



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, March 6, 2014 – 7:00 PM

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

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

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

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Approval of the draft February 6, 2014 Planning Commission meeting minutes

4. CONSENT CALENDAR

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

A. 1550 McGregor Drive #13-174 APN: 036-34-101

Design Permit, Conditional Use Permit, Tree Removal Permit, and Coastal Development Permit for a public multiuse park with recycling pod in the PF/VS (public facilities/visitor serving) zoning district.

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

Environmental Determination: Categorical Exemption

Owner: City of Capitola

Representative: Steve Jesberg, filed 01/08/2014

- B. 306 El Salto Drive #13-181 APN: 036-123-26**
Design Permit and Coastal Development Permit for an addition to an existing single family home in the R-1 (Single Family) zoning district.
This application 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: Chris and Cindy Henry
Representative: Martha Matson, filed 01/23/2014
- C. 4605 Emerald Street #14-011 APN: 034-032-15**
Design Permit and Coastal Development Permit application to demolish an existing accessory dwelling unit and construct a new single family home, located in the R-1(Single Family) zoning district.
This project requires a Coastal Development Permit which is not appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Property Owner: North Point Investments LLC
Representative: Wayne Miller, filed 01/27/2014
- D. 4625 Emerald Street #14-012 APN: 034-032-22**
Design Permit and Coastal Development Permit application to demolish an existing single family residence and construct a new Single Family home, located in the R-1(single family) zoning district.
This project requires a Coastal Development Permit which is not appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Property Owner: North Point Investments LLC
Representative: Wayne Miller, filed 01/27/2014
- E. 507 Plum Street/712 Capitola Avenue #14-020 APN: 036-062-14**
Design Permit and Coastal Development Permit application for a garage addition to a single family home in the CN (Central Neighborhood) Zoning District.
This project requires a Coastal Development Permit which is not appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Property Owner: Terry Evan David
Representative: Dennis Norton, filed 02/04/2014
- F. 2001 40th Avenue #14-029 APN: 034-512-02**
Conditional Use Permit for a Pure Barre Capitola Fitness Studio in the CC (Community Commercial) Zoning District.
This project is not located within the Coastal Zone.
Environmental Determination: Categorical Exemption
Property Owner: Lockwood Epping Properties
Representative: Ashley Weaver, filed 02/14/2014

5. PUBLIC HEARINGS

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

A. 110 Lawn Way #14-006 APN: 035-124-05

Design Permit, Variance, and Coastal Development Permit application for an addition to a single family home in the CV (Central Village) Zoning District. The applicant is requesting a variance for onsite parking.

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

Environmental Determination: Categorical Exemption

Property Owner: Norma Kettman

Representative: Gary Lindeke, filed 1/24/2014

B. 1740 Wharf Road #14-016 APN: 035-111-14

Design Permit, Variance, Coastal Development Permit, and Tree Removal Permit for a new single-family residence in the R-1/AR (Single Family/Automatic Review) Zoning District. The applicant is requesting a variance to the side-yard setback requirement.

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

Environmental Determination: Categorical Exemption

Owner: Bruce Golino

Representative: Courtney Hughes, William Fisher Architecture, filed 02/03/2014

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

Adjourn to the next Planning Commission on Thursday, April 3, 2014 at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

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

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

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

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

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

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

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



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 6, 2014
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

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

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

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

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda - None

B. Public Comments

Paul Pelkey encouraged awareness of systemic poisoning.

C. Commission Comments - None

D. Staff Comments

Senior Planner Katie Cattan introduced Ryan Safty, who recently joined the staff half time as the assistant planner.

3. APPROVAL OF MINUTES

A. January 16, 2014, Draft Planning Commission Minutes

Chairperson Ortiz intended to abstain from the vote on item 4B when the full consent agenda was approved and asked that the minutes be amended to reflect that vote.

Minutes were corrected to show that Commissioner Welch moved and Commission Routh seconded all items on the consent calendar.

A motion to approve the Jan. 16, 2014, meeting minutes as amended was made by Commissioner Smith and seconded by Commissioner Welch.

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

4. CONSENT CALENDAR

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

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

Environmental Determination: Categorical Exemption

Owner: Richard Starr
Representative: Donald Graham, filed: 12/30/2013

The item was pulled from consent for comment.

Senior Planner Cattan presented the staff report.

Commissioner Graves noted that there has been a history of tenants who expanded into an adjacent space and kept the second door, then tried to get two signs, which is not allowed.

Chairperson Ortiz opened the public hearing.

Paul Pelkey expressed concern about the potential for gasses housed in double pane windows.

The public hearing was closed.

A motion to approve project application #13-182 with the following conditions and findings was made by Commissioner Routh and seconded by Commissioner Smith:

CONDITIONS

1. The project approval consists of modifying the double door entrance of suite B to storefront windows at the Verizon Store located at 1440 41st Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on February 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Two windows are approved for the property at 1440 41st Avenue. The two windows will match the existing aluminum storefront windows in materials, tint, and architectural design.
3. Prior to installation, a building permit shall be secured for the two windows authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission.
4. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #13-182 shall be paid in full.

FINDINGS

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

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

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

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

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

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

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

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

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

Environmental Determination: Categorical Exemption

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

Representative: Bob Fischer

This item was pulled and heard following 5A.

Senior Planner Cattan presented the staff report. She noted that when the Commission approved the original application it added conditions of approval to address concerns of adjoining Loma Vista Mobile Estates. When the current changes were proposed, staff reviewed the original conditions of approval to confirm those are reflected in the modifications.

Commissioners Smith and Graves confirmed that since this revision includes the car wash location as desired, condition 15 is no longer needed.

Chairperson Ortiz opened the public hearing.

Paul Pelkey asked for a vapor barrier and an emphasis on environmental awareness.

Pat Trimble spoke on behalf of the Loma Vista board and thanked the Commission for keeping the residents' interests in the forefront. He said he was pleased to report that Toyota has been a good neighbor through the process and the board supports the amended application.

Richard Cartell represented Toyota and thanked staff, the Commission and Loma Vista for coordination to make a successful design.

Commissioner Ortiz closed the public hearing.

Commissioners expressed their pleasure at the cooperation between the applicant and resident neighbors.

A motion to approve the changes to project application #13-020 with the following conditions and findings was made by Commissioner Routh and seconded by Commissioner Welch:

CONDITIONS

1. The project approval consists of a Design Permit, Conditional Use Permit, and a Sign Program as part of a project to demolish an existing car dealership building and construct a new car dealership building, including a service building, carwash, and parking lot improvements at 4200 Auto Plaza Drive.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. Air-conditioning equipment and other roof top equipment shall be screened from view and fall within the city permitted decibel levels.
5. Lighting shall be shielded to prevent light from shining on to neighboring properties. The applicant agrees to make the necessary adjustment required by the Community Development Director regarding shielding.
6. Sandwich board and other movable freestanding signs are prohibited.
7. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this requirement.
8. Curb, gutter and sidewalk shall be replaced to meet ADA standards to the satisfaction of the Public Works Director.
9. An encroachment permit shall be acquired for any work performed in the right-of-way.
10. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director. The grade along the eastern property line shall be designed to prevent potential drainage issues with the neighboring residential properties.
11. The final landscape plan submitted with the building permit application shall include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. The approved landscaping and operational irrigation system shall be installed prior to final occupancy.
12. The applicant shall enter into a landscape maintenance agreement and a cash deposit of \$2,000.00 shall be retained by the City to cover costs of replacing or maintaining landscaping for a period of three (3) years after project completion. The agreement and deposit shall be completed prior to final occupancy.
13. All landscaping must be maintained and non-maintenance will be a basis for review by the Planning Commission.

14. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director including the removal of the existing building on site.
- ~~15. The Community Development Director shall approve the relocation and/or screening of the carwash/detail facility prior to issuing a building permit.~~
16. Parking located in the front of the building designed for customers will not be used for display of automobiles.
17. No public address system will be used at this dealership.
18. The project shall be designed to eliminate any horn honking when going around building corners. Applicant shall install mirrors or other devices as necessary to eliminate the need to honk a horn to safely go around a corner.
19. All employees will receive necessary training to eliminate accidentally setting off car alarms.
20. Surveillance cameras shall be positioned so that they do not record the activities in individual mobile home units in the Loma Vista Mobile Home Park.
21. No deliveries shall be made within 200 feet of the Loma Vista Mobile Home Park during the hours of 10:00 p.m. to 6:00 a.m.
22. No car repairs shall be made during the hours of 10:00 p.m. to 6:00 a.m.
23. No employees shall play music that can be heard off the dealership property.
24. No tree trimming shall take place without first giving a five-day advance notice to the Loma Vista Mobile Home Park Association.
25. The location of the trash enclosure shall be approved by the Community Development Director and shall not be located next to the Loma Vista Mobile Home Park.

FINDINGS

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

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

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

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

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

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

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

5. PUBLIC HEARINGS

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

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

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

Environmental Determination: Categorical Exemption

Owner: City of Capitola

Representative: Steve Jesberg

Senior Planner Cattan noted the park is located in both Visitor Serving and Public Facilities zoning. A park requires a conditional use permit under Visitor Serving, and the hearing was not noticed with that permit. Therefore, the commission can review the plan and hold a public hearing, but it must continue the item and return in March for a decision when it is properly noticed.

She presented the staff report. Most trees onsite will be maintained, but three eucalyptus will be removed and seven new trees planted elsewhere in the park.

She also introduced the possibility of adding a Hope Services donation pod within the park facility to collect household goods, e-waste and clothing. It would be staffed by Hope Services. City staff thought that the addition of adults regularly on site would be a benefit along with supporting reuse/recycling opportunities.

Commissioner Welch asked if a location for a pod been determined. Staff said it is seeking direction.

Chairperson Ortiz asked how large the trees slated for removal are and whether the review process was similar to that of other applicants.

Public Works Director Steve Jesberg represented the city. One of the trees is a double trunk estimated at 36 inches in width and the other is about 28 inches. They are not a grove that attracts monarch butterflies, but individual trees surrounded by bare ground. The whole site underwent an environmental review before the parcel was divided for sale to the water district.

Commissioner Smith asked if there was a fence or barrier between the pump track use and other park uses and was told that there would be different surfaces, but no fence is proposed.

Chairperson Ortiz opened the public hearing.

Paul Pelkey supported use of recycled materials and the skate feature.

Chairperson Ortiz closed the public hearing.

Commissioner Routh suggested moving the restroom to the location near the handicapped parking spots. Designer Mike Arnone explained the porta-potties were located for ease of service and aesthetic considerations.

Commissioner Graves asked how the City anticipates that skateboarders and bikes will reach the park, especially from the Cliffwood Heights neighborhood. Staff will look into whether there is a formal reciprocal agreement with State Parks for use of the walking path. Director Jesberg acknowledged this is not an optimal location for a park, but it is one of the few open spaces in the city.

Commissioner Smith said she supports encouraging recycling but wanted to know if the Hope Services pod would be taking up parking spaces. Staff replied it could condition that the use not impact the number of parking spaces. Director Jesberg indicated a potential site in the southeast corner adjacent to parking. Commissioner Roth confirmed a pad could be prepped.

Chairperson Ortiz said since the pod does not match the natural design of the park, she would not want it to be highly visible from the street.

In response to questions, Designer Arnone explained the donor recognition template could be a single location used for multiple donors or several located at each feature.

Director Jesberg confirmed that the municipal code sets park hours from 6 a.m. to sunset unless otherwise established. Commissioners also confirmed that lighting could be timed and would allow police to view after-hours use.

Commissioners expressed general support for the design to allow construction drawings to proceed.

This item was continued to the March 6, 2014, meeting.

6. DIRECTOR'S REPORT

None.

7. COMMISSION COMMUNICATIONS

None.

8. ADJOURNMENT

Chairperson Ortiz adjourned the meeting at 7:46 p.m. to the regular meeting of the Planning Commission to be held on Thursday, March 6, 2014, at 7 p.m. in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on March 6, 2014.

Linda Fridy, Minute Clerk

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 6, 2014

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

APPLICANT PROPOSAL

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

BACKGROUND

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

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

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

Item #: 4.A. 1550 McGregor Drive Staff Report.pdf

- Public Works Director Steve Jesberg is representing the City as the applicant on this project. He introduced the plan to the committee.
- City Architect Derek Van Alstine reviewed the site plan and did not request any modifications.
- City Landscape Architect. Position was vacant.
- Building Inspector Brian Von Son reviewed the site plan and did not request any modifications.

On February 6, 2014, the Planning Commission reviewed the application. Due to inadequate noticing of the conditional use permit, the item was re-noticed for the March 6, 2014 meeting. The Planning Commission received the presentation and provided positive feedback on the layout of the site. The Commissioners asked that staff include additional information on the hours of operation, lighting, and trail agreement information. This is included within the discussion section of the staff report.

DISCUSSION

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

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

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

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

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

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

The recycling pod will be located at the far end of the parking lot next to the dog park. No parking spaces will be utilized for the staging of the pod. Hope Services will manage the pod 7 days a week from roughly 9 am to 7 pm collecting reusable household goods, e-waste, and clothing. The reusable goods are collected and stored within the pod. Once a pod becomes full, Hope Services ships the pod to the warehouse and a new pod is placed in the same location. The City will allow the non-profit to utilize the location as long as there are no conflicts with the operation of the public multi-use park.

Design Permit

Within the architectural and site review for a design permit, the Planning Commission reviews applications for the considerations listed within 17.63.090 of the Zoning Code. The following underlined considerations are relevant to the current application:

Access and Parking

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

Landscaping

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

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

Hours of Operation

Per Capitola Municipal Code Chapter 10.40.010, the hours of operation for the park will be the same as all public parks within Capitola. The park will be open from 6:00 a.m. to sunset. The vehicle gate at the parking lot entrance will be opened by Public Works each morning and locked each night by the Police Department.

Lighting

Solar LED lighting is proposed within the site. Two ten foot poles will be located in the seating node area. Three twelve foot poles are located between the park and the parking lot. The lighting may be programmed based on the City’s needs. It will automatically go on at dusk and then can be programmed to either turn off or dim 30% after a set amount of hours. The Public Works Director and Chief of Police will manage the lighting based on necessary monitoring of the park.

Trail Agreements with State Parks

During the February 6, 2014 meeting, Commissioner Graves asked staff if any reciprocal agreements exist between the State Park and the City of Capitola for trail access. The pathway in question is a dirt path that extends from the Park Avenue and McGregor Avenue intersection down into the service road within New Brighton State Beach Park. This pathway is informal and does not comply with any standards. Rather than attempt to formalize any agreements with State Parks, staff will work to

improve access along McGregor Drive by looking into widening the bike lanes and adding additional signage. In addition it is likely more informal pathways will be developed as park use increases.

Tree Removal Permit

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

Conditional Use Permit

A public park within the Visitor Serving zoning district requires a conditional use permit (CUP). In considering an application for a CUP, the Planning Commission must give due regard to the nature and condition of all adjacent uses and structures. The municipal code lists additional requirements and review criteria for some uses within the CUP consideration (§17.60.030). There are no additional requirements for public parks within the ordinance. In issuing the CUP for the public park, the Planning Commission may impose requirements and conditions with respect to location, design, siting, maintenance and operation of the use as may be necessary for the protection of the adjacent properties and in the public interest. The park is in a remote location adjacent to New Brighton State Beach but not adjacent to any residential development. The park will compliment the state beach with additional recreational opportunities.

CEQA REVIEW

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

RECOMMENDATION

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

CONDITIONS:

1. The project approval consists of a multiuse park in the PF/VS zoning district. There are no structures proposed on site. Improvements consist of flat work, fencing, landscaping, and lighting. The proposed project is approved as indicated on the plans reviewed and approved by the Planning Commission on March 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved concept plans.
3. Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
4. The approved plans are conceptual and exact details of the individual uses will be developed prior to site improvements. The approved concept plan with layout of the park is approved as reviewed by the Planning Commission on March 6, 2014. Modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the conceptual layout of the site shall require Planning Commission approval.

5. A final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
6. A drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
7. The applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
8. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
9. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of 9 p.m. and 7:30 a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between 9 a.m. and 4 p.m. or emergency work approved by the building official. §9.12.010B

FINDINGS

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

ATTACHMENTS

- A. Project Plans
- B. Trip Generation and Parking Study
- C. Coastal Findings

Report Prepared By: Katie Cattan, Senior Planner

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Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
3730 Saratoga Place Santa Cruz, CA 95062
917.427.888 | michael@arnone.com | www.arnone.com

MCGREGOR PARK
CITY OF CAPITOLA
MCGREGOR DRIVE, CAPITOLA

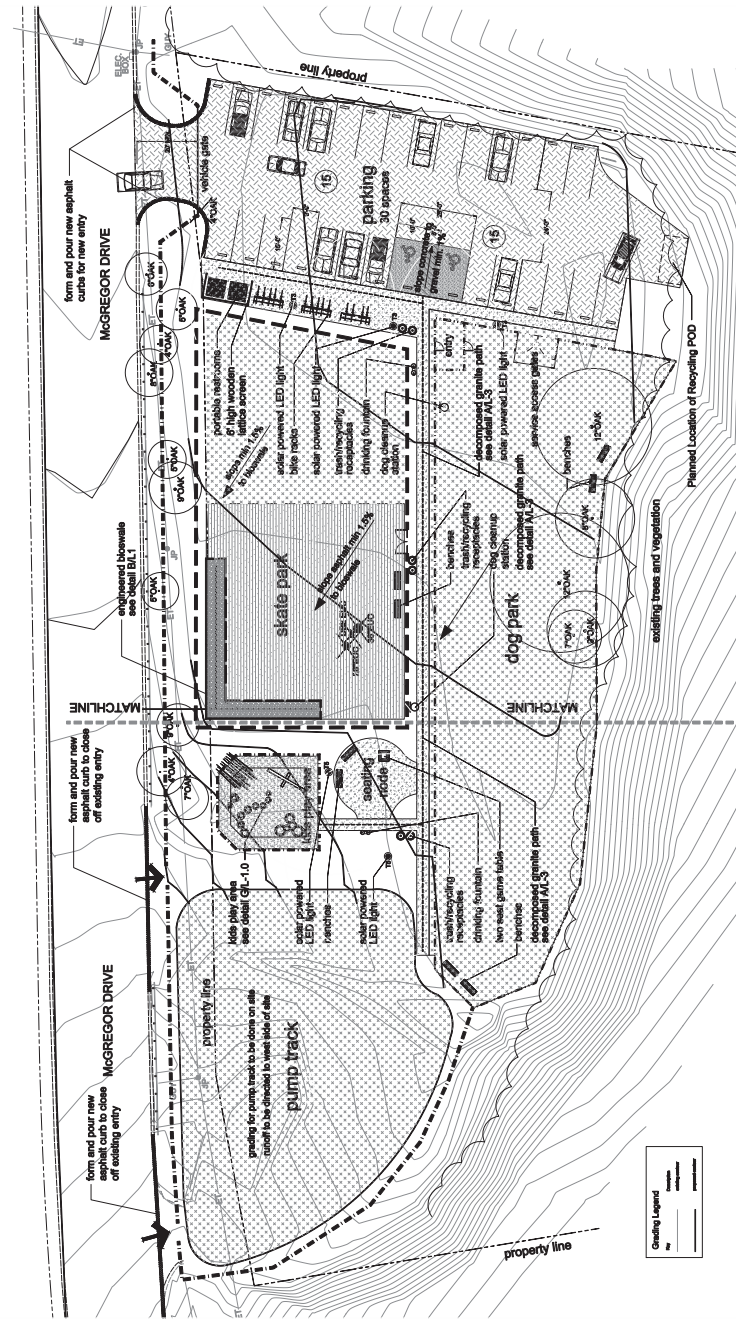


DATE: 1.6.14
PURPOSE: 225.14
BY: Michael Arnone
MAA
225.14 (placement) MAA

scale: 1" = 20' - 0"

sheet title: landscape, details & furnishings

sheet number: L-1.0 of nine



LEGEND

KEY

DESCRIPTION

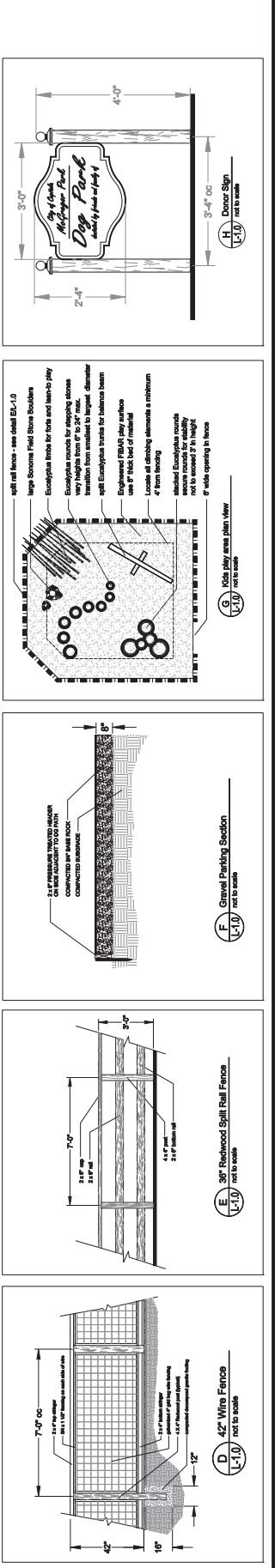
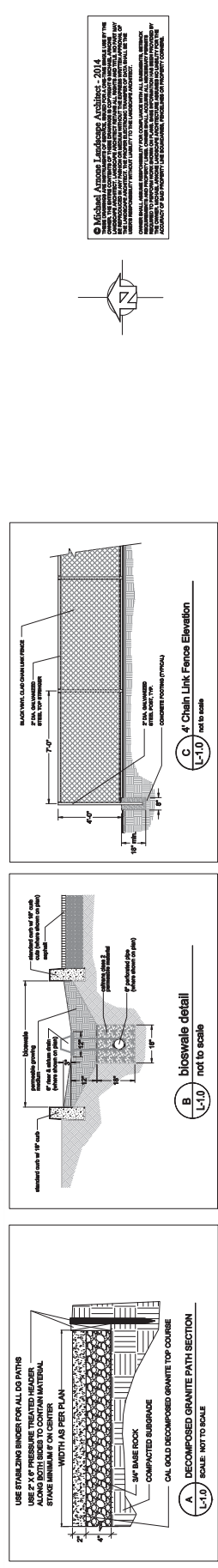
- ADA accessible walkway
- pedestrian entrance
- 4" black vinyl clad chain link fence (skate park)
- 4" wood and wire fence (dog park)
- 3" high split rail fence (kids play area and street frontage)
- Existing trees to remain
- Existing trees to be removed

SITE FURNISHING LEGEND*

ITEM	DESCRIPTION	MANUFACTURER	MODELS	COLOR/PAINT	QUANTITY	CONTACT
1	SKATE PARK	DAVAR	SKATE	BLACK	5	408.000.0000
2	SKATE PARK	DAVAR	SKATE	BLACK	5	408.000.0000
3	SKATE PARK	DAVAR	SKATE	BLACK	5	408.000.0000
4	SKATE PARK	DAVAR	SKATE	BLACK	5	408.000.0000
5	SKATE PARK	DAVAR	SKATE	BLACK	5	408.000.0000
6	SKATE PARK	DAVAR	SKATE	BLACK	5	408.000.0000
7	SKATE PARK	DAVAR	SKATE	BLACK	5	408.000.0000
8	SKATE PARK	DAVAR	SKATE	BLACK	5	408.000.0000
9	SKATE PARK	DAVAR	SKATE	BLACK	5	408.000.0000
10	SKATE PARK	DAVAR	SKATE	BLACK	5	408.000.0000

PAVING LEGEND

ITEM	DESCRIPTION	LOCATION	COLOR/PAINT	QUANTITY (APPROXIMATE)
1	CONCRETE	SKATE PARK	BLACK	408 SQ FT
2	DECOMPOSED GRANITE	SKATE PARK	BLACK	408 SQ FT
3	CONCRETE	SKATE PARK	BLACK	408 SQ FT
4	CONCRETE	SKATE PARK	BLACK	408 SQ FT
5	CONCRETE	SKATE PARK	BLACK	408 SQ FT
6	CONCRETE	SKATE PARK	BLACK	408 SQ FT
7	CONCRETE	SKATE PARK	BLACK	408 SQ FT
8	CONCRETE	SKATE PARK	BLACK	408 SQ FT
9	CONCRETE	SKATE PARK	BLACK	408 SQ FT
10	CONCRETE	SKATE PARK	BLACK	408 SQ FT



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 LANDSCAPE ARCHITECTURE
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 571.422.4988 info@micarlandscape.com www.micarlandscape.com

MCGREGOR PARK
 CITY OF CAPITOLA
 MCGREGOR DRIVE, CAPITOLA



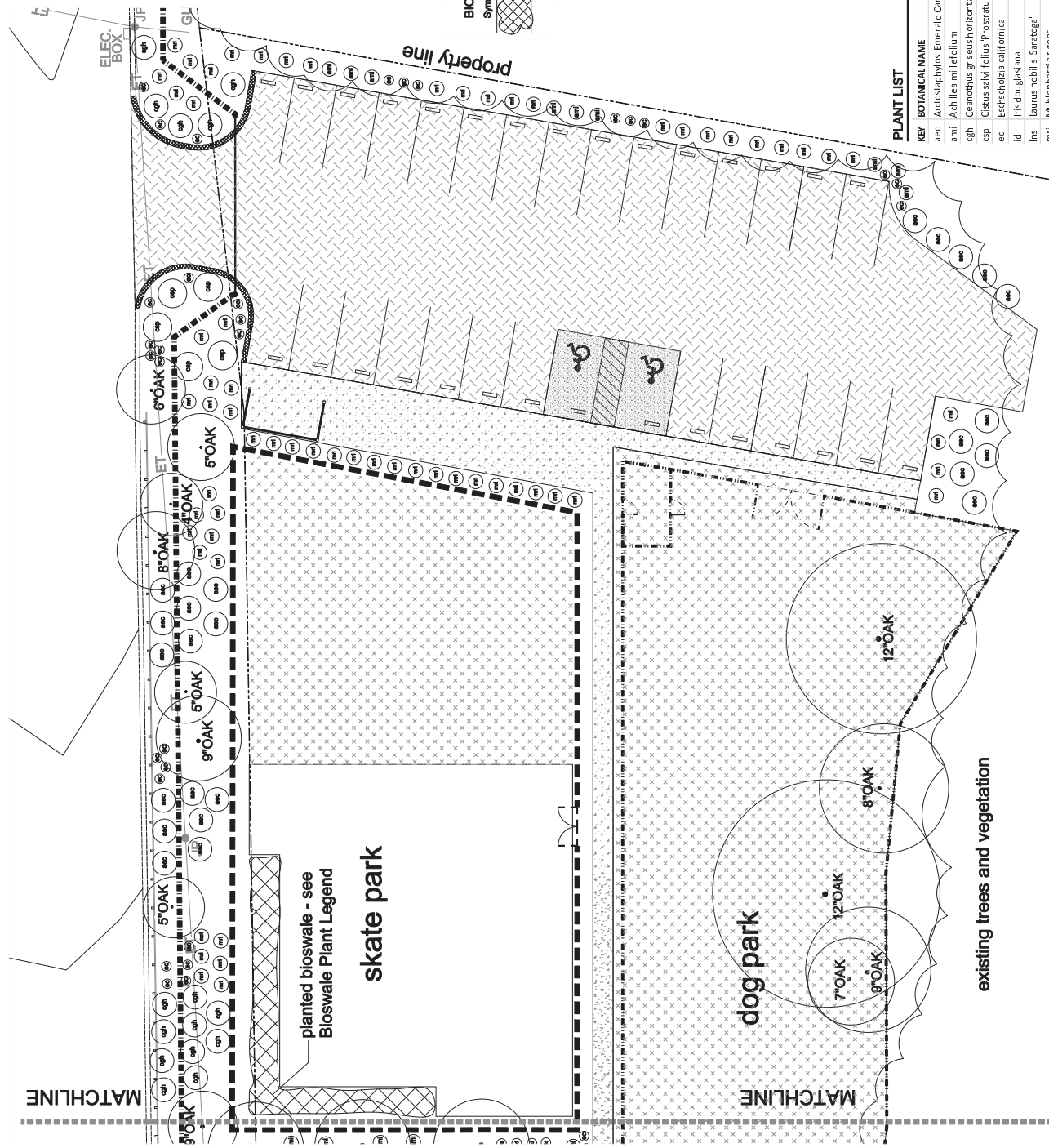
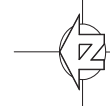
DATE: 11.14.14
 PURPOSE: Final Planting Plan
 BY: MAA

Scale: 1" = 10' - 0"

Sheet title: planting

Sheet number: L-2.1 of nine

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BIOSWALE PLANT LEGEND

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

- Planting Notes**
- At existing trees, shrubs and ground covers to remain shall be protected. Any removal shall be approved by the City of Capitola and the Contractor's expense and be approved by the Landscape Architect.
 - All planting areas shall receive 60 lbs "Sustain 5-2-4 + F" (or equal organic slow release fertilizer) and fertilizer per 2000 square feet to be thoroughly mixed into the top 6" of soil.
 - Call Sustain - Natural Fertilizer of America, Inc. 1-800-395-9248 for Distribution/Product Information. Or visit www.sustain.com
 - After amending soil, grade all areas smooth with no localized depressions or areas with 15 percent minimum slope away from all buildings, walkways or other structures.
 - Quarities are for setting in bldg only. Contractor shall verify all quarities. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
 - Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
 - All newly planted material shall be watered by deep soaking within 2 hours of planting. Contractor shall be responsible for irrigating all new plant material until the entire project has been approved and accepted by Owner.
 - Contractor shall be responsible for irrigating all new plant material until the entire project has been approved and accepted by Owner.
 - Contractor shall be responsible for irrigating all new plant material until the entire project has been approved and accepted by Owner.
 - Contractor shall be responsible for irrigating all new plant material until the entire project has been approved and accepted by Owner.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	CA. Native
acc	Acrostaphylos Emerald Carpet	Groundcover	5 gal	33	yes
ami	Achillea millefolium	Yarrow	1 gal	32	yes
cgh	Ceanothus griseus horizontalis "Yankee Point"	Carmel Creeper	5 gal	27	yes
cop	Cistus salicifolius "Prostratus"	Rodrose groundcover	5 gal	8	no
ec	Euscandelia californica	California Poppy	1 gal	55	yes
id	Iris douglasiana	Pacific Coast Iris	1 gal	20	yes
lms	Laurus nobilis "Sarotoga"	Bay Laurel	15 gal	7	no
mri	Muhlenbergia rigens	Deer Grass	1 gal	85	yes

