AGENDA
CAPITOLA PLANNING COMMISSION
THURSDAY, APRIL 5, 2012
7:00 P.M. – CITY HALL COUNCIL CHAMBERS

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners: Ed Newman, Gayle Ortiz, Mick Routh, Linda Smith and Chairperson Ron Graves
Staff: Senior Planner Ryan Bane
Minute Clerk Danielle Uharriet

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. March 1, 2012 Regular Planning Commission Meeting

4. CONSENT CALENDAR

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

A. 153 MAGELLAN STREET #12-029 APN: 036-192-17

Coastal Permit and Design Permit to construct a second story addition to an existing one-story single-family residence in the R-1 (Single-Family Residence) Zoning District. This project requires a Coastal Permit which is not appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Property Owner: John & Annelies Walbridge, filed 3/5/12
Representative: Peter Guiley

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. 115 SAN JOSE AVENUE #11-100 APN: 035-221-27

Reconsideration of a Conditional Use Permit for a take-out restaurant with the sale and dispensing of alcohol in the CV (Central Village) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Peter Dwares, owner/filed: 9/15/11
Representative: Dennis Norton Designs

B. 100 CENTRAL AVENUE #11-136 APN: 036-131-10

Coastal Permit and Design Permit to demolish a single-family residence and construct a new two-story single-family residence in the R-1 (Single-Family Residence) Zoning District.
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Initial Study and Mitigated Negative Declaration
Property Owner: Jill Caskey & Bruce Yoxsimer, filed 12/15/11
Representative: Derek Van Alstine

C. 1855 41st AVENUE #12-031 APN: 034-261-37, 38

Conditional Use Permit to establish a weekly farmer's market at the Capitola Mall in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Macerich, owner/filed: 3/9/12

D. 1855 41st AVENUE #12-032 APN: 034-261-37, 38

Sign Permit to construct several "wayfinding" monument signs at the Capitola Mall in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Macerich, owner/filed: 3/9/12
Representative: RSM Design

E. Sign Ordinance 12-017

Consideration of an amendment to the City of Capitola Sign Ordinance Section 17.57 to allow for freestanding sidewalk signs on the public sidewalks in the Central Village Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: City of Capitola, filed 2/10/12

Public Hearing Item #5.E will be continued to the May 3, 2012 Planning Commission meeting.

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

Adjourn to a Special Meeting of the Planning Commission to be held on Thursday, April 19, 2012 at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

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

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

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

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

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

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

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

DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, MARCH 1, 2012
7:00 P.M. – CITY HALL COUNCIL CHAMBERS

Chairperson Graves called the Regular Meeting of the Capitola Planning Commission to order at 7:01 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners:	Ed Newman, Mick Routh, Linda Smith and Chairperson Ron Graves
Absent:	Gayle Ortiz
Staff:	Interim Community Development Director Susan Westman Senior Planner Ryan Bane Minute Clerk Danielle Uharriet

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda - NONE

B. Public Comments

Peter Pethoe, Santa Cruz Hostel, proposed using the Rispin Mansion as a hostel.

C. Commission Comments

Commissioner Smith announced the Art and Cultural Commission is unanimously recommending to the City Council approval of the 41st Avenue Public Art Project. The City Council will be reviewing the recommendation at the March 22, 2012 meeting. There will be a grand opening on Saturday, March 10th at 12 noon to celebrate the new exhibit, It's About Time, at the Capitola Museum.

D. Staff Comments - NONE

3. APPROVAL OF MINUTES

A. February 2, 2012 Regular Planning Commission Meeting

Chairperson Graves clarified: Page 6, second paragraph: eliminate the staff notes; and under Item 8, Commission Communications, reorder staff's responses to the Commission questions.

A MOTION WAS MADE BY COMMISSIONER SMITH AND SECONDED BY COMMISSIONER ROUTH TO APPROVE THE FEBRUARY 2, 2012 MEETING MINUTES, WITH CHANGES.

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

4. CONSENT CALENDAR

A. 426 CAPITOLA AVENUE #12-008 APN: 035-141-33

Emergency Coastal Permit for work and repair related to flooding in Pacific Cove Mobile Home Park in the MHE (Mobile Home Exclusive) Zoning District. This project requires a Coastal Permit which is not appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Property Owner: City of Capitola

A MOTION WAS MADE BY COMMISSIONER SMITH AND SECONDED BY COMMISSIONER NEWMAN TO APPROVE PROJECT APPLICATION #12-008 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project approval consists of an emergency coastal permit for work and repair related to flooding in Pacific Cove Mobile Home Park and the Capitola Village area. Work under the permit includes repair to the drainage pipe at the top of Pacific Cove Mobile Home Park, removal of several mobile homes, and several temporary modular buildings in Pacific Cove parking lot adjacent to City Hall to house the Capitola Police station which was damaged by the flood.

2. The emergency approval shall be voided if the approved activity is not exercised within fifteen (15) days of issuance of the emergency permit.

3. The approval of the emergency permit shall expire sixty days after issuance (May 28, 2011). Any work completed outside of this time period shall require a regular coastal permit approval unless an extension is granted by the city.

FINDINGS

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

Planning Department Staff and the Planning Commission have reviewed the project. The project conforms to the requirements of the Local Coastal Program and conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

B. **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 alterations to land. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

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

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

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

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

- The project involves repair and replacement of a storm drain within an existing mobile home park. The project does not directly affect public access with no intensification or build out and no affect on public trail 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 project is located adjacent to City Hall. 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 city owned site has historically been used as a residential mobile home park. There is no evidence of use of the site by members of the public for coastal access.

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

- The project is located adjacent to City Hall. 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 project is located adjacent to City Hall. The repair and replacement of a storm drain within an existing mobile home park 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;

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 involves repair and replacement of a storm drain within an existing mobile home park. No new use or change in use is proposed.

SEC. 30223
Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves repair and replacement of a storm drain within an existing mobile home park. No new use or change in use is proposed.

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 repair and replacement of a storm drain within an existing mobile home park. No new use or change in use is proposed.

(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 repair and replacement of a storm drain within an existing mobile home park. No new use or change in use is proposed.

(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 involves repair and replacement of a storm drain within an existing mobile home park. The project will not result in removal of trees or other resources that might be considered scenic resources. As site development would not affect or remove scenic views or scenic resources, development would not result in impacts to scenic views or scenic resources.

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

- The project involves repair and replacement of a storm drain within an existing mobile home park. No water or sewer services will be affected.

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

- The project involves repair and replacement of a storm drain within an existing mobile home park with no change in use.

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

- The project involves repair and replacement of a storm drain within an existing mobile home park with no change in use.

(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 through 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, and all applicable mobile home ordinances are being complied with.

(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;

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

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

- The project is not located in a geologic hazard zone. Hazard protection policies will be followed.

(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;

- The project involves repair and replacement of a storm drain within an existing mobile home park with no change in use.

(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.

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

B. 2150 FRANCESCO CIRCLE #12-007 APN: 034-542-04

Design Permit for a second floor addition to an existing two-story single-family residence in the PD (Planned Development) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Eric and Monica Marlatt, filed 1/23/12

Chairperson Graves removed this item from the consent agenda.

Senior Planner Bane presented the staff report.

Chairperson Graves spoke with concerns about the requirements of the approved Planned Development permit for the subdivision.

The public hearing was opened.

Eric Marlatt, spoke in support of the application.

Mary Healy, spoke with concerns about the potential of this project setting a precedent with additional square footage and increased parking within the development. She asked if secondary dwelling units are permitted in the planned development.

Senior Planner Bane responded to Ms. Healy, stating that due to the limited lot size, secondary dwelling units are not permitted.

The public hearing was closed.

A MOTION WAS MADE BY COMMISSIONER ROUTH AND SECONDED BY COMMISSIONER SMITH TO APPROVE PROJECT APPLICATION #12-007 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project approval consists of a 112 square foot second story addition to an existing two-story single-family residence at 2150 Francesco Circle in the PD (Planned Development) Zoning District.

2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.

3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.

4. An encroachment permit shall be acquired for any work performed in the right-of-way.

5. The existing front yard landscaping shall remain and be maintained. If through the course of construction the landscaping is damaged and/or removed, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan shall include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. The front yard landscaping shall be in place prior to final building occupancy.

6. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

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 PD (Planned Development) Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

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

C. **This project is categorically exempt under Section 15301(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 a minor addition to an existing single-family residence that is considered infill development. No adverse environmental impacts were discovered during review of the proposed project.

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

C. 723 EL SALTO DRIVE #08-041 APN: 036-143-35

Request for a one-year extension to a previously approved Coastal Permit and two-lot subdivision, including Architectural and Site Review to demolish an existing carport and construct a new carport in the VS/R-1 (Visitor Serving/Single-Family Residence) Zoning District. This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: Doug Dodds, filed: 1/31/12

A MOTION WAS MADE BY COMMISSIONER SMITH AND SECONDED BY COMMISSIONER NEWMAN TO APPROVE PROJECT APPLICATION #08-041 WITH THE FOLLOWING FINDING:

A. A substantial change of circumstances has not occurred since Planning Commission approval of the permit on February 4, 2010. An additional one-year extension of the permit to February 4, 2013, would not be detrimental to the purpose of the certified local coastal program and zoning ordinance.

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

5. PUBLIC HEARINGS

A. 115 SAN JOSE AVENUE #11-100 APN: 035-221-27

Conditional Use Permit for a take-out restaurant with the sale and dispensing of alcohol in the CN (Neighborhood Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Peter Dwares, owner/filed: 9/15/11
Representative: Dennis Norton Design

Commissioner Smith stated that this item has been continued several times with no progress from the applicant. The Commission had requested that several items be addressed as part of the redesign and emphasized that when this project returns to the Commission, the application should be complete and all the issues thoroughly addressed.

Senior Planner Bane stated that the applicant has been working with a potential tenant who will be submitting a redesigned project and responses to the Commission's information requests.

Commissioner Newman stated that it is difficult for the public to track the project progress of each hearing without the benefit of a public notice.

Commissioner Routh asked if the proposed project had changed from a six seat restaurant to a bar.

Senior Planner Bane stated that the proposed tenant would be requesting a beer and wine license.

Chairperson Graves stated that if the new tenant's application changes, then new public noticing would be required.

A MOTION WAS MADE BY COMMISSIONER NEWMAN AND SECONDED BY COMMISSIONER ROUTH TO CONTINUE PROJECT APPLICATION #11-100 TO THE ARPIL 5, 2012 PLANNING COMMISSION MEETING.

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

B. 101 GRAND AVENUE #1-17-12/#12-006 APN: 036-114-12

Emergency Coastal Permit for a slope stabilization system to be installed due to a landslide in the AR/R-1 (Automatic Review/Single-Family Residence) Zoning District. This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: Papken Der-Torossian, filed 1/10/12
Representative: Dennis Norton Design

Senior Planner Bane presented the staff report.

The public hearing was opened and closed.

Chairperson Graves stated that a prior permit on this site required the work to be performed from the bluff and that no work would be approved from the beach. The work performed should have been performed under previous repair permit to avoid the need for an emergency permit.

Senior Planner Bane stated that there have been three coastal permits issued for different phases of repair work at the site.

Interim Community Development Director Westman stated the she had consulted with Coastal Commission staff who determined that the emergency work performed was not included in any previous plans.

Commissioner Newman clarified that the emergency permit expires in 60 days from issuance.

A MOTION WAS MADE BY COMMISSIONER ROUTH AND SECONDED BY COMMISSIONER SMITH TO APPROVE PROJECT APPLICATION #1-17/#12-006 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project approval consists of an emergency coastal permit for a retain wall system at the southwest corner of the building at 101 Grand Avenue. A landslide has compromised the hill below the apartment building. The technical report prepared by Haro, Kasunich and Associates, Inc. dated January 10, 2012 establishes the immediate need for the repair. The stabilization system will consist of a 5 – 7 foot retain wall 25 -30 feet in length in compliance with construction plans prepared by Soils Engineering Construction, Inc. dated 12/11/11

2. Prior to the start of any work and applicant shall apply for and receive an encroach permit for work the retaining wall to be constructed on City of Capitola property.

3. The applicant shall submit a completed coastal permit application, plans, and required technical reports within seven (7) working days of the issuance of the emergency coastal permit. Plans shall include drainage and erosion control plan and a landscape plan for the disturbed area.

4. All work shall be completed per submitted plan and the erosion control and sediment control measure listed on page 3 of 6 of the Soil Engineering Construction, Inc plans shall be strictly followed. Erosion control and sediment management devices shall be installed and inspected by City Public Works prior to initiating work.

5. The emergency approval shall be voided if the approved activity is not exercised within fifteen (15) days of issuance of the emergency permit.

6. The approval of the emergency permit shall expire sixty days after issuance (January 17, 2012). Any work completed outside of this time period shall require a regular coastal permit approval unless an extension is granted by the city.

7. The color of the retaining wall shall be approved by the Community Development Director and/or Public Works Director prior to installation.

8. There shall be no staging of construction materials in the road right-of-way.

9. Hours of construction shall be Monday to Friday 7:30AM – 9:00PM, and Saturday 9:00AM – 4:00PM, per city ordinance.

FINDINGS

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

Planning Department Staff and the Planning Commission have reviewed the project. The project conforms to the requirements of the Local Coastal Program and conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

B. **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 alterations to land. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

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

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

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

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative 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 a steep slope adjacent to Esplanade Park. The project will not directly affect public access and coastal recreation areas as it involves the stabilization of an existing slope, with no intensification or build out and no affect on public trail 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 to help maintain a steep slope adjacent to an existing public beach area. Stabilizing the slope will help to maintain the use of the public beach area and will not impact public use or accessibility of the shoreline.

(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 location of the project is a steep slope along a coastal bluff. There is no evidence of use of the site by members of the public for coastal access.

(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 a steep slope along a coastal bluff. 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 a steep slope along a coastal bluff. The slope stabilization system 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;

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 involves a slope stabilization system for an existing residential use. No new use or change in use is proposed.

SEC. 30223
Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a blufftop stabilization system for an existing residential use. No new use or change in use is proposed.

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 slope stabilization system for an existing residential use. No new use or change in use is proposed.

(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 a slope stabilization system for an existing residential use. No new use or change in use is proposed.

(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 a steep slope along a coastal bluff. The project will not

result in removal of trees or other resources that might be considered scenic resources. As site development would not affect or remove scenic views or scenic resources, development would not result in impacts to scenic views or scenic resources.

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

- The project involves a slope stabilization system for an existing residential use. No water or sewer services will be affected.

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

- The project involves a slope stabilization system for an existing residential use with no change in use.

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

- The project involves a slope stabilization system for an existing residential use with no change in use.

(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 through 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. The existing residential units on the property will not be changed as part of the project.

(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;

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

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

- Geologic/engineering reports have been prepared by qualified professionals for this project which is located in a geologic hazard zone. Conditions of approval have been included to ensure the project complies with hazard protection policies.

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

- Geologic/engineering reports have been prepared by qualified professionals for this project which is located in a geologic hazard zone. 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 will comply with shoreline structure policies.

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

- The project involves a slope stabilization system for an existing residential use with no change in use.

(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.

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

C. Sign Ordinance 12-017

Consideration of an amendment to the City of Capitola Sign Ordinance Section 17.57 to allow for freestanding sidewalk signs on the public sidewalks in the Central Village Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: City of Capitola, filed 2/10/12

Public Hearing Item #5.C will be continued to the April 5, 2012 Planning Commission meeting.

6. DIRECTOR'S REPORT - NONE

7. COMMISSION COMMUNICATIONS

Chairperson Graves asked about the status of the new residential development at Hill Street and Capitola Avenue. He noted that the units are being advertised for sale, but not all of the units or public improvements have been completed. He emphasized that no occupancy of the homes should be permitted until all the conditions of approval are met.

Interim Community Development Director Westman stated that no occupancy will be granted until all of the conditions of approval have been met. There is no illegal action by trying to sell units.

Chairperson Graves commented on the progress on the home at Capitola Road and Wharf Road.

8. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:42 p.m. to a Regular Meeting of the Planning Commission to be held on Thursday, April 5, 2012 at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on April 5, 2012

_____

Danielle Uharriet, Minute Clerk

S T A F F R E P O R T

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 5, 2012

SUBJECT: **153 MAGELLAN STREET #12-029 APN: 036-192-17**
Coastal Permit and Design Permit to construct a second story addition to an existing one-story single-family residence in the R-1 (Single-Family Residence) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: John & Annelies Walbridge, filed 3/5/12
Representative: Peter Guiley

APPLICANT'S PROPOSAL

The applicant is proposing to construct a new 728 square foot second floor addition to an existing 1,970 square foot one-story single-family residence at 153 Magellan Street in the R-1 (Single Family Residence) zoning district. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

STRUCTURAL DATA

SETBACKS		**Required**	**Existing**	**Proposed**
Front Yard				
	Driveway	20'	20'	20'
	1st Story	15'	26'-6"	26'-6"
	2nd Story	20'	n/a	45'-6"
Rear Yard				
	1st Story	20'	25'-3"	25'-3"
	2nd Story	20'	n/a	23'-3"
Side Yard				
	1st Story	6' (l) & (r)	8'-3" (l) & 5' (r)	8'-3" (l) & 5' (r)
	2nd Story	9' (l) & (r)	n/a	25' (l) & 9' (r)
HEIGHT		25'	15'	24'-10"

FLOOR AREA RATIO	**Lot Size**	**MAX (49%)**	**Existing (33%)**	**Proposed (45%)**
	6,000 sq. ft	2,940 sq. ft.	1,970 sq ft	2,698 sq. ft.

	Habitable Space	First Floor Deck or Porch	Second Floor Deck	Garage	Total
Existing First Story	1,524 sq. ft.	52 sq. ft.*	n/a	446 sq. ft.	1,970 sq. ft.

	Habitable Space	First Floor Deck or Porch	Second Floor Deck	Garage	Total
Proposed First Story	1,524 sq. ft.	52 sq. ft.*	n/a	446 sq. ft.	1,970 sq. ft.
Proposed Second Story	728 sq. ft.	-	n/a	n/a	728 sq. ft.
Proposed TOTAL	2,252 sq. ft.	52 sq. ft*.	n/a	446 sq. ft.	2,698 sq. ft.

PARKING	Required	Existing	Proposed
	4 spaces, one of which must be covered	2 covered spaces 2 uncovered	2 covered spaces 2 uncovered
Total	4 spaces	4 spaces	4 spaces

* There is a credit of 150 sq. ft. for first floor covered porches.

ARCHITECTURAL AND SITE REVIEW COMMITTEE

On March 14, 2012, the Architectural and Site Review Committee reviewed the application.

- City Architect Derek Van Alstine supported the project but suggested that a belly band be added, as well as thicker window trim. The plans were revised and a belly band was included per the suggestion.
- Senior Planner Bane indicated that utilities would be required to be underground and requested a cost analysis of the project to determine that the application is consistent with the nonconforming section of the Zoning Ordinance.

Overall, the project was supported by the committee.

DISCUSSION

The new 728 sq. ft. second floor addition will consist of three bedrooms and a bath. Portions of the existing first floor will be renovated on the interior, but the exterior shall remain virtually unchanged. Exterior materials, windows, trim and paint have been designed to be consistent with the existing house.

The existing landscaping is proposed to remain, and with an addition of more than 25%, the utilities will be required to be undergrounded. All new additions to the house conform to the R-1 district development standards, including height, setback, parking and FAR requirements.

Nonconforming

The structure is legal nonconforming due to not meeting the current side yard setback requirements. Per 17.72.070, structural alterations to nonconforming structures are limited to 80% of the present fair market value of the structure. The applicant has provided a construction cost

breakdown (Attachment B) that demonstrates how the proposed project will not exceed 80% of the present fair market value of the structure. The Building Official has reviewed the calculations and determined them to be accurate. It should be noted that all new additions to the structure meet the current R-1 district development standards.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #12-029 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a new 728 square foot second floor addition to an existing 1,970 square foot one-story single-family residence at 153 Magellan Street.

2. The Planning Commission must approve any significant modifications to the size or exterior appearance of the structure.

3. No trees or significant amount of landscaping is to be removed. If any trees, large shrubs or significant landscaping is to be removed as a result of the project, the applicant shall provide a landscape plan to be submitted with the building permit application. The plan shall include the quantity, or specific number of plants for each plant type, their container size, special planting requirements and spacing between plants, subject to the approval of the Community Development Director.

4. Construction hours shall be limited to Monday through Friday 7:30am to 9pm., Saturday 9:00am to 4:00pm, and prohibited on Sundays.

5. Curb and gutter that is currently deteriorated or is damaged during construction shall be repaired or replaced, as determined by and to the satisfaction of the Public Works Director.

6. 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.

7. An encroachment permit shall be acquired for any work performed in the right-of-way.

8. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.

FINDINGS

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

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

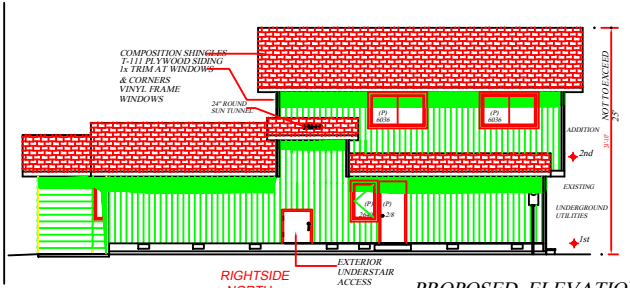
C. **This project is categorically exempt under Section 15301(e)(2) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

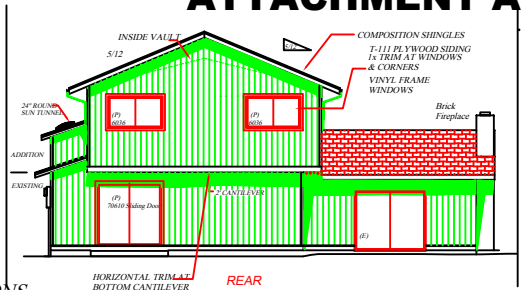
Section 15301(e)(2) of the CEQA Guidelines exempts additions to structures that are less than 10,000 square feet if the project is in an area where all public facilities are available to allow for the development and the project is not located in an environmentally sensitive area. This project involves an addition to a one-story single-family residence that is considered infill development. No adverse environmental impacts were discovered during review of the proposed project

Report Prepared By: Ryan Bane
Senior Planner

Attachment A - Project Plans
Attachment B - Construction Cost Breakdown

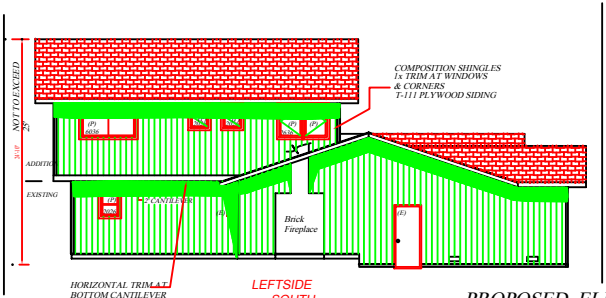
ATTACHMENT A

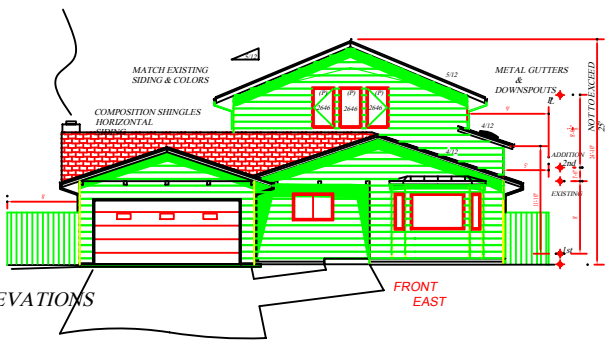




PROPOSED ELEVATIONS

SCALE 1/8"& 1/4" = 1'





PROPOSED ELEVATIONS

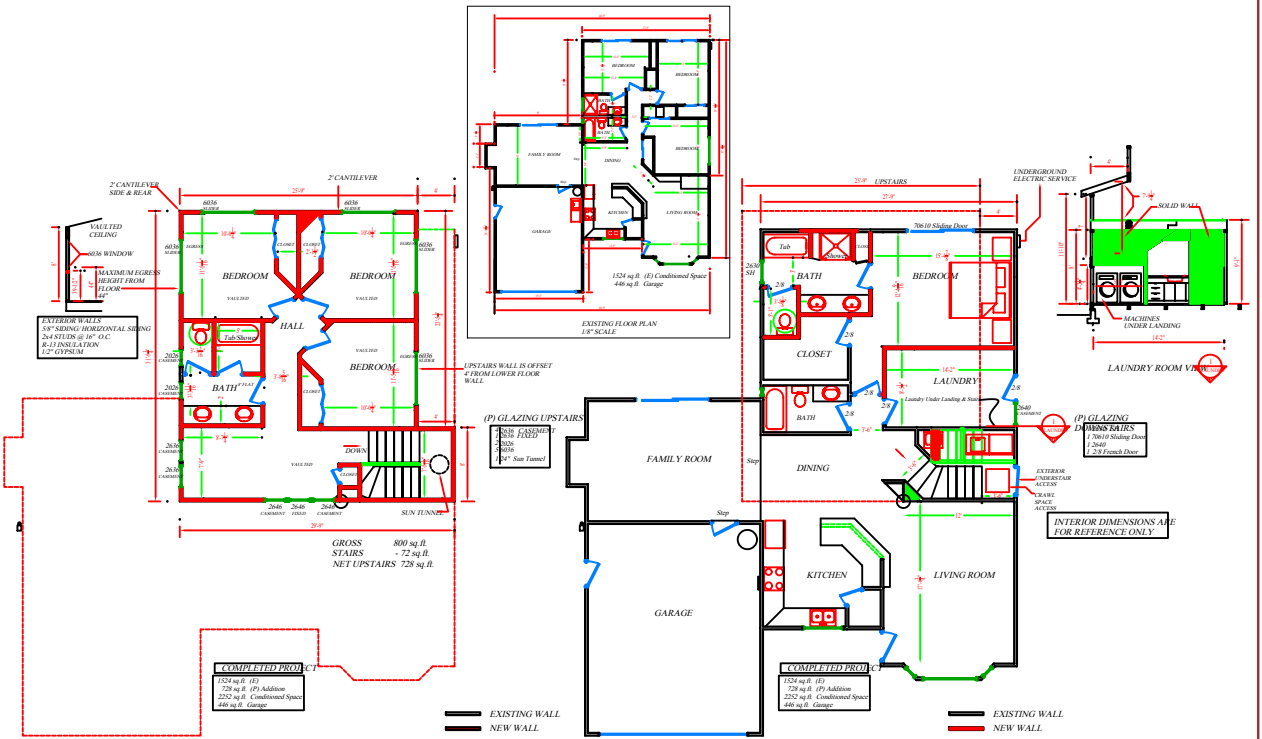
SCALE 1/8"& 1/4" = 1'

23

ELEVATION PLAN

DRAFTING / DESIGN	OWNERS
PETER GULLEY	JOHN & ANNELIES WALBRIDGE
1206 DAY VALLEY RIDGE	153 MAGELLAN STREET
APTOS, CA 95003	CAPITOLA, CA 95010
831-688-5362	831-332-1952 APN 036-192-17

01.3.2017

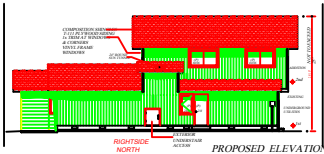


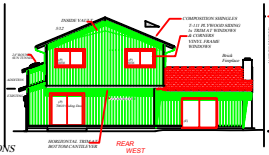
24

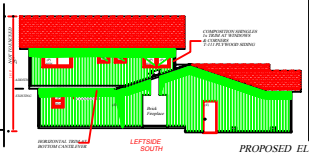
PROPOSED FLOOR PLAN

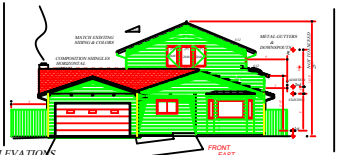
DRAFTING / DESIGN	OWNERS
PETER GUILEY	JOHN & ANNELIES WALBRIDGE
1206 DAY VALLEY RIDGE	153 MAGELLAN STREET
APTOS, CA 95003	CAPITOLA, CA 95010
831-688-5362	831-332-1952 APN 036-192-17

01-2002



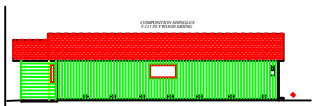


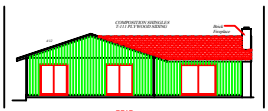




PROPOSED ELEVATIONS

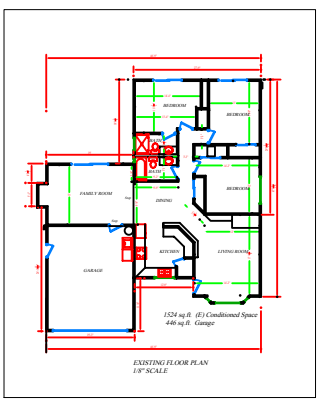
SCALE 1/8"=1'





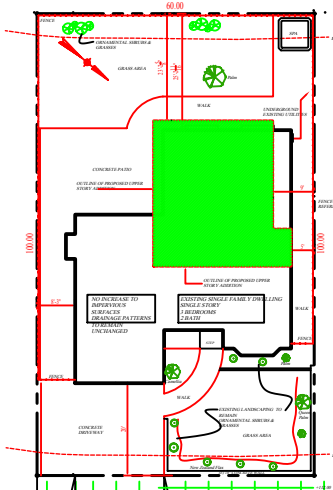
EXISTING ELEVATIONS

SCALE 1/8"=1'

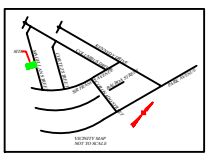


EXISTING FLOOR PLAN

1/8" SCALE



SCALE 1/8"=1'



PROPOSED PROJECT

ZONING R-1

A 728 sq.ft SECOND STORY ADDITION TO A 1524 sq.ft. EXISTING SINGLE FAMILY DWELLING

3 BEDROOM 2 BATH

COMPLETED PROJECT

4 BEDROOM

3 BATH

1524 sq.ft. (E)
728 sq.ft. (P) Addition
2252 sq.ft. Conditioned Space

1524 sq.ft. (E) Conditioned Space
446 sq.ft. Garage
1970 sq.ft. Gross Footprint
728 sq.ft. Proposed +/-
2698 sq.ft. +/-

FLOOR AREA RATIO
40% (6000~2960 sq.ft Allowed)
House & Garage 2698 sq.ft +/-
45% Proposed

SITE PLAN
ELEVATIONS PLANS 1/8"
EXISTING F 25 PLAN

DRAFTING / DESIGN:	OWNERS
PETER GULLEY	JOHN & ANNELIES WALBRIDGE
1206 DAY VALLEY RIDGE	153 MAGELLAN STREET
APTOS, CA 95003	CAPITOLA, CA 95010
831-688-5362	831-332-1952 APN 036-192-17

401-3012

153 MAGELLAN AVENUE APN 036-192-17

153 MAGELLAN AVENUE APN 036-192-17

22-Mar-12

Walbridge Residence
153 Magellan Street
Capitola, CA 95010

Cost Analysis for APN 036-192-17

Description	Square Footage	Cost per Sq. Ft.		Total
Existing House	1524	$ 200.00		$ 304,800.00
Existing Garage	446	$ 90.00		$ 40,140.00
Total Existing				**$ 344,940.00**
Allowable Construction @ 80% (Total Existing * 0.80)				$ 275,952.00
Downstairs Remodel	778	$ 100.00		$ 77,800.00
Downstairs Bath Remodel	108	$ 200.00		$ 21,600.00
Upstairs Addition	728	$ 200.00		$ 145,600.00
Total New Constructioin				**$ 245,000.00**

Total New Construction	$ 245,000.00	=	71%
Total Existing	$ 344,940.00		

ATTACHMENT B

S T A F F R E P O R T

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 5, 2012

SUBJECT: **115 SAN JOSE AVENUE** **#11-100** **APN: 035-221-27**
Conditional Use Permit for a take-out restaurant with the sale and dispensing of alcohol in the CV (Central Village) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Peter Dwares, owner/filed: 9/15/11

This item was continued from the December 1, 2011 Planning Commission meeting, with direction to provide additional information. This information has not yet been submitted, therefore it is requested that the application be continued indefinitely.

