



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, April 2, 2015 – 7:00 PM

Chairperson Linda Smith
Commissioners Ron Graves
 Ed Newman
 Gayle Ortiz
 TJ Welch

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

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

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Approval of the draft March 5, 2015 Planning Commission meeting minutes.

4. CONSENT CALENDAR

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

A. 828 Bay Avenue Suite #220 #15-032 APN: 036-011-31

Conditional Use Permit for a 3,882 sf general office, located in the CC (Community Commercial) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Capitola Crossroads, LLC

Representative: Doug Kaplan, filed: 2/26/15

B. Capitola Village Parking Meter Time Limits #15-043

Coastal Development Permit to increase the current time limit for metered parking in the Central Village from two hours to three hours on a trial basis from May 1, 2015, through November 25, 2015.

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

Environmental Determination: Categorical Exemption

Property Owner: City of Capitola

Representative: Steve Jesberg, filed 3/12/15

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. 502 Pine Street #14-175 APN: 036-022-27

Application for a minor subdivision (2 lots) and a Design Permit for a single-family home and a duplex located in the RM-M (Multiple-Family Medium Density) Zoning District. This project is not in the Coastal Zone and does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: David Kraemer, filed 12/5/14

Representative: Chuck Burket

B. Zoning Code Update - Title 17 of Capitola Municipal Code - Issues and Option Review Timeline

Consideration of a timeline for the review of the Issues and Options report. The issues and option report outlines existing issues in the zoning code along with the option to address each issue. The City of Capitola is working on comprehensive update to Title 17, Zoning, of the City of Capitola Municipal Code.

This project will require an update to the Local Coastal Plan.

Environmental Determination: To be determined

Staff: Katie Cattan, Senior Planner

Consultant: Ben Noble

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

Adjourn to the next Planning Commission on Thursday, May 7, 2015 at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

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

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

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

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

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

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

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

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**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, MARCH 5, 2015
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

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

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners: Ron Graves, Ed Newman, Gayle Ortiz, and TJ Welch and Chairperson Linda Smith.

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comment

Richard Lippi, resident, presented a letter to the Commission regarding a proposed skatepark at Monterey Park. He spoke in opposition to the project and referenced concerns about noise and accurate location of the skate element listed within the correspondence.

Chairperson Smith confirmed with staff that a formal application has not yet been received. Community Development Director Rich Grunow gave an overview of the timeline and process.

Dan Steingrube asked for a coordinated study of a possible bike lane along Monterey Avenue in conjunction with the proposed skatepark. He expressed concern about parking impacts from both projects.

Lisa Steingrube also spoke in opposition to the skatepark.

C. Commission Comment

D. Staff Comments

3. APPROVAL OF MINUTES

A. February 5, 2015, Draft Planning Commission Minutes

A motion to approve the February 5, 2015, meeting minutes was made by Commissioner Newman and seconded by Commissioner Welch.

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

4. CONSENT CALENDAR

A. Ordinance amending municipal code Chapter 17.03 to define supportive housing and transitional housing as required by state law.

This project will require an amendment to the Local Coastal Plan.
Environmental Determination: Exempt

Applicant: City of Capitola

A motion to recommend adoption by City Council of the following amendment to the municipal code was made by Commissioner Ortiz and seconded by Commissioner Welch:

Section 1. Section 17.03.665 is hereby added to the Capitola Municipal Code to read as follows:

“17.03.665 Supportive Housing.

“Supportive Housing” means housing with no limit on length of stay and that is occupied by a target population as defined in subdivision (d) of Section 53260 of the California Health & Safety Code, and that is linked to onsite or offsite services that assist residents in retaining housing, improving their health status, maximizing their ability to live and, when possible, work in the community. Supportive Housing shall be treated as a residential use and shall be subject only to those restrictions that apply to other residential uses of the same residential housing type located in the same zoning district.”

Section 2. Section 17.03.688 is hereby added to the Capitola Municipal Code to read as follows:

“17.03.688 Transitional Housing.

