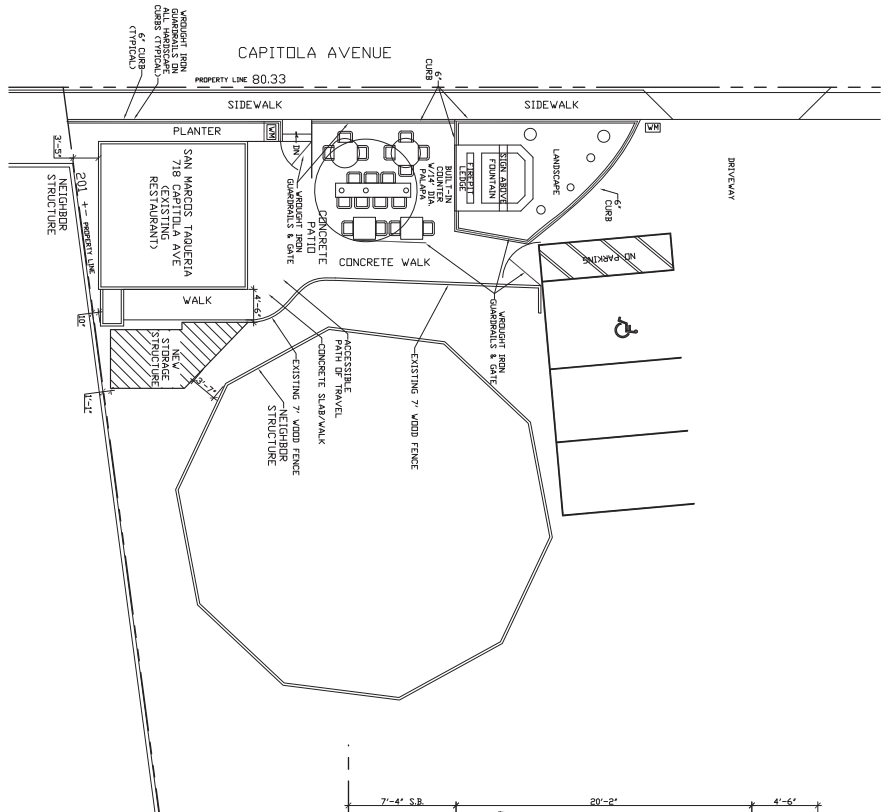
Section 15303(e) of the CEQA Guidelines exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. This project involves a

120-square-foot accessory structure within the CN (Neighborhood Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

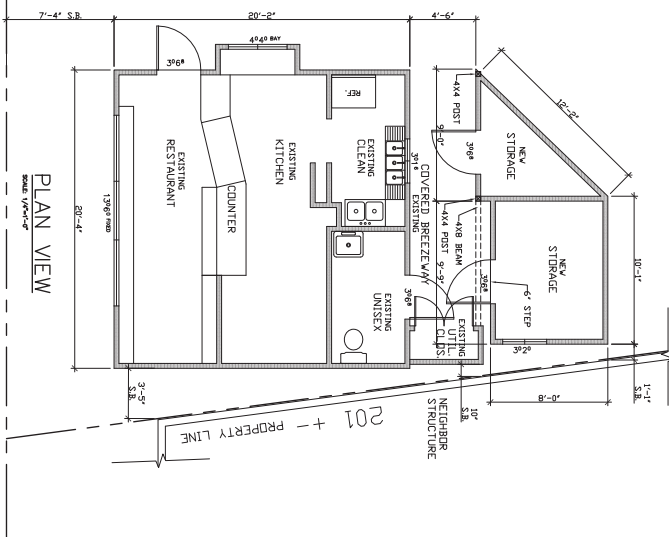
ATTACHMENTS:

1. 718 Capitola Avenue - Plans
2. 718 Capitola Avenue - Building Department Requirements Letter - 10.03.2018
3. 718 Capitola Avenue - Inspection Pictures - 10.01.2018
4. 718 Capitola Avenue - Staff Report for Permit #12-160 - 02.07.2013
5. 718 Capitola Avenue - Proposed Conditions of Approval and Findings

Prepared By: Matt Orbach
Assistant Planner



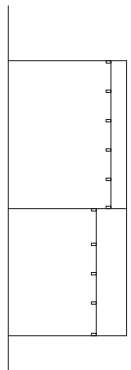
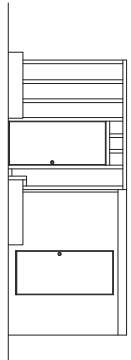
SITE PLAN
SCALE 1/8"=1'-0"



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

SIDE ELEVATION
SCALE 1/8"=1'-0"

REAR ELEVATION
SCALE 1/8"=1'-0"



SHEET	1
OF	4
SHEETS	

DATE	09/21/18
JOB NO.	TAQ
SCALE	1/4"=1'-0"
DRWING	CG

SITE PLAN

GORDON GAZELEY
HOME DESIGN AND PROJECT PLANNING

565 HACIENDA DR. SCOTTS VALLEY, CA. 95066
831-840-2421

SAN MARCOS TAQUERIA
718 CAPITOLA AVE.
CAPITOLA, CA 95010
APN 036-062-11

REVISIONS	12/10/18	01
OWNER:		



420 Capitola Avenue
 Capitola, California, 95010
 Telephone: (831) 475-7300
 FAX: (831) 479-8879
 Website: www.cityofcapitola.org

October 3, 2018

El Charquito
 J. Manuel and Lupe Monjaraz
 718 Capitola Ave.
 Capitola, CA 95010

RE: Site Inspection – APN 036-062-11

Dear Manuel and Lupe Monjaraz,

On January 31, 2018, a Notice to Abate was issued for the following:

1. Addition of unpermitted building addition, and cooking appliance; installation of gas lines without approval or inspections, addition of plumbing fixtures without permit or inspections, failure to provide mechanical exhaust hoods and fire suppression protection for the new equipment, failure to comply with the correction notices posted on the business on June 20th, 2017, subsequent to inspection by Brian van Son, City Building Official, accompanied by Mike DeMars, Fire Marshall for the Central Fire Protection District.

On September 14, 2018, the City received a variance application to have the unpermitted building addition reviewed by the Planning Commission with a request to allow it within the required setbacks.

On October 1, 2018, a building inspection was done to determine what would be required at the building permit stage to rectify the unpermitted construction. The cooking appliances, gas line, and plumbing fixtures (with the exception of the hand sink in the room on the right) had been removed from inside the building.

The following list includes outstanding items that were observed during the inspection. **Please note, if the Planning Commission approves your project, a building permit will be required for the unpermitted addition and each of the listed items would be required to be resolved within a building permit:**

- It is not possible to determine what the foundation supporting the building consists of. The foundation will be required to be exposed in various areas to determine if it meets code requirements. It appears that the building sits on a curb, but it is not clear if the curb has a footing. If it does not, a foundation will be required to be put in to support the building.
- Floor and wall framing will need to be exposed to determine if it meets code requirements.

- Electrical wiring and boxes shall be exposed to determine proper installation and code requirements have been met. It is unclear where the source of the electrical is for the building.
- Building siding is plywood, unpainted, and is in contact with the earth. Code requires an eight (8) inch separation to earth. Also, the walls are inadequately sealed from the weather due to being exposed plywood and having foam used to close penetrations. The building needs to be weather tight and the eight-inch wood to earth separation obtained.
- Proximity to the restaurant building and the adjacent building to the South requires that one-hour construction of the walls shall be provided.
- Gas lines and water lines are still evident and shall be removed back to their source. Trenches shall be left open until the removal and capping of the pipe is verified by the Building Inspector.
- A double wall duct system is still laying on top of the roof and at the side of the building and will need to be removed from the site as no mechanical system installed or allowed.
- Additional items may be required once the other items have been exposed for inspection.

Regards,



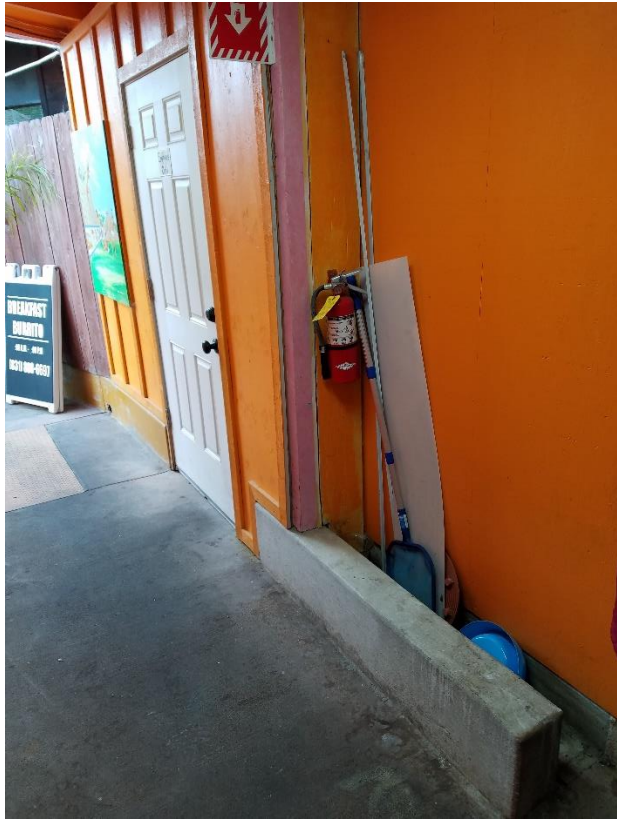
Robin Woodman, CBO
City of Capitola

718 Capitola Avenue – Inspection Pictures

October 1, 2018



Attachment: 718 Capitola Avenue - Inspection Pictures - 10.01.2018 (718 Capitola Avenue)



Attachment: 718 Capitola Avenue - Inspection Pictures - 10.01.2018 (718 Capitola Avenue)



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: FEBRUARY 7, 2013

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

APPLICANT'S PROPOSAL

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

BACKGROUND

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

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

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

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

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 120-square-foot accessory structure with a variance for the required side yard setback. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on February 7, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0487 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. Gutters and downspouts shall be installed on the accessory structure and the existing commercial structure. Drainage plan shall show the location of gutters and downspouts and where the downspouts drain. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements

all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

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

FINDINGS

- A. **The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff and the Planning Commission have reviewed the project. The proposed 120-square-foot accessory structure, with a variance for the required side yard setback, complies with the development standards of the CN (Neighborhood

Commercial) District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan

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

Community Development Staff and the Planning Commission have reviewed the application for the 120-square-foot accessory structure. The design of the structure with board and batten siding matching the existing commercial structure will fit in nicely with the existing neighborhood. With the conditions imposed under this permit, the project will maintain the character and integrity of the neighborhood.

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

Section 15303(e) of the CEQA Guidelines exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. This project involves a 120-square-foot accessory structure within the CN (Neighborhood Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

There are no special circumstances applicable to the property, but the strict application of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

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

The grant of a variance would not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. Most properties in the vicinity and zone in which the property is located enjoy setbacks that do not conform to the current requirements of the Capitola Municipal Code. Granting the variance will allow the applicant to enjoy the same privilege as those properties.



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: FEBRUARY 7, 2019
 SUBJECT: **Update to General Plan Land Use Element and Land Use Map**

General Plan Update to Land Use Element and Land Use Map.
 The Land Use Map includes properties in the Coastal Zone.
 Environmental Determination: An Addendum to the General Plan
 Environmental Impact Report has been drafted and circulated for 60-day
 public review.
 Property: City-wide
 Representative: Katie Herlihy, Community Development Director

BACKGROUND:

The General Plan Update, completed in 2014, represented a comprehensive overhaul of the City's previous 1989 General Plan and included new and revised goals, policies, actions, and an amended land use map.

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

On December 6, 2018, the Planning Commission reviewed proposed amendments to the General Plan. These amendments are intended to clean up inconsistencies, reflect existing conditions, and add clarity. At that hearing, the Planning Commission continued the item to the next meeting with the request that staff bring back analysis on how the state density bonus law would be applied if maximum density in the commercial and mixed-use zones are removed.

The December 6, 2018, staff report includes all the analysis of the proposed modifications to the land use element and land use map (Attachment 1). The current staff report focuses on the application of state density bonus law to areas regulated by floor area ratio standards.

DISCUSSION:

Development Intensity Controls (page LU-14): The purpose of the proposed change is to clarify how residential development intensity in a commercial or mixed-use land use designation is calculated. The General Plan stipulates that building intensity for residential uses are calculated through density limits (dwelling units per gross acre), and building intensity for commercial uses are defined by maximum floor area ratio (FAR) and the zoning development standards (height, setbacks, parking). FAR is a ratio of the gross building square footage

permitted on a lot relative to the gross square footage of the lot. For example, on a site with 10,000 square feet of land area, an FAR of 1.0 will allow 10,000 gross square feet of floor area to be built. On the same site, a FAR of 2.0 would allow 20,000 square feet of floor area. The General Plan does not explain how residential density is regulated within mixed use and commercial land use districts.

The proposed edit will clarify that residential development in commercial and mixed-use designations is regulated by FAR and the zoning development standard. The proposed language to be added to page LU-14 states “Residential uses in commercial and mixed-use land use designations shall be subject to FAR limitations. General Plan density limits shall not apply to residential uses in commercial or mixed-use land use designations.”

Prior Capitola general plans and zoning codes did not include density limits for the Neighborhood Mixed-Use (MU-N) and Community Commercial (CC). The Regional Commercial (RC) land use designation was created within the recent General Plan and Zoning Code updates for the area along 41st Avenue north of Capitola Road, previously CC. The new zoning code establishes a maximum density limit in the RC zone and CC zone of 20 units per acre, but none in the MU-N Zone. The new maximum density limit of 20 units per acre in the CC and RC zones were included in the original draft zoning code released in January of 2016. The previous zoning code did not have a maximum density limit for the CC zone. If the proposed General Plan language were adopted, staff would process an amendment to remove the maximum density in the CC and RC zones within the zoning code.

The planning principle of not having a maximum density for residential is to allow mixed use to develop within the defined building massing limitations, rather than a specific number of units. Essentially the massing of development is controlled through the FAR, height, setbacks, and parking standards. This provides great flexibility to program the uses inside the building. A form-based approach emphasizes site design and building form, rather than density. If density limits were removed, the developer would have the option to develop more, smaller residential units within the regulated building envelope and parking. Keeping the density limits of 20 units per acre will likely result in larger unit sizes and fewer total residential units.

State Density Bonus Law and Floor Area Ratio: The California density bonus law allows developers to attain increased density and concessions to development standards in exchange for providing a qualifying “community benefit.” Under State law qualifying community benefits include affordable housing, senior housing, childcare facilities, transitional foster youth housing, disabled veterans housing, and homeless person housing.

The maximum density bonus is determined within the state law based on the amount and type of community benefit provided by the developer. For instance, the following table identifies the density bonus allowances from the state density bonus law for moderate income condos:

Community Benefit	Density Bonus Chart	Example
Moderate Income Common Interest Development (Condo)	Moderate Income Density Bonus	Density bonus on property with max limit of 20 units/acre on a 1 acre site.
10%	5%	21 units
15%	10%	22 units
20%	15%	23 units

Under the density bonus law, there are multiple scenarios in which a developer could attain a variety of density bonuses. The highest density that could be realized in Capitola under the density bonus law is a 35 percent density bonus within an established 20 units per acre parcel. On a one-acre parcel, a 35 percent density bonus would result in 27 units.

The Planning Commission asked, if the density limits of 20 units/acre were removed from the Community Commercial (CC) and Regional Commercial (CR) zoning districts, how would this impact a future application for density bonus in those districts?

If there were no established density in the district, an applicant likely would not apply for a density bonus. The applicant could design a project within the established development standards. The maximum FAR is 1.0 in the CC zone and 1.5 in the CR zone. Both zones have a maximum height of 40 feet. The FAR, height, setbacks, and parking would control what could be built. The developer would have the option of developing a “dense” project with smaller units or a “less dense” project with larger units.

Under the density bonus law an applicant may request an “incentive” in exchange for the community benefit. An incentive is a modification of development standards that results in identifiable and actual cost reductions, to provide for the cost of the community benefit (affordable housing costs or rents). The developer could ask for an increase in FAR as an incentive. The City can require “reasonable documentation” to show that an increase in FAR met this definition.

In 2018, AB 2372 passed which *authorizes* cities to establish a FAR bonus in lieu of a density bonus within the density bonus law. The law does not require cities to establish an FAR bonus. The state FAR bonus is prescribes a complicated formula converting units per acre to FAR but utilizes larger per square foot unit sizes and is only applicable when underlying units per acre density limits exist.

Also of note, Chapter 17.88: Incentives for Community Benefits was added to the zoning code this past year to allow City Council to approve exceptions to height and floor area ratio limits for proposed projects in specific areas along 41st Avenue and Capitola Road, including the mall site. This chapter establishes community benefits which can be included in a project for a developer to get increase development rights. Examples of community benefits include public open space, public infrastructure, pedestrian and bicycle facilities, transportation options, public parking, green building, public art, establishing a block pattern at the Capitola mall, redevelopment of surface parking lots, transit center improvements, and affordable housing. The incentives are intended to facilitate redevelopment of underutilized properties consistent with the vision of the General Plan. The following table includes the incentives for height and FAR within the CC and CR zoning districts.

	CC Zone	CR Zone
Zone Height	40 feet	40 feet
Incentive Height	50 feet	50 feet
Zone FAR	1	1.5
Incentive Height	2.0	2.0

In summary, a developer could utilize the state density bonus law whether or not the density limits are removed from the commercial districts. If density limits are removed it is unlikely that a developer would pursue a density bonus because of the increased flexibility in the number and size of units within the FAR limits.

Theater APN: At the December 6, 2018, Planning Commission meeting, the Commission requested that the APN for the Theatre Site in the village be added to the general plan redlines. Staff can make this simple edit upon formal recommendation by the Planning Commission.

CEQA:

An Addendum to the 2014 General Plan Environmental Impact Report has been drafted and was circulated for 60-day public review (Attachment 6). The addendum considered with the General Plan Update by the City Council in compliance with CEQA.

RECOMMENDED ACTION:

Accept staff presentation, provide staff with any revisions to the redlines and land use map, and recommend the City Council adopt the General Plan Amendments, Land Use Map, and the Addendum to the General Plan EIR.

ATTACHMENTS:

1. December 6, 2018 Staff Report
2. Capitola General Plan- Land Use Element Redlined changes
3. Summary of Land Use Map Revisions
4. 2018 Draft General Plan Land Use Map with proposed changes 10.04.2018
5. 2014 Capitola Adopted General Plan Land Use Map
6. GPU EIR Addendum_GP2018

Prepared By: Katie Herlihy
Community Development Director



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: DECEMBER 6, 2018
 SUBJECT: **Update to General Plan Land Use Element and Land Use Map**

General Plan Update to Land Use Element and Land Use Map.
 The Land Use Map includes properties in the Coastal Zone.
 Environmental Determination: An Addendum to the General Plan
 Environmental Impact Report has been drafted and circulated for 60-day
 public review.
 Property: City-wide
 Representative: Katie Herlihy, Community Development Director

BACKGROUND:

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

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

DISCUSSION:

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

Staff presented the proposed General Plan amendments to the Planning Commission on March 1, 2018. The commission endorsed staff's proposed changes and recommended the General Plan clarify that additional floor area ratio in the Village apply only to a future hotel at the former Capitola theater property. Additionally, the commission recommended the naming conventions for General Plan land use designations be changed to align with the Zoning Code update; namely changing the R-SF (Single-Family Residential) designation to R-1 and the R-MF (Multi-family Residential) designation to R-M.

The City Council reviewed the proposed changes on March 22, 2018. The City Council echoed the recommendations of the Planning Commission and asked that the public review be extended to 60-days.

On October 5, 2018, staff initiated the 60-day review period of the General Plan Amendment. Letters of notification were sent to public agencies with a packet of information outlining the proposed changes. The proposed modifications were also posted on the City's website for public review. At the time of writing this report, no comments were received from the public or any of the public agencies. One question was asked regarding the modification on page LU-14 regarding development intensity controls. This is explained below under item 4.

The proposed General Plan Amendment requires Planning Commission recommendation and City Council adoption.

The proposed General Plan Amendment would include the following revisions (see Attachment 1 for redlines all proposed changes):

1. **Land Use Map (page LU-16):** The zoning designations for several properties were changed during the Zoning Code update process resulting in inconsistencies between the zoning map and General Plan land use map. In addition, staff has identified several errors in the current land use map which should be corrected. A complete list of properties with inconsistent zoning and land use designations is provided in Attachment 2.
2. **Table LU-1, Existing Parks (page LU-9):** Staff proposes to revise this table to add the planned Rispin Mansion Park and to delete the word "planned" from the now completed McGregor Park.
3. **Figure LU-3, Public Facilities and Parks (page LU-10):** This figure would be revised to show the planned Rispin Mansion Park location.
4. **Development Intensity Controls (page LU-14):** The General Plan controls development intensity in commercial and mixed-use designations through floor area ratio limits whereas intensity in residential designations is controlled by density. Staff proposes to clarify that residential development in commercial and mixed-use designations is subject only to FAR and other zoning standards.