Report Prepared By: Ryan Bane
Senior Planner

S T A F F R E P O R T

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 5, 2012

SUBJECT: **100 CENTRAL AVENUE #11-136 APN: 036-131-10**
Coastal Permit and Design Permit to demolish a single-family residence and construct a new two-story single-family residence with a variance to the rear yard setback in the R-1 (Single-Family Residence) Zoning District.
Environmental Determination: Initial Study and Mitigated Negative Declaration
Property Owner: Jill Caskey & Bruce Yoxsimer, filed 12/15/11
Representative: Derek Van Alstine

APPLICANT'S PROPOSAL

The applicant is proposing to demolish an existing 1,416 square foot two-story single-family residence and construct a new 2,062 square foot two-story single-family structure with an attached garage at 100 Central Avenue in the R-1 (Single Family Residence) zoning district. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

STRUCTURAL DATA				
SETBACKS		**Required**	**Proposed**	
Front Yard				
	1st Story	15'	30'-10"	
	2nd Story	20'	29'-6"	
Rear Yard				
	1st Story	4'	4'	
	2nd Story	4'	4'	
Side Yard				
	1st Story	10' (l) & 5' (r)	11'-7" (l) & 5'-6" (r)	
	2nd Story	10' (l) & 7'-6" (r)	10'-1" (l) & 7'-6" (r)	
	Driveway	20'	23'	
HEIGHT		27'	26'-10"	

FLOOR AREA RATIO	**Lot Size**	**MAX (55%)**	**Proposed (56%)**	
	3,750 sq. ft	2,062 sq. ft.	2,062 sq. ft	

	Habitable Space	Garage	Covered Porch	Total
Proposed First Story	722 sq ft.	283 sq. ft.	84 sq. ft.**	1,005 sq. ft.
Proposed Second Story	1,057 sq. ft.	-	-	1,057 sq. ft.
Proposed TOTAL	1,779 sq. ft.	283 sq. ft.	84 sq. ft.**	2,062 sq. ft.

PARKING	Required	Proposed	
	1 covered space 2 uncovered space	1 covered space 2 uncovered space	
Total	3 spaces	3 spaces	

** There is a credit of 150 sq. ft. for first floor covered porches. Therefore, the 84 sq. ft. does not count towards the projects FAR.

ARCHITECTURAL AND SITE REVIEW COMMITTEE

On January 11, 2012, the Architectural and Site Review Committee reviewed the application.

- City Architect Frank Phanton complimented the design of the house, stating it was a "masterpiece".
- Public Works Director Steve Jesberg conditioned that a drainage plan will be required as part of the building permit phase, as well as that the development must implement at least one low impact development BMP from the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County.
- City Landscape Architect Susan Suddjian approved of the landscape plan.
- Building Official Mark Wheeler informed the applicants of the building permit process, including green building, fire sprinkler and survey requirements.
- Senior Planner Bane identified that the house exceeded the allowable floor area and did not meet the required side setback. It was also noted that utilities would need to be undergrounded, and that the applicant should contact PG&E and the Soquel Creek Water District to begin approvals through those entities. Geologic and geotechnical reports were also requested.

The applicant has since revised the plans to meet all development standards, as well as provided all the necessary studies. Overall, the committee approved of the design and was supportive of the project.

DISCUSSION

The proposed project consists of a demolition of an existing two-story 1,416 square foot single-family house and construction of a new 2,062 square foot two-story single-family residence on a 3,750 square foot lot. The new residence will be a two-story, three-bedroom, three-bath home, which includes a 283 square foot attached one-car garage, as well as a patio with all new landscaping.

The proposed house is a Tudor style, employing a cement plaster first floor exterior, board and batt second floor, wood trim, and dark basalt aluminum clad wood doors and windows. A color and materials board (Attachment B) will be available for Planning Commission to review at the public hearing.

Per Zoning Code Section 17.15.080, the height limit is 25'; however, the Planning Commission can approve buildings up to 27' if historic design elements are used and the structure meets side and rear

setback standards. As proposed, the structure stands at 26'-10". The project meets side and rear setback requirements, and in staff's opinion, historic design elements have been incorporated into the architecture of the project. Therefore, the height as proposed meets the R-1 development standards.

The project is located in curb, gutter, and sidewalk exempt area, therefore no street improvements are proposed. The Grand Avenue path appears to have been infringed upon by some overgrown shrubbery, so a condition has been added to maintain a minimum 8' public path. Utilities will be required to be undergrounded, and all drainage will be collected in impermeable gutters or pipes and discharged into an established storm drain system that does not issue on to the bluff. The proposed project conforms to the R-1 single-family development standards, including height, setbacks, parking, and floor area ratio (FAR).

****Noticing –** It should be noted that the noticing for the project advertised a variance to the rear yard setback. It was originally thought that a variance was needed, however, Zoning Code Section 17.115.110(E)(1) states that for corner lots "the minimum rear yard shall be the minimum side yard of the adjacent property, but no less than four feet". The project meets this setback requirement, therefore a variance is not required.

Parking
Per Zone Section 17.15.130(B), residences greater than 2,000 square feet but less than 2,600 square feet are required to provide three off-street parking spaces, one of which must be covered. The proposed house will have an attached one-car garage with two uncovered spaces located off of Central Avenue. Therefore, the proposed parking meets the Zoning Code requirements.

Environmental Review
The project is located in an archaeologically sensitive area, geologic hazard zone and environmentally sensitive habitat zone. An Initial Study and Negative Declaration have been prepared in accordance with requirements of the California Environmental Quality Act (CEQA) (Attachment C). A Geologic Investigation was prepared for the project, and an Archaeological Reconnaissance report from a recent adjacent project (206 Grand Avenue) was used as part of the Initial Study.

The Initial Study and Negative Declaration determine that the project will not result in significant environmental impacts, is of limited scale and will not degrade the quality of the environment or result in significant biological or cultural impacts. Recommended conditions of approval have been included as part of the project approval.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #11-136, subject to the following conditions and based on the following findings:

CONDITIONS

1. The project approval consists of demolition of an existing 1,416 square foot two-story single-family residence and construction of a new 2,062 square foot two-story single-family structure with an attached garage at 100 Central Avenue.

2. The Planning Commission must approve any significant modifications to the size or exterior appearance of the structure.

3. 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. All landscaping shall be installed prior to final building occupancy.

4. If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Disturbance shall not resume until the significance of the archaeological resources is determined and appropriate mitigations to preserve the resource on the site are established. If human remains are encountered during construction or any other phase of development, work in the area of discovery must be halted, the Santa Cruz County coroner notified, and the provisions of Public Resources Code 5097.98-99, Health and Safety Code 7050.5 carried out. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours as required by Public Resources Code 5097. The NAHC will notify designated "Most Likely Descendants" who will provide recommendations for the treatment of the remains within 48 hours of being granted access to the site. The NAHC will mediate any disputes regarding treatment of remains and the Planning Director and the Santa Cruz County coroner would be notified.

5. All recommendations contained in the project geological report dated January 2012 by Rogers E. Johnson and Associates, shall be implemented as part of the project.

6. Prior to issuance of a building permit, the applicant shall provide evidence that a qualified geologist has reviewed project plans and determined that they have been prepared in accordance with the recommendations contained in the project geological report.

7. Prior to issuance of a building permit, the applicant shall submit documentation confirming that a qualified geotechnical consultant has been retained to ensure that the recommendations contained in the geotechnical report have been properly implemented.

8. Prior to final inspection of the building permit, the applicant shall provide certification that development has occurred in accordance with the geotechnical report prepared for the project.

9. Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance. Any appropriate fees shall be paid prior to building permit issuance.

10. An encroachment permit shall be acquired for any work performed in the right-of-way.

11. The Grand Avenue public path shall maintain a minimum width of 8'. This shall be incorporated into the landscape plan as part of the building permit process.

12. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director. All drainage shall be collected in impermeable gutters or pipes and discharged into an established storm drain system that does not issue on to the bluff.

13. The project shall implement at least one low impact development BMP from the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County.

14. 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.

15. Hours of construction shall be Monday to Friday 7:30AM – 9:00PM, and Saturday 9:00AM – 4:00PM, per city ordinance.

16. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.

FINDINGS

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

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

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The scale, mass, height and design is similar to other newer residences in the area and thus, the project's overall scale and design will maintain the character and integrity of the neighborhood.

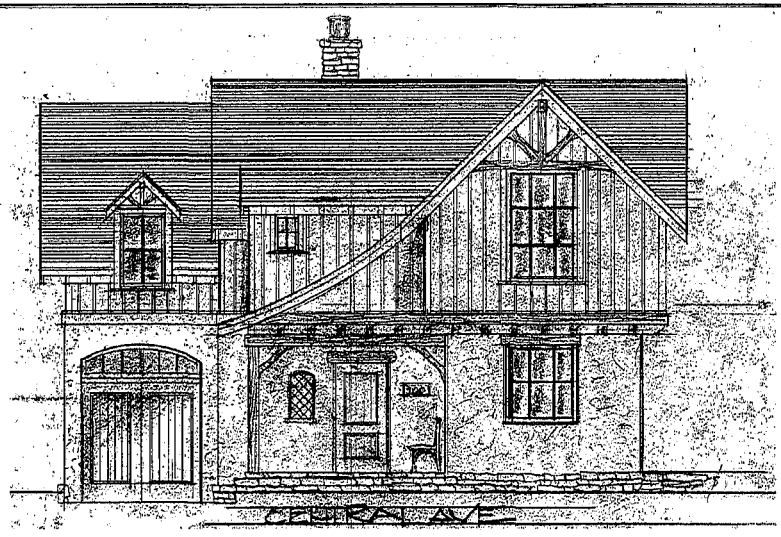
C. **A Mitigated Negative Declaration has been prepared for this project based upon the completion of an Initial Study which identified less than significant impacts.**

This project is not categorically exempt because the project site is located in geologic hazard, environmentally sensitive habitat, and archaeological sensitive zones. An Initial Study was prepared and circulated per CEQA requirements, and a Mitigated Negative Declaration adopted based on the determination that the project will not have a significant effect on the environment.

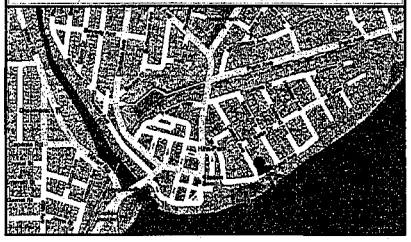
Report Prepared By: Ryan Bane
Senior Planner

Attachment A – Project Plans
Attachment B – Materials Board
Attachment C – Mitigated Negative Declaration and Initial Study
Attachment D - Geologic Investigation prepared by Rogers E. Johnson and Associates, dated January 10, 2012
Attachment E – Letter from Skip Allan, dated March 14, 2012

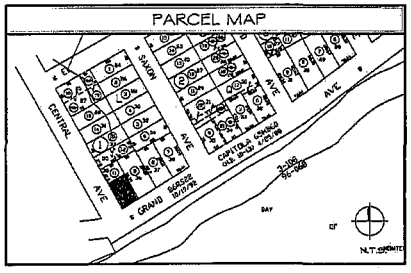
CASKEY-YOXSIMER RESIDENCE



VICINITY MAP



PARCEL MAP



BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION:	DEMOLITION OF EXISTING, TWO STORY, 1,104 SQ.FT. SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW TWO-STORY, SINGLE FAMILY DWELLING WITH ATTACHED GARAGE.
PROJECT ADDRESS:	100 CENTRAL AVE CAPITOLA, CA 95010
PARCEL NUMBER:	036-131-10
OCCUPANCY TYPE:	R-3
SETBACK INFORMATION:	FRONT YARD 10'-0" / SIDE YARD 4'-0" / SIDE YARD 5'-0"(FIRST STORY) + 7'-0"(SECOND STORY) / REAR YARD 20'-0"
LOT AREA:	3,750 SQ.FT.
PROPOSED FLOOR AREA:	
GARAGE FLOOR AREA:	283 SQ.FT.
FIRST FLOOR AREA:	722 SQ.FT.
SECOND FLOOR AREA:	1,057 SQ.FT.
TOTAL FLOOR AREA:	2,062 SQ.FT.
FLOOR AREA RATIO:	2,062/ 3,750 = .55
F.A.R. PERMITTED:	55%
PARKING (PROVIDED):	1 COVERED AND 2 UNCOVERED
CODE NOTE:	THESE PLANS CONFORM TO THE 2010 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODE (I.E., 2009 IRC, IBC, UMC, UPC, AND 2008 NEC) AS AMENDED BY THE STATE OF CALIFORNIA.

CONTACTS

OWNER:
JILL CASKEY + BRUCE YOXSIMER
1477 POPLOLA ROAD
WOODSIDE, CA 94062
(650) 533-8515

PROJECT DESIGNER:
DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.
DEREK VAN ALSTINE
716 SOQUEL AVENUE SUITE A
SANTA CRUZ, CA 95062
PH: (831) 426-5400
FAX: (831) 426-5446
derek@vanalstine.com

LANDSCAPE ARCHITECT
ELLEN COOPER + ASSOCIATES
ELLEN COOPER
612 WINDSOR STREET
SANTA CRUZ, CA 95062
PH: (831) 425-0545
FAX: (831) 426-0545

DRAWING INDEX

BUILDING DESIGN

T1 TITLE SHEET
T2 STREETSCAPE
T3 SURVEY
A1 SITE PLAN
A2 FIRST + SECOND FLOOR PLANS
A3 EXTERIOR ELEVATIONS
L1 LANDSCAPE PLAN

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
716 SOQUEL AVENUE SUITE A, SANTA CRUZ, CALIFORNIA
(831)426-5400 PHONE (831)426-5446 FAX

DVRD.

CASKEY-YOXIMER RESIDENCE
100 CENTRAL AVE
CAPITOLA, CA 95010

APN 036-131-10

ISSUE DESCRIPTION	
SCHEMATIC DESIGN	
	08 NOV 2011
DESIGN DEVELOPMENT	
	05 MAR 2012
PLANNING SUBMITTAL	
	15 DEC 2011
BUILDING SUBMITTAL	
50% CON. DOC.	
REVISIONS	
1	18-JAN-12 2ND PLN. REV.

TITLE SHEET

T1

ATTACHMENT A

9/27/2012 5:04 PM

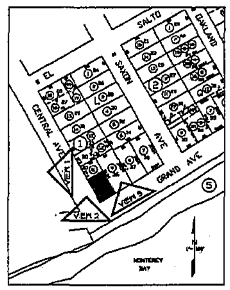
12/15/2011 1:42 PM

(1) CENTRAL AVE. - WEST
SCALE:NONE

100 CENTRAL AVENUE

(2) CENTRAL AVE. - EAST
SCALE:NONE

(3) NEIGHBOR
SCALE: NONE



DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
216 SOQUEL AVENUE SUITE A, SANTA CRUZ, CALIFORNIA
(831)426-8400 PHONE (831)426-8446 FAX

DVRD INC.

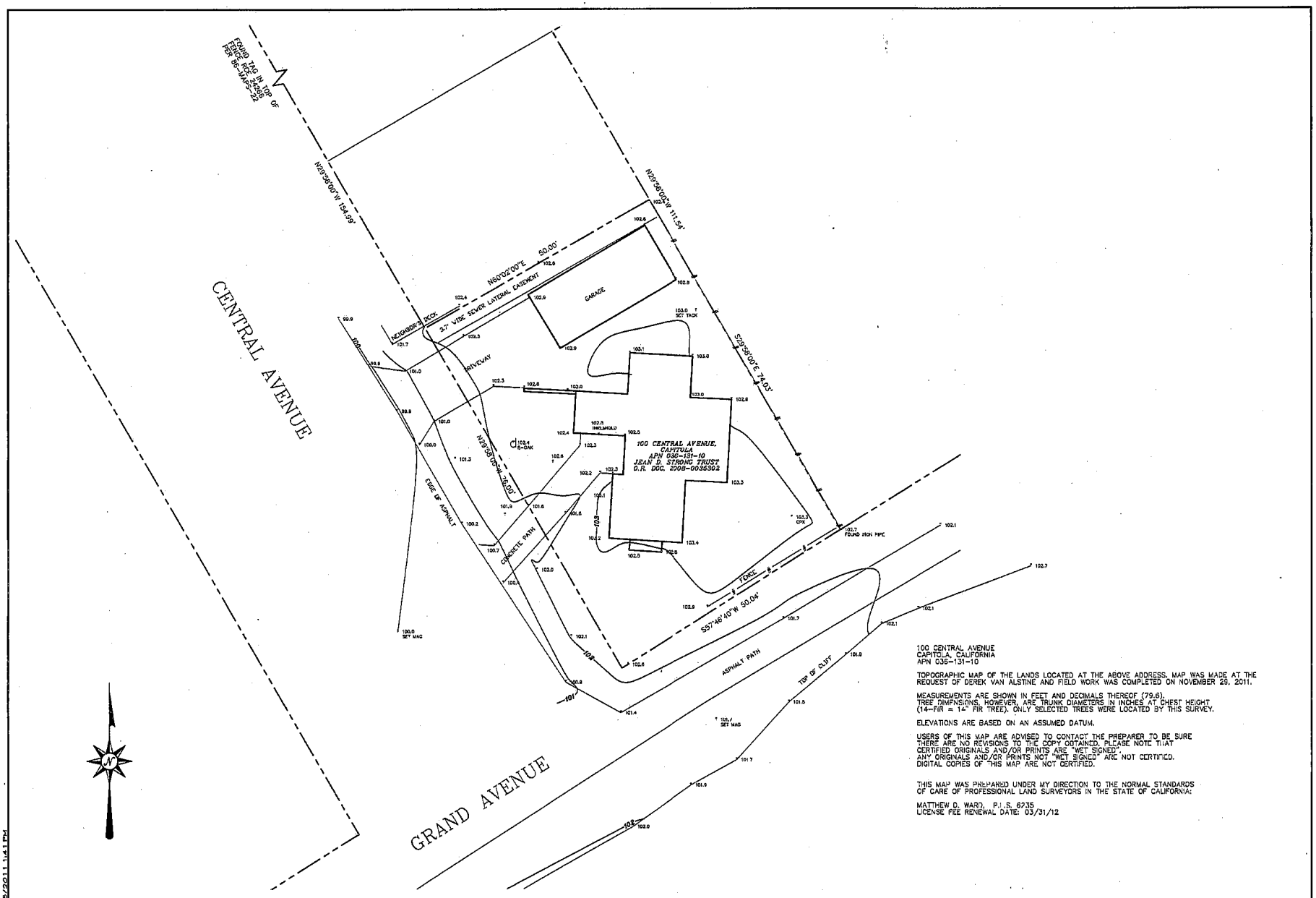
CASKEY-YOXIMER RESIDENCE
100 CENTRAL AVE
CAPITOLA, CA 95010

APN 036-151-10

ISSUE DESCRIPTION
SCHEMATIC DESIGN: 08 NOV 2011
DESIGN DEVELOPMENT 29 NOV 2011
PLANNING SUBMITTAL: 15 DEC 2011
BUILDING SUBMITTAL:
REVISIONS:

STREETSCAPE

T2



100 CENTRAL AVENUE
CAPITOLA, CALIFORNIA
APN 036-131-10

TOPOGRAPHIC MAP OF THE LANDS LOCATED AT THE ABOVE ADDRESS. MAP WAS MADE AT THE REQUEST OF DEREK VAN ALSTINE AND FIELD WORK WAS COMPLETED ON NOVEMBER 29, 2011.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMALS THEREOF (79.6). TREE DIMENSIONS, HOWEVER, ARE TRUNK DIAMETERS IN INCHES AT CHEST HEIGHT (14"-FIR = 14" FIR TREE). ONLY SELECTED TREES WERE LOCATED BY THIS SURVEY.

ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

USERS OF THIS MAP ARE ADVISED TO CONTACT THE PREPARER TO BE SURE THERE ARE NO REVISIONS TO THE COPY OBTAINED. PLEASE NOTE THAT CERTIFIED ORIGINALS AND/OR PRINTS ARE "WET SIGNED". ANY ORIGINALS AND/OR PRINTS NOT "WET SIGNED" ARE NOT CERTIFIED. DIGITAL COPIES OF THIS MAP ARE NOT CERTIFIED.

THIS MAP WAS PREPARED UNDER MY DIRECTION TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS IN THE STATE OF CALIFORNIA.

MATTHEW D. WARD, P.L.S. 6235
LICENSE FEE RENEWAL DATE: 03/31/12

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

12/15/2011 1:41 PM

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
716 SOQUEL AVENUE SUITE A SANTA CRUZ, CALIFORNIA
(831)426-8400 PHONE (831)426-8446 FAX

DVRD INC
DEREK VAN ALSTINE DESIGNER

CASKEY-YOXIMER RESIDENCE
100 CENTRAL AVE
CAPITOLA, CA 95010

APN: 036-131-10

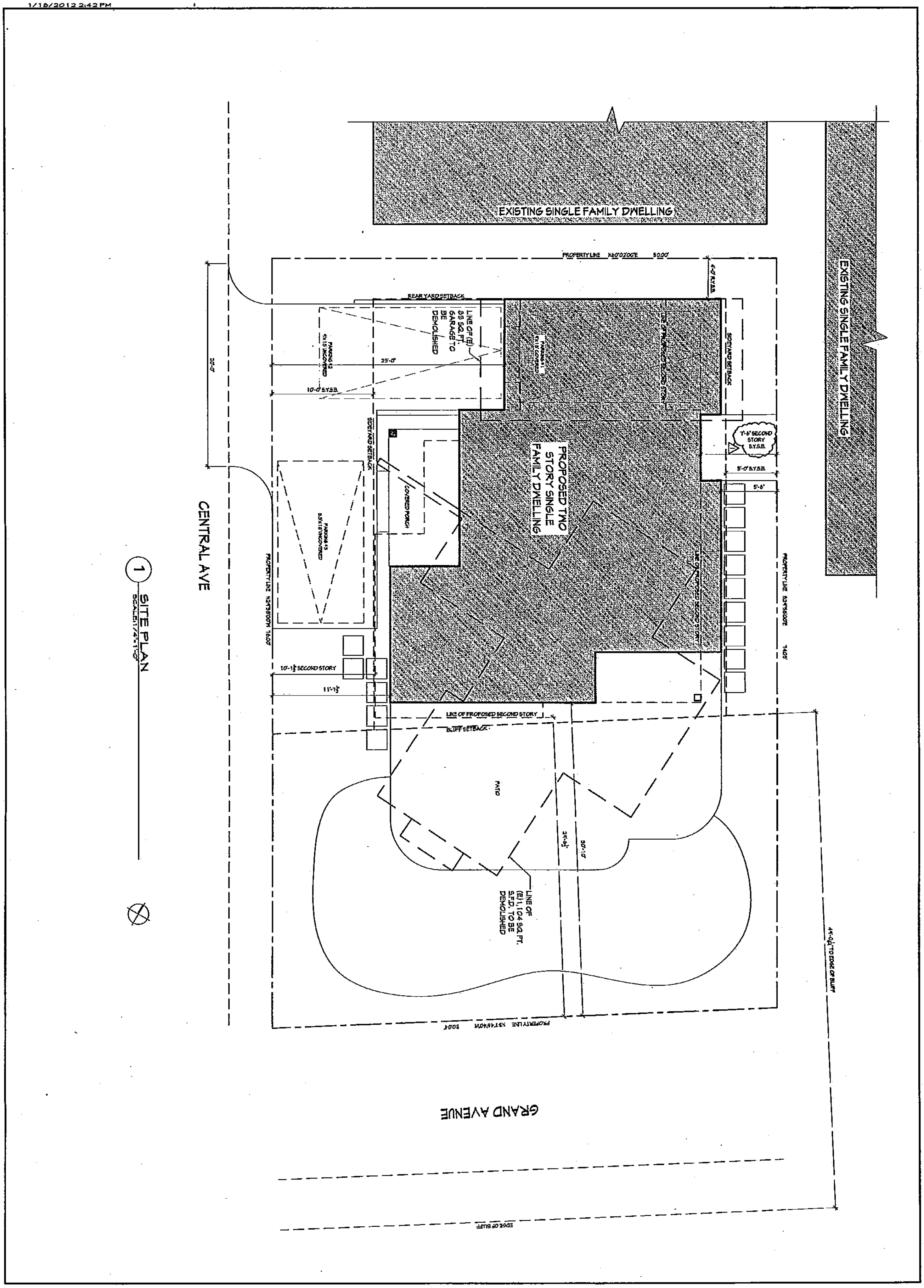
ISSUE DESCRIPTION
SCHEMATIC DESIGN 06 NOV 2011
DESIGN DEVELOPMENT 29 NOV 2011
PLANNING SUBMITTAL 15 DEC 2011
BUILDING SUBMITTAL

REVISIONS

SURVEY

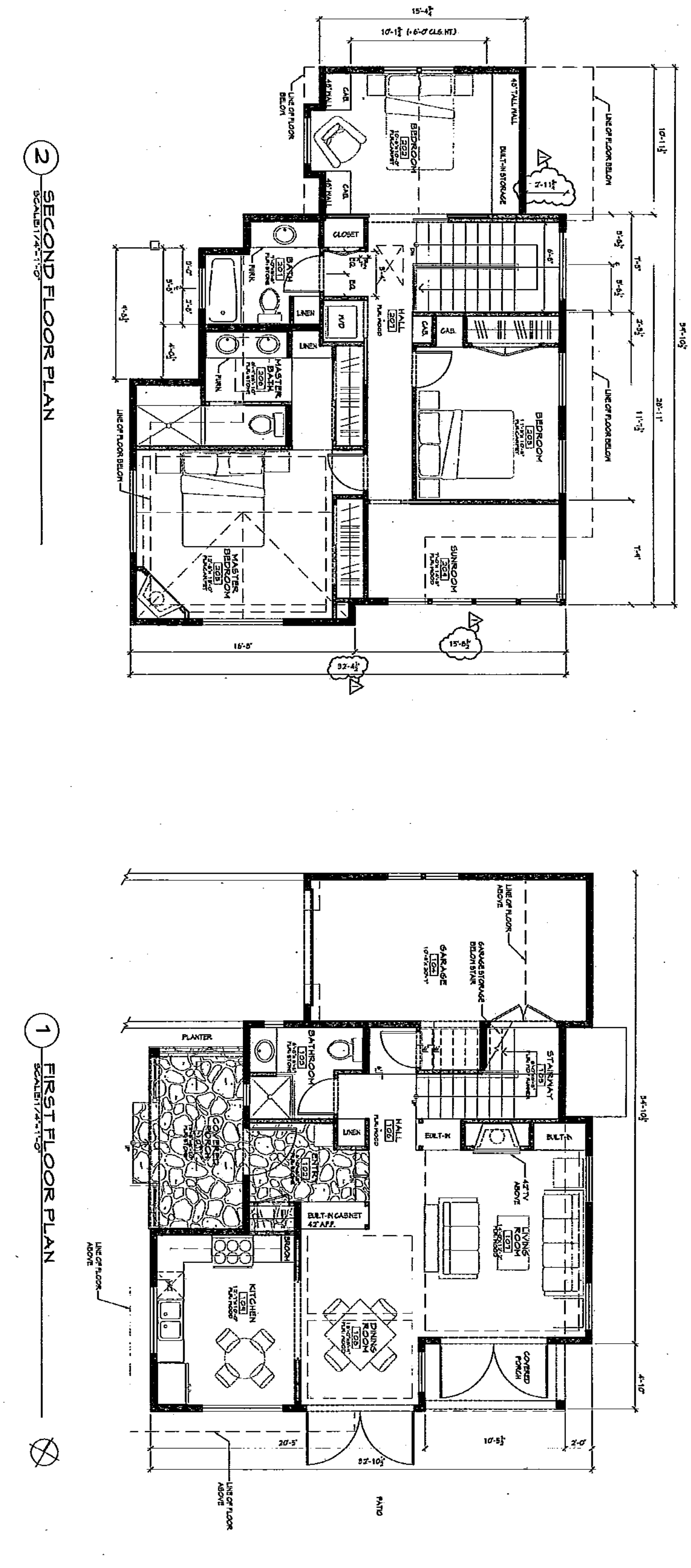
T3

1/18/2012 2:42 PM



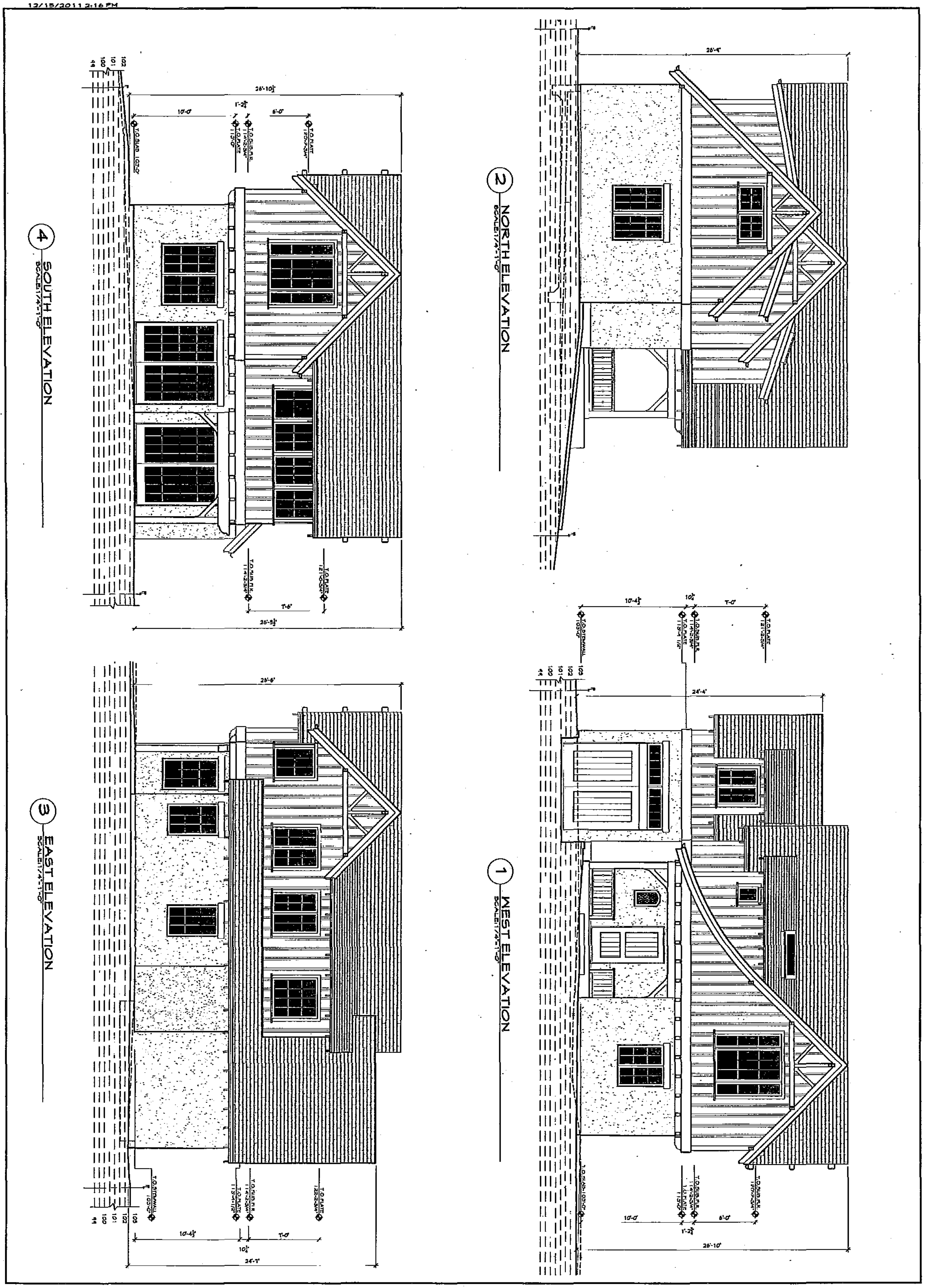
A1 SITE PLAN	CASKEY-YOXIMER RESIDENCE 100 CENTRAL AVE CAPITOLA, CA 95010	DEREK VAN ALSTINE RESIDENTIAL DESIGN INC. 716 SOQUEL AVENUE SUITE A, SANTA CRUZ, CALIFORNIA (831)476-8400 PHONE (831)476-8446 FAX

8/27/2012 3:08 PM



A2	FLOOR PLANS	13 JUN 12 2ND PLN. REV.	CASKEY-YOXIMER RESIDENCE 100 CENTRAL AVE CAPITOLA, CA 95010	DVRD	DEREK VAN ALSTINE RESIDENTIAL DESIGN INC. 716 SOQUEL AVENUE SUITE A, SANTA CRUZ, CALIFORNIA (831)476-8400 PHONE (831)476-8446 FAX

12/15/2011 2:16 PM



CASKEY-YOXIMER RESIDENCE
100 CENTRAL AVE
CAPITOLA, CA 95010

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
716 SOQUEL AVENUE SUITE A, SANTA CRUZ, CALIFORNIA
(831)426-8400 PHONE (831)426-8446 FAX