“Transitional Housing” means residential units operated under program requirements that call for: 1) the termination of any assistance to an existing program recipient, and 2) the subsequent recirculation of the assisted residential unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional Housing may be provided in all residential housing types. In all cases, Transitional Housing is and shall be treated as a residential use and shall be subject only to those restrictions that apply to other residential uses of the same residential housing type located in the same zoning district.

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

B. 113 Oakland Ave #15-004 APN: 036-132-01

Design Permit and Conditional Use Permit for an alteration on the rear elevation of a historic single-family home and new detached garage located in the R-1 (Single-Family Residential) Zoning District.
This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: Julie and Matt Haniger
Representative: Dennis Norton, filed 1/20/2015

Commissioner Newman supports this project, but asked for future clarification of how the city identifies historic buildings and homes, and favors development of standards appropriate to the local situation.

Commissioners Welch and Graves concurred, specifically citing disagreement with Secretary of Interior standards that call for all new sections to be architecturally differentiated from the original.

Director Grunow noted that the development of local historical standards is included in the long-term work plan, but that goal is currently unfunded and is not part of the current zoning update process.

A motion to approve application #15-004 for a Coastal Development Permit, Design Permit and Conditional Use Permit was made by Commissioner Ortiz and seconded by Commissioner Welch with the following conditions and findings:

CONDITIONS

1. The project approval consists of an alteration to an existing historic resource located at 113 Oakland Avenue. The project approval consists of an alteration on the rear façade of the historic structure as well as construction of a 420 square-foot detached garage. The maximum Floor Area Ratio for the 3,969 square-foot property is 54% (2,143 square feet). The total FAR of the project is 46% with a total of 1,814 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 5, 2015, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of building plan submittal, the plans shall include a language on the cover sheet referring to the intent of the Secretary of Interior Standards and specifically reference Standard #6. The plans shall identify specific repairs at the time of submittal of the building permit drawings.
5. At time of building plan submittal, the California State Historical Building Code shall be referenced in the architectural notes on the front page, in the event that this preservation code can provide support to the project design.
6. At the time of building plan submittal, all proposed preservation treatments (e.g., epoxy wood consolidant and paint preparation techniques), shall be identified on the plans.
7. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
8. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
9. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions of the historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
10. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning

Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.

11. Prior to issuance of building permit, all Planning fees associated with permit #15-004 shall be paid in full.
12. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
13. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
14. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
15. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
16. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
17. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
18. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
19. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
20. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
21. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant

to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

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

FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The integrity of the historic resource will be maintained with historic resource contributing to a potential historic district with the proposed design.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the modification to the historic structure. The modification will not overwhelm the historic structure. The home is located on Depot Hill and may be a contributing structure within a future historic district. The modification and new garage do not compromise the integrity of the historic resource or eligibility within a future Depot Hill historic district.

C. This project is categorically exempt under Section 15331 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an alteration to an existing historic resource located in the R-1 (single family) zoning district. The project is consistent with the Secretary of the Interior's Standards and therefore qualifies for the CEQA exemption.

COASTAL FINDINGS

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

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

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

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

- The proposed project is located at 113 Oakland Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Oakland Avenue. No portion of the project is located along the shoreline or beach.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

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

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

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

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

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

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

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

SEC. 30222

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

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

SEC. 30223

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

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

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

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

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

- The project involves an alteration to a single family home and new detached garage. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation and/or traffic improvements.

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

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

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

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

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

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

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

- The project is located within close proximity of the Capitola fire station. Water is available at the location.

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

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

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

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

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

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

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

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

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

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

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

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

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

- Geologic/engineering reports are not required for this application. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

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

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

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

- The proposed project is not located along a shoreline.

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

- This use is an allowed use consistent with the Single Family zoning district.

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

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

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

- The project site is located within the area of the Capitola parking permit program.

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

C. 4850 Opal Street #15-006 APN: 034-065-19

Design Permit for an addition to an existing single family residence located in the R-1 (Single Family Residential) Zoning District.