The General Plan and previous zoning code do not include density limits for the Neighborhood Mixed-Use (MU-N), Community Commercial (CC) and Regional Commercial (RC) land use designations. The new zoning code establishes a maximum density limit in the Regional Commercial and Community Commercial zones of 20 units per acre. There is no maximum density identified in the Mixed-Use Neighborhood Zone.

The purpose of the change is to allow flexibility in the density of residential in a commercial area. The principle of not having a maximum density is utilized in form-based codes. Essentially the massing of development is controlled through the FAR, height, setbacks, and parking standards, but density is not limited to allow the developer flexibility to program the uses inside the building. A form-based approach emphasizes site design and building form, rather than density. If density limits were removed, the developer would have the option to develop more, smaller residential units or less, larger residential units within building form and site design standards (FAR, height, setbacks, parking, etc.). If the new language were adopted, staff would process an amendment to remove the maximum density in the CC and CR zones within the recently adopted zoning code.

- 5. Multi-Family Residential Designation Description (page LU-17 and LU-18):** The general plan establishes a maximum density of 20 dwelling units per acre (du/ac) for all properties with a R-MF (Multi-Family Residential) land use designation. The zoning code establishes three different multi-family zones: RM-L, RM-M, and RM-H (Multi-Family Low, Medium, and High). These zoning designations allow densities of 10 du/ac, 15 du/ac, and 20 du/ac, respectively.

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

To close this loophole, staff proposes to add a statement on page LU-17 and LU-18 that more restrictive density limits established by the zoning code shall prevail.

- 6. Visitor Accommodations Land Use Designation (page LU-19):** The new zoning map eliminates the previous VS (Visitor-Serving) zoning district and adds a VS overlay zone to properties with important visitor serving amenities. There are currently three properties designated as VA (Visitor Accommodations) under the General Plan: Monarch Cove, Shadowbrook, and Depot Hill Inn). Staff proposes to eliminate the VA designation and replace the land use designation for these three properties to the corresponding zoning designation and a VS overlay (as applicable) as shown in Attachment 3.
- 7. Action LU-7.3, Hotel Floor Area Ratio (page LU-33):** During a previous Planning Commission hearing, one or more commissioners commented that the additional floor area ratio provision was intended to apply only to a future hotel on the former Capitola Theater property. As written, this action item suggests that the additional floor area ratio could be granted to any hotel in the Village. Staff is seeking direction from the Planning Commission and City Council on whether this language should be modified to explicitly limit the additional FAR to the former theater property.
- 8. Action LU-9.3, Increased Floor Area Ratio (page LU-39):** Staff proposes to add clarification that the increased FAR allowance for properties within the 41st Avenue corridor applies to the entire mall property.

CEQA:

An Addendum to the 2014 General Plan Environmental Impact Report has been drafted and was circulated for 60-day public review (Attachment 5). The addendum shall be adopted with the General Plan Update by the City Council in compliance with CEQA.

RECOMMENDED ACTION:

Accept staff presentation, provide staff with any revisions to the redlines and land use map, and provide a positive recommendation to the City Council for adoption of the General Plan Amendments, Land Use Map, and the Addendum to the General Plan EIR.

ATTACHMENTS:

1. Capitola General Plan- Land Use Element Redlined changes
2. Summary of Land Use Map Revisions

3. 2018 Draft General Plan Land Use Map with proposed changes 10.04.2018
4. 2014 Capitola Adopted General Plan Land Use Map
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Prepared By: Katie Herlihy
Community Development Director

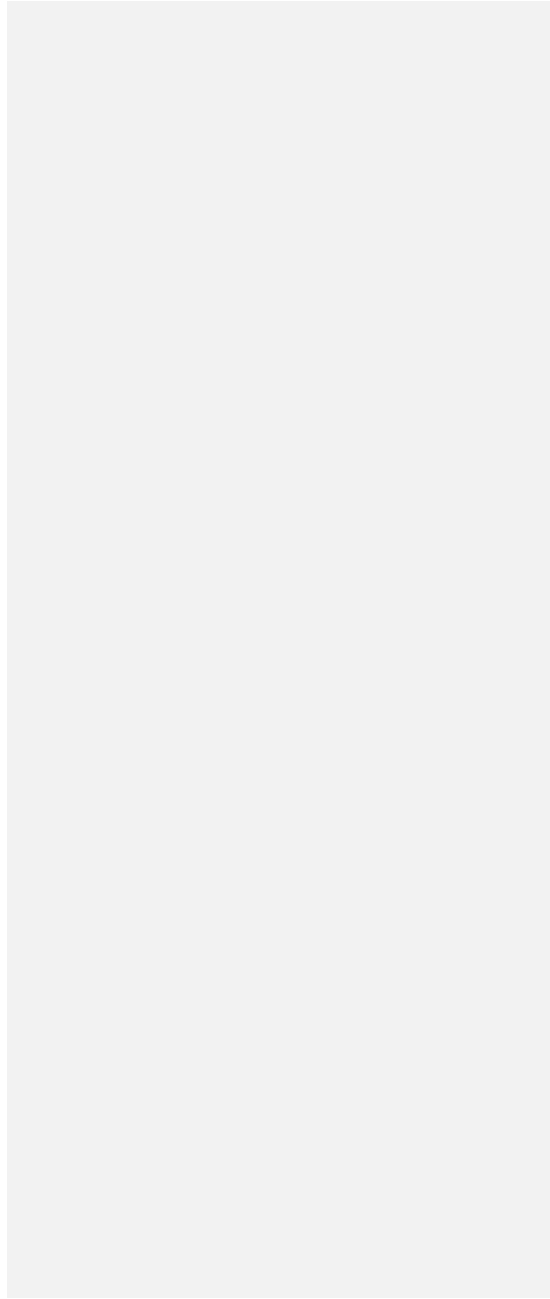
INTRODUCTION

The Land Use Element establishes core policies to guide land use and development in Capitola. It identifies permitted land uses within the city and the allowed intensity of new development. The Land Use Element also describes the desired form and character of development, and how land uses can best preserve and enhance Capitola’s unique sense of place.

The Land Use Element describes a pattern of development in Capitola consistent with the General Plan Guiding Principles found in Chapter 2. The Element provides a roadmap for growth, conservation, and enhancement in Capitola consistent with basic community values. Like all elements in this General Plan, the Land Use Element is guided by the principle of sustainable development. The Land Use Element supports a pattern of development that protects natural resources, supports economic development, and promotes access to opportunity for all residents.

The Land Use Element is divided into three sections, which cover:

- ◆ **Land Use Background.** This section provides background information about existing land use patterns, historic resources, natural spaces, and parks and recreation, topics addressed in this element.
- ◆ **Land Use Map and Designations.** This section presents the citywide land use map and describes the land use designations that apply in Capitola. Land use designations identify the permitted land uses and intensity of development allowed in all areas of the city.
- ◆ **Goals, Policies, and Actions.** This section presents the goals, policies, and actions to guide land use and development in Capitola.



BACKGROUND INFORMATION

Existing Land Use

Within a small area of 1.7 square miles, Capitola contains a diversity of land uses. As shown in Table LU-1, over half of Capitola is occupied by residential uses. Single-family detached units make up 36 percent of the City's housing stock. The remaining 64 percent of the City's housing stock is comprised of apartments, condominium projects, and mobile home parks. There are more renter households than owner households in Capitola. Commercial and industrial uses occupy 21 percent of the city, primarily located along the 41st Avenue corridor. Open space and recreational uses, including New Brighton State Park and Capitola Beach, occupy 14 percent of the city.

TABLE LU-1 EXISTING LAND USE

	Acres	Percent
Residential	442	52%
Commercial and Industrial	176	21%
Open Space and Recreational	118	14%
Other	109	13%
Total	845	

Source: Santa Cruz County Assessor, 2010.

Residential Neighborhoods

Residential uses in Capitola are grouped together in neighborhoods, each with their own special character. The general boundaries of these neighborhoods are shown in Figure LU-1. Each neighborhood has a unique identity defined by its history, design character, land use mix, and natural setting.

- ◆ **41st Avenue/West Capitola.** The 41st Avenue/West Capitola neighborhood is comprised of an assortment of detached single-family homes, multi-family housing, and three mobile home parks. The area is known by some as the "North Forties" and includes the Trotter Street area. Housing constructed in the 1970s and 1980s creates a more modern feel to the neighborhood. The Rispin property, the Shadowbrook property, and the Capitola Library are located along the eastern edge of the neighborhood.

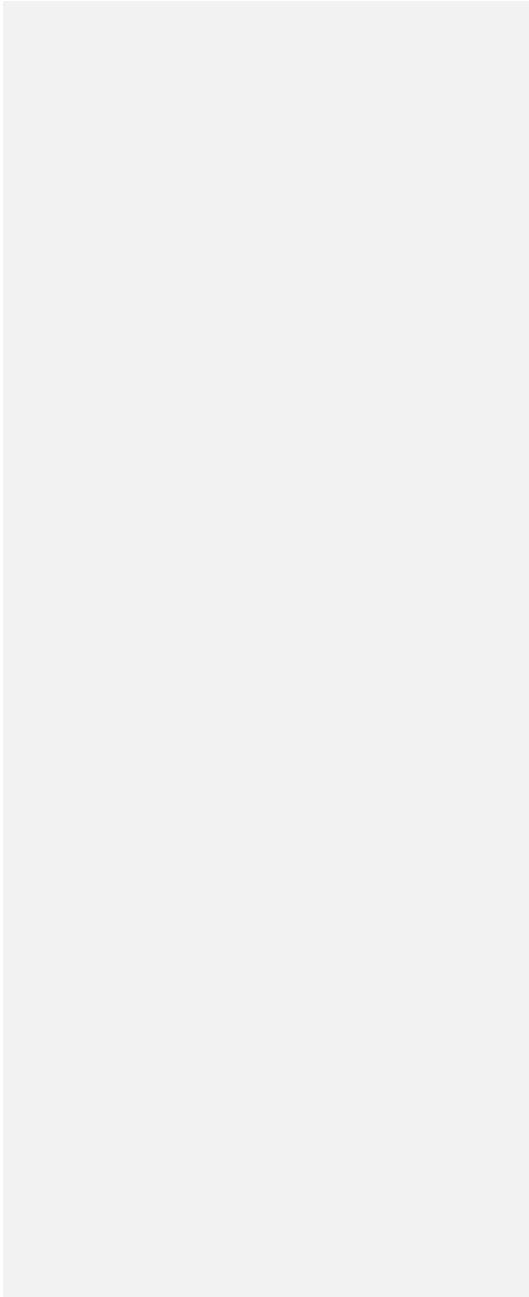
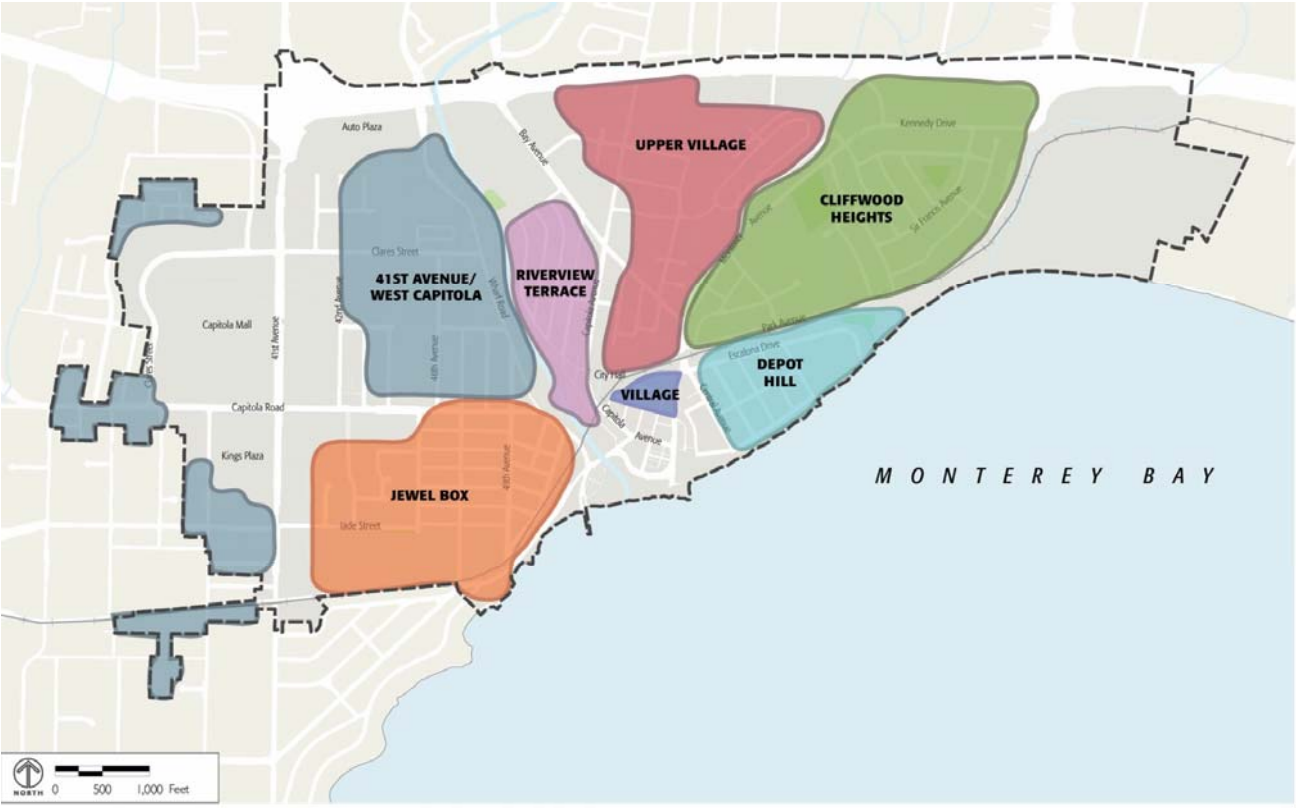


FIGURE LU-1 RESIDENTIAL NEIGHBORHOODS

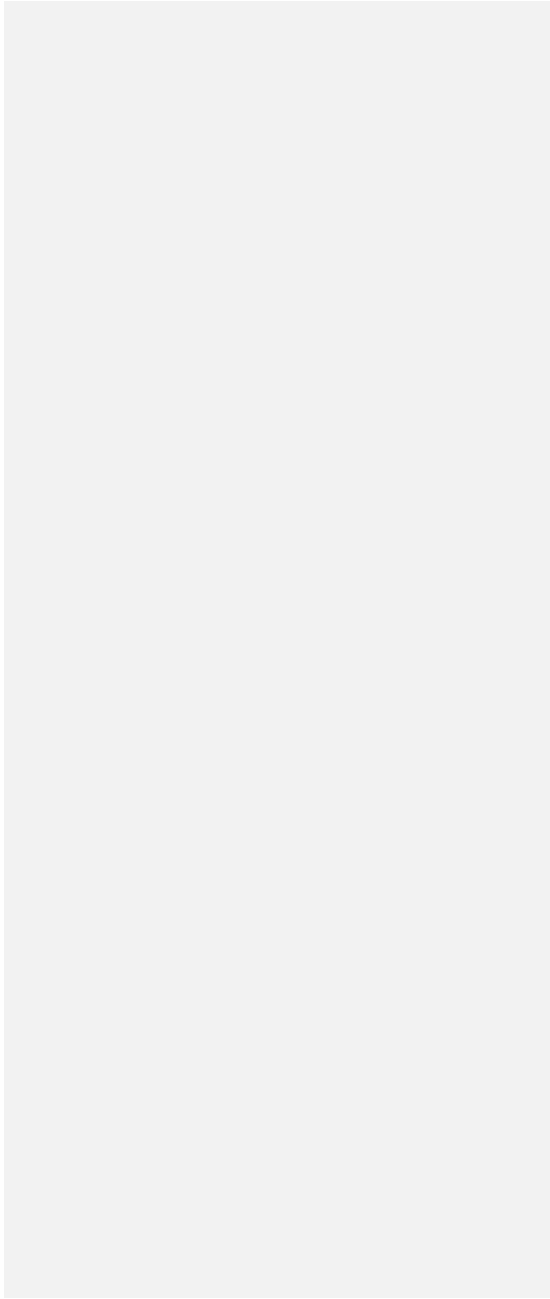


Source: City of Capitola, 2010.

*Neighborhood boundaries are approximate.

land use element
capitola general plan

LU-3



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

◆ **Cliffwood Heights.** The Cliffwood Heights neighborhood consists primarily of detached single-family homes as well as multi-family housing on Monterey Avenue and Park Avenue. Homes are typically one or two stories occupying relatively large lots. Wider streets with sidewalks and newer homes contribute to a more contemporary feel to the neighborhood. Monterey Park, Cortez Park, and New Brighton Middle School are also located within the Cliffwood Heights neighborhood.



◆ **Depot Hill.** The Depot Hill neighborhood is nestled along Capitola’s shoreline and overlooks Capitola Village. Detached single-family homes on relatively small lots create an intimate feel. A high concentration of historic single-family homes, a variety of architectural styles, and a sidewalk exemption allowance contributes to the neighborhood’s coastal village feel. The Inn at Depot Hill and Monarch Cove Inn (formerly El Salto Resort) are located in the Depot Hill neighborhood.

◆ **Jewel Box.** The Jewel Box neighborhood is tucked in the northerly cliff, bounded by the Prospect bluff overlooking the Wharf and Village, located south of Capitola Road and east of 41st Avenue. East of 45th Avenue detached single-family homes occupy quaint lots. Vintage beach cottages and bungalows contribute to a coastal village feel in this community. Multi-family condominiums line the west side of 45th Avenue, with lawns between buildings. The Jewel Box neighborhood includes the West Cliff neighborhood and also contains two mobile home parks, the 10-acre Jade Street Park, School, and Community Center, and a few commercial establishments along Capitola Road.



Residences in the Depot Hill (top) and Jewel Box (bottom) neighborhoods

◆ **Riverview Terrace.** The Riverview Terrace neighborhood is bordered by Soquel Creek, Capitola Avenue, Bay Avenue, and Center Street. The neighborhood contains a high concentration of historic homes, including many smaller cottages and bungalows. Many homes occupy small lots, with minimal setbacks and structures in close proximity to

one another and the street. Narrow streets with on-street parking and no sidewalk contribute to a compact and intimate feel.

- ◆ **Upper Village.** The Upper Village neighborhood contains a variety of housing types, including single-family homes, multi-family apartment complexes, and three mobile home parks. In many cases these different land uses are adjacent to or facing one another. Homes located closer to the Village tend to have a more historic and intimate character than those located closer to Highway 1.

Capitola Village

Capitola Village is the “heart” of Capitola and possesses the charm of an intimate coastal village. The Village is a true mixed-use district with a diversity of visitor-serving commercial establishments, public amenities, and residential uses. During the summer months, the Village is a popular tourist destination. Visitors are attracted by Capitola Beach, unique accommodations, and the historic village character. Village residents enjoy these amenities year round. The Village is pedestrian friendly, with human-scale architecture and a diversity of public gathering places. Capitola Village contains a high concentration of landmark destinations such as the Esplanade Park, Capitola Beach, the Six Sisters, the Venetian, and the historic Capitola Wharf.



Capitola Village

Mixed-Use and Commercial Districts

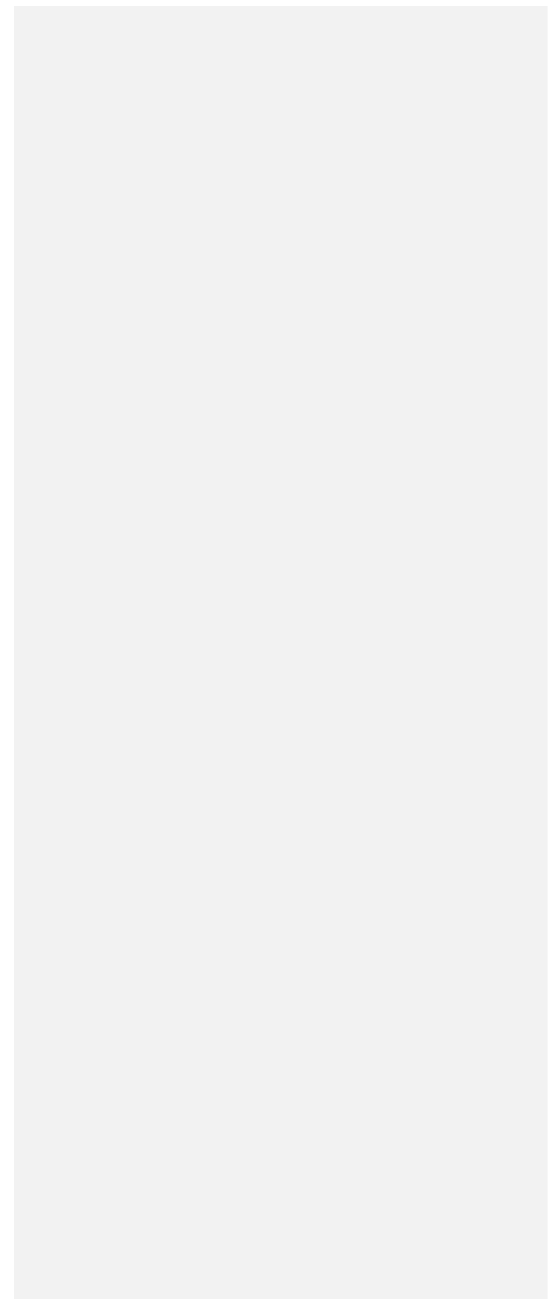
Beyond the Village, commercial areas in Capitola are focused around a number of mixed-use and commercial districts as shown in Figure LU-2. These districts vary widely in terms of their function, mix of uses, and general character. Some of these districts are primarily resident serving (Capitola Avenue, Bay Avenue), while others are more region

...serving (41st Avenue north of Capitola Road). All of these districts contribute to the economic vitality of Capitola and contribute to the community's unique sense of place.