SEE PLANTING DETAILS SHEET L4.0

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 LANDSCAPE ARCHITECTURE
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 531.427.688 mba@mcassoc.com www.mcassoc.com

**MCGREGOR PARK
 CITY OF CAPITOLA
 MCGREGOR DRIVE, CAPITOLA**

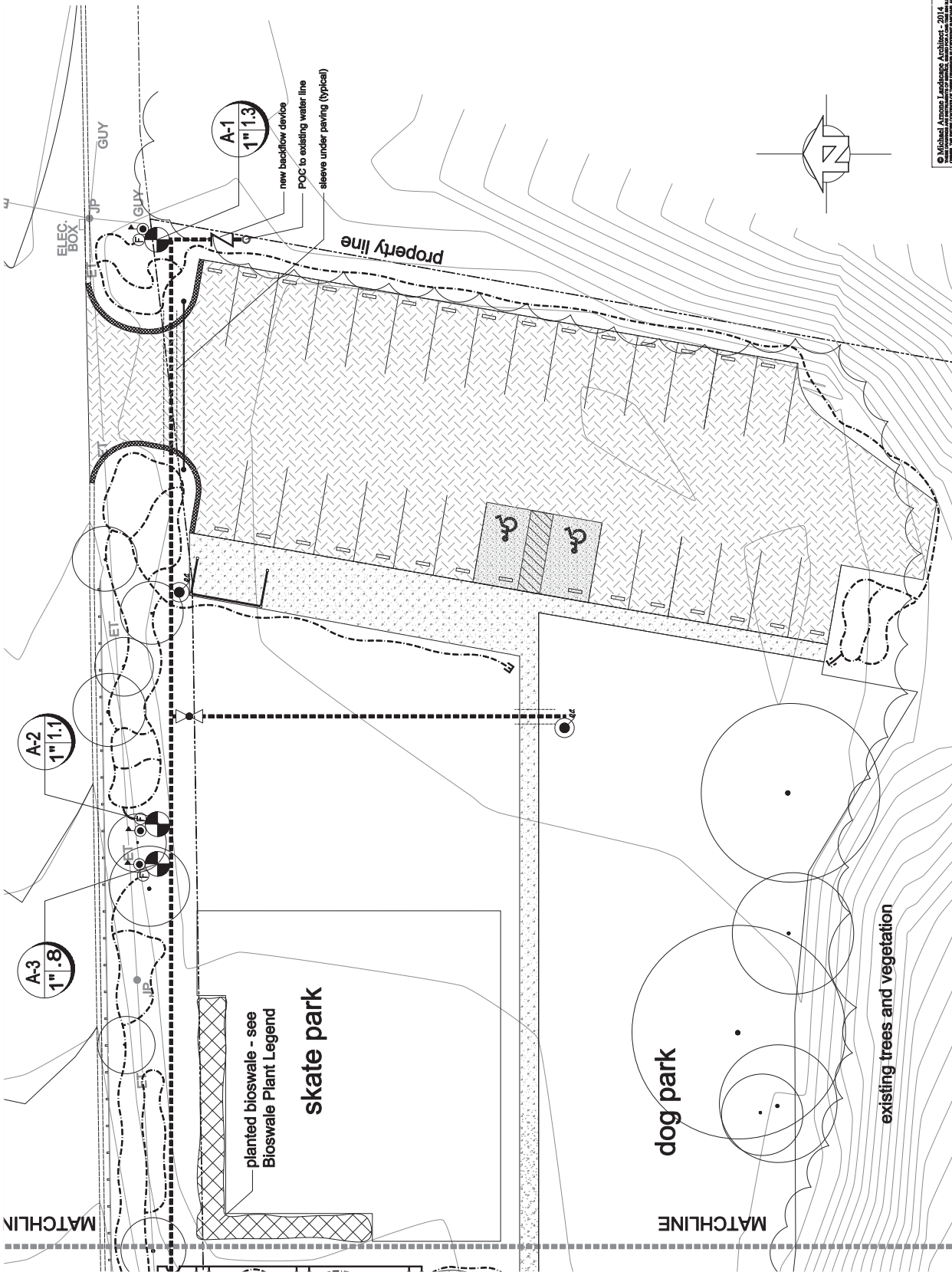


DATE	PURPOSE	BY
1.6.14	Final	MAA
2.25.14	post placement	MAA

scale: 1" = 10' -

sheet title: irrigatio

sheet number: L-3.
 of nine



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 531.427.688 mba@mcassoc.com www.mcassoc.com
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SEE IRRIGATION LEGEND & NOTES SHEET L3.0
 SEE IRRIGATION DETAILS SHEET L4.0

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October 2, 2013

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

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

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

Mr. Jesberg,

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

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

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

Trip Generation

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

Skate Park & Pump Track

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

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

Dog Park

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

Children's Park

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

Parking Generation

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

Skate Park & Pump Track

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

Dog Park & Children's Play Areas

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

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

Findings

Concept 1

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

Concept 2

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

Concept 3

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

References

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



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

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

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

Frederik Ventner, P.E.
(#64621)

EXHIBIT 1
MCGREGOR MULTI-USE RECREATIONAL PARK
TRIP GENERATION

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

Notes:

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

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

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

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

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

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

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

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

References:

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

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

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

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

EXHIBIT 2
MCGREGOR MULTI-USE RECREATIONAL PARK
PARKING GENERATION

PARKING GENERATION RATES^(A)	ITE Land Use Code / Reference	Units (SF)	Peak Period Demand Rate	
Ice Skating Rink ^(B)	ITE 465		0.42 spaces/KSF	
Skate Park/Pump Track ^(C)	Reference 1		2.5 persons/veh	
Dog Park ^(D)	References 3 & 4		1.43 vehicles/KSF	
Children's Park ^(E)	References 1 & 3		1.43 vehicles/KSF	
Use	Units (SF)	Derived Peak Hour Trip Generation	Weekday PM Peak Hour Total Spaces Required	
			ITE (465)	Derived
Pump Track	12,000	17	6	7
Skate Park	11,200	16	5	7
Dog Park	6,400		10	
Multi-Use Park Credit (5%) ^(F)			(1)	(1)
Total Concept 1 (Site Plan)	29,600		20	23
Pump Track	4,500	7	2	3
Skate Park	6,600	9	3	4
Dog Park	7,475		11	
Children's Park	5,600		9	
Multi-Use Park Credit (5%) ^(F)			(1)	(1)
Total Concept 2 (Site Plan)	24,175		24	26
Pump Track	6,800	10	3	4
Skate Park	6,900	10	3	4
Dog Park ^(G)	6,900		10	
Optional Children's Play Area ^(G)	5,600		9	
Multi-Use Park Credit (5%) ^(F)			(1)	(1)
Total Concept 3 (Site Plan)	26,200		24	26

Notes:

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

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

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

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

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

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

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

References:

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

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

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

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

COASTAL FINDINGS

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

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

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

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

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

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of

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

- The proposed project is located adjacent to McGregor Drive, approximately 2,000 feet from the shoreline. No portion of the project is located along the shoreline or beach.

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

- The publicly owned site has been utilized for parking and for construction staging. The new park will be open to the public for recreation.

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

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

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

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

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

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

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

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

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

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

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

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

b. Topographic constraints of the development site;

c. Recreational needs of the public;

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

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

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

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

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

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

project

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

SEC. 30222

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

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

SEC. 30223

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

- The project involves a public recreation facilities.

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

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

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

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

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

- The project complies with the design guidelines and standards established by the Municipal Code.

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

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

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

- The project has adequate water and sewer services.

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

- The project is an outdoor recreation mixed use park.

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

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

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

- The public park will not require any impact fees.

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

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

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

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

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

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

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

- Engineering plans have been included to ensure compliance with applicable erosion control measures.

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

- The project is a park. There are no permanent structures proposed.

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

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

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

- The proposed project is not located along a shoreline.

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

- The public park is consistent with the Public Facilities/Visitor Serving zoning district.

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

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

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

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



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT DEPARTMENT
 DATE: MARCH 6, 2014

SUBJECT: **306 El Salto Drive #13-181 APN: 036-123-26**
 Design Permit and Coastal Development Permit application for an addition to a single family home in the R-1(Single-Family) Zoning District.
 This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Environmental Determination: Categorical Exemption
 Property Owner: Chris and Cindy Henry
 Representative: Martha Matson; filed 01/23/2014

APPLICANT PROPOSAL

The applicant has submitted a Design Permit and a Coastal Development Permit application for the property at 306 El Salto Drive. The project is located in the R-1 (Single Family) zoning district. Currently, the property includes a single-family home, a two-car garage that is shared with the adjacent neighbor, and a small shed. The applicant would like to remodel the existing home. The remodel includes removing the existing kitchen, bath, mudroom and the small shed in the rear yard. The new addition will be located on the back of the house and include a new kitchen, mudroom, bedroom and bathroom. The front living room will also be remodeled with new window and door locations, roof design, and a covered front porch. A design permit is required due to the extensive changes to the front façade of the home.

BACKGROUND

On February 13, 2014, the Architectural and Site Review Committee reviewed the application.

- City Design Representative Derek Van Alstine reviewed the application and did not request any changes.
- City Landscape Architect. Position was vacant at time of meeting.
- City Public Works Director Steve Jesberg informed the applicant that a drainage plan will be required at time of submittal for building plan review.
- City Building Inspector Brian Von Son informed the applicant that firewall standards must be met within the garage.
- The City Historian Carolyn Swift acknowledged that the home was not included on the 1986 Architectural Survey or the 2005 City of Capitola Historic Structures List.

DISCUSSION

The structure at 306 El Salto Drive is located on Depot Hill. The home is not listed on the 1986 Architectural Survey, the 2005 City of Capitola Historic Structures List, or the 2004 Depot Hill Historic District Feasibility Study. The City of Capitola Historic Context Statement explains that the original subdivision of the Depot Hill area was under the control of the Hihn Company from 1884 to 1919.

According to the 2004 Depot Hill Historic District Feasibility Study, this 35-year span constitutes the period of significance for the neighborhood. The home at 306 El Salto was included in the 1927 Sanborn Fire Insurance Map.

The existing home at 306 El Salto is surrounded by a mix of historic and contemporary single-family homes and secondary dwelling units. The home has a small front yard with a pathway leading to the front door. A shared driveway and garage are located along the east property line. The garage is located at the rear of the lot.

The current review is for a Design Permit for a remodel of the existing single-family home. The doors, windows, and roof design on the front elevation will be modified within the reconstruction of the front living room. The front door will be centrally located with new windows wrapping from the front door around to the side elevation. The existing low pitched shed roof over the living room will be removed and a new roof will extend from the existing wing ridge to the new deck columns. The roof modification will raise the living room ceiling heights and introduce a covered porch to the front facade. On the rear of the home, the existing kitchen, bath, mudroom, and the small shed will be removed. The rear addition will include a new kitchen, mudroom, bedroom, and bathroom. The addition connects the main home to the existing garage.

Site and Structural Data

The project conforms with all R-1 (single family) zoning district standards, as follows:

Floor Area Ratio (FAR)		
Lot Size		3,200 sq. ft.
Maximum FAR Allowed	57%	1,824 sq. ft.
Proposed FAR	47%	1,485 sq. ft.
Existing and Proposed Square Footage		
Existing House		1,175 sq. ft.
Existing Garage		190 sq. ft.
Existing Shed		134 sq. ft.
	Total Existing	1,499 sq. ft.
Added space		134 sq. ft.
Demolished Space		150 sq. ft.
	Total Proposed	1,483 sq. ft.
Set Backs		
	R-1 District	Proposed
Front Yard	15'	16' 5"
Rear Yard	16' (20% lot depth)	16'
Side Yard	4' (10% lot depth)	4'
Building Height		
	R-1 District	Proposed
Residential	25'-0"	17'
Parking		
	Required	Proposed
Residential up to 1,500 sq. ft.)	2 spaces total	1 covered Non-conforming

Non-Conforming Garage and Parking

There is an existing, non-conforming garage onsite. The garage straddles the east property line and is shared with the residence of 308 El Salto. The garage does not meet the setback requirements for the side yard and rear yard. The garage is not being renovated; therefore it is an existing legal non-conforming structure.

There is one covered parking spot within the garage that complies with the minimum parking dimension of 10 feet wide by 20 feet deep. There is available parking within the driveway, but the parking is substandard because the minimum width and depth requirements are not met. Pursuant to §17.51.135, no additional parking is required due to the floor area not increasing beyond 10% of the existing gross floor area.

Architecture and Site Considerations

Municipal Code section 17.63.090 lists the considerations reviewed by the Planning Commission within a Design Permit application. Staff has underlined the relative architecture and site considerations below followed by a staff analysis. Additional requirements for drainage and fire protection were identified during the Architecture and Site Review meeting. Conditions of approval are included addressing drainage and fire protection which will be reviewed for compliance at time of submittal of building plans.

17.63.090(C) Landscaping

1. The location, height and materials of walls, fences, hedges, trees and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development.
2. The planting of groundcover or other landscape surfacing to prevent dust and erosion.
3. The prevention of unnecessary destruction of existing healthy trees.
4. Usable open space shall be reviewed both with respect to area and quality of landscape development.

Staff Analysis: There is established landscaping on the site which the owner plans to protect during construction. No trees will be removed for the remodel. The existing brick patio, picket fence, and rock retaining wall in the front yard will remain in place. Staff has included condition of approval #6 to require that the existing landscaping be retained during construction as planned. The condition also requires that if landscaping is removed, the applicant must submit a landscape plan to the Community Development department for approval. There is currently drip irrigation on the property.

17.63.090(D) Site Layout:

1. The orientation and location of buildings, decks or balconies, and open spaces in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the buildings with adjacent development such that privacy of adjacent properties is maintained.

Staff Analysis: The modifications to the front of the home will complement the existing streetscapes creating a traditional entrance and covered porch on the front façade of the home. The orientation and location of the proposed addition would be harmonious with neighboring residential development and would maintain privacy among adjacent properties.

17.63.090(F). Considerations relating to architectural character:

1. The suitability of the building for its purpose.
2. The appropriate use of materials to insure compatibility with the intent of the title;

Staff Analysis: The proposed new materials are compatible with the existing structure, including: aluminum clad wood windows, horizontal wood lap siding to match existing, and new wood trim within the gable ends. The introduction of a more detailed fascia, wider wood trim around the windows, and two wood columns on the front porch will add decorative features to enhance the existing home.

CEQA REVIEW

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition is under 10,000 square feet and not located in an environmentally sensitive area. This project involves a remodel to an existing home located in the single family residential (R-1) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #13-181 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a 134 square-foot addition to an existing single family home. The maximum Floor Area Ratio for the 3,200 square-foot property is 57% (1,824 square feet). The total FAR of the home with new addition is 47% with a total of 1,485 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 March 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for 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. The existing front yard landscaping shall be retained. If the landscaping is removed, the applicant shall submit a landscape plan to the Community Development Department for approval. The landscape plan will include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. The new front yard landscaping will be required to be installed prior to final building occupancy.
7. Prior to issuance of building permit, all Planning fees associated with permit #13-181 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 issuance of building permits, the building plans must show that the garage complies with the firewall standards of the IBC.
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 9 p.m. and 7:30 a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between 9 a.m. and 4 p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
18. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
19. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

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

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

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single-family home. The project conforms to the development standards of the R-1 (Single-Family) Zoning Districts. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed addition to the single-family residence compliments the existing single-family homes in the neighborhood in use, mass and scale, materials, height, and architecture.

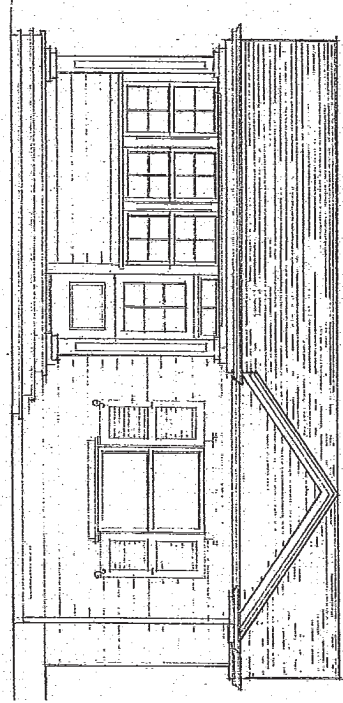
C. This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition is under 10,000 square feet and not located in an environmentally sensitive area. This project involves a remodel to an existing home located in the single family residential (R-1) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS

- A. Project Plans

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

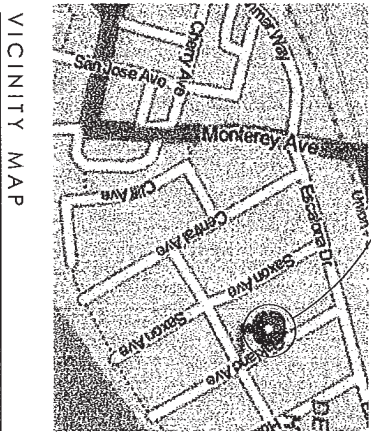
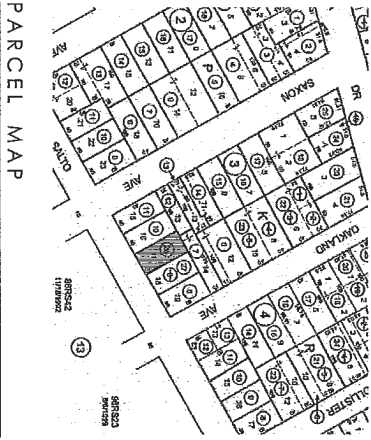


CINDY & CHRIS HENRY RESIDENCE

REMODEL / ADDITION

306 EL SALTO DRIVE

CAPITOLA, CA 95010



OWNERS: CHRIS AND CINDY HENRY
22085 REGANART ROAD
CUPERTINO, CA 95014

A. P. N.: 006-128-26

ZONING: R-1

OCCUPANCY GROUP: R-3 & U (PER 2010 C.R.C.)

CONSTRUCTION TYPE: V-A (NOT SPRINKLERS)

PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF THE REMODEL AND ADDITION TO AN EXISTING ONE STORY, THREE BEDROOM, TWO BATH HOUSE PLAN. RESIDENCE RESULTING IN A ONE STORY, THREE BEDROOM, TWO BATH HOUSE.

CODE COMPLIANCE: THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24, AND THE FOLLOWING CODES: 2010 CALIFORNIA RESIDENTIAL CODES, 2010 CBC, 2010 CMC, 2010 CPC, AND 2010 CEC.

PROJECT SUMMARY

EXISTING:	
HOUSE	1,174.93 SQ.FT.
GARAGE	1,920.00 SQ.FT.
SI	1,831.11 SQ.FT.
TOTAL EXISTING:	<u>4,926.04 SQ.FT.</u>
ADDITION:	
ADDED SPACE:	184.50 SQ.FT.
SPACE TO BE REMOVED:	43.50 SQ.FT.
TOTAL REDUCTION IN SPACE:	< 13.00* SQ.FT.
TOTAL NEW SQUARE FOOTAGE:	<u>4,885.40 SQ.FT.</u>
LOT SITE:	
ALLOWED FAR: .57%	3,200.00 SQ.FT.
NEW FAR: 1,485.40 / 3,200 X (100) =	46.7%

PROJECT CALCULATIONS

ARCHITECT: MASON BARTON ARCHITECTS
728 N. BRANICORTE
SANTA CRUZ, CA 95062
PHONE: 831-425-0544

SUPERVISOR: WARD SUPERVISING
622 SEVENTH AVENUE
SANTA CRUZ, CA 95062
PHONE: 831-425-5005

CONSULTANTS

- P1 TITLE SHEET
- P2 EXISTING FLOOR PLAN
- P3 EXISTING ELEVATIONS
- P4 PROPOSED FLOOR / SITE PLAN
- P5 PROPOSED ELEVATIONS
- S1 SURVEY

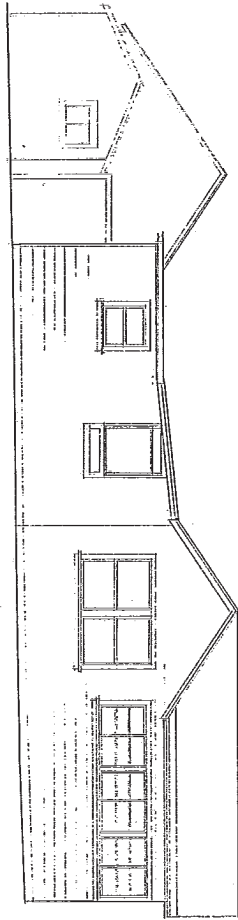
SHEET INDEX

TITLE SHEET

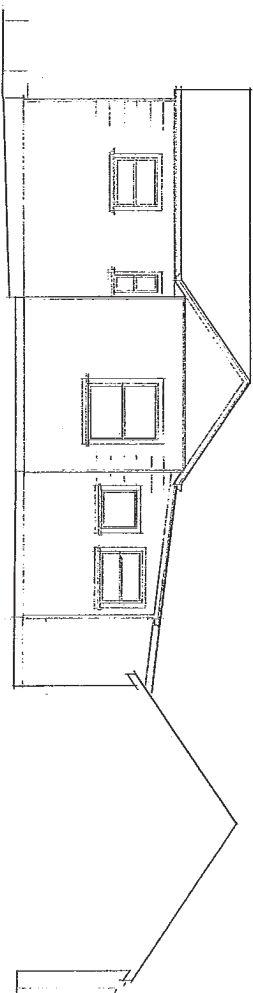
CHRIS & CINDY HENRY
306 EL SALTO DRIVE
CAPITOLA, CA 95010
A.P.N. 006-128-26

MASON BARTON ARCHITECTS
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PHONE: 831-425-0544

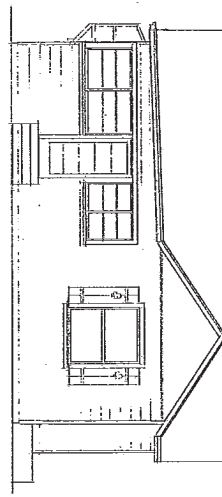
WEST ELEVATION
1/4" = 1'-0"



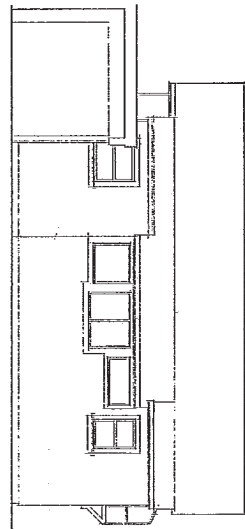
EAST ELEVATION
1/4" = 1'-0"



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



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

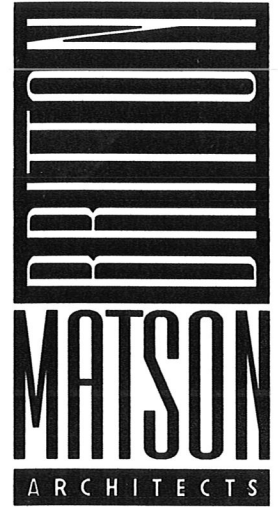


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<p>13</p>	

HENRY RESIDENCE

306 EL SALTO DRIVE
CAPITOLA, CA 95010
APN: 036-123-26

COLOR & MATERIALS



DARK GRAY HI PROFILE ASPHALT SHINGLES



PAINTED WHITE SIDING & TRIM FASCIA

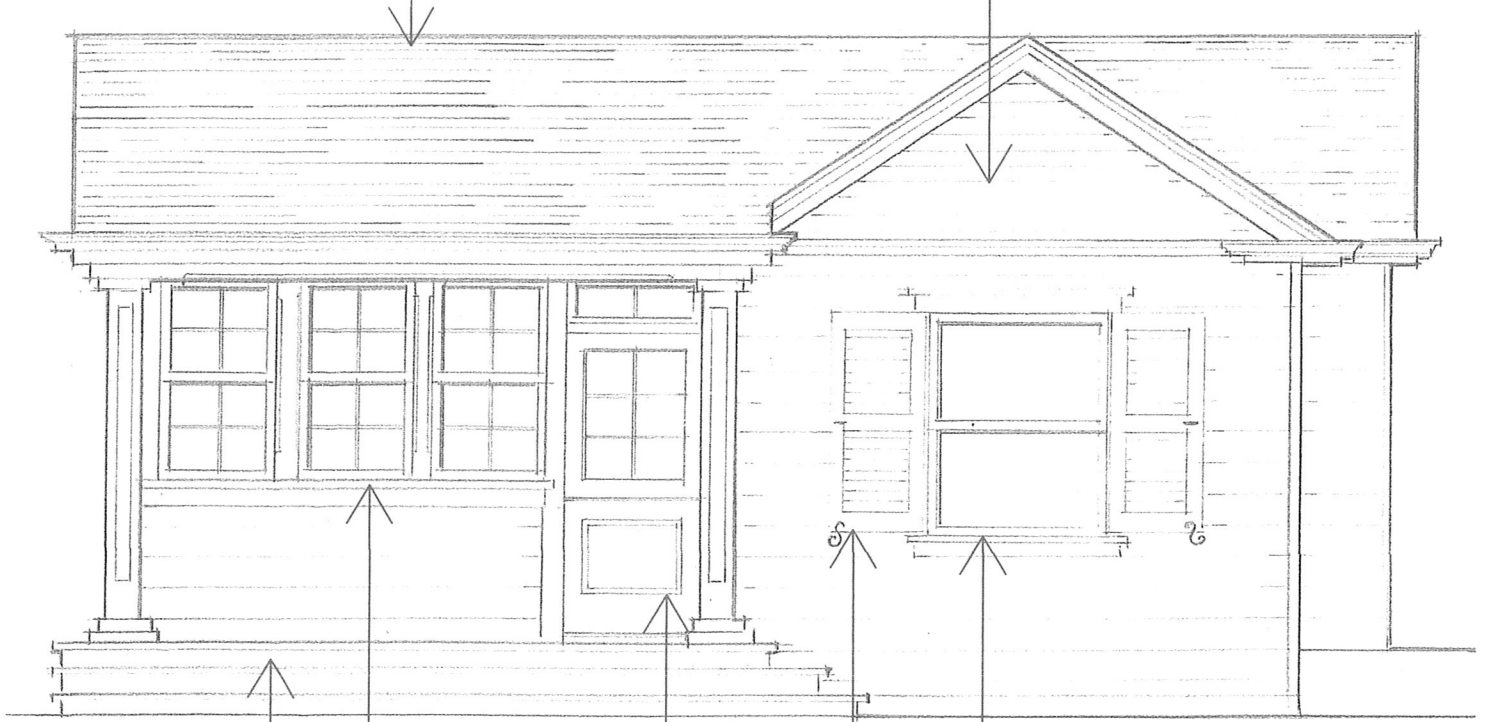


728 N BRANCIFORTE

SANTA CRUZ

CA 95062

831-425-0544



GRAY CONCRETE STAIR



NEW WHITE ALUMINUM CLAD WOOD WINDOWS



NEW FRONT DOOR & SHUTTERS TO BE PAINTED BLACK



EXISTING SASH TO BE PAINTED WHITE

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PROJECT APPLICATION #13-181
306 EL SALTO DRIVE, CAPITOLA
ADDITION TO SINGLE FAMILY HOME

COASTAL FINDINGS

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

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

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

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

- The proposed project is located at 306 El Salto 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 El Salto 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 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 El Salto 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 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 close proximity 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 a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the soquel creek water district.

(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 located within the area of the Capitola parking permit program.



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 6, 2014

SUBJECT: **4605 Emerald Street #14-011 APN: 034-032-15**
 Design Permit and Coastal Development Permit application to demolish an existing single-family residence and construct a new single-family home, located in the R-1 (Single Family) zoning district.
 This project requires a Coastal Development Permit which is not appealable to the California Coastal Commission.
 Environmental Determination: Categorical Exemption
 Property Owner: North Point Investments LLC
 Representative: Wayne Miller

APPLICANT PROPOSAL

The applicant submitted a Design Permit and a Coastal Development Permit for a new 1,824 square foot, single-family home at 4605 Emerald Street. The project is located in the R-1 (Single-Family) zoning district. Currently, a single-family home is located on the property and encroaches onto 4625 Emerald Street. There are two legal lots of record. The applicant plans to demolish the existing home and build a new single-family home on the lot. A new single family home requires approval of a Design Permit and Coastal Development Permit by the Planning Commission.

BACKGROUND

On February 13, 2014, the Architectural and Site Review Committee reviewed the application.

- City Design Representative Derek Van Alstine complimented the design and did not request any modifications.
- City Landscape Architect position was vacant.
- City Public Works Director Steve Jesberg notified the applicant that curb and gutter is required.
- City Building Inspector Brian Von Son notified the applicant that fire sprinklers are required.
- City Planner Katie Cattan requested that the elevations include labels of all exterior materials and that trees be added to the landscape plan. Staff received updated elevations and an updated landscape plan including three trees on each lot.

During the meeting, staff informed the applicant of public comment that was received regarding concern for the height of two windows on the second story rear elevation in the bedroom and bathroom. Building Inspector, Brian Von Son, explained that in a residential application, the maximum sill height for the clear opening shall not be greater than 44". Every bedroom in a residence is required to have at least one emergency escape and rescue window. The minimum net clear opening is required to be 5.7 square feet for a second story window. The minimum width for these windows shall be no less than 20" and the minimum height shall be no less than 24". The "net clear opening", that is the operable portion of the window, does not include fixed fenestration. The applicant raised

the window in the bathroom to 5 feet. The bedroom window is at the required 44" maximum to comply with the building code requirement for egress.

DISCUSSION

The property is located in the Jewel Box neighborhood of Capitola. The Jewel Box neighborhood is dominated by single family homes with a few historic homes, secondary dwelling units, and multi-family apartments. The existing home is a single-family home that is not listed on the 1986 Capitola Architectural Survey or the 2005 City of Capitola Historic Structures List. A portion of the existing home extends onto 4625 Emerald Street. The home must be removed prior to issuance of a building permit to remove all existing non-conformities.