DVRD

ISSUE DESCRIPTION
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
PLANNING SUBMITTAL
BUILDING SUBMITTAL
REVISIONS

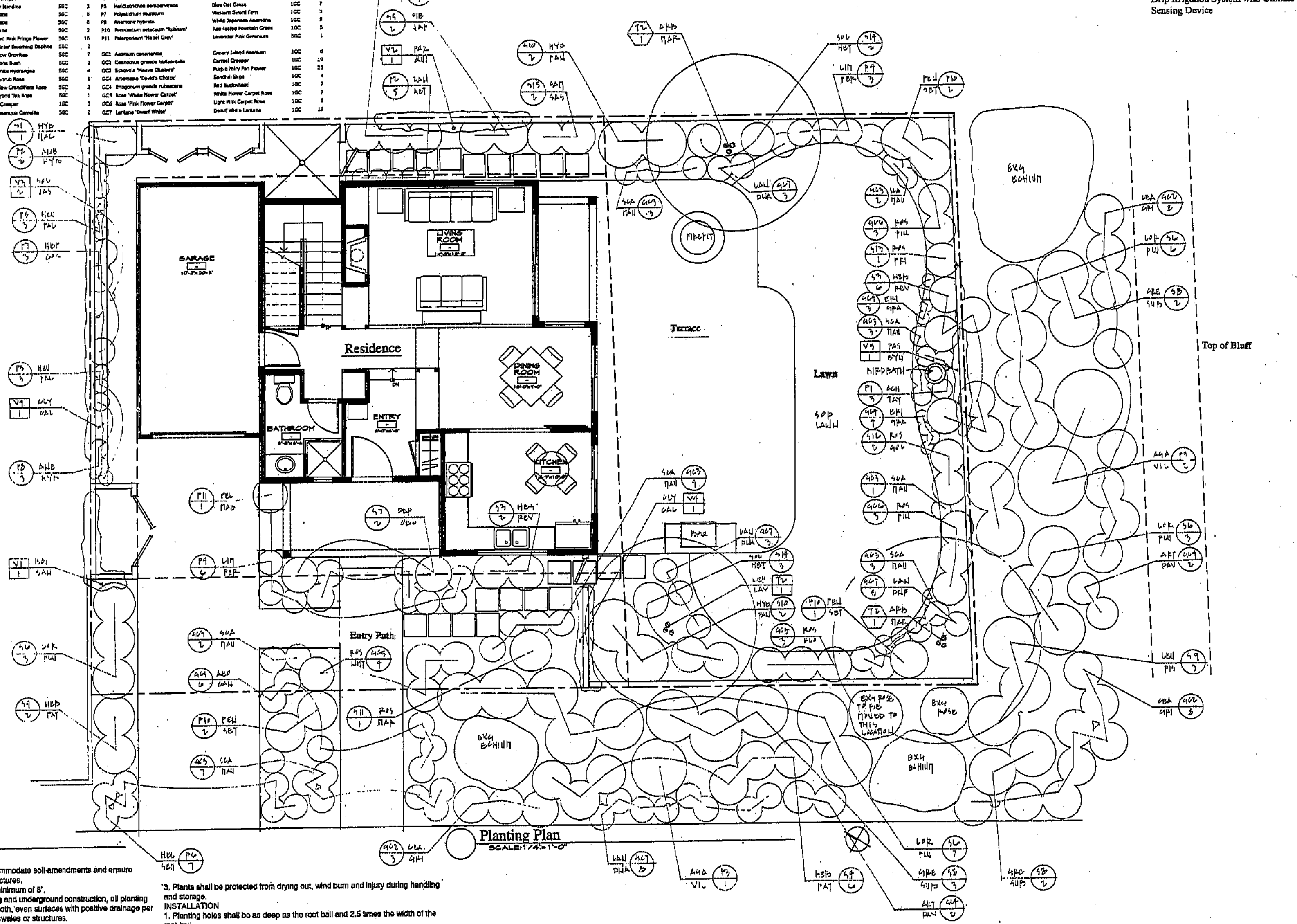
EXTERIOR ELEVATIONS

A3

Legend

Sym	Botanical Name	Common Name	Size	Qty
T1	Leptospermum laevigatum	Australian Tea Tree-Multi Trunk	15GC	1
T2	Arbutus 'Marina'	Strawberry Tree-Multi Trunk	24"box	2
S1	Hydrangea macrophylla	Blue Hydrangea	5GC	1
S2	Nandina domestica	Heavenly Nandina	5GC	3
S3	Hebe 'Reevesii'	Purple Hebe	5GC	8
S4	Hebe 'Patty's Purple'	Purple Hebe	5GC	8
S5	Pieris japonica	White Pieris	5GC	2
S6	Loropetalum 'Plum Delight'	Red-leafed Pink Fringe Flower	5GC	16
S7	Daphne odora 'Marginata'	White Winter Blooming Daphne	5GC	2
S8	Grevillea 'Suberb'	Pink/Yellow Grevillea	5GC	7
S9	Leucadendron 'Pisa'	Yellow Cone Bush	5GC	3
S10	Hydrangea paniculata 'Limelight'	Dwarf White Hydrangea	5GC	4
S11	Rosa 'David Austin-Mary Magdalene'	Apricot Shrub Rose	5GC	1
S12	Rosa 'Gold Medal'	Gold/Yellow Grandiflora Rose	5GC	2
S13	Rosa 'Pristine'	White Hybrid Tea Rose	5GC	1
S14	Sollya heterophylla	Bluebell Creeper	1GC	5
S15	Camellia sasanqua 'Setsugekka'	White Sasanqua Camellia	5GC	2
P1	Achillea 'Taygetea'	Yellow Yarrow	1GC	3
P2	Zantedeschia aethiopica	Calla - Mixed Colors	1GC	6
P3	Agave vilmoriniana	Octopus Agave	5GC	3
P4	Limonium perezii	Purple Sea Lavender	1GC	9
P5	Heuchera 'Palace Purple'	Red-leafed White Heuchera	1GC	6
P6	Helictotrichon sempervirens	Blue Oat Grass	1GC	7
P7	Polystichum munitum	Western Sword Fern	1GC	3
P8	Anemone hybrida	White Japanese Anemone	1GC	5
P10	Pennisetum setaceum 'Rubrum'	Red-leafed Fountain Grass	1GC	5
P11	Pelargonium 'Mabel Grey'	Lavender Pink Geranium	5GC	1
GC1	Aeonium canariensis	Canary Island Aeonium	1GC	6
GC2	Ceanothus griseus horizontalis	Carmel Creeper	1GC	19
GC3	Scaevola 'Mauve Clusters'	Purple Fairy Fan Flower	1GC	25
GC4	Artemesia 'David's Choice'	Sandhill Sage	1GC	4
GC4	Eriogonum grande rubescens	Red Buckwheat	1GC	7
GC5	Rosa 'White Flower Carpet'	White Flower Carpet Rose	1GC	7
GC6	Rosa 'Pink Flower Carpet'	Light Pink Carpet Rose	1GC	6
GC7	Lantana 'Dwarf White'	Dwarf White Lantana	1GC	10
V1	Bougainvillea 'San Diego Red'	Red Bougainvillea	5GC	1
V2	Parthenocissus quinquefolia	Virginia Creeper	5GC	1
V3	Solanum jasminoides	White Potato Vine	5GC	1
V4	Clytostoma callistegioides	Violet Trumpet Vine	5GC	2
V5	Passiflora 'Lyndord Gem'	Dwarf Mauve Passion Vine	5GC	1

Contractor Shall Install an Automatic Drip Irrigation System with Climate Sensing Device



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

Planting Notes

PLANTING AREA PREPARATION

1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
2. Cultivate all planting areas to a minimum of 8".
3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
4. Existing plants to be saved shall be protected from injury.
5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.

QUALITY OF PLANT MATERIALS

1. All plant material shall be nursery grown, healthy and free from disease and pests.
2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
3. Plants shall be protected from drying out, wind burn and injury during handling and storage.

INSTALLATION

1. Planting holes shall be as deep as the root ball and 2.5 times the width of the root ball.
2. Backfill for the planting holes shall be 80 % site soil and 20% 50-50 blend mushroom compost, aged chicken manure or other approved material.
3. All planting areas shall be mulched with 3" of redwood bark, fir bark or other approved material.
4. All trees shall be staked with 1, 2" x 10' lodge pole pine tree stake placed outside the root ball and secured with two rubber tree ties.
5. The contractor shall guarantee all plant material for 30 days or until all plants have leafed out.

Ellen Cooper Landscape Architect
Ca. Lic. #2937
831 426-6845

CASKEY-YOXIMER RESIDENCE
100 CENTRAL AVE
CAPITOLA, CA 95010

APN 036-131-10

ISSUE DESCRIPTION

Date
December 6, 2011

REVISIONS

L1

12/1/2011 1:56 PM

ROOF	BOARD & BATT SIDING	DOORS & WINDOWS	WOOD TRIM	EXT. CEMENT PLASTER
ASPHALT SHINGLE ROOF	CABOT STAIN SAGEBRUSH	BENJAMIN MOORE DARK BASALT #2072-10	CABOT STAIN CHESTNUT BROWN	BENJAMIN MOORE BENNINGTON GRAY HC-82

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
716A SOQUEL AVENUE, SANTA CRUZ, CALIFORNIA
(831)426-8400 PHONE (831)426-8446 FAX

DVRD
DEREK VAN ALSTINE
DESIGNER

CASKEY - YOXIMER RESIDENCE

100 CENTRAL AVENUE, CAPITOLA, CA 95010
APN: 036-131-10

MITIGATED NEGATIVE DECLARATION

The City of Capitola has prepared this Mitigated Negative Declaration for the following described project:

PROJECT: Caskey-Yoxsimer Residence **APPLICATION #:** 11-136

PROJECT LOCATION: 100 Central Avenue, Capitola, CA 95010

APPLICANT: Derek Van Alstine

PROJECT DESCRIPTION: The proposed project consists of a demolition of an existing 1,400 square foot single-family house and construction of a new 2,062 square foot two-story single-family house.

FINDINGS: The City of Capitola Community Development Department has reviewed the proposed project and has determined, based on the attached Initial Study, that the project will not result in significant impacts on the environment with implementation of mitigation measures. Consequently, adoption of a Mitigated Negative Declaration is appropriate. An Environmental Impact Report is not required pursuant to the *California Environmental Quality Act of 1970 (CEQA)*. This environmental review process was conducted and the attached Initial Study was prepared in accordance with the State *CEQA Guidelines*.

The following mitigation measures will be incorporated into the project design or as conditions of approval, to ensure that any potential environmental impacts will not be significant.

Impact	Mitigation
Cultural Resources. The project site is located within an archaeologically sensitive area, and is in proximity to a recorded archaeological area (CA-SCR-120). While buried resources could be discovered during construction, ground disturbance from previous construction reduces, but does not eliminate, the chances that intact archaeological resources may be present and found during construction.	If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Disturbance shall not resume until the significance of the archaeological resources is determined and appropriate mitigations to preserve the resource on the site are established. If human remains are encountered during construction or any other phase of development, work in the area of discovery must be halted, the Santa Cruz County coroner notified, and the provisions of Public Resources Code 5097.98-99, Health and Safety Code 7050.5 carried out. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours as required by Public Resources Code 5097. The NAHC will notify designated "Most Likely Descendants" who will provide recommendations for the treatment of the remains

within 48 hours of being granted access to the site. The NAHC will mediate any disputes regarding treatment of remains. and the Planning Director and the Santa Cruz County coroner would be notified.

Geology and Soils. The project site is located in an area of high seismic activity and will be subject to strong seismic shaking during an earthquake. Structures built in accordance with the latest edition of the California Building Code have an increased potential for experiencing relatively minor damage which should be repairable.

1. Implement all recommendations of the project geologic report dated January 2012 by Rogers E. Johnson and Associates.
2. Prior to issuance of a building permit, the applicant shall provide evidence that a qualified geologist has reviewed project plans and determines that they have been prepared in accordance with the recommendations contained in the project geological report.
3. Prior to issuance of a building permit, the applicant shall submit documentation confirming that a qualified geotechnical consultant has been retained to ensure that the recommendations contained in the geotechnical report have been properly implemented.
4. Prior to final inspection of the building permit, the applicant shall provide certification that development has occurred in accordance with the geotechnical report prepared for the project.

RB

By: Ryan Bane, Senior Planner

3/5/12

Date

CITY OF CAPITOLA

420 CAPITOLA AVENUE
CAPITOLA, CA 95010
PHONE: (831) 475-7300 FAX: (831) 479-8879

INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Caskey-Yoxsimer Residence
File No.:	#11-136
Project Location:	100 Central Avenue (see Figure 1)
Name of Property Owner:	Jill Caskey & Bruce Yoxsimer
Name of Applicant:	Derek Van Alstine
Assessor's Parcel Number(s):	036-131-10
Acreage of Property:	3,750 square feet
General Plan Designation:	Residential Low-Medium (5-10 units/acre)
Zoning District:	R-1 – Single Family Residence
Lead Agency:	City of Capitola
Prepared By:	Ryan Bane, Senior Planner
Date Prepared:	February 27, 2012
Contact Person:	Ryan Bane, Senior Planner
Phone Number:	(831) 475-7300

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description

The proposed project consists of a demolition of an existing 1,400 square foot single-family house and construction of a new 2,062 square foot two-story single-family house. The project requires approval of a Coastal Permit and a Design Permit at a public hearing before the Capitola Planning Commission. The new residence will be a two-story, three-bedroom, 3-bath home. The plans includes a 283 square foot attached one-car garage.

B. Environmental Setting and Surrounding Land Uses:

The 3,750 square-foot project site is located on a central portion of the Depot Hill frontage on Monterey Bay. The site, which is oriented in a north/south direction, is situated between a similarly sized lot and Central Avenue. The site is located on a coastal bluff above Monterey Bay, bordered by single-family residential uses to the west, north and east, and Monterey Bay to the south. The vicinity is characterized by a mix of single-family homes of various sizes and age.

The project site sits on coastal bluff overlooking Monterey Bay. In addition to the existing single-family house, the property supports an asphalt driveway, wood deck, and landscaping. There is no native vegetation on the site, nor any significant trees.

The site is mapped in the City's General Plan/Local Coastal Program as being located within geological hazard, archaeological sensitivity and environmentally sensitive habitat zones.

C. Other agencies whose approval is required (and permits needed): None.

FIGURE 1: VICINITY LOCATION

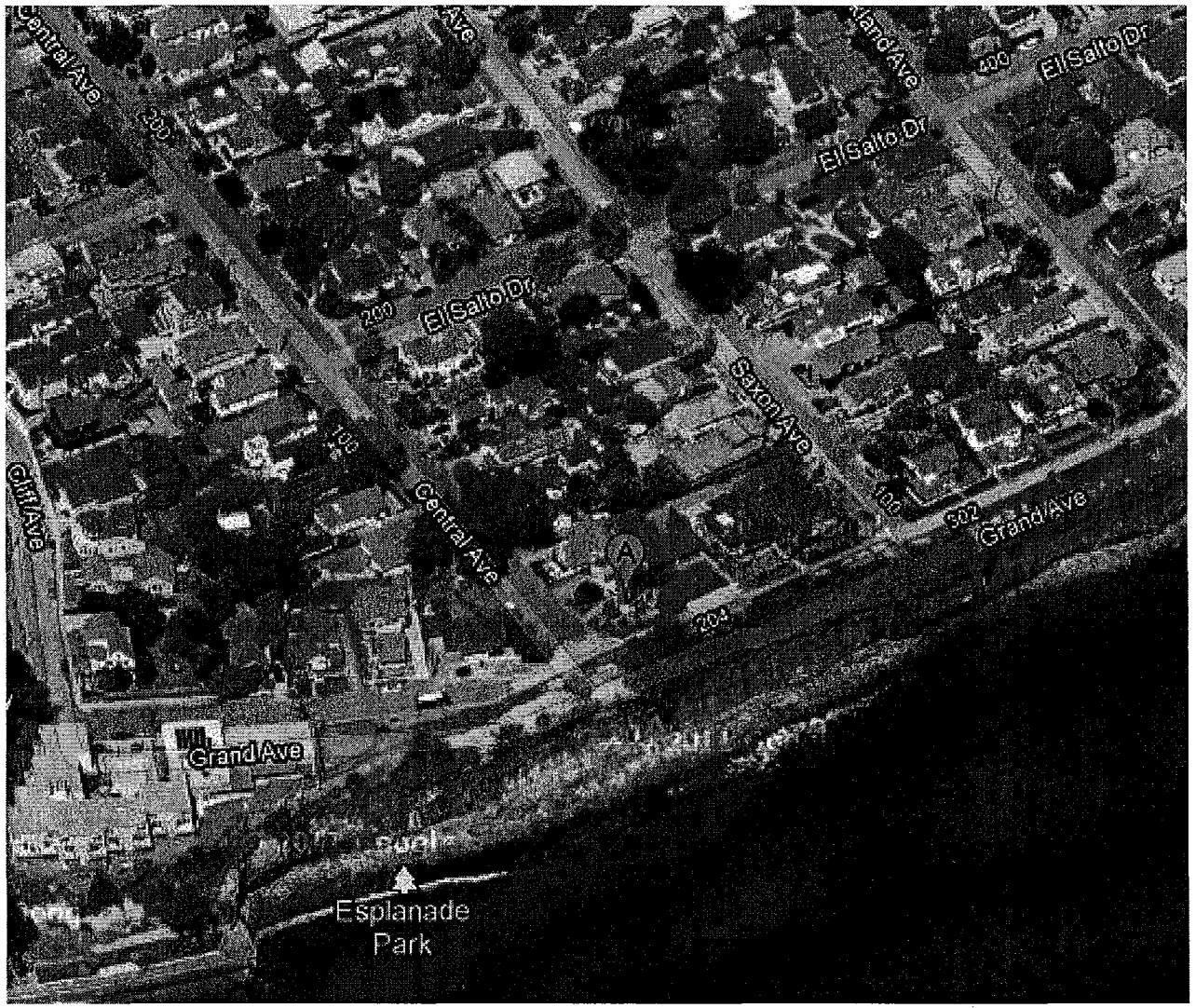
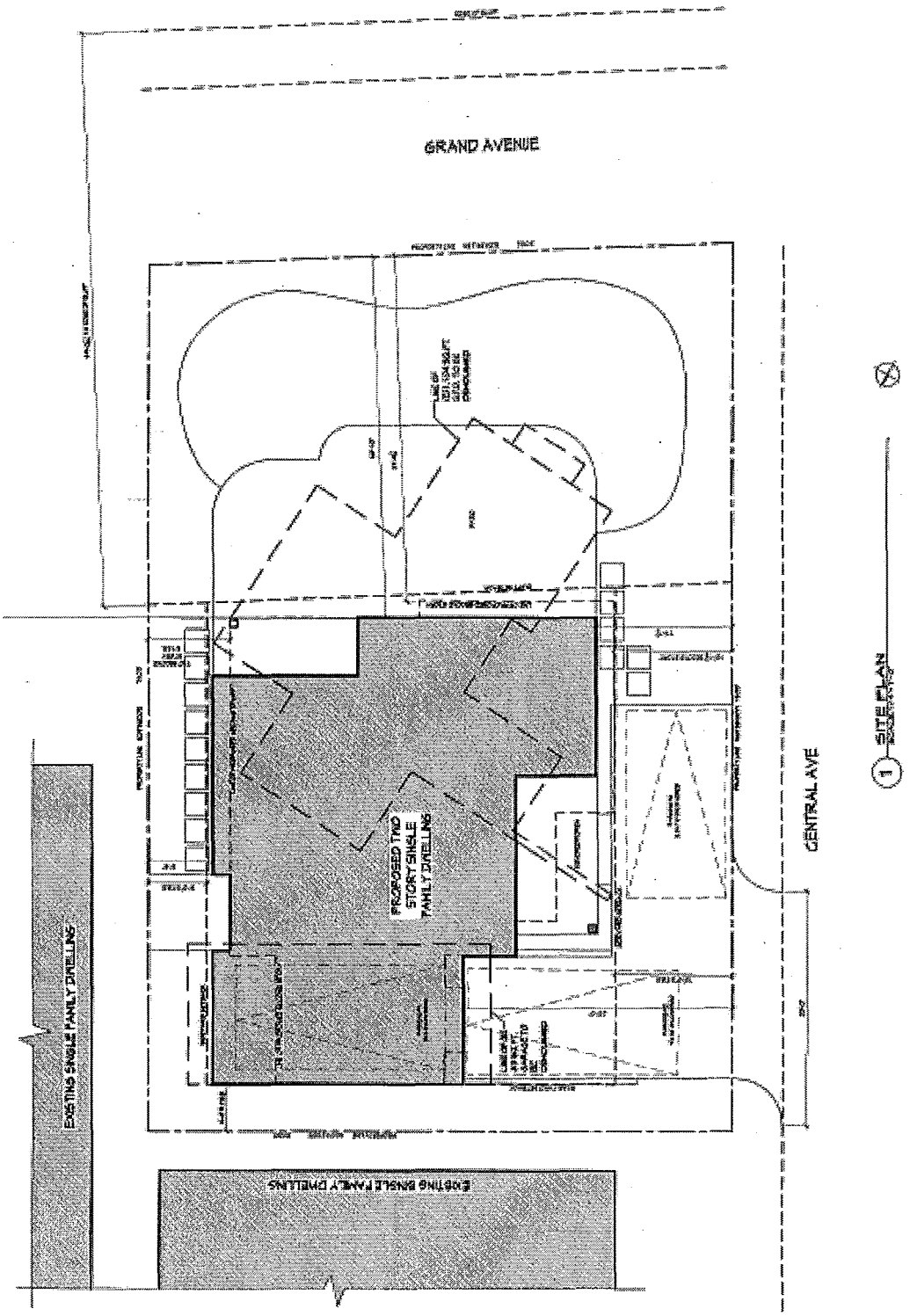


FIGURE 2: PROPOSED SITE PLAN



III. ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected by the Project: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics		Agricultural Resources	X	Air Quality
	Biological Resources	X	Cultural Resources	X	Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality	X	Land Use / Planning
	Mineral Resources	X	Noise		Population / Housing
	Public Services		Recreation		Transportation / Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

Instructions:

1. A brief explanation is required (see VI. "Explanation of Environmental Checklist Responses") for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question (see V. Source List, attached). A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that any effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated: applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier Analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

   a) *Earlier analysis used.* Identify earlier analyses and state where they are available for review.

   b) *Impacts adequately addressed.* Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) *Mitigation measures.* For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (V.3)				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute to an existing or projected air quality violation?			X	

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
6. GEOLOGY AND SOILS. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?				X
b) Strong seismic ground shaking?			X	
c) Seismic-related ground failure, including liquefaction?				X
d) Landslides?			X	
e) Would the project result in substantial soil erosion or the loss of topsoil?			X	
f) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
g) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (V.7)				X
h) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.				X

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) Fr a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (for example, the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood-hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (V.1)				X
h) Place within a 100-year flood-hazard area structures which would impede or redirect flood flows? (V.1)				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (V.1)				X
j) Inundation by seiche, tsunami, or mudflow? (V.1)				X
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?				X

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (V.1)				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (V.1)				X
11. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c) Substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
12. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities? (V.2)				X
14. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
15. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (for example, result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?				X

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (for example, bus turnouts, bicycle racks.)				X
16. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project, projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

IV. DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a potentially significant or a potentially significant unless mitigated impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Ryan Bane, Senior Planner

Date 3/5/12

V. SOURCE LIST

1. City of Capitola. Adopted September 28, 1989. *General Plan City of Capitola.* Prepared by Freitas + Freitas.

2. City of Capitola. 1981 with amendments in October 2001 and January 2005. "Land Use Plan City of Capitola Local Coastal Program."

3. California Department of Conservation. July 19, 2004. "Farmland Mapping and Monitoring Program." http://www.consrv.ca.gov/DLRP/fmmp/

4. Monterey Bay Unified Air Pollution Control District. February 2008. "CEQA Air Quality Guidelines."

5. Archaeological Consulting. September 21, 2004. "Preliminary Archaeological Reconnaissance of APN 036-131-08, 206 Grand Avenue, Capitola, Santa Cruz County."

6. Roger E. Johnson and Associates, Consulting Engineering Geologists. January 10, 2012. "Geologic Investigation of Coastal Blufftop Parcel Yoxsimer Property 100 Central Avenue, Capitola, California, Santa Cruz County APN 036-131-10"

7. Global Climate Change References:
   a) California Governor's Office of Planning and Research. June 19, 2008. "CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review."
   b) California Air Resources Board. November 16, 2007. "Staff Report – California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit."
   c) California Air Resources Board. October 2008. *Climate Change Proposed Scoping Plan.* Adopted December 11, 2008.
   d) Reid Ewing, Keith Bartholomew, Steve Winkelman, Jerry Walters, Don Chen. 2008. *Growing Cooler – The Evidence on Urban Development and Climate Change.* Published by The Urban Land Institute.
   e) California Climate Change Portal. "Assembly Bill 32–The Global Warming Solutions Act of 2006." Last Modified 5/2/08. http://www.climatechange.ca.gov/ab32/index.html
   f) California Climate Change Center. 2006. "Our Changing Climate: Assessing the Risks to California."

VI. EXPLANATION OF ENVIRONMENTAL CHECKLIST RESPONSES

1. Aesthetics.

(a) Scenic Vistas. The project site has limited visibility due to its location near the edge of the bluff on Depot Hill. It can currently only be seen from the end of Central Avenue and by pedestrians walking along the right-of-way on Grand Avenue, which is no longer accessible by automobile.

Impact Analysis. The proposed project may be visible, from a distance out on the bay, but would blend with the other small to medium sized structures along the bluff top. The proposed new house will maintain the same general location on the site as the existing house, and the design, while larger, will not be out of scale with others in the neighborhood. The proposed design of the new home is attractive with regard to materials, style, and massing, reflecting a Tudor cottage influence. Thus, project construction will not have a substantial adverse effect on scenic vistas, and will have a less-than-significant impact.

(b) Scenic Resources. The developed site does not contain any scenic resources, nor is it located in proximity to a state scenic highway.

(c) Visual Effects upon Surrounding Area. The visual quality of the project vicinity is currently characterized by a single-family residential development of varying sizes, age and building styles. The site has limited visibility due to its location near the edge of the bluff on Depot Hill. It can currently only be seen from the end of Central Avenue and by pedestrians walking along the right-of-way on Grand Avenue, which is no longer accessible by automobile. The new two-story residence will be larger than the existing residence (approximately 2,062 square feet compared to the existing 1,400 square feet). However, the scale, mass, height and design is similar to other newer residences in the area including those to both the east and west of the site, and thus, the project's overall scale and design would not substantially degrade the visual character of the surrounding area. Furthermore, the City of Capitola requires that all new residential development projects be reviewed by the City's Architectural and Site Review Committee and that the development permit be approved by the Planning Commission. This review will assure that the development maintains the character and integrity of the neighborhood and that no significant aesthetic impact will occur.

(d) Creation of Light and Glare. The project will not result in introduction of a major new source of light and glare, although there will be exterior building lighting typically associated with residential neighborhoods. The site is currently developed and the reconstruction of a newer, larger building is not expected to create significant visual impacts on the surrounding neighborhood, which is similarly characterized by residential development.

2. **Agricultural Resources.** The project site is located in a developed urban area. The project site is not in agricultural use or located adjacent to or near agricultural uses. The project site, as all of Capitola, is designated "Urban and Built-Up" by the California Department of Conservation Farmland Mapping and Monitoring Program (SOURCE V.3).

3. **Air Quality.**

(a) Consistency with Air Quality Management Plan. The project site is designated for residential uses, and currently is developed with an existing single-family residence. The proposed demolition and reconstruction of a single-family home will not result in a net increase of residential units or population, and thus would not conflict with the adopted Air Quality Management Plan for the region.

(b) Project Emissions. The North Central Coast Air Basin (NCCAB), in which the project site is located, is under the jurisdiction of the Monterey Bay Air Pollution Control District (MBUAPCD) and includes Santa Cruz, Monterey and San Benito Counties. The NCCAB is currently in attainment for the federal PM_{10} (particulate less than 10 microns in diameter) standards and state and federal nitrogen dioxide, sulfur dioxide and carbon monoxide standards. The basin is considered attainment or unclassified for other national standards and non-attainment for the State PM_{10} standard, non-attainment transitional for the 1-hour component of the State ozone standard, and non-attainment for the 8-hour component of the State ozone standard.

The proposed project will result in demolition of an existing single-family home and construction of a new single-family home. There will be no net increase in residential units or vehicle trips. The proposed project does not have stationary emission sources and would not expose sensitive receptors to substantial pollution concentrations.

Project construction could result in generation of dust and PM_{10} emissions, although the site is flat and minimal grading is planned. According to MBUAPCD's "CEQA Air Quality Guidelines" (as updated in February 2008), 8.1 acres could be graded per day with minimal earthmoving or 2.2 acres per day with grading and excavation without exceeding the MBUAPCD's PM_{10} threshold of 82 lbs/day (SOURCE V.5). The project lot size is 9,408 square which would be below this threshold. Thus, no significant dust generation or PM_{10} emissions impacts would occur with project grading.

Demolition of the existing structure may be subject to the requirements of MBUAPCD Rule 424, National Emissions Standards for Hazardous Air Pollutions (asbestos); Rule 439, Building Removals; and Rule 402, Nuisances.

(c) Cumulative Pollutant Increases. According to the MBUAPCD CEQA Guidelines, projects that are consistent with the "Air Quality Management Plan" (AQMP) would not result in cumulative impacts as regional emissions have been

factored into the Plan (SOURCE V.4). The MBUAPCD prepares air quality plans, which address attainment of the state and federal emission standards. These plans accommodate growth by projecting growth in emissions based on different indicators. For example, population forecasts adopted by AMBAG are used to forecast population-related emissions. These forecasts are then accommodated within the AQMP. As indicated above, the reconstruction of an existing single-family home will not result in new population growth, and thus would not conflict with the adopted Air Quality Management Plan for the region.

Furthermore, in light of the increasing importance of the issue of global climate change, the City has considered whether the project would cause significant new emissions of greenhouse gases and has concluded, based on the data presented above, that it would not cause a new significant effect because the project is a replacement of one existing residence, and the fact that it falls under MBUAPCD thresholds of significance for project emissions.

(d) Sensitive Receptors. Diesel particulate matter was identified as a toxic air contaminant (TAC) by the state of California in 1998. Following the identification of diesel as a TAC, the California Air Resources Board (ARB) developed a comprehensive strategy to control diesel PM emissions. The "Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles"—a document approved by ARB in September 2000—set goals to reduce diesel PM emissions in California by 75% by 2010 and 85% by 2020. This objective would be achieved by a combination of approaches (including emission regulations for new diesel engines and low sulfur fuel program). An important part of the Diesel Risk Reduction Plan is a series of measures for various categories of in-use on- and off-road diesel engines, which are generally based on the following types of controls:

- Retrofitting engines with emission control systems, such as diesel particulate filters or oxidation catalysts,
- Replacement of existing engines with new technology diesel engines or natural gas engines, and
- Restrictions placed on the operation of existing equipment.

Once the Diesel Risk Reduction Plan was adopted, the ARB started developing emission regulations for a number of categories of in-use diesel vehicles and equipment. In July 2007, the ARB adopted regulations for in-use, off-road diesel vehicles that will significantly reduce particulate matter emissions by requiring fleet owners to accelerate turnover to cleaner engines and install exhaust retrofits. The ARB does not have a specific threshold of significance for diesel exhaust.

Impact Analysis. Demolition, grading and project construction could involve the use of diesel trucks and equipment that will emit diesel exhaust, including diesel particulate matter. Construction-related diesel emissions would be of limited duration (i.e., primarily during grading) and temporary. Given the relatively small size of the site and the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered

significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment.

(e) Odors. The planned residential use will not create objectionable odors.

4. Biological Resources.

(a-f). The site has been in residential use for over a century and contains no native plants or animal resources.

5. Cultural Resources.

(a) Historical Resources. The existing house proposed for demolition is a contemporary, two-story wood frame house built in 1975. The house is not listed in the Capitola Register of Historic Features nor is it listed in the California Register of Historical Resources, and would not appear to meet the criteria necessary to constitute a historic resource. Therefore, demolition will not result in impacts to a historic resource.

(b) Archaeological Resources. The project site is located within an archaeologically sensitive area, and is in proximity to a recorded archaeological area (CA-SCR-120). A Preliminary Archaeological Reconnaissance report was prepared by Archaeological Consulting for a similar project at 206 Grand Avenue (APN 036-131-08) in 2004, a property approximately 50 feet to the east of the subject parcel. This earlier analysis is available for review in the Capitola Community Development Department. In this earlier analysis, site conditions were similar to the subject property in that much of the ground in the project area could not be examined due to existing development and paving. Construction of the existing residence required extensive grading of the parcel as well as for the driveway leading to the structure.

Impact Analysis. No heritage resources are known to be present in the project area, and no adverse affect to historic properties are anticipated. While buried resources could be discovered during construction, ground disturbance from previous construction reduces, but does not eliminate, the chances that intact archaeological resources may be present and found during construction. Because of the possibility of unidentified (e.g., buried) cultural resources being found during construction, the following condition of approval is recommended in accordance with recommendations in the archaeological report. This is considered a less-than-significant impact.