- ◆ **41st Avenue/Capitola Mall.** The 41st Avenue/Capitola Mall commercial district north of Capitola Road contains a number of region-serving shopping centers, including the Capitola Mall and Kings Plaza shopping center. Other land uses include the Brown Ranch Shopping Center, the Auto Plaza at the northern end of the corridor, the Whole Foods Market, the New Leaf Community Market, and a variety of other retail, office, and

LU-6

land use element
capitola general plan



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

FIGURE LU-2 MIXED-USE AND COMMERCIAL DISTRICTS



source: City of Capitola, 2010.

*District boundaries are approximate.

land use element
capitola general plan

LU-7

Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

service establishments. South of Capitola Road, 41st Avenue transitions to a smaller scale neighborhood serving commercial district which is beach-oriented and reflective of its proximity to the ocean. This corridor features the Fairfield Inn and Best Western hotels and is home to the O'Neill surf shop.

◆ **Bay Avenue.** The Bay Avenue area is a neighborhood-serving commercial district with stores and services for Capitola residents and some regional shopping destinations. Land uses include the recently renovated Nob Hill shopping center, a large vacant parcel north of the Nob Hill shopping center, the Capitola Plaza shopping center, the Quality Inn hotel, and Gayle's Bakery.

◆ **Capitola Avenue.** The Capitola Avenue mixed-use district is characterized by an eclectic assortment of small-scale offices, personal services, retail, multi-family housing, a mobile home park, and single-family homes. The Capitola City Hall, police station, fire station, and historic museum border the Village at the southern end of this district.

◆ **Kennedy Drive.** The Kennedy Drive industrial district is occupied by light industrial and service establishments and the City corporation yard.



Mobile Home Park (top) and the Capitola Library

Public Facilities

Public facilities, such as schools, libraries, and emergency service facilities, are an important part of Capitola's land use pattern. The location of key public facilities is shown in Figure LU-3. These facilities serve Capitola residents, visitors, and workers within the community.

Parks and Recreation

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

TABLE LU-2 EXISTING PARKS

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

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

Commented [GR1]: Add Rispin Mansion Park

Source: City of Capitola, 2011.

FIGURE LU-3 PUBLIC FACILITIES AND PARKS



Source: Santa Cruz County and PBF Consulting, 2011.

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

Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

Historic Resources

Historic and potentially historic resources in Capitola are described in detail in the Capitola Historic Context Statement and Architectural Survey. Preservation and enhancement of these resources is an important goal for the City of Capitola.

A significant number of historic places and structures contribute to Capitola's unique identity and coastal village charm. Many of these structures are commercial and visitor-serving buildings located in the central Village, such as the historic Superintendent's Building. Capitola also has many historic homes in residential neighborhoods, and even historically significant public infrastructure such as the Trestle and Stockton Bridge, and historic Capitola Wharf. Preservation of these resources is essential to retain Capitola's community character and historical context. Preservation of historically significant resources promotes tourism, enhances property values, and defines a community's sense of place.



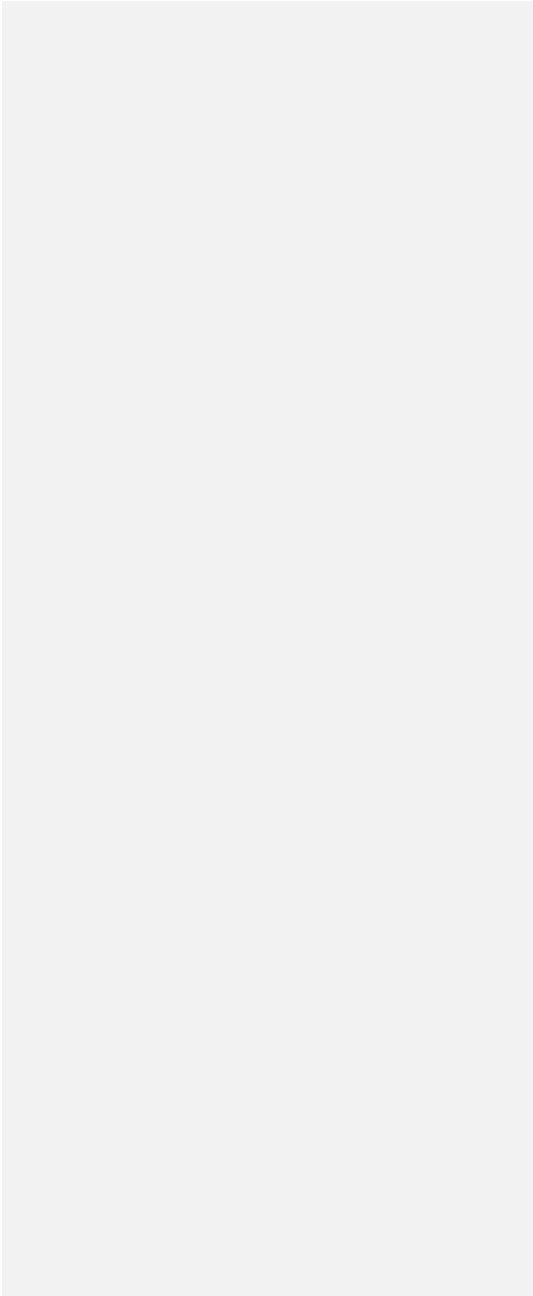
Historic trestle crossing Capitola Avenue

Many of the officially designated historic structures are located in four National Register Historic Districts:

- ◆ **Old Riverview Historic District.** This district is located along the Soquel Creek just north of the Stockton Bridge and contains cottages adjacent to the Creek and the Riverview Pathway. The District includes houses on both sides of Riverview Avenue from Stockton Avenue to Bluegum Avenue.
- ◆ **Rispin Historic District.** The Rispin property is located along Wharf Road and Soquel Creek. The historic Rispin Mansion, currently vacant, is located within this district.

- ◆ **Six Sisters and Lawn Way Historic District.** The Six Sisters duplexes located on the Esplanade in the Village were originally built in 1903 and provide vacationers with oceanfront rental housing. The Lawn Way subdivision, located in the village center, was completed in 1911 and today features a high concentration of historic structures.
- ◆ **Venetian Court Historic District.** Located at the juncture of the Soquel Creek and the Capitola Beach, the Venetian Court was built in 1924 and consists of 24 residential units and a 19-unit hotel.

There are a number of designated historic structures in Capitola. Designated historic structures are historic structures that are listed or eligible for listing on the National Register of Historic Places, the California Historic Resources Inventory, or the Capitola Register of Historic Features. The majority of designated historic structures are located in the Village or along the Soquel Creek immediately north of the Trestle. Past surveys also have found many additional potential historic structures in Capitola. Many of these structures are concentrated in the Village and the Depot Hill neighborhood, in addition to structures found in the Jewel Box and Upper Village neighborhoods.



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land



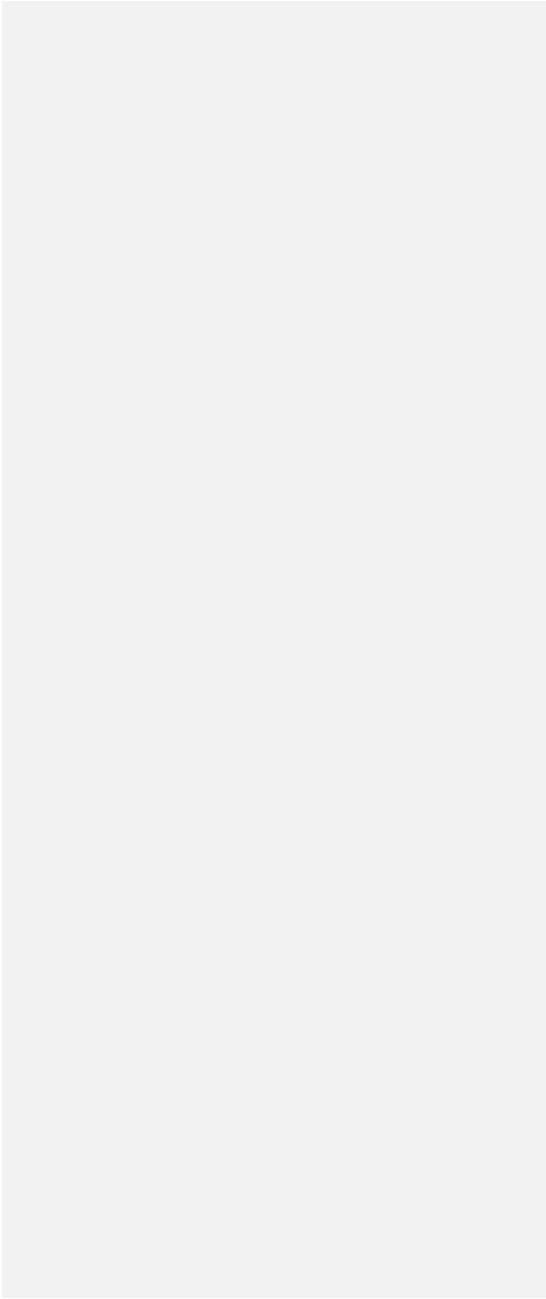
Rispin Mansion, circa 1936



Capitola Hotel and the Six Sisters, circa 1904

land use element
capitola general plan

LU-13



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

Land Use Map and Designations

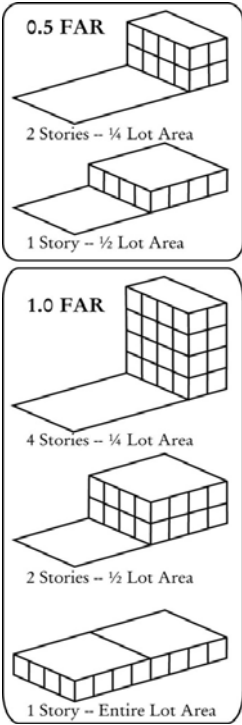
This section outlines land use designations for land within city limits, as shown in Figure LU-4. All new development in the city must conform to these designations.

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

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

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

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

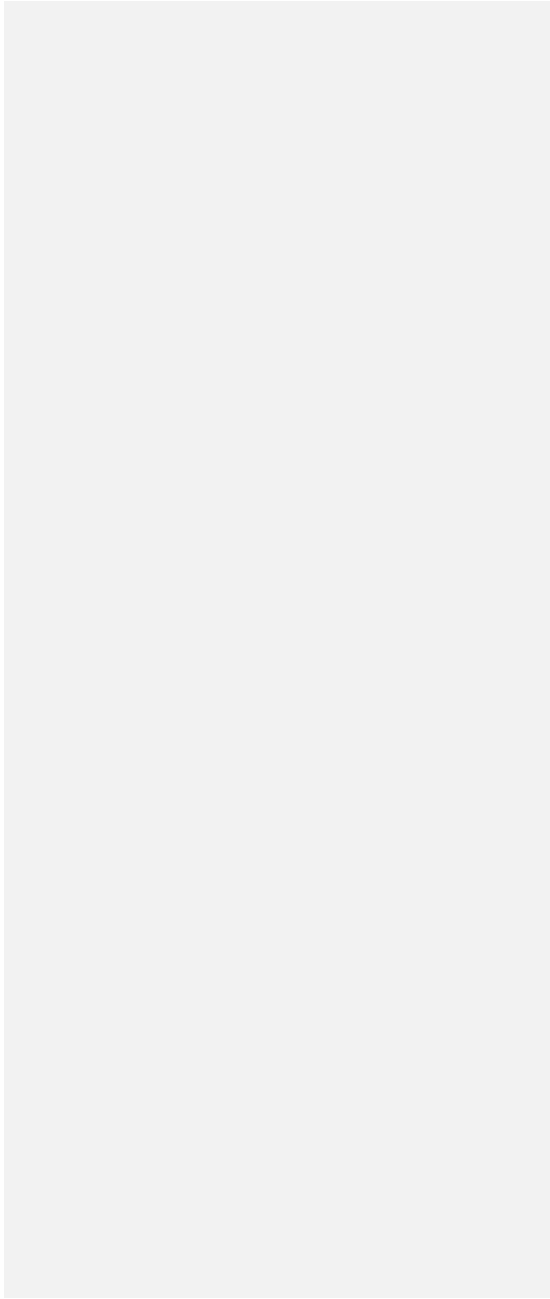


Examples of floor-area ratio (FAR) calculation. FAR does not regulate building placement or form, only the spatial relationship between building size and lot size.

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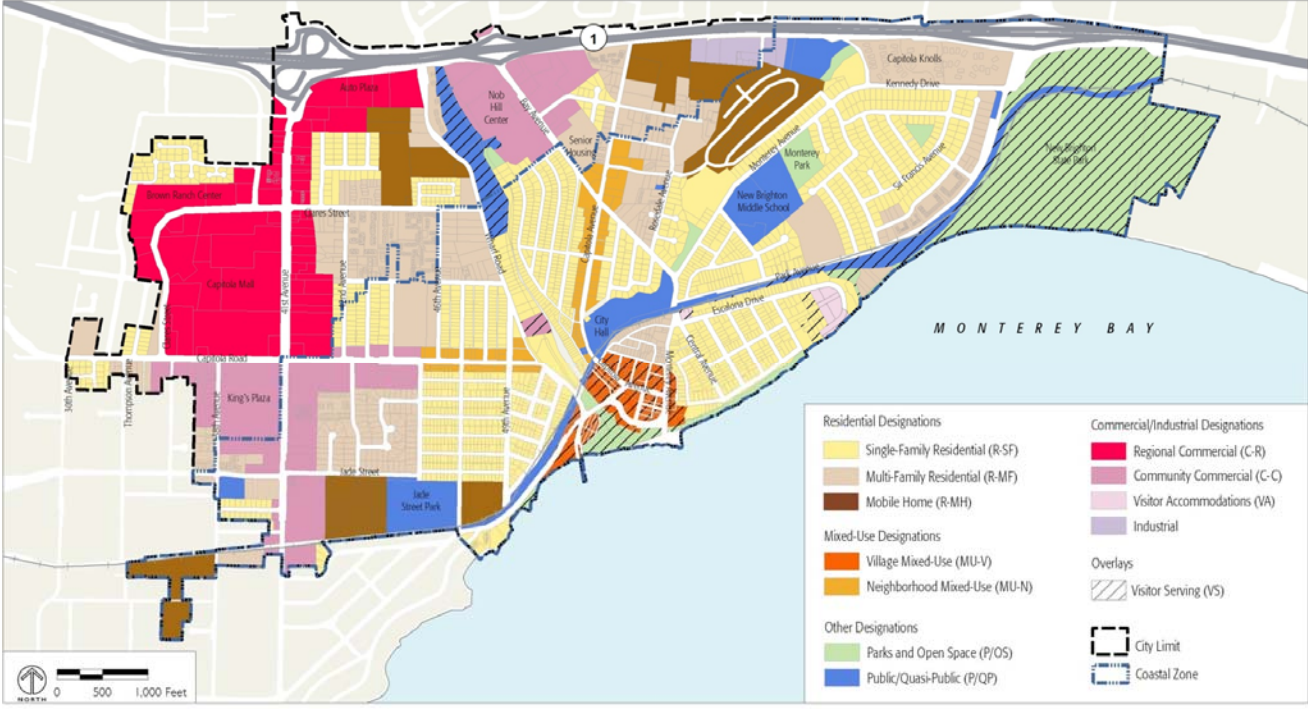
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Maximum FAR's for a land use designation are an absolute ceiling, not an entitlement. Other controls in the zoning code, such as maximum permitted height, building coverage, and parking, also limit building intensity. Variances for FAR limits established by the General Plan are not permitted.



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FIGURE LU-4 LAND USE MAP



Source: City of Capitola, 2010

Commented [GR3]: Insert revised map

The goals, policies, and actions contained in this Element provide direction on how the various land use designations should be developed to contribute to the overall character of Capitola. Allowed uses are generally characterized within each land use designation description of this General Plan. Additional use types may be permitted as specified by the zoning ordinance.

Residential Designations

- ◆ **Single-Family Residential (R-SF).** The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes. Permitted land uses include single-family homes and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is 10 dwelling units per acre.¹
- ◆ **Multi-Family Residential (R-MF).** The R-MF designation applies to areas primarily intended for multi-family residential development. All residential uses are permitted in the R-MF designation, including single-family homes, duplex homes, townhomes, and multi-family structures. Public facilities, such as schools, religious institutions, parks, and other community facilities appropriate within a multi-family residential setting are also permitted. The maximum permitted residential density in the R-MF designation is between 10 and 20 dwelling units per acre depending upon the zoning classification.



Jewel Box homes in the R-SF designation (top) and Fanmar Way homes in the R-MF designation (bot-

¹ Maximum densities prescribed by the General Plan are not entitlements and may not be realized due to other development regulations, including but not limited to, minimum lot size, setbacks, height, and parking requirements.

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

Mixed-Use Designations

- ◆ **Village Mixed-Use (MU-V).** The MU-V designation applies to the central Capitola Village area and supports a vibrant pedestrian-friendly environment that is the heart of Capitola. A fine-grain mixture of commercial, residential, visitor-serving, recreational, and public uses are permitted in the MU-V designation. The maximum permitted FAR in the MU-V designation is 2.0, with an FAR of 3.0 permitted for a hotel if special criteria are met as established in Action LU-7.3.
- ◆ **Neighborhood Mixed-Use (MU-N).** The MU-N designation applies to pedestrian-oriented mixed-use areas with an emphasis on resident-serving stores and services. Permitted uses in the MU-N designation include single-family homes, multi-family developments, retail, personal services, community facilities, and other uses compatible with an eclectic neighborhood-oriented mixed-use district. The maximum permitted FAR in the MU-N designation is 1.0.



Commercial and Industrial Designations

- ◆ **Regional Commercial (C-R).** The C-R designation provides an area for general retail and services for Capitola residents and regional visitors. Permitted land uses include shopping malls, auto

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sales, general retail, personal and business services, restaurants, offices, similar commercial uses, and mixed-use residential projects. The maximum permitted FAR in the C-R designation is 1.5, with an FAR of 2.0 permitted if special criteria are met as established in Action LU-9.3.

◆ **Community Commercial (C-C).** The C-C designation provides an area for commercial uses primarily serving Capitola residents. Permitted land uses include general retail, personal services, restaurants, offices, and multi-family housing as part of a mixed-use project. The maximum permitted FAR in the C-C designation is 1.0, with an FAR of 2.0 permitted if special criteria are met as established in Action LU-9.3.

◆ ~~**Visitor Accommodations (VA).** The VA designation applies to areas that provide overnight visitor accommodations. Permitted land uses in the VA designation include hotels, motels, hostels, bed and breakfast lodgings, campgrounds, resorts, and ancillary visitor-serving food and service establishments. The maximum permitted FAR in the VA designation is 0.5.~~

◆ **Industrial (I).** The I designation provides an area in Capitola for light industrial and other employment uses. Permitted land uses include manufacturing facilities, vehicle repair, research and development laboratories, administrative offices, warehouses, and homeless shelters. The maximum permitted FAR in the I designation is 0.5.