Site and Structural Data

The project conforms with all R-1 (single family) zoning district standards, as follows:

Floor Area Ratio (FAR)		
Lot Size		3,200 sq. ft.
Maximum FAR Allowed	57%	1,824 sq. ft.
Proposed FAR	57%	1,824 sq. ft.
Proposed Square Footage		
Home		1,597 sq. ft.
Garage		227 sq. ft.
	Total Existing	1,824 sq. ft.
Set Backs		
	R-1 District	Proposed
Front Yard	15'	16'
Rear Yard	16' (20% lot depth)	16' 8"
Side Yard	4' (10% lot depth)	4' and 6'
Building Height		
	R-1 District	Proposed
Residential	25'-0"	24'
Parking		
	Required	Proposed
Residential up to 2000 sq. ft.)	2 spaces total, 1 covered	1 covered 2 uncovered

Architecture and Site Considerations

Municipal Code section 17.63.090 lists the considerations reviewed by the Planning Commission within a Design Permit application. Staff has underlined the relative architecture and site considerations below followed by a staff analysis. Conditions of approval have been added to address the additional requirements for curb and gutter and fire sprinklers as identified during the architecture and site review meeting which will be reviewed for compliance at time of submittal of building plans.

17.63.090(C) Landscaping

1. The location, height and materials of walls, fences, hedges, trees and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development.
2. The planting of groundcover or other landscape surfacing to prevent dust and erosion.
3. The prevention of unnecessary destruction of existing healthy trees.
4. Usable open space shall be reviewed both with respect to area and quality of landscape development;

Staff Analysis: The applicant submitted a joint landscape plan for the homes at 4605 and 4625 Emerald Street. The plan for 4605 includes one 15-gallon Crepe Myrtle tree and one 15-gallon London Plane tree in the front yard, one Meyer Lemon tree in the back yard, a mix of perennials around the front yard periphery, and a buffalo grass lawn. §12.12.190(C) identifies the goal of the city is to reach and maintain at least fifteen percent tree coverage per lot on a on-going basis. The Planning Commission has the discretion to require additional trees during permit review.

17.63.090(D) Site Layout:

1. The orientation and location of buildings, decks or balconies, and open spaces in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the buildings with adjacent development such that privacy of adjacent properties is maintained;

Staff Analysis: The applicant modified the window height in the second story bathroom to provide greater privacy between neighbors. The home was designed with consideration to privacy and does not include a second story decks on the rear façade.

17.63.090(F). Considerations relating to architectural character:

1. The suitability of the building for its purpose,

2. The appropriate use of materials to insure compatibility with the intent of the title;

Staff Analysis: The new single family home has a contemporary design. Exterior materials include vertical board and batt and a wainscot of smooth stucco. The board and batt will have 3" wood batts. The vinyl windows will be trimmed with 4" wood trim. The home includes a low pitched, hipped coreten steel roof with wide eave overhangs. Additional architectural details include wood corbels in the roof soffit and a single heavy squared pier column at the front entryway. All doors will be wood or wood clad, including a wood garage door. Vinyl windows are proposed. The proposed design and materials are compatible with the surrounding homes in the neighborhood.

PUBLIC COMMENT

Public comment was received from an adjacent property owner regarding the windows on the second story rear elevation. (Attachment C) The applicant made modifications to the elevations to alleviate the neighbors concerns. The window in the bathroom was raised to 5 feet and the hallway window will have feathered glass.

CEQA REVIEW

Section 15303(a) of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone. This project involves construction of a new single-family residence subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #14-011 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a 1,824 square-foot single-family home. The maximum Floor Area Ratio for the 3200 square foot property is 57% (1,824 square feet). The total FAR of the project is 57% with a total of 1,824 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 March 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent

Item #: 4.C. 4605 Emerald Street Staff Report.pdf

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, plans must show compliance with curb and gutter requirements and sprinkler requirements. Existing overhead utility lines are required to be placed underground to the nearest utility pole.
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, the existing structure located at 4605 Emerald Street must be completely removed from the site.
8. 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 the irrigation systems.
9. Prior to issuance of building permit, all Planning fees associated with permit #14-011 shall be paid in full.
10. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.

16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, 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.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the new single-family home. The project conforms to the development standards of the R-1 (Single-Family) Zoning Districts. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the new single-family home. The project conforms to the development standards of the R-1 (Single-Family) Zoning Districts. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed single-family residence compliments the existing single-family homes in the neighborhood in use, mass and scale, materials, height, and architecture.

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

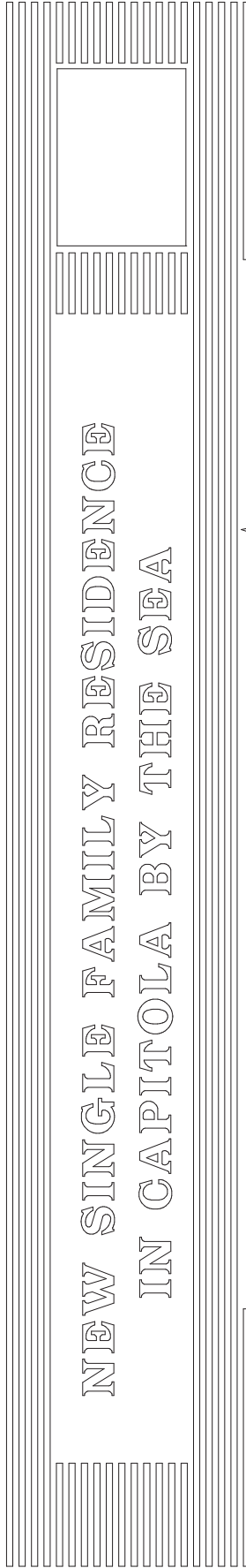
Section 15303(a) of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone. This project involves construction of a new single-family residence subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS

- A. Project Plan
- B. Landscape Plan
- C. Public Comment
- D. Coastal Findings

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

NEW SINGLE FAMILY RESIDENCE IN CAPITOLA BY THE SEA



PROJECT DATA:

1. LOCATION:
4625 EMERALD STREET
CAPITOLA, CALIF.

SITE →



FIRE NOTES:

AFN-034-032-22
THESE PLANS AND ALL CONSTRUCTION ARE TO BE IN COMPLIANCE WITH CALIFORNIA FIRE PROTECTION DISTRICT (2021) AS AMENDED BY THE CENTRAL FIRE PROTECTION DISTRICT. OCCUPANCY R-3U
SPRINKLER LEED
FIRE FLOW MIN. REQUIRED=1000 GALLONS
FIRE FLOW AVAILABLE=186 GPM
(@ 20 PSI RESIDUAL =64.2 GPM)
PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ALL BUILDINGS PER CURRENT CALIFORNIA FIRE CODES AND 60 OF THE CALIFORNIA BUILDING CODE.
THE SPRINKLER INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2021 CALIFORNIA FIRE CODE AND CALCULATIONS FOR UNDERGROUND 4" WATER MAINS SHALL BE PROVIDED PER CURRENT GUIDE SHEET 4 THE SINGLE FAMILY DWELLING GUIDE.
ROOF COVERING=MIN. CLASS "B" OR BETTER
THE CHIMNEY OF ALL WOOD BURNING APPLIANCES SHALL HAVE SPARK ARRESTERS AND SHALL BE MADE OF MIN. 1/8" GA. WITH 1/2" MAX. OPENING.
MAINTAIN 30' OF NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES
PROVIDE 4" MIN. ADDRESS NUMBERS WITH CONTRASTING COLORS VISIBLE FROM STREET
NOTE: As a condition of submittal of these plans, the submitter, designer and contractor shall provide all specifications, standards, codes and details comply with applicable Ordinance, and agree that they are responsible for ensuring compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree that they shall be held liable for any review, inspections or other source, and to hold harmless and without prejudice, the reviewer and reviewing.

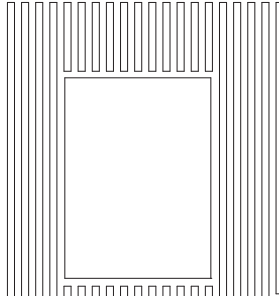
THIS IS A PROPOSAL TO DEMOLISH A SUB-STANDARD 160 SQUARE FEET RESIDENCE AND CONSTRUCT A NEW 1824 SQUARE FEET RESIDENCE AND GARAGE.
THE CURRENT SITE IS TWO ORIGINAL 40 FEET X 80 FEET LOTS WITH ONE PARCEL NUMBER THAT IS NEWLY CERTIFIED AS TWO LOTS OF RECORD.
THE SECOND LOT HAS A 400 SQUARE RESIDENCE AND A SHED THAT WILL ALSO BE REMOVED AND REPLACED AS PART OF AN ACCOMPANYING PROPOSAL TO PART OF A SEPARATE APPLICATION.

NOTE:
ALL CONSTRUCTION SHALL MEET OR EXCEED THE 2020 EDITION OF CODES AND ORDINANCES APPLICABLE TO THE PROJECT. THE 2020 CALIFORNIA BUILDING CODE (CBC), 2020 CALIFORNIA GREEN BUILDING CODE (CALIF. GREEN CODE), 2020 CALIFORNIA ELECTRICAL CODE (CEC), 2020 CALIFORNIA FIRE CODE (CALIF. FIRE CODE), 2020 CALIFORNIA PLUMBING CODE (CPL), 2020 CALIFORNIA ENERGY CODE (CEC), 2020 CALIFORNIA ELECTRICAL CODE (CEC), AND THE 2020 CALIFORNIA ELECTRICAL CODE (CEC).

INDEX:

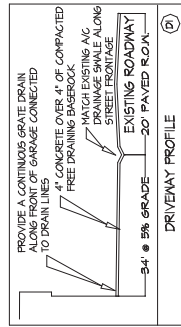
- 111 COVER SHEET SITE PLAN
- 112 ELEVATIONS
- 113 FLOOR PLANS
- 114 LANDSCAPING PLAN

DESIGNED BY
WAYNE MILLER
P.O. BOX 1424
FREEDOM, CA 95018
(916) 724-1822
wayne@cmhdesign.com

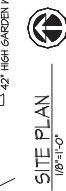


SITE PLAN

VERSION: 1-18-14
SCALE: 1/8"=1'-0"
FILE NAME: FOY
B1 of 3



PROVIDE A CONTINUOUS GRADE DRAIN ALONG FRONT OF GARAGE CONNECTED TO DRAIN LINES
FREE DRAINAGE OF 4" COMPACTED FREE DRAINAGE OF 4" COMPACTED DRAINAGE SWALE ALONG STREET FRONTAGE
EXISTING ROADWAY
3'-4" @ 3% GRADE 20' PAVED ROADWAY
DRIVEWAY PROFILE



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

FIRE DEPARTMENT LOCATED ON CORNER OF EAST FROM STREET
200 FEET OF BUILDING ENVELOPE



DESIGNED BY
WAYNE MILLER
 P.O. BOX 1424
 FREEDOM, CA 95018
 (916) 724-1982
 waynemiller@att.net

North Point Investments LLC, 4625 Emerald Street, Capitola, CA (415) 619-6200 APN-034-032-22

ELEVATIONS

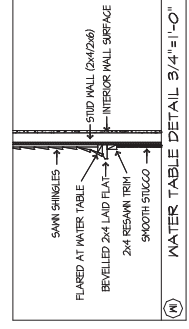
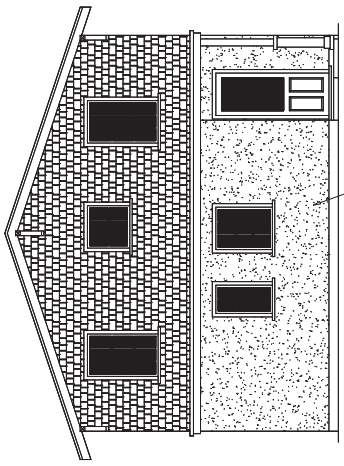
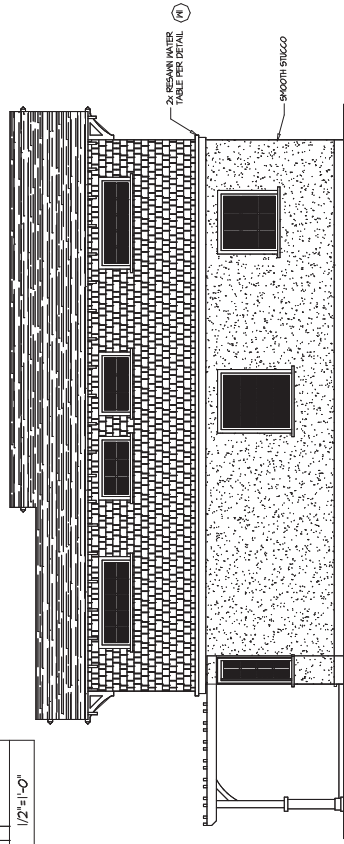
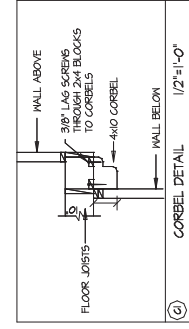
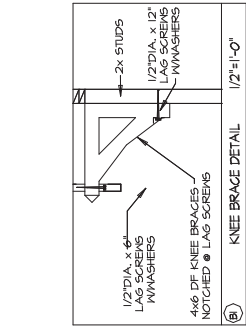
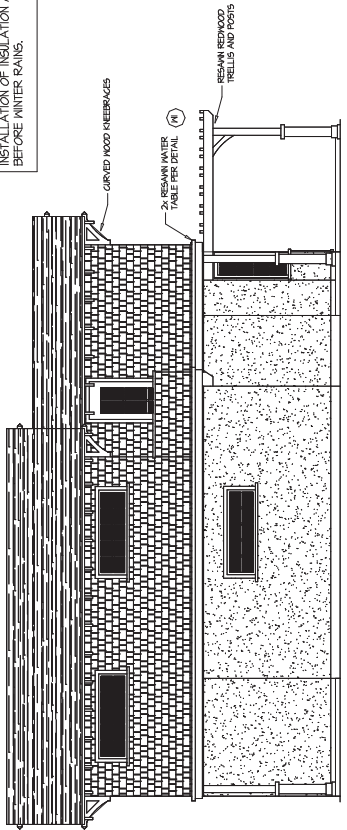
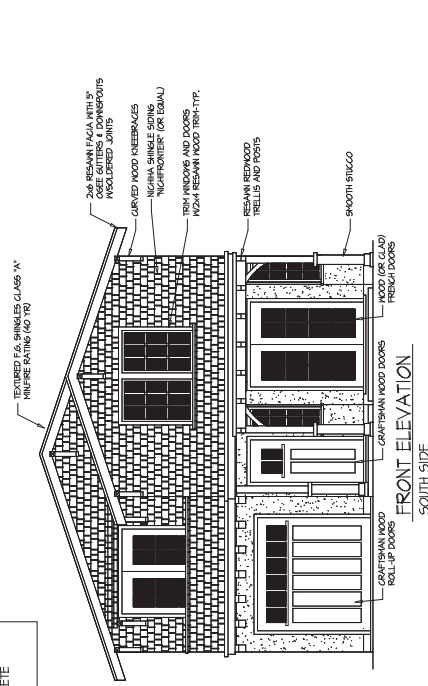
VERSION:
2-21-14

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

FILE NAME:
E01

B2
OF
3

NOTE:
 COVER ALL WALLS WITH 1/4" RESAWN GUY STRUCTURAL
 CROWN MOULDING WITH 6x5 @ 16" OC EDGES AND 1/4" OC
 FIELD WITH RESAWN BATTIS @ 16" OC OVER SIDING UNON.
 PLYWOOD SHALL RUN CONTINUOUS FROM TOP PLATE TO
 SILL PLATE AND ALL EDGES SHALL BE BLOCKED. PROVIDE
 1/8" EXPANSION JOINT AROUND ALL PLYWOOD PANELS.
 INSTALL WHOLE HOUSE WRAP UNDER SIDING.
 USE LOW OR NO V.O.C. EXTERIOR PAINTS OR STAINS.
 THE EXTERIOR SHALL BE WEATHER TIGHT PRIOR TO
 INSTALLATION OF INSULATION AND WORK COMPLETE
 BEFORE FINISH RAINS.



FRONT ELEVATION
SOUTH SIDE

LEFT ELEVATION
WEST SIDE

REAR ELEVATION
NORTH SIDE

RIGHT ELEVATION
EAST SIDE

NOTE:
 COVER ALL STUCCOED WALLS WITH 3/8" OSB BOARD
 (OR STRUCTURAL GUY PLYWOOD) NAILED WITH 8x5 @
 6" EDGES & 12" FIELD PER SECTION 2326.11.3
 PARAGRAPH 3 AND TABLES 23-II-B-1 & 23-II-B-2 AS
 A MINIMUM.
 OSB BOARD (OR PLYWOOD) SHALL RUN CONTINUOUS
 FROM TOP PLATE WITH TO SILL PLATE WITH ALL EDGES
 BLOCKED. PROVIDE EXPANSION JOINT AROUND ALL
 PANELS.

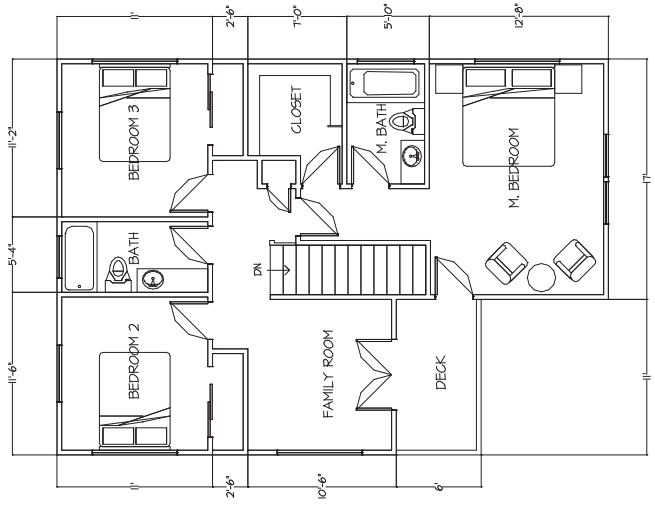
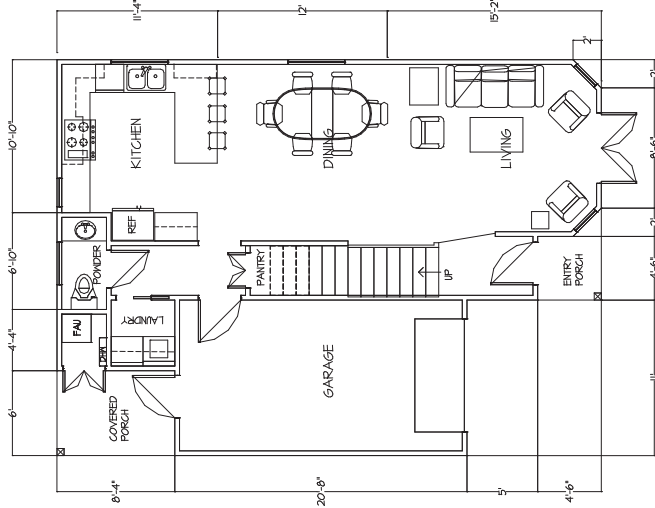


DESIGNED BY
WAYNE MILLER
 P.O. BOX 1424
 FREEDOM, CA 95018
 (916) 724-1892
 waynemillerdesign.com

North Point Investments LLC, 4625 Emerald Street, Capitola, CA (415) 619-6200 APN: 034-032-22

FLOOR PLANS

VERSION: 1-16-14	3B OF XX
SCALE: 1/4"=1'-0"	
FILE NAME: F07	



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From: [Bob Barrett](#)
To: [Cattan, Katie](#)
Cc: [Mick Routh](#)
Subject: 4605 and 4625 Emerald Street Project
Date: Friday, February 14, 2014 1:40:55 AM

Dear Ms. Cattan:

I am writing to comment on the proposal for construction of houses at 4605 and 4625 Emerald Street. My wife and I own and live in the house, at 4610 Crystal St, directly behind the proposed house at 4605 Emerald.

I have seen some drawings showing setbacks and rear-elevations for the two houses. In general, these seem to be fine proposals. I am concerned about the impact on privacy as these two-story buildings may have views directly into my yard. Needless to say, privacy in this neighborhood of small lots is always an issue. I think it is important to address this in the architecture of the proposed buildings, before there is a loss of privacy. Once the construction is finished any loss of privacy becomes permanent.

Therefore, I request that all 2nd story, rear facing windows in the two buildings be raised so that the lower edge is 5 feet from the floor. This will prevent views both from the proposed houses into neighboring yards and from neighboring yards into the house as well. This will be a good modification for the comfort of the present neighbors as well as for those who move into the new houses.

I will add that I have such an elevated window in my bedroom (though it is a first floor bedroom). I find it an advantage in that it does provide light, leaves wall space available for furniture and limits views into or out of the room.

It is my hope that the builder will find my request to be a simple and reasonable modification. With this change, I would have no further concerns about the proposal.

Thank you for considering my comments. I am living away from Capitola for the spring. I do not see my post office mail regularly. Please keep me advised on the Emerald Street project at my email address.

Thank you,

From: [Bob Barrett](#)
To: [Cattan, Katie](#)
Cc: [Wayne Miller](#); [Mick Routh](#); [PLANNING COMMISSION](#)
Subject: Comments on 4605 and 4625 Emerald Street Project
Date: Monday, February 24, 2014 3:49:54 AM

Dear Ms. Cattan:

On February 14th I submitted comments, by email, regarding privacy concerns that my wife and I have about the proposed houses at 4605 and 4625 Emerald Street. Since then I have had correspondence with Wayne Miller, the project manager, and have resolved some of our concerns. This email is intended as an update/modification of my previous comments.

With regard to the house at 4605 Emerald which is directly behind my house, Mr. Miller has informed me that he has modified the plan to raise the sill of the rear facing bathroom window to 5 feet. I am pleased with this modification as I think it will improve the privacy at my house as well as for the occupants of the new house. I do have one other request for that house.

The smaller 2nd-floor hallway window at the rear will have a view directly down into our bedroom through our sliding glass door. Therefore, we request the use of a textured glass in the hallway window. There are very nice glasses available that would make the view somewhat diffused and non-detailed while still allowing light, color and the feeling of the day to come through. These glasses can have attractive patterns that provide interest in themselves. I have submitted this request directly to Mr. Miller. I sent that to him just a few minutes ago so I have yet to hear his thoughts on this idea. However, if he is agreeable to installing textured glass in that hallway window, all my concerns about this project will be resolved.

Lastly, with regard to the house at 4625 Emerald I withdraw the comments of my previous email. I understand that the sill of the west-facing window of the 2nd floor back bedroom will be at 5 feet and that the rear facing window sills cannot be raised due to egress concerns. Given the orientation of windows in my house, I am satisfied that the proposal for 4625 does not result in any significant privacy loss at my house. I have no further concerns or comments about that one.

Thank you for your consideration of our concerns.

From: [Bob Barrett](#)
To: [Cattan, Katie](#); [PLANNING COMMISSION](#)
Cc: [Wayne Miller](#); [Judy Miller](#); [Mick Routh](#)
Subject: Comments on the Emerald Street Project
Date: Tuesday, February 25, 2014 7:07:18 AM

Dear Ms. Cattan:

Following is summary of the resolution of my concerns about the privacy impact of the proposed project at 4605 and 4625 Emerald Street.

I have had amiable correspondence with Wayne Miller, Project Manager, regarding my concerns about impacts on privacy at my house, located immediately behind 4605 Emerald at 4610 Crystal Street. I understand that he is agreeable to two modifications of the plans for 4605 Emerald to improve privacy at both my house and for the residents of this new house behind mine. These modifications are:

1. The sill of the window of the 2nd floor rear bathroom will be raised to 5 feet.
2. The 2nd floor hallway window at the rear will be fitted with a textured glass to obscure the view.

With these two modifications, my concerns about privacy are well addressed and I am happy to say that my wife and I look forward to the completion of this project and the elimination of the skunk habitat that has existed there for the past few years.

Sincerely,

Bob and Stephanie Barrett
4610 Crystal Street

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PROJECT APPLICATION #14-011
4605 EMERALD STREET, CAPITOLA
NEW SINGLE FAMILY HOME

COASTAL FINDINGS

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

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

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

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

- The proposed project is located at 4605 Emerald Street. 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 Emerald Street. 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 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 Emerald Street. 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 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 close proximity 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 a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the soquel creek water district.

(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.



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 6, 2014

SUBJECT: **4625 Emerald Street #14-012 APN: 034-032-22**
 Design Permit and Coastal Development Permit application to demolish an existing secondary dwelling unit and construct a new single-family home, located in the R-1 (Single-family) zoning district.
 This project requires a Coastal Development Permit which is not appealable to the California Coastal Commission.
 Environmental Determination: Categorical Exemption
 Property Owner: North Point Investments LLC
 Representative: Wayne Miller

APPLICANT PROPOSAL

The applicant submitted plans for a new 1,824 square-foot single-family home which require a Design Permit and a Coastal Development Permit for the property at 4625 Emerald Street. The project is located in the R-1 (Single-family) zoning district. Currently, a secondary dwelling unit is located on the property and the single-family home located at 4605 Emerald Street encroaches over the north property line. The owner owns both legal lots of record and will remove the existing home and secondary dwelling unit prior to building a new single-family home on each lot. A new single-family home requires approval of a Design Permit and Coastal Development Permit by the Planning Commission.

BACKGROUND

On February 13, 2014, the Architectural and Site Review Committee reviewed the application.

- City Design Representative Derek Van Alstine complimented the design and did not request any modifications.
- City Landscape Architect position was vacant.
- City Public Works Director Steve Jesberg notified the applicant that curb and gutter is required.
- City Building Inspector Brian Von Son notified the applicant that fire sprinklers are required.
- City Planner Katie Cattan requested that the elevations include labels of all exterior materials and that trees be added to the landscape plan. Staff received updated elevations and an updated landscape plan including three trees on each lot.

During the meeting, staff informed the applicant of public comment that was received regarding concern for the height of two bedroom windows on the second story rear elevation. Building Inspector Brian Von Son explained that in a residential application, the maximum sill height for the clear opening shall not be greater than 44". Every bedroom in a residence is required to have at least one emergency escape and rescue window. The minimum net clear opening is required to be 5.7 square feet for a second-story window. The minimum width for these windows shall be no less than 20" and

the minimum height shall be no less than 24". The "net clear opening", that is the operable portion of the window, does not include fixed fenestration. The bedroom windows are at the required 44" maximum to comply with the building code requirement for egress.

DISCUSSION

The property is located in the Jewel Box neighborhood of Capitola. The Jewel Box neighborhood is dominated by single-family homes with a few historic homes, secondary dwelling units, and multi-family apartments. A secondary dwelling unit is located on the property at 4625 Emerald Street and the single-family home located at 4605 Emerald Street encroaches over the north property line. The existing secondary dwelling unit and the encroachment from the neighboring single-family home at 4605 Emerald Street must be removed prior to building permit approval.

Site and Structural Data

The project conforms with all R-1 (single-family) zoning district standards, as follows:

Floor Area Ratio (FAR)		
Lot Size		3,200 sq. ft.
Maximum FAR Allowed	57%	1,824 sq. ft.
Proposed FAR	57%	1,824 sq. ft.
Proposed Square Footage		
Home		1,597 sq. ft.
Garage		227 sq. ft.
	Total Existing	1,824 sq. ft.
Set Backs		
	R-1 District	Proposed
Front Yard	15'	24' 6"
Rear Yard	16' (20% lot depth)	16'
Side Yard	4' (10% lot depth)	6'
Building Height		
	R-1 District	Proposed
Residential	25'-0"	25'
Parking		
	Required	Proposed
Residential up to 2000 sq. ft.)	2 spaces total, 1 covered	1 covered 2 uncovered

Architecture and Site Considerations

Municipal Code section 17.63.090 lists the considerations reviewed by the Planning Commission within a Design Permit application. Staff has underlined the relative architecture and site considerations below followed by a staff analysis. Conditions of approval have been added to address the additional requirements for curb and gutter and fire sprinklers as identified during the Architecture and Site Review meeting which will be reviewed for compliance at time of submittal of building plans.

17.63.090(C) Landscaping

1. The location, height and materials of walls, fences, hedges, trees and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development.
2. The planting of groundcover or other landscape surfacing to prevent dust and erosion.
3. The prevention of unnecessary destruction of existing healthy trees.
4. Usable open space shall be reviewed both with respect to area and quality of landscape development:

Staff Analysis: The applicant submitted a joint landscape plan for the homes at 4605 and 4625 Emerald Street. The plan for 4625 includes one olive tree and one magnolia tree in the front yard, a Meyer lemon in the rear yard, a mix of perennials along the front property line, white dawn "Rosa" to climb the trellis, and a turf patio buffalo grass lawn. §12.12.190(C) identifies the goal of the city is to reach and maintain at least fifteen percent tree coverage per lot on an on-going basis. The Planning Commission has the discretion to require additional trees during permit review. The application does not show any existing trees on the site.

17.63.090(D) Site Layout:

1. The orientation and location of buildings, decks or balconies, and open spaces in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the buildings with adjacent development such that privacy of adjacent properties is maintained;

Staff Analysis: The home was designed with consideration to privacy and does not include a second story deck on the rear façade. The two bedroom windows on the second story rear elevation are built to the 44" height to comply with egress requirements.

17.63.090(F). Considerations relating to architectural character:

1. The suitability of the building for its purpose,

2. The appropriate use of materials to insure compatibility with the intent of the title;

Staff Analysis: The new single-family home is a craftsman style design. Exterior materials include stucco on the first story and fiber cement shingle siding on the second story. The home includes a low pitched, gabled roof design with wide eave overhangs. Additional architectural details include corbels in the front and rear roof soffit and decorative false roof rafters under the side soffit. The home is oriented toward the street with a double French doors accessed under a large garden trellis. There are three squared pier column, one by the recessed single door entry and two supporting the trellis. All doors will be wood or wood clad, including a wood garage door. Vinyl windows are proposed. The proposed design and materials are compatible with the surrounding homes in the neighborhood.