This project is in the Coastal Zone but is exempt from Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Dennis Leong

Representative: Linda Butler, filed: 1/20/15

A motion to approve application #15-006 for a Design Permit was made by Commissioner Ortiz and seconded by Commissioner Welch with the following conditions and findings:

CONDITIONS

1. The project approval consists of construction of a 511-square-foot addition to an existing single family home. The maximum Floor Area Ratio for the 3,992-square foot property is 54% (2,156 square feet). The total FAR of the project is 38% with a total of 1,534 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 5, 2015, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
4. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
5. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
6. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
7. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
8. Prior to issuance of building permit, all Planning fees associated with permit # 15-006 shall be paid in full.
9. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

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

FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single family home. 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.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the 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. The proposed addition to the single-family residence compliments the existing single-family homes in the neighborhood.

F. This project is categorically exempt under Section 15331 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

This project involves an addition to an existing single-family residence in the R-1 (single family residence) Zoning District. Section 15301 of the CEQA Guidelines exempts minor additions to existing single-family residences in a residential zone.

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

5. PUBLIC HEARINGS

A. 231 Esplanade #15-013 APN: 035-211-01

Sign Permit for two new wall signs and two menu signs at Margaritaville located at 231 Esplanade in the CV (Central Village) Zoning District.

This project is in the Coastal Zone but is exempt from a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Steve Yates

Representative: Sarah Orr, filed: 1/26/15

Senior Planner Katie Cattan presented the staff report. She presented images of signs to be removed and those proposed to replace them.

Commissioner Ortiz confirmed the existing sign with a parrot will remain. She asked if the raceway for the new sign at the east entrance will wrap around the sides of the covered entryway.

Commissioner Graves recalled that the original signs posed a potential hazard for the blind since those signs are not flush to the building and confirmed that the new signs do not create the same situation.

Sarah Orr, applicant, responded that the east entry sign would not wrap around the entire gable fascia but be attached to the building by painted metal brackets. Commissioner Ortiz asked how the mechanics would be masked.

Sean Adams, sign contractor, explained that the raceway required to create a halo effect on letters is about 4" deep and designed to be inconspicuous. The wiring is contained and sealed, and he confirmed the bracket attachment.

Commissioner Graves also expressed concern about the bracket and an overly industrial appearance.

Ms. Orr offered to continue the design of the raceway back to the building as a condition of approval.

Mr. Adams demonstrated a single-letter example of the sign, noting that nearby restaurants Zelda's and Brittainia Arms use the same style.

No members of the public spoke and Chairperson Smith closed the public hearing.

Commissioner Ortiz requested a condition to hide the metal bracket with a finished apron that complements the building.

A motion to approve application #15-013 for a Sign Permit was made by Commissioner Newman and seconded by Commissioner Graves with the following conditions and findings:

CONDITIONS

1. The project approval consists of two wall signs located over each entrance of Margaritaville at 231 Esplanade. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 5, 2015, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Two new wall signs and two new menu signs are approved for the property at 231 Esplanade. The existing oval shaped wood wall sign with the painted parrot is allowed to remain. Additional signs at this location shall be approved by the Planning Commission. The approved signs include:
 - a. One (1) Wall Sign over the south entrance of the building. The sign is 10 inches high by 8 feet 3 inches wide. Reverse pan channel "halo" letters will backlight the exterior wall.
 - b. One (1) Wall Sign over the east entrance of the building. The sign is 10 inches high by 8 feet 3 inches wide. Reverse pan channel "halo" letters will backlight the new aluminum raceway that is 10 feet 4 inches wide by 15 inches tall.
 - c. One menu box with a maximum of 2 square feet shall be allowed at each entrance for the restaurant.
 - d. One existing oval shaped wood wall sign on the center of the east elevation. The oval sign has a large tropical parrot painted on the sign and the name of the restaurant.
3. The sign at the east covered entryway will be attached to a raceway over the existing narrow fascia. The width of the proposed raceway is greater than the existing fascia. To ensure that the raceway appears as part of the building architecture, the fascia of the covered entryway will be expanded on each side of the entry from each end of the raceway returning to the building face seamlessly. The fascia and raceway will match in width and color. Community development staff may require additional finish details if the sign does not blend with the architecture.
4. Prior to installation, a building permit shall be secured for the new sign authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission.
5. The two existing exterior wall signs at the entrances must be removed prior to installation of the new wall signs.
6. The two new wall signs are backlit. The backlighting shall not shine onto adjacent properties or distract motorists or pedestrians.
7. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

8. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
9. Prior to issuance of building permit, all Planning fees associated with permit #15-013 shall be paid in full.