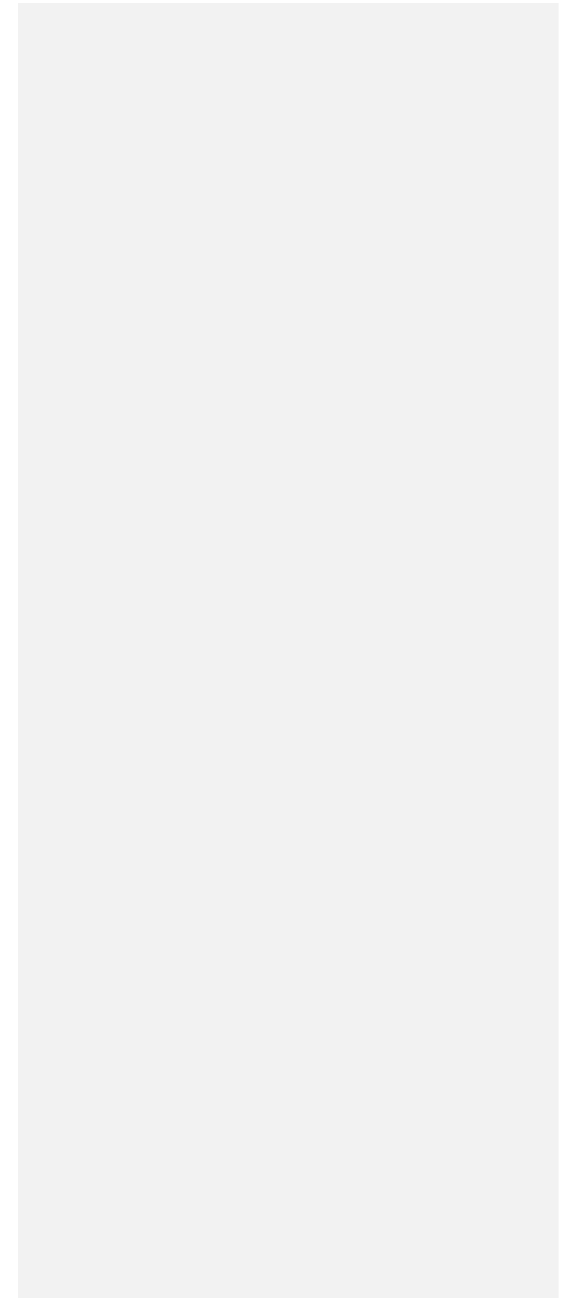


Other Designations

◆ **Parks and Open Space (P/OS).** The P/OS designation applies to public natural space, parks, and open space intended for recreational use and/or natural resource preservation. Parks, playgrounds, trails, recreational facilities, visitor centers, and other similar uses are permitted in the P/OS designation. There is no maximum permitted FAR in the P/OS designation.

◆ **Public/Quasi-Public Facility (P/QP).** The P/QP designation provides areas for public and community facilities serving Capitola residents and visitors. Permitted land uses in the P/QP designation include governmental offices, police and fire stations, community centers, schools, libraries, churches, and other similar uses. There is no maximum permitted FAR in the P/QP designation.

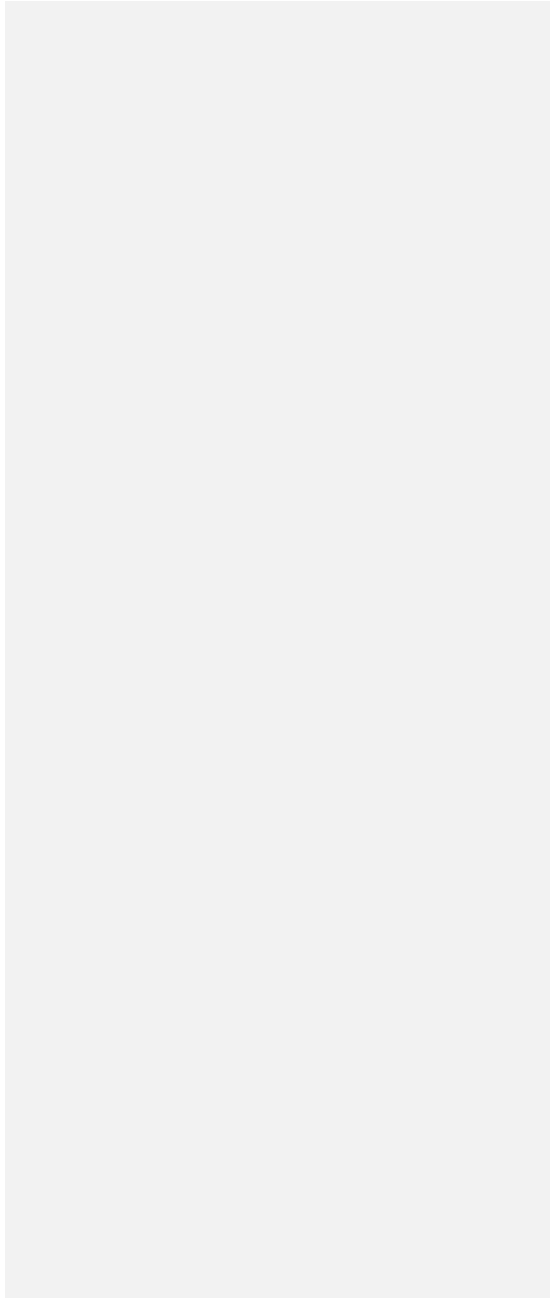
Capitola Historical Museum in the P/QP designation (top) and a Kennedy Drive building in the I designa-



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Overlay Designations

- ◆ **Visitor Serving (-VS).** The -VS overlay designation applies to areas where additional visitor-serving uses are permitted in addition to the land uses permitted by the base designation. Additional visitor-serving uses permitted in the -VS designation include hotels, motels, hostels, bed and breakfast lodgings, campgrounds, resorts, and ancillary visitor-serving food and service establishments. The maximum permitted development intensity within the -VS overlay designation is determined by the applicable base designation.



GOALS, POLICIES, AND ACTIONS

COMMUNITYWIDE

Goal LU-1 Maintain and enhance Capitola’s distinctive identity and unique sense of place.

Policies

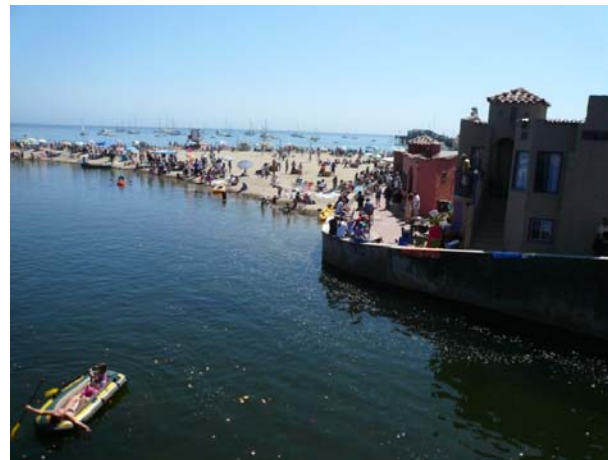
Policy LU-1.1 Community Character. Ensure that historic and cultural resources are maintained and that all new development enhances Capitola’s neighborly feel, coastal village charm, and welcoming character.

Policy LU-1.2 Design Quality. Require all new development to feature high quality design that enhances the visual character of the community.

Policy LU-1.3 Compatible Development. Ensure that all new development is compatible with neighboring land uses and development.

Policy LU-1.4 Community Involvement. Encourage land uses that promote civic engagement, community interaction, and a sense of pride in Capitola.

Policy LU-1.5 Inclusiveness. Provide for a mixture of land uses that cater to the needs of people of all ages, backgrounds, and abilities.



Capitola’s coastal village charm draws residents and visitors

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Policy LU-1.6 Balanced Community. Ensure that land use decisions balance the needs, interests, and concerns of Capitola’s residents, visitors, and workers.

Policy LU-1.7 Economic Viability. Ensure that land use patterns and new development enhance Capitola’s long-term economic viability and promotes sustainable (green) businesses.

Policy LU-1.8 Public Involvement. Encourage project applicants to consult with neighbors early in the project application review and approval process.

Actions

Action LU-1.1 Design Guidelines. Develop commercial and residential design guidelines that preserve Capitola as a unique coastal community and allow for development that will enhance the long-term economic viability of all of Capitola. Design Guidelines will address topics such as:

- ◆ Unique characteristics and identity of specific residential neighborhoods.
- ◆ Transitions between residential and non-residential land uses.
- ◆ Sustainable building techniques.
- ◆ Pedestrian-friendly commercial and mixed-use building design.

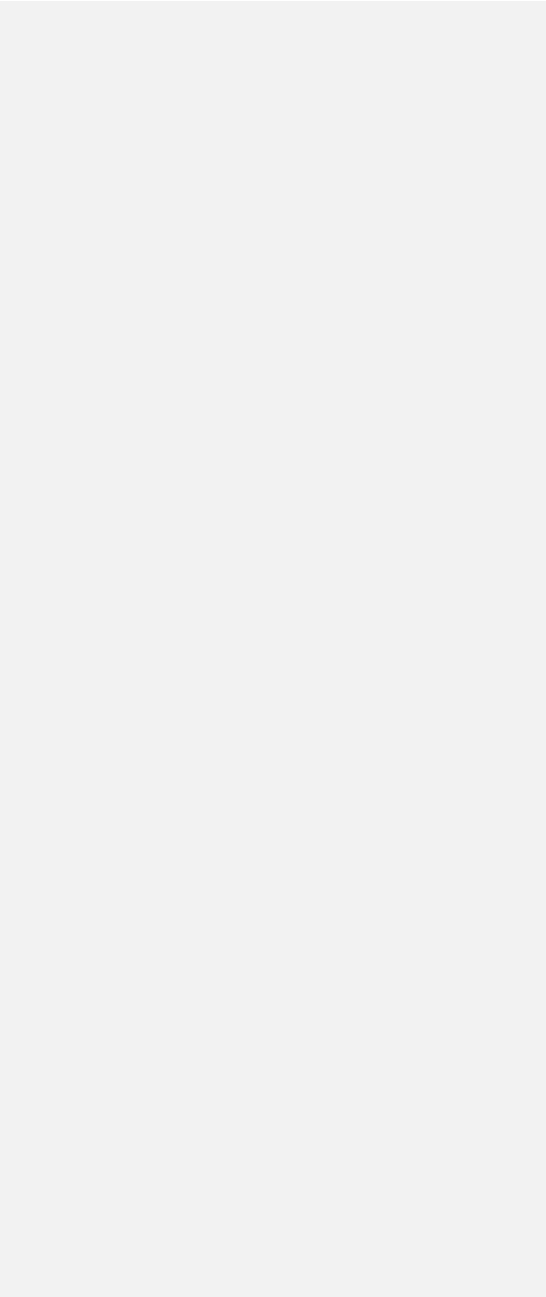
Action LU-1.2 Kennedy Drive. Require new development projects in the Kennedy Drive industrial area to make physical improvements that enhance the visual qualities of the area.

Goal LU-2 Preserve historic and cultural resources in Capitola.

Policies

Policy LU-2.1 Historic Structures. Encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse of important historic structures in Capitola.

Policy LU-2.2 Modification Standards. Use the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties as a guide for exterior modifications to identified historic resources.



Policy LU-2.3 Preservation Incentives. Promote the maintenance, restoration, and rehabilitation of historical resources through the use of Federal Rehabilitation Tax Credits, State incentives including the Mills Act and the California Cultural and Historical Endowment, and the California State Historical Building Code and other incentives as they arise.



Policy LU-2.4 Public Awareness. Work with the Capitola Museum Curator to encourage public education and awareness of Capitola’s history and historical and cultural resources through public outreach, promotional materials, and other similar initiatives.

Actions

Action LU-2.1 Historic Structures List. Make regular updates to the City of Capitola Historic Structures List as new information becomes available, for example, during project review or if historic research yields additional information

Home on Depot Hill that contributes to Capitola’s identity as a quaint coastal village

Action LU-2.2 Public Outreach. Continue to work with schools, public agencies, and community organizations through contacts with Capitola Historical Museum Curator and the museum archives.

Action LU-2.3 Historic Preservation Guidelines. Develop Historic Preservation Guidelines to enhance and protect Capitola’s historic resources. Guidelines will clarify:

- ◆ Process and criteria to determine the historic significance of properties.
- ◆ Permits and approvals needed to make modifications to identified historic resources.
- ◆ Design standards and guidelines for modifications to a historic resource

◆ Incentives for historic preservation such as the federal/State Certified Local Government Program

Action LU-2.4 Local Register. Establish a local register of historic resources and a historic district on Depot Hill.

Action LU-2.5 Historic Preservation Program. Develop a comprehensive historic preservation program to strengthen the tools and resources available to protect historic resources in Capitola.

Goal LU-3 Promote sustainable land use patterns that encourage transportation alternatives and reduce greenhouse gas emissions.

Policies

Policy LU-3.1 Land Use Diversity. Encourage the most diverse mixture of land uses that the market will support within the mixed use and commercial land use designations.

Policy LU-3.2 Walkability. Encourage development and land uses that enhance a pedestrian-oriented environment.

Policy LU-3.3 Infill Development. Support well-designed infill development on vacant and underutilized sites that enhances Capitola’s quality of life.

Policy LU-3.4 Transit and Pedestrian Access. Encourage new residential and employment development in areas well served by transit and within walking distance of stores, services, and public facilities.

Policy LU-3.5 Pedestrian and Bicycle Connections. Require new development to provide for pedestrian and bicycle connections between residential and commercial areas.

Policy LU-3.6 Street Closures. Allow occasional street closures to create public spaces for temporary community activities. Plan and manage street closures to avoid diversion of traffic and parking into adjacent residential neighborhoods.

Policy LU-3.7 Regional Outlook. Support land uses in Capitola that contribute to a more environmentally sustainable regional development pattern in Santa Cruz and the Monterey Bay area. Consider the benefits and impacts of new development in Capitola to neighboring jurisdictions and the region as a whole.

Policy LU-3.8 Intensity. Within the Village Mixed-Use (MU-V), Regional Commercial (C-R), and Community Commercial (CC) designations, allow additional FAR only when the project provides substantial benefits to the community and minimizes or mitigates adverse impacts on adjacent properties as described in this General Plan.

RESIDENTIAL NEIGHBORHOODS

Goal LU-4 Protect and enhance the special character of residential neighborhoods.

Policies

Policy LU-4.1 Quality of Life. Ensure residential neighborhoods are walkable, safe, friendly, and provide a high quality of life for residents of all ages. Minimize unwanted noise and spillover parking in neighborhoods.

Policy LU-4.2 Neighborhood Diversity. Support diverse and inclusive neighborhoods for residents of all ages and back grounds.

Policy LU-4.3 Existing Housing. Encourage the maintenance, rehabilitation, and improvement of the existing housing stock in Capitola.

Policy LU-4.4 Public Facilities. Ensure that adequate public infrastructure, facilities, and services are maintained in residential neighborhoods.



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Policy LU-4.5 Neighborhood Amenities. Provide amenities within neighborhoods that support complete neighborhoods with unique identities. *High-quality residential architecture contributes to residents' qual-*

Policy LU-4.6 Natural Features. Protect and enhance natural features, including trees, hillsides, natural habitat, and riparian areas, that contribute to the unique identity of individual neighborhoods.

Policy LU-4.7 Planning Projects. Ensure that future planning efforts for non-residential areas carefully consider potential impacts on adjacent residential neighborhoods.

Goal LU-5 Ensure that new residential development respects the existing scale, density, and character of neighborhoods.

Policies

Policy LU-5.1 Neighborhood Characteristics. Require new residential development to strengthen and enhance the unique qualities of the neighborhood in which it is located. Residential neighborhood boundaries are identified in Figure LU-1.

Policy LU-5.2 Development Impacts. Ensure that new commercial and residential development, both within and adjacent to neighborhoods, minimizes impacts to residential neighborhoods through incorporation of design standards and mitigation measures.

Policy LU-5.3 Mass and Scale. Ensure that the mass, scale and height of new development is compatible with existing homes within residential neighborhoods.

Policy LU-5.4 Multi-Family Transitions. Ensure that new multi-family housing located adjacent to single-family homes respects the size, scale, massing, and appearance of neighboring properties.

Policy LU-5.5 Architectural Character. Ensure that the architectural character of new development and substantial remodels complements the unique qualities of the neighborhood in which it is located and the overall coastal village character of Capitola.

Policy LU-5.6 Minimized Traffic. Encourage new housing to be located and designed in a manner that minimizes increased vehicle traffic on local roads within residential neighborhoods.

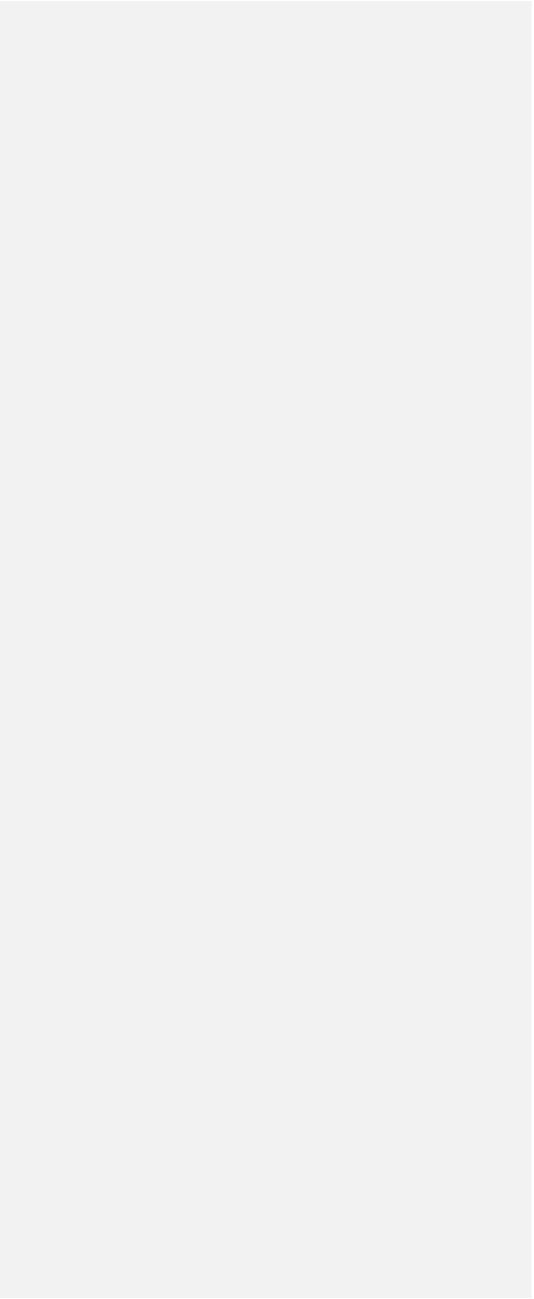
Policy LU-5.7 Transportation Alternatives. Encourage new housing that supports increased walking, biking, and use of transit, and that minimizes increased vehicle trips in Capitola.

Actions

Action LU-5.1 Design Review. Development applications should be reviewed by a City appointed design review group (e.g., Architectural and Site Review Committee) as part of the approval process to ensure high quality design, harmony with existing community character, and to avoid or minimize impacts to surrounding land uses.

COMMERCIAL AND MIXED-USE DISTRICTS

Goal LU-6 Strengthen Capitola Village as the heart of the community.



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Policies

Policy LU-6.1 Village Character. Maintain the Village as a vibrant mixed-use district with residences, visitor accommodations, restaurants, shops, and recreational amenities.

Policy LU-6.2 Residential/Commercial Balance. Maintain and protect a healthy balance of commercial and residential uses in the Village.

Policy LU-6.3 Businesses Diversity. Attract and retain a diverse assortment of small-scale businesses that appeal to local residents, and visitors. Encourage family-friendly businesses and activities that appeal to people of all ages.



Pedestrian activity in the Village

Policy LU-6.4 Public Spaces. Provide high quality public spaces available for the use and enjoyment of visitors and residents. Prioritize pedestrian access to these spaces and maintain amenities, such as seating areas, drinking fountains, restrooms, and landscaping, that invite and encourage pedestrian activity.

Policy LU-6.5 Housing Types. Maintain a diverse supply of housing types to support the Village as an area enjoyed by residents and visitors.

Policy LU-6.6 Vertical Mixed-Use. Encourage vertical mixed use (i.e. housing above ground floor commercial) as a way to increase the vitality and activity in the Village.

Policy LU-6.7 Community Events. Support and actively encourage community events that attract visitors and residents to the Village, including the historic Begonia Festival. Encourage events that occur during the winter months and in the early evening to attract visitors and increase activity during these times. Plan and manage community events to minimize impacts on residential neighborhoods.

Policy LU-6.8 Quality of Life. Continue to maintain a high quality of life in the Village by keeping sidewalks clean and proactively addressing noise, odor, and safety issues.

Policy LU-6.9 Capitola Wharf. Maintain the historic Capitola Wharf as a free access public fishing pier for the use and enjoyment of Capitola residents and visitors.

Policy LU-6.10 Village Hotel. Consider the establishment of an appropriately designed new hotel in the Village to enhance the vitality of the area.