CEQA REVIEW

Section 15303(a) of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone. This project involves construction of a new single-family residence subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

PUBLIC COMMENT

Public comment was received from an adjacent property owner regarding the windows on the second story rear elevation. (Attachment C) The neighbor was informed that window height in the bedroom cannot exceed 44 inches pursuant to building code regulations. With the updated information, the neighbor was satisfied with the proposal.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #14-012 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a 1,824 square-foot single-family home. The maximum Floor Area Ratio for the 3200 square foot property is 57% (1,824 square feet). The total FAR of the project is 57% with a total of 1,824 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 March 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for 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, plans must show compliance with curb and gutter requirements and fire sprinkler requirements. Existing overhead utility lines are required to be placed underground to the nearest utility pole.
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, the existing secondary dwelling unit and the encroachment from the neighboring single-family home at 4605 Emerald Street must be removed from the property.
8. 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 the irrigation systems.
9. Prior to issuance of building permit, all Planning fees associated with permit #14-012 shall be paid in full.
10. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.

15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of 9 p.m. and 7:30 a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between 9 a.m. and 4 p.m. or emergency work approved by the building official. §9.12.010B
17. 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.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the new single-family home. The project conforms to the development standards of the R-1 (Single-Family) Zoning Districts. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the new single-family home. The project conforms to the development standards of the R-1 (Single-Family) Zoning Districts. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed single-family residence compliments the

existing single-family homes in the neighborhood in use, mass and scale, materials, height, and architecture.

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

Section 15303(a) of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone. This project involves construction of a new single-family residence subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS

- A. Project Plan
- B. Landscape Plan
- C. Public Input
- D. Coastal Findings

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

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From: [Bob Barrett](#)
To: [Cattan, Katie](#)
Cc: [Mick Routh](#)
Subject: 4605 and 4625 Emerald Street Project
Date: Friday, February 14, 2014 1:40:55 AM

Dear Ms. Cattan:

I am writing to comment on the proposal for construction of houses at 4605 and 4625 Emerald Street. My wife and I own and live in the house, at 4610 Crystal St, directly behind the proposed house at 4605 Emerald.

I have seen some drawings showing setbacks and rear-elevations for the two houses. In general, these seem to be fine proposals. I am concerned about the impact on privacy as these two-story buildings may have views directly into my yard. Needless to say, privacy in this neighborhood of small lots is always an issue. I think it is important to address this in the architecture of the proposed buildings, before there is a loss of privacy. Once the construction is finished any loss of privacy becomes permanent.

Therefore, I request that all 2nd story, rear facing windows in the two buildings be raised so that the lower edge is 5 feet from the floor. This will prevent views both from the proposed houses into neighboring yards and from neighboring yards into the house as well. This will be a good modification for the comfort of the present neighbors as well as for those who move into the new houses.

I will add that I have such an elevated window in my bedroom (though it is a first floor bedroom). I find it an advantage in that it does provide light, leaves wall space available for furniture and limits views into or out of the room.

It is my hope that the builder will find my request to be a simple and reasonable modification. With this change, I would have no further concerns about the proposal.

Thank you for considering my comments. I am living away from Capitola for the spring. I do not see my post office mail regularly. Please keep me advised on the Emerald Street project at my email address.

Thank you,

From: [Bob Barrett](#)
To: [Cattan, Katie](#)
Cc: [Wayne Miller](#); [Mick Routh](#); [PLANNING COMMISSION](#)
Subject: Comments on 4605 and 4625 Emerald Street Project
Date: Monday, February 24, 2014 3:49:54 AM

Dear Ms. Cattan:

On February 14th I submitted comments, by email, regarding privacy concerns that my wife and I have about the proposed houses at 4605 and 4625 Emerald Street. Since then I have had correspondence with Wayne Miller, the project manager, and have resolved some of our concerns. This email is intended as an update/modification of my previous comments.

With regard to the house at 4605 Emerald which is directly behind my house, Mr. Miller has informed me that he has modified the plan to raise the sill of the rear facing bathroom window to 5 feet. I am pleased with this modification as I think it will improve the privacy at my house as well as for the occupants of the new house. I do have one other request for that house.

The smaller 2nd-floor hallway window at the rear will have a view directly down into our bedroom through our sliding glass door. Therefore, we request the use of a textured glass in the hallway window. There are very nice glasses available that would make the view somewhat diffused and non-detailed while still allowing light, color and the feeling of the day to come through. These glasses can have attractive patterns that provide interest in themselves. I have submitted this request directly to Mr. Miller. I sent that to him just a few minutes ago so I have yet to hear his thoughts on this idea. However, if he is agreeable to installing textured glass in that hallway window, all my concerns about this project will be resolved.

Lastly, with regard to the house at 4625 Emerald I withdraw the comments of my previous email. I understand that the sill of the west-facing window of the 2nd floor back bedroom will be at 5 feet and that the rear facing window sills cannot be raised due to egress concerns. Given the orientation of windows in my house, I am satisfied that the proposal for 4625 does not result in any significant privacy loss at my house. I have no further concerns or comments about that one.

Thank you for your consideration of our concerns.

From: [Bob Barrett](#)
To: [Cattan, Katie](#); [PLANNING COMMISSION](#)
Cc: [Wayne Miller](#); [Judy Miller](#); [Mick Routh](#)
Subject: Comments on the Emerald Street Project
Date: Tuesday, February 25, 2014 7:07:18 AM

Dear Ms. Cattan:

Following is summary of the resolution of my concerns about the privacy impact of the proposed project at 4605 and 4625 Emerald Street.

I have had amiable correspondence with Wayne Miller, Project Manager, regarding my concerns about impacts on privacy at my house, located immediately behind 4605 Emerald at 4610 Crystal Street. I understand that he is agreeable to two modifications of the plans for 4605 Emerald to improve privacy at both my house and for the residents of this new house behind mine. These modifications are:

1. The sill of the window of the 2nd floor rear bathroom will be raised to 5 feet.
2. The 2nd floor hallway window at the rear will be fitted with a textured glass to obscure the view.

With these two modifications, my concerns about privacy are well addressed and I am happy to say that my wife and I look forward to the completion of this project and the elimination of the skunk habitat that has existed there for the past few years.

Sincerely,
Bob and Stephanie Barrett
4610 Crystal Street

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: March 6, 2014

SUBJECT: **507 PLUM STREET/
712 CAPITOLA AVENUE #14-020 APN: 036-062-14**
Amendment to an approved design permit for a detached single-car garage in
the CN (Neighborhood Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Terry Evan David, filed 2/04/2014
Representative: Dennis Norton

APPLICANT'S PROPOSAL

The applicant is proposing to construct a 510 square-foot detached one-car garage at 507 Plum Street in the CN (Neighborhood Commercial) zoning district. The subject property is currently developed with a one-story, single-family residence. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

BACKGROUND

The Planning Commission has previously reviewed and approved two separate applications for the property at 507 Plum St. At the May 3, 2012, hearing the Planning Commission approved a proposal for an attached two-car garage addition to the residence. The applicant did not build the approved garage. A year later at the July 18, 2013, meeting the commission approved an application for the construction of a second dwelling unit to be located above a two-car garage that will be attached to the existing single-family residence. Again, the applicant did not build the approved garage and second-story residence. The application being presented before you today is for a single-car detached garage. The project is going before the Planning Commission again because of a new design to the garage and the orientation of the roof.

DISCUSSION

Residential/commercial mixed development is a principally permitted use within the Neighborhood Commercial (CN) zoning district. The residential/commercial mixed development contains both a single-family house and a commercial building. The commercial office building is not being modified with the proposal. The project involves a revision to the previously approved garage addition. The proposed detached single-car garage will open to the east and be accessed from the existing driveway. Tongue and Groove (T&G) "Hardy" siding will be used for the exterior of the garage's walls, which will match the design of the existing residential unit. The garage meets the minimum interior dimensions (10'x20') for a single-car garage, as well as providing the minimum backup space of 24'. All CN development standards are being met, including setbacks, parking, lot coverage and height.

Site and Structural Data

		Existing Coverage
Lot Size		12,034 sq. ft.
Existing	20%	2,416 sq.ft.
Proposed	24%	2,926 sq.ft.
CN District	n/a	No maximum lot coverage.

	<u>Existing Square Footage</u>	<u>Proposed Square Footage</u>
First Floor	1,356	1,356
Garage	n/a	510
Total Residential	1,356	1,866
Commercial	1,060	1,060
SITE TOTAL	2,416	2,926

Building Height

	CN District	Existing Residential	Proposed Garage
Residential	27'-0"	15'-0"	14'-11"

Parking

Section 17.51.130

	Required	Existing	Proposed
Residential	2 spaces 1 uncovered, 1 covered	4 spaces, uncovered	3 spaces, uncovered 1 space, covered
Commercial	5 spaces	5 spaces	5 spaces

Setbacks

Section 17.24.112-116

		Required	Existing	Proposed
Front Yard	1 st Story	15'	65' to residence	65' to new addition
Rear Yard	1 st Story	24'-9"	15' to residence	30'-5" to addition
Side Yard	1 st Story	9'-9" (l) & (r)	32'-2" (l) & 26'-11"(r)	9'-9" (l) & 26'-11" (r)

Architectural and Site Review

The Architectural and Site Review Committee reviewed the previous two applications for 507 Plum Street before they went to the Planning Commission. Due to the relatively minor change involved with the subject application, the proposal was not reconsidered by the Committee.

Utilities

The applicant has requested an exception to the requirement to underground existing overhead utility lines. Per Municipal Code §17.81.180, new residential construction or any residential remodels that result in an increase of 25% or greater of the existing square footage shall be required to place existing overhead utility line underground to the nearest utility pole. An exception to this requirement can be made by the Planning Commission if it is determined that a hardship exists, primarily for environmental reasons and not financial hardship. The existing overhead service is approximately 10' from the new meter location and is not obstructed with any environmental constraint. Due to the application not meeting the exception requirements for undergrounding utilities, staff recommends denial of the exception request.

Nonconforming

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

RECOMMENDATION

Staff recommends the Planning Commission **approve** application #14-020, subject to the following conditions and findings:

CONDITIONS

1. The project approval consists of construction of a 510 square-foot detached garage. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for 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. At time of submittal for building permit, plans must show that existing overhead utility lines will be placed underground to the nearest utility pole.
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. The existing front and side yard landscaping shall be retained. If the landscaping is removed, the applicant shall submit a landscape plan to the Community Development Department for approval. The landscape plan will include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. The new yard landscaping will be required to be installed prior to final building occupancy.
8. Prior to issuance of building permit, all Planning fees associated with permit #14-020 shall be paid in full.
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 issuance of building permits, the garage must comply with the firewall standards of the IBC.
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 9 p.m. and 7:30 a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between 9 a.m. and 4 p.m. or emergency work approved by the building official. §9.12.010B
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.

FINDINGS

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. The project conforms to the development standards of the CN (Neighborhood Commercial) Zoning District, and carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. The project conforms to the development standards of the CN (Neighborhood Commercial) Zoning District, and will not have a negative impact on the character and integrity of the neighborhood. The proposed garage compliments the existing neighborhood commercial district in use, mass and scale, materials, height, and architecture.

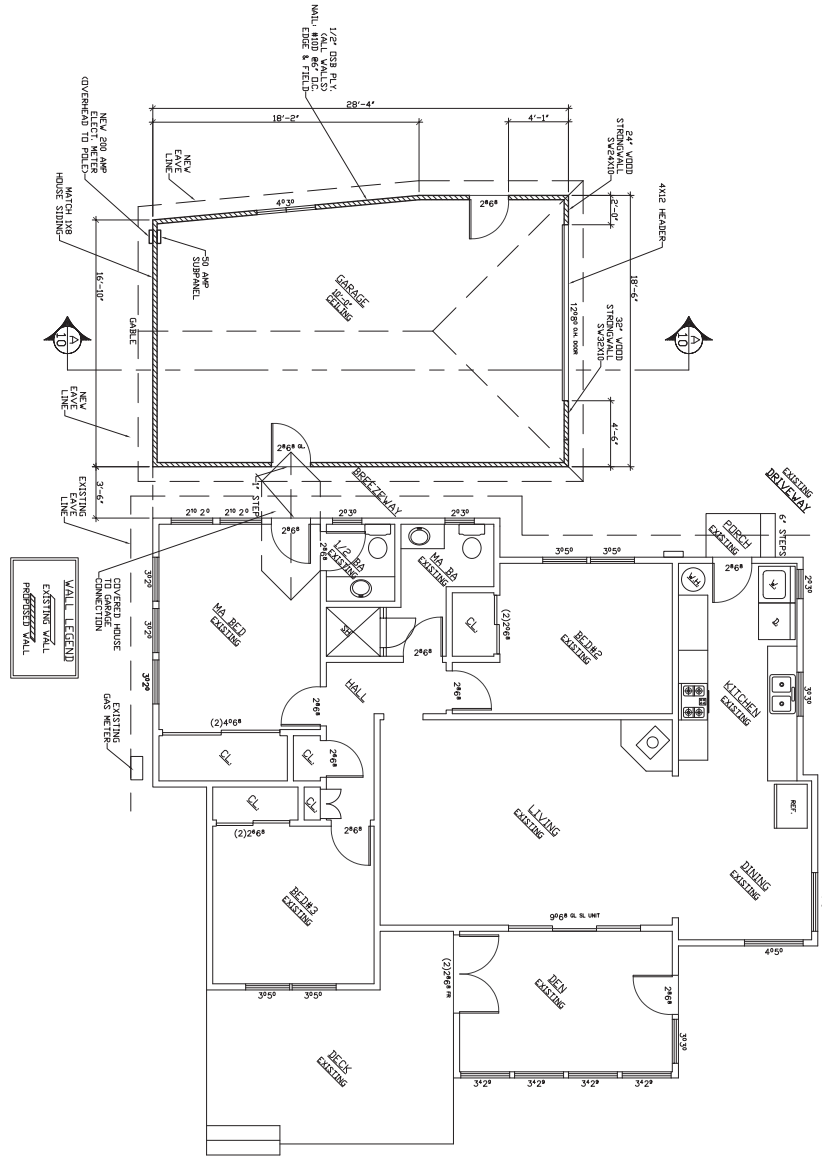
C. This project is categorically exempt under Section 15301(e)(2) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15301(e)(2) of the CEQA Guidelines exempts additions to structures that are less than 10,000 square feet if the project is in an area where all public facilities are available to allow for the development and the project is not located in an environmentally sensitive area. This project involves an amendment to a previously approved design permit to allow construction of a detached one-car garage instead of an attached two-car garage that is considered infill development. No adverse environmental impacts were discovered during review of the proposed project

Report Prepared By: Ryan Safty
Assistant Planner

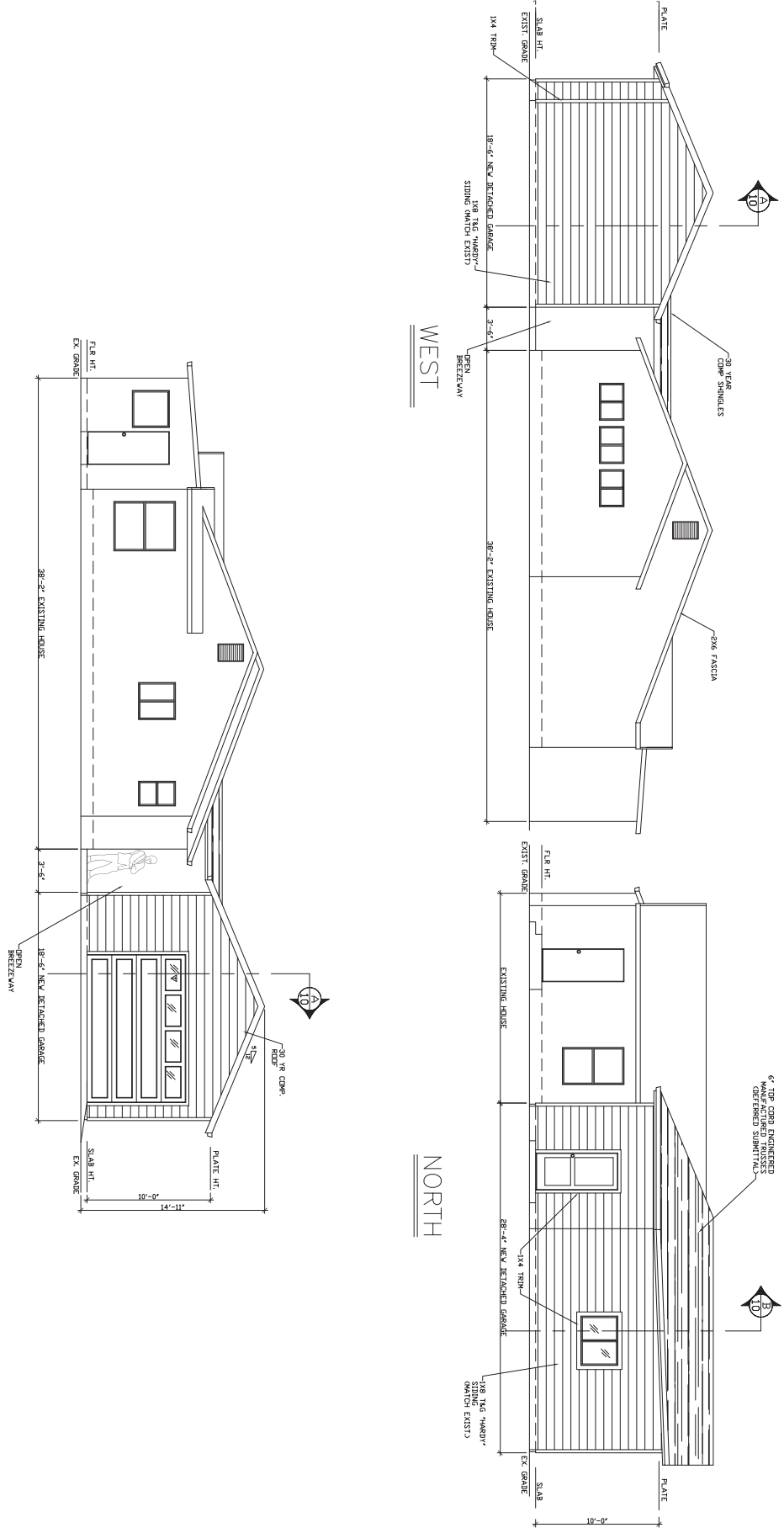
ATTACHMENTS

- A. Project Plans
- B. Construction Cost Breakdown



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

SHEET 3 OF 4 SHEETS	DATE: 01/31/14 JOB NO. PLUM SCALE: 1/4"=1'-0" DRAWN: GGS	NEW GARAGE FLOORPLAN	DENNIS NORTON HOME DESIGN AND PROJECT PLANNING 712 C CAPITOLA AVE CAPITOLA, CA. 95010 831 476 2616 FAX: 476 2616	DAVID RESIDENCE 507 PLUM ST. CAPITOLA, CA 95010 APN 036-062-14	REVISIONS: NO. DESCRIPTION 1 2 3 4 5 6 7 8 9 10
	TERRY OWENS ARCHITECT 507 PLUM ST. CAPITOLA, CA 95010				



ELEVATIONS
 1/4"=1'-0"
 NOTE: ▽ = TEMPERED GLASS

REVISIONS	BY	DATE

DAVID RESIDENCE
 507 PLUM ST.
 CAPITOLA, CA 95010
 APN 036-062-14

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

**NEW GARAGE
 ELEVATIONS**

DATE: 02/17/14
 JOB: CAPITOLA
 DRAWN: GG
 SCALE: 1/4"=1'-0"
 SHEET: 4
 OF 4 SHEETS

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2-22-2014

Capitola Community Development Department

Re: 507 Plum Street, Capitola

Terry David Residence

Existing Single Story Residence 1356 Square Foot

Existing Offices 1,060 Square foot

Total existing structures 2,416 Square Foot

\$150.00 a square foot X 2,416 square foot = \$ 362,400.00

Proposed garage addition 510 square foot

\$ 150.00 a square foot X 510 square foot = \$ 76,500

Total % of cost (proposed to existing) = 21%

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 6, 2014

SUBJECT: **2001 40th Avenue #14-029 APN: 034-512-02**
 Conditional Use Permit for a Pure Barre Capitola Fitness Studio in the CC (Community Commercial) Zoning District.
 This project is not located within the Coastal Zone.
 Environmental Determination: Categorical Exemption
 Property Owner: Lockwood Epping Properties
 Representative: Ashley Weaver, filed 02/14/2014

APPLICANT PROPOSAL

The applicant submitted a Conditional Use Permit to operate a fitness studio within an existing commercial space located at 2001 40th Avenue, in the CC (Community Commercial) zoning district. The use will replace the Jenny Craig that previously occupied the space. The proposed use is consistent with the General Plan and Zoning Ordinance with the issuance of a Conditional Use Permit.

DISCUSSION

The applicant is proposing to lease 1,872 square feet of commercial space to operate Pure Barre Capitola. The property is located on the corner of 40th Avenue and Clares Street behind the Burger King. The area is dominated by commercial establishments with residential development to the north and east. The applicant provided the following information on the existing uses within the multi-use building:

- SalonCentric (4,719 sf). Hours of operation: Mon/Wed 8 am – 7 pm; Tues/Thurs/Fri 8 am – 6 pm; Sat, 8 am – 4 pm. (Wholesaler/warehouse; not open to the public)
- Keparé Salon (1,491 sf). Hours of operation: Mon to Thurs, 9 am – 5 pm; Fri/Sat, 9 am – 3 pm and by appointment
- Michale Raffo, DDS (1,576 sf). Hours of operation: Mon to Thurs, 8 am – 5 pm; Fri, 8am – 12 pm
- Manpower (2,369 sf). Hours of operation: Mon to Fri, 8 am – 5 pm

Conditional Use Permit

A fitness studio is considered a *specialized school* within the Capitola Municipal Code. A specialized school requires a Conditional Use Permit (CUP) within the CC (Community Commercial) zoning district. In considering an application for a CUP, the Planning Commission must give due regard to the nature and condition of all adjacent uses and structures. The municipal code lists additional requirements and review criteria for some uses within the CUP consideration (§17.60.030). There are no additional requirements for specialized schools within the ordinance. In issuing the CUP for the specialized school, the Planning Commission may impose requirements and conditions with respect

to location, design, siting, maintenance and operation of the use as may be necessary for the protection of the adjacent properties and in the public interest.

The fitness studio is proposing to offer approximately 25 classes per week in the mornings and early evenings. They anticipate an average of 13 students per class. Classes are proposed daily between the hours of 6 am – 11 am in the mornings and 4:30 pm to 8 pm in the evenings. In addition to fitness classes, they plan to have a retail boutique that provides fitness apparel, accessories, and Pure Barre merchandise.

Noise

Interior layout and future improvements are proposed within the existing tenant space to mitigate amplified sound during classes. The reception area, locker room, office, and bathroom are located along the west internal wall adjacent to the salon. The amplified sound will be within the studio which is located adjacent to multiuse building's common area, bathrooms, and storage. The studio will be sound proofed during construction. All demising walls will be constructed with 6 inch metal studs extending tight to the overhead structure. Both sides of the demising walls shall have QuiteRock 545 gypsum wall boards (or equivalent) extending to the ceiling. All demising walls will have 2 Thermafiber Sound Zero insulation (or equivalent) extending to underside of the structure.

Parking

§15.51.130(G) within the parking section of the zoning ordinance requires that a *school* provide one parking space for each employee, including teachers and administrators, plus additional spaces as determined by the Planning Commission to be adequate for student and visitor parking. Each regular space must be a minimum of nine feet by eighteen feet. Forty percent of the spaces may be compact spaces of eight feet by sixteen feet.

Pure Barre will have 1 to 2 employees at any given time and an average of 13 participants per class. The property has 44 non-exclusive parking spaces on site, 3 of which are ADA compliant. The applicant provided a parking demand analysis based upon Institute of Transportation Engineers (ITE) land uses. The study identified that peak demand for the combined uses within the center is 40 spaces. The study also identified that 37 parking spaces total are required for the center per the City of Capitola Municipal Code. The study concluded that the parking demand generated by the proposed use can be met within the existing onsite parking.

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 a fitness studio use occupying an existing commercial space formerly occupied by an office business. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission approve application #14-029, subject to the following conditions and based upon the following findings:

CONDITIONS

1. The project approval consists of a Conditional Use Permit to operate a fitness studio (specialized school) within an existing commercial space located at 2001 40th Avenue. No modifications to the exterior of the structure are proposed within the application. Any significant modifications to the size or exterior appearance of the existing design require approval of a Design Permit by the Planning Commission.
2. Parking for the proposed fitness studio must be accommodated within the onsite parking.

3. The reception area, locker room, office, and bathroom are located against the west internal wall adjacent to the existing salon. The amplified sound will be within the studio which is adjacent to multiuse buildings common area, bathrooms, and storage. This layout must be maintained within future construction documents to mitigate impacts of noise on adjacent businesses.
4. Sound proofing must be installed as proposed within the submittal documents. Specifically, all demising walls will be constructed with 6 inch metal studs extending tight to the overhead structure. Both sides of the demising walls shall have QuiteRock 545 gypsum wall boards (or equivalent) extending to the overhead structure. All demising walls will have 2 Thermafiber Sound Zero insulation (or equivalent) extending to underside of the structure.
5. Prior to installation of a sign, the applicant shall obtain approval for a Sign Permit through the Community Development Department.
6. The applicant shall obtain a business license from the City of Capitola prior to operating the business.
7. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.
8. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
9. The conditional use permit will expire in the case where the conditional use permit has not been used within two years after the date of granting thereof. Any interruption or cessation beyond the control of the property owner shall not result in the termination of such right or privilege. A permit shall be deemed to have been "used" when actual substantial, continuous activity has taken place upon the land pursuant to the permit.

FINDINGS

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

Community Development Department Staff and the Planning Commission have reviewed the application and determined that the proposed business may be granted a conditional use permit within the CC Zoning District. The use meets the intent and purpose of the Community Commercial Zoning District. Conditions of approval have been included to ensure that the use is consistent with the Zoning Ordinance and General Plan.

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

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

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

The proposed project involves a fitness studio use occupying an existing commercial space formerly occupied by an office business. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

ATTACHMENTS

- A. Project Submittal
- B. Parking Study

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

P:\Planning Commission\2014 Meeting Packets\03-06-14 Planning Commission\14-029 2001 41st Avenue



Capitola, CA

Proposed Location:

2001 40th Avenue, Capitola, CA 95010
Applicant: Ashley Weaver for PB Capitola, LLC
Property Owner: Lockwood Epping Properties

Project Description:

Pure Barre Capitola (PBC) will be a first-class workout studio offering its patrons a unique, total body workout. The 55-minute classes are taught by certified instructors and utilize the ballet barre to perform small, isometric movements, which burn fat, sculpt muscles and create long, lean physiques. At this time, there are no dedicated barre workout studios in Santa Cruz County and few competitors offering a similar workout method. PBC will provide the area with the only exercise program of its kind. PBC's warm and inviting studio will also offer a retail boutique featuring exercise apparel, accessories and Pure Barre branded merchandise.

PBC will use PB Franchising, LLC's business system (Pure Barre) and will receive the full benefits of being part of a national franchise system. Pure Barre is the largest, most established barre franchise in the nation, with 200 studios across the country. There are currently seven Pure Barre locations in Northern California – Los Gatos, Palo Alto, Burlingame, San Francisco (2), Mill Valley and Sonoma.





Capitola, CA

Hours of Operation:

The Pure Barre studio will be open varying hours based on the class schedule.

- Monday: 8 am to 11 am, 5:15 pm to 8:15 pm
- Tuesday: 8 am to 11 am, 4 pm to 7 pm
- Wednesday: 5:45 am to 7:15 am, 8 to 11 am, 5:15 pm to 8:15 pm
- Thursday: 8 am to 11 am, 4 pm to 7 pm
- Friday: 5:45 am to 7:15 am, 8 to 11 am, 5:15 pm to 8:15 pm
- Saturday: 8 am to 11 am
- Sunday: 9:15 am to 11:30 am

PURE BARRE CAPITOLA CLASS SCHEDULE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6:00 AM			6:00 AM Pure Barre		6:00 AM Pure Barre		
7:00 AM							
8:00 AM	8:30 AM Pure Barre	8:30 AM Pure Barre	8:30 AM Pure Barre	8:30 AM Pure Barre	8:30 AM Pure Barre	8:30 AM Pure Barre	
9:00 AM	9:45 AM Pure Barre	9:45 AM Pure Barre	9:45 AM Pure Barre	9:45 AM Pure Barre	9:45 AM Pure Barre	9:45 AM Pure Barre	9:45 AM Pure Barre
10:00 AM							10:15 AM Pure Barre
11:00 AM							
12:00 PM							
1:00 PM							
2:00 PM							
3:00 PM							
4:00 PM		4:30 PM Pure Barre		4:30 PM Pure Barre	4:30 PM Pure Barre		
5:00 PM	5:45 Pure Barre	5:45 Pure Barre	5:45 Pure Barre	5:45 Pure Barre			
6:00 PM							
7:00 PM	7:00 PM Pure Barre		7:00 PM Pure Barre				

**Class schedule subject to change.*



Capitola, CA

Planning Considerations:

Adjacent uses and structures

The multi-use center includes the following tenants:

- SalonCentric (4,719 sf): Mon/Wed, 8 am-7 pm; Tues/Thurs/Fri, 8 am-6 pm; Sat, 8 am-4 pm (*Note: wholesaler/warehouse; not open to the public*)
- Kepare Salon (1,491 sf): Mon to Thurs, 9 am-5 pm; Fri/Sat, 9 am-3 pm and by appointment
- Michael Raffo, DDS (1,576 sf) : Mon to Thurs, 8 am-5 pm; Fri, 8 am-12 pm
- Manpower (2,369 sf): Mon to Fri, 8 am-5 pm

Parking

Parking was a primary consideration when selecting a site for PBC. There is ample parking to support Pure Barre without interruption to existing businesses or residential areas. Pure Barre will have 1-2 employees and an average of 13 participants per class.

- There property has 44 non-exclusive parking spaces, which includes three handicapped spaces.
- There is 4-hour street parking on 40th Avenue. With 55-minute classes, 4-hour parking is sufficient time for Pure Barre patrons.
- The location is accessible using the Santa Cruz METRO. The Capitola Mall Transit Center is a 0.2-mile walk from 2001 40th Ave.
- Pure Barre classes are scheduled heavily at off-peak hours, and many of the adjacent businesses are closed during class times.
- The surrounding mixed-use commercial also has sufficient parking and peak-use hours are varied due to the varying nature of the businesses, which includes office, retail, medical and fast-food restaurant. The nearest businesses are the EDD office with 42 spaces and Pier 1 with 54 spaces. All surrounding parking spaces are non-exclusive.
- The property is updated so that parking and thoroughfares are ADA compliant.