> **RECOMMENDED CONDITION OF APPROVAL:** If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be

formulated and implemented. Disturbance shall not resume until the significance of the archaeological resources is determined and appropriate mitigations to preserve the resource on the site are established. If human remains are encountered during construction or any other phase of development, work in the area of discovery must be halted, the Santa Cruz County coroner notified, and the provisions of Public Resources Code 5097.98-99, Health and Safety Code 7050.5 carried out. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours as required by Public Resources Code 5097. The NAHC will notify designated "Most Likely Descendants" who will provide recommendations for the treatment of the remains within 48 hours of being granted access to the site. The NAHC will mediate any disputes regarding treatment of remains. and the Planning Director and the Santa Cruz County coroner would be notified.

(c) Paleontological/Unique Geological Resources. The site has not been identified as a unique paleontological resource or geologic feature, and proposed demolition and reconstruction will have no negative effect on any unanticipated paleontological resources in that little excavation will be done for the new house's foundation.

No potentially significant cultural resources are present on the site and no mitigation measures are necessary beyond the standard language/conditions for protocol if unanticipated cultural resources are discovered during construction or grading.

6. Geology and Soils.

(a-c) Seismic Hazards. The Geologic Investigation carried out for the site by Rogers E. Johnson and Associates indicated a low probability of soil rupture on the site due to seismic activity. The project site is located in a seismically active region of California; there are no active faults which underlie the City of Capitola, but active faults are located nearby in the Santa Cruz Mountains and offshore in Monterey Bay (SOURCE V.1). The project site is located approximately 10 miles west of the active San Andreas Fault. Other active regional faults are the Zayange-Vergeles and Monterey Bay-Tularcitos fault zones (SOURCE V.6).

One of the two primary geological hazards that could affect the project is seismic shaking. The site is located in an area subject to high seismic shaking hazards according to maps in the City's General Plan (SOURCE V.1). The site location on a marine terrace formation makes seismic induced liquefaction and landslides unlikely.

Impact Analysis. The project site is located in an area of high seismic activity and will be subject to strong seismic shaking during an earthquake. The geologic investigation conducted for the project identified seismic shaking data for the project site including peak ground acceleration and ground movement (SOURCE V.6) for use in building designs. Seismic design parameters are included in the

project geotechnical report. Structures built in accordance with the latest edition of the California Building Code have an increased potential for experiencing relatively minor damage which should be repairable (SOURCE V.6). Thus, this is considered a less-than-significant impact. Implementation of recommendations set forth in the geologic and geotechnical report should be required as a project condition of approval.

RECOMMENDED CONDITION OF APPROVAL: Implement all recommendations of the project geologic report dated January 2012 by Rogers E. Johnson and Associates.

RECOMMENDED CONDITION OF APPROVAL: Prior to issuance of a building permit, the applicant shall provide evidence that a qualified geologist has reviewed project plans and determines that they have been prepared in accordance with the recommendations contained in the project geological report.

(d) Landslide/Slope Stability and Coastal Bluff Erosion. In addition to seismic shaking, the primary geological hazard that could affect the project is coastal bluff retreat. Erosion occurs at the base of the sea cliffs by hydraulic impact and scour from wave action. The geologic investigation conducted for the project indicates that the measured rate of bluff retreat at the subject site to be about 0.8 feet per year. Rising sea levels will likely accelerate the rate of blufftop retreat.

The City of Capitola Zoning Ordinance section 17.48.100 requires that blufftop development be designed and set back to "assure the stability and structural integrity for the expected life of the development (at least fifty years)" and that the project does not contribute runoff or erosion that would affect the geological stability of the area. Based on geologic review for the project, a 50-year setback was identified for the site by the geologist, which has been incorporated into the project site plan. The proposed new residence will be 17' further inland than the existing residence, improving the longevity of the property and safety for the occupants of the proposed new home.

Slope failures can occur where surface drainage is allowed to concentrate onto the slope face. Appropriate landscaping and control of surface drainage around the project area becomes very important to minimize the potential for shallow surface slumping on the slope face below the home site (SOURCE V.6). The geologic report has indicated that all on-site drainage from improved surfaces, such as walkways, patios, roof and driveways, at the top of the bluff should be collected in impermeable gutters or pipes and either carried to the base of the bluff via closed conduit or discharged into an established storm drain system that does not issue onto the bluff. This recommendation will be incorporated as a condition of approval for the project.

Impact Analysis. The project site is located on top of a coastal bluff subject to erosion. The geologic investigation provided a bluff setback and recommended that all habitable structures, access roads and utilities be located landward of this

setback (SOURCE V.6). With implementation of the setback and proper drainage, the geologic investigation concluded that the site was geologically suitable for the proposed single-family residence. The recommended bluff setback has been incorporated into the project site plan. Therefore, exposure to coastal bluff retreat is considered a less-than-significant impact. Implementation of drainage recommendations outlined in the geologic and geotechnical report would prevent concentration of drainage on steep slopes. Implementation of recommendations will be project conditions of approval as indicated above.

The coastal bluff retreat analysis did not directly account for the impacts of rising sea levels and increasing intensity of coastal storms. There is no known reliable way of accurately predicting these conditions based on historical data. Although predictions of future sea level rise vary widely, a number of researches have forecast as much as one meter of sea level rise in the next century, but the impact on bluff retreat at the project site is unknown (SOURCE V.6). Similarly, if for some reason the intensity and magnitude of coastal storms increase in the future, bluff retreat rates may also increase, but there is no way to accurately estimate this.

(f) Geologic Hazards. The geologic investigation concluded that the property is geologically stable for the proposed development of a single-family home and will be subject to "ordinary" risks (SOURCE V.6).

(e,g) Soils and Erosion. The project site is on the top of the bluff, a marine terrace with approximately 20 feet of poorly consolidated gravel and sand atop the sandstone bedrock of the Purisima Formation. There is little potential for this type of configuration to become unstable as a result of the proposed project since the top layer is not an expansive soil.

Impact Analysis. As noted above, the structure including its foundation must be constructed in accordance with the latest edition of the California Building Code in order to withstand the effects of seismically induced ground-shaking. Implementation of geotechnical report recommendations will be required as a project condition of approval. Therefore, exposure to soils constraints is considered a less-than-significant impact. The following conditions are also recommended.

RECOMMENDED CONDITION OF APPROVAL: Prior to issuance of a building permit, the applicant shall submit documentation confirming that a qualified geotechnical consultant has been retained to ensure that the recommendations contained in the geotechnical report have been properly implemented.

RECOMMENDED CONDITION OF APPROVAL: Prior to final inspection of the building permit, the applicant shall provide certification that development has occurred in accordance with the geotechnical report prepared for the project.

(h) Soil Suitability for Septic Systems. The site is currently served by sewer as is the balance of the City, therefore there are no impacts associated with new septic systems.

7. Hazards.

The proposed demolition and reconstruction of a single-family home would not involve the use, disposal or emission of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip.

8. Hydrology.

(a,f) Water Quality. Demolition and reconstruction of a single-family home will not result in discharge of materials or wastes that are regulated and would not violate water quality standards. The proposed demolition and reconstruction of a single-family home would not result in significant water quality impact.

(b) Groundwater. The project is located on a developed site and will not affect groundwater recharge. Demolition and reconstruction of a single-family home with current water conservation requirements will not substantially deplete groundwater sources that are the primary water source for the Soquel Creek Water District that provides water service to the project site, city of Capitola and vicinity.

(c-e) Drainage. Appropriate landscaping and control of surface drainage around the project area becomes very important to minimize the potential for shallow surface slumping on the slope face below the home site (SOURCE V.6). The geologic report has indicated that all on-site drainage from improved surfaces, such as walkways, patios, roof and driveways, at the top of the bluff should be collected in impermeable gutters or pipes and either carried to the base of the bluff via closed conduit or discharged into an established storm drain system that does not issue onto the bluff. This recommendation will be incorporated as a condition of approval for the project.

Impact Analysis. The project will not alter existing drainage patterns, and will have no impacts on existing drainage systems.

9. Land Use and Planning.

The proposed residential is consistent with land uses permitted in the City of Capitola General Plan, Local Coastal Plan and zone district designations for the site. The proposed project does not conflict with local General Plan and Local Coastal Plan policies.

10. **Mineral Resources.** The General Plan EIR determined that no known mineral resources were located within the General Plan Area which would be of value to the region or state, and the site is already developed with a residential use.

11. **Noise.**

(a-c) Noise Exposure and Permanent Noise Increases. The proposal involves the demolition and reconstruction of a single family house within a developed neighborhood. The project site is located in a generally quiet neighborhood according to City General Plan maps and site observations. The project would not result in creation of new substantial noise sources or expose people to severe existing noise levels. The project site is not located near an airport or private airstrip.

(b,d) Temporary Noise and Vibration. There will be a temporary increase in existing noise levels during demolition and reconstruction on the proposed residential lot. The proposed residential use is consistent with the surrounding neighborhood and will not contribute significantly to increasing noise levels. Construction of the single-family residence will result in a short-term increase in noise levels. The City's Noise Ordinance prohibits construction activity between the hours of 10:00 PM and 8:00 AM of any day. Compliance with the Noise Ordinance will mitigate short-term noise impacts during sensitive hours of the day.

12. **Population and Housing.** The project is consistent with General Plan and zoning designations for the site. The project will have no impact on population housing since it involves the replacement of one single-family home with another single-family residence within a residential district. The existing house will be replaced by the proposed structure.

13-14. **Public Services & Recreation.** The proposed project will have no impact on public services and utilities and service systems since it involves the replacement of a single-family home in a developed neighborhood. The project will not result in additional population or public service and recreation demands.

15. **Transportation/Traffic.** The proposed project will have no impact on traffic since it involves the replacement of a single-family home in a developed neighborhood. The project will not result in additional trip generation. Further, the project conforms to the City's parking requirements. Reconstruction of a single-family home will have no measurable impact on the transportation system in the area and will not result in safety hazards to drivers, bicyclists, or pedestrians.

16. **Utilities and Service Systems.** The project will be served by existing utilities. The proposed project will have no measurable impact on sewer and water services since it involves the replacement of a single-family home in a developed neighborhood. Demand may slightly increase with a larger home, although this would be partially if

not completely offset by water and energy conservation requirements built into building codes. The project will have no measurable effect on existing utilities in that any small increased demand will not require expansion of any of those services or construction of new facilities to serve the project.

The project site is currently served by the Soquel Creek Water District, which relies entirely on local groundwater aquifers to provide water for approximately 45,000 people in the mid-county region. According to information on the Water District's website and planning documents, water sources are limited and more water is currently being pumped out of the aquifers than is being replaced by natural precipitation. Water use efficiency requirements have been developed to protect groundwater supplies from over pumping and to promote efficient usage of our limited water resources. All persons requesting water service for a new single-family home in the SCWD service area must meet the requirements established for landscaping and water fixtures (including washing machines) by the District. Existing customers are exempt unless they are requesting an increase in meter size or an additional meter. Should the project request an increase in meter size or additional meter, it will be subject to conservation requirements of the Water District.

17. **Mandatory Findings of Significance.** The project will not result in significant environmental impacts, is of a limited scale and will not degrade the quality of the environment or result in significant biological or cultural impacts. No environmental impacts have been identified which would have direct or indirect adverse effects on human beings.

(b) Cumulative Impacts. There are not other known cumulative projects to which the proposed project would contribute to cumulative impacts.

In addition to local and regional cumulative impacts, the subject of global climate change has gained increasing statewide, national and international attention. Reports released by the State of California indicate that climate change could have profound impacts on California's water supply and usage in addition to other environmental and ecosystem effects. In the recent report prepared by the California Climate Change Center, "Our Changing Climate: Assessing the Risks to California" (2006), the state's top scientists consider global warming to be a very serious issue requiring changes in resource, water supply and public health management. Natural processes and human activities such as fossil fuel combustion, deforestation and other changes in land use are resulting in the accumulation of greenhouse gases (GHGs) such as carbon dioxide (CO_2) in the atmosphere. An increase in GHG emissions is said to result in an increase in the earth's average surface temperature, commonly referred to as global warming, which is expected to affect weather patterns, average sea level, ocean acidification and precipitation rates (SOURCE V.10a).

Greenhouse gases are global in their effect. Because primary greenhouse gases have a long lifetime in the atmosphere, accumulate over time, and are generally well mixed, their impact on the atmosphere is mostly independent of the point of emission. Although GHG emissions are not currently addressed in federal regulations, the State

of California passed the Global Warming Solutions Act of 2006 (AB32), which seeks to reduce GHG emission generated by California. The Governor's Executive Order S-3-05 and AB 32 (Health & Safety Code, § 38501 et seq.) both seek to achieve 1990 emissions levels by the year 2020. Executive Order S-3-05 goes even further than AB 32, and requires that by 2050 California's GHG emissions be 80% below 1990 levels. AB 32 defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrocarbons, perfluorocarbons and sulfur hexafluoride.

The California Air Resources Board (CARB) identified 36 "early actions to mitigate climate change in California" in April 2007 as required by AB 32. These actions relate to low carbon and other fuel standards, improved methane capture at landfills, agricultural measures, reduction of hydrocarbons and perfluorocarbonds from specified industries, energy efficiency, and a variety of transportation-related actions. The transportation sector accounts for nearly a third of the carbon dioxide emissions in the United States (SOURCE V.7d), and contributes 39% of California's gross GHG emissions, which makes it a key targeted element in the state's efforts.

In accordance with provisions of AB 32, CARB has completed a statewide Greenhouse Gas (GHG) Inventory that provides estimates of the amount of GHGs emitted to, and removed from, the atmosphere by human activities within California. The inventory includes estimates for carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), sulfur hexafluoride (SF6), hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), which often are referred to as the "six Kyoto gases." The current GHG Inventory covers years 1990 to 2004. Based on review of this inventory, in December 2007 CARB approved a 2020 emissions limit of 427 million metric tons, which is equivalent to the 1990 emissions level. A preliminary estimate of approximately 600 million metric tons has been estimated for 2020 without reductions. This number will be reviewed and refined; however, the preliminary numbers indicate that the difference between 1990 emissions level and ARB's preliminary estimate for 2020 emissions is 172 million metric tons (SOURCE V.7b).

The state adopted a "scoping plan" in December 2008 in compliance with state law that requires adoption by January 1, 2009. The Plan identifies and makes recommendations on direct emission reduction measures. Final CARB regulations are not due until January 1, 2011, and will not be operative until January 1, 2012. Key elements of California's recommendations for reducing its greenhouse gas emissions to 1990 levels by 2020 include:

- Expanding and strengthening existing energy efficiency programs and building and appliance standards.
- Achieving a statewide renewable energy mix of 33 percent.
- Establishing targets for transportation-related greenhouse gas emissions.
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system.
- Adopting and implementing measures regarding transportation and fuel standards.
- Creating targeting fees on high global warming potential gases (SOURCE V.10c).

The State CEQA Guidelines have not been updated to provide guidance as it relates to climate change, although Senate Bill 97 (enacted in 2007) requires the Governor's Office of Planning and Research (OPR) to develop CEQA guidelines "for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions," which must be completed by July 1, 2009, so that they can be certified or adopted by the California Resources Agency on or before January 1, 2010. (Pub. Resources Code, § 21083.05.) Interim guidelines were issued in June 2008 by the State Office of Planning and Research (OPR) to ensure that global climate change impacts are reviewed in CEQA documents.

Global climate change impacts are a result of cumulative emissions from human activities in the region, the state and the world. Cumulative development and growth in the area would contribute primarily indirect emissions of GHGs that, in conjunction with other global emissions, would contribute to global climate change. Given international concerns and the state of California's recent laws and indication of the serious nature of this issue, cumulative impacts related to global climate change are considered significant.

The proposed project is a replacement of an existing single-family home and would not result significant net increases of GHGs. The new home will be subject to stricter building code requirements than were in effect in the 1970s when the house was constructed. Therefore, the project's incremental effect on global climate change would not be cumulatively considerable, and no further analysis or quantification of GHG emissions was deemed warranted.

ROGERS E. JOHNSON AND ASSOCIATES
Consulting Engineering Geologists

41 Hangar Way, Suite B
Watsonville, California 95076-2458
e-mail: greg_easton@sbcglobal.net
Ofc (831) 728-7200 • Fax (831) 728-7218

GEOLOGIC INVESTIGATION OF COASTAL BLUFFTOP PARCEL YOXSIMER PROPERTY 100 CENTRAL AVENUE CAPITOLA, CALIFORNIA SANTA CRUZ COUNTY APN 036-131-10

REJA Job No. C11010-56
10 January 2012

ROGERS E. JOHNSON AND ASSOCIATES
Consulting Engineering Geologists

41 Hangar Way, Suite B
Watsonville, California 95076-2458
e-mail: greg_easton@sbcglobal.net
Ofc (831) 728-7200 • Fax (831) 728-7218

10 January 2012

Mr. Bruce Yoxsimer
c/o Derek Van Alstine Residential Design
716 Soquel Avenue, Suite A
Santa Cruz, California 95062

Job No. C11010-56

Re: Geologic Evaluation of Coastal Blufftop Parcel
100 Central Avenue, Capitola, California
Santa Cruz County APN 036-131-10

Dear Mr. Yoxsimer:

At your request, we have completed a geologic investigation of the above-referenced property. We understand that you wish to raze the existing residence on your property and replace it with a new home. The chief purpose of our investigation was to evaluate the long-term rate of retreat of the adjacent seacliff to determine the appropriate building setback for a 50-year project design life. The city of Capitola requires that any habitable structure must be set back from the top of the bluff a distance equal to the projected 50-year retreat line. The proposed new residence will be 17 feet further inland than the existing residence, which obviously improves the longevity of the property and safety for the occupants of the proposed new home.

Our study also includes evaluations of slope stability and seismic shaking. Please consult Appendix C for an explanation of the risks typically associated with seismic and nonseismic geologic hazards.

We estimate that bluff retreat at the subject property will range between 0.8 and 1.0 feet per year during the next 50 years, resulting in up to 50 feet of cumulative retreat during the design period. Plate 1 depicts the 50-year blufftop setback from the current top of the bluff.

Please do not hesitate to contact us with any questions or comments.

Sincerely,

ROGERS E. JOHNSON & ASSOCIATES

Gregory F. Easton
Project Geologist
C.E.G. No. 2502

PROFESSIONAL GEOLOGIST • GREGORY EASTON No. 2502 CERTIFIED ENGINEERING GEOLOGIST • STATE OF CALIFORNIA

Rogers E. Johnson
Principal Geologist
C.E.G. No. 1016

CERTIFIED ENGINEERING GEOLOGIST ROGERS E. JOHNSON No. 1016 Exp. 7/13 STATE OF CALIFORNIA

copies: Addressee
Derek Van Alstine (2)
Rock Solid Engineering, attn: Yvette Wilson

TABLE OF CONTENTS

INTRODUCTION 1
REGIONAL GEOLOGIC SETTING 1
REGIONAL SEISMIC SETTING 1
San Andreas Fault 2
San Gregorio Fault 3
Monterey Bay-Tularcitos Fault Zone 4
Zayante-Vergeles Fault 4
SHORELINE HAZARDS IN THE SANTA CRUZ/CAPITOLA AREA 5
Overview 5
Storm History of Monterey Bay, 1910 to Present 6
GEOLOGIC DESCRIPTION OF SITE AND VICINITY 7
Geomorphology 7
Earth Materials and Geologic Structure 8
GEOLOGIC HAZARDS 9
Bluff Retreat 9
Sea Level Rise 10
Sea Level Rise vs. Tectonic Uplift 11
Seismic Shaking 11
Deterministic Seismic Shaking Analysis 11
Table 1: Modified Mercalli Intensity Scale 13
Table 2: Faults, Earthquakes and Deterministic Seismic Shaking Data 14
Slope Stability 14
Aseismic Slope Stability 14
Coseismic Slope Stability 15
Pseudostatic Slope Stability Analysis 16
Faulting 17
CONCLUSIONS 17
RECOMMENDATIONS 19
INVESTIGATION LIMITATIONS 19
REFERENCES 20
APPENDICES
Appendix A: Figures 1 thru 5 27
Figure 1: Site Location Map 28
Figure 2: Regional Geologic Map 29
Figure 3: Wave Direction and Frequency 30
Figure 4: Monterey Bay Wave Refraction 31
Figure 5: Local Geologic Map 32
Appendix B: Storm History of Monterey Bay and the Central Coast, 1910 to Present . 33
Appendix C: Scale of Acceptable Risks from Geologic Hazards 39
PLATES
Plate 1: Site Geologic Map ..... Pocket
Plate 2: Geologic Cross Section ..... Pocket

INTRODUCTION

This report presents the results of our investigation of the Yoxsimer property, located at 100 Central Avenue, atop the Depot Hill area of Capitola, California (Santa Cruz County APN 036-131-10)(Figure 1; Site Location Map). The chief purpose of our investigation was to evaluate the process and rate of coastal bluff retreat adjacent to the subject property to determine an appropriate 50-year design setback from the cliff top for a proposed new single-family residence. A residence constructed circa 1976 presently occupies the parcel.

The scope of work performed for this investigation included 1) review of published and unpublished maps and reports relevant to the site and vicinity; 2) analysis of stereo-aerial photographs spanning the period 1928 to 2003; 3) geologic mapping of the site; 4) compilation and analysis of the resulting data; and 5) preparation of this report and accompanying illustrations and maps.

REGIONAL GEOLOGIC SETTING

The subject property is located atop Depot Hill, part of a generally southwest-northeast trending seacliff between the Capitola pier and New Brighton State Beach (Figure 1). This is one of many such cliffs, known as marine terraces, along the northern coast of Monterey Bay, characterized by gently dipping, late Tertiary sedimentary rocks that are generally overlain by nearly horizontal, Quaternary terrace deposits chiefly of marine origin. The seismicity of the area is influenced primarily by the northwest-trending San Andreas fault, situated northeast of the subject property, and the San Gregorio fault located offshore in Monterey Bay (Figure 2; Regional Geologic Map). The seismicity of the site will be discussed in more detail below.

The southwest-northeast orientation of the local shoreline is nearly parallel to the dominant direction of approach for refracted waves in the northern portion of Monterey Bay. As a result, littoral drift is rapid, inhibiting formation of a continuous protective beach (Griggs, 1990). Instead, a series of pocket beaches have formed which are sensitive to seasonal changes and human intervention.

The oceanographic factors affecting cliff erosion and their implications for coastal development will be discussed in more detail below.

REGIONAL SEISMIC SETTING

California's broad system of strike-slip faulting has a long and complex history. Some of these faults present a seismic hazard to the subject property. The most important of these are the San Andreas, San Gregorio, Monterey Bay and Zayante-Vergeles fault zones (Figure 2). These faults are either active or considered potentially active (Buchanan-Banks et al., 1978; Burkland and Associates, 1975; Jennings et al., 1975; Greene, 1977; Hall et al., 1974; Schwartz et al., 1990; Wallace, 1990; and Working Group on Northern California Earthquake Potential [WGNCEP],

1996). Each fault is discussed below. The intensity of seismic shaking that could occur at the site in the event of a future earthquake on one of these faults will be discussed in a later section.

San Andreas Fault

The San Andreas fault is active and represents the major seismic hazard in northern California (Jennings et al., 1975; Buchanan-Banks et al., 1978; Hall et al., 1974). The main trace of the San Andreas fault trends northwest-southeast and extends over 700 miles from the Gulf of California through the Coast Ranges to Point Arena, where the fault extends offshore.

Geologic evidence suggests that the San Andreas fault has experienced right-lateral, strike-slip movement throughout the latter portion of Cenozoic time, with cumulative offset of hundreds of miles. Surface rupture during historical earthquakes, fault creep, and historical seismicity confirm that the San Andreas fault and its branches, the Hayward, Calaveras, and San Gregorio faults, are all active today.

Historical earthquakes along the San Andreas fault and its branches have caused significant seismic shaking in the Santa Cruz County area. The two largest historical earthquakes on the San Andreas to affect the area were the moment magnitude (M_w) 7.9 San Francisco earthquake of April 18, 1906 (actually centered near Olema) and the M_w 6.9 Loma Prieta earthquake of October 17, 1989. The San Francisco earthquake caused severe seismic shaking and structural damage to many buildings in Santa Cruz County. The Loma Prieta earthquake appears to have caused more intense seismic shaking than the 1906 event in localized areas of the Santa Cruz Mountains, even though its regional effects were not as extensive. There were also significant earthquakes in northern California along or near the San Andreas fault in 1838, 1865 and possibly 1890 (Sykes and Nishenko, 1984; Working Group on Northern California Earthquake Potential, 1996).

Geologists have recognized that the San Andreas fault system can be divided into segments with earthquakes of different magnitudes and recurrence intervals (Working Group on California Earthquake Probabilities, 1988 and 1990). A recent study by the Working Group on Northern California Earthquake Potential (WGNCEP) in 1996 has redefined the segments and the characteristic earthquakes for the San Andreas fault system in northern and central California. Two overlapping segments of the San Andreas fault system represent the greatest potential hazard to the subject property. The first segment is defined by the rupture that occurred from Cape Mendocino to San Juan Bautista along the San Andreas fault during the great 1906 M_w 7.9 earthquake. The WGNCEP (1996) has hypothesized that this "1906 rupture" segment experiences earthquakes with comparable magnitudes in independent cycles about two centuries long.

The second segment is defined by the rupture zone of the M_w 6.9 Loma Prieta earthquake, despite the fact that the oblique slip and depth of this event does not fit the ideal of a typical, right-lateral strike-slip event on the San Andreas fault. Although it is uncertain whether this "Santa Cruz Mountains" segment has a characteristic earthquake independent of great San Andreas fault

earthquakes, the WGNCEP (1996) assumed an "idealized" earthquake of M_w 7.0 with the same right-lateral slip as the 1989 Loma Prieta earthquake, but having an independent segment recurrence interval of 138 years and a multi-segment recurrence interval of 400 years.

San Gregorio Fault

The San Gregorio fault, as mapped by Greene (1977), Weber et al. (1979), Weber and Lajoie (1974), and Weber et al. (1995), skirts the coastline of Santa Cruz County northward from Monterey Bay and trends onshore at Point Año Nuevo. Northward from Año Nuevo, it passes offshore again, touching onshore briefly at Seal Cove just north of Half Moon Bay, and eventually connects with the San Andreas fault near Bolinas. Southward from Monterey Bay, it may trend onshore north of Big Sur (Greene, 1977) to connect with the Palo Colorado fault, or it may continue southward through Point Sur to connect with the Hosgri fault in south-central California. Based on these two proposed correlations, the San Gregorio fault zone has a length of at least 100 miles and possibly as much as 250 miles.

The on-land exposures of the San Gregorio fault at Point Año Nuevo and Seal Cove show evidence of late Pleistocene displacement (Jennings, 1975; and Buchanan-Banks et al., 1978) and Holocene displacement (Weber and Cotton, 1981; Simpson et al., 1997). Although stratigraphic offsets indicate a history of horizontal and vertical displacements, the San Gregorio is considered predominantly right-lateral strike slip by most researchers (Greene, 1977; Weber and Lajoie, 1974; and Graham and Dickinson, 1978).

In addition to stratigraphic evidence for Holocene activity, the historical seismicity in the region is partially attributed to the San Gregorio fault (Greene, 1977). Due to inaccuracies of epicenter locations, even the magnitude the 6+ earthquakes of 1926, tentatively assigned to the Monterey Bay fault zone, may have actually occurred on the San Gregorio fault (Greene, 1977).

The WGNCEP (1996) divided the San Gregorio fault into the "San Gregorio" and "San Gregorio, Sur Region" segments. The segmentation boundary is located west of Monterey Bay, where the fault appears to have a right step-over (Figure 2). The San Gregorio segment is assigned a slip rate that results in a M_w 7.3 earthquake with a recurrence interval of 400 years. This value was assigned based on the preliminary results of a paleoseismic investigation at Seal Cove by Lettis and Associates (see Simpson et al., 1997) and on regional mapping by Weber et al. (1995). Simpson et al. (1997) discovered prior displacements consistent with a moment magnitude of 7 to 7¼ in their paleoseismic study at Seal Cove. The Sur Region segment is assigned a slip rate that results in a M_w 7.0 earthquake with an effective recurrence interval of 411 years. Within the Sur Region many geologists, including Greene (1977), map the San Gregorio fault zone as continuing along the Palo Colorado fault. Graham and Dickinson (1978) show the San Gregorio fault continuing along the Sur fault zone.

Monterey Bay-Tularcitos Fault Zone

The Monterey Bay-Tularcitos fault zone is 6 to 9 miles wide, about 25 miles long, and consists of many en échelon faults identified during shipboard seismic reflection surveys (Greene, 1977). The fault zone trends northwest-southeast and intersects the coast in the vicinity of Seaside and Fort Ord. At this point, several onshore fault traces have been tentatively correlated with offshore traces in the heart of the Monterey Bay-Tularcitos fault zone (Greene, 1977; Clark et al., 1974; Burkland and Associates, 1975). These onshore faults are, from southwest to northeast, the Tularcitos-Navy, Berwick Canyon, Chupines, Seaside, and Ord Terrace faults. It must be emphasized that these correlations between onshore and offshore portions of the Monterey Bay-Tularcitos fault zone are only tentative; for example, no concrete geologic evidence for connecting the Navy and Tularcitos faults under the Carmel Valley alluvium has been observed, nor has a direct connection between these two faults and any offshore trace been found.

Outcrop evidence indicates a variety of strike-slip and dip-slip movement associated with onshore and offshore traces. Earthquake studies suggest the Monterey Bay-Tularcitos fault zone is predominantly right-lateral, strike-slip in character (Greene, 1977). Stratigraphically, both offshore and onshore fault traces in this zone have displaced Quaternary beds and, therefore, are considered potentially active (Buchanan-Banks et al., 1978). One offshore trace, which aligns with the trend of the Navy fault, has displaced Holocene beds and is therefore active by definition (Buchanan-Banks et al., 1978).

Seismically, the Monterey Bay-Tularcitos fault zone may be historically active. The largest historical earthquakes *tentatively* located in the Monterey Bay-Tularcitos fault zone are two events, estimated at 6.2 on the Richter Scale, in October 1926 (Greene, 1977). Because of possible inaccuracies in locating the epicenters of these earthquakes, it is possible that they actually occurred on the nearby San Gregorio fault zone (Greene, 1977).

The WGNCEP (1996) has assigned an earthquake of M_w 7.1 with an effective recurrence interval of 2,600 years to the Monterey Bay-Tularcitos fault zone, based on Holocene offshore offsets. Petersen et al. (1996) has a similar earthquake magnitude, but for a recurrence interval of 2,841 years. Their earthquake is based on a composite slip rate of 0.5 millimeters per year (after Rosenberg and Clark, 1995).

Zayante-Vergeles Fault

The Zayante fault lies west of the San Andreas fault and trends about 50 miles northwest from the Watsonville lowlands into the Santa Cruz Mountains. The southern extension of the Zayante fault, known as the Vergeles fault, merges with the San Andreas fault south of San Juan Bautista.

The Zayante fault has a long, well-documented history of vertical movement (Clark and Reitman, 1973), probably accompanied by right-lateral, strike-slip movement (Hall et al., 1974; Ross and Brabb, 1973). Stratigraphic and geomorphic evidence indicates the Zayante fault has undergone

late Pleistocene and Holocene movement and is potentially active (Buchanan-Banks et al., 1978; Coppersmith, 1979).

Some historical seismicity may be related to the Zayante fault (Griggs, 1973). For instance, the Zayante fault may have undergone sympathetic fault movement during the 1906 earthquake centered on the San Andreas fault, although this evidence is equivocal (Coppersmith, 1979). Seismic records strongly suggest that a section of the Zayante fault approximately 3 miles long underwent sympathetic movement in the 1989 earthquake. The earthquake hypocenters tentatively correlated to the Zayante fault occurred at a depth of 5 miles; no instances of surface rupture on the fault have been reported.

In summary, the Zayante-Vergeles fault should be considered potentially active. The WGNCEP (1996) considers it capable of generating a magnitude 6.8 earthquake with an effective recurrence interval of 8,800 years.

SHORELINE HAZARDS IN THE SANTA CRUZ/CAPITOLA AREA

Overview

Most of the northern end of Monterey Bay is flanked by a prominent sea cliff 20 to 120 feet high, which is a clear indication of active surf erosion (in a geological time frame). From Santa Cruz to Capitola, where the beach is generally narrow and discontinuous, the documented rate of cliff retreat due to surf attack has averaged over one foot per year in some areas (Griggs and Johnson, 1979). Of course, this cliff retreat is not a steady process as the quoted rate might seem to imply, but rather occurs episodically every few seasons in response to large storms and/or when surf-cut notches at the base of the cliffs intercept prominent joints or other planes of structural weakness in the bedrock.