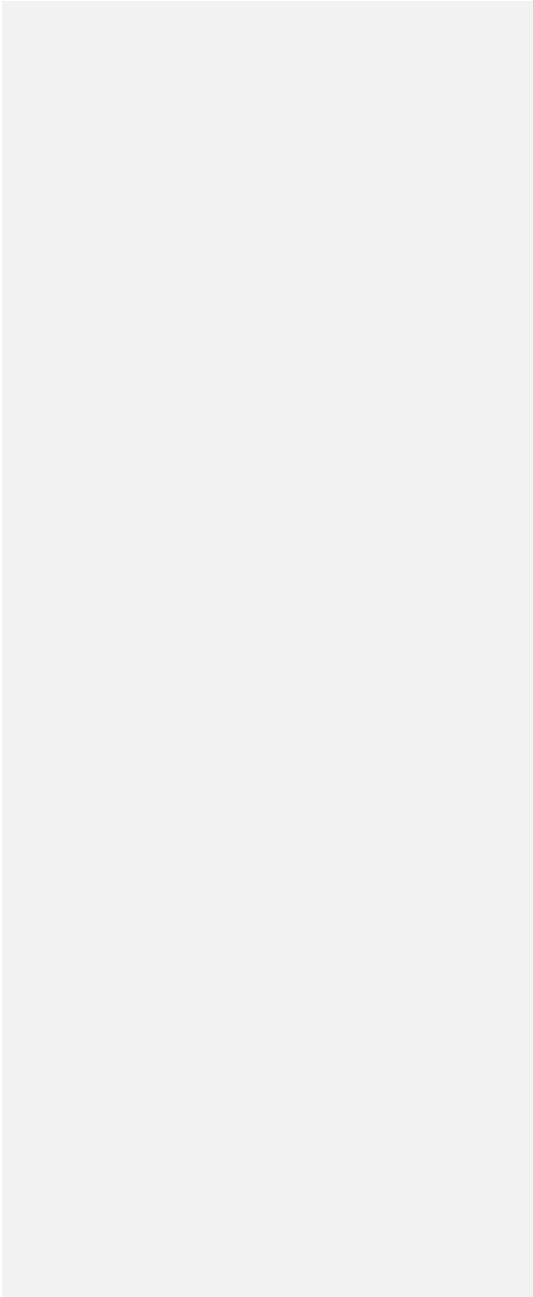
Actions

Action LU-6.1 Entertainment and Recreational Opportunities. Pursue opportunities to increase the amount of entertainment and recreational amenities in the Village, particularly those that strengthen a connection to the natural environment and coastal setting.

Action LU-6.2 Residential Overlay. Continue to enforce the Residential Overlay Zone, which restricts certain areas of the Village to residential uses.



Human-scale development pattern in the Village



Goal LU-7 Ensure a high quality and distinctive design environment in Capitola Village.

Policies

Policy LU-7.1 New Development Design. Require all new development to enhance the unique character of the Village.

Policy LU-7.2 Public Infrastructure. Ensure that all improvements to public infrastructure, including roadways, parking, sidewalks, bicycle facilities, public signage, and street trees, support a pedestrian-friendly environment and a distinctive sense of place.

Policy LU-7.3 Scenic Resources. Protect and enhance significant scenic views and resources that contribute to the unique identity and public enjoyment of the Village. Scenic resources include:

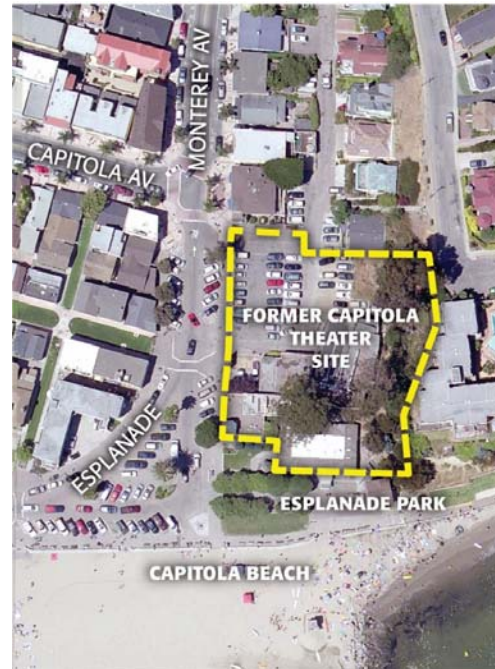
- ◆ The general pedestrian-oriented and coastal village character of existing development in the Village.
- ◆ Public and semi-public gathering places, including Esplanade Park, Lawn Way, Capitola Beach, Soquel Creek path, and the historic Capitola Wharf.
- ◆ Landscaping and streetscape amenities.
- ◆ Historic structures, including structures contributing to Capitola's four National Register Historic Districts and structures listed on the official City of Capitola Historic Structures List.
- ◆ Natural features such as Capitola Beach, Soquel Creek and Lagoon, cliffs and bluffs, and vegetated banks.

Policy LU-7.4 Parking and Transportation Alternatives. Provide for additional parking and alternative transportation systems — such as an in-lieu parking fee program, a shuttle bus, remote parking, a new parking structure on the Beach and Village Parking Lot #1, and valet parking — to allow additional development and investment that increases vitality and activity in the Village.

Policy LU-7.5 Hotel Guiding Principles. Require any new hotel proposed on the site of the former Capitola Theatre to be consistent with the following core principles:

- ◆ The design of the hotel should respect the scale and character of neighboring structures and enhance Capitola’s unique sense of place.
- ◆ The hotel should contribute to the economic vitality of the Village and support an active, attractive, and engaging pedestrian environment.
- ◆ The maximum height of the hotel should remain below the elevation of the bluff behind. The bluff behind the hotel should remain legible as a green edge with existing mature trees maintained on site.
- ◆ The hotel design should minimize impacts to public views of the beach and Village from Depot Hill.
- ◆ Parking for the hotel should be provided in a way that minimizes vehicle traffic in the Village and strengthens the Village as a pedestrian-oriented destination. This could be achieved through remote parking, shuttle services, and valet parking arrangements.

FIGURE LU-5 POTENTIAL HOTEL SITE LOCA-



Actions

Action LU-7.1 Village Design Guidelines. Update the Village Design Guidelines to reflect current conditions and to encourage new development that will enhance the unique qualities of the Village. These guidelines will help to protect scenic resources, support economic development, and enhance the Village as an area for both residents and visitors. Guidelines will also address increased hazards from climate change, including sea level rise.

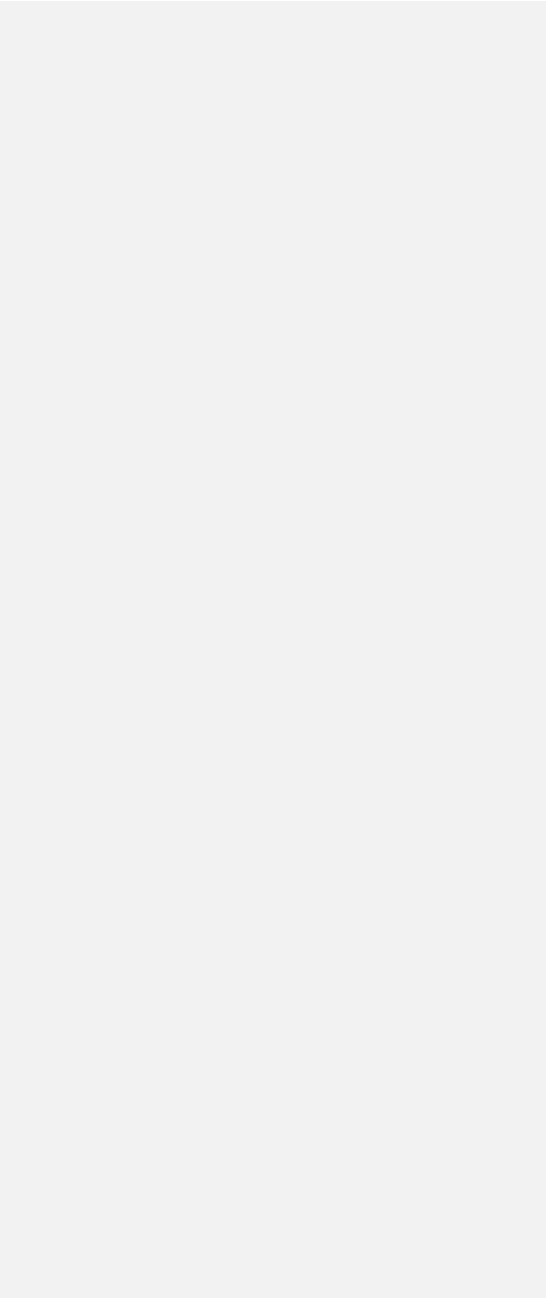
Action LU-7.2 Village Parking. Develop a program to provide alternative parking arrangements for visitor-serving uses in the Village.

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

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

Policies

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



Policy LU-8.2 Parking Lot Redevelopment. Encourage the development of commercial and mixed-use structures on existing Capitola Mall surface parking lots located adjacent to 41st Avenue and Capitola Road including both sides of 41st Avenue. New pad development along 41st Avenue should enhance the design character of 41st Avenue and support the long-term vision for the Mall as a pedestrian-friendly commercial destination. Ensure that parking lot redevelopment does not result in an inadequate supply of on-site parking that results in overflow parking in adjacent residential neighborhoods.



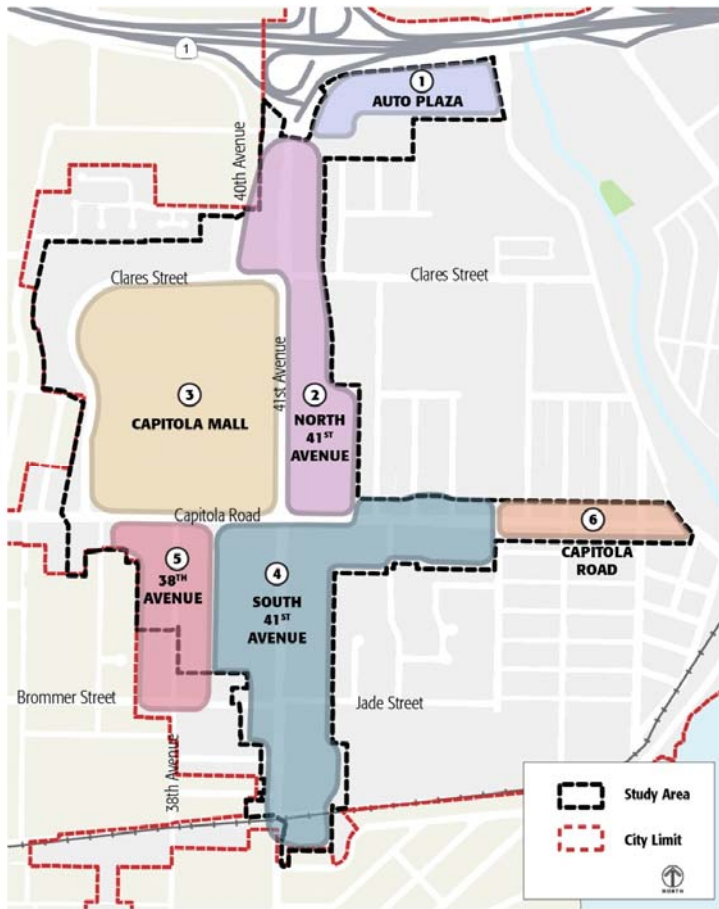
Surface parking lot at Capitola Mall

Policy LU-8.3 Metro Center Relocation. Support the relocation of the Metro Center to an alternative location on the Capitola Mall property that meets the operational requirements of Santa Cruz Metro and advances design goals for the Capitola Mall. Encourage the Metro Center to become a multi-modal facility with amenities for bicycles and integration with a possible future shuttle system in Capitola.

Policy LU-8.4 Public Gathering Places. Encourage the establishment of public gathering places on the Mall property—such as outdoor dining and courtyards—that provide space for people to informally meet and gather.

FIGURE LU-6 41ST AVENUE/CAPITOLA MALL VISION

- ① **Auto Plaza.** Support the long-term presence of auto dealers in areas adjacent to Highway 1.



- ② **North 41st Avenue.** Encourage new regional retail development along 41st Avenue that enhances the design character of the corridor.
- ③ **Capitola Mall.** Encourage the transformation of the Mall into a pedestrian-friendly commercial destination
- ④ **South 41st Avenue.** Encourage residential serving commercial, residential uses, and mixed-use development to increase pedestrian activity and support local businesses.
- ⑤ **38th Avenue.** Activate 38th Avenue with new multi-family housing, vertical mixed use, sidewalk-oriented commercial uses, and streetscape and infrastructure improvements.
- ⑥ **Capitola Road.** Strengthen connections to Capitola Village by improving pedestrian and bicycle facilities into the Village. Encourage uses that are compatible with the adjacent residential neighborhood.

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Policy LU-8.5 New Interior Street. As a long-term vision for Capitola Mall, support the addition of a new interior street within the Mall property lined with sidewalk-oriented retail, outdoor dining, and pedestrian amenities. This new street should be connected with the existing street network surrounding the Mall property to enhance mall access for all modes of transportation.

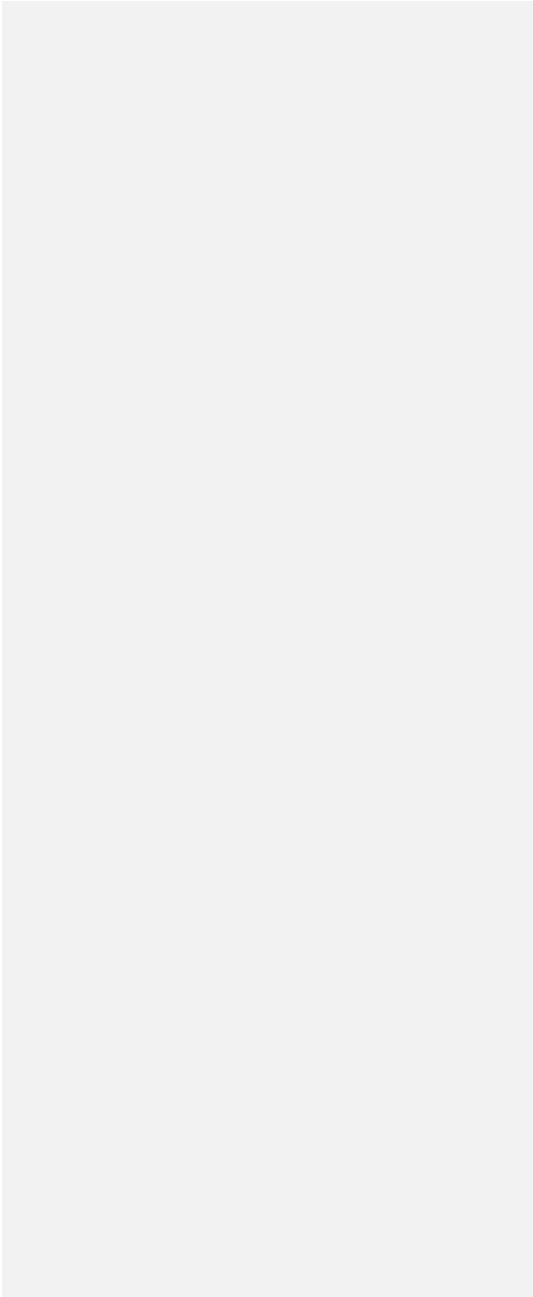
Actions

Action LU-8.1 Transit Center Relocation Funding. Work with Capitola Mall owners and Santa Cruz Metro to identify funding for the relocation of the Transit Center.

Action LU-8.2 Infrastructure Improvement Funding. Identify funding sources for infrastructure improvements that will stimulate investment and redevelopment of the Capitola Mall property and provide urban amenities attractive to residential and mixed-use development.

Action LU-8.3 Design Guidelines. Update the 41st Avenue Design Guidelines to reflect the vision for Capitola Mall as described in this General Plan.

Goal LU-9 Encourage high quality development within the 41st Avenue corridor that creates an active and inviting public realm.



Policies

Policy LU-9.1 Public Amenities. Encourage new development to provide amenities that enhance the vitality of the corridor, such as outdoor dining and courtyards, public art, publically accessible or semi-public gathering places, and bicycle and pedestrian facilities.

Policy LU-9.2 Entertainment Uses. Within the corridor, encourage the establishment of new entertainment and commercial recreation uses, and the expansion of existing entertainment uses.



Whole Foods Shopping Center on 41st Avenue

Policy LU-9.3 Destination. Establish 41st Avenue as an attractive destination with activities for families and people of all ages that occur throughout the day and night. Where feasible, incorporate public art into public spaces.

Policy LU-9.4 Retail Protection. Discourage professional and medical offices in key locations that may displace retail establishments and diminish the economic vitality of the corridor.

Policy LU-9.5 Neighborhood Impacts. Minimize negative impacts — particularly traffic, parking, and noise — on residential neighborhoods adjacent to the corridor. Incorporate design or mitigation measures into projects to avoid or minimize neighborhood impacts.

Policy LU-9.6 Residential Uses. Minimize residential exclusive uses north of Capitola Road to protect this area as a regional retail destination.

Policy LU-9.7 Village Connections. Provide pedestrian and bicycle improvements along Capitola Road east of 41st Avenue to strengthen connections between 41st Avenue and Capitola Village. Encourage uses on Capitola Road east of 41st Avenue that complement adjacent residential neighborhoods.

Policy LU-9.8 Public Spaces and Amenities. Encourage new development at the 41st Avenue/Capitola Road intersection to include public spaces and amenities to strengthen the intersection as a focal point and activity center for the corridor.

Policy LU-9.9 Streetscape Improvements. Improve the physical appearance of 41st Avenue through the installation of additional landscaping in the public right-of-way, enhanced Highway 1 interchange features, and improved bicycle and pedestrian facilities.



Capitola Mall

Actions

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

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

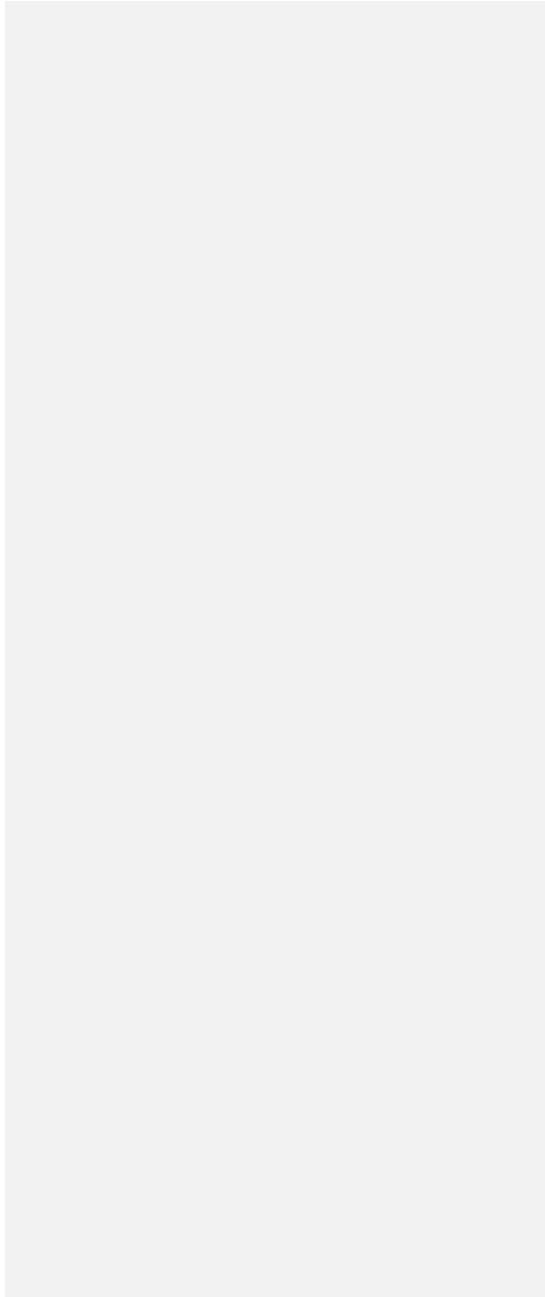
Action LU-9.3 Increased Floor Area Ratio. The City Council may authorize increased FAR for properties located within the 41st Avenue corridor as follows:

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

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

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

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



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

LU-40

land use element
capitola general plan

Enhancing Capitola’s Commercial and Mixed-Use Districts

The General Plan envisions commercial and mixed-use districts to be vibrant and inviting areas that contribute to a high quality of life. To achieve this vision, these areas will need to become attractive destinations with a design character that is safe and inviting for pedestrians. New development in these areas, when it occurs, will need to be carefully designed to enhance Capitola’s unique identity, minimize impacts to neighboring properties, promote transportation alternatives, and create a safe and welcoming environment for pedestrians. Mixed-use districts in Capitola include the Village and areas along Capitola Avenue and Capitola Road east of 41st Avenue. Below are general strategies that can be used in these areas to achieve these goals.

- ◆ **Compatibility.** The height, massing, setbacks, and design character of buildings should be sensitive to impacts on surrounding development.
- ◆ **Unique Identity.** Buildings should be designed to reinforce Capitola’s unique identity in a way that complements the community’s historic character.
- ◆ **Visual Interest.** New development should incorporate finely detailed building façades that contribute visual interest to the streetscape.
- ◆ **Pedestrian Orientation.** Buildings should be oriented towards the pedestrian realm with active ground floor uses and inviting storefronts facing the sidewalk.