Sound

Pure Barre classes use amplified sound. All precautions are taken during construction for studio soundproofing. Further, the interior layout of PBC will be designed in consideration of building co-tenants, with the studio adjacent to shared common area and storage. Pure Barre studios are commonly found in shopping centers and mixed-use commercial areas without noise disruption for surrounding businesses.

Following are construction specifications as given by the Franchisor: All demising walls to be constructed with 6" metal studs extending tight to overhead structure. Both sides of the demising walls shall have QuiteRock 545 (or equivalent) gypsum wallboard to overhead structure. All demising walls to have 2", Thermafiber SoundZero insulation (or equivalent) extending to underside of structure.



Capitola, CA

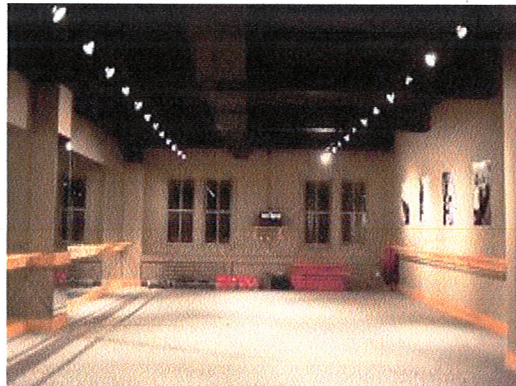
Sample Studio Design:

The following images show examples studio and retail space design and exterior signage.

Retail space:



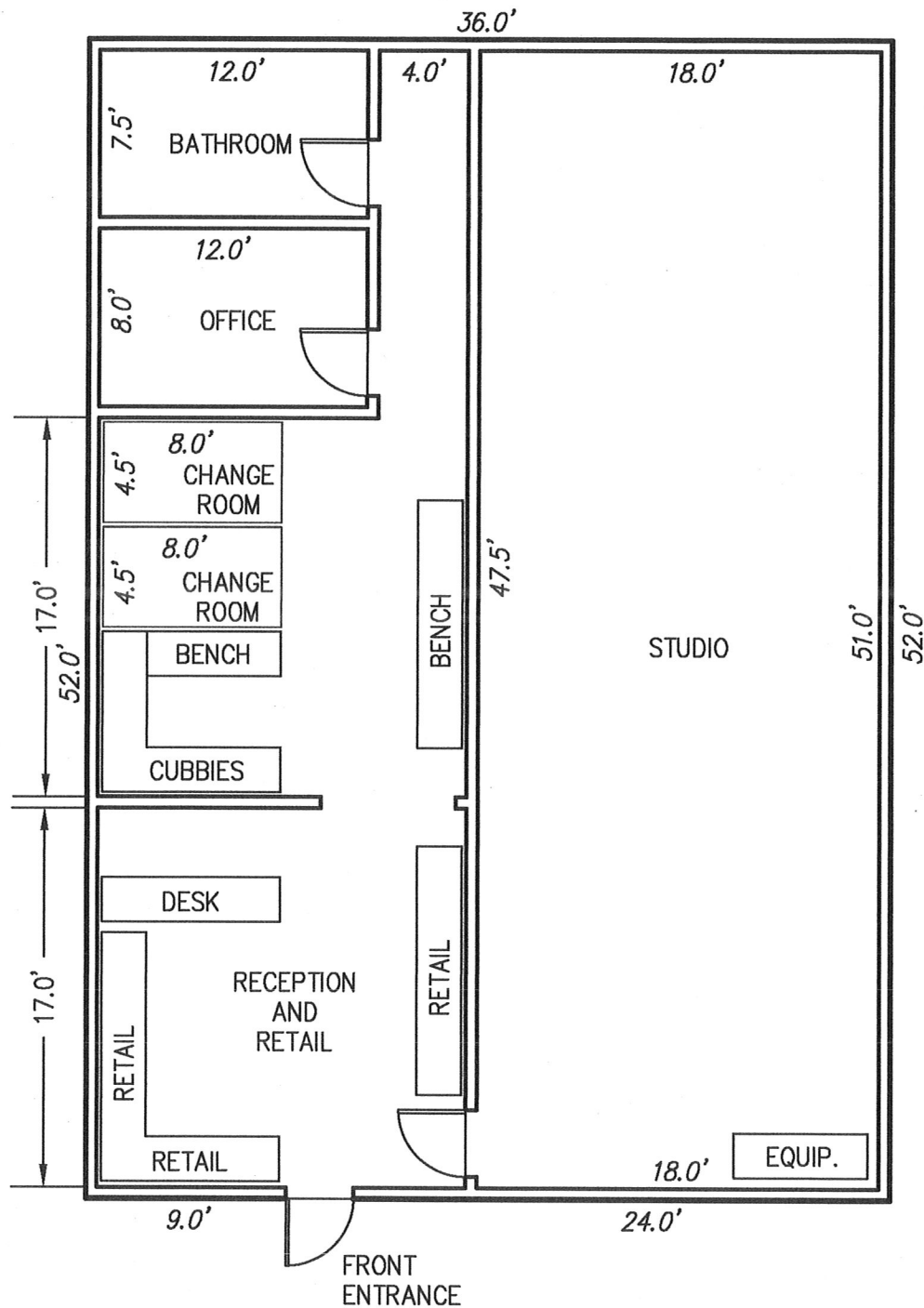
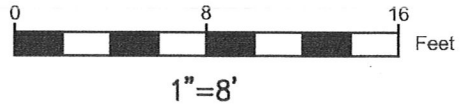
Studio Interior:



Exterior Sign:



Signs will be made to comply with City of Capitola Municipal Codes and sign program.



PARKING LOT

SEXTON SITE PLANS

ryan.sexton@mac.com

DATE: 9/23/13
SCALE: 1"=8'

**INTERIOR LAYOUT
CAPITOLA PURE BARRE
CAPITOLA**





CA

SHEET

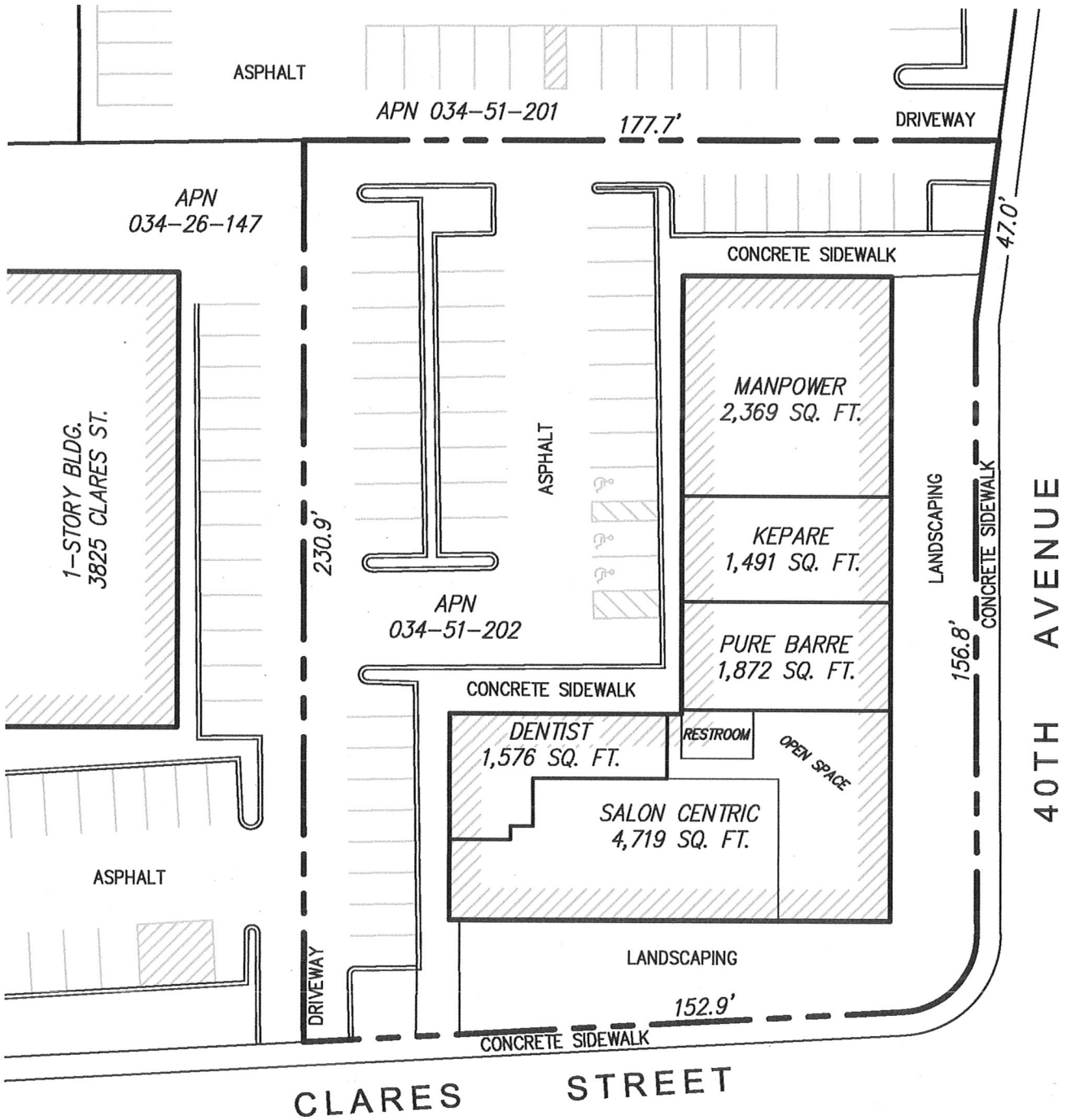
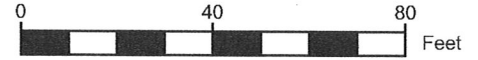
1

OF 1 SHEETS

LEGEND

-  BUILDING
-  CURB LINE
-  SUBJECT PROPERTY LINE
-  OTHER PROPERTY LINE

ONSITE PARKING NOTES
 45 REGULAR PARKING SPACES
 3 ACCESSIBLE SPACES



SEXTON SITE PLANS

ryan.sexton@mac.com

DATE: 2/14/14
 SCALE: 1"=40'

SITE PLAN
 2001 40TH AVENUE
 CAPITOLA PURE BARRE
 CAPITOLA CA

SHEET

1

OF 1 SHEETS



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**PARKING ANALYSIS
FEBRUARY 25, 2014**

Introduction

The purpose of this report is to document the findings of a parking analysis for 2001 40th Avenue, Capitola, California 95010. The objective of this analysis is to provide a realistic estimate of peak parking demand within the mixed-use complex and to determine if there is sufficient parking for existing uses and the proposed project. The proposed project, Pure Barre, is a 1,872 square-foot fitness studio that requires use of the on-site parking facilities.

Methodology

Parking demand rates published by the Institute of Transportation Engineers (ITE) in *Parking Generation, 4th Edition* are industry standards and allow the calculation of parking demand using empirical information derived from a variety of parking use studies. *Parking Generation* is generally regarded as the best source for measured parking demands. The ITE provides average and 85th percentile usage rates for individual land uses. To be conservative for the purposes of this analysis and to give a higher confidence in the overall functioning of parking, the 85th percentile rank is used rather than the average.

This report also examines important factors related to the location and context of the proposed project including City of Capitola Municipal Code parking requirements, land use mix, access to and availability of alternate modes of transportation and overall parking supply.

ITE Parking Demand Analysis

Parking Generation, 4th Edition includes parking demand rates for 106 land uses. Following are descriptions of land uses and corresponding ITE codes assigned to the proposed project and existing businesses at 2001 40th Avenue.

Pure Barre (proposed project), Health/Fitness Club 492 – Health clubs are privately-owned facilities that may include swimming pools, whirlpools, saunas, saunas, tennis, racquetball and handball courts, exercise classes and weightlifting equipment.

Rationale: Pure Barre is a fitness studio offering exercise classes.

SalonCentric Professional Beauty Partners, Warehousing 150 – Warehouses are facilities that are primarily devoted to storage of materials. They may also include office and maintenance areas.

Rationale: SalonCentric is a wholesale distributor of salon professional products and is open to licensed professionals only.

Michael Raffo, DDS, Medical-Dental Office Building 720 – A medical office is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical/surgical care. A medical office is generally operated by one or more private physicians or dentists.

Rationale: Michael Raffo, DDS is a dental office.

Item #: 4.F. Parking Analysis 2001 40th Avenue Capitola.pdf

Manpower and Keparé Salon, Office Building, Suburban 701 – A general office building houses multiple tenants. It is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services; insurance companies; investment brokers; and tenant services, such as a bank or savings and loan institution, a restaurant or cafeteria, and service retail facilities.

Rationale: Manpower is a professional services office offering workforce solutions. Keparé Salon is a personal services business offering hair care and skin care. (There is no parking data for ITE Land Use Code Hair Salon 918; the ITE parking demand rate for Office Building, Suburban 701 is used as the best-fit category.)

The following chart shows ITE parking generation rates for each business based on thousands of square feet (KSF), using 85th percentile usage rates. Using the 85th percentile rather than averages gives a more conservative estimate of parking demand and should increase confidence in overall parking functioning. The result is peak weekday demand of 40 parking spaces. The complex has 44 on-site, shared parking spaces, inclusive of three ADA stalls. Thus, based on ITE parking demand rates, peak demand does not create a parking shortage.

Business Name	Description/ITE Code	ITE Vehicle Parking Generation Rates			Unit = KSF	Total Parking Required in Peak Period		
		85th Percentile				85th Percentile		
		Weekday	Saturday	Sunday		Weekday	Saturday	Sunday
Pure Barre (proposed project)	Health/Fitness Club 492	8.46	3.38	NA	1.872	16	6.3	NA
SalonCentric	Warehousing 150	0.81	NA	NA	4.719	4	NA	NA
Michael Raffo, DDS	Medical-Dental Office Building 720	4.27	NA	NA	1.576	7	NA	NA
Keparé Salon	Hair Salon 918	3.45	NA	NA	1.491	5	NA	NA
Manpower	Office Building, Suburban 701	3.45	NA	NA	2.369	8	NA	NA
Total Parking Spaces Required						40	6.3	0.0

Weekend Hours – ITE rates show parking demand only for the proposed project on Saturday and no parking demand for Sunday. Based on actual operating hours of existing uses and the proposed project, parking will be required on weekends. Parking demands are minimal due to Saturday/Sunday closure of Manpower and Michael Raffo, DDS and Sunday closure of SalonCentric and Keparé Salon.

City of Capitola Municipal Code Parking Requirements

As a basis of comparison, the following chart shows the number of parking spaces required by the City of Capitola Municipal Code 17.51.130 by use. The parking requirement for the proposed project is reasonably planned as two employees and thirteen attendees parking on site. (A typical Pure Barre class size is 11-13 attendees.) Further, the 44 parking spaces at the multi-use complex are considered shared parking spaces per the general provision 17.51.015.B, “Parking spaces within an integrated complex shall not be designated for exclusive use of any individual commercial tenant.” The proposed project and existing uses require 37 parking spaces. On-site parking facilities meet City Code parking requirements with seven parking spaces to spare (inclusive of the three ADA stalls).

Business Name	City of Capitola Parking Requirement	Square Feet	Parking Required
Pure Barre (proposed project)	17.51.130.G -- Schools, one space for each employee, including teachers and administrators, plus additional spaces as determined by the planning commission to be adequate for student and visitor parking. Each regular space must be a minimum of nine feet by eighteen feet. Forty percent of the spaces may be compact spaces of eight feet by sixteen feet.	1,872	15
SalonCentric	17.51.130.K -- Wholesale establishments or warehouses, including mini-storage, one space per each five thousand square feet. Each space must be a minimum of nine feet by eighteen feet. No compact spaces are allowed.	4,719	1
Michael Raffo, DDS	17.51.130.I -- Medical office and clinics, one space for each three hundred square feet of gross floor area or five spaces per doctor, whichever is greater, all nine feet by eighteen feet.	1,576	5
Kepare Salon	17.51.130.J -- Retail use and restaurants/take-out food establishments with six or fewer seats, one space for every two hundred forty square feet of gross floor area, each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.	1,491	6
Manpower	17.51.130.O -- Offices, corporate, administrative, real estate, one space per two hundred forty square feet of gross building space. Each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.	2,369	10
Total Parking Spaces Required			37

Additional Factors

ITE parking demand rates and City Code do not consider variables when establishing parking requirements. For this reason, it is important to take into account contextual factors related to the specific location and proposed use. Shared parking, on-street parking, bicycle routes and public transportation provide further support for patrons of 2001 40th Avenue.

Shared Parking and On-Street Parking – Shared parking is often inherent in mixed-use developments. Shared parking may be applied when land uses have different parking demand patterns and are able to use the same parking spaces/areas throughout the day. A key factor to consider is that the proposed project has primarily off-peak hours of operation – early morning, evening and weekend. This complements the operating hours and use patterns of existing businesses, meaning that shared parking can be utilized with limited interruption and low impact to existing businesses. Further, on-site parking facilities can be supplemented by 4-hour, free parking on 40th Avenue (adjacent to the property).

Alternate Modes of Transportation – As part of Capitola’s Bicycle Transit Plan, 41st Avenue and Capitola Road have designated Class II Bike Lanes, and Clares Avenue is a Class III Bicycle Route (sharrow) indicated by road stenciling and signage. Bus transit is provided by Santa Cruz Metropolitan Transit (Metro) and accessible at the Capitola Mall Transit Center. Metro serves all of Santa Cruz County and the cities of Scotts Valley, Santa Cruz, Capitola and Watsonville. The

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Capitola Mall Transit Center is the primary mid-county hub, with eight lines servicing the transit center (UC, 12, 54, 55, 56, 66, 68, 69).

Findings

This report analyzes the parking demand that would be generated by the proposed project and existing uses, and concludes that approval of the proposed project would not be detrimental to the surrounding businesses, nor would such an approval result in a shortage of available parking.

The key findings of this parking analysis are summarized in the following statements:

- The 44 parking spaces at 2001 40th Avenue are sufficient to meet parking demands of existing uses and the proposed project, Pure Barre.
- Parking demand rates in ITE's *Parking Generation* are based on empirical data and generally regarded as the best source for measured parking demands. To be conservative for the purposes of this analysis and to give a higher confidence in the overall functioning of parking, the 85th percentile rank is used rather than the average. Based on ITE parking demand rates, the proposed project and existing uses will have a peak parking demand of 40 parking spaces.
- On-site parking facilities are within City of Capitola Municipal Code parking requirements of 37 spaces for the proposed project and existing uses. The proposed project parking demand is reasonably planned at 15 spaces – 2 employees and 13 attendees requiring parking.
- The off-peak operating hours of the proposed project complements existing uses. Shared parking can be utilized with limited interruption and low impact to existing businesses.
- Public transportation, bicycle routes and on-street parking further support patrons at 2001 40th Avenue.



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 6, 2014

SUBJECT: **110 Lawn Way #14-006 APN: 035-243-05**

Design Permit, Variance, and Coastal Development Permit application for an addition to a single family home in the CV (Central Village) Zoning District. The applicant is requesting a variance for onsite parking.

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

Environmental Determination: Categorical Exemption

Property Owner: Norma Kettman

Representative: Gary Lindeke, filed 1/24/2014

APPLICANT PROPOSAL

The applicant is proposing an addition to a single family home at 110 Lawn Way in the CV (Central Village) zoning district. The existing home is a one-story, cement block structure. The habitable area of the home will be increased through the introduction of a half story.

BACKGROUND

In 1911, a tract of summer cottages designed by Architect Edward L. Van Cleek were built along East/West Lawn Way and North Lawn Way. The City of Capitola established the Lawn Way/Six Sisters Historic District in 1987. The Capitola Architectural/Historical Inventory describes the Lawn Way as "a series of one-story cottages once associated with Camp Capitola (that) line 'Lawn Way' which led to and from the resort's grand hotel, Hotel Capitola." The majority (17 of 22) of the units included in the Historic District are listed as "contributing structures." (Attachment C) The home at 110 (East) Lawn Way is within the historic district boundary and is a non-contributing structure. In 1964, the original home was condemned by the City and then demolished by the owner. The existing home was constructed the same year.

On November 7, 2013, the Planning Commission provided guidance on a conceptual review of an addition to the existing structure at 110 Lawn Way. Staff requested guidance on the applicability of guideline #2 which states "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." Two concepts were submitted by the applicant including a story and a half design and a full second story addition. Both concepts increase the habitable area and height of the existing structure. There was not unanimous consensus from the Commission, but the majority of the Commissioners articulated that due to the unique circumstances of the existing property they would consider additional habitable area within a design that is compatible, to scale with the historic district, and maintains the character of the district as a whole. Concerns were expressed regarding the impacts of incremental changes

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throughout the district and it was stressed that findings would need to be made which are unique to the property.

Architecture and Site Review Committee

On February 13, 2014, the Architectural and Site Review Committee reviewed the design permit application.

- Historian Carolyn Swift explained that one-story buildings are a character-defining design element of the Lawn Way Historic District. Ms. Swift expressed continued concern for the negative impact that the proposed massing may have on the district as a whole.
- Architect Derek Van Alstine found the one and a half story option to be appropriate in mass and scale within the surrounding district. He stated concern for the proposed vinyl windows and steel cable rail on the upper deck. Mr. Van Alstine suggested that more traditional materials and design features be applied such as true divided light wood or wood clad windows, widened trim around the windows, and a wood railing on the upper level deck. The applicant modified the design to include clad wood windows with 6" window trim and a wooden railing.
- Landscape Architect. Position was vacant at the time.
- City Public Works Director Steve Jesberg requested that future drainage be discharged to the lawns rather than the alley way.
- City Building representative Brian Van Son had no issues with the proposed options.

DISCUSSION

The existing home is located at 110 Lawn Way in the CV (Central Village) zoning district and within the Six Sisters/Lawn Way National Historic District. Lawn Way is unique with residential homes fronting a shared pedestrian lawn and walkways. The historic cottages are simple in design with dominant exterior materials of plain wood shingles extending from the roof eaves to a lap siding wainscot. Windows styles are a mix of single-hung and casement windows. The roof designs are also simple with moderately pitched front gabled and side gabled homes. Along East Lawn Way there are several original duplexes with parallel front gabled roofs and wood board and batt exterior finishes.

There are two structures with second stories within the Lawn Way portion of the Historic District. The structure at 104 East Lawn Way is the only historically contributory two-story building within the Lawn Way portion of the district. The structure at 132 North Lawn Way is the only non-contributory two-story structure in the Lawn Way portion of the district.

The existing structure at 110 Lawn Way is a single-story cement block home with a flat roof. The flat roof is utilized as a roof deck with a wrought iron railing along the edge. There is a single front door with a large aluminum casement window on each side. There are no windows or doors on the side elevation fronting North Lawn Way.

The current design application includes a story and a half addition with a side gabled roof. A south-facing deck with wood railing and shed roof is proposed within the half story. Exterior materials include fiber-cement shingles within the roof eave and fiber-cement board lap siding on the side elevations. The existing aluminum windows will be replaced with clad wood windows with a 6" trim.

Development Standards

The development standards for the Central Village zoning district are set forth in the Central Village Design Guidelines. Standards for height and parking are included in the district as follows:

Floor Area Ratio (FAR)		
Lot Size	938.4 sq. ft.	
Existing and Proposed Square Footage		
Existing House	889 sq. ft.	
Proposed Half Story Addition	470 sq. ft.	
	Total Proposed	1,359 sq. ft.
Building Height		
	CV District	Proposed
Residential	27'-0"	22' 8"
Lot Coverage		
There is no specific maximum lot coverage in the C-V zone, except that there shall be sufficient area to satisfy off-street parking requirements		
Yards		
There are no yard requirements in the C-V zone, except that ten percent 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.		
Parking		
When a substantial remodel or reconstruction of a building is done for reasons other than fire or natural disaster, parking requirements for the entire structure shall be provided.		
	Required	Proposed
Residential up to 1,500 sq. ft.)	2 uncovered spaces	None. Requesting Variance

Central Village Design Guidelines

The development standards for the Central Village zoning district are set forth in the Central Village Design Guidelines. The City of Capitola adopted the Central Village guidelines to promote excellence of development and maintain the unique character of Capitola Village. The introduction to the guidelines state “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 guidelines note that incremental changes influence the overall character of the district. The guidelines articulate preservation policy that infill development should complement the existing historic resources to maintain the character of the district as a whole. The guidelines also acknowledge that “certain design factors may have to be balanced with others in order to reach an optimal design.” The guidelines allow the Planning Commission to exercise discretion within the review of an application, unlike development standards which must comply with the zoning ordinance.

The Central Village District Design Guidelines include general guidelines for all projects within the Village and four guidelines specific to the Lawn Way Residential Overlay District. The guidelines do not differentiate between treatment of “contributory” and “non-contributory” structures; therefore, all structures are subject to the same guidelines. The guidelines for the Lawn Way Residential Overlay District are as follows:

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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.

Guideline #2 explicitly states that a structure shall not increase in habitable area or height. On November 7, 2013, the Planning Commission provided guidance on a conceptual review of an addition to the existing structure at 110 Lawn Way. There was not unanimous consensus from the Commission, but the majority of the Commissioners articulated that due to the unique circumstances of the existing property they would consider additional habitable area within a design that is compatible and to scale with the surrounding historic homes and maintains the character of the district as a whole. The Planning Commission also voiced concern for the impacts of incremental changes throughout the district and stressed the need for findings that are unique to the property.

Staff has identified the following unique findings related to the existing structure within the historic district.

1. The existing home was constructed in 1964 of concrete block, aluminum windows, and a flat roof with a concrete block parapet and iron railing. The design and materials of the home are not representative of or in harmony with the district. The proposed design would enhance the home's architectural appearance and be more compatible with other residences in the district.
2. The proposed addition will not impact the historic designation of the home. The existing home was built in 1964 outside the period of historic significance. The existing home is not historic and does not contribute to the Six Sisters/Lawn Way historic district.
3. The property is the only home in the historic district that was built outside of the period of historic significance that has one story. Other homes that were built outside of the period of historic significance include 132 North Lawn Way and 114/116 Esplanade. These structures are both two story structures.
4. The original home was demolished in 1964. There are no original materials, features, finishes, or construction techniques present in the current design that could be preserved or rehabilitated to relate to the period of historic significance.
5. The home at 111 East Lawn Way is non-contributory due to substantial modifications to the original structure. Future renovations to 111 Lawn Way consistent with the Secretary of the Interior Standards for rehabilitation could reverse substantial modifications. 111 Lawn Way retains some original materials and form.

During conceptual review of the application, staff raised concerns regarding the scale of the structure relative to surrounding homes. The home at 110 Lawn Way has 12.5' wall heights. The surrounding historic homes have approximate wall heights of 9.5' measured from existing grade. The original conceptual design placed the pitched roof on top of the existing walls. The applicant responded to staff's concerns by lowering the wall height from existing grade to top of wall to +/- 10' 3" and increasing the roof overhang.

Historian Carolyn Swift expressed concern for the impacts of the proposed massing of the addition on the district as a whole. The applicant included a streetscape within the application. The streetscape includes the homes within the district as viewed from the south and the east.

The architect, John Craycroft, designed the new roof to have a 10:12 pitch which is slightly steeper than the 8:12 pitch of the historic properties in the district. The home at 110 Lawn Way is oriented to the south and the side faces North Lawn Way. The side elevation has a greater width than the homes

that front North Lawn Way. The slightly steeper roof pitch combined with the wider width pushed the ridge height to 22' 8". After hearing Carolyn Swift's concerns regarding the massing of the roof, the applicant modified to roof pitch to 8:12 consistent with those in the Lawn Way district. This change brought the ridge height down to 20' 4.5".

Variance

The proposed remodel and addition is substantial, therefore parking requirements for the entire structure are required. The applicant is requesting a variance to onsite parking. Pursuant to §17.66.090, the Planning Commission, on the basis of the evidence submitted at the hearing, 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.

Staff finds that the following special circumstances are applicable to the subject property:

- 1. The property is located in Lawn Way of which none of the existing properties have parking. Requiring on-site parking would deprive the property owner of a privilege enjoyed by all other properties in the district.
- 2. Strict adherence to on-site parking requirements would require surface parking or a first-story garage with second-story living quarters. The project site is a small, 938 square-foot lot which does not have adequate access or space to accommodate surface parking. A two-story design with a ground level garage would not be in keeping with the character of the Lawn Way district.
- 3. The proposed addition does not increase the non-conforming parking of the site. The existing home requires 2 uncovered parking spaces. The existing home with the new addition would also require 2 uncovered parking spaces.

COASTAL PERMIT

Within the issuance of a Coastal Permit, the following finding is required:

§17.46.090(D)23(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 use will remain as a single-family home and will not intensify the use of the site. The project does not result in additional parking demand. The property will continue to participate in the village parking permit program.

CEQA REVIEW

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition is under 10,000 square feet and not located in an environmentally sensitive area. This project involves a remodel to an existing home located in the CV (central village) zoning district residential overlay. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #14-006 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a 470 square-foot half-story addition. There is no maximum Floor Area Ratio within the CV zoning district. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for 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. All exterior materials shall be installed according to the approved set of plans, including: true divided light wood-clad windows, a wood 9 light front door, wood French doors and wood railing on the second story, hardi horizontal lap siding over existing concrete, and hardi shingle accents in gable ends and on chimney. Windows and doors shall have 6" wide trim.
7. Prior to issuance of building permit, all Planning fees associated with permit #14-006 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 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 application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single family home. The project secures the purpose statement of the CV (Central Village) Zoning Districts. A Variance has been granted by the Planning Commission to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single-family home. The existing home was constructed in 1964 of concrete block, aluminum windows, and a flat roof with a concrete block parapet and iron railing. The design and materials of the home are not representative of or in harmony with the Lawn Way/Six Sisters Historic District. The proposed

design would enhance the home's architectural appearance and be more compatible with other residences in the district.