Due to the lack of a broad protective beach, surf erosion is an active process at the base of the cliff at the subject site. Surf erosion at the toe of the cliff results in the removal of basal support for the slope. As a result, the lower cliff fails by episodic rockfalls of the Purisima Formation bedrock. Many of the failures are controlled by near-vertical bedrock joints. When a horizontal notch intersects one of the near-vertical joints in the bedrock, the undercut portion of the cliff fails along the joint and falls to the beach, temporarily armoring the base of the cliff. Wave action gradually removes the debris and the process begins anew.

Primary failure of the bedrock in the lower cliff face triggers a time-lagged, secondary failure of the upper cliff, which is composed of marine terrace deposits. The marine terrace deposits are weaker than the Purisima Formation sandstone and over the long term cannot maintain a slope much steeper than 1.5:1 (the approximate angle of ultimate stability). Thus, when a portion of the lower cliff fails as previously described, the upper cliff becomes over steepened and thus fails gradually by piecemeal sloughing and slumping. Evidence of this process can be seen at various points along the cliff edge in the Santa Cruz-Capitola area. High groundwater levels, storm

runoff, seismic shaking, and loading from human activity are some of the factors that can hasten the secondary failure of the marine terrace deposits.

The sequence of events described above represents the most important geologic process operating in the coastal area and has been the cause of the steady retreat of the coastal cliffs in the Santa Cruz-Capitola area. Because the joints in the Purisima bedrock are located at intervals ranging between 5 and 25 feet, a given segment of the lower cliff face will remain essentially unchanged for several years and will then retreat 5 to 25 feet almost instantaneously. Secondary failure of the upper cliff face commonly lags behind; thus, in the short term, the retreat of the cliff edge tends to be somewhat less episodic than the retreat of the cliff toe. Given a long enough time period, however, the average rate of retreat will be the same for both the top and bottom of the cliff. The historical rates of cliff retreat in the vicinity of the subject property will be discussed in a later section.

Storm History of Monterey Bay, 1910 to Present

Review of the storm history of Monterey Bay leads us to several immediate conclusions:

1. The number of large storms affecting Monterey Bay is relatively large.

2. The storms that produced the greatest damage in the interior of the bay often came from the west or southwest.

3. Structures directly exposed to wave action and designed to protect oceanfront properties from such action have been regularly damaged or destroyed.

For the period of most detailed record, 1910 to 1960, there have been at least 45 storms of some significance (i.e., either high seas, strong winds, and/or damage to at least some portion of the Monterey Bay region). Thus, considering the 50 years of detailed records, this amounts to a major storm every 1.1 years on average. Analysis of the record (Appendix B) reveals that no major storms were recorded for some intervals as long as seven years (1916 to 1923), but in other cases, five significant storms occurred within a single year (1931). If we consider the entire period, 1910 to present, we have a major storm about every 1.5 years on average.

This historical record indicates that the northern half of Monterey Bay (Moss Landing to Santa Cruz) is most susceptible to damage from storms arriving from the west or southwest (Griggs and Johnson, 1983; Johnson and Associates, 1987). Waves from the northwest, which predominate along the central coast (Figure 3; Wave Direction and Frequency) undergo refraction or bending, resulting in a significant energy loss prior to striking beaches along the interior of the bay (Figure 4; Monterey Bay Wave Refraction). Thus, although waves from the west-northwest and northwest dominate along the coastline, their effect on the interior of the bay appears to have been relatively small. In contrast, the storm waves approaching from the west, west-southwest and southwest pass primarily over the deep water on their way to the shoreline

within the bay and lose little energy. These storms have produced the greatest recorded damage at the north end of the bay.

Of the 45 major storms in the study period, 1910 to 1960, 20 have been listed as coming from the southwest or west; only 12 are described as arriving from the north or northwest (the remainder list no direction of approach). Of the 13 storms which have produced significant damage along the bay's interior, only one is described as coming from the northwest; 11 arrived from the southwest, and for two of these storms the direction was not listed. Thus, at least 85 percent of the storms that have caused damage approached from the south or southwest. Looking at the frequency of arrival of these storms, 13 occurred in a period of 69 years. In other words, damaging storms have struck the area every 5.3 years on average. This does not mean, however, that storms will actually occur every 5.3 years.

The record of historical storm damage illuminates some other processes of relevance to the subject property. The past damage to the Monterey Bay coastal area was often caused by the coupling or simultaneous occurrence of high tides and huge waves.

Although there have been numerous significant storms within Monterey Bay between 1984 and 1997, these storms have caused very little damage to structures. The 1997-1998 winter storms, however, did cause some structural damage, especially the storms of January and February 1998. Numerous roads and properties adjacent to the coastal bluffs were threatened. Several rip-rap revetments along the stretch of coast between Natural Bridges State Park, to the west, and Capitola Beach, to the east, were damaged by the large surf generated by these storms. To our knowledge, there were no buildings damaged in the Monterey Bay area, although the Capitola wharf lost several pilings in February 1998.

GEOLOGIC DESCRIPTION OF SITE AND VICINITY

The Site Location Map (Figure 1), Local Geologic Map (Figure 5), Site Geologic Map (Plate 1) and Geologic Cross Section (Plate 2), depict relevant topographic and geologic information on the subject property and its immediate vicinity.

Geomorphology

As previously mentioned, the subject property is situated atop Depot Hill. Depot Hill is part of an elevated marine terrace (known as the first emergent terrace) which forms the coastal bluff throughout northern Monterey Bay (Figure 1). The coastal bluff at Depot Hill is about 80 feet high and was created by the combined processes of tectonic uplift and coastal erosion over the past tens of thousands of years. The Purisima Formation bedrock, forming approximately the lower 55 feet of this very steep cliff, is regularly attacked by the surf at its base. Over time, wave erosion notches the base of the cliff, creating overhangs within the bedrock (Plate 2). These overhangs eventually fail along planes of pre-existing weakness (e.g., fractures, joints, inactive faults, and bedding), causing failure of the undermined lower cliff face which in turn undermines the marine terrace deposits in the upper 25 feet or so of the cliff. The oversteepened terrace

deposits gradually recline, usually by piecemeal sloughing. This erosional process is repeated in an episodic fashion, causing the gradual retreat of the entire coastal bluff.

Slope angles in the cliff face vary with the types of material exposed (Plate 2). The moderately well lithified bedrock of the Purisima Formation commonly exhibits the steepest slope angles (75° to 90° with local overhangs). Average slope angles of only 50° to 60° occur in the more poorly consolidated terrace deposits that cap the underlying bedrock; this average value exceeds the angle of repose in the terrace deposits because the uppermost portion of the cliff is continually oversteepened by failure of the lower sea cliff. Locally, moreover, the uppermost gravelly terrace deposits, which are bound by soil clay, iron oxides and also roots, maintain very steep or even overhanging slopes. Accordingly, the overall cliff profile from top to bottom consists of a short, steep section (upper terrace deposits), a relatively gentle bench (lower terrace deposits), and a long, steep section (Purisima Formation)(Plate 2).

Earth Materials and Geologic Structure

The earth materials at the site consist of Purisima Formation bedrock overlain by marine terrace deposits. The bedrock at the base of the cliff and extending oceanward is usually covered by loose blocks of eroded bedrock, cobbles and beach sand (Plate 2). Occasionally though, winter oceanic storms scour the bedrock platform of its sediment cover. Our observations of the earth materials on the site are in general agreement with the published geologic map of Santa Cruz County (Figure 5).

Approximately 25 feet of marine terrace deposits overlie the Purisima Formation. These terrace deposits consist of light yellowish brown (weathering to a light reddish brown), poorly consolidated, crudely stratified sands and gravels, chiefly of marine origin. The gravelly horizons are concentrated in the upper half of the terrace deposits. The basal contact of the terrace deposits with the underlying Purisima Formation has a slight seaward gradient and is marked by extensive water seepage from the cliff face, as well as a prominent break in slope.

The Purisima Formation is well exposed in the cliff face and shows a gentle southeast inclination. It consists of a light bluish gray (weathering to a light yellowish brown), laminated to thickly bedded, moderately strong to weak, fossiliferous, bioturbated, interbedded fine-grained sandy siltstone, poorly sorted silty sandstone and siltstone. The formation is broken by a prominent series of joints or fractures spaced 5 to 25 feet apart. These joints are characterized by a northeast trend and very steep inclination to the southeast or, in other words, roughly parallel to the cliff face. Less prominent joints with other orientations are also present in the cliff face.

Our field mapping revealed that the base of the cliff is undercut about 2 to 5 feet along the portion of the cliff that fronts the subject property.

GEOLOGIC HAZARDS

Bluff Retreat

We evaluated bluff retreat at the subject site utilizing previous studies, aerial photographic analysis and geologic field mapping. Previous studies have shown that almost all of the annual sand supply for beaches in the Santa Cruz area can be attributed to littoral drift moving sand downcoast from west to east toward Capitola (see Griggs and Johnson, 1976, and references therein). Thus, any human intervention disrupting the normal littoral flow of sand would have a serious impact on the pocket beaches in the area. The construction of the Santa Cruz Yacht Harbor in 1962-1964 represented just such an event, as documented by Griggs and Johnson (1976). Their aerial photographic studies showed that the beach at Capitola averaged about 180 feet in width for the period 1932-1961, prior to construction of the Yacht Harbor. When the west jetty for the harbor was completed in late 1962, the annual littoral flow of sand, totaling about 300,000 cubic yards, was effectively cut off, causing the upcoast beaches to expand and the downcoast beaches to shrink. By 1965 the beach at Capitola had been reduced in width by almost 90 percent to an average of only 20 feet (Griggs and Johnson, 1976). In 1970 the city of Capitola constructed a groin and imported sand in an effort to regain the lost beach.

The beaches immediately downcoast from the harbor fared better, recovering after a few years as the buildup of sand on the upcoast site peaked and littoral drift began bypassing the jetties. However, some of the sand bypassing the jetties is now diverted into the deeper water of the bay and never actually reaches the downcoast beaches. Furthermore, in the winter months the harbor mouth traps up to 30 percent of the entire annual littoral flow of sand (Griggs and Johnson, 1976). Although this sand is now dredged and reintroduced into the littoral drift system, the downcoast beaches are nevertheless deprived of a portion of this sand in the winter months when they need it the most to help protect the bluffs from surf erosion. With the downcoast beaches starved of sand by the yacht harbor jetty, the adjacent sea cliffs are subjected to intensified surf attack and accelerated erosion. In 1963 and 1965, the U. S. Army Corps of Engineers installed rip-rap revetments along portions of the coastline to combat erosion, a measure that met with mixed success (Griggs and Johnson, 1976; 1979).

Griggs and Johnson (1979) established 60 stations along the coastline and measured the rate of cliff retreat at each using maps and aerial photographs covering the period 1853-1973. Their closest station to the site shows the rate of cliff retreat for the 90 years of observable time is about 0.9 feet per year.

We examined several sets of stereo aerial photographs of the site and vicinity spanning the years 1928 thru 2003. Our measurements, over the 75-year time span, yield a bluff retreat rate of about 0.8 feet per year at the subject site.

Sea Level Rise

The earth experiences climatic cycles in which warming and cooling of the atmosphere and surface of the earth occurs over various lengths of time. These cycles, also known as Milankovitch cycles, determine the amount and angle of incidence of solar insolation on a given portion of earth. Global cooling (ice ages) occurs when the amount of sunlight reaching the earth is low, and global warming occurs when the earth is receiving greater amounts of insolation. Terrestrial phenomena such as volcanic eruptions, meteor impacts, even large dust storms can also have an effect on global earth temperature.

Throughout the late Pleistocene and Holocene, sea level has been rising due to a natural warming of earth's surface and atmosphere as the earth emerges from the most recent ice-age (about 15,000 years ago). Since the onset of the industrial revolution in the early to mid-1800's, an increasing amount of man-made atmospheric pollution may be causing a significant increase in the rate of earth's warming.

Theories regarding the Greenhouse Effect state that there is an ongoing, accelerated rate of global warming due to entrapment of gases and resultant reflection of radiation in the atmosphere due, in part, to increased production of atmospheric waste by industrial societies throughout the world. With time, the continued warming of the atmosphere could cause increased melting of the polar ice caps, which in turn will result in an accelerated rise in sea level.

Since 1880, global sea level has risen nearly 8 inches. Satellite measurements of the world's oceans since 1993 show that sea levels are rising 0.12 inches or more per year (Climate Change International Scientific Congress, 2009). This is approximately double the rate of sea level rise since 1880. In 2007, the Intergovernmental Panel on Climate Change (IPCC) projected sea levels to rise between about 7 and 23 inches by 2100. This range in rates roughly matches the sea level rise rate since 1880 on the low end, and again doubles the measured rate of sea level rise since 1993. The IPCC 2007 did not factor into their estimates uncertainties in the climate-carbon cycle feedback, nor the full effects of ice sheet flow. The Climate Change International Scientific Congress in 2009 concluded that the IPCC 2007 estimates may be a lower-bound for global sea level rise, with sea levels rising by 20 to 40 inches by 2100.

Formation of the cliff fronting the subject parcel is the result of a gradual rise in sea level. Through our air photo analysis, we have calculated the historic rate of bluff retreat at the site to be about 0.8 feet per year. The episodic occurrence of cliff failure coupled with gaps in photographic coverage precludes any discernable measurement of accelerated cliff retreat in the photographic record. However, accelerated sea level rise will likely cause a more rapid rate of bluff retreat along the Santa Cruz County coastline. It is difficult to say with any certainty what future rates of sea level rise will be, but current estimates of sea level rise in the next 100 years anticipate the most rapid rise will be toward the end of the 21st century and thus the higher rate of cliff retreat will occur toward the end of the century as well. For our bluff retreat analysis we have estimated the blufftop position in 50 years based on an assumed 25% increase in the calculated bluff retreat rate. Utilizing this postulated accelerated erosion rate (1.0 feet per year),

we estimate the 50-year blufftop might be, quite simply, 50 feet landward of the current blufftop. Please note that the 50 foot setback was calculated from the current blufftop assuming a 1.0 foot per year erosion rate for 50 years. One would assume that the current erosion rate of 0.8 feet per year will gradually increase to 1.0 feet per year during the course of the 50-year project design, resulting in an eventual blufftop position seaward of the 50 foot setback at the end of the project design life, assuming the rate of bluff retreat does not increase more than 25 percent. The 50-year design setback is depicted on Plates 1 and 2.

As modeling practices become better refined and the human contribution to global warming and resulting sea-level rise is better understood, future rates of sea-level rise and its impact on coastal erosion will become more predictable.

Sea Level Rise vs. Local Tectonic Uplift

Various researchers have determined long term uplift rates of the Santa Cruz coastline, either through the age-dating of marine terraces, examining fission tracks in rocks, or by geodesy. The rates of coastal uplift in the Santa Cruz area reported from this research ranges between about 0.1 to 1.0 millimeter per year. Since 1993, satellite measurements have shown that the oceans are rising 3 millimeters (0.12 inches) or more per year, or about three times the highest reported uplift rate.

The 1989 Loma Prieta Earthquake caused uplift of the region east of the fault rupture zone, with greatest uplift occurring closer to the fault. Resurveying of benchmarks close to the subject property after the Loma Prieta event revealed that the site experienced about ½ inch of uplift as a result of the earthquake (County of Santa Cruz Department of Public Works, 1995). This may be a minimum value, as research by others suggests greater amounts of uplift. Because of the long-term episodic nature of regional uplift, we have not factored tectonic uplift into any sea level rise estimate for the subject site.

Seismic Shaking

Seismic shaking at the subject site will be intense during the next major earthquake along one of the local fault systems. Modified Mercalli Intensities of up to VII are possible at the site (see Table 1), based on the intensities reported by Lawson et al. (1908) for the 1906 earthquake and by Stover et al. (1990) for the 1989 Loma Prieta earthquake. It is important that recommendations regarding seismic shaking be used in the design for the proposed development.

Deterministic Seismic Shaking Analysis

For the purpose of evaluating deterministic peak ground accelerations for the site, we have considered three seismic sources: the San Andreas, San Gregorio and Zayante-Vergeles fault zones. While other faults or fault zones in this region may be active, their potential contributions to deterministic seismic hazards at the site are overshadowed by these three faults.

Table 2 shows the moment magnitude of the characteristic or maximum earthquake, estimated recurrence interval, and the distance from the site for each of these fault systems. We took the fault data from "Database of potential sources for earthquakes larger than magnitude 6 in Northern California" (WGNCEP, 1996) and Petersen et al. (1996). Also shown on Table 2 are calculated on-site accelerations from the listed earthquakes derived using methods described by Abrahamson and Silva (1997). These accelerations are based on an attenuation relationship derived from the analysis of historical earthquakes. Because the historical data can be interpreted in different ways, there are a number of different attenuation relationships available. We have employed a fairly conservative attenuation relationship developed by Abrahamson and Silva (1997) in deriving the acceleration values listed in Table 2.

TABLE 1
Modified Mercalli Intensity Scale

The modified Mercalli scale measures the intensity of ground shaking as determined from observations of an earthquake's effect on people, structures, and the Earth's surface. Richter magnitude is not reflected. This scale assigns to an earthquake event a Roman numeral from I to XII as follows:

I	Not felt by people, except rarely under especially favorable circumstances.
II	Felt indoors only by persons at rest, especially on upper floors. Some hanging objects may swing.
III	Felt indoors by several. Hanging objects may swing slightly. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake.
IV	Felt indoors by many, outdoors by few. Hanging objects swing. Vibration like passing of heavy trucks; or sensation of a jolt like a heavy ball striking the walls. Standing automobiles rock. Windows, dishes, doors rattle. Wooden walls and frame may creak.
V	Felt indoors and outdoors by nearly everyone; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset; some dishes and glassware broken. Doors swing; shutters, pictures move. Pendulum clocks stop, start, change rate. Swaying of tall trees and poles sometimes noticed.
VI	Felt by all. Damage slight. Many frightened and run outdoors. Persons walk unsteadily. Windows, dishes, glassware broken. Knickknacks and books fall off shelves; pictures off walls. Furniture moved or overturned. Weak plaster and masonry cracked.
VII	Difficult to stand. Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary buildings; considerable in badly designed or poorly built buildings. Noticed by drivers of automobiles. Hanging objects quiver. Furniture broken. Weak chimneys broken. Damage to masonry; fall of plaster, loose bricks, stones, tiles, and unbraced parapets. Small slides and caving in along sand or gravel banks. Large bells ring.
VIII	People frightened. Damage slight in specially designed structures; considerable in ordinary substantial buildings, partial collapse; great in poorly built structures. Steering of automobiles affected. Damage or partial collapse to some masonry and stucco. Failure of some chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Decayed pilings broken off. Branches broken from trees. Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes.
IX	General panic. Damage considerable in specially designed structures; great in substantial buildings, with some collapse. General damage to foundations; frame structures, if not bolted, shifted off foundations and thrown out of plumb. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground; liquefaction.
X	Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Landslides on river banks and steep slopes considerable. Water splashed onto banks of canals, rivers, lakes. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.
XI	Few, if any masonry structures remain standing. Bridges destroyed. Broad fissures in ground; earth slumps and landslides widespread. Underground pipelines completely out of service. Rails bent greatly.
XII	Damage nearly total. Waves seen on ground surfaces. Large rock masses displaced. Lines of sight and level distorted. Objects thrown upward into the air.

TABLE 2
Faults, Earthquakes and Deterministic Seismic Shaking Data

Fault	Moment Magnitude of Characteristic or Maximum Earthquake (M_w)	Estimated Recurrence Interval (years)	Site Classification	Distance from Site (km)	Estimated Mean Peak Ground Acceleration (g)	Estimated Mean + One Dispersion Ground Acceleration (g)
San Andreas (1906 rupture)	7.9	210	Rock	14.5	0.36	0.56
San Gregorio	7.3	400	Rock	21.5	0.21	0.32
Zayante-Vergeles	6.8	8,820	Rock	9.0	0.38	0.60

If the deterministically derived accelerations are used for engineering analysis on the subject property, we recommend utilizing the accelerations generated by the San Andreas fault. This is due to the high predicted ground accelerations and the short recurrence interval of the San Andreas fault zone. Based on the results listed in Table 2, the earthquake ground motion (mean acceleration plus one dispersion) expected at the subject property will be approximately 0.56g, based on a M_w 7.9 earthquake centered on the San Andreas fault 14.5 kilometers northeast of the site. The duration of strong shaking is dependent on magnitude. Abrahamson and Silva (1996) have suggested a relationship between magnitude, distance and duration of strong shaking. On the basis of their relationship, the duration of strong shaking associated with a San Andreas faulting event generating a magnitude 7.9 earthquake and occurring 14.5 km from the site is estimated to be about 31 seconds. This long duration of seismic shaking may be even more critical as a design parameter than the peak acceleration itself.

Slope Stability

Aseismic Slope Stability

The sea cliff is prone to failure under aseismic conditions. Deep-seated landsliding involving a wide swath of the coastal bluff is possible; however, this type of landslide does not appear to be a probable mode of failure. The lack of topographic evidence suggestive of large, deep-seated landsliding (i.e., scarps, bowl-shaped swales, hummocky topography) indicates this failure mechanism has not contributed to recent cliff retreat. This should not be construed as a guarantee against such slope failures, but only a reasonable estimate of how the cliff will continue to behave in the immediate future.

Small-scale slumping is the chief process affecting the terrace deposits at the top of the cliff. These materials generally fail due to saturation and oversteepening. There is some indication, for instance, that misdirected runoff near the foot of Oakland Avenue, atop Depot Hill, has contributed to localized accelerated retreat of the upper terrace deposits, especially in the mid-1980s (see Johnson & Associates, 1989).

The aerial photographic record between 1928 and 1982, a span of 54 years, does not reveal any large failures of the blufftop. However, between January 1982 and April 1884, approximately 25 feet of blufftop retreat occurred. This retreat was likely the result of failure of the bedrock undercut along a joint, with subsequent failure of the oversteepened terrace deposits. Initially, the failure was approximately 160 feet wide, but propagated downcoast to Saxon Avenue by 1986. Between 2005 and 2007, a similar failure occurred just upcoast of the subject property, where there was perhaps between 4 and 8 feet of blufftop retreat (California Coastline.org, 2007).

Coseismic Slope Stability

As previously mentioned, the subject property will be subjected to strong ground shaking in the event of a large magnitude earthquake centered on the nearby San Andreas fault. Past ground shaking has triggered numerous failures of varying size along the coastal bluffs in the Santa Cruz region. Review of the local newspaper coverage (Youd and Hoose, 1978), and the Carnegie Commission Report (Lawson et al., 1908) of the 1906 earthquake disclosed no documented accounts of large-scale sea cliff failure in Santa Cruz County due to the earthquake, though there was much sloughing of "earth" from the bluffs near Capitola (Lawson et al., 1908, p. 272). This apparently involved portions of the poorly consolidated terrace deposits that were shaken loose during the earthquake. We are aware of another, more recent seismically generated failure of a steep coastal bluff along Opal Cliff Drive on April 24, 1984 (Morgan Hill Earthquake, Magnitude 5.8-6.2), which resulted in about 6 feet of retreat. This amount of coseismic bluff retreat is similar to that which occurs during storm-generated bluff retreat. We are not aware of bluff retreat in the vicinity of the subject property as a result of the Morgan Hill Earthquake. The 1989 Loma Prieta earthquake generated numerous localized coastal bluff failures in Santa Cruz County, including soil sloughing, rockfalls, bluff top fissuring, and shallow translational landslides (Sydnor et al., 1990) as well as numerous shallow bluff failures in the Depot Hill area.

Large-scale aerial photographs taken the day after the 1989 Loma Prieta earthquake reveal several talus deposits on the beach upcoast and downcoast from the subject property which probably represent coseismic sloughing of the terrace deposits. Grand Avenue was temporarily closed to foot traffic for some time after the earthquake. Elsewhere, ground cracks paralleling the blufftop formed up to 20 feet from its edge in the vicinity of the Crest Apartments. In the 300 block of Grand Avenue, homeowners reported a ground crack or set of cracks between the asphalt berm and the wooden fence on the outboard side of Grand Avenue, prompting the city of Capitola to place plastic sheeting and sandbags over the affected area. We have interpreted this cracking as being restricted to the terrace deposits, perhaps representing a potential slip plane along which the oversteepened lip of the cliff might waste back in the short term. In our opinion, these earthquake-generated cracks are not significant to the long-term recession of the cliff face as a whole.

Seismic shaking also caused partial collapse of the undercuts at the base of the cliff along the 300 block of Grand Avenue. However, these coseismic rockfalls were very minor in comparison to the large, storm-generated rockfalls that occur every few years along the Depot Hill bluff-face.

As such, we again conclude that the effects of the earthquake did not significantly alter the long-term recession rate in this area.

The 1989 Loma Prieta earthquake generated numerous coastal bluff failures in the Santa Cruz area. The lithology of the particular site controlled the mode of failure (Plant and Griggs, 1990). Competent, well-jointed Purisima Formation sandstone underlies the coastal bluff from Seabright Beach to New Brighton State Beach and rock falls were the typical mode of failure. Between New Brighton State Beach and Aptos Creek, translational landslides with blufftop fissuring occurred within the brittle terrace deposits. Little failure occurred within the moderately indurated and weakly jointed underlying Purisima Formation sandstone. From Aptos Creek to Manresa State Beach similar translational landsliding occurred within the brittle (cohesive clay) terrace deposits. Here however, the terrace deposits are underlain by Aromas Sands which also failed in shallow, dry sand flows. South of Manresa State Beach the weakly consolidated dune deposits (which overlie terrace deposits and Aromas Sand) failed as shallow translational slabs.

In the vicinity of the subject property (from Seabright Beach to New Brighton State Beach) failure of the bluff resulting from the Loma Prieta earthquake was primarily by rock fall and block fall (Plant and Griggs, 1990). The Purisima Formation bedrock in the site vicinity is well indurated but extensively jointed. Failures occurred in areas where the toe of the bluff had been undercut by wave erosion. Failure planes were primarily along joint surfaces and the size of the failure was dependent on joint spacing and orientation. Where the toe of the bluff was protected and not undercut, failures were rare.

Deep-seated landsliding, incorporating the entire height of the coastal bluff, is possible; however, this type of landslide does not appear to be a common mode of failure. The lack of topographic evidence suggestive of large, deep-seated landsliding (i.e., scarps, bowl-shaped swales, hummocky topography) indicates this failure mechanism has not contributed to recent cliff retreat (Plant and Griggs, 1990). However, the coastal bluff in Santa Cruz County has not been subject to strong seismic shaking under wet winter conditions since the 1906 San Francisco Earthquake. No large-scale, deep-seated landslides of the coastal bluff were reported in Santa Cruz County subsequent to the 1906 event. Although, the lack of reported deep-seated landslides is not a guarantee against their occurrence; reconnaissance mapping was limited in this area and the lack of large failures cannot be confirmed due to a lack of photographic coverage during that time frame.

Pseudostatic slope stability analysis

Pseudostatic slope stability analysis of the coastal bluff performed by project geotechnical engineer should utilize our geologic cross section and a site-specific seismic coefficient (k). Ashford and Sitar (2002) developed a method for calculating a site-specific pseudostatic seismic coefficient (k) specifically for a coastal blufftop setting. Following their guidelines yields a coefficient (k) of 0.49. This is based on a predicted PGA of 0.56g (mean plus one standard deviation), a total bluff height of 78 feet, an estimated slide height of 25 feet (occurring within the marine terrace deposits) and a "steep" slope of about 75 degrees.

Current Santa Cruz County standards require that the pseudostatic slope stability analysis show the site stable beyond a 1.0 factor of safety when using a site-specific seismic coefficient derived from the mean peak ground acceleration plus one standard deviation. The seismic coefficient we determined utilized a spreadsheet developed by Ashford and Sitar (2002). Their simplified method for calculating a seismic coefficient is applicable to steep, weakly cemented slopes such as those which comprise the subject bluff, and takes into account the effects of topographic amplification of seismic waves. Their method results in two *k* values, one for "steep" slopes (approximately 75 degrees) and one for "less steep" slopes (approximately 45 degrees). A seismic coefficient of 0.49 was calculated by our firm by the above-described method for modeling the terrace deposits at the site. This was computed using an overall slope height of 78 feet and a failure thickness of 25 feet.

When considering failure of the marine terrace deposits comprising the blufftop at the subject property, the resulting analysis suggests that the blufftop inland of the 50-year setback is stable both statically and under seismic loading, with static and minimum pseudostatic factors of safety of 1.8 and 1.1, respectively.

Blufftop fissuring was observed tens of feet back from area blufftops subsequent to the Loma Prieta earthquake. However, these fissures were not associated with any large-scale *catastrophic* failure of the blufftop. These fissures may be the surface expression of deep-seated movement of the underlying materials which incrementally move on the order of a few inches in response to strong seismic shaking. Prior work by our firm on a blufftop property approximately one mile downcoast in the New Brighton Beach area revealed a blufftop landslide of unknown age whose geometry resembled that of the slope stability model utilized by the project geotechnical engineers for this project. The earth materials comprising the bluff at the New Brighton Beach site are very similar to those at the subject property. The terrace deposits there failed in a translational style, about 30 feet back from the blufftop. This failure mode is the most likely within the marine terrace deposits at the subject site.

Faulting

No active or potentially active faults have been mapped near the subject property. The bedrock faults exposed in the sea cliff near Capitola do not disrupt the wave-cut platform below the terrace deposits. This surface is at least 85,000 years old (Weber, 1990).

CONCLUSIONS

The subject property at 100 Central Avenue is situated atop Depot Hill in Capitola, California. The coastal bluff which comprises Depot Hill consists of an elevated bedrock wavecut platform overlain by marine terrace deposits. The seaward edge of the blufftop parcel is between 20 and 26 feet from the current blufftop. Development plans propose for the existing dwelling on the subject property to be replaced by a new home. The chief purpose of our investigation was to evaluate the process and rate of coastal bluff retreat and determine a 50-year design setback from the blufftop for the proposed new single-family residence.

The scope of work performed for this investigation included 1) review of published and unpublished maps and reports relevant to the site and vicinity; 2) analysis of stereo-aerial photographs spanning the period 1928 to 2003; 3) geologic mapping of the site; 4) compilation and analysis of the resulting data; and 5) preparation of this report and accompanying illustrations and maps.

The bluff has formed through the process of gradual tectonic uplift, with a gradual rise in sea level creating the steep bluff-face. Wave cut notches develop at the base of the bluff which eventually intersect joints in the bedrock portion of the bluff. The undercut bluff fails along the plane of weakness and a time-lagged secondary failure of the weaker overlying terrace deposits then occurs. Approximately 25 feet of the blufftop failed in this manner between 1982 and 1986. We measured the rate of bluff retreat at the subject site to be about 0.8 feet per year. Rising sea levels will likely accelerate the rate of blufftop retreat at the subject site.

We have designated a 50-year design setback from the top of the bluff for the proposed development. The setback takes into account the potential for a 25 percent increase in the blufftop erosion rate in the next 50 years. If the rate of blufftop retreat gradually increases by 25% in 50 years, the position of the blufftop will likely be seaward of the setback line depicted on Plate 1. If the rate of blufftop erosion exceeds 25% during the 50-year design, the development may become undermined. The proposed new residence will be 17 feet further inland than the existing residence. This improves the longevity of the property and safety for the occupants of the proposed new home.

The subject site is susceptible to strong seismic shaking resulting from a large-magnitude earthquake on a local fault system. Modified Mercalli Intensities of up to VII are possible. Deterministic analysis for the site yields a mean peak ground acceleration plus one dispersion of 0.56g, based on a M_w 7.9 earthquake centered on the San Andreas fault 14.5 kilometers from the site. Expected strong shaking for this event is about 31 seconds.

Pseudostatic slope stability analysis of the coastal bluff performed by the project geotechnical engineers utilized a geologic cross section and a site-specific seismic coefficient (*k*) generated by our firm. A seismic coefficient (*k*) of 0.49 was determined based on a predicted peak ground acceleration of 0.58g (mean plus one standard deviation), a total bluff height of 78 feet and an estimated slide height of 25 feet, occurring within the marine terrace deposits. The slope stability results reported by the project geotechnical engineers indicate the blufftop underlying the location of the proposed new single-family residence is stable.

The home on the subject property will be subject to "ordinary" risks (as defined in Appendix C) over the assumed design lifetime of 50 years if our recommendations and those of the project geotechnical engineer are followed. Appendix C should be reviewed in detail by the property owner to determine whether an "ordinary" level of risk is acceptable. If "ordinary" risks as defined are unacceptable, then the geologic hazards in question should be further mitigated to reduce the corresponding risks to a lower level.

RECOMMENDATIONS

1. The proposed new residence should be founded at or behind the 50-year design setback, as shown on Plate 1. A deepened footing or piers which penetrate below the postulated 50-year bluff profile may be included in the foundation design which; 1) would provide support to the residence beyond 50 years; or 2) provide support to the residence if the blufftop erosion rate exceeds our projection during the 50-year project design.