◆ **Plazas and Open Space.** Semi-public outdoor spaces, such as plazas and courtyards, should be integrated into commercial development to help support pedestrian activity and connections to the public realm.

◆ **Connections to Adjacent Properties.** Shared facilities such as driveways, parking areas, plazas, and walkways should be used to improve connections and integration of adjacent properties.

◆ **Parking Location and Design.** Surface parking areas should not be located adjacent to a public street. If unavoidable, surface parking areas should be visually screened with buildings, landscaping, or low walls and fencing along the edge to the sidewalk. Parking should be designed in clusters, encouraging walking between multiple destinations. Parking lots should incorporate safe pedestrian walkways between buildings.

◆ **Vehicle Access.** Points of vehicle access (curb cuts) from the street to the property should be limited to the minimum number necessary to serve the property.

◆ **Pedestrian and Bicycle Access and Circulation.** Clear, safe points of access to sites should be provided for pedestrians and bicyclists as well as vehicles.

◆ **Public Transit Access.** Bus stops should be evaluated for convenience, safety, visibility, and covered shelter.



Windows, landscaping, and architectural detail add visual interest to the Nob Hill shopping center on Bay Street

land use element
capitola general plan

◆ **Sustainable Design.** Sustainable design practices should be incorporated into new development, including climate-appropriate plant materials, sustainable stormwater solutions, and solar orientation.



Buildings oriented towards the sidewalk support a pedestrian-friendly environment in the Village

Goal LU-10 Maintain and enhance the Bay Avenue commercial district as a thriving destination with businesses that serve Capitola residents and visitors.

Policies

Policy LU-10.1 New Development. Ensure that new development enhances the design character of the district, strengthens existing businesses, and minimizes impacts on adjacent residential neighborhoods. New development should occur in a manner consistent with Figure LU-7.

Policy LU-10.2 Bay Avenue Streetscape. Enhance the Bay Avenue streetscape in a way that improves the appearance of Bay Avenue, increases safety for bicyclists and pedestrians, and stimulates private investment within the area.

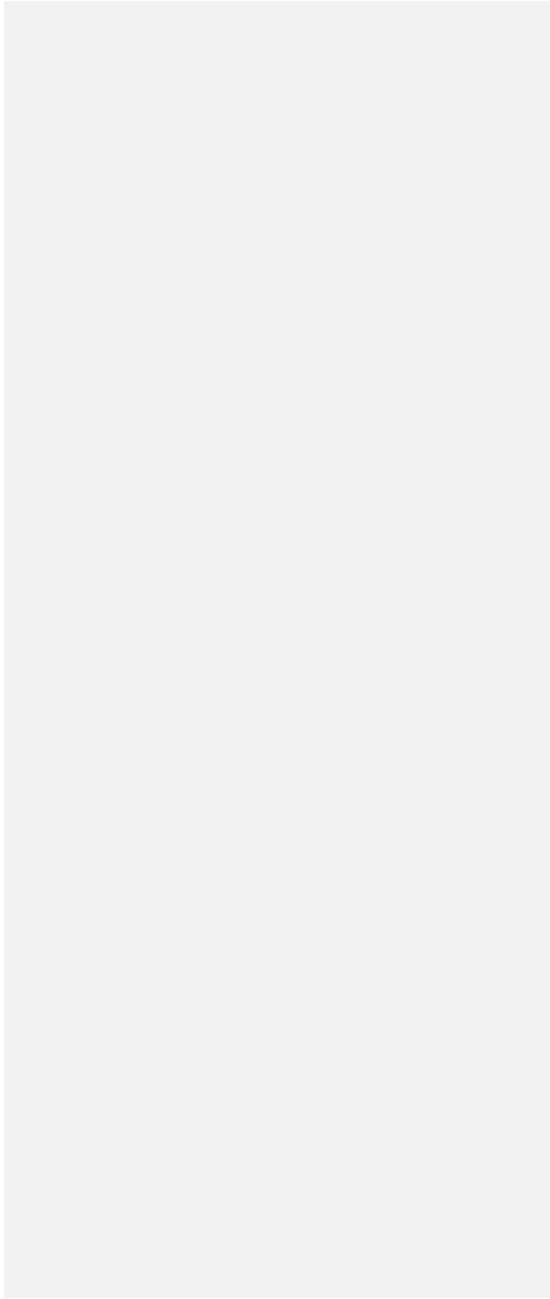


Capitola Produce Market

Policy LU-10.3 Tree-Lined Boulevard. Encourage a tree-lined boulevard streetscape character along Bay Avenue north of the Capitola Produce property. Encourage installation of drought tolerant and non-invasive street trees and landscaping along the Bay Avenue property frontage in conjunction with capital improvement or redevelopment projects.

Policy LU-10.4 Highway 1 Interchange. Encourage Caltrans to incorporate an attractive landscaped gateway element and improved bicycle and pedestrian facilities as part of any significant renovation to the Bay Avenue/Highway 1 interchange.

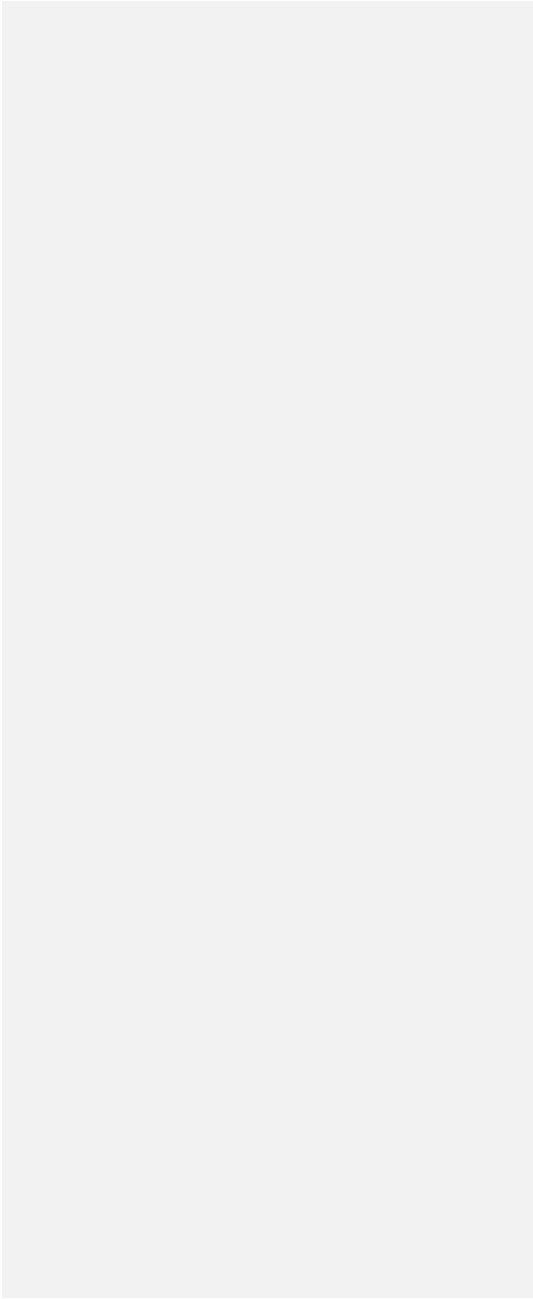
Policy LU-10.5 Recreation Access. Maintain, and where feasible, enhance access to Soquel Creek, Peery Park, and the non-vehicular bridge over Soquel Creek, which serves as an important link to natural open spaces, the Rispin property, the Capitola Library, and Capitola Mall.



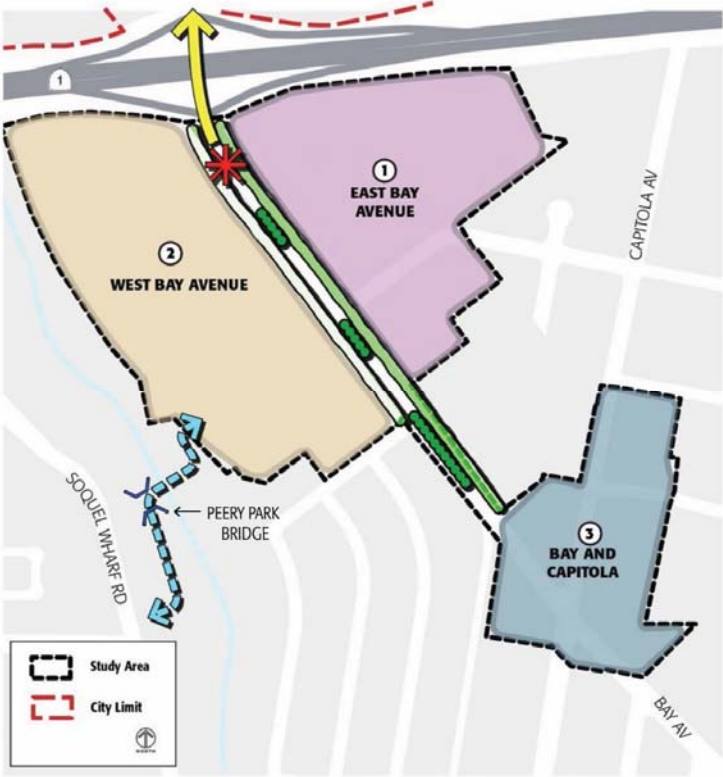
Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

FIGURE LU-7 BAY AVENUE VISION

- ① **East Bay Avenue.** New development fronting Bay Avenue should incorporate street trees and landscaping to strengthen a landscaped boulevard streetscape character. Buildings should be oriented toward the street to support an active public realm along Bay Avenue and Hill Street.
- ② **West Bay Avenue.** Minimize new drive-ways on Bay Avenue through shared parking arrangements and joint use of existing Bay Avenue access points. Ensure that development on the Grimes property is carefully integrated with other uses in the area.
- ③ **Bay and Capitola.** Encourage a more urban design character with new development that invites pedestrian activity. Provide enhanced pedestrian amenities such as widened sidewalks and improved crosswalks. Where feasible, consider permeable surfaces for pedestrian improvements. If the Bay Avenue and Capitola Avenue intersection is reconfig-



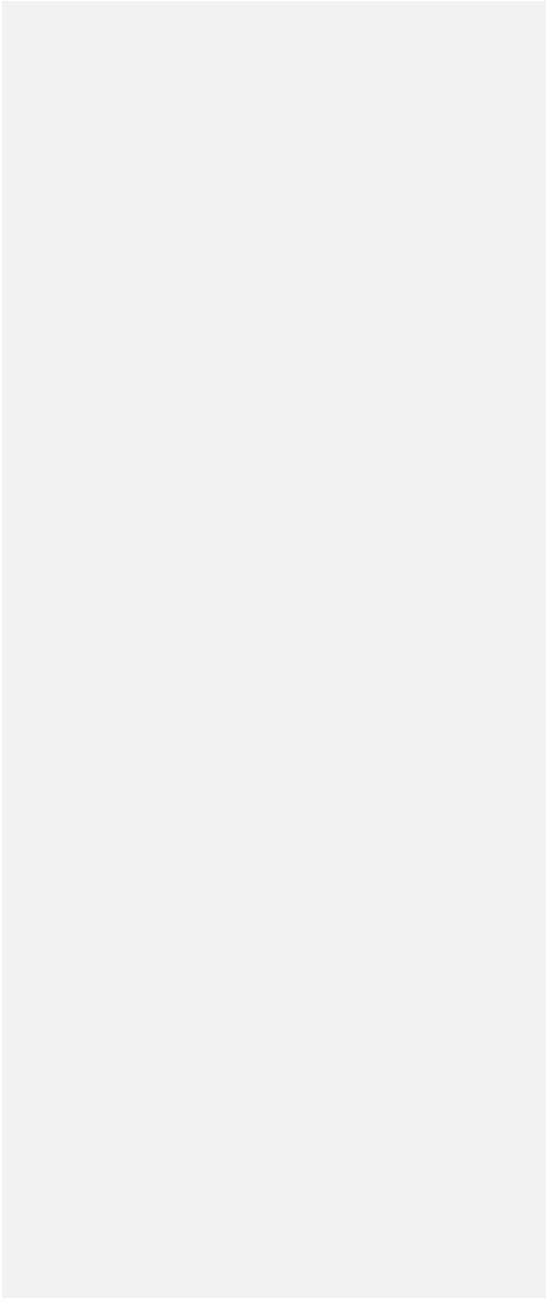
Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land



ured as a traffic circle, orient new development toward this new neighborhood focal point.

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capitola general plan

LU-47



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

Actions

Action LU-10.1 Medians. Explore opportunities to install medians on Bay Avenue in locations where left turn movements for vehicles would not be restricted.

Action LU-10.2 Roundabout. Conduct a public process to study the feasibility of installing a roundabout at the Bay Avenue/Capitola Avenue intersection. The study shall consider impacts on traffic speeds, delays, and air quality.

Action LU-10.3 Streetscape Master Plan. Prepare a streetscape master plan for Bay Avenue that presents a unified design theme for the corridors and identifies specific improvements needed to implement this vision.

PUBLIC FACILITIES

Goal LU-11 Utilize the City Hall/Village and Beach Parking Lot area for the benefit of the community.

Policies

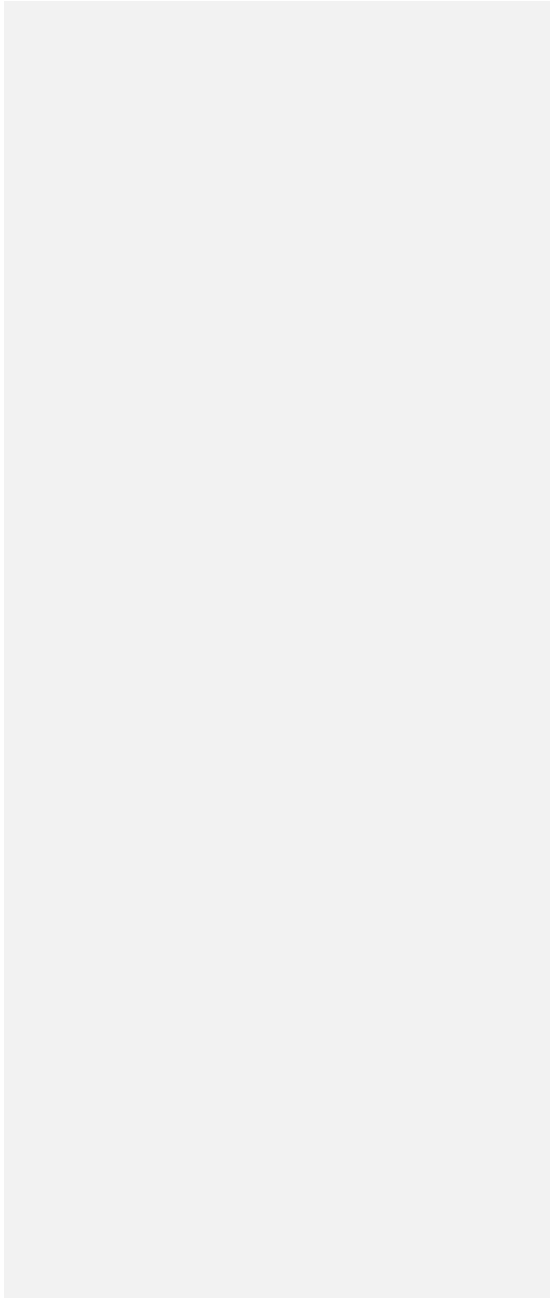
Policy LU-11.1 Area Vision. Support the long-term use and improvement of the City Hall/Village and Beach Parking Lot area as described in Figure LU-8.

Policy LU-11.2 Parking Solution. Prioritize City efforts to utilize the Village and Beach Parking Lot /City Hall site as the location for additional parking to serve the Village.



Capitola City Hall

Policy LU-11.3 Multi-Use Parking Structure. Maximize year-round use of the parking structure by considering multiple uses in the structure, such as for special events in the off-peak season.



Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

- ① **Capitola Avenue.** Consider renovating the existing City Hall and Police Department building to elevate governmental offices and police facilities out of the flood plain. Also, consider moving City Hall to a new location, either to a higher elevation portion of the property or to an entirely new site within the city. If City Hall is relocated, redevelopment of the current City Hall site shall be consistent with the character of the Central Village and in accordance with the Village-Mixed Use land use designation.
- ② **Upper Pacific Cove.** Utilize this area for additional parking to serve the Village, preferable in the form of a multi-story parking structure. The parking structure should be sensitively designed to be compatible with the surrounding neighborhood. Providing additional parking in this area to meet Village and surrounding area needs should be one of the City's highest priorities.
- ③ **Lower Pacific Cove.** Use this area for temporary parking to serve the Village. When additional parking is provided in the Upper Pacific Cove area, consider converting the Lower Pacific Cove area to a park/recreational/natural open space area. To the extent possible, daylight the stream that currently flows through a pipe under the site. Maintain the option that a portion of the site, particularly near

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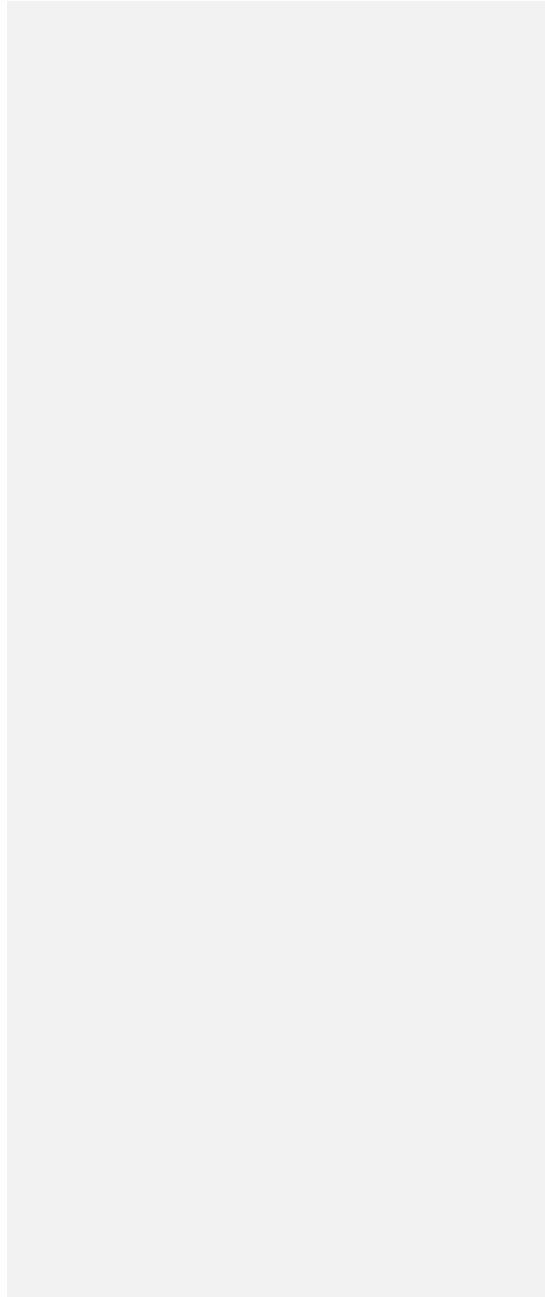


FIGURE LU-8 CITY HALL/PACIFIC COVE VISION

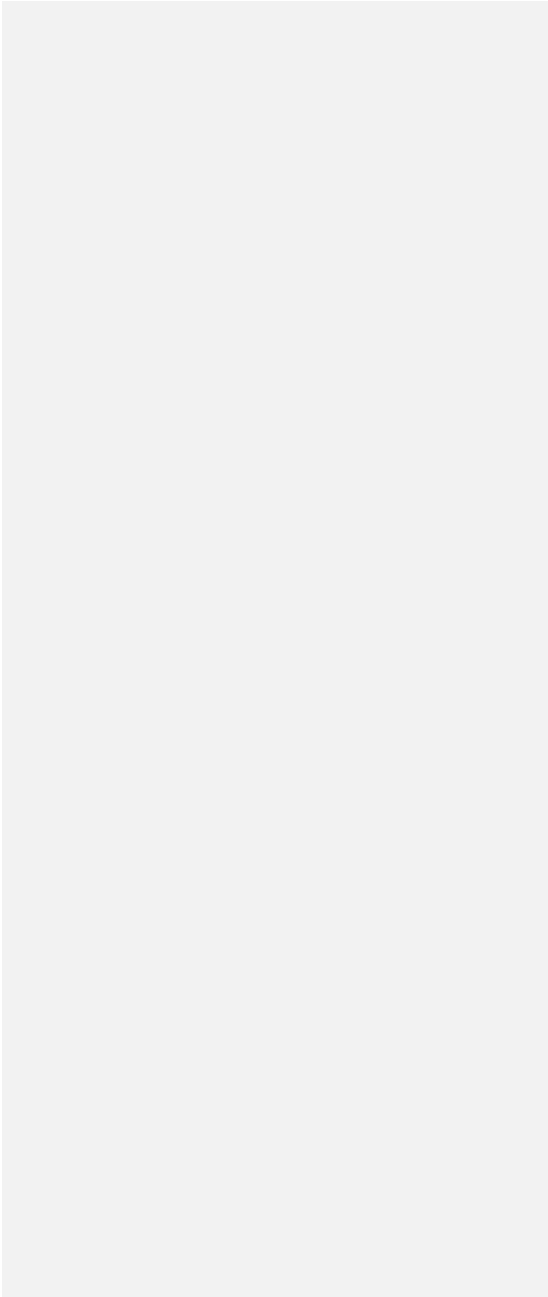


Bay Avenue, could be utilized for a public or community facility.