FINDINGS

A. The signage, as designed and conditioned, will maintain the character and aesthetic integrity of the subject property and the surrounding area.

The halo lit aluminum signs have a simple design that will complement the aesthetics of the Central Village district.

B. The signage, as designed and conditioned, reasonable prevent and reduce the sort of visual blight which results when signs are designed without due regard to effect on their surroundings.

The signs are modern and clean updating the exterior appearance of the restaurant.

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

B. 4200 Auto Plaza Drive #15-020 APN: 034-141-30 and 31

Sign Permit Application for one additional internally illuminated wall sign at the Toyota car dealership in the CC (Community Commercial) Zoning District.

This property is not located in the Coastal Zone.

Environmental Determination: Categorical Exemption

Property Owner: Charles Canfield, filed 1/24/2015

Representative: Bob Fischer

Senior Planner Cattan presented the staff report. The application includes a sign for the west elevation, which has no signs currently. The lighting level will be 27 lumens per foot. She also noted that two directional monument signs have been placed that were not part of the original or revised master sign program that should also be considered with this application.

Commissioners confirmed that the old building will be demolished.

Gary Shipman, applicant, explained the desire is for visibility from the west.

Staff confirmed the new sign will not be visible from the residential end of Derby.

Commissioner Graves praised the new building and asked if it were possible to lower the sign.

Mr. Shipman responded that they did consider a lower placement, but even at the requested height it can't be seen from the freeway, only the ramps.

Chairperson Smith confirmed the sign is flush to building with no overhanging edges.

There was no public comment and the hearing was closed.

Commissioner Ortiz noted a tree recently came down along the highway that gives the building more visibility. She expressed concern about future glow if other dealers also remodel and similarly increase lighted signage. She also continues to be concerned about a trend toward later additions to

master sign plans for commercial projects. She would like to condition approval upon removal of the banner along the CalTrans fence.

Commissioner Welch shares her concern about maintaining consistency in the future. He also acknowledged Toyota has worked well with neighbors through this process.

Commissioner Graves expressed concern about pageant signs that extend the height of poles and advertisements on light standards. He asked staff to enforce removal if there are no permits.

Commissioners indicated interest in supporting a monument sign or entrance element to unify the auto areas. Mr. Shipman noted that Subaru will be undertaking a remodel and applying for new signage, which may provide an opportunity.

A motion to approve application #15-020 for a Sign Permit was made by Commissioner Graves and seconded by Commissioner Newman with the following conditions and findings:

CONDITIONS

1. The project approval consists of one wall sign located on the west elevation of the new Toyota structure and two directional signs at the entrances to the property located at 4200 Auto Plaza Drive. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 5, 2015, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The single wall sign is located on the west side of the building. The sign includes the Toyota logo next to “Toyota” in all capital letters. The red vinyl letters and logo 3 feet high. The sign is 26 feet wide.
3. The two directional signs are free standing monument signs located at the entrance of the dealership along Auto Plaza Drive. The Customer Parking/Used Vehicle sign is 16 square feet in size and 5 feet 2 inches tall. The Service/Customer Parking sign is 12 square feet in size and 5 feet tall.
4. Prior to installation, a building permit shall be secured for the new sign authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission.
5. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
6. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
7. Prior to issuance of building permit, all Planning fees associated with permit #15-020 shall be paid in full.
8. The Toyota banner along 41st Avenue on the CalTrans fence shall be removed by March 12, 2015.

FINDINGS

- C. **The signage, as designed and conditioned, will maintain the character and aesthetic integrity of the subject property and the surrounding area.**

~~The new wall sign and directional signs complement the aesthetics of Auto Plaza Drive. The halo lit aluminum signs have a simple design that will complement the aesthetics of the Central Village district.~~

D. The signage, as designed and conditioned, reasonable prevent and reduce the sort of visual blight which results when signs are designed without due regard to effect on their surroundings.

The signs are modern and clean. The outdated existing wall-signs will be removed to ensure no visual blight on the building.