2. Drainage from improved surfaces, such as walkways, patios, roofs and driveways, at the top of the bluff should be collected in impermeable gutters or pipes and either carried to the base of the bluff via closed conduit or discharged into an established storm drain system that does not issue onto the bluff. At no time should any concentrated discharge be allowed to spill directly onto the ground adjacent to the existing residence. Any drain water on paved areas should not be allowed to flow toward the residence or toward the bluff top. The control of runoff is essential for control of erosion and prevention of ponding.

3. We request the privilege of reviewing all geotechnical engineering, civil engineering, drainage, and architectural reports and plans pertaining to the proposed mitigation.

INVESTIGATION LIMITATIONS

1. The conclusions and recommendations contained herein are based on probability and in no way imply that the site will not possibly be subjected to ground failure, seismic shaking, or coastal erosion by wave impact causing significant damage. The report does suggest that using the site in compliance with the recommendations contained herein is an acceptable risk.

2. This report is issued with the understanding that it is the duty and responsibility of the owner or his representative or agent to ensure that the recommendations contained in this report are brought to the attention of the architect and engineer for the project, incorporated into the plans and specifications, and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

3. If any unexpected variations in soil conditions or if any undesirable conditions are encountered during construction, Rogers E. Johnson and Associates should be notified so that supplemental recommendations can be given.

REFERENCES

Aerial Photographs

1928 (1928-H), frame SC-26 and 27, black and white, nominal scale 1:12,000, California Joint Highway District #9.

10 January 1940 (1940-D), frames V-1-413 and 414, black and white, nominal scale 1:31,000, U.S. Army Air Force.

5 October 1943 (1943), frames CJA-1B-31 and 32, black and white, nominal scale 1:10,000, U.S. Department of Agriculture.

21 July 1952 (1952), frames 13-20 and 21, black and white, nominal scale 1:23,600, United States Geological Survey.

25 August 1953 (1953), frames SC-51 and 52, black and white, nominal scale 1:10,000, Beach Erosion Board, Washington D.C.

4 June 1956 (1956-A), frames S R-46-2 and 3, black and white, nominal scale 1:10,000, U.S. Army Corps of Engineers.

6 December 1961 (1961-B), frames SC 1-26 and 27, black and white, nominal scale 1:10,000, U.S. Army Corps of Engineers.

26 June 1963 (1963-E), frames CJA-2DD-198 and 199, black and white, nominal scale 1:10,000, U.S. Department of Agriculture.

11 May 1965 (1965-J), frames SC 1-44 and 45, black and white, nominal scale 1:10,000, U.S. Army Corps of Engineers.

14 June 1966 (1966-C), frames SC 3-16 and 18, black and white, nominal scale 1:3,600, U.S. Army Corps of Engineers.

2 February 1967 (1967-E), frames 51-1-54 and 55, black and white, nominal scale 1:12,000, California Department of Fish and Game.

1 May 1967 (1967-D), frames SC 3-3 and 5, black and white, nominal scale 1:3,600, U.S. Army Corps of Engineers.

13 June 1968 (1968-C), frames GS-VBZK 2-57 and 58, black and white, nominal scale 1:15,000, U.S. Geological Survey.

7 October 1969 (1969-E), frames SC 1-5 and 6, black and white, nominal scale 1:3,600, U.S. Army Corps of Engineers.

2 April 1970 (1970), frames 76-5-90 and 91, black and white, nominal scale 1:12,000, California Department of Fish and Game.

11 April 1973 (1973-74), frames 8-1 and 2, black and white, nominal scale 1:15,840, Big Creek Lumber Company.

14 October 1974 (1974 Color), frames 13-181 and 182, color, nominal scale 1:20,000, U.S. Geological Survey.

14 October 1975 (NA), frames SCZCO-1-43 and 44, black and white, nominal scale 1:12,000, Santa Cruz County Planning Department.

5 October 1976 (1976-77), frames DNOD-AFU-C 165 and 166, color, nominal scale1:12,000, California Department of Navigation and Ocean Development.

6 May 1978 (1978-B), frames DNOD-AFU-4C 125 and 126, color, nominal scale 1:12,000, California Department of Navigation and Ocean Development.

24 June 1980 (1980-G), frames CCL 13-3 and 4 and CCL 14-1 and 2, black and white, nominal scale 1:24,000, U.S. Army Corps of Engineers.

8 January 1982 (1982-C), frames JSC 10-1 and 2, black and white, nominal scale 1:20,000, U.S. Geological Survey.

12 April 1984 (1984-A), frames Monterey 87 and 88, color, nominal scale 1:12,000, U.S. Army Corps of Engineers.

26 March 1986 (1986-87 Color), frames CDBW-APU-C 219 and 220, color, nominal scale 1:12,000, California Department of Boating and Waterways.

18 October 1989 (1989-B), frames AV 3662-A 8 and 9, black and white, nominal scale 1:12,000, flown for unknown agency.

18 October 1989 (1989-G), frames Soquel-A 22164 and 22165, black and white, nominal scale 1:12,000, flown for unknown agency.

22 June 1994 (1994), frames Big Creek Lumber 12-2 and 3, black and white, nominal scale 1:15,840, Big Creek Lumber.

20 September 1997 (1997), frames WAC-97CA 14-224 and 225, black and white, nominal scale 1:24,000, WAC Corporation.

7 June 2001 (2001), frames CCC-BQK-C 122-3 and 4, color, nominal scale 1:12,000, California State Department of Water Resources.

26 June 2003 (2003-A), frames 331-16 and 17, color, nominal scale 1:7,200, Association of Monterey Bay Area Governments.

Photos are available for viewing at the Map Room in the Science Library at the University of California, Santa Cruz. References to the Map Room collection (e.g., 1928-H, etc.) are provided for convenience.

Maps and Reports

Abrahamson, N.A., and Silva, W.J., 1996, Empirical ground motion models, report prepared for Brookhaven National Laboratory, New York, NY, May, 144pp.

Abrahamson, N.A. and Silva, W.J., 1997, Empirical response spectral attenuation relations for shallow crustal earthquakes, Seismological Research Letters, v. 68, p. 94-127.

Bixby, H.C., Jr., 1962, Storms causing harbor and shoreline damage through wind and waves--Monterey, California. Naval Postgraduate School, Monterey, California, unpublished Master's thesis.

Brabb, E.E., 1989, Geologic map of Santa Cruz County, California, U. S. Geological Survey Miscellaneous Investigations Series Map I-1905, scale 1:62,500.

Buchanan-Banks, J.M., Pampeyan, E.H., Wagner, H.C., and McCulloch, D.S., 1978, Preliminary map showing recency of faulting in coastal south-central California, U. S. Geological Survey Miscellaneous Field Studies Map MF-910, 3 sheets, scale 1:250,000.

Burkland and Associates, 1975, Geotechnical study for the seismic safety element, prepared for the Planning Department, Monterey County, California, 125 p.

California Coastal Commission, 1978, Wave damage along the California Coast, December 1977-March 1978. Publ. San Francisco, California.

California Coastline.org, various years, Oblique Aerial Photos of Capitola Area, http://www.californiacoastline.org/ , accessed on 14 December 2011.

Climate Change International Scientific Congress, 2009, Rising Sea Levels to Have Major Impacts Around the World, http://climatecongress.ku.dk/newsroom/rising_sealevels/ , accessed on 5 January 2012.

Clark, J.C., and Reitman, J.D., 1973, Oligocene stratigraphy, tectonics, and paleogeography southwest of the San Andreas fault, Santa Cruz Mountains and Gabilan Range, California Coast Ranges, U. S. Geological Survey Professional Paper 783, 18 p.

Clark, J.C., Dibblee, T.W., Jr., Greene, H.G., and Bowen, O.E., Jr., 1974, Preliminary geologic map of the Monterey and Seaside 7.5 Minute Quadrangles, Monterey County, California, with emphasis on active faults, U. S. Geological Survey Miscellaneous Field Studies Map MF-577, 2 sheets, scale 1:24,000.

Coppersmith, K.J., 1979, Activity assessment of the Zayante-Vergeles fault, central San Andreas fault system, California, unpublished Ph.D. dissertation, University of California, Santa Cruz, 216 p.

Graham, S.A., and Dickinson, W.R., 1978, Evidence of 115 km right-slip on the San Gregorio-Hosgri fault trend, Science, v. 199, p. 179-181.

Greene, H.G., 1977, Geology of the Monterey Bay region, California, U. S. Geological Survey Open-File Report 77-718, 347 p., 9 plates, scale 1:200,000.

Griggs, G.B., 1973, Earthquake activity between Monterey and Half Moon Bays, California, California Geology, Geology, v. 26, p. 103-110.

Griggs, G.B., 1990, Coastal erosion and protection, northern Monterey Bay, in Griggs, G.B. and Weber, G.E., eds., Coastal Geologic Hazards and Coastal Tectonics, Association of Engineering Geologists Field Trip Guide, p. 1-49.

Griggs, G.B., and Johnson, R.E., 1976, Effects of the Santa Cruz Harbor on coastal processes of northern Monterey Bay, California, Environmental Geology, v. 1, p. 299-312.

Griggs, G.B., and Johnson, R.E., 1979, Coastline erosion: Santa Cruz County, California, Geology, v. 32, p. 67-76.

Griggs, G.B., and Johnson, R.E., 1983, Impact of 1983 storms on the coastline, northern Monterey Bay and Santa Cruz County, California, California Geology, v. 36, p. 163-174.

Hall, N.T., Sarna-Wojcicki, A.M., and Dupré, W.R., 1974, Faults and their potential hazards in Santa Cruz County, California, U. S. Geological Survey Miscellaneous Field Studies Map MF-626, 3 sheets, scale 1:62,500.

Intergovernmental Panel on Climate Change, 2007, I.P.C.C. Fourth Assessment Report: Climate Change 2007: A Report of the Intergovernmental Panel on Climate Change, I.P.C.C., Valencia, Spain, Summary for Policy Makers, 22p.

Jennings, C.W., Strand, R.G., and Rogers, T.H., 1975, Fault map of California, California Division of Mines and Geology, California Geologic Data Map Series, map no. 1.

Jennings, C.W., Strand, R.G., and Rogers, T.H., 1977, Geologic map of California, California Division of Mines and Geology, California Geologic Data Map Series, map no. 2.

Johnson, Rogers E. & Associates, 1987, Marina Dunes Shoreline Recession Study, unpublished consultants report.

Johnson, Rogers E. & Associates, 1989, Preliminary Geologic Investigation, Lands of Kitchel, 308 Grand Avenue, Capitola, California, unpublished report (updated 1992).

Lawson, A.C., Gilbert, G.K., Reid, H.F., Branner, J.C., Fairbanks, H.W., Wood, H.O., Hayford, J.F., Baldwin, A.L., Omori, F., Leuschner, A.O., Davidson, G., Matthes, F.E., Anderson, R., Louderback, G.D., Holway, R.S., Eakle, A.S., Crandall, R., Hoffman, G.F., Warring, G.A., Hughes, E., Rogers, F.J., and Baird, A., 1908, The California Earthquake of April 18, 1906, Report of the State Earthquake Investigation Commission, Carnegie Institution of Washington, Publication 87, 2 v. and atlas, 600 p.

National Marine Consultants, 1960, Wave statistics for seven deep water stations along the California coast. Prepared for U.S. Army Corps of Engineers, Los Angeles and San Francisco districts, 20.p.

Petersen, M.D., Bryant, W.A., Cramer, C.H., Cao, T., Reichle, M.S., Frankel, A.D., Lienkamper, J.J., McCrory, P.A., Schwartz, D.P., 1996, Probabilistic seismic hazard assessment for the State of California: California Division of Mines and Geology Open-File Report issued jointly with United States Geological Survey, CDMG 96-08 and USGS 96-706, 52 p.

Plant, N., and Griggs, G.B., 1990, Coastal Landslides Caused by the October 17, 1989 Earthquake, Santa Cruz County, California, California Geology, v. 43, no. 4, p. 75-84.

Rock Solid Engineering, 2012, Geotechnical Investigation - Design Phase, Proposed Single Family Residence with Addition, 4480 Opal Cliff Drive, Santa Cruz, California, A.P.N. 036-131-10, Project No. 11036, 6 January 2012, 38p.

Rosenberg, L.I., and Clark, J.C., 1995, Quaternary faulting of the greater Monterey area, California: Association of Engineering Geologists, Annual Meeting Abstracts, p.81-82.

Ross, D.C., and Brabb, E.E., 1973, Petrography and structural relations of granitic basement rocks in the Monterey Bay area, California, U. S. Geological Survey Journal of Research, v. 1, p. 273-282.

Santa Cruz County Department of Public Works, 1995, Bench Mark Data for the Compilation and Adjustment Post-Earthquake 1989 Re-Leveling Project, dated 12-11-1995 (updated February 1, 1996).

Schwartz, S.Y., Orange, D.L., and Anderson, R.S., 1990, Complex fault interactions in a restraining bend on the San Andreas fault, southern Santa Cruz Mountains, California, Geophysical Research Letters, v. 17, p. 1207-1210.

Simpson, G.D., Thompson, S.C., Noller, J.S., and Lettis, W.R., 1997, The northern San Gregorio fault zone: evidence for timing of late Holocene earthquakes near Seal Cove, California, Bulletin of the Seismological Society of America, vol. 87, no. 5, p. 1158-1170.

Stover, C.W., Reagor, B.G., Baldwin, F.W., and Brewer, L.R., 1990, Preliminary isoseismal map for the Santa Cruz (Loma Prieta), California, earthquake of October 18, 1989 UTC, U. S. Geological Survey Open-File Report 90-18, 24 p.

Sydnor, R.H., Griggs, G.B., Weber, G.E., McCarthy, R.J., and Plant, N., 1990, Coastal bluff landslides in Santa Cruz County resulting from the Loma Prieta earthquake of 17 October 1989, in McNutt, S.R., and Sydnor, R.H. (editors), The Loma Prieta (Santa Cruz Mountains), California, Earthquake of 17 October 1989, California Division of Mines and Geology Special Publication, 104, p. 67-82.

Sykes, L.R., and Nishenko, S.P., 1984, Probabilities of occurrence of large plate-rupturing earthquakes for the San Andreas, San Jacinto, and Imperial faults, California, 1983-2003, Journal of Geophysical Research, v. 89, p. 5905-5927.

U.S. Army Corps of Engineers, 1958, Santa Cruz County, California, Beach Erosion Control Study, U.S. Government Printing Office, Washington, D.C., 91 p.

U.S. Army Corps of Engineers, 1998, Field Wave Gauging Program: Pt. Reyes Buoy (CDIP 02901) and Santa Cruz Harbor Array (CDIP 00601); U.S. Army Corps of Engineers, Coastal and Hydraulics Laboratory [Internet data].

U.S. Geological Survey, 1954 (photorevised 1994), Soquel Quadrangle, California, U.S. Geological Survey 7.5' topographic series, scale 1:24,000.

Wallace, R.E., editor, 1990, The San Andreas fault system, California, U. S. Geological Survey Professional Paper 1515, 283 p.

Ward Surveying, 2011, 100 Central Ave., Capitola, California, Job No. 11148, 5 December 2011.

Weber, G.E., 1990, Pleistocene marine terraces and neotectonics of the San Gregorio fault zone in Santa Cruz and San Mateo counties, California in Griggs, G.B., and Weber, G.E., eds. Coastal Engineering and Coastal Tectonics, Association of Engineering Geologists Field Trip Guide, part 2, p. 1-97.

Weber, G.E., Cotton, W.R., Oshiro, L., 1979, Recurrence intervals for major earthquakes and surface rupture along the San Gregorio fault zone in Weber, G.E., Lajoie, K.R., Griggs, G.B., Field Trip Guide to Coastal Tectonics & Coastal Geologic Hazards in Santa Cruz & San Mateo Counties, California, Cordilleran Section of the Geological Society of America, 75th annual meeting, p. 112-119.

Weber, G.E., and Cotton, W.R., 1981, Geologic investigation of recurrence intervals and recency of faulting along the San Gregorio fault zone, San Mateo County, California, U. S. Geological Survey Open-File Report 81-263, 133 p.

Weber, G.E., and Lajoie, K.R., 1974, Evidence of Holocene displacement on the San Gregorio fault, San Mateo County, California (abs.), Geological Society of America Abstracts with Programs, v. 6, no. 3, p. 273-274.

Weber, G.E., Nolan, J.M., and Zinn, E.N., 1995, Determination of late Pleistocene-Holocene slip rates along the San Gregorio fault zone, San Mateo County, California, Final Technical Report, Contract No. 1434-93-G-2336, prepared for the U.S. Geological Survey.

Wiegel, R.L., 1964, Oceanographical Engineering, Prentice-Hall, Inc., Englewood Cliffs, NJ.

Working Group on California Earthquake Probabilities, 1988, Probabilities of large earthquakes occurring in California on the San Andreas fault, U. S. Geological Survey Open-File Report 88-398, 62 p.

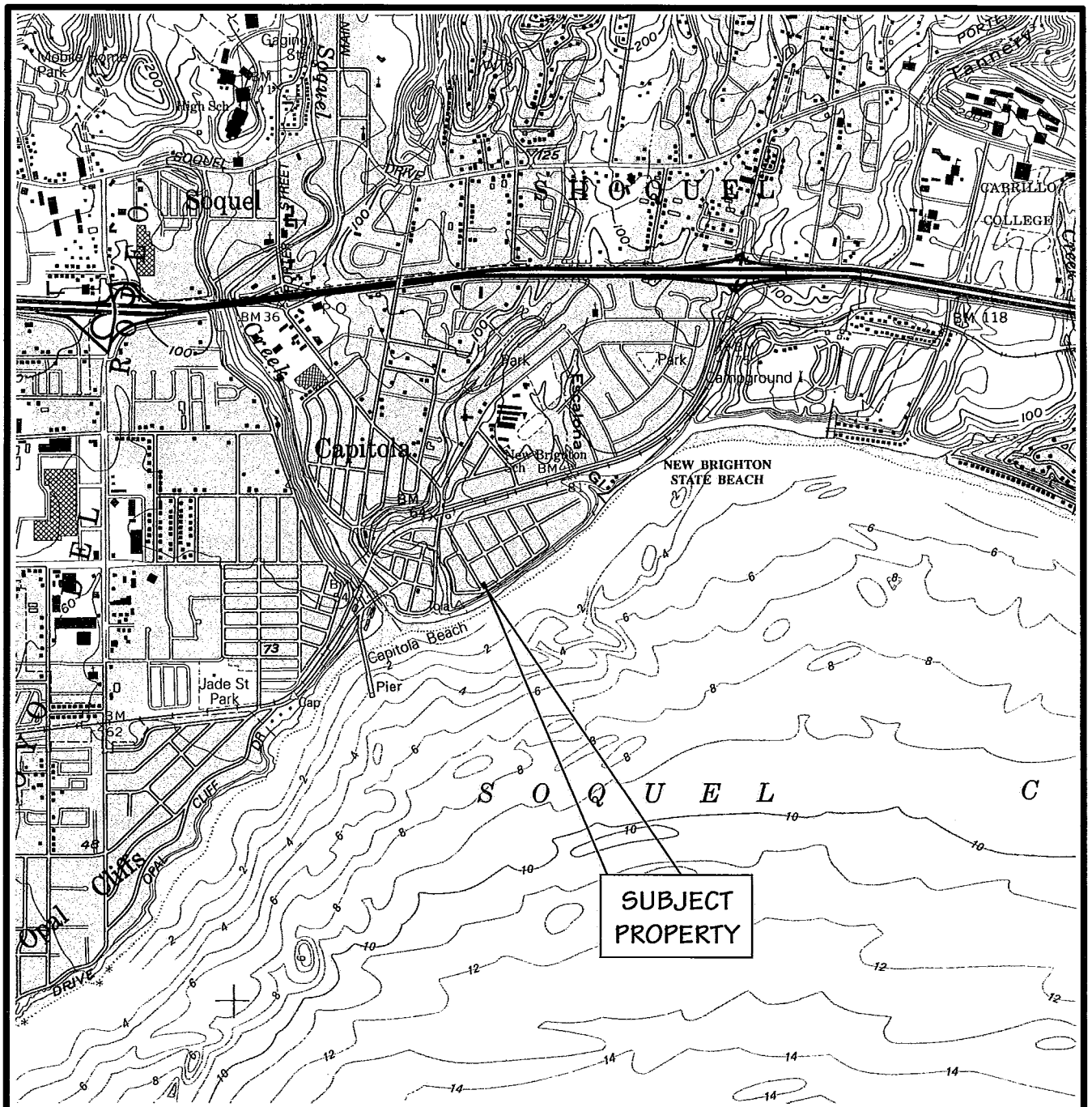
Working Group on California Earthquake Probabilities, 1990, Probabilities of large earthquakes in the San Francisco Bay region, California, U. S. Geological Survey Circular 1053, 51 p.

Working Group on Northern California Earthquake Potential, 1996, Database of potential sources for earthquakes larger than magnitude 6 in northern California, U. S. Geological Survey Open-File Report 96-705, 53 p.

Youd, T.L., and Hoose, S.N., 1978, Historic ground failures in northern California triggered by earthquakes, U. S. Geological Survey Professional Paper 993, 177 p.

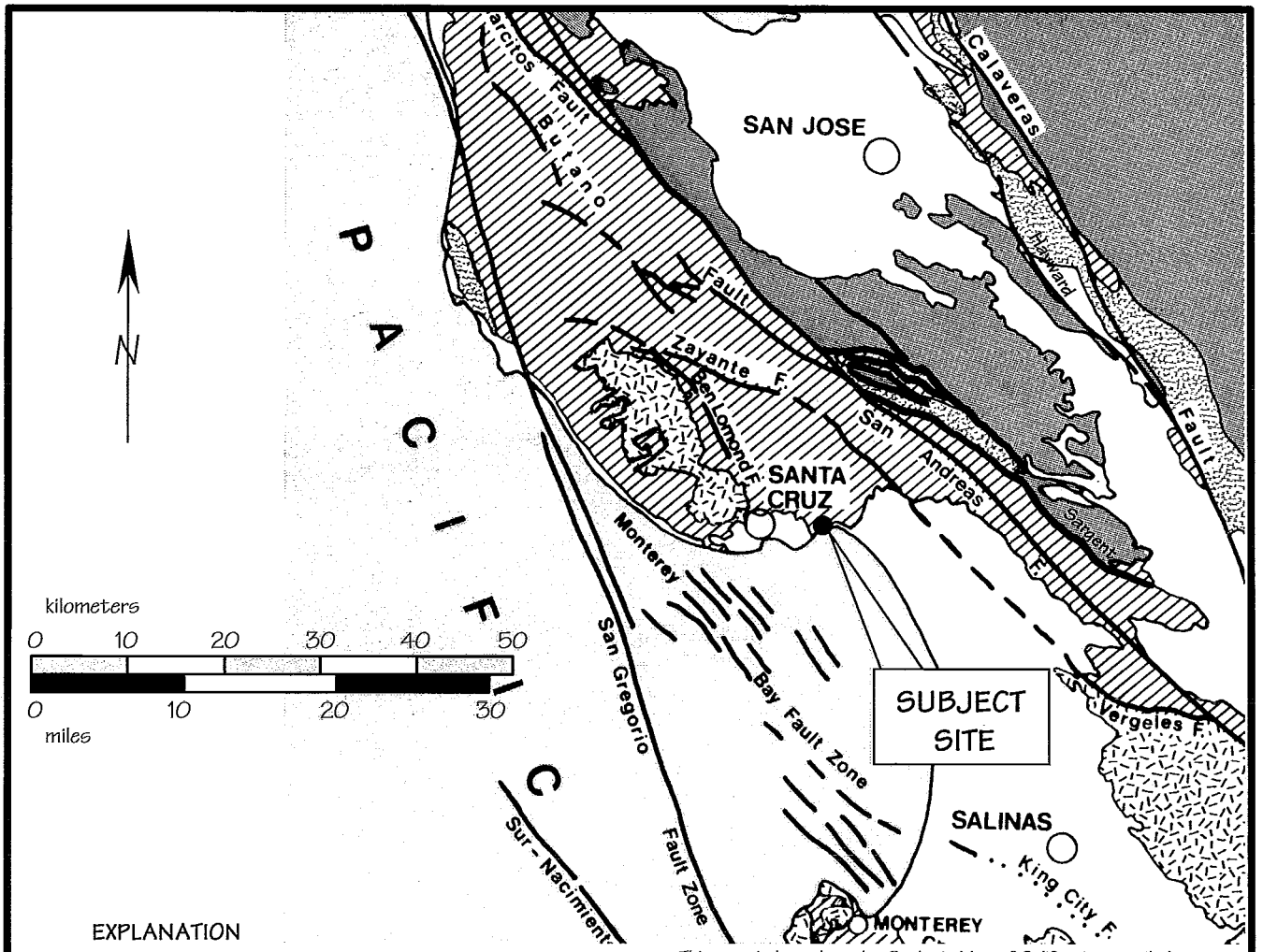
APPENDIX A

FIGURES 1 thru 5



Base Map: SOQUEL QUADRANGLE, California-Santa Cruz Co., 7.5-Minute Series, United States Geological Survey, 1954 (Revised 1994), scale 1:24,000.

ROGERS E. JOHNSON & ASSOCIATES Consulting Engineering Geologists 41 Hangar Way, Suite B Watsonville, California 95076 (831)728-7200 FAX (831)728-7218	SITE LOCATION MAP Yoxsimer Property 100 Central Avenue Capitola, California Santa Cruz County APN 036-131-10	FIGURE # 1 JOB # C11010-56



EXPLANATION

This map is based on the Geologic Map of California compiled by C.W. Jennings, R.G. Strand, and T.H. Rogers, 1977.

ROCK UNITS

Quaternary Sediments - marine and nonmarine deposits, some Pliocene and Pleistocene nonmarine deposits

Tertiary Sediments - marine and nonmarine deposits, some volcanics

Cretaceous and Tertiary-Cretaceous Sediments - Upper and Lower Cretaceous marine sediments, some Tertiary-Cretaceous marine sediments

Basement Rocks

Franciscan Complex - Cretaceous and Jurassic sediments, fragmented and sheared melange, some metamorphic and ultramafic rocks

Plutonic, Igneous and Metamorphic Rocks - Mesozoic granitic rocks, Paleozoic or Mesozoic and Precambrian schists, pre-Cenozoic metasedimentary and metavolcanic rocks, minor Paleozoic or Mesozoic limestone

SYMBOLS

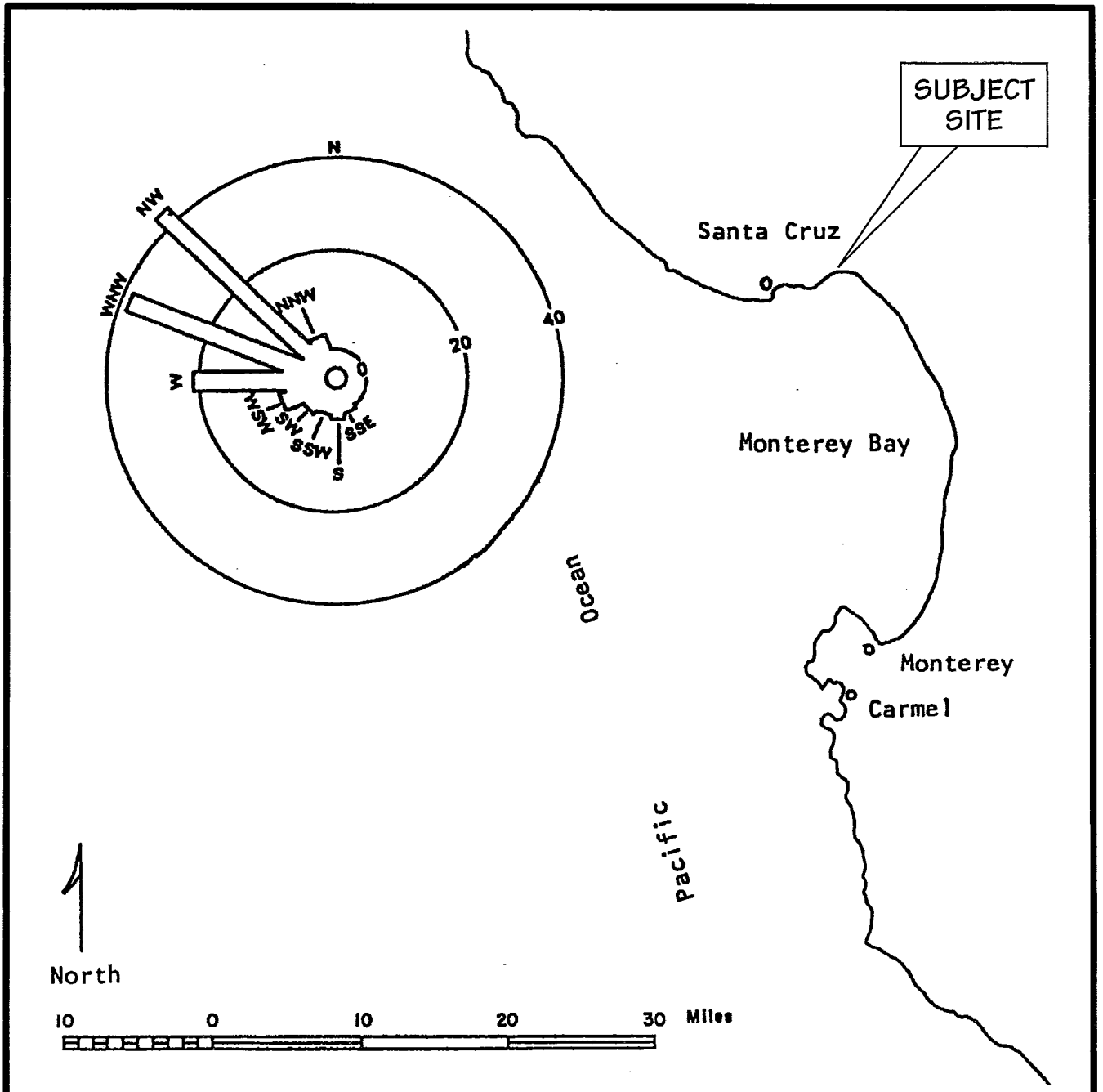
Geologic boundary

Fault trace

ROGERS E. JOHNSON & ASSOCIATES
Consulting Engineering Geologists
41 Hangar Way, Suite B
Watsonville, California 95076
(831)728-7200 FAX (831)728-7218

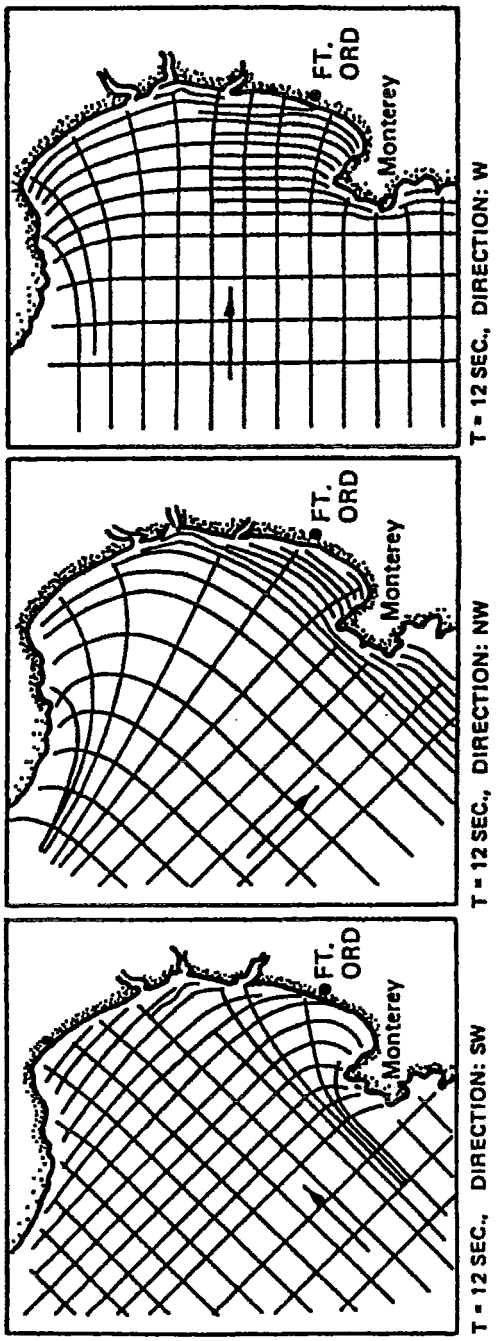
REGIONAL GEOLOGIC MAP
Yoxsimer Property
100 Central Avenue
Capitola, California
Santa Cruz County APN 036-131-10

FIGURE # 2
JOB # C11010-56



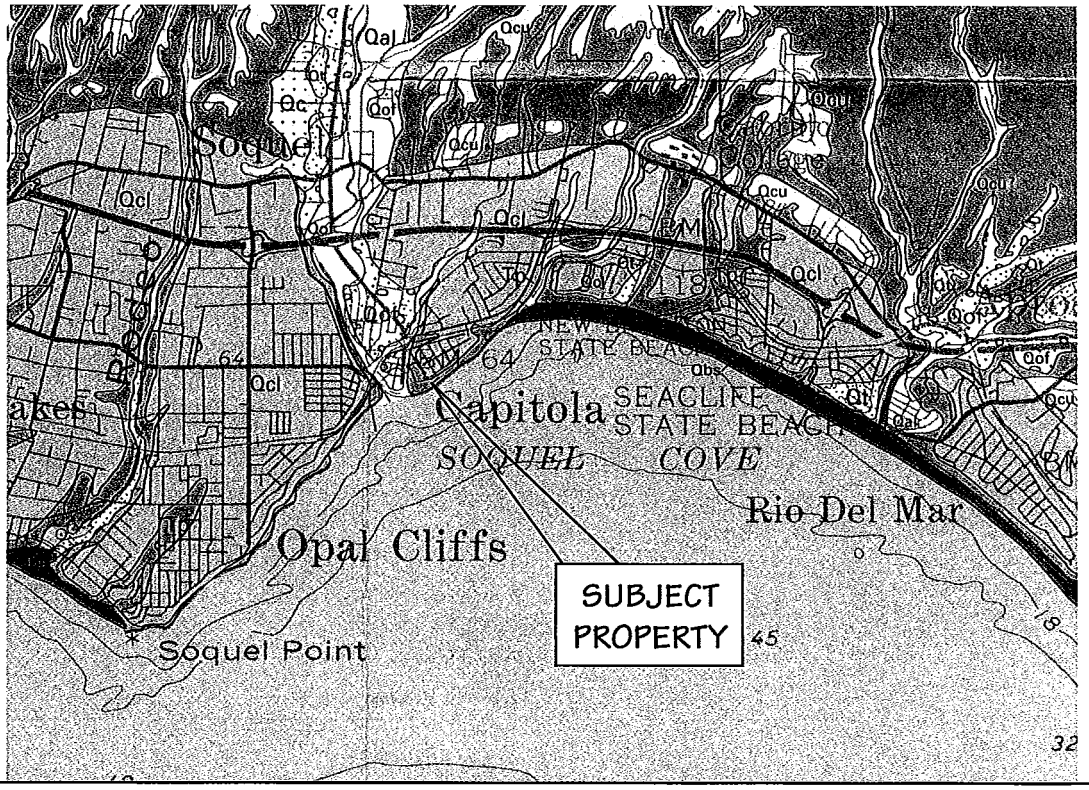
Source : National Marine Consultants, 1960.