- ④ **Monterey Avenue.** In the short term, maintain this area as undeveloped open space. Maintain the option to allow a public or community facility within some or all of this area.

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Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

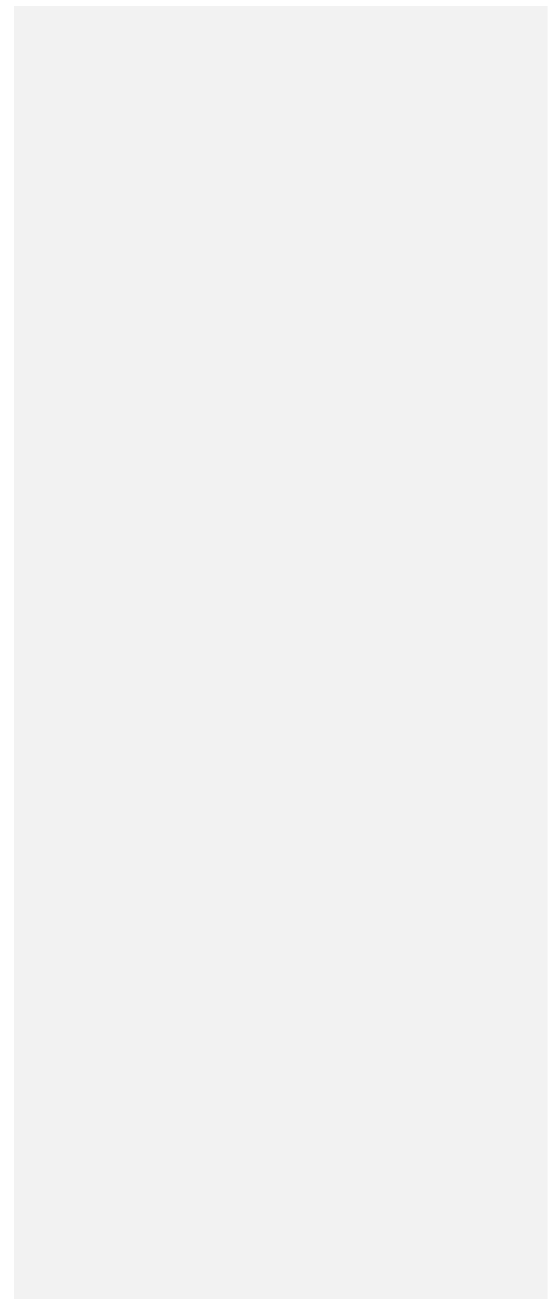
Actions

Action LU-11.1 Parking Structure. Design, approve, finance, and construct a new parking structure in the location of Beach and Village Parking Lot #1 to serve residents and visitors to Capitola Village and Beach. The design of the parking structure should minimize impacts on neighboring properties, improve pedestrian connectivity between the parking structure and the central Village, and incorporate sustainable design features. This can be done by:

- ◆ Minimizing structure mass and reducing visibility from surrounding areas by constructing the structure below grade of the adjacent railway.
- ◆ Locating the main pedestrian gateway to the parking structure on Capitola Avenue as close to the central Village as possible, and designing this gateway to have an inviting presence on Capitola Avenue.
- ◆ Providing a secondary pedestrian entrance to the parking structure from Monterey Avenue.
- ◆ Enhancing pedestrian and bicycle connections from Monterey Avenue to Capitola Avenue and the central Village.
- ◆ Accommodating the needs of persons with disabilities to access the parking structure and to get to and from the central Village.
- ◆ Making sidewalk, lighting, and other improvements to Capitola Avenue and Monterey Avenue between the parking structure and the Village.
- ◆ Providing a shuttle connection between the parking structure and the central Village and beach.
- ◆ Incorporating photovoltaic panels and electric vehicle charging stations into the parking structure design.

Action LU-11.2 Multi-Use Parking Structure. Evaluate the possibility of using a new parking structure to host special events in light of cost implications and neighborhood impact issues.

Action LU-11.3 Phased Open Space Plan. Develop a phased plan to convert the temporary surface parking on the Beach and Village Parking Lot #2 to open space, park, or other public use during the process of constructing a new parking structure.



Goal LU-12 Utilize key public facilities and properties in a manner that enhances the quality of life of Capitola residents.

Policies

- Policy LU-12.1 Rispin Property.** Utilize the Rispin property (APN 035-371-01 & 02) as a site for park and natural open space uses that serve both residents and visitors.
- Policy LU-12.2 Library.** Utilize City library funds to construct and maintain a new public library within Capitola that is appropriately sized and located to serve the entire community. Consider relocating the library from its current location on Wharf Road if a superior site becomes available.
- Policy LU-12.3 Police Station.** Maintain the Capitola Police Station in a central location with easy access to all areas within Capitola. Consider relocating the Police Station from its current location on Capitola Avenue to a location outside of the floodplain if an alternative site becomes available.
- Policy LU-12.4 Fire Station.** Support the continued operation of a Fire Station in a central location in Capitola with easy access to all areas within the community.
- Policy LU-12.5 Capitola Wharf.** Maintain the historic Capitola Wharf as a free access public fishing pier with a restaurant for the use and enjoyment of Capitola residents and visitors.
- Policy LU-12.6 McGregor Property.** Utilize the McGregor property (APN 036-341-02 at McGregor Drive and Park Avenue) as a location for park and recreational uses and natural spaces to serve residents and visitors. Consider development of the site with visitor accommodations if recreational uses are relocated to a more central site within the city.
- Policy LU-12.7 Capitola Beach.** Prioritize the maintenance and enhancement of Capitola Beach as a safe, clean, and enjoyable destination for Capitola residents and visitors. Protect recreational activities on the beach such as swimming, sunbathing, surfing, and junior guard activities.

Actions

Action LU-12.1 Rispin Property. Actively seek grant funding to enhance public access to and enjoyment of park-land and natural open space on the Rispin property (APN 035-371-01 & 02).

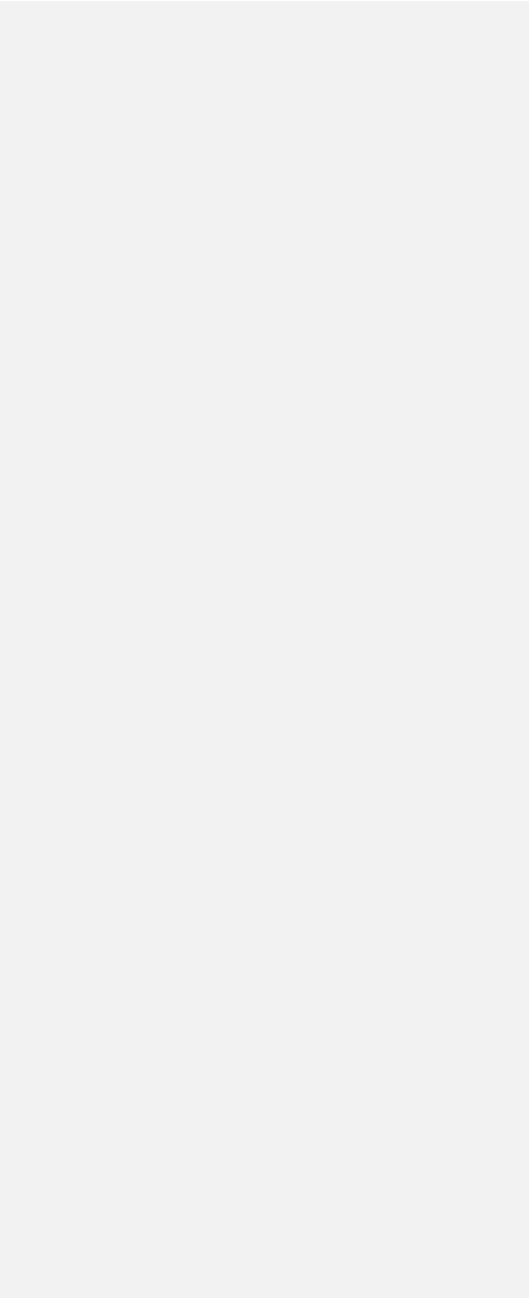
Action LU-12.2 Wharf Improvements. Prepare a feasibility study to evaluate potential improvements for the long-term viability of the historic Capitola Wharf, including issues related to access, restrooms, public safety, maintenance, parking, signage, and sea-level rise.

Action LU-12.3 McGregor Property. Develop and implement a plan to construct a multi-use park, natural open spaces, and recreational improvements on the McGregor Property.

Action LU-12.4 Wharf Parking. Consider adjusting parking regulations in the Wharf area to increase opportunities for residents to access the wharf, particularly in off-peak periods.

PARKS AND RECREATIONAL FACILITIES

Goal LU-13 Provide high-quality public parks that cater to the diverse needs and interest of Capitola residents and visitors.



Policies

Policy LU-13.1 Park Types. Provide a diversity of park types, including active low-investment (e.g. playfields and picnic facilities), and passive recreational facilities (e.g. natural areas suitable for quiet reflection).

Policy LU-13.2 Neighborhood Parks. Maintain a network of neighborhood parks throughout the city with a variety of facilities that cater to the needs and interests of park users. Ensure that neighborhood parks contain facilities that cater to youth, seniors, and people of diverse socio-economic backgrounds.

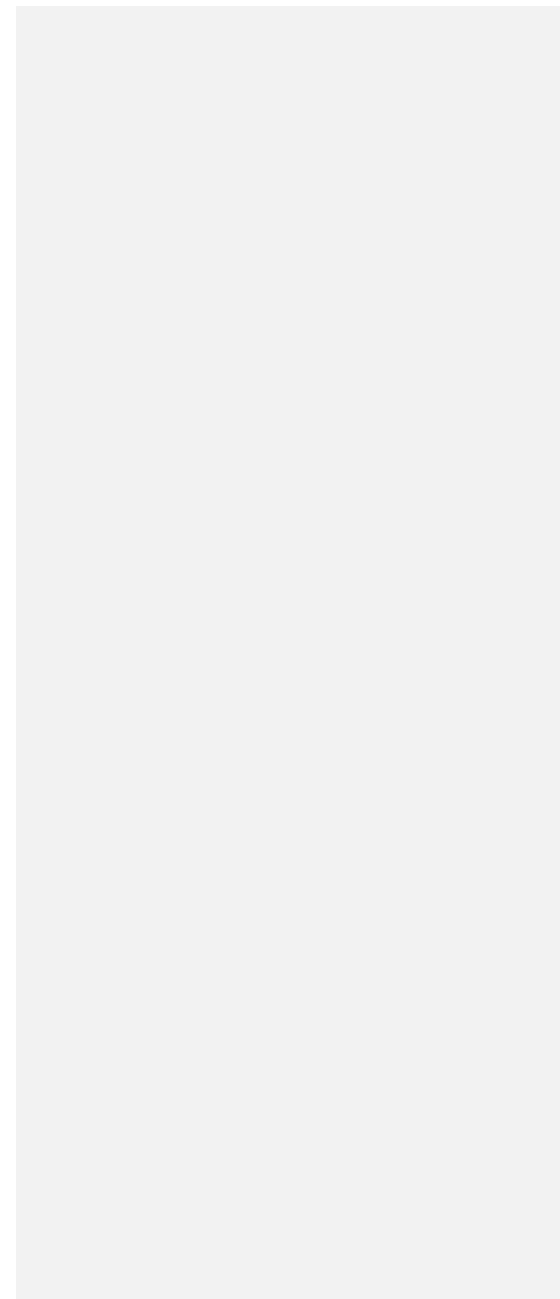
Policy LU-13.3 Sustainable Park Design. Design, construct, and maintain park facilities in an environmentally sustainable manner. This can be achieved with techniques such as:

- ◆ Preserving sensitive species and habitats.
- ◆ Designing environmentally friendly features into new recreational facilities.
- ◆ Using reused, renewable, locally sourced, and recycled materials.
- ◆ Employing integrated pest management practices as part of parks maintenance programs.
- ◆ Utilizing drought-resistant and climate-appropriate landscaping with water-efficient irrigation controllers.
- ◆ Integrating on-site stormwater management into park design.

Policy LU-13.4 New Brighton State Beach. Cooperate with the California Department of Parks and Recreation and other agencies to maintain, improve, and preserve New Brighton State Beach in a natural state to serve the region with a variety of nature-oriented and passive recreational opportunities.



Noble Gulch Park



Policy LU-13.5 Ocean Recreation. Maintain and enhance access to the waters of Monterey Bay and Capitola Beach as recreational amenities for residents and visitors.

Policy LU-13.6 Beach Management. Manage activities and uses in the beach area so that the beach continues to be a safe and enjoyable place for people of all ages and abilities.

Policy LU-13.7 Beach Structures. Prohibit permanent structures on the open, sandy beach area except for facilities required for public health and safety, to improve public access, or to maintain the health of the beach. Additions to the historic Capitola Wharf to improve public access and enjoyment are encouraged.



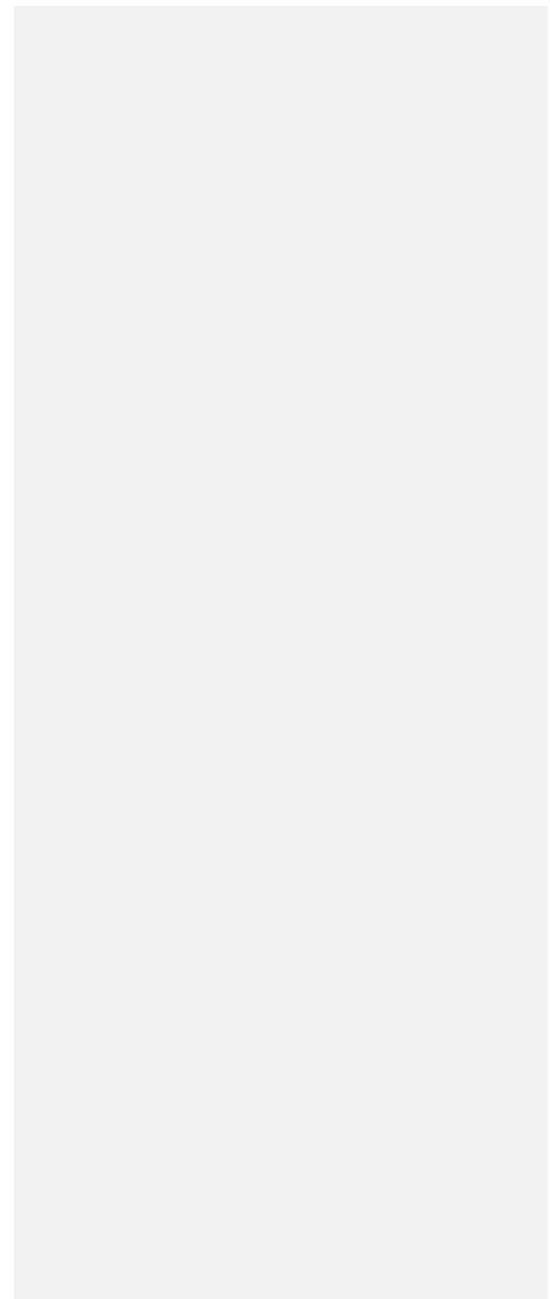
Capitola Community Center at Jade Street Park

Policy LU-13.8 Intergovernmental Cooperation. Maintain partnerships and shared service agreements with local school districts and neighboring communities in order to enhance the range of opportunities available to Capitola residents and achieve cost savings.

Policy LU-13.9 Special Use Facilities. Support and encourage the location of special use recreation facilities, such as organic community gardens, dog parks, and skate parks, on available park or other public lands, where compatible with the existing and planned uses of surrounding properties.

Policy LU-13.10 Soquel Lagoon. Continue to allow and encourage recreational activities and events within Soquel Lagoon.

Policy LU-13.11 Soquel Creek Access. Maintain, enhance, and expand public access to Soquel Creek within Capitola Village.



Policy LU-13.12 Jade Street Park. Work cooperatively with the Soquel Union Elementary School District to ensure that when new school facilities are constructed on the Jade Street Park site, publicly accessible recreational facilities remain on a portion of the site.

Policy LU-13.13 Monterey Park. Develop Monterey Park as an active park site with neighborhood-serving recreational facilities and amenities.

Actions

Action LU-13.1 Grant Funding. Pursue all appropriate grant opportunities, including coastal access and natural open space grant programs, to fund improvements to existing parks and recreational facilities.

Action LU-13.2 Safe Routes to Parks. Identify improvements needed to fill gaps in the City's sidewalk system and incorporate these improvements into the City's Capital Improvement Program.

Action LU-13.3 Beach Maintenance. Continue to clean and improve the maintenance of the beach for recreational uses. Develop a program to continue to provide adequate public facilities such as restrooms, showers, and drop-off locations for beach-goers.

Goal LU-14 Support recreational programs and community events that contribute to a high quality-of-life.

Policies

Policy LU-14.1 Range of Programs. Provide a range of recreational programs and services to Capitola residents that cater to people of all ages, backgrounds, and activity levels. Continue to consider providing services and community grants to fund programs targeting seniors and special needs populations.

Policy LU-14.2 Interjurisdictional Partnerships. Continue to partner with other jurisdictions in the Mid-County area to maximize the diversity of recreational programs and activities available to Capitola residents.

Policy LU-14.3 Community Interaction. Support recreational programs that encourage the interaction of different segments of the Capitola population and help to strengthen a sense of community.

Policy LU-14.4 Connection to Environment. Encourage recreational programs that enhance the public connection to and appreciation of the natural environment.

Policy LU-14.5 Community Events. Continue to support community events such as the historic Begonia Festival that contribute to Capitola's unique coastal identity.

Policy LU-14.6 Year-Round Events. Encourage community events in the Village during the winter months that contribute to the year-round vitality of the Village.



Capitola Begonia Festival

Policy LU-14.7 New Brighton Middle School. Work cooperatively with the Soquel Union Elementary School District to provide elementary and middle school facilities for the children who live in Capitola.

Actions

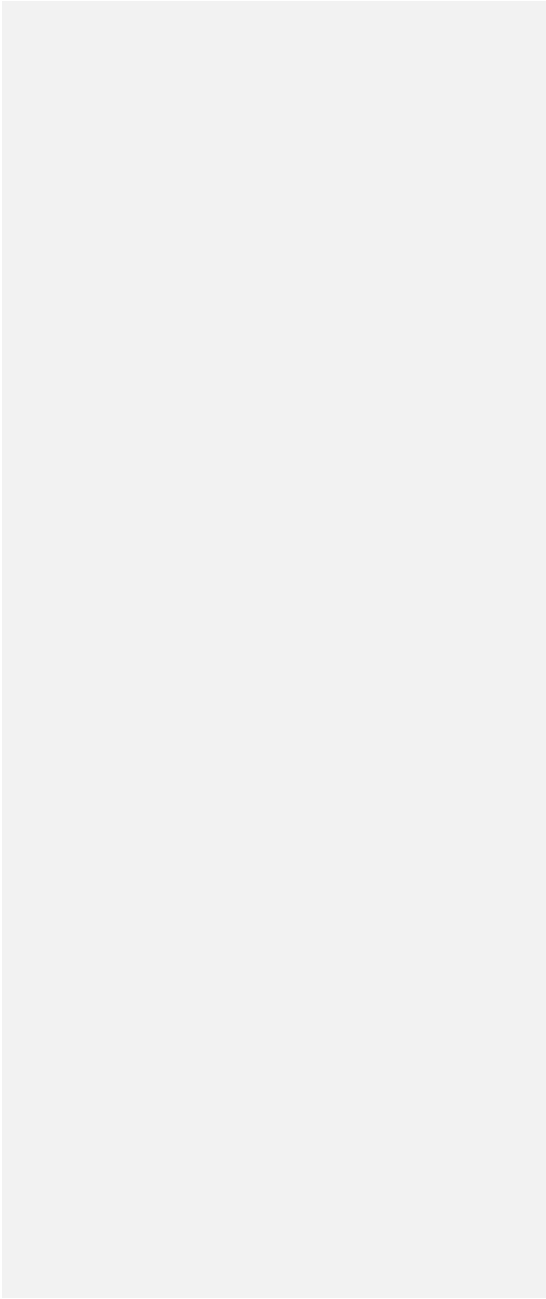
Action LU-14.1 Trails and Pathways. Maintain existing trails and pathways.