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

The proposed project involves signs for an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

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

C. Zoning Title 17 Update – Issues and Options White Paper

Preliminary consideration of a comprehensive update to Title 17, Zoning, of the City of Capitola Municipal Code. An Issues and Options white paper will be distributed to the Planning Commission for initial discussion/review of Issues 1-4 at the April 2, 2015, meeting. The Issues and Options white paper outlines existing issues in the zoning code along with options to address each issue.

This project will require an update to the Local Coastal Plan.

Environmental Determination: To be determined

Staff: Katie Cattan, Senior Planner

Consultant: Ben Noble

Senior Planner Cattan explained the issues and options document has been distributed and is available to the public. She outlined the zoning update process to date, including how staff collected the feedback used to create the issues and options paper. Many perspectives are reflected in the comments. Commission packets include a spreadsheet with a master list of zoning issues.

The issues are divided into non-controversial topics (i.e. formatting, definitions) and 18 items for public discussions, for which staff seeks guidance (i.e. historic designation, mixed-used parking standards). She walked the commission through the structure, noting presented options are not all-inclusive; others are welcome during the process. The matrix is a working document for participants to make notes and will not be collected. Consultant Ben Noble will write the preliminary draft.

Commissioner Graves found the website references to outside agencies distracting; he prefers a summary rather than visiting the sites online.

Staff asked if the commission prefers to address the issues at regular and/or special meetings or hold day-long workshops. Commissioner Newman noted that with the number of issues, addressing them once a month at existing meetings would extend the proposed timeline. Commissioner Ortiz said that limiting discussion to a few items at a time is easier for her manage and be most productive. Full-day workshops could be overwhelming. Commissioner Graves agreed and suggested twice monthly meetings. Commissioner Welch initially preferred a longer focused time, but is also open to special meetings. Chairperson Smith suggested she and others may be more productive in the morning.

Commissioners reached consensus not to do full-day workshops, but attempt longer special meetings.

Commissioner Ortiz suggested a consistent meeting approach for both the Planning Commission and City Council would be easiest for public participation.

Commissioner Newman worried that the commission would spend many hours crafting a vision and then the City Council would virtually start over. He requested direction from the council on how it wishes to use the commission, and offered to bring that viewpoint to the council.

6. DIRECTOR'S REPORT

Director Grunow reported the Housing Element update meeting was sparsely attended. Another workshop will be held before the draft is complete. This update does not require identifying new opportunity sites, which is often a major hurdle.

The long-unfinished house on Capitola Road has been issued a citation and there will be no extension to the 90-day deadline.

Ideal Homes was granted an extension for its model home with the condition to improve frontage landscaping.

The report of a halfway house in Cliffwood Heights is under investigation following neighbor concerns.

The city has enrolled in the solar roadmap program, which provides access to federal funding to streamline the permit process and possibly offer financing options.

7. COMMISSION COMMUNICATIONS

Commissioner Graves said that the practice of tenants in Begonia Plaza claiming specific parking spots has illegally expanded. To his memory, the City Council allowed only the veterinarian signage for parking spaces and now others are following suit. Some 20-minute spaces have also appeared. He asked staff to check parking standards and send notices for violations.

Commissioner Ortiz asked staff to check on the permits for the swim lesson banner by the 41st Avenue ramp and the Kia dealership's south-facing "used" sign.

Chairperson Smith announced the Historical Museum's new postcard exhibit is open with a reception set for March 21.

8. ADJOURNMENT

Chairperson Smith adjourned the meeting at 8:38 p.m. to the regular meeting of the Planning Commission to be held on Thursday, April 2, 2015, at 7 p.m. in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on April 2, 2015.

Linda Fridy, Minute Clerk



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 2, 2015

SUBJECT: **828 Bay Avenue Suite #220 #15-032 APN: 036-011-31**
Conditional Use Permit for a 3,882 sf general office, located in the CC (Community Commercial) Zoning District.
This project is not in the Coastal Zone and does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: Capitola Crossroads, LLC
Representative: Doug Kaplan, filed: 2/26/15

APPLICANT PROPOSAL

The applicant submitted a request for a Conditional Use Permit (CUP) for an office use located at 828 Bay Avenue Suite 220 in the CC (Community Commercial) zoning district. The proposed use is consistent with the General Plan and Zoning Ordinance with the issuance of a CUP.