The project received a variance to required onsite parking to allow a pitched roof element with increased habitable space. The increased habitable space does not increase the non-conforming parking of the site. The existing home requires 2 uncovered parking spaces. The existing home with the new addition would also require 2 uncovered parking spaces. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed addition to the single-family residence compliments the existing homes in the district in use, mass and scale, materials, height, and architecture.

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

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition is under 10,000 square feet and not located in an environmentally sensitive area. This project involves a remodel to an existing home located in the CV (Central Village) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS

Attachment A: Plans

Attachment B: Streetscape

Attachment C: Historic District Boundary

Attachment D: Coastal Findings

Exterior Materials and Finishes

Walls:
 Hardie Plank Horiz. Lap Siding
 & Shingle Sidewall with 6" wide Trim

Windows:
 Milgard Wood/Fiberglass Clad

French Doors:
 Milgard Wood/Fiberglass Clad

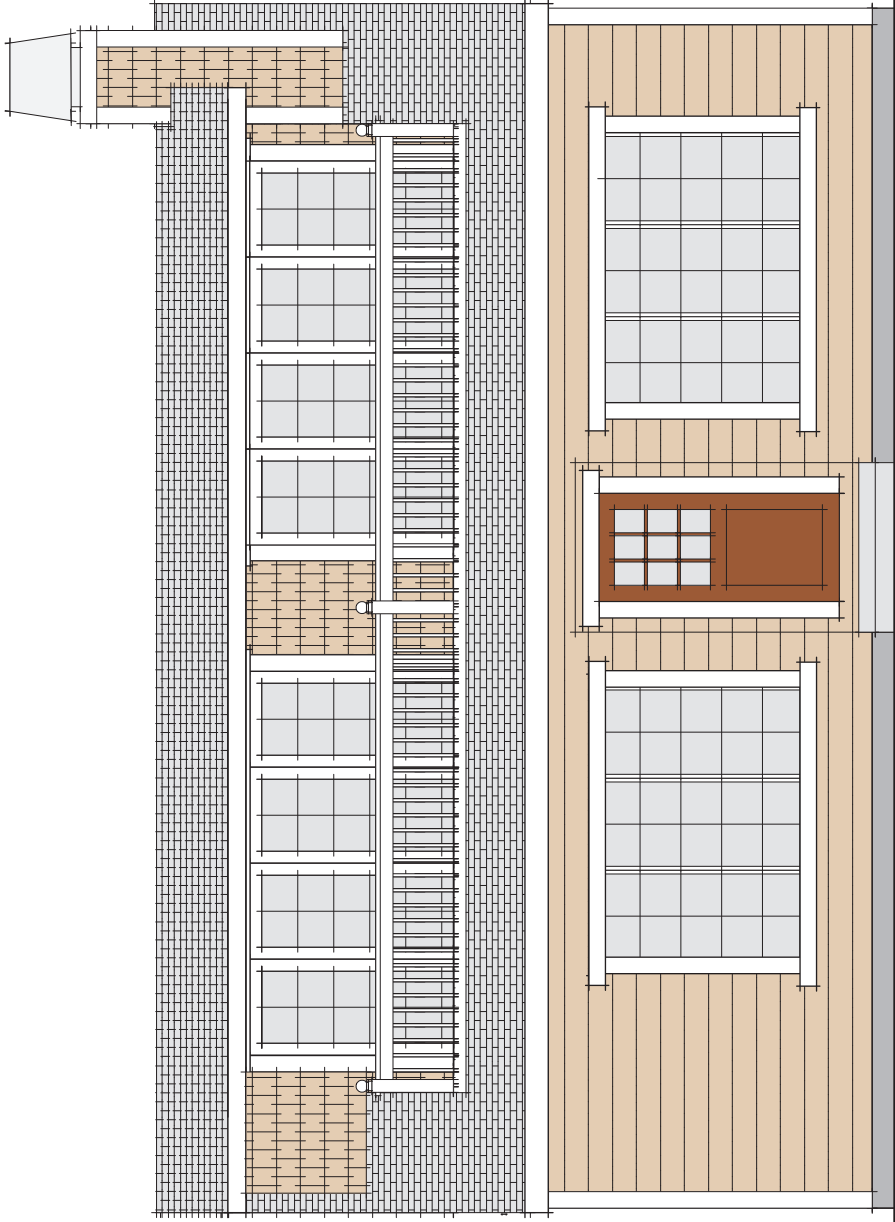
Front Door:
 Wood (9 Lite)

Deck Rail:
 Picket Railing

Color Palette:
 Benjamin Moore Paints
 (or similar)

Body: Arizona Tan
 Trim: Swiss Coffee
 Door: Toasted Chestnut

Roofing:
 Composition Shingle
 GAF Timberline HD
 "Mission Brown"



Front (South) Elevation

Project:
 Kettmann Residence
 110 Lawn Way
 Capitola, CA

Design:
 Graycroft Design
 455 Happy Valley Way
 Santa Cruz, CA 95065
 Tel: 831-427-3048
 February 27, 2014

ARIZONA TAN 2-162-50	SWISS COFFEE OC-45	TOASTED CHESTNUT 2174-10	GAF TIMBERLINE HD "MISSION BROWN"
			

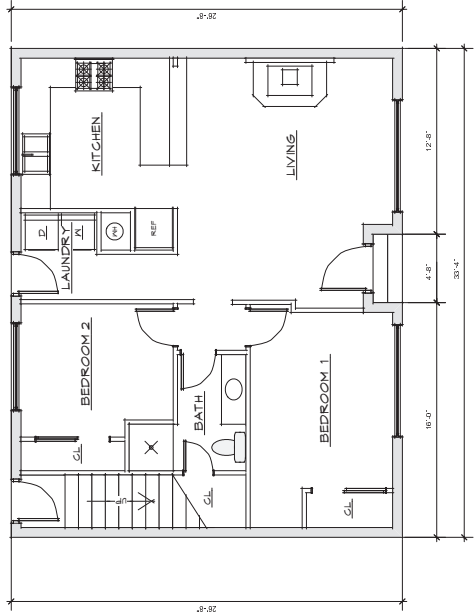
Design:
Craicraft Design
455 Happy Valley Way
Santa Cruz, CA 95065
Tel: 831-427-3048

Owner:
Norma Kettmann
110 Lawn Way
Capitola, CA

SITE PLAN
EXISTING PLANS

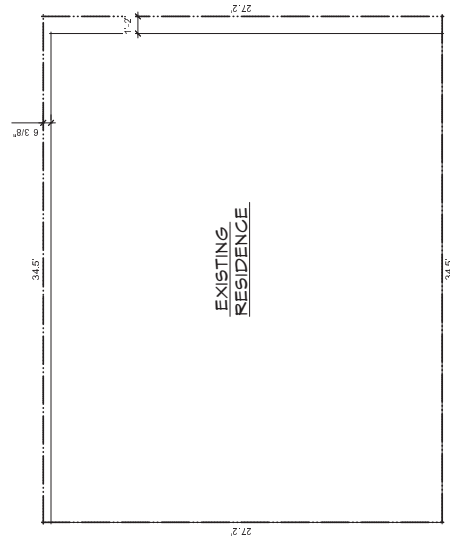
Project:
Kettmann Residence
110 Lawn Way
Capitola, CA
APN: 085-243-05

DATE: APRIL 2015
SCALE: 1/8"=1'-0"
DRAWN: ZSC
DESIGNED: L. KENNEDY
SHEET: **A 1**



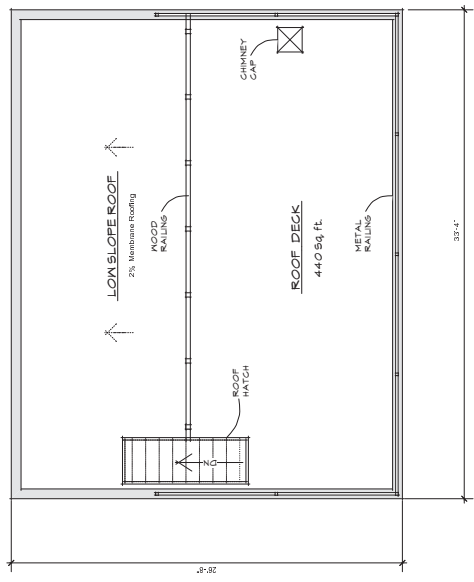
Floor Plan
1/4"=1'

Living Area: 115 sq. ft.
Exterior Stairs: 14 sq. ft.
Total: 129 sq. ft.



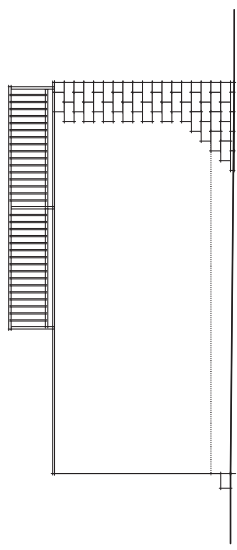
Site Plan
1/4"=1'

EXISTING RESIDENCE

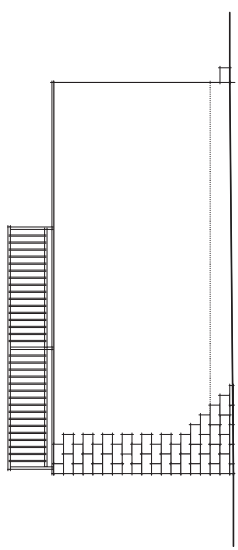


Existing Roof Plan
1/4"=1'

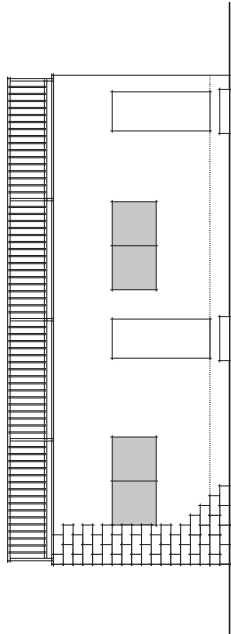
EXTERIOR MATERIALS & FINISHES:
Concrete Block
Membrane Roofing
Iron Railing



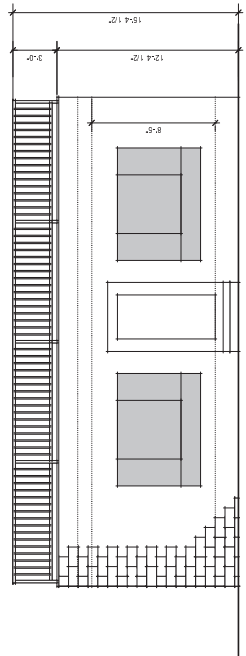
West Elevation
1/4"=1'



East Elevation
1/4"=1'



North Elevation
1/4"=1'

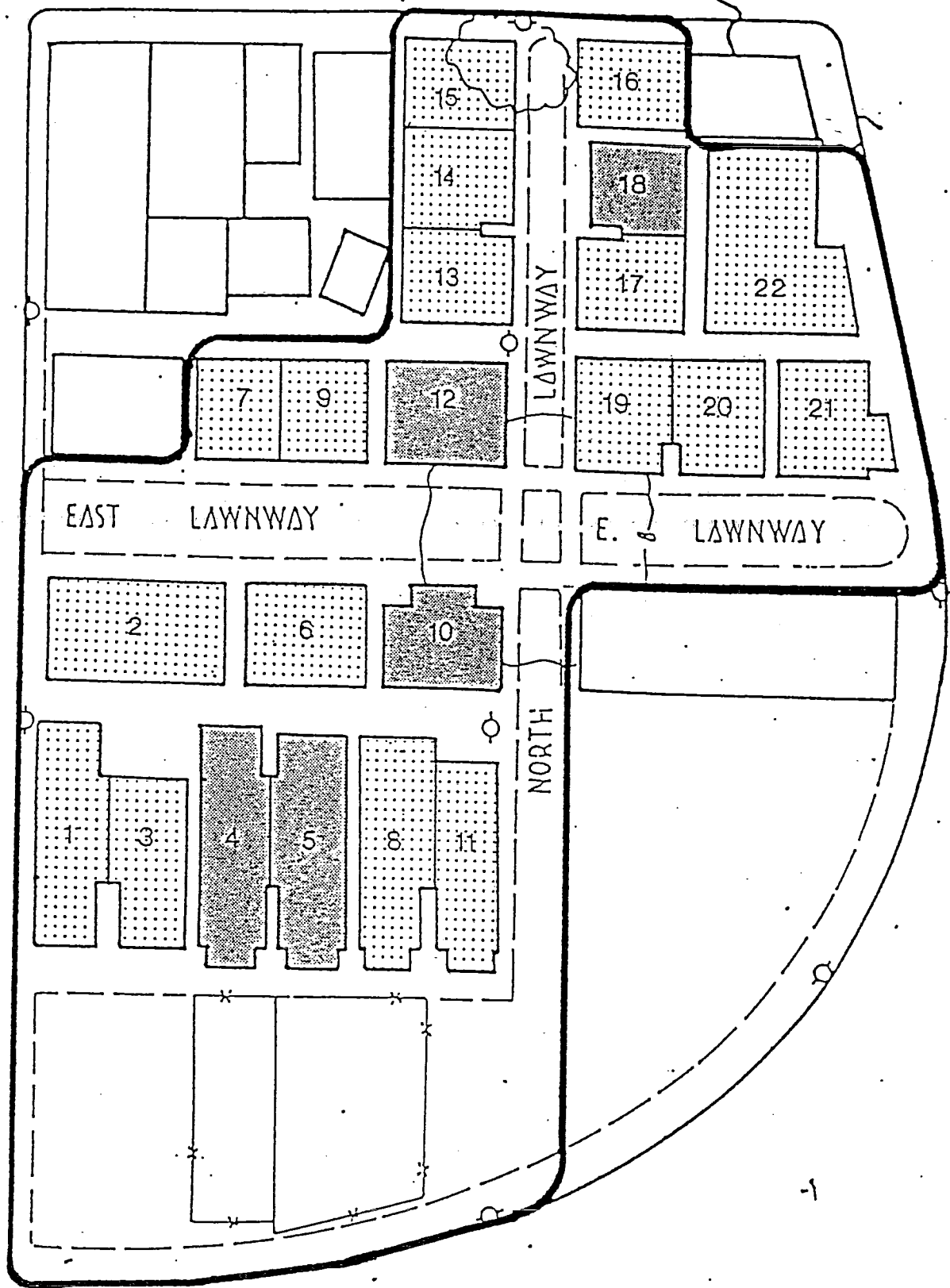


Front (south) Elevation
1/4"=1'

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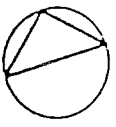
8.9 SAN JOSE AVE. 8.8 8.0 8.6





9.14 ESPLANADE 9.1

SIX SISTERS LAWN-WAY PLAN, HISTORIC DISTRICT

1" = 50'



-  DISTRICT BOUNDARY
-  HISTORIC STRUCTURE

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**PROJECT APPLICATION #14-006
110 LAWN WAY, CAPITOLA
ADDITION TO SINGLE-FAMILY HOME**

COASTAL FINDINGS

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

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

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

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

- The proposed project is located at 110 Lawn Way. 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 Lawn Way. 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 no 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 Lawn Way. 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 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 close proximity of the Central Fire District. Water is available at the location.

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

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

(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 Central Village 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 is requesting a variance to the onsite parking. It is located within the area of the Capitola parking permit program.



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: JANUARY 16, 2014

SUBJECT: **1730 Wharf Road** **#13-169** **APN: 035-111-14**
 Design Permit, Variance, Coastal Development Permit, and Tree Removal Permit for a new single-family residence in the R-1/AR (Single Family/Automatic Review) Zoning District.
 This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Environmental Determination: Categorical Exemption
 Owner: Bruce Golino
 Representative: Courtney Hughes, William Fisher Architecture, filed: 11/26/2013

APPLICANT PROPOSAL

The applicant is proposing to construct a 3,717 square-foot single-family residence at 1730 Wharf Road in the R-1/AR (Single Family/Automatic Review) zoning district. The property is also located within the Soquel Creek Riparian Corridor. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

BACKGROUND

On December 11, 2013, the Architectural and Site Review Committee reviewed the application.

- City Architect, Derek Van Alstine, complemented the low height in the design as perceived from the street.
- City Landscape Architect. There is currently a vacancy for this appointment.
- City Public Works Director, Steve Jesberg, requested that the driveway and sidewalk cuts be ADA accessible. He also informed the applicant of the requirements for runoff and erosion control that must be in compliance at the time of building plan submittal.
- City Building Official, Mark Wheeler, required a management plan for Wharf Road during excavation and construction. He discussed the requirements for structural engineering and a verified soils report by licensed engineers prior to building submittal.

On January 16, 2014, the Planning Commission reviewed the original application and denied the application without prejudice. The Planning Commission advised the applicant to return with a soils report and structural engineer analysis on impacts to the adjacent cable car. They also directed the applicant to consider moving the home toward the south property line away further away from the cable car track at the Shadowbrook Restaurant. The Planning Commission informed the applicant that a variance to the setback requirements would be considered to achieve the requested change in the building location. (Attachment C: January 16, 2014 PC Minutes)

The applicant revised the application to include the additional information and design modifications suggested by the Planning Commission. A 2004 geotechnical study was produced for the original subdivision application. The applicant resubmitted the previous study along with two letters from a Richard Irish, a Registered Civil Engineer. After reviewing the plans and soils study, Mr. Irish made findings that the site can be shored safely and that the residence can be constructed without disturbing the neighboring structures. (Attachment D)

The Architect made three modifications to the original design. The home was reoriented to the south property line to create increased distance between the structure and the existing cable car. The window on the north elevation was removed as requested by the owner of the Shadowbrook. Also, a second window on the south elevation was reoriented along a property line to comply with fire code requirements. No additional modifications were made to the design. The applicant is requesting a variance for the zero lot line setback on the south property line.

SITE AND STRUCTURAL DATA

Floor Area Ratio (FAR)		
Lot Size		8,860 sq. ft.
Maximum FAR Allowed	48%	4,252 sq. ft.
Proposed FAR	44%	3,717 sq. ft.

Proposed Square Footage	
First Floor (Basement)	601 sq. ft.
Second Floor	818 sq. ft.
Third Floor (Dining Living)	1,187 sq. ft.
Forth Floor (Entry/Garage)	825 sq. ft.
Fifth Floor	686 sq. ft.
Total	4,117 sq. ft.
Less Basement Exception	- 250 sq. ft.
Plus upper floor deck beyond 150 sq. ft.	-150 sq. ft.
Gross Floor Area	3,717 sq. ft.

Building Setbacks		
	R-1 District	Proposed
Front Yard	15' House 20' Garage	15' House 20' Garage
Rear Yard	35' from edge of riparian canopy	35' from edge of riparian canopy
North Side Yard	10% lot width (4'5")	20% lot width (8' 10")
South Side Yard	10% (4'5")	0 Variance requested

Building Height		
	R-1 District	Proposed
Residential	25'-0"	23'-9"

Parking		
	Required	Proposed
Residential (2,601 sq. ft. – 4,000 sq. ft.)	4 spaces total Minimum 1 covered 3 uncovered	4 spaces total 2 covered 2 uncovered

DISCUSSION

The property at 1730 Wharf Road has several unique natural attributes and surrounding built conditions. The lot was created within a subdivision approved on May 6, 2004. The lot has a relatively flat section along Wharf Road that extends approximately 30 feet deep into the lot. Beyond this point, the lot becomes extremely steep dropping down toward Soquel Creek. The rear half of the lot is part of a scenic easement in which development is prohibited. The lot is also located within the Soquel Creek Riparian Corridor. A riparian delineation was completed by a qualified biologist to ensure that the riparian corridor and necessary setbacks would not be impacted. Also unique to the lot is the mix of surrounding land uses. A single-family home is located adjacent to the south and the popular restaurant destination, the Shadowbrook, is located adjacent to the north. The architect has sited the building and stepped the stories to fit within the unique natural features associate with the property and the existing surrounding land uses.

Height

The height limit in the R-1 (Single Family) zoning district is 25 feet to the highest point of the roof, ridge, or parapet wall. Height is measured in the R-1 district as followed.

“Building height” means the vertical distance measured from the assumed ground surface of the building.

“Assumed ground surface” means a line on each elevation of an exterior wall or vertical surface which connects those points where the perimeter of the structure meets the finished grade, subject to the following exception:

§17.15.080.A1. If there has been grading or fill on the property within five years preceding the time of the application, and that grading or filling has or would increase the height of the finished grade at one or more points where it would meet the perimeter of the proposed structure, the planning commission may measure heights from where it estimates the grade is or was before the grading or filling, if the commission determines that such an action is necessary to keep the height of the proposed structure in reasonable relationship to the heights in the neighborhood. (Ord. 873 § 1, 2004)

The applicant provided a roof over topography (page A3) to demonstrate that the structure is within the 25 foot height limit. The rear of the building steps with the slope of the building and complies with the 25 foot height limit. The zoning code does not regulate the number of stories. The home has a total of 5 stories.

Setbacks: Variance Requested

The original orientation of the home complied with all setback requirements of the R-1 zone and the Soquel Creek Riparian Corridor development regulations, including the 4’5” setback along the north property line. During the Planning Commission review, the commission stated concerns for the possible impacts the excavation on the adjacent cable car track at the Shadowbrook Restaurant. At the direction of the Planning Commission, the Architect modified the orientation of the home to be built directly on the south property line with zero setbacks. This creates an 8’ 10” setback along the north property line adjacent to the cable car track. The applicant is requesting a variance for a 0 foot setback on the south property line. The adjacent home is located 10’ off the property line.

Pursuant to §17.66.090, the Planning Commission, on the basis of the evidence submitted at the hearing, 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.

Staff finds that the following special circumstances are applicable to the subject property:

1. The property is located at 1740 Wharf Road adjacent to the Shadowbrook Restaurant. The Shadowbrook Restaurant cable car is located one foot off the north property line and is a local landmark. Decreasing the setback requirement will protect the local landmark while not depriving the property owner of a privilege enjoyed by all other properties in the district.
2. Granting the variance permit will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and zone. The proposed home fit within the required setbacks. The home has been shifted to the north property line to protect the local landmark on the adjacent property.

Parking

The applicant is proposing a new 3,717 square-foot, single-family home. A single-family home between 2,601 square feet and 4,000 square feet is required to have four on-site parking spaces. The required on-site parking obligation is met with two interior spaces within the garage and two uncovered parking spaces within the driveway. Each space complies with the minimum driveway standard of 10' wide by 20' deep. The driveway complies with the maximum driveway width of 20', per Section 17.51.130.A.13.

Exterior Finish Materials

Proposed exterior materials for the single-family home include stucco, fiberglass framed windows and door with wood trim, and wood garage doors. The home steps down the steep embankment within five stories. The modern design of the home incorporates a flat roof on the upper story and a mix of green roofs and decks on the lower stories. A color board with the three proposed exterior paint colors is included as Exhibit B.

The green roof is in compliance with the International Building Code (IBC). The green roof is not designed to be accessed by the residents. All deck areas intended for access have a 3' 6" railing for safety.

Tree Removal

The application includes the removal of 2 trees, including 1 Monterey Cypress and 1 Coast Live Oak. Neither tree is within the riparian corridor. To comply with the replanting ratio of 2:1, the applicant is proposing to plant 2 Monterey Cypress Trees, 1 Japanese Maple tree, and 2 Coast Live Oaks.

Landscaping

The new home is located adjacent to the Shadowbrook Restaurant. The Shadowbrook cable car, which transports guest up and down the steep hill to the restaurant, is located along the north property line. There is currently natural screening along the majority of the property line. Future landscaping will provide additional screening between the proposed home and the restaurant. Landscaping along the property line includes 9 Italian Buckthorn shrubs (5 gallon) and two Monterey cypress trees (24" box). The front yard will be landscaped with a mix of Cape Mallow, Sage, and a Japanese Maple tree. Two Coast Live Oak trees are proposed. One Coast Live Oak will be planted on the south side of the home and the second will be planted in the backyard of the home. Drip irrigation is proposed with a rain sensor and quadra bubbler system. No landscaping is included within the scenic easement or riparian areas.

Geological Study

The applicant revised the application to include an updated analysis regarding the onsite soils and possible impacts on the neighboring cable car. A 2004 geotechnical study was submitted that was originally produced for the subdivision application. The applicant resubmitted the previous study along with two letters from a Richard Irish, a Registered Civil Engineer. After reviewing the plans and soils study, Mr. Irish made findings that the site can be shored safely and that the residence can be constructed without disturbing the neighboring structures. (Attachment D)

Soquel Creek Riparian Corridor

Section 17.95.030(A-G) outlines the development regulations within Soquel Creek riparian corridor. The following underlined regulations are required:

A. Development in areas adjacent to the Soquel Creek riparian corridor shall be sited and designed to prevent impacts which would significantly degrade the area.

Staff Analysis: The length of the lot is approximately 200 feet extending from Wharf Road down a steep slope to the Soquel Creek. The majority of the home has been sited on the flat area of the lot closest to Wharf Road, the rear portion of the home steps down the steep hillside. There is a scenic easement which protects more than half of the lot from development. The riparian delineation provided by Cypress Environmental identifies that the boundary of the riparian vegetation is defined by the canopy of the single black cottonwood located in the lower 1/3 of the lot. A 35 foot setback is required from riparian delineation. All improvements are proposed outside of the established setback from the riparian delineation and outside of the scenic easement.

B. A minimum thirty-five foot setback from the outer edge of riparian vegetation shall be required for all new development. On the heavily developed east side of the lagoon and creek (from Stockton Avenue to Center Street) the setback requirement shall be measured from the bank of Soquel Creek.

Staff Analysis: As previously stated, the riparian delineation provided by Cypress Environmental identifies that the boundary of the riparian vegetation is defined by the canopy of the single black cottonwood located in the lower 1/3 of the lot. A 35 foot setback is required from riparian delineation. All improvements are proposed outside of the established setback from the riparian delineation.

C. The applicant shall be required to retain a qualified professional to determine the location of the outer edge of riparian vegetation on the site and to evaluate the potential impact of development on riparian vegetation and report to the city his or her findings before final action on the application is made. Mitigation measures, as contained in the evaluation, shall be made conditions of approval when needed to minimize impacts.

Staff Analysis: The applicant hired Kim Tschantz of Cypress Environmental and Land Use Planning to establish the outer edge of the riparian vegetation on the site. To prevent any impacts on the existing riparian vegetation, Mr. Tschantz suggested the following measures to minimize impacts to the riparian habitat:

1. To conserve the riparian area for habitat purposes, the City of Capitola shall delineate a development envelope on the site to show where structural development and outdoor use area (yard) will be located as part of the Coastal Zone Permit process for site development. The development envelope shall be based on the riparian vegetation delineation and the City's required 35 foot setback from the outer edge of the vegetation.
2. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the construction phase, all land alteration and construction activities should occur during the non-rainy season of April 15 – October 15.
3. To avoid sedimentation of habitat area during construction, the owner/contractor shall install a silt fence barrier at the eastern edge of the construction zone (development

envelope) to capture any material (e.g. dislodged soil, construction debris) that is discharged down the slope. The silt fence shall be installed according to best management practices, including embedding the bottom of the silt fence in native soil, at least, 6 inches. The owner/contractor shall clean debris from the upslope side of the silt fence each day debris is collected. The silt fence shall be maintained in good operable condition during the entire construction phase of the project.

4. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the post-construction phase, a licensed civil engineer shall prepare a storm water drainage plan that collects all storm runoff and conveys it in a manner that will not disturb the stability of the slope at the eastern 60% of the parcel. If the civil engineer determines collected runoff must be conveyed in a pipe that discharges at the bottom of the slope, the pipe(s) shall be located above ground to minimize site disturbance and facilitate maintenance. The pipe(s) shall be effectively anchored to prevent movement.

These recommendations have been included as conditions of approval.

D. Removal of native riparian trees within the Soquel Creek riparian corridor shall be prohibited unless it is determined by the community development director that such removal is in the public interest by reason of good forestry practice; disease of the tree; or safety considerations.

Staff Analysis: The two trees to be removed from the site include a Monterey Cypress and a Coast Live Oak. Although both trees are native, neither tree is riparian or located within the riparian corridor.

E. Snags, or standing dead trees have high value as nesting sites and shall not be removed unless in imminent danger of falling. Removal shall be consistent with all applicable provisions of the Capitola tree cutting ordinance. Any such tree removal shall require replacement with a healthy young tree of an appropriate native riparian species.

Staff Analysis: There is one Coast Live Oak stub that has sprouted a few branches that is not a healthy tree and is located within the building pad. This tree stub will be removed. It is not located within the riparian area and is not a riparian species.

F. Coastal development permit applications within or adjacent to the Soquel Creek riparian corridor shall contain a landscaping plan which sets forth the location and extent of any proposed modification to existing vegetation and the locations, kinds, and extent of new landscaping. The emphasis of such plans shall be on the maintenance and enhancement of native riparian species and the removal of existing invasive species. New invasive plant or tree species shall not be permitted.

Staff Analysis: The majority of the landscaping includes native species. There are a few non-native species to be planted in the front yard furthest from the riparian area. No invasive plants or tree species are proposed. The landscape plan identifies that existing invasive species shall be removed from the site in those areas indicated on the plans to be landscaped.

G. Conformance to the Capitola erosion control ordinance (Chapter 15.28) shall be required. A drainage plan shall be provided for all projects adjacent to or in the riparian corridor. Grading shall be minimized within the riparian setback area. Grading shall not be permitted to damage the roots of riparian trees. Grading shall only take place during the dry season. (Ord. 677 § 7(D), 1989; Ord. 634 § 1, 1987)

Staff Analysis: At time of building permit submittal, the plans must include details of conformance with the Capitola erosion control ordinance of Chapter 15. 28. (Condition of Approval #12) Also, condition of approval #15 has been included to require Kim Tschantz's recommendation #4 to avoid the potential for accelerated erosion and sedimentation of the habitat area, previously stated above.