Action LU-14.2 Regional Trails. Cooperate with the Regional Transportation Commission to encourage connections with regional trails such as the Monterey Bay Sanctuary Scenic Trail.

Action LU-14.3 Coastal Recreation. Explore opportunities to increase coastal recreational activities in Capitola, particularly activities that support environmental awareness and stewardship of the marine and coastal environment.

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Attachment: Capitola General Plan- Land Use Element Redlined changes (Update to General Plan Land

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



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



Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

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

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

Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

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

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

Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

Summary of Land Use Map Revisions

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

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

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

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

APN(s): 036-041-24

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

Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

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

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

Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

4800 AND 4820 OPAL CLIFFS DRIVE

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

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

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



727 ROSEDALE AVE

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

APN(s): 036-062-21

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

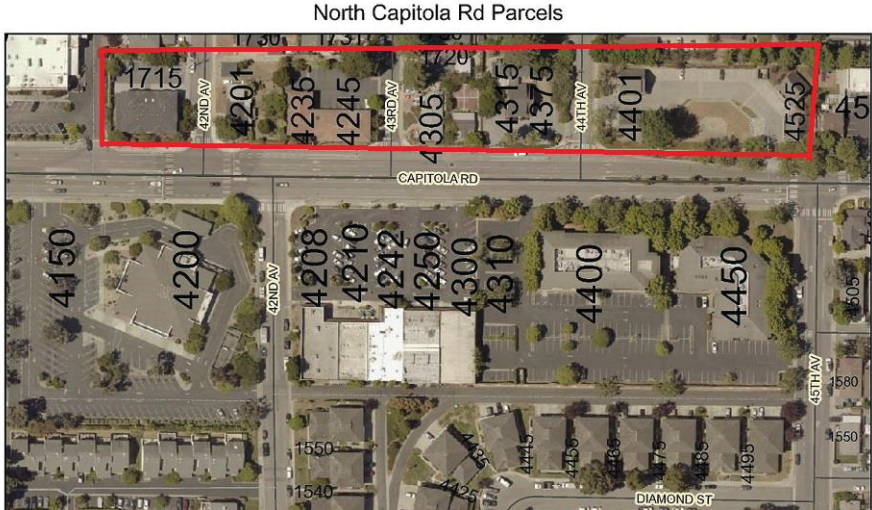


Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

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



NORTH CAPITOLA ROAD PARCELS			
Zoning		GP Designation	
Current	Proposed	Current	Proposed
CN and PO	MU-N	CC	MU-N
<p>Notes: Change would align General Plan designations with new zoning designations</p>			



Attachment: Summary of Land Use Map Revisions (Update to General Plan Land Use Element and Land Use Map)

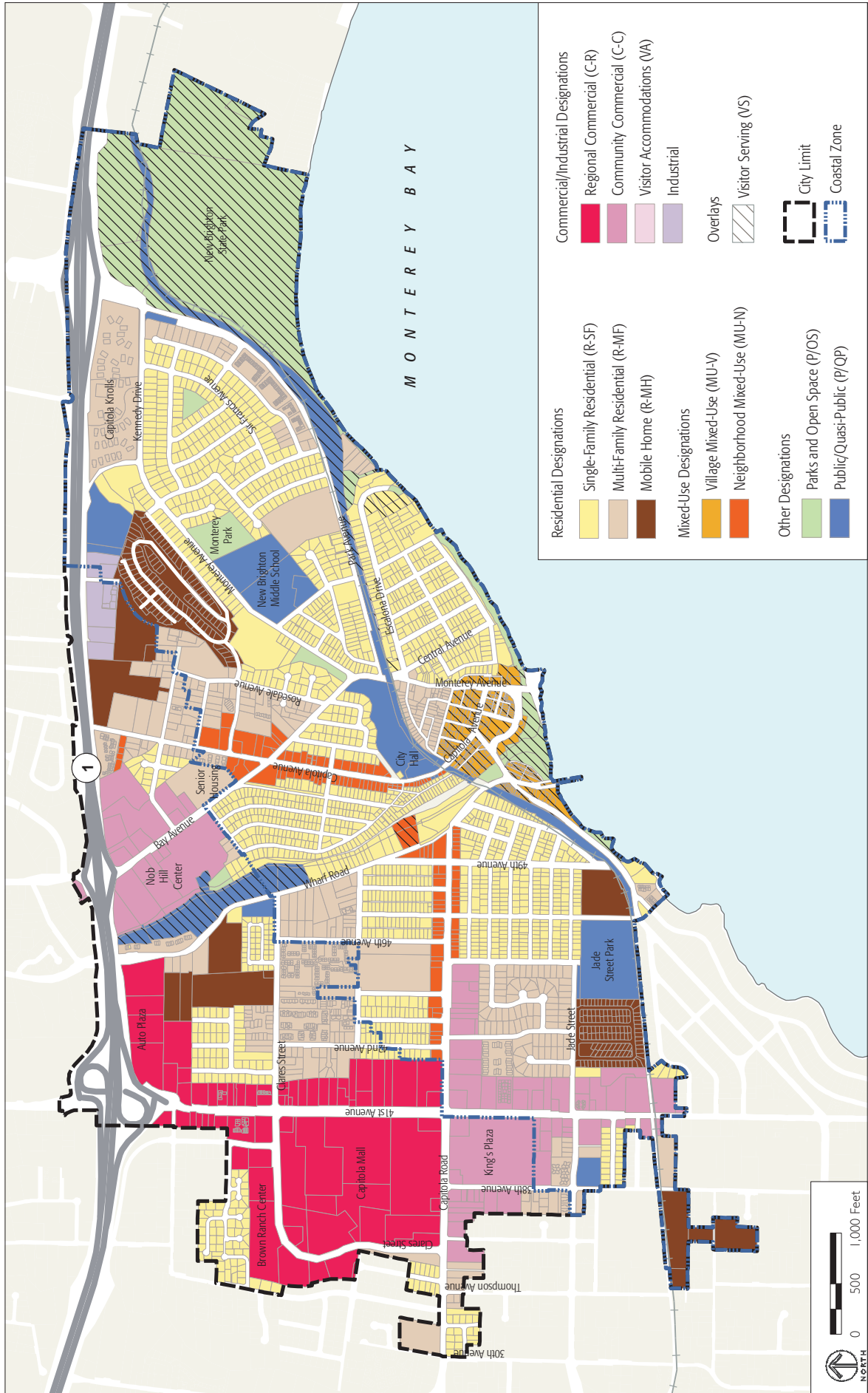
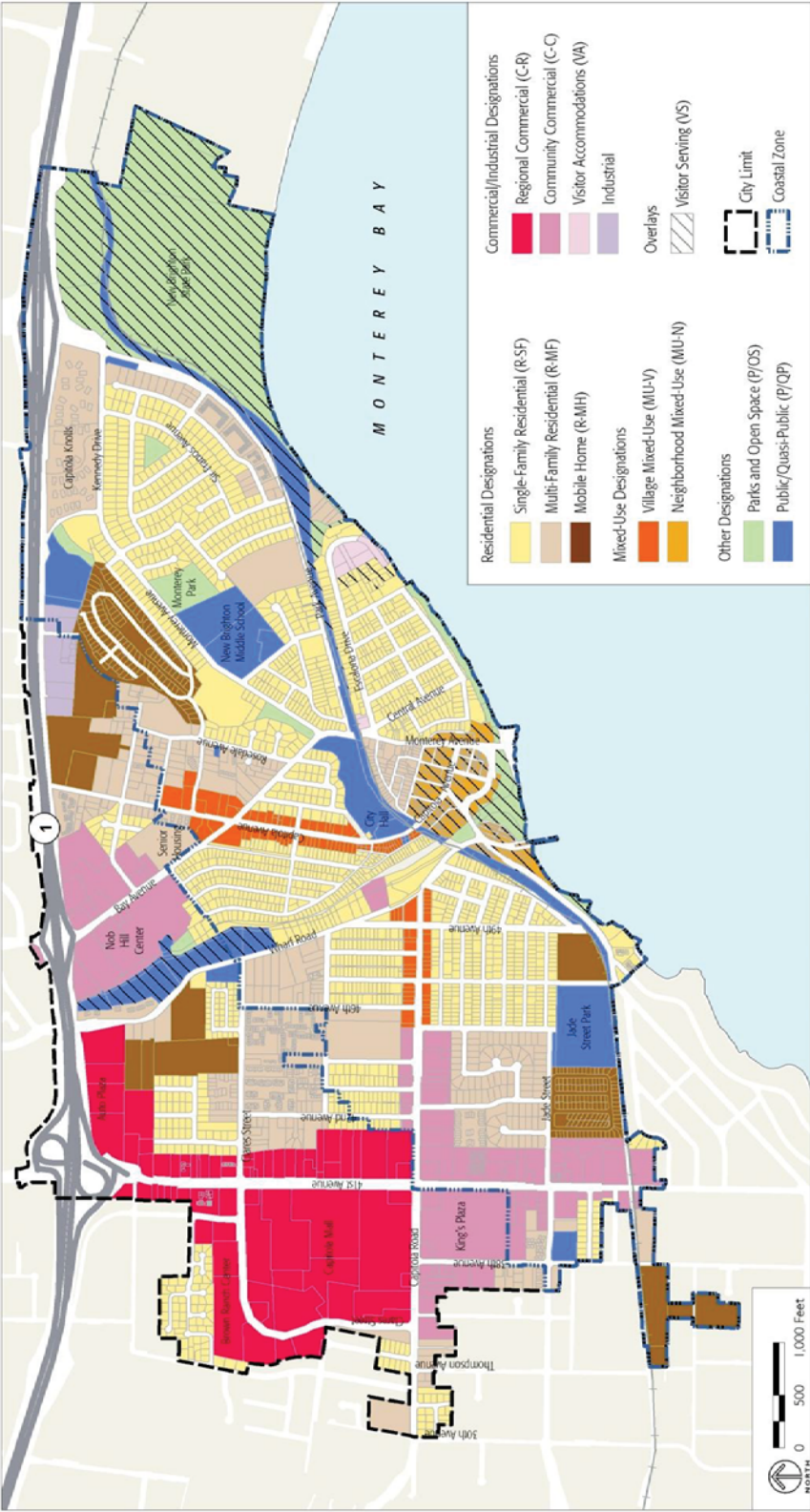


FIGURE LU-4 LAND USE MAP



LU-13

LAND USE ELEMENT
CAPITOLA GENERAL PLAN



**ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT
CITY OF CAPITOLA GENERAL PLAN UPDATE (SCH #2013072002)
For the
CITY OF CAPITOLA GENERAL PLAN UPDATE**

INTRODUCTION

This addendum has been prepared to document compliance with the California Environmental Quality Act (CEQA) for the City of Capitola's proposed General Plan update. The proposed General Plan update would update Capitola's 2014 General Plan and includes both text and map amendments to further define the goals, policies, and implementation measures in the 2014 General Plan.

This addendum provides an analysis of whether the adoption of the General Plan updates would result in any new or more severe adverse environmental effects which were not previously analyzed in the 2014 General Plan Update Program EIR pursuant to CEQA Guidelines Sections 15162, 15164, and 15168.

PROJECT DESCRIPTION

The City of Capitola proposes an update to the Land Use element which includes both text and map amendments to correct tables, figures, and the land use maps to reflect current conditions and clarify implementation measures in the 2014 General Plan. The General Plan was comprehensively updated in 2014.

A summary of the changes included in the proposed General Plan update are outlined below:

1. Adding the Rispin Mansion Park to Table LU-2 Existing Parks. Page LU-9
2. Revising Figure LU-3 Public Facilities and Parks to include Rispin Mansion Park and remove "future park" from the label on McGregor Park. McGregor Park is now an existing park. Page LU-10
3. Improve description of applicable density limits and Floor Area Ratio on Page LU-14 to include the statement "Residential uses in commercial and mixed-use land use designations shall be subject to FAR limitations. General Plan density limits shall not apply to residential uses in commercial or mixed-use land use designations."
4. Update Land Use map on page LU-16 to correct land use designations to reflect current conditions and direction provided during the Zoning Code Update. The change are included in Attachment B, and also include renaming the Single-Family Residential To (R-1); removing the Visitor Accommodations (VA) land use zone and replacing with the Visitor Serving Overlay to be

ADDENDUM TO THE CITY OF CAPITOLA GENERAL PLAN UPDATE EIR – ZONING CODE UPDATE

consistent with the new zoning map and zone classifications; and modifying the colors of the Mixed Use Designations to correctly reflect the key.

- 5. Within the Residential Designations, updating the description of the density designation for multi-family residential “is between 10 and 20 dwelling units per acre depending upon the zoning classification.” Page LU-17
- 6. Remove Visitor Accommodations as a designation. Page LU-19. During the zoning code update, it was determined that best practice is to have Visitor Serving is an overlay zone. Overlay designations (Visitor Serving (-VS) is identified and explained on page LU-21.
- 7. Update Action LU-7.3 to specify the parcel of the hotel floor area ratio that may be developed with a maximum FAR of 3.0 as “A Hotel in the Village at the former Capitola Theater site...” Page LU-33.
- 8. Update Action LU-9.3 to specify that the Capitola Mall property is included in the area that is subject to an increased Floor Area Ratio. Page LU-39

None of the proposed changes would allow increased development potential or change the goals, objectives, and actions listed within the General Plan.

CEQA ADDENDUM PROCEDURES

This document has been prepared in accordance with CEQA Guidelines sections 15164 and 15168 to explain the rationale for determining that the proposed Capitola General Plan update would not create any new or substantially more severe significant effects on the environmental that were not analyzed in the 2014 General Plan Update EIR.

In determining whether an Addendum is the appropriate document to analyze modifications to the General Plan EIR, State CEQA Guidelines Section 15164 states:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency’s required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

ADDENDUM TO THE CITY OF CAPITOLA GENERAL PLAN UPDATE EIR – ZONING CODE UPDATE

Since the General Plan EIR has been certified, the environmental impacts of subsequent activities proposed under the General Plan must be examined in light of the impact analysis in the certified EIR to determine if additional CEQA documentation must be prepared. One of the standards that applies is whether, under Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163, there are new significant effects or other grounds that require preparation of a subsequent EIR or supplemental EIR in support of further agency action on the project. Under these guidelines, a subsequent or supplemental EIR shall be prepared if any of the following criteria are met:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

As demonstrated in the environmental analysis contained herein, none of the conditions that had been analyzed in the 2014 General Plan EIR would change with adoption of the proposed General Plan update. Furthermore, no new information of substantial importance meeting the criteria listed in State CEQA Guidelines Section 15162 has been identified.

Attachment: GPU EIR Addendum_GP2018 (Update to General Plan Land Use Element and Land Use Map)

PRIOR ENVIRONMENTAL DOCUMENT

The Capitola City Council adopted the General Plan Update and certified the associated EIR on June 26, 2014. The certified EIR found that adoption of the GPU would have significant, unavoidable effects to air quality, hydrology and water quality, traffic, utilities and service systems, and greenhouse gas emissions. In accordance with CEQA section 15091, the Capitola City Council adopted findings of overriding considerations to certify the EIR.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST**I. AESTHETICS**

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings.; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

Response: The proposed General Plan update would not result in new or increased severity of significant visual and light/glare impacts beyond what was addressed in the General Plan EIR. The amendments to the General Plan are consistent with the development assumptions under the adopted 2014 General Plan. Housing and commercial uses would be developed in the same locations and within prescribed densities and intensities as contemplated in the 2014 General Plan EIR. All future development projects would be subject to applicable City requirements pertaining to visual resources, as well as to further CEQA analyses of project specific impacts.

II. AGRICULTURAL AND FORESTRY RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conflict with zoning for or result in rezoning of forest land; result in the loss of forest land or conversion of forest land to non-forest use; convert Important Farmland and/or conflict with existing zoning for agricultural use or Williamson Act contract?

Response: There are no forest lands, farmlands of state or local importance, or agriculturally zoned properties in the City of Capitola. Consequently, the GP EIR concluded that there would be no significant impacts to agriculture or forestry resources. The proposed General Plan update would not result in any new impacts not previously considered by the GP EIR.

III. AIR QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

Response: The General Plan EIR found that implementation of the Plan could result in significant, unavoidable impacts to air quality through an increase in mobile and stationary source emissions and cumulative contributions to regional air quality standards. The proposed General Plan update would not increase any residential densities or commercial intensities nor does it include new allowances which could facilitate development which could result in direct or indirect air quality impacts. Therefore, there are no project changes or any new information of substantial importance which indicate that the proposed General Plan update would exacerbate air quality impacts beyond the analysis and conclusions in the 2014 General Plan EIR.

IV. BIOLOGICAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to biological resources. The proposed General Plan update does not include any policies or actions which would involve new or altered physical changes to the environment which have the potential to adversely affect biological resources. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed General Plan update would result in new or more severe impacts to biological resources.

V. CULTURAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

Response: The General Plan EIR found that implementation of the Plan could result in significant impacts to cultural resources, but that mitigation measures could be applied to reduce the impact to a less than significant level. The proposed General Plan update does not include any residential density or commercial intensity increases which could result in additional housing development above what was evaluated in the General Plan EIR. Therefore, there have been no changes to the project or new information of substantial importance which indicate that the proposed General Plan update could result in new or more severe impacts to cultural resources.

VI. GEOLOGY AND SOILS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Response: The General Plan EIR found that implementation of the Plan would have no potential to result in significant impacts to/from geology and soils. There have been no changes to the project or new information of substantial importance which indicate that the proposed General Plan update could result in new or more severe impacts to/from geology and soils.

VII. GREENHOUSE GASES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that show the project may generate greenhouse gas

emissions, either directly or indirectly, that may have a significant impact on the environment; or would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Response: The General Plan EIR found that implementation of the Plan would result in significant, unavoidable impacts to greenhouse gases and climate change. The proposed General Plan update includes the same residential densities and commercial intensities as what was evaluated by the 2018 General Plan EIR, therefore, there have not been any changes to the project or new information of substantial importance which indicate that the proposed General Plan update could result in new or more severe impacts to greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to/from hazards and hazardous materials. There have been no changes to the project, or new information of substantial importance which indicate that the proposed General Plan update would result in a new or more severe impact to hazards and hazardous materials.

X. HYDROLOGY AND WATER QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality

including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including City Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

Response: The General Plan EIR found that the implementation of the Plan could result in significant unavoidable impacts to groundwater supply, but found no significant impacts to water quality, drainage, erosion, or flooding. The proposed General Plan update would not increase residential densities or commercial intensities which would facilitate new water-dependent development. Therefore, there have been no changes to the project or any new information of substantial importance which indicate that the proposed General Plan update would result in new or more severe impacts to hydrology or water quality.

XI. LAND USE AND PLANNING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to land use and planning. There have been no changes in the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to land use and planning.

XII. MINERAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss

of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Response: There are no mineral resource deposits in the City of Capitola which could be reasonably extracted given existing non-compatible land uses. Accordingly, the General Plan EIR found that implementation of the Plan would not result in any impacts to mineral resources. There have been no changes to the project or new information of substantial importance which indicate that the proposed General Plan update would result in new or more severe impacts to mineral resources.

XIII. NOISE

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Response: The General Plan EIR found that implementation of the Plan could result in significant impacts from noise resulting from construction of future projects authorized by the Plan. Consequently, the General Plan EIR included mitigation measures to reduce impacts from noise to a less than significant level. However, there have been no changes in the project or new information of substantial importance which indicate that the proposed General Plan update would result in new or more severe impacts to/from noise.

XIV. POPULATION AND HOUSING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to population and housing. There have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to population and housing.

XV. PUBLIC SERVICES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to public services. There have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to public services.

XVI. RECREATION

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to recreation. There have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to recreation.

XVII. TRANSPORTATION/TRAFFIC

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: conflict with an

applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Response: The General Plan EIR found that implementation of the Plan could result in significant, unavoidable impacts to transportation. The proposed General Plan update does not include any increased residential densities or commercial intensities which would facilitate new development, which could result in additional traffic. Therefore, there have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to transportation.

XVIII. UTILITIES AND SERVICE SYSTEMS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

Response: The General Plan EIR found that implementation of the Plan could result in significant unavoidable impacts to utilities and service systems due to the potential for groundwater overdraft. The proposed General Plan update would not increase residential densities or commercial intensities which would facilitate new water-dependent development or the need for new or expanded wastewater treatment facilities or landfills. There have been no changes to the project or information of substantial importance which

Attachment: GPU EIR Addendum_GP2018 (Update to General Plan Land Use Element and Land Use Map)

indicate that the proposed General Plan update would result in any new or more severe impacts to utilities and service systems.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Response: There have been no changes to the project or any new information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to the quality of the environment, including adverse impacts to habitat for sensitive species, cumulative environmental impacts, or adverse direct or cumulative effects on human beings.