DISCUSSION

The property is located at 828 Bay Avenue Suite 220 within the Crossroads Center. The Crossroads Center is a multi-tenant building with a mix of general office, medical office, and restaurant land uses. Suite 220 was previously occupied by Kaleidoscope, a retail store selling toys and educational products. The applicant is requesting a tenant modification to an office.

There is a master use permit for the Crossroads Center. Within the master use permit, an office less than 3,000 square feet in size is an allowed use. The suite is 3,882 square feet in size and therefore a CUP is required.

Conditional Use Permit

In considering an application for a CUP, the Planning Commission must give due regard to the nature and condition of adjacent uses and structures. The municipal code lists additional requirements and review criteria for some uses within the CUP consideration (§17.60.030). There are no specific considerations or requirements for a general office within the ordinance. In issuing the CUP, the Planning Commission may impose requirements and conditions with respect to location, design, siting, maintenance and operation of the use as may be necessary for the protection of the adjacent properties and in the public interest.

The application is solely for a tenant modification from retail to general office. A local real estate office is interested in occupying the space. There are no exterior modifications to the building proposed. The majority of uses within the center are general office and medical office. Staff does not anticipate any impacts from the use on adjacent uses and structures. The Planning Commission has raised

concern in the past for conversion from retail uses to office in prime commercial locations. At this time, the code does not include regulations or require finding to prevent such conversion.

Parking

An office in the CC (Community Commercial) zoning district has a parking requirement of one space for every 300 square feet of floor area. Retail is also required to have 1 space per 300 square feet of floor area. The existing retail store was required to have 13 parking spaces. This requirement remains the same with a tenant change to office.

The applicant has provided the following parking calculations for the uses within Crossroads Center:

<u>Use</u>	<u>Size</u>	<u>Number of Spaces Required</u>
Doctors Office	8,205 sf	29
Sushi Garden	2,908 sf	25
Proposed Office	3,882 sf	13
General Office	24,643 sf	82
Total	39,638 sf	149

It has been determined that with the conversion to office, a total of 149 parking spaces would be required for the shopping center based on the current parking standards. With a total of 188 spaces provided on site, the parking requirements are met.

CEQA

This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations. The proposed project involves an office within an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission approve application #15-032, subject to the following conditions and based upon the following findings:

CONDITIONS

1. The project approval consists of a Conditional Use Permit for a 3,882 square foot office at 828 Bay Avenue Suite 220. The interior space will be renovated to a general office. No modifications to the exterior of the building are proposed.
2. There is a master sign program for the Crossroads Center. Future signs for the Suite #220 shall be in compliance with the master sign program. The applicant must apply for a sign permit with the Community Development Department prior to installation.
3. Prior to occupancy by the new tenant, all Planning fees associated with permit #15-032 shall be paid in full.
4. Prior to occupancy by the new tenant, the new tenant shall apply for a business license from the City.
5. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.

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 proposed project, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.

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

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

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

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

The proposed project involves an office within an existing commercial plaza. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