CEQA REVIEW

Section 15303(a) of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone. This project involves construction of a new single-family residence subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #13-169 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a 3,717square-foot new single family home. The maximum Floor Area Ratio for the 8,860 square foot property is 48% (4,252 square feet). The total FAR of the project is 44% with a total of 3,717 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 January 16, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for 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 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 #13-169 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. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the construction phase, all land alteration and construction activities should occur during the non-rainy season of April 15 – October 15.
14. To avoid sedimentation of habitat area during construction, the owner/contractor shall install a silt fence barrier at the eastern edge of the construction zone (development envelope) to capture any material (e.g. dislodged soil, construction debris) that is discharged down the slope. The silt fence shall be installed according to best management practices, including embedding the bottom of the silt fence in native soil, at least, 6 inches. The owner/contractor shall clean debris from the upslope side of the silt fence each day debris is collected. The silt fence shall be maintained in good operable condition during the entire construction phase of the project.
15. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the post-construction phase, a licensed civil engineer shall prepare a storm water drainage plan that collects all storm runoff and conveys it in a manner that will not disturb the stability of the slope at the eastern 60% of the parcel. If the civil engineer determines collected runoff must be conveyed in a pipe that discharges at the bottom of the slope, the pipe(s) shall be located above ground to minimize site disturbance and facilitate maintenance. The pipe(s) shall be effectively anchored to prevent movement.
16. 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.
17. 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
18. 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.
19. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 2 trees to be removed from the property. Replacement trees shall be planted at a 2:1 ratio. Required replacement trees shall be 24" box and shall be planted as shown on the approved plans.
20. 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.

21. 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.
22. 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.
23. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purposes of the R-1 (Single Family Residence) Zoning District, the AR (Automatic Review) Zoning Districts, and the Soquel Creek Riparian Riparian Corridor. A Variance for the side yard setback has been granted by the Planning Commission to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project is located adjacent to the Shadowbrook Restaurant with the cable car one foot off the north property line. The Shadowbrook Cable Car is a local landmark. The project received a variance to the required side yard setback to protect the local landmark on the adjacent property. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed single-family residence compliments the existing mix of single-family and commercial in the neighborhood in use, mass and scale, materials, height, and architecture. The home has been designed to not impact the riparian corridor of the Soquel Creek.
- C. **This project is categorically exempt under Section 15303(a) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
This project involves construction of a new single-family residence in the RM-M (multi-family residence) Zoning District. Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone.

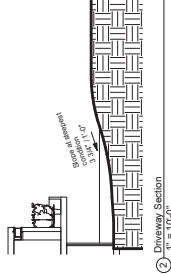
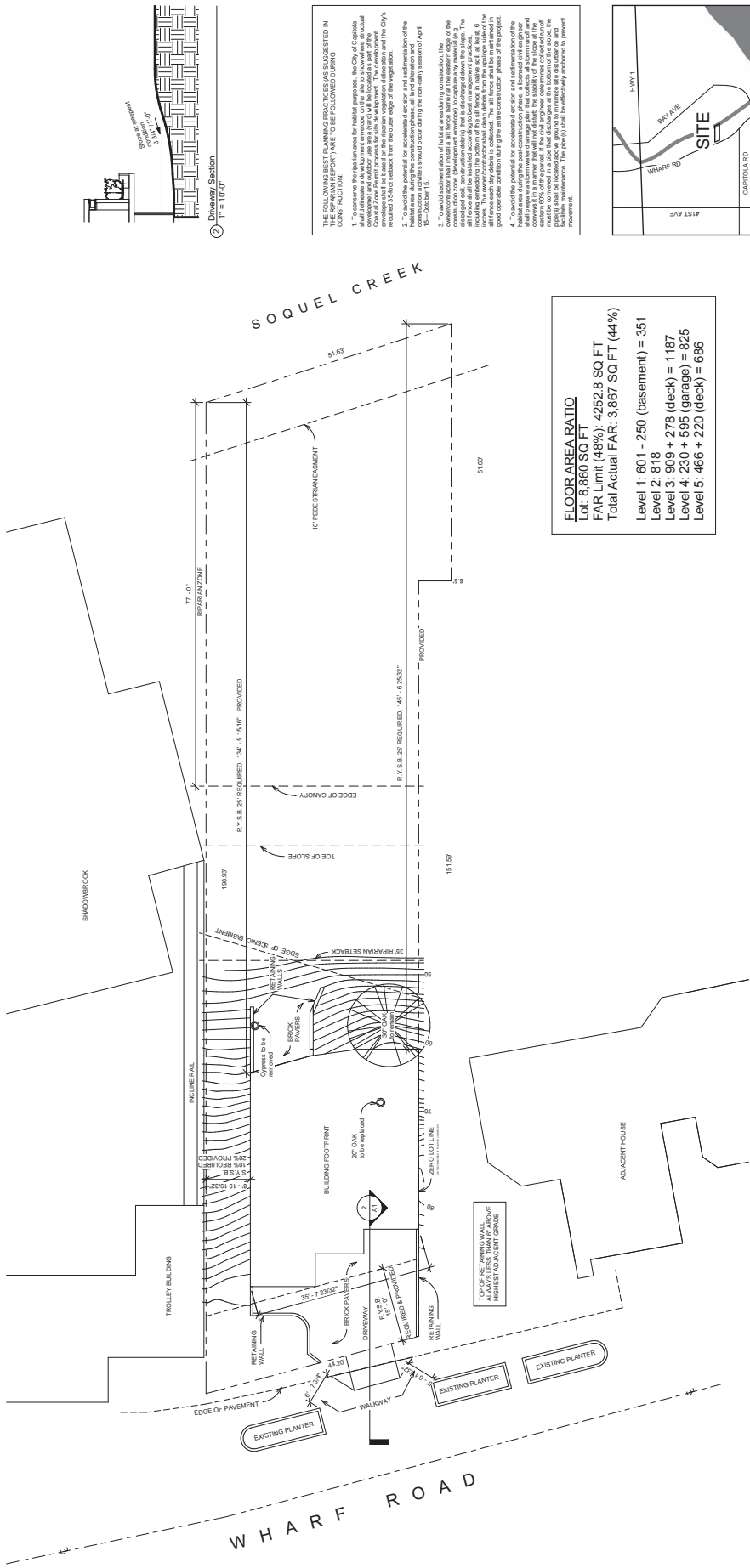
ATTACHMENTS

- A. Project Plans
- B. Color Board
- C. Nordmo Associates Geotechnical Consultants – Geotechnical Engineering Report 2004
- D. Memo from Richard Irish, PE

Report Prepared By: Katie Cattan Senior Planner

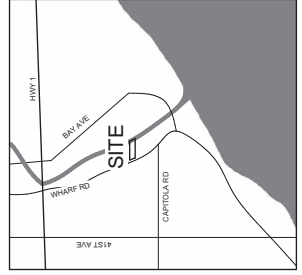
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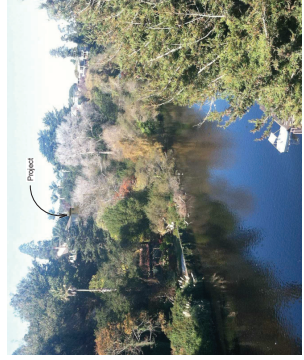


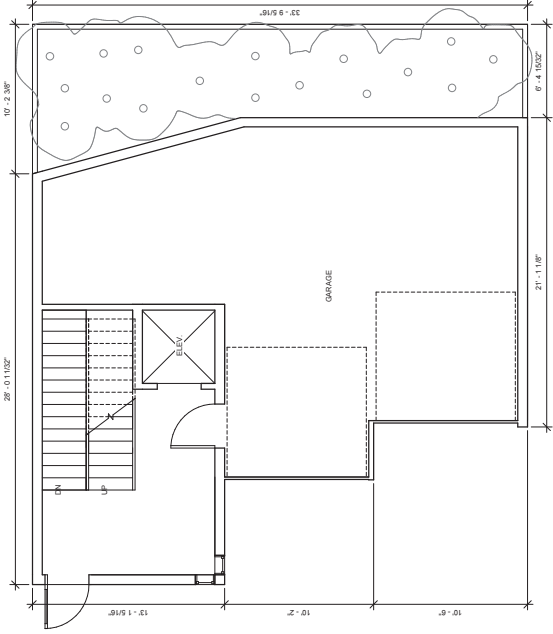
THE FOLLOWING BEST PRACTICE PLANNING PRACTICES ARE SUGGESTED IN CONSTRUCTION:

- To conserve the feature area for habitat purposes, the City of Capitola requires that the feature area be protected. The City of Capitola requires that the feature area be protected. The City of Capitola requires that the feature area be protected. The City of Capitola requires that the feature area be protected.
- To avoid the potential for accelerated erosion and sedimentation of the construction site, a silt fence should be installed during the non-rain season of April through October.
- To avoid sedimentation of habitat areas, the construction site should be protected by a silt fence barrier at the western edge of the development. The City of Capitola requires that the feature area be protected. The City of Capitola requires that the feature area be protected. The City of Capitola requires that the feature area be protected.

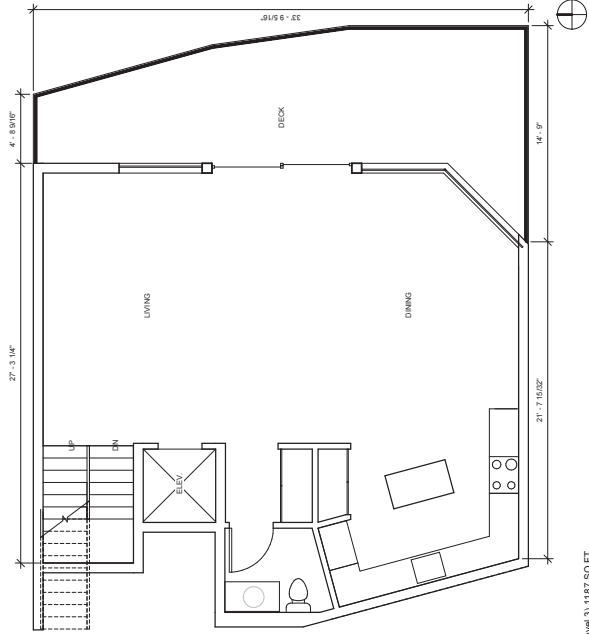


- INDEX
- A1 Vicinity Map, Site Plan, Images, FAR
 - A2 Level 3-5; Root Plan
 - A3 Level 1-2; Topo Roof Plan
 - A4 West & South Elevations
 - A5 East & North Elevations
 - C1 Drainage Plan
 - L1 Landscape Plan
 - EXHIBIT E Riparian Delineation Map
 - Topographic Map

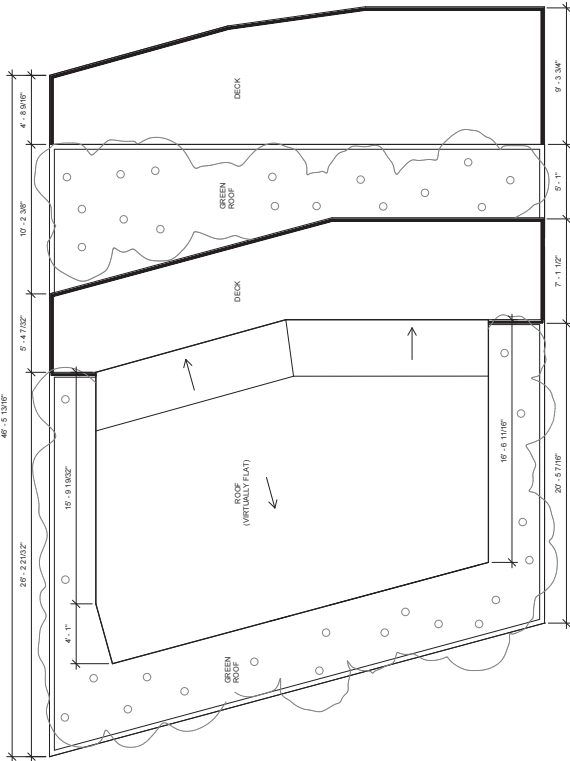




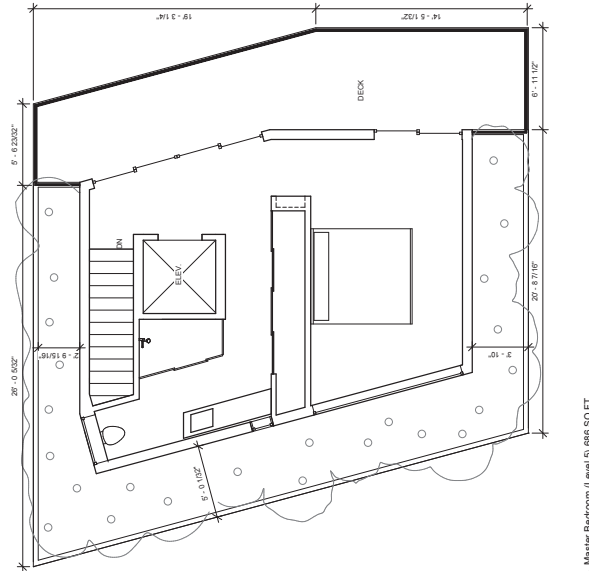
③ Empty/Garage (Level 4) 825 SQ. FT.
1/4" = 1'-0"



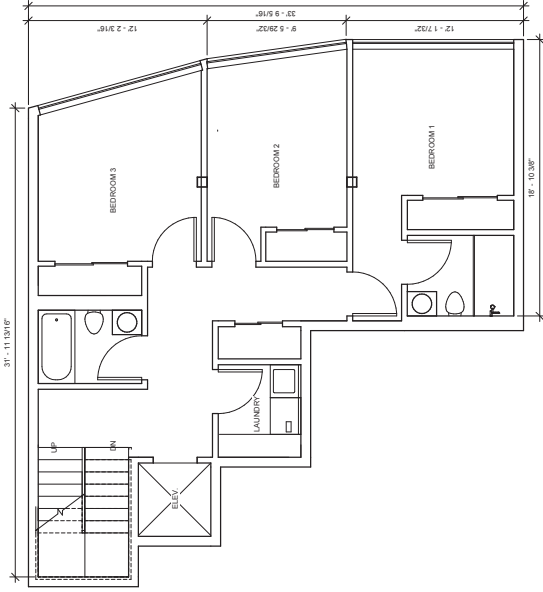
④ Dining/Living (Level 3) 1187 SQ. FT.
1/4" = 1'-0"



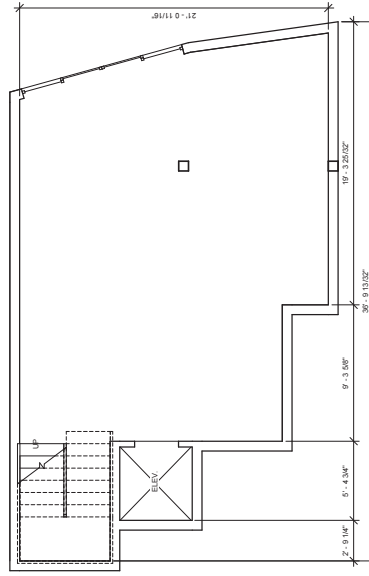
① Roof Plan
1/4" = 1'-0"



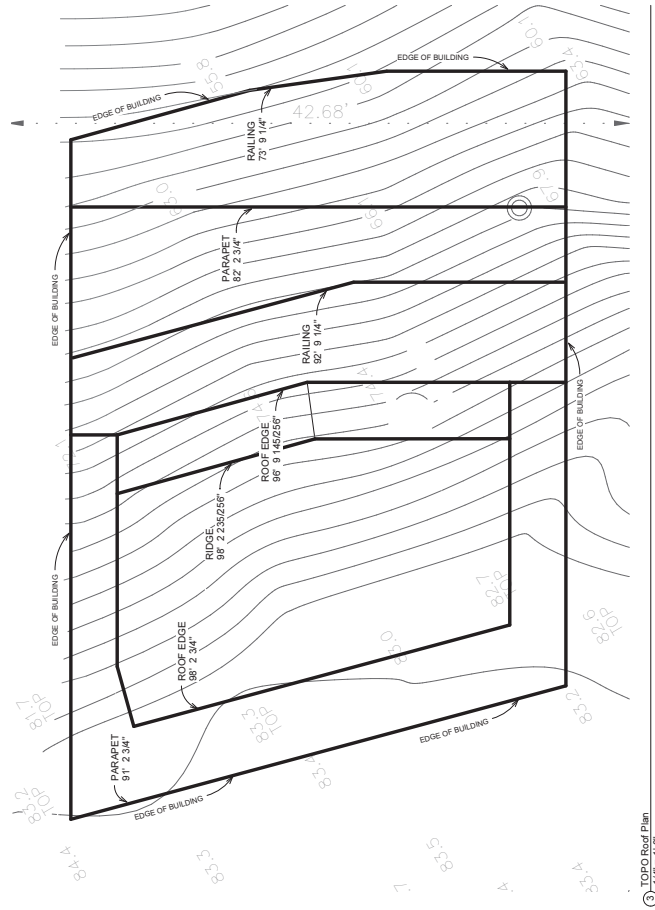
② Master Bedroom (Level 5) 886 SQ. FT.
1/4" = 1'-0"

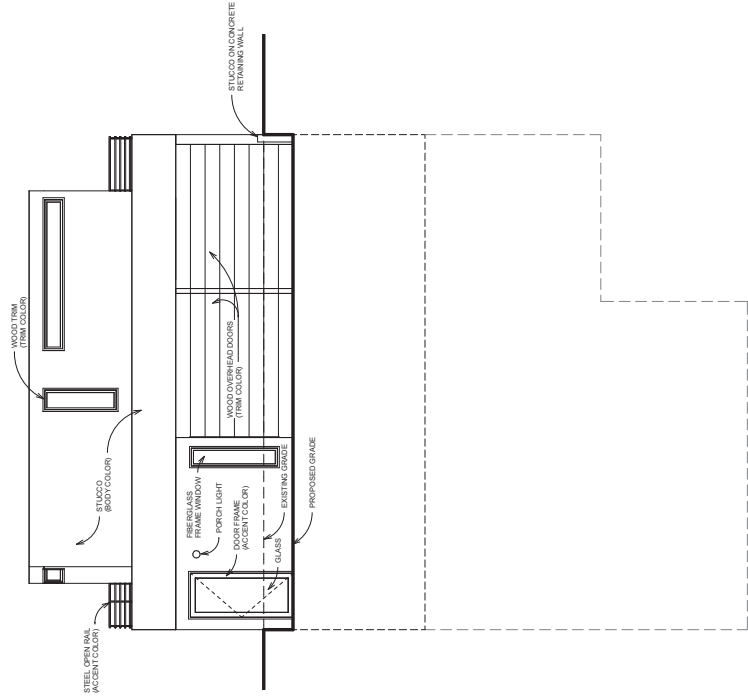


2 Bedrooms (Level 2) 818 SQ FT
1/4" = 1'-0"



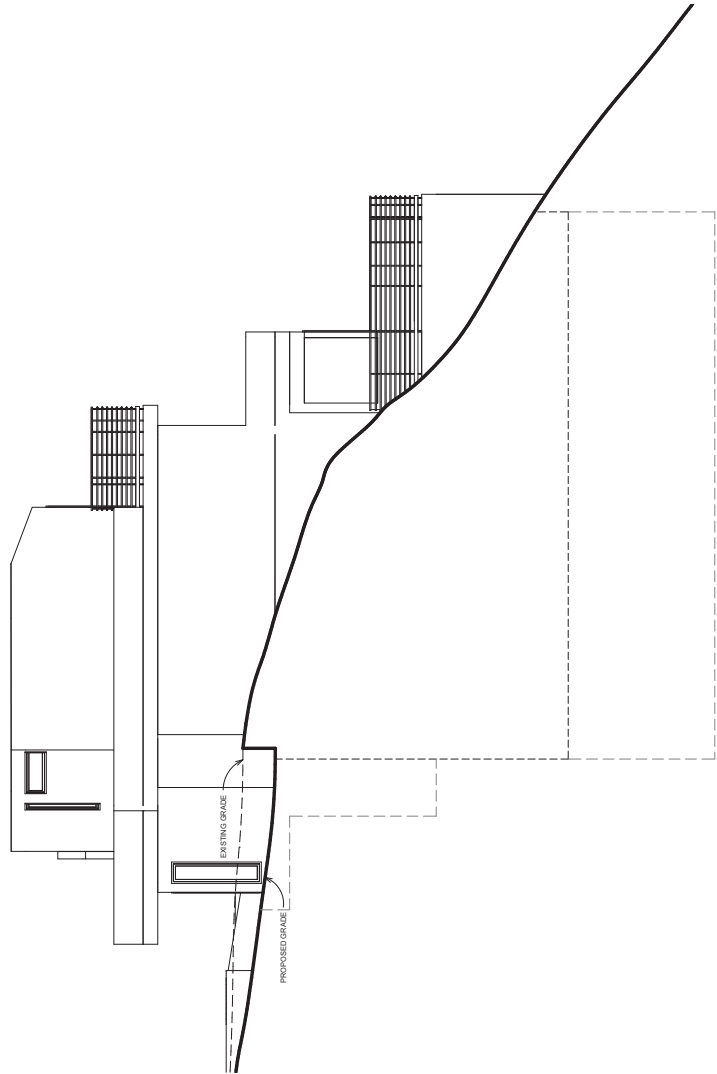
1 Basement (Level 1) 351 SQ FT
1/4" = 1'-0"





1 West
 1/4" = 1'-0"

ALL MATERIALS ARE LESS
 THAN 20' ABOVE GRADE



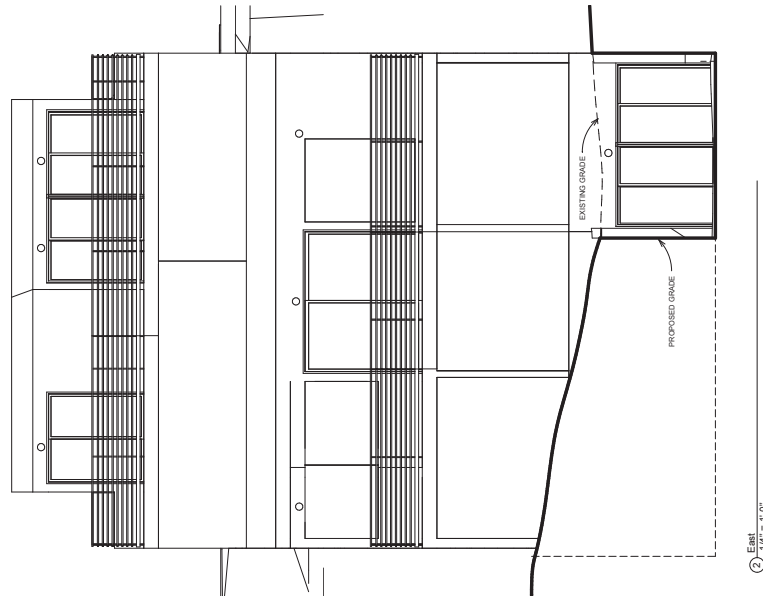
2 South
 1/4" = 1'-0"

ALL MATERIALS ARE LESS
 THAN 20' ABOVE GRADE

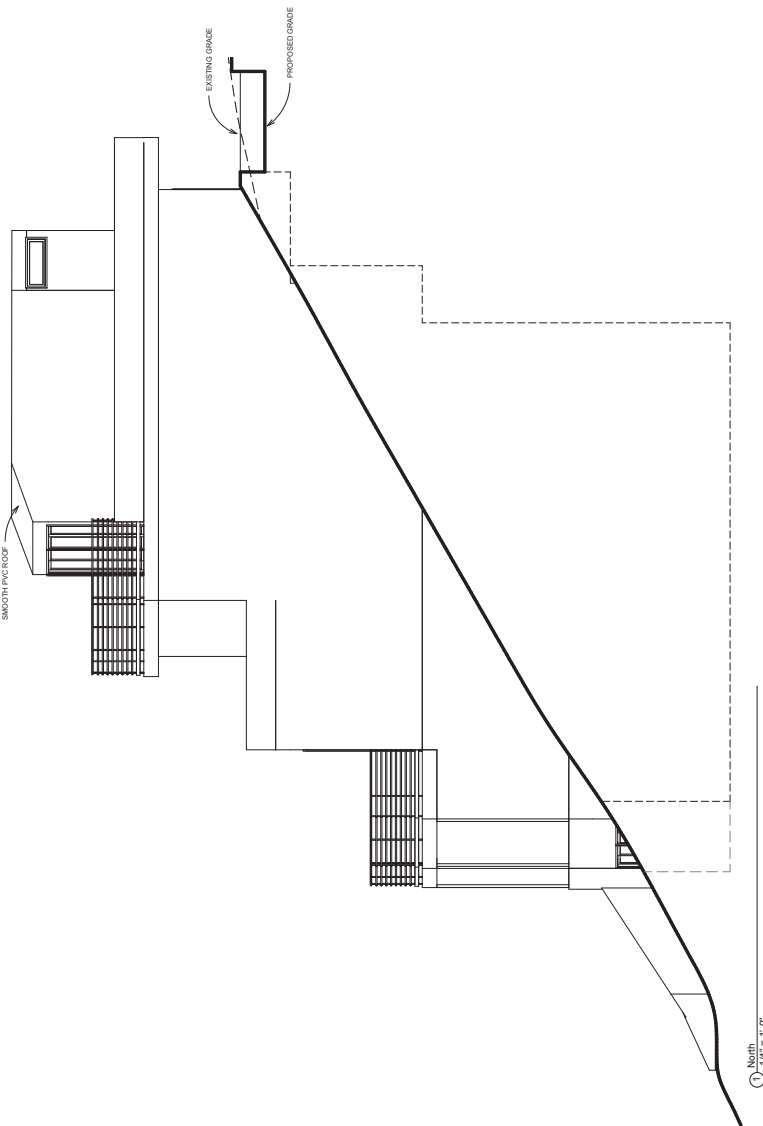


William Fisher Architecture, Inc.
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 831 246-0117, FAX: 831 457-0246 wfisher@wfa.com
 modern-architecture.com

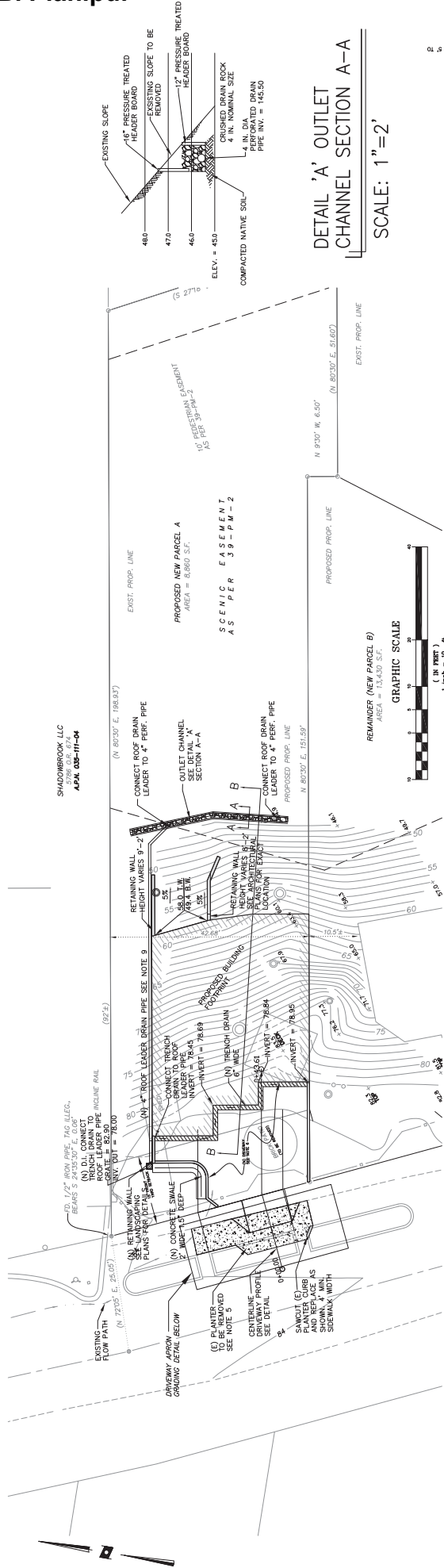
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 A1



2 East
 1/4" = 1'-0"
 ALL DIMENSIONS ARE LESS
 THAN 20' AND ARE GRADE

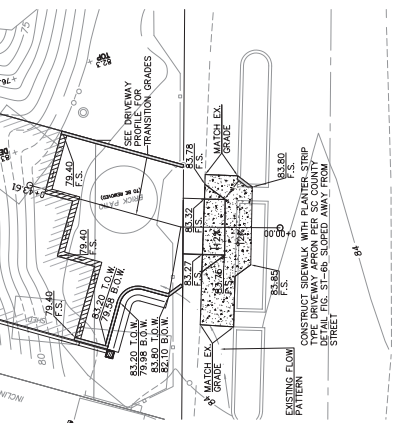


1 North
 1/4" = 1'-0"
 ALL DIMENSIONS ARE LESS
 THAN 20' AND ARE GRADE

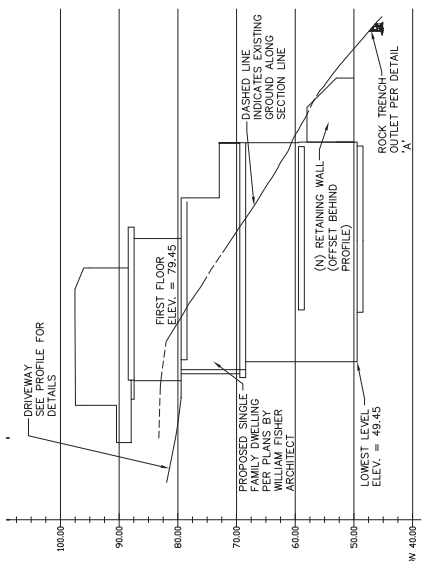


PRELIMINARY GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'

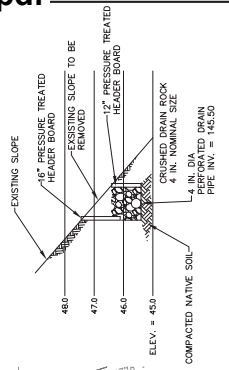
DRIVEWAY PROFILE
SCALE: 1" = 10'



DRIVEWAY APRON GRADING DETAIL
SCALE: 1" = 10'



CROSS SECTION B-B
SCALE: 1" = 10'



DETAIL 'A' OUTLET CHANNEL SECTION A-A
SCALE: 1" = 2'

GENERAL NOTES

- 1) PREPARED AT THE REQUEST OF STEPHANIE AND BRUCE GOLINO OWNER: 710 BOX 311 WATSONVILLE, CA 95077
- 2) APR. 035-111-14.
- 3) TOPOGRAPHIC MAP IS BASED UPON A SURVEY BY MICHAEL BENITZ, C.E. DATED FEBRUARY, 2004.
- 4) CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 5) CONTRACTOR IS TO DEMOLISH AND REMOVE THE EXISTING ASPHALT DRIVEWAY OVER 9" CLASS 2 AGGREGATE COMPACTED TO DISTURBED AREA WITH A.C. PAVING PER THE FOLLOWING SPEC. 3" DRAINAGE PATTERNS. MATCH EXISTING GRADES AND DRAINAGE PATTERNS.
- 6) THE NEW DRIVEWAY IS TO BE CONSTRUCTED OF 3" ASPHALT CONCRETE OVER 9" CLASS 2 AGGREGATE COMPACTED TO 95% INSTALLED PER MANUFACTURER'S SPECIFICATION. SUBSTITUTED AND INSTALLED PER MANUFACTURER'S SPECIFICATION.
- 7) ARCHITECTURAL PLANS BY WILLIAM FISHER ARCHITECT SANTA CRUZ, CA 95060 PHONE: (831)246-0177
- 8) APPROXIMATE GARTHWORK QUANTITY 550 CF (EXPORT)
- 9) CONNECT ROOF DRAIN LEADERS TO A 4" PVC PIPE SLORED TO UNDISCORDED AREA. 1/2" MINIMUM COVER ON PIPE IN UNDISCORDED AREA

PRELIMINARY ENGINEERING
OF THE LANDS OF
Stephanie and Bruce Golino
LOCATED AT
1730 WHARF ROAD
Capitola, California
APN: 035-111-14



DATE _____
ROBERT L. DEWITT



UNAUTHORIZED CHANGES AND USES:
This drawing is the property of the engineer and shall not be used for any other project without the written consent of the engineer. Any unauthorized changes or use of this drawing without the approval of the engineer is prohibited.