ROGERS E. JOHNSON & ASSOCIATES Consulting Engineering Geologists 41 Hangar Way, Suite B Watsonville, California 95076 (831)728-7200 FAX (831)728-7218	WAVE DIRECTION & FREQUENCY Yoxsimer Property 100 Central Avenue Capitola, California Santa Cruz County APN 036-131-10	FIGURE # 3 JOB # C11010-56



Source : Wiegel 1964.

ROGERS E. JOHNSON & ASSOCIATES Consulting Engineering Geologists 41 Hangar Way, Suite B Watsonville, California 95076 (831)728-7200 FAX (831)728-7218	MONTEREY BAY WAVE REFRACTION Yoxsimer Property 100 Central Avenue Capitola, California Santa Cruz County APN 036-131-10	FIGURE # 4 JOB # C11010-56



Qc	Colluvium	Tp	Purisima Formation
Qal	Alluvial deposits, undifferentiated	Tsc	Santa Cruz Mudstone
Qof	Older flood-plain deposits	Tsm	Santa Margarita Sandstone
Qb	Basin deposits	Tm	Monterey Formation
Qbs	Beach sand	qd	Quartz diorite
Qt	Terrace deposits, undifferentiated	sch	Metasedimentary rocks
Qcu	Coastal terrace deposits, undifferentiated		Contact
Qcl	Lowest emergent coastal terrace deposit		Fault
		3	Strike and dip of bed

N

0 miles 1

Base Map: "GEOLOGIC MAP OF SANTA CRUZ COUNTY, CALIFORNIA." compiled by Earl E. Brabb, 1989, United States Geological Survey, Miscellaneous Investigation Series, Map 1-1905, scale 1:62,500.

ROGERS E. JOHNSON & ASSOCIATES
Consulting Engineering Geologists
41 Hangar Way, Suite B
Watsonville, California 95076
(831)728-7200 FAX (831)728-7218

LOCAL GEOLOGIC MAP
Yoxsimer Property
100 Central Avenue
Capitola, California
Santa Cruz County APN 036-131-10

FIGURE # 5
JOB # C11010-56

APPENDIX B

STORM HISTORY OF MONTEREY BAY AND THE CENTRAL COAST, 1910 TO PRESENT

STORM HISTORY OF MONTEREY BAY AND THE CENTRAL COAST 1910 TO PRESENT

(Compiled from U. S. Army Corps of Engineers, 1958, 1998; Bixby, 1962; California Coastal Commission, 1978; Griggs and Johnson, 1983; Santa Cruz Sentinel and Watsonville Register-Pajaronian)

Date	*Description and Damage*	*Direction or Type of Storm*
Mar 21 1910	Heavy storm off coast, mountainous seas. No damage.	.....
Nov 22 1910	Bay was very rough and surf was running high. No ships able to enter or leave Monterey harbor. No damage.	.....
Feb 13 1911	Mountainous waves reported along the beach north of Monterey. No damage.	.....
Oct 4-11 1912	Strong northwest wind and heavy swell. Several wharves at Monterey damaged and boats beached. Heavy surf.	.....
Dec 1912	Watsonville Wharf damaged; waves washed up to Casino building; heaviest seas in history of Monterey Bay.	.....
Apr 29-30 1915	Heavy surf and strong winds. Considerable damage to structures and boats.	.....
Nov 26 1915	Large and powerful waves breaking over wharves at Monterey. No damage.	.....
Jan 27 1916	Southwest gale. Steamship pier at Moss Landing destroyed by tremendous swells.	"southwest gale"
Nov 29-Dec 1 1923	Northeast gale swept 15 boats ashore at Monterey. Heavy seas outside harbor. Freighter beached at Santa Cruz.	"northeast gale"
Feb 11-15 1926	Southerly gale winds and wave damage all along California coast. Pier damaged at Moss Landing. High tide and waves destroyed bathhouse at Santa Cruz; concession building lost practically all of underpinnings. Downtown Capitola flooded. Venetian Court apartments undercut. High waves washed completely over 2,000 feet of new sea wall at Seacliff State Beach, carrying debris back to cliff. Portions of sea wall undercut and caved in. Beach road washed almost entirely away. Sea wall at Swanton Beach partially destroyed. Seaside Company's bandstand collapsed. Breaker broke into and destroyed Ideal Fish Restaurant.	"southerly gale"

Date	*Description and Damage*	*Direction or Type of Storm*
Oct 25 1926	Heavy swells running into bay. Giant combers rolled shoreward carrying bay waters almost up to high line of last February's storm. Swept up to Casino.	.....
Dec 8-9 1926	Heavy swells washed one boat ashore at Monterey. No significant damage.	.....
Feb 14-16 1927	At the time, reported to be most violent storm in history of Pacific coast. During high tide, breakers rolled clear to the esplanade. Dashed against Casino. Concrete sea wall at Seacliff State Beach destroyed.	"heavy southwester"
Oct 4 1927	Huge breakers reported along Central California coast. No damage reported.	.....
Dec 30 1928	Powerful surges in Monterey harbor causing damage to freighter attempting to moor.	.....
Jan 3 1931	Piling of Municipal Pier loosened. Boarding in front of Casino damaged.	heavy southwest swell
Feb 4 1931	Damage at Santa Cruz Casino building. High breakers and ground swells. Waves reached bottom of wharf, 14 to 20 feet above mean lower low water.	.....
Feb 20 1931	North winds of gale intensity. Several small boats wrecked.	north winds
Nov 20-21 1931	Strong winds and heavy seas beached numerous small boats at Monterey. No damage to Santa Cruz wharf.	northwest gale
Dec 23-29 1931	Violent storm. Entire coastal area affected. East Cliff Drive between Santa Maria Del Mar and Soquel Point cut by wave action and sections lost. Large quantities of sand eroded from Twin Lakes Beach. At Seacliff State Beach, concession building and bathing pavilion wrecked. Beach littered with debris brought down by storms. Giant breakers washed over pier at Capitola (20 feet above mean lower low water). Considerable damage to Casino.	winds first from southwest, then northwest
Dec 20-21 1932	Very rough on bay and waves breaking over breakwater under construction at Monterey.	winds from northwest
Dec 19 1935	Very heavy surf. Giant breakers demolished steps opposite Nichols Fishing Trip offices on wharf and damaged Stagnaro building.	...

Date	*Description and Damage*	*Direction or Type of Storm*
Dec 10-11 1937	Coast Road closed at Waddell. Boats beached at Stillwater Cove.	southwest winds
Dec 9-10 1939	High waves. Breakers and high tide combined to flood lower East Cliff Drive area. Deep water wave height hindcast at 20 feet. At Seacliff State Beach, timber bulkhead destroyed and shoreward end of pier damaged.	southwest wind waves
Jan 8 1940	Casino at Capitola almost a complete wreck. Santa Cruz Casino damaged. East Cliff Drive between Santa Cruz and Capitola weakened. Piling broke loose from wharf. Flooding of a motor camp at Seabright. Debris and mud deposited up to entrance at Casa Del Rey Hotel. Boardwalk drenched.	.....
Feb 26-28 1940	Beach eroded and littered with logs. Hindcasted waves of 25 feet in height.	southwest wind, waves and swell
Dec 26-27 1940	Highway 1 closed after 800 feet of roadway washed away at Waddell from high seas. Timbers along boardwalk collapsed. Huge sections of East Cliff Drive at Schwann's Lagoon collapsed. Crux of local weather trouble was at Seacliff State Beach. Logs up to 10 feet were tossed onto road. An 80-foot section of pier washed out. Houses damaged. 80 feet of Seacliff State Beach lost. Two sections of sea cliff bulkhead ripped out. At Moss Landing houses were under a foot of water.	.....
Jan 8-13 1941	At Seacliff State Beach, about one-half of a timber bulkhead and 60 feet of shore end of pier destroyed. Beach eroded to bedrock.	waves and swell from southwest; crests level with deck of pier (+20 feet above mean lower low water)
Feb 11-13 1941	Large waves in bay. West Cliff Drive caves in. Residents in Seacliff State Beach cut off by slides.	.....
Feb 26-28 1941	Heavy winds, gigantic waves, breakers smashed Casino steps. West Cliff Drive closed due to cliff erosion from wave action. Hindcast wave height at 22 feet.	south-southwest and south- west wind waves and swell
Dec 24-25 1942	North winds and high surf beached four purse seiners at Monterey.	north winds
Jan 22 1943	High surf reported but no wave damage.	southwest winds

Date	*Description and Damage*	*Direction or Type of Storm*
Dec 8-9 1943	Very strong northeast winds wrecked 40 fishing boats, piers and pilings in Monterey harbor.	northeast wind
Feb 1-2 1945	Southerly winds and heavy seas. No damage reported.	southerly winds
Mar 4 1946	North winds up to 40 knots. Two large purse seiners washed ashore.	north winds
Jan 28 1947	Northerly gale force winds; 43-foot fishing boat capsized and beached; 80-foot section of dike holding dredge spoil washed out in Monterey.	northerly gale
Apr 4 1947	Strong northerly winds with high surf in bay.	northerly winds
Feb 23 1948	Northwest winds up to 50 mph. Some boats beached in Monterey. Damage light.	northwest winds
Jan 2-3 1949	High winds and seas. Several boats adrift and one lost in Monterey.	.....
Oct 27-29 1950	Northerly gale winds accompanied by gigantic waves pounded Monterey Peninsula. Considerable shoreline erosion. Most damage caused by huge waves which swept up across Aptos Beach Drive at Rio Del Mar Beach. 15 foot combers carried fence posts smashing against residences. Beach club severely battered by waves at Rio Del Mar Beach with sea water and sand flooding many of the 33 homes along the beach. At Seacliff State Beach, 2 large pontoons were torn from their moorings. Homes along beach between Seacliff State Beach and New Brighton State Beach were not damaged as sea wall provided protection. At Santa Cruz waves were 10 to 15 feet high.	northerly gale
Dec 2 1951	Southerly winds up to 40 mph. High surf but no damage.	southerly winds
Feb 23 1953	Northeast gale winds up to 60 mph drove 7 large fishing boats ashore in Monterey.	northeast winds
Nov 13 1953	Southerly winds. Pleasure Pier at Santa Cruz damaged. waves overtopped sea wall at Capitola. Beaches eroded. 14-foot waves.	southerly winds
Oct 7 1954	Foreshore of beaches from Santa Cruz to Rio Del Mar lowered. 3 to 5 foot scarp.	heavy ground swells from southwest

Date	***Description and Damage***	***Direction or Type of Storm***
Feb 9-10 1960	Southerly winds up to 45 mph with gigantic waves. Rio Del Mar, Capitola and Seacliff State Beach took brunt of waves. At Capitola waves smashed beach restaurants and amusement concessions. At Rio Del Mar, 25 luxury homes along Beach Road were damaged by gigantic waves. At Seacliff State Beach, camping sites were destroyed, restrooms nearly destroyed. At times during the storm, the concrete ship disappeared completely. One wave took out the end of the concession buildings on wharf. Large areas of hardtop parking areas washed away.	southerly and westerly winds
Winter 1969	Storm waves attacked the Pajaro Dunes area. Erosion of the dunes occurred in certain areas and about 12 lots experienced severe erosion with stairs being undercut. Some automobile bodies were brought in for protection and placed at the toe of the scarp cut by the waves.	.....
Feb 11-15 1976	High waves washed completely over new sea wall at Seacliff State Beach, carrying debris back to cliff. Portions of sea wall undercut and caved in.	southerly gale
Jan 8-9 1978	Sea wall at Seacliff State Beach overtopped and logs and debris scattered across parking and camping area. Extensive damage to sea wall.	storm from southwest
Feb 1980	$1.1 million in damage at Seacliff State Beach. Storm destroyed entire lower beach portion of park, taking roads, parking for 324 cars, and a 2,672 foot sea wall.	southwest
Jan 28-30 1983	$740,000 in damage at Seacliff State Beach. 2,800 feet of new sea wall damaged. 700 feet totally destroyed; 11 RV sites destroyed; restroom heavily damaged; logs and debris washed back to cliff.	waves from southwest
Feb 3-7 1998	Extensive cliff erosion, beach sour, and economic losses.	waves from south and west

APPENDIX C

SCALE OF ACCEPTABLE RISKS FROM GEOLOGIC HAZARDS

SCALE OF ACCEPTABLE RISKS FROM SEISMIC GEOLOGIC HAZARDS		
Risk Level	Structure Types	Extra Project Cost Probably Required to Reduce Risk to an Acceptable Level
Extremely low[1]	Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intake systems, plants manufacturing or storing explosives or toxic materials.	No set percentage (whatever is required for maximum attainable safety).
Slightly higher than under "Extremely low" level.[1]	Structures whose use is critically needed after a disaster: important utility centers; hospitals; fire, police and emergency communication facilities; fire station; and critical transportation elements such as bridges and overpasses; also dams.	5 to 25 percent of project cost.[2]
Lowest possible risk to occupants of the structure.[3]	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or non-critical bridges and overpasses.	5 to 15 percent of project cost.[4]
An "ordinary" level of risk to occupants of the structure.[3,5]	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1 to 2 percent of project cost, in most cases (2 to 10 percent of project cost in a minority of cases).[4]

1 Failure of a single structure may affect substantial populations.

2 These additional percentages are based on the assumptions that the base cost is the total cost of the building or other facility when ready for occupancy. In addition, it is assumed that the structure would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable risk category are to embody sufficient safety to remain functional following an earthquake.

3 Failure of a single structure would affect primarily only the occupants.

4 These additional percentages are based on the assumption that the base cost is the total cost of the building or facility when ready for occupancy. In addition, it is assumed that the structures would have been designed and built in accordance with current California practice. Moreover the estimated additional cost presumes that structures in this acceptable-risk category are to be sufficiently safe to give reasonable assurance of preventing injury or loss of life during and following an earthquake, but otherwise not necessarily to remain functional.

5 "Ordinary risk": Resist minor earthquakes without damage: resist moderate earthquakes without structural damage, but with some non-structural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural damage as well as non-structural damage. In most structures it is expected that structural damage, even in a major earthquake, could be limited to repairable damage. (Structural Engineers Association of California)

Source: *Meeting the Earthquake,* Joint Committee on Seismic Safety of the California Legislature, Jan. 1974, p.9.

SCALE OF ACCEPTABLE RISKS FROM NON-SEISMIC GEOLOGIC HAZARDS[6]		
Risk Level	Structure Type	Risk Characteristics
Extremely low risk	Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intake systems, plants manufacturing or storing explosives or toxic materials.	1. Failure affects substantial populations, risk nearly equals nearly zero.
Very low risk	Structures whose use is critically needed after a disaster: important utility centers; hospitals; fire, police and emergency communication facilities; fire station; and critical transportation elements such as bridges and overpasses; also dams.	1. Failure affects substantial populations. Risk slightly higher than 1 above.
Low risk	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or non-critical bridges and overpasses.	1. Failure of a single structure would affect primarily only the occupants.
"Ordinary" risk	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1. Failure only affects owners /occupants of a structure rather than a substantial population. 2. No significant potential for loss of life or serious physical injury. 3. Risk level is similar or comparable to other ordinary risks (including seismic risks) to citizens of coastal California. 4. No collapse of structures; structural damage limited to repairable damage in most cases. This degree of damage is unlikely as a result of storms with a repeat time of 50 years or less.
Moderate risk	Fences, driveways, non-habitable structures, detached retaining walls, sanitary landfills, recreation areas and open space.	1. Structure is not occupied or occupied infrequently. 2. Low probability of physical injury. 3. Moderate probability of collapse.

[6] Non-seismic geologic hazards include flooding, landslides, erosion, wave runup and sinkhole collapse

Mr. Ryan Bane
Capitola City Hall
Capitola, CA

3/14/12

Dear Mr. Bane,

I have noted application to demolish existing structure at 300 Central Ave and replace with a new, larger home.

300 Central Ave. fronts on Grand Ave.

On March 25, 2005, the Capitola City Council established a Minimum Walkway Width for Grand Ave of eight (8) feet.

Since that time, the Grand Ave.Walkway in front of 300 Central Ave has been narrowed considerably by vegetation, which now extends 10' southward of the property line. The Walkway is now approximately three (3) feet wide, making awkward passing for strollers, except singlefile.

My concern is that with a new, larger structure at 300 Central Ave, the infringement on public right of way will continue.

I request that before approval is given, and after the new home is completed, that attention to maintaining the Grand Ave. Walkway minimum eight (8) foot width is observed at this location by the responsible parties.

Sincerely,

Skip Allan

Skip Allan
310 McCormick Ave.
Capitola, CA
skipallan@sbcglobal.net

S T A F F R E P O R T

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 5, 2012

SUBJECT: **1855 41st AVENUE #12-031 APN: 034-261-37, -38**
Conditional Use Permit to establish a weekly farmer's market at the Capitola Mall in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Macerich, owner/filed: 3/9/12

APPLICANT'S PROPOSAL

The applicant is requesting a Conditional Use Permit (CUP) to establish a weekly farmer's market at the Capitola Mall. The use is consistent with the General Plan and Zoning Ordinance with the issuance of a Conditional Use Permit.

DISCUSSION

The proposed farmer's market is a partnership between the Bay Area Farmers Association and Capitola Mall (Macerich). The weekly morning market will consist of approximately 40 vendors and be located in the main entrance parking lot along 41st Avenue. A map designating the parking lot location (Attachment B) shows an expanse of area that can be used for the market, allowing for flexibility in the future. The market is expected to take up 75 parking spaces, or approximately three rows of parking.

Similar to traditional farmer's markets, vendors will use 10'x10' tents as their individual vendor spaces. Trash will be hauled away by the vendors, and porta-lets (one male and one female/handicap combo) with hand washing stations will be available for vendors and market shoppers. The market will operate from February through late November, rain or shine.

The market vendors will consist of 75% fruits and vegetables, with the remaining balance being a variety of prepared foods, arts/crafts, and local business promotional tents. The applicant also plans to work with non-profit organizations such as SPCA, Save our Shores, and local schools.

Signs

On market days, the applicant is proposing various temporary signs while the event is occurring. One proposal is for 4'x6' A-frames, however, the Sign Ordinance does not permit freestanding A-frame signs. Staff does not have any issues with temporary signs in and around the market while it is taking place, but cannot support A-frames along 41st Avenue. Other options would be a temporary banner at the mall entrance or in the vicinity of the market.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #12-031 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a Conditional Use Permit (CUP) to establish a weekly farmer's market in the Capitola Mall parking lot. The market will be allowed to operate once a week during the months of February through November.

2. Acoustical music shall be allowed, but no amplified music will be permitted during the market.

3. Trash receptacles shall be available during the event and removed following the market.

4. The parking lot shall be clean of any trash, food or debris following the market.

5. Temporary signs will be permitted only during the market hours. Freestanding A-frame signs are not permitted along 41st Avenue.

6. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

FINDINGS

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

Planning Staff and the Planning Commission have reviewed the application and determined that the proposed use is an allowable use in the CC Zoning District with a Conditional Use Permit. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

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

Planning Department Staff and the Planning Commission have reviewed the project and determined that the proposed Farmers Market will provide a much-needed service to the community and will not have a negative impact on the character and integrity of the 41st Avenue corridor. 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 15311 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 temporary Farmers Market event in an existing parking lot. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission. Section 15311 of the CEQA Guidelines exempts mobile, seasonal uses that are generally in the same location.

Report Prepared By: Ryan Bane
Senior Planner

Attachment A – Letter of description
Attachment B – Site Plan

ATTACHMENT A

CAPITOLA MALL

RECEIVED
MAR 09 2012
CITY OF CAPITOLA

March 8, 2012

Planning
City of Capitola
420 Capitola Ave
Capitola, CA 95010

Dear Planning Committee,

Please find attached a completed Conditional Use Permit (CUP) application for Capitola Mall.

The Capitola Mall Farmer's Market is a partnership between the Bay Area Farmers Association and Capitola Mall (Macerich).

Capitola Mall and Bay Area Farmers Markets aim to fulfill a community need with a weekly morning market, consisting of up to 40 vendors. The market will be located in the main entrance parking lot, along 41st Avenue, please see attached site plan. This location has been identified as not only highly visible to the community, but also the best use of space given the square footage needs of the market and the footprint of the mall buildings. The market absorbs 75 parking spaces.

The market vendors will consist of 75% fruit/vegetable, with the balance distributed across varied uses such as prepared food, art/craft, plants, and local business promotional opportunities. The market will also work with non-profit initiatives such as the SPCA, Save our Shores and local schools.

Like traditional Farmers Markets, vendors will use 10X10 EZ-Up tents as their individual vendor spaces. Trash will be hauled away by the vendors themselves. Two porta-lets (one male and one female/handicap combo) with hand washing stations will be available for vendors and market shoppers.

The market will be operating February through late November, rain or shine.

On market days various signs will be placed on 41st Avenue and around the Capitola Mall. The signs are 4'X6' A-frame, free-standing, and there will be one banner strung inside a banner framework at the mall entranceway.

Capitola Mall and Bay Area Farmers Markets are excited to bring this weekly event to the people of Capitola. The central location of the mall within the City limits, the egress from the highway onto 41st , and into a large parking lot makes the Mall location an obvious choice. We look forward to its future success.

Kind regards,

Lisa Porter

Business Development Manager

Capitola Mall (Macerich)

CAPITOLA MALL

Mall Address:

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

For Leasing Information Contact:

Lisa Porter
Macerich
1855 41st Avenue
Capitola, CA 95010
Phone: (831) 476-9616
Fax: (831) 476-9760

Note:
This is a schematic plan only intended to show the general layout of the shopping center or part thereof. This plan is not to b[illegible]led.

LAST UPDATED: 07-1[illegible]
BY: JH

MACERICH®
visit our web sit[illegible]
www.macerich.com

SITE PLA[illegible]

NORTH

ATTACHMENT B

S T A F F R E P O R T

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 5, 2012

SUBJECT: **1855 41st AVENUE #12-032 APN: 034-261-37, -38**
Sign Permit to construct several "wayfinding" monument signs at the Capitola Mall in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Macerich, owner/filed: 3/9/12
Representative: RSM Design

APPLICANT'S PROPOSAL

The applicant is requesting a sign permit to install eleven "wayfinding" or "directory" monument signs in and around the Capitola Mall parking area, and a new primary entry sign.

DISCUSSION

The Capitola Mall is proposing a series of directory signs to help customers find their way around the mall area. The application consists of:

1. One primary project entry monument sign at the 41st Avenue mall main entrance;
2. Five secondary project monument signs on the perimeter of the mall; and
3. Six directional signs in the interior parking areas.

Primary Entry

There are currently two monument signs that announce the primary mall entrance at the intersection with 41st Avenue. The applicant is proposing to eliminate the lettering from the wall monuments, but keep the structural monuments and surrounding landscaping in place. A new primary monument sign is proposed in the landscape median that separates the two drives at the entrance, serving as both a sign and architectural feature to announce the main entrance to the mall.

The proposed structure will be 17'-3" in length, 3' in width, with the sign portion having a height of 8', and an architectural feature consisting of stone and a decorative light fixture extending to a height of 12'. Material will consist of a mix of stone cladding, smooth stucco, and a metal cap that will match the metal portions of the "glowing lantern" light fixture. The sign portion will consist of a halo illuminated "Capitola Mall" logo, as well as list the four major tenants with push through illuminated lettering. All new landscaping is proposed around the base of the sign as is shown in the conceptual landscape plan.

Secondary Monument Signs

Five secondary project monument signs are proposed around the perimeter of the mall. They are proposed in the following locations:

1. 41st Avenue entrance to Sears;
2. Capitola Road entrance to Sears (intersection with 38th Avenue);
3. Clares Street entrance to Target;
4. Clares Street entrance to Macys; and
5. 41st Avenue entrance to Citibank.

These signs will be visible from the perimeter roadways, announcing the major tenants of the mall. As originally proposed, the signs were fairly basic, consisting of a one foot base, painted metal body with the Capitola Mall logo and four tenants listed. In meetings with the applicant, staff recommended coordinating these signs with the primary entry sign, pulling in the stone materials as well as the architectural light feature. The design was revised, and now has these added features to tie them all together. The secondary signs will w be 4'-6" in length, 1' in width, with the sign portion having a height of 6'-6", and the architectural feature extending to a height of 8'. The sign portion will consist of a halo illuminated "Capitola Mall" logo, as well as list the four major tenants with push through internally illuminated lettering. It should be noted that the sign proposed at the 41st entrance to Citibank will include "Citibank" in addition to the four major tenants.

Interior Directional Signs

Six directional signs are proposed within the interior circulation of the parking areas. These signs list the four major tenants and show arrows to guide customers to those tenants. The directional signs will be 3'-9" in length, 1' in width, and 6'-6" in height. The sign will consist of a one foot base, painted metal body, with the sign lettering being a reflective vinyl. These signs are not proposed to be illuminated.

Sign Ordinance

While the Zoning Code has specific requirements related to monument signs, the parameters are generally guided toward a sign for a singular parcel or business. Standard requirements for a monument sign in the CC zoning would limit the height to 8', allow a maximum of 60 square feet of sign area, allow a maximum of four tenants, and limit one sign for each building frontage.

To account for these type of situations, Zoning Code Section 17.57.090(C) states that the Planning Commission may approve additional or variations to any type of signage based on specific findings. These finding were designed to give the Planning Commission and applicant flexibility in situations like the Capitola Mall. The mall is under numerous ownerships, has three different street frontages and eleven driveway entrances. This is not a typical commercial site. These findings are as follows:

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

2. The special signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area. This subsection C does not

allow approval of: signs over sixteen feet high, sound signs, abandoned signs, balloon signs greater than fifteen inches in diameter, or freestanding signs.

Staff has worked with the applicant on the proposed sign plan, and believe that these signs will improve circulation in and around the mall area, making it a more successful retail outlet. The signage is appropriate for a commercial retail center of this size, and will not have an adverse effect on the character and integrity of this commercial area.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #12-032 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a sign permit to install eleven "wayfinding" or "directory" monument signs in and around the Capitola Mall parking area, and a new primary entry sign

2. A landscape plan for the area surrounding the primary monument sign shall be submitted with the building permit plans for Community Development staff to review and approve.

3. If minor modifications to the signs are desired by the applicant (i.e. lettering, materials, colors, illumination, etc.), the changes may be approved by the Community Development Department. Any significant changes shall require Planning Commission approval.

4. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

5. Prior to building permit sign off, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

The Planning Commission finds that the proposed monument sign complies with the Sign Ordinance regulations in terms of size and design.

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

The Community Development Department Staff and Planning Commission have reviewed the plans to ensure that the sign maintains the character and integrity of the neighborhood.

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

The signage is necessary and appropriate for the Capitola Mall, allowing it to be competitive with other regional malls.

D. **The special signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area.**

The signage is appropriate for a commercial retail center of this size, and will not have an adverse effect on the character and integrity of this commercial area.

E. **This project is categorically exempt under the Section 15311(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 the installation of a monument sign for an existing commercial retail building. Section 15311(a) exempts on-premise signs appurtenant to existing commercial facilities.