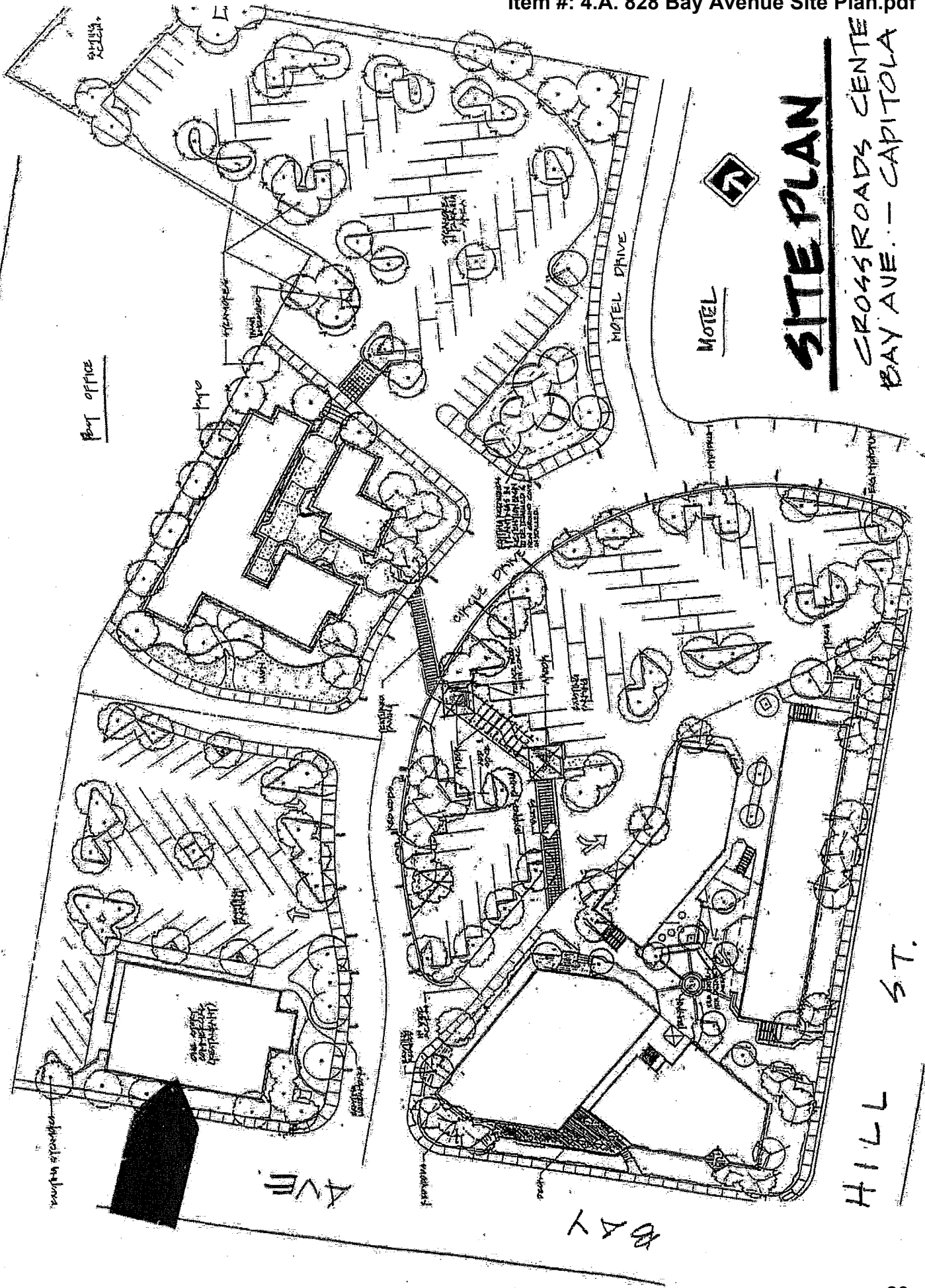
ATTACHMENTS

- A. Site plan

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

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HWY - 1



SITE PLAN

CROSSROADS CENTE
BAY AVE. - CAPITOLA

MOTEL



MOTEL DRIVE

Part Office

AVE

BAY

HILL ST.

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 2, 2015

SUBJECT: **Capitola Village Parking Meter Time Limits #15-043**
Coastal Development Permit to increase the current time limit for metered parking in the Central Village from two hours to three hours on a trial basis from May 1, 2015, through November 25, 2015.
This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: City of Capitola
Representative: Steve Jesberg, filed 3/12/15

PROPOSAL

At the direction of City Council, the City is proposing to increase the time limit for metered parking in the Central Village from two hours to three hours. This will be done on a trial basis, starting May 1, 2015, and lasting through November 25, 2015. The proposal requires approval of a Coastal Development Permit.