Construction contractor agrees that in accordance with generally accepted engineering practices, the contractor shall be responsible for the complete responsibility for the safe construction during the course of construction of the project. The contractor shall be responsible for obtaining all necessary permits and approvals from all applicable agencies and agencies shall be made to apply continuously and not be limited to normal working hours. The contractor shall be responsible for the performance of the design professional.

PROJECT:	RL307
SHEET:	C1 of 1
DATE:	
DRAWN:	
CHECKED:	
DATE:	
PROJECT:	RL307
SHEET:	C1 of 1



710, 8th St. #400, CA
 San Francisco, CA 94103
 PH: (415) 440-5121

sheet title

Planting
 Plan

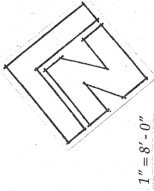
Golino Residence
 3417 Wharf Road
 Capitola, CA 95010
 APN: 035-111-14

PROJECT

PROVISIONS

date 1-30-2014
 drawn TJS
 sheet no.

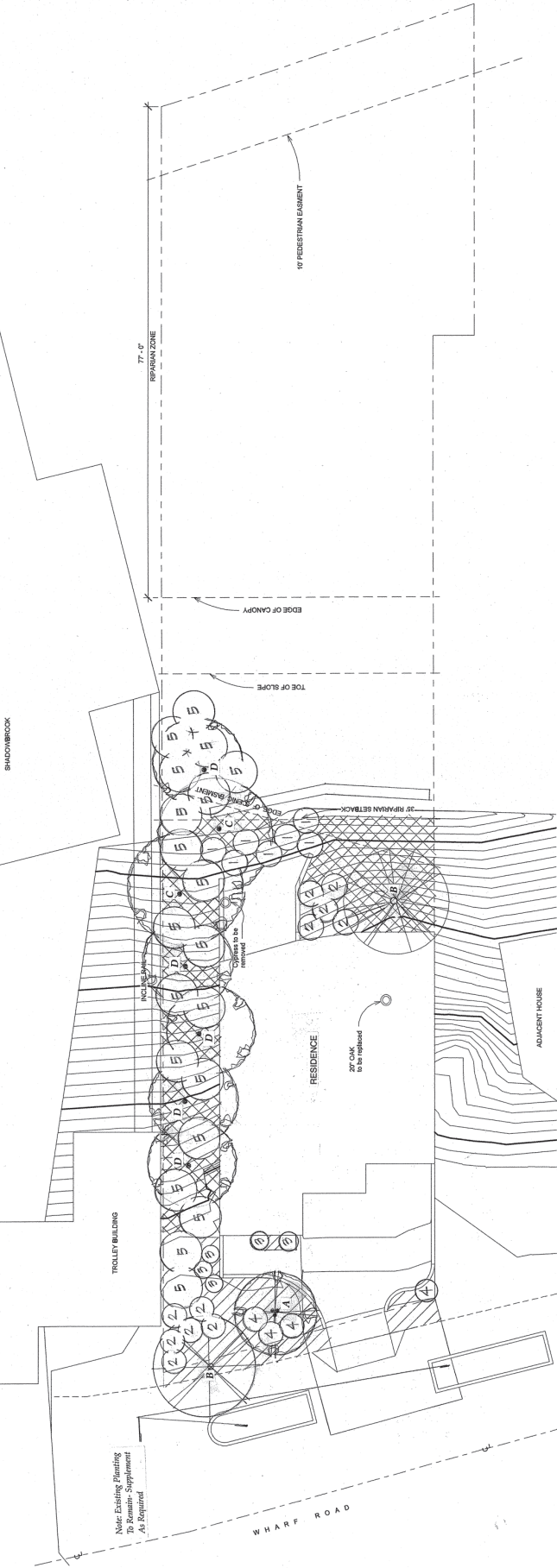
L-2
 of 2



Squid Creek Riparian Corridor Landscape Statement:
 The proposed landscape installation will consist of native and non-native plant species in the front yard area as indicated on sheet L-2. Proposed new plant material along the north and south property lines as well as the east rear yard sections of the property shall be native and non-native riparian species. The installation of these native and riparian species will enhance the existing habitat and comply with a drip irrigation system, will allow for an ease of plant maintenance for the future.

Existing Invasive Species:
 An assessment of the existing vegetation indicates several non-native invasive plant species are present on the property. Among them are: Redwood, Blackberry, Hairy Woodnettle, and Hairy Nettle. These invasive plants shall be removed from the site in those areas indicated on the plans to be landscaped.

Symbol	Botanical Name	Common Name	Size	Comments
Trees:				
A	<i>Acer palmatum</i>	Japanese Maple	24" Box	Non Native
B	<i>Quercus agrifolia</i>	Coast Live Oak	Existing	Native
C	<i>Cupressus macrocarpa</i>	Monterey Cypress	24" Box	Native (Replacement)
D	<i>Lycium obscurum</i>	Catalina Ironwood	24" Box	Native (Replacement)
Shrubs:				
1	<i>Arctostaphylos uva-ursi</i>	Manzanita	5 g.c.	Native
2	<i>Gaultheria shallon</i>	Salal	5 g.c.	Native
3	<i>Agave attenuata</i>	Agave	5 g.c.	Non Native
4	<i>Sabin m. 'Fat Lips'</i>	Sege	5 g.c.	Non Native
5	<i>Rhamnus californica</i>	Coffeberry	5 g.c.	Native
Groundcovers:				
	<i>Nepeta faassenii</i>	Catmint	1 g.c. @ 36" o.c.	Non Native
	<i>Cistus sp.</i>	Rockrose	1 g.c. @ 48" o.c.	Non Native
	<i>Ribes viburnifolium</i>	Evergreen Currant	1 g.c. @ 48" o.c.	Native
	<i>Rosa gymnocarpa</i>	Wood Rose	1 g.c. @ 36" o.c.	Riparian
	<i>Carex sp.</i>	Sedge	1 g.c. @ 24" o.c.	Riparian
	<i>Saxifraga</i>	Saxifrage	1 g.c. @ 36" o.c.	Riparian
	<i>Polygonatum minimum</i>	Snow Fern	1 g.c. @ 36" o.c.	Riparian



Note: Existing Planting To Remain - Supplement As Required

**NORDMO ASSOCIATES
GEOTECHNICAL CONSULTANTS
P. O. Box 805, Belmont, CA 94002
Tele. 650 631 1955 - Fax 650 631 1315**

April 16, 2004
Project 0306-02

Mr. Bruce V. Golino
1730 Wharf Road
Capitola, CA 95010

Dear Mr. Golino:

**Proposed Two Parcels
Minor Land Division
Lot B, 39-PM-2, Soquel Wharf Road
City of Capitola, California**

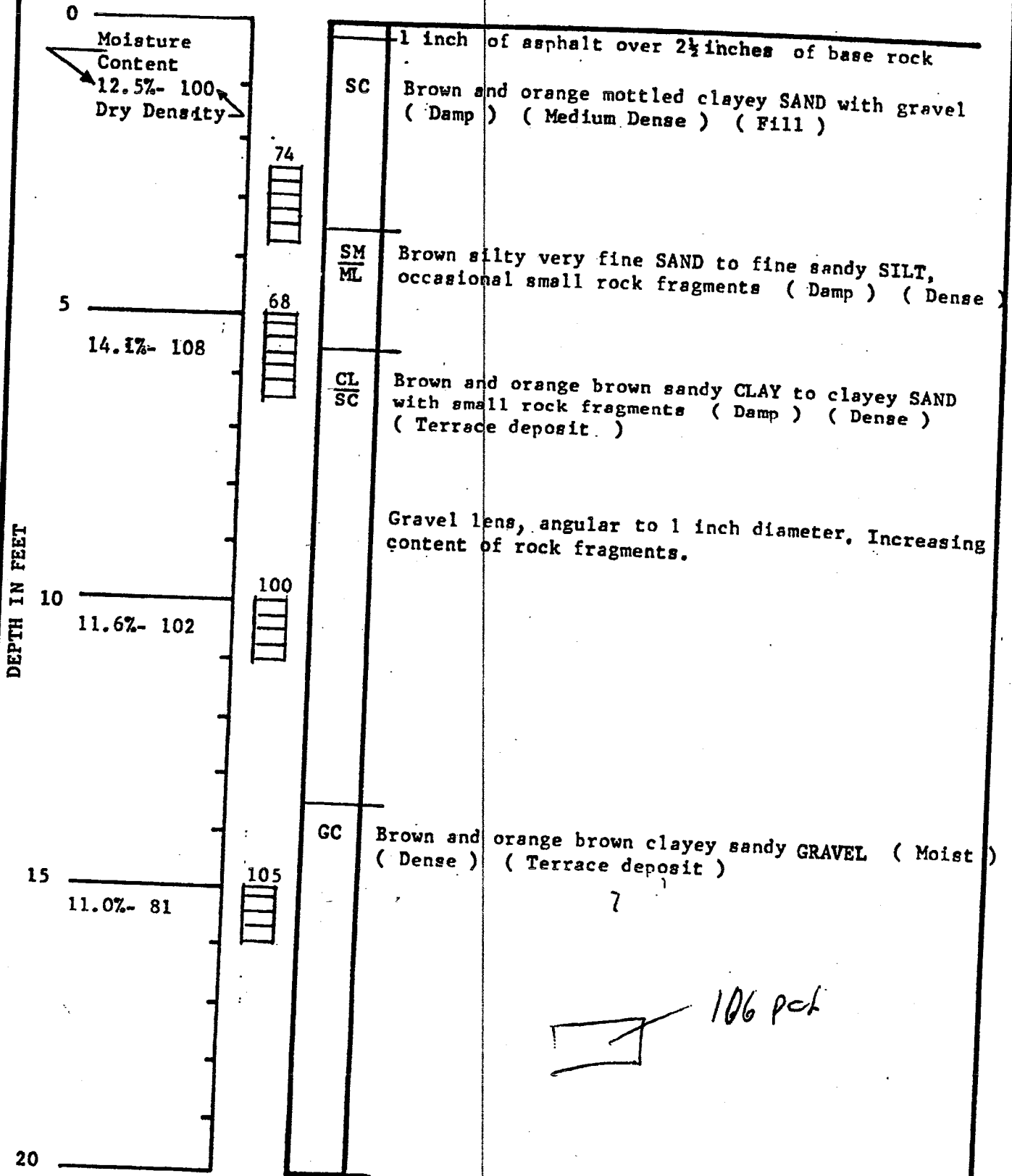
INTRODUCTION


In accordance with our oral agreement of March 19, 2004, the following presents our conclusions with respect to the feasibility, from a geotechnical engineering viewpoint, of dividing the property into two parcels for residential construction. The property is now occupied by a residence, the location of which is shown on attached PLATE 1. The proposal is to create a separate parcel in the northern area of the property for residential construction. The new parcel would be 42.68 feet in width and some 275 feet in depth.

PREVIOUS WORK

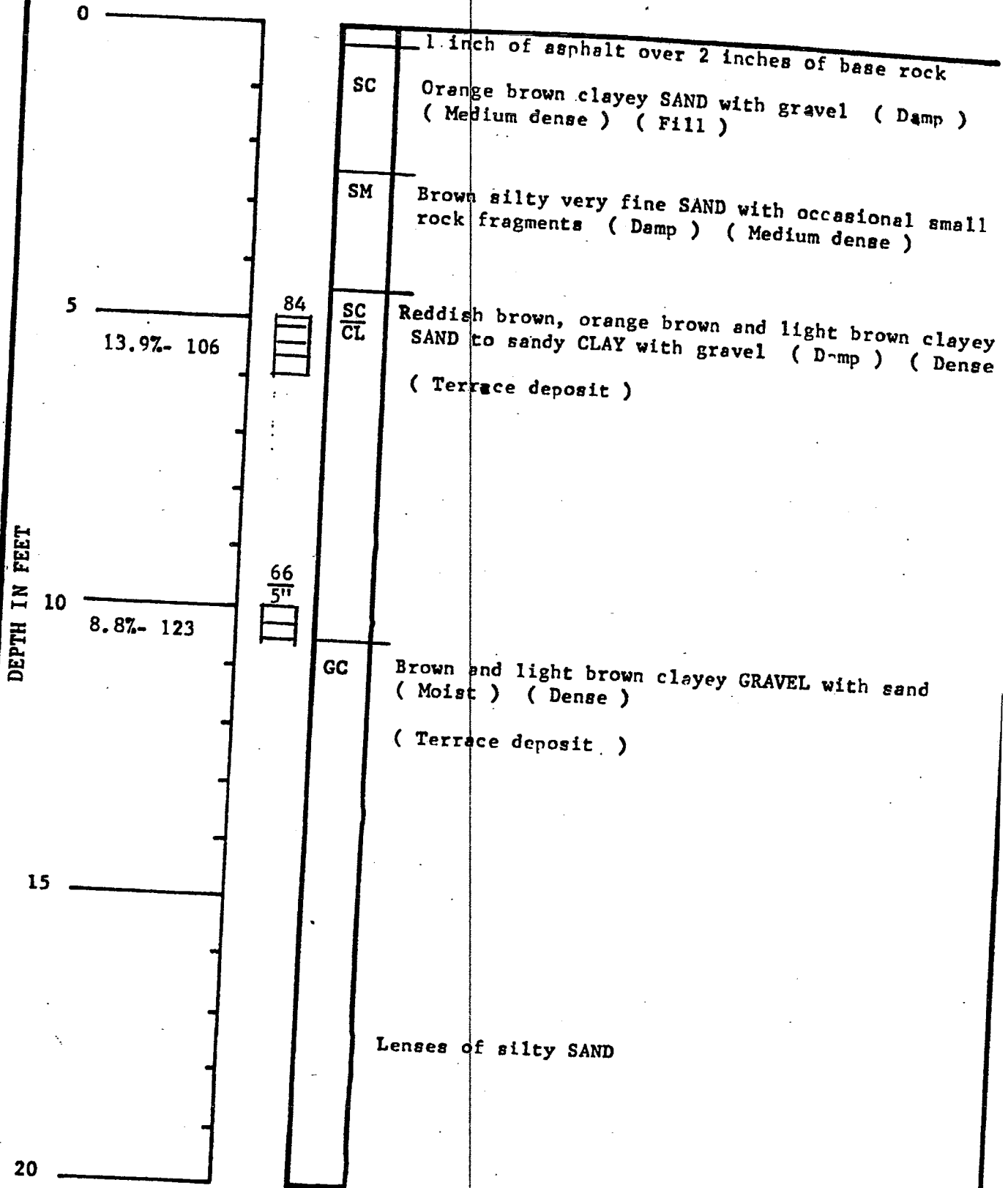
In early 1981, we did a geotechnical engineering/geologic investigation for the then-proposed Golino Residence. Our report and the results of our exploratory drilling, laboratory testing, stability analysis, and foundation engineering are summarized in our report that was issued on February 24, 1981. Two exploratory borings were drilled at the property in 1981; the locations of these are shown on PLATE 1. Boring 1 is located some 25 feet from the south boundary of the proposed parcel.


BORING NO. 1



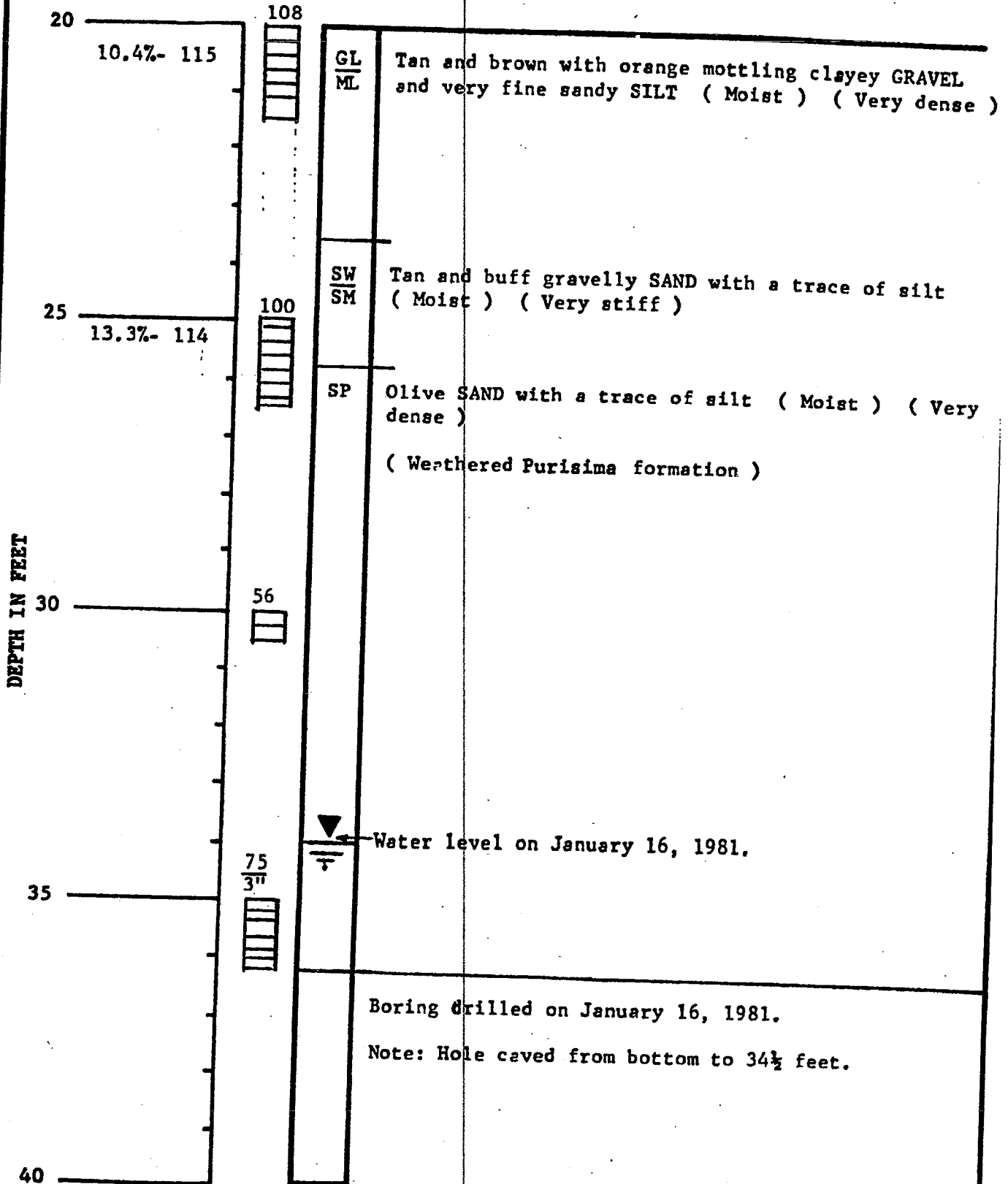
	NORDMO ASSOCIATES • Geotechnical Consultants		Date: 02/81
	SUMMARY OF BORING LOG		Sheet 1 of 2
Project No. 0306-01	PROPOSED RESIDENCE, CAPITOLA, CA.		PLATE 2

BORING NO. 2




	NORDMO ASSOCIATES • Geotechnical Consultants		Date: 02/81
	SUMMARY OF BORING LOG		Sheet 1 of 2
Project No. 0306-01	PROPOSED RESIDENCE, CAPITOLA, CA.		PLATE 3

BORING NO. 2



Boring drilled on January 16, 1981.

Note: Hole caved from bottom to 34½ feet.

	NORDMO ASSOCIATES • Geotechnical Consultants		Date: 02/81
	SUMMARY OF BORING LOG		Sheet 2 of 2
Project No. 0306-01	PROPOSED RESIDENCE, CAPITOLA, CA.		PLATE 3

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487)

GROUP SYMBOL	SECONDARY DIVISIONS	
	GRAVELS	SANDS
GW	CLEAN GRAVELS (LESS THAN 5% FINES)	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.
		POORLY GRADED GRAVELS OR GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.
	GRAVEL WITH FINES	GILTY GRAVELS, GRAVEL-SAND-SILT MIXTURE, NON-PLASTIC FINES.
		CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES, PLASTIC FINES.
SW	CLEAN SANDS (LESS THAN 5% FINES)	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES.
		POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES.
	SANDS WITH FINES	SILTY SANDS, SAND-SILT MIXTURES, NON-PLASTIC FINES.
		CLAYEY SANDS, SAND-CLAY MIXTURES, PLASTIC FINES.
ML	SILTS & CLAYS	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY.
		INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS.
	SILTS & CLAYS	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY.
		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS.
CH	SILTS & CLAYS	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS.
		ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS.
PT	HIGHLY ORGANIC SOILS	PEAT AND OTHER HIGHLY ORGANIC SOILS.

DEFINITION OF TERMS

GRAIN SIZES

SILTS & CLAYS DISTINGUISHED ON BASIS OF PLASTICITY	U.S. STANDARD SERIES SIEVE			CLEAR SQUARE SIEVE OPENINGS			COBBLES	BOULDERS
	200	40	10	4	3/4"	3"		
	SAND			GRAVEL				
	FINE	MEDIUM	COARSE	FINE	COARSE			

MOISTURE CONDITION

(INCREASING MOISTURE →)
 DRY SLIGHTLY DAMP DAMP (PL) MOIST VERY MOIST WET (SATURATED) (LL)

SAMPLE TYPE

- SHELBY TUBE BY PUSHING
- RINGS FROM DRIVEN SAMPLER
- STANDARD SPLIT SPOON
- BAG OF CUTTINGS

KEY

PENETRATION RESISTANCE

- 12 - STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT.
 - 24 - BLOWS PER FOOT WITH A DRIVEN 3-INCH O.D. SAMPLER.
- SAMPLERS DRIVEN WITH A 140-LB. WEIGHT FALLING A DISTANCE OF 30 INCHES.

CONSISTENCY

RELATIVE DENSITY

CLAYS & SILTS	BLOWS/FOOT*	STRENGTH †	SANDS & GRAVELS	BLOWS/FOOT*
VERY SOFT	0-2	0-1/4	VERY LOOSE	0-4
SOFT	2-4	1/4-1/2	LOOSE	4-10
FIRM	4-8	1/2-1	MEDIUM DENSE	10-30
STIFF	8-16	1-2	DENSE	30-50
VERY STIFF	16-32	2-4	VERY DENSE	OVER 50
HARD	OVER 32	OVER 4		

* Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D-1588).

† Unconfined compressive strength in tons/sq ft. Read from a pocket penetrometer.



NORDMO ASSOCIATES • Geotechnical Consultants

Date: 02/81

KEY FOR EXPLORATION LOGS

Project No. 0306-01

PROPOSED RESIDENCE, PARCEL B, CAPITOLA, CA.

PLATE 4

Mr. Bruce V. Golino
April 16, 2004
Page -2-

The boring logs are attached as PLATES 2 and 3. PLATE 4 is an explanation of the symbols on the boring logs and shows other pertinent information. Laboratory tests were also performed in 1981; the friction angle was found to be 45 degrees plus.

SITE CONDITION

The hillside slope stands at an angle of approximately 1.5 horizontal to 1 vertical (65 percent); i.e. 33 degrees with the horizontal plane.

Typically, the upper material (to depths of 20 feet to 25 feet below the ground surface) at the boring locations consists of a dense to very dense granular terrace deposit. Underlying it is a dense to very dense sandy Purisima formation.

CONCLUSIONS AND RECOMMENDATIONS

We found minor differences in the subsurface "soil" condition at the 1981 explorations. Since the 1981 borings, especially Boring 1, are/is close to the proposed parcel, it is likely that the condition at the proposed parcel is similar to that found at the 1981 borings.

The factor of safety against slope failure was calculated to be 1.5 plus, and the parcel is, in our professional opinion, suitable for construction of a residence similar to the Golino structure. Furthermore, criteria for design of the foundation for the Golino residence are likely applicable to the proposed residence.

Seismic coefficients will be higher than was the case in 1981. These coefficients shall be determined in accordance with the latest edition of the Uniform Building Code and will be provided at a later date if the subdivision is approved.

Mr. Bruce V. Golino
April 16, 2004
Page -3-

LIMITATIONS

The conclusions drawn and recommendations provided are professional opinions in accordance with generally accepted geotechnical engineering practices of geotechnical consultants in this area. This acknowledgment is in lieu of any warranties, either express or implied.



KPN/dp
Attachments
Copies: Addressee (3)

Respectfully submitted,
NORDMO ASSOCIATES

A handwritten signature in cursive script that reads "Kyrre P. Nordmo".

K. P. Nordmo, P. E.

RI Engineering, Inc.



Civil Engineering

303 Potrero St., Suite 42-202

Santa Cruz, CA 95060

831-425-3901

831-425-1522 fax

richard@riengineering.com

Memorandum

To: William Fisher Architect
 From: Richard Irish, PE
 Date: 2/3/2014
 Subject: Foundation/Basement Construction at 1730 Wharf Road, Capitola, CA, APN 035-111-14

RI Engineering Inc. has reviewed the configuration of the basement and foundation for the proposed residence at 1730 Wharf Road in Capitola. The plans were prepared by your office entitled "Golino Residence, Wharf Road, Capitola, CA, and APN 035-111-14. We understand that a question has been raised regarding the proximity of the basement walls to the existing cable car track at the Shadowbrook Restaurant.

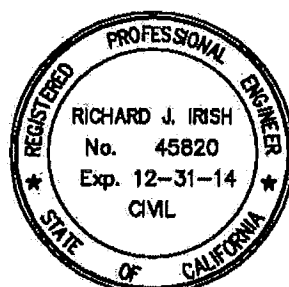
The basement wall will be approximately 8' -10" from the property line. The cable car track is approximately 1' -10" on the opposite side of the property line. The residence is proposed to be constructed into the existing hillside with the lowest portion of the residence approximately 28 feet below grade, adjacent to the Shadowbrook property. The basement walls will vary in height along the Shadowbrook property line from 28 feet to approximately 6 feet due to the slope of the site and the configuration of the residence.

Construction of the walls will require that a shoring wall be constructed in order to hold the existing ground in place while the site is excavated. The shoring wall will be constructed outside of the basement wall and will vary in height from approximately 30' at its highest to 6 feet at the low end.

Shoring walls of this type are commonly constructed in locations where there is a space constraint and where the adjacent slopes need to be protected. This site is appropriate for shoring and several methods for providing shoring are available. Some methodologies include: permanent soldier pier and lagging walls, sheet piles, micro piles, pin piers, tie back walls and other techniques.

A permanent soldier pier and lagging wall may be an appropriate shoring method for this site. The wall will be constructed from the top down with wood lagging installed between the soldier piers as excavation proceeds. The wall will become the formwork for the back side of the basement wall when it is constructed. However, other methods are available and may also be appropriate for this site.

Based on our review of the plans and the site conditions, it is our opinion that the site can be shored safely and that the residence can be constructed without disturbing the neighboring structures. Please feel free to contact us if you have any questions regarding the above. Thank you.



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RI Engineering, Inc.



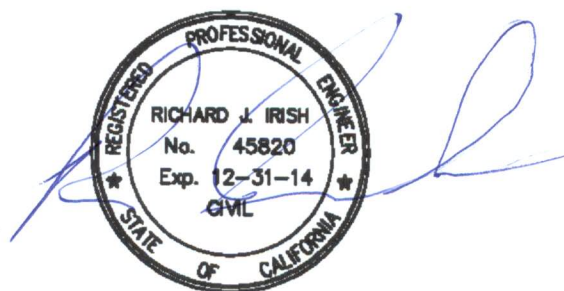
Civil Engineering
303 Potrero St., Suite 42-202
Santa Cruz, CA 95060
831-425-3901
831-425-1522 fax
richard@riengineering.com

Memorandum

To: William Fisher Architect
From: Richard Irish, PE
Date: 2/21/2014
Subject: Geotechnical Investigation for 1730 Wharf Road, Capitola, CA, APN 035-111-14

RI Engineering Inc. has reviewed the report by Nordmo Associates, Geotechnical Consultants, dated April 16, 2004, for Bruce Golino, 1729 Wharf Road, Capitola. The report summarized existing soil information for the site and concluded in part that "the parcel is, in our professional opinion, suitable for construction of a residence similar to the Golino structure." RI Engineering Inc. is not a geotechnical engineering firm and our review is from a structural and civil engineering standpoint. However, we have participated in the structural and civil design of dozens of residences in California and have a great understanding of the elements needed to construct homes in this area.

From the information provided it is our opinion that the site is suitable for construction of a residence of the type shown on the preliminary plans by William Fisher Architecture, Inc., entitled "Golino Residence, Wharf Rd. Capitola, CA, APN 035-111-14, copyright 2013.



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