Report Prepared By: Ryan Bane
Senior Planner

Attachment A – Sign Plans

CAPITOLA MALL

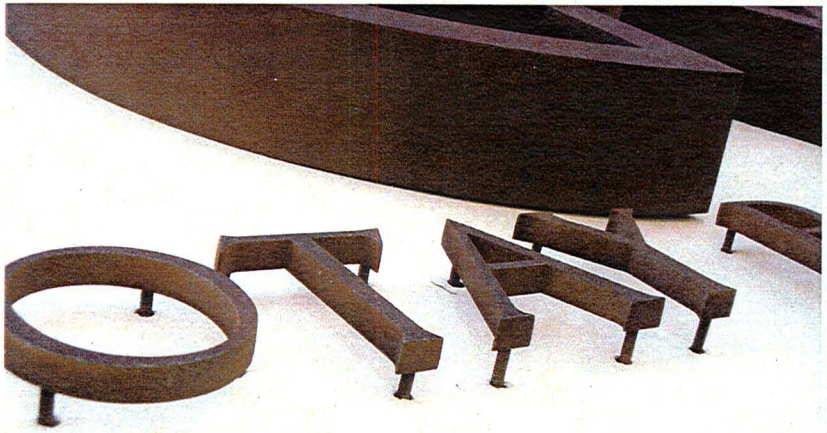
City Submittal

3-9-2012

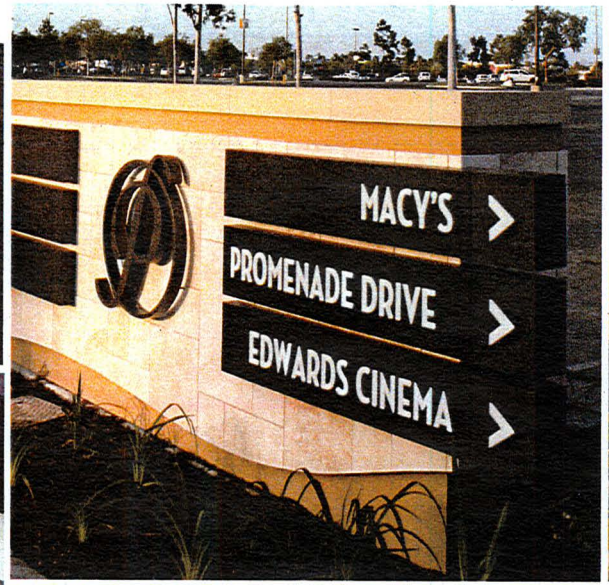
MACERICH

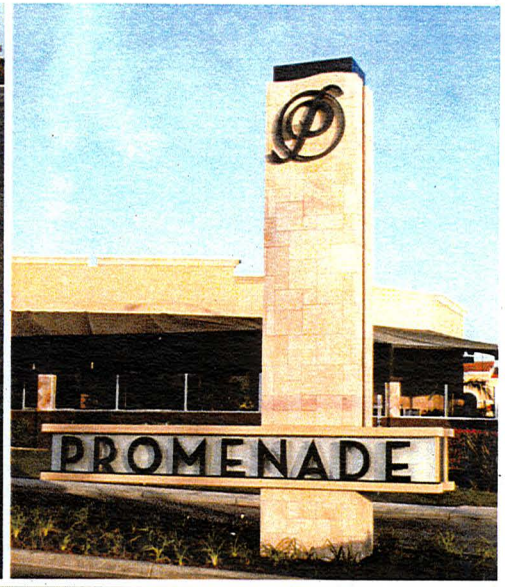
Redmond Schwartz Mark Design


PROMENADE



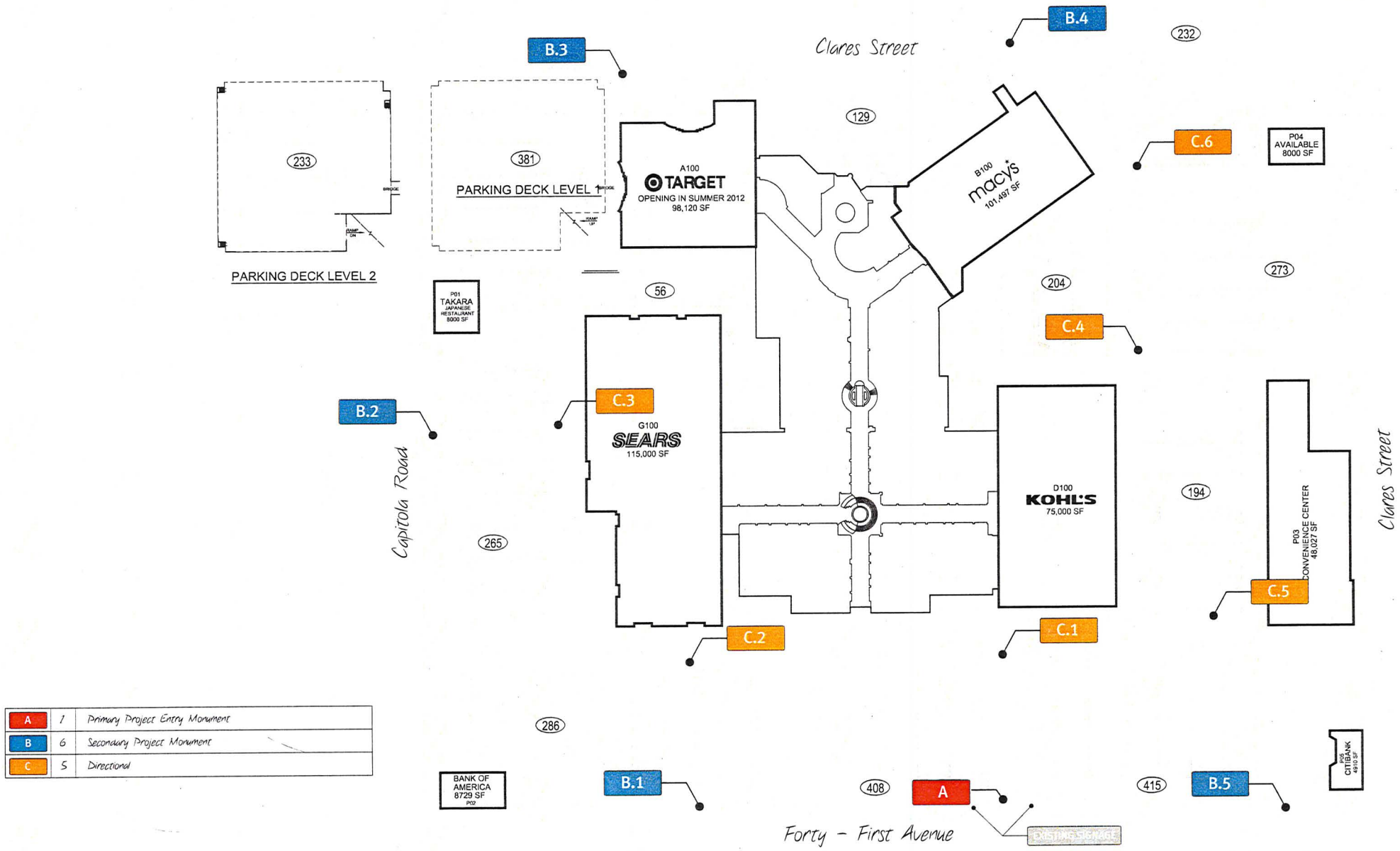

QUAIL
HILL

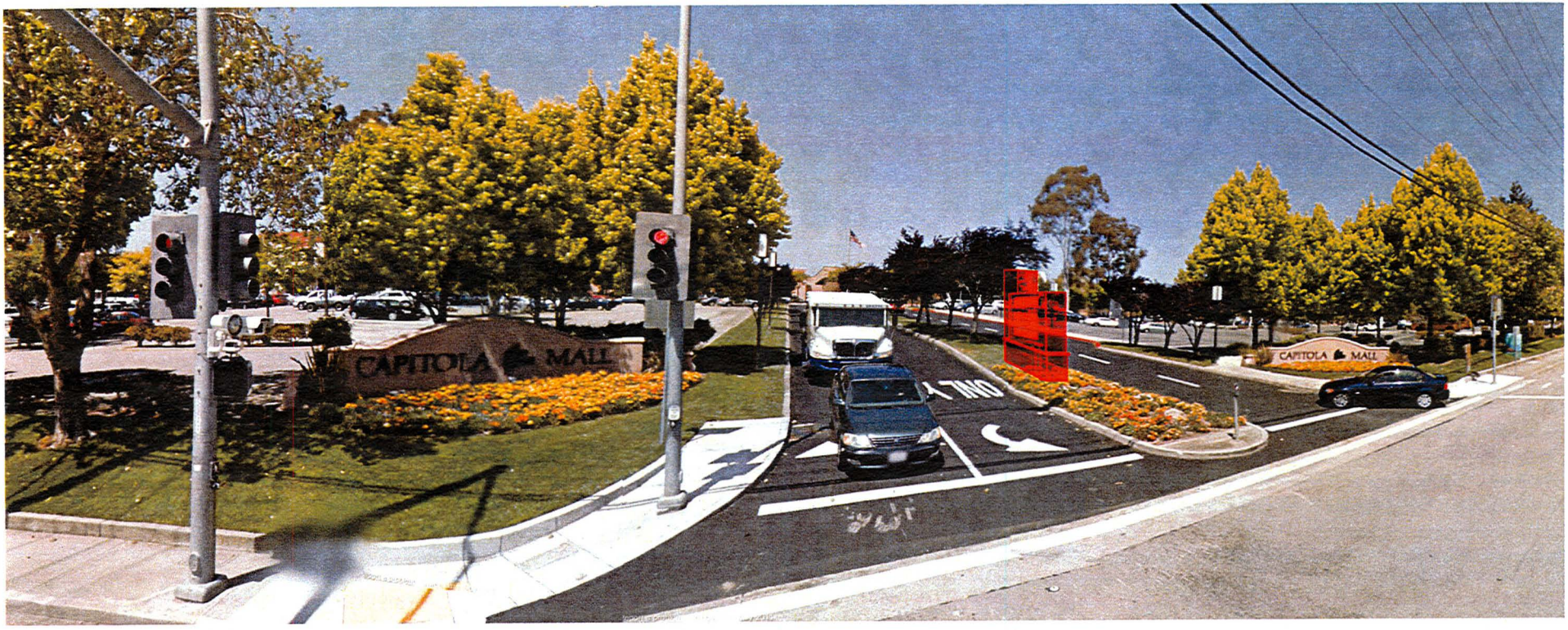

MACY'S
PROMENADE DRIVE
EDWARDS CINEMA

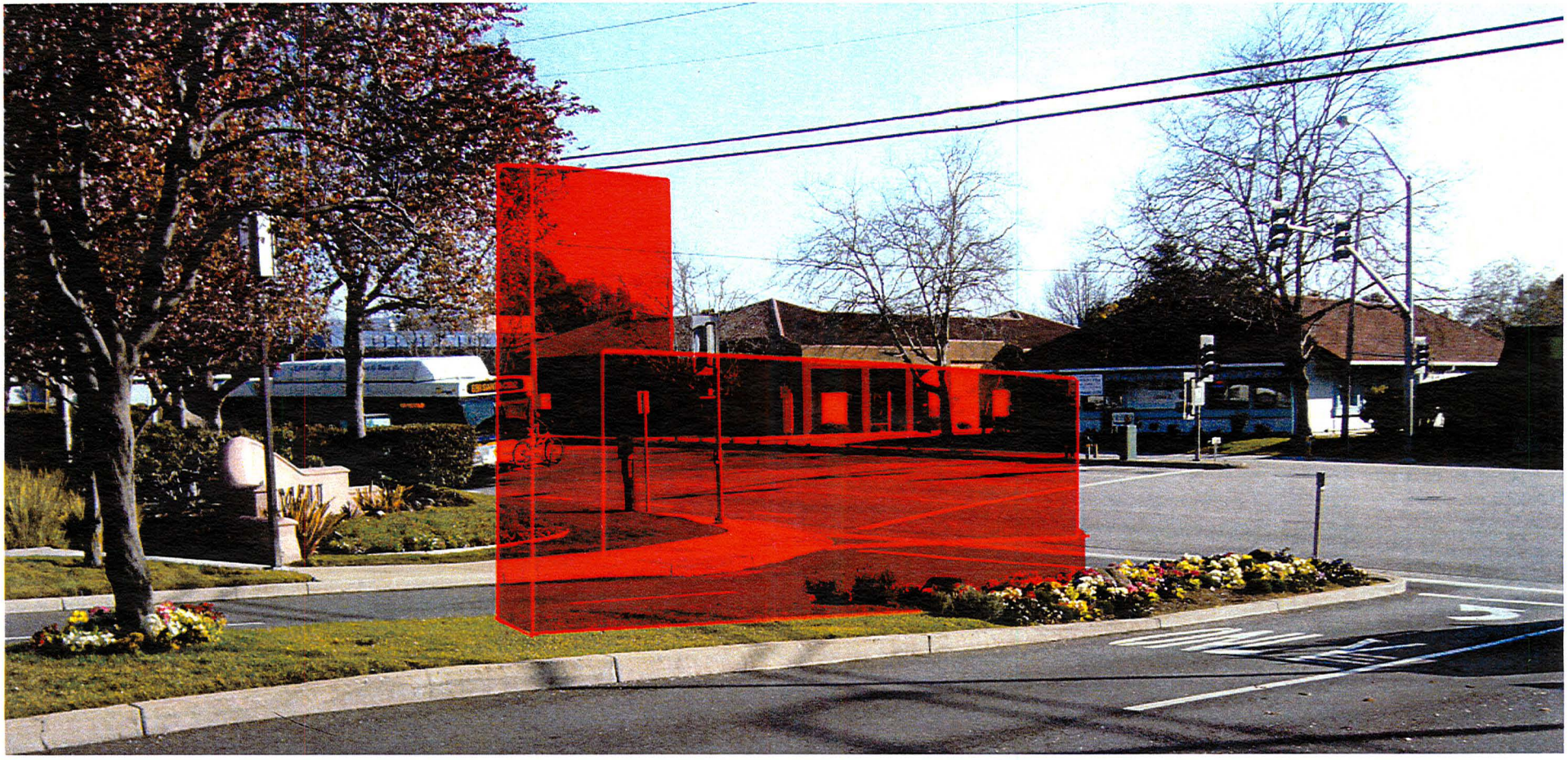

PROMENADE

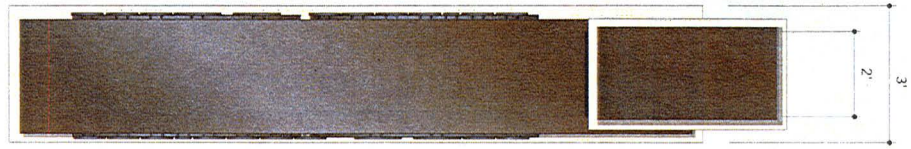

EXXON

A	1	Primary Project Entry Monument
B	6	Secondary Project Monument
C	5	Directional

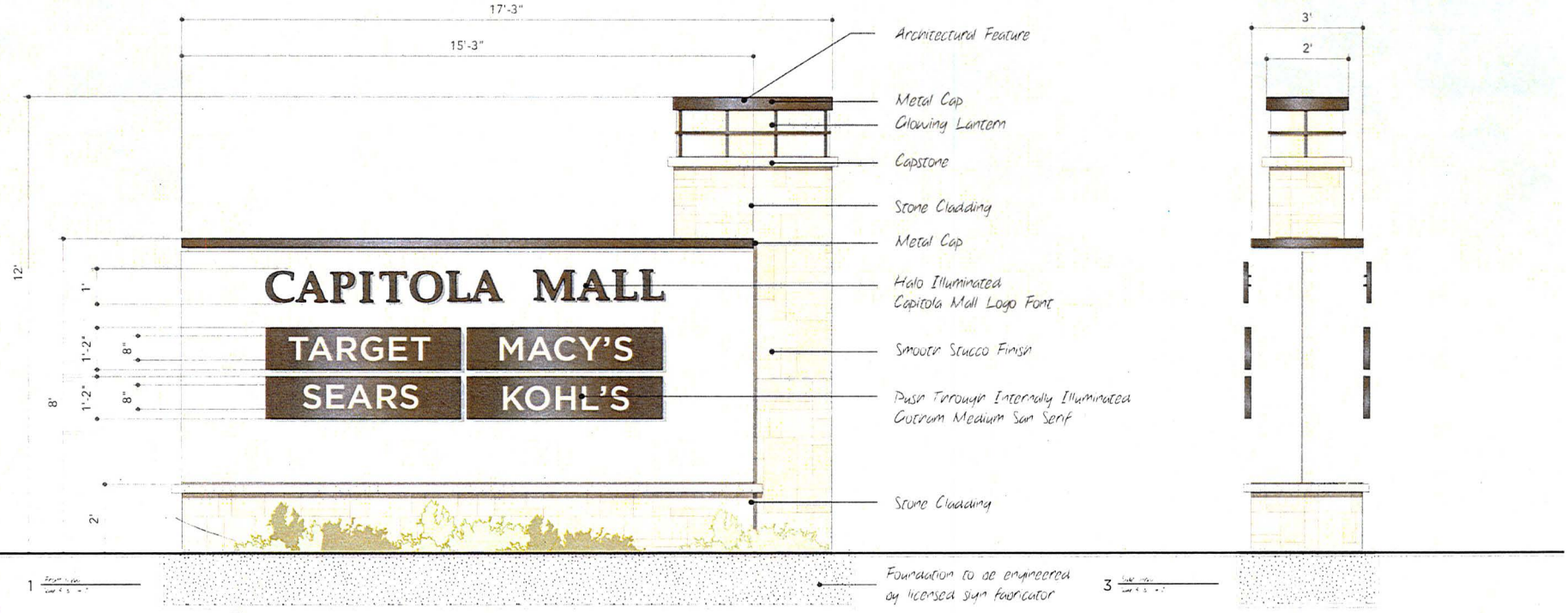

B.4
B.3
Clares Street
232
129
233
381
PARKING DECK LEVEL 1
A100
TARGET
OPENING IN SUMMER 2012
98,120 SF
B100
macy's
101,497 SF
C.6
P04
AVAILABLE
8000 SF
PARKING DECK LEVEL 2
P01
TAKARA
JAPANESE
RESTAURANT
8000 SF
56
204
273
C.4
B.2
C.3
G100
SEARS
115,000 SF
D100
KOHL'S
75,000 SF
194
P03
CONVENIENCE CENTER
48,027 SF
Capitola Road
Clares Street
265
C.5
C.2
C.1
A
1
Primary Project Entry Monument
B
6
Secondary Project Monument
C
5
Directional
286
BANK OF
AMERICA
8729 SF
P02
B.1
408
A
EXISTING SIGNAGE
415
B.5
P05
CITIBANK
4910 SF
Forty - First Avenue


CAPITOLA MALL
ONLY
CAPITOLA MALL





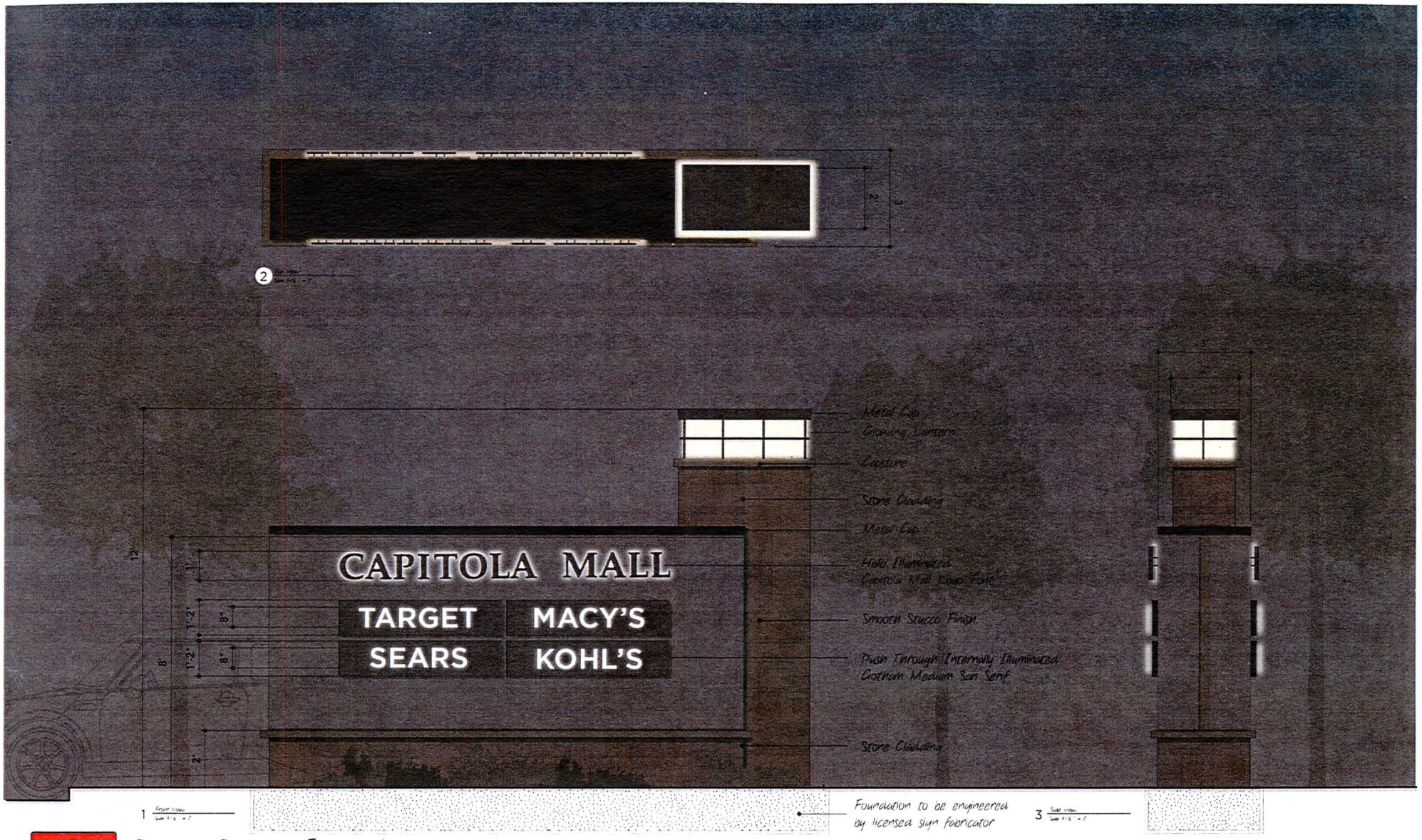
2



1 3

A Primary Project Entry Monument

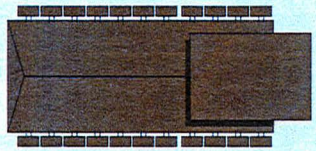
TOTAL SIGN AREA - 122 sq inches



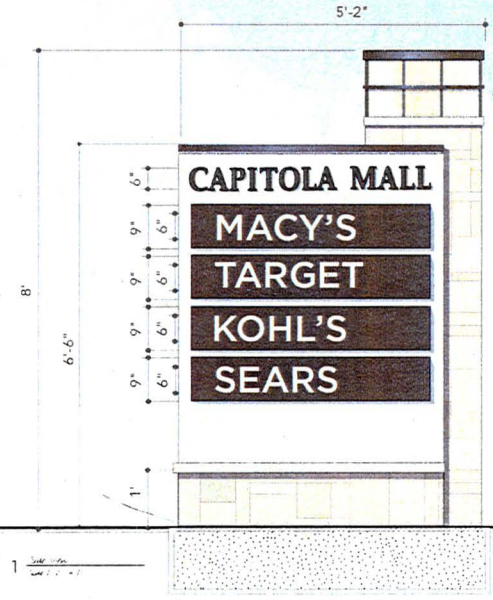
A Primary Project Entry Monument

TOTAL SIGN AREA - 122 sq inches

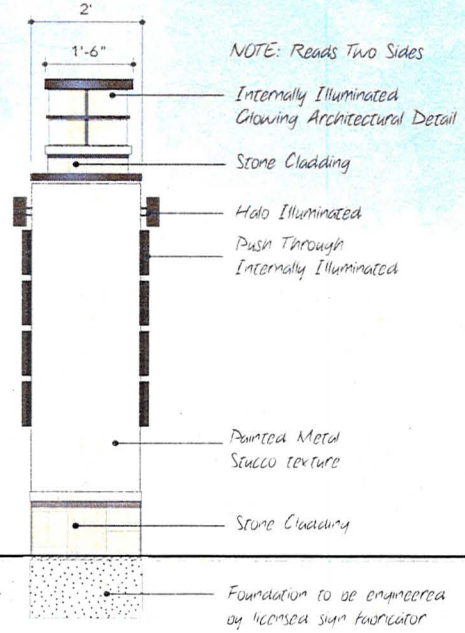

Forty-first Avenue



2 Top View
Scale 1/2" = 1'



1 Side View
Scale 1/2" = 1'



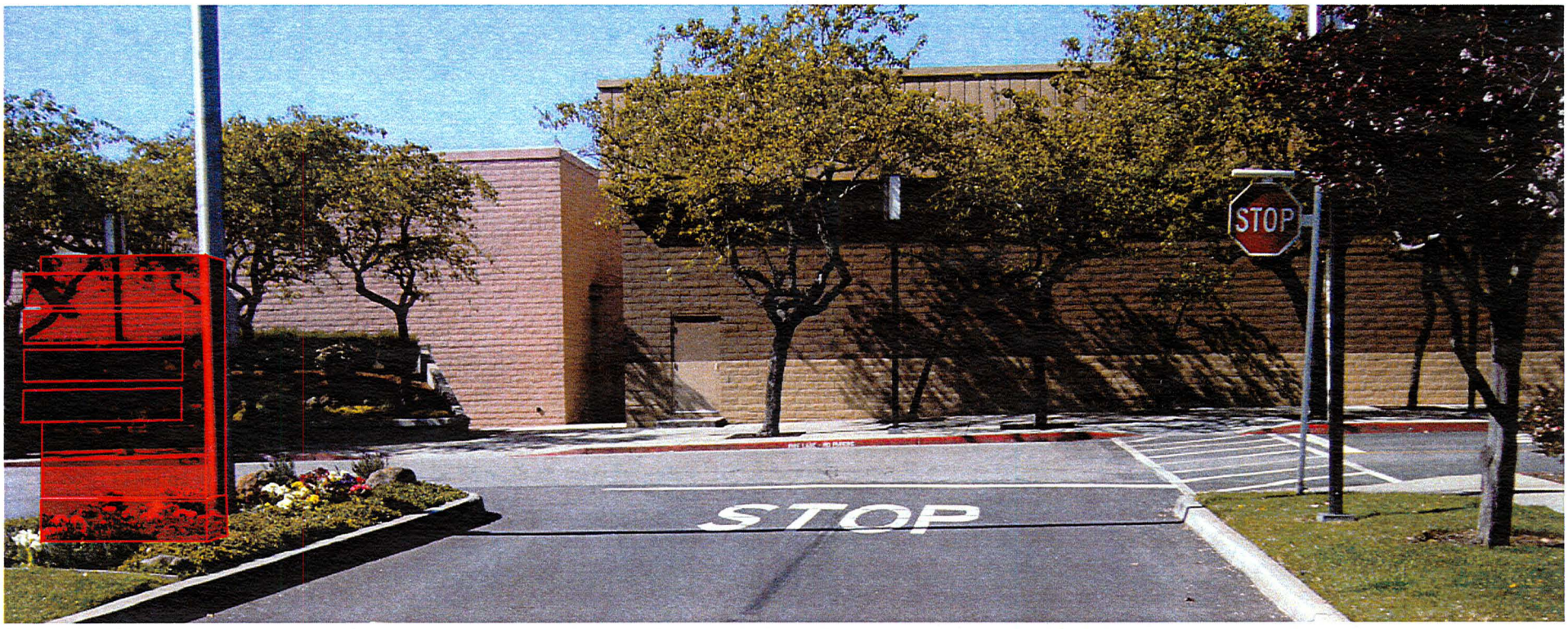
3 Front View
Scale 1/2" = 1'

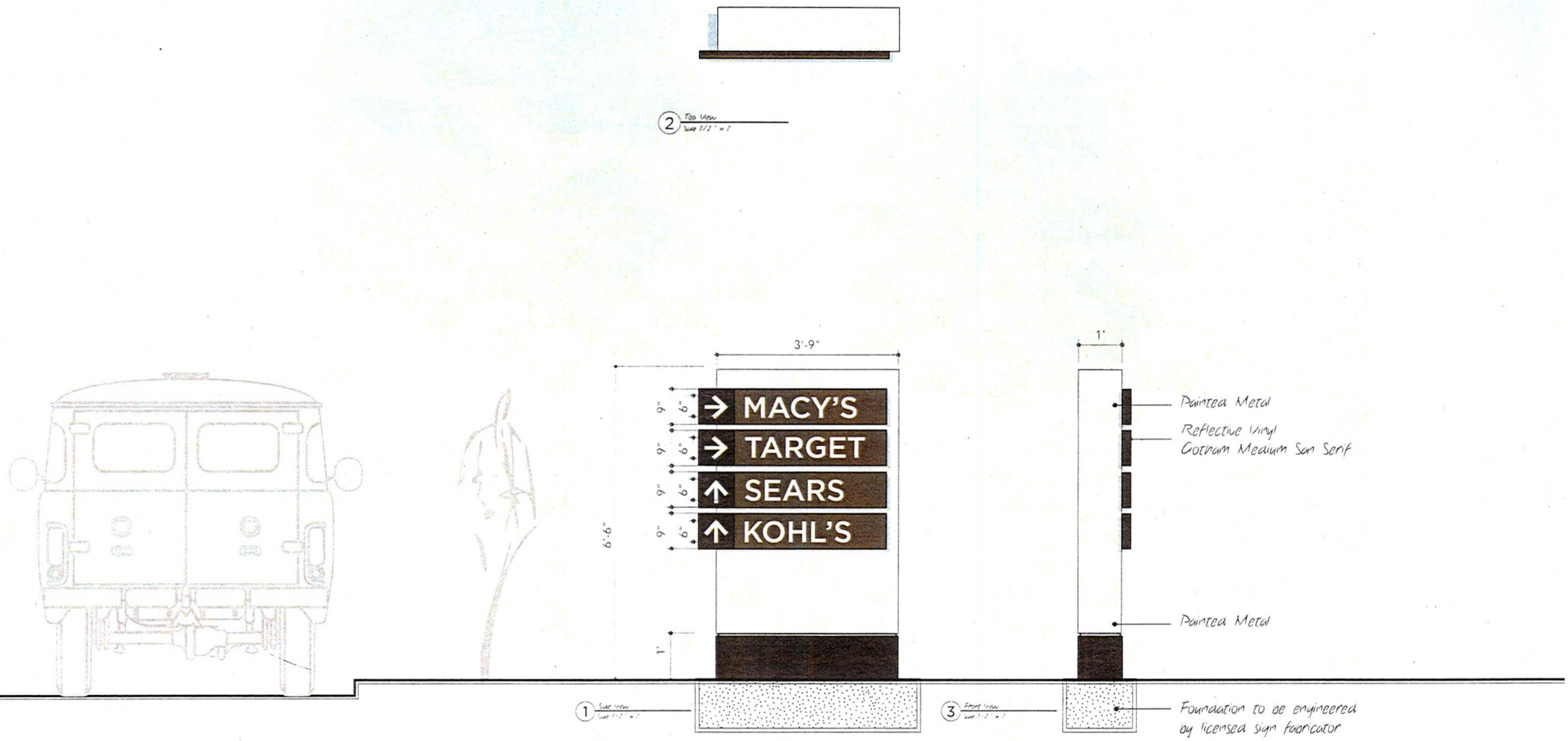
4 Side View
Scale 1/2" = 1'

B.5

B Secondary Project Monument

TOTAL SIGN AREA - 29.25 sq inches

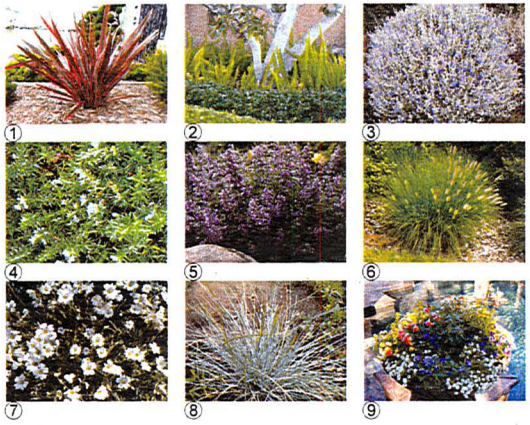

STOP
STOP



C Directional

TOTAL SIGN AREA - 24.375 sq inches

PLANT IMAGES:



PLANT PALETTE:

	BOTANICAL NAME	COMMON NAME	SIZE
1.	PHORMIUM TENAX	NEW ZEALAND FLAX	15 GAL
2.	ASPARAGUS D. 'MYERS'	MYERS ASPARAGUS	5 GAL
3.	TEUCRIUM SPP.	GERMANDER	5 GAL
4.	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL
5.	NEPETA x FAASSENII	CATMINT	1 GAL
6.	PENNISETUM 'BUNNY TAIL'	BUNNY TAIL FOUNTAIN GRASS	5 GAL
7.	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	1 GAL
8.	FESTUCA GLAUCA	BLUE OAT GRASS	1 GAL
9.	ANNUAL COLOR		4" POTS

NOTES:

SIGNAGE TO BE INSTALLED IN AREAS OF EXISTING SHALL BE PATCHED AND REPARIED WITH SPECIES TO MATCH EXISTING.
ADJUST IRRIGATION HEADS TO ELIMINATE OVERSPRAY ONTO SIGNAGE AND PAVEMENT.

1 Side View

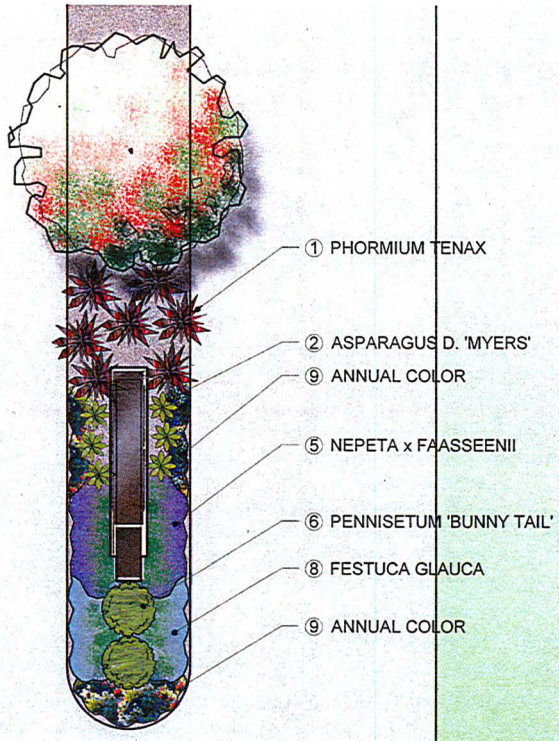
Lynn Capouya, Inc.
LANDSCAPE ARCHITECTS

Primary Project Entry Monument

CONCEPTUAL LANDSCAPE

PLANT PALETTE:

	BOTANICAL NAME	COMMON NAME	SIZE
1.	PHORMIUM TENAX	NEW ZEALAND FLAX	15 GAL
2.	ASPARAGUS D. 'MYERS'	MYERS ASPARAGUS	5 GAL
3.	TEUCRIUM SPP.	GERMANDER	5 GAL
4.	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL
5.	NEPETA x FAASSENII	CATMINT	1 GAL
6.	PENNISETUM 'BUNNY TAIL'	BUNNY TAIL FOUNTAIN GRASS	5 GAL
7.	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	1 GAL
8.	FESTUCA GLAUCA	BLUE OAT GRASS	1 GAL
9.	ANNUAL COLOR		4" POTS



Lynn Capouya, Inc.
LANDSCAPE ARCHITECTS

Primary Project Entry Monument

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1' = 10'