BACKGROUND

The parking time limits in the parking meter zones in the City are established by Resolution No. 3954 (Attachment A). The time limit for Village Zone A(1) is currently set at two hours. The City Council requested a review of this time limit to determine if it should be extended to three hours. This review was requested due to complaints received by the City that the two hour time limit does not allow visitors ample time to dine, shop, and visit the area. On March 12, 2015, City Council approved of the parking time-limit trial extension from 2 hours to 3 hours in the Village Zone. The time limit in the other meter zones remained unchanged

CEQA

This project is categorically exempt under Section 15306 of the California Environmental Quality Act. The proposed project involves minor modifications to existing public infrastructure for information collection. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission approve application #15-043 and extend the parking time limit in the Central Village, subject to the following conditions and based upon the following findings:

CONDITIONS

1. The project approval consists of a Coastal Development Permit to increase the time limit of parking meters in the Central Village from two hours to three hours. Prior to the end of the 8-month trial period (November 25th, 2015) the proposal will be brought back to City Council to determine if a permanent change should be made or the time limit changed back to 2 hours. A permanent change would require another CDP approval process
2. 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 proposed project, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Department Staff and the Planning Commission have reviewed the application. The use meets the intent and purpose of the Central Village Zoning District and will allow visitors to spend an additional hour in the village while parked at a metered parking space along the street. Conditions of approval have been included to ensure that the use is consistent with the Zoning Ordinance, General Plan, and Local Coastal Plan.

B. This project is categorically exempt under Section 15061(b)(3) 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 increasing time limits of parking spaces in the Central Village on a trial basis. The proposed parking meter time limit change will clearly not have any effect on the environment. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

ATTACHMENTS

- A. Resolution No. 3954
- B. Coastal Findings
- C. Map of Parking Meter Zones

**Report Prepared By: Ryan Safty
Assistant Planner**

RESOLUTION NO. 3954

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CAPITOLA
ESTABLISHING PARKING TIME LIMITS
WITHIN DESIGNATED PARKING METER ZONES

WHEREAS, Capitola Municipal Code Section 10.36.290 authorizes the City Council by resolution, to limit the period of time in which a vehicle may be parked within a designated area of the street; and

WHEREAS, said parking time limits, in the Parking Meter Zones established in Capitola Municipal Code Section 10.36.055, were historically established by multiple resolutions; and

WHEREAS, in anticipation of the City conducting a comprehensive review of all the parking zones, meter rates, and time limits, it is recommended that the existing time limits be consolidated into a single resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Capitola as follows:

1. All previous resolutions that established time zones in the following areas shall be superseded by this Resolution; and

2. The following time limits shall be established in the parking meter zones:

Zone A (Village Area)	2 Hours
Zone A1 (Cliff Drive Area)	4 Hours on cliff side of Cliff Drive 12 Hours on railroad side of Cliff Drive
Zone B (Pacific Cove Parking Lot)	12 Hours

3. These time limits shall not apply to all green, yellow, or white parking spaces established under Capitola Municipal Code Section 10.37.037 within these zones.

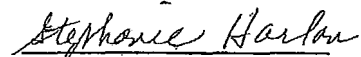
I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Capitola on the 25th day of April, 2013, by the following vote:

AYES: Council Members Norton, Storey, Bottorff, Termini, and Mayor Harlan

NOES: None

ABSENT: None

ABSTAIN: None


Stephanie Harlan, Mayor

ATTEST:

 CMC
Susan Sneddon, City Clerk

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PROJECT APPLICATION #15-004
CENTRAL VILLAGE, CAPITOLA
TRIAL EXTENSION TO PARKING TIME LIMIT IN CENTRAL VILLAGE

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 in the Central Village of Capitola. The increase of parking time will allow additional access and opportunities for the public to access the beach.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline

processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located in the Central Village. Only minor changes to existing city infrastructure are proposed.

(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);

- This area is almost primarily used by the public. The Central Village is adjacent to the beach and attracts residents and visitors from all over.

(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 in the Central Village. The project involves minor alterations to existing infrastructure and 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 adjacent to the Coast. Due to the projects minor nature, the project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported

by written findings of fact, analysis and conclusions which address all of the following:

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

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

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

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

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

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

- The project is located in the Central Village Zoning District. The parking time limit change is simply a trial period.

b. Topographic constraints of the development site;

- The project is located throughout the Central Village.

c. Recreational needs of the public;

- The project will not affect the recreational opportunities of the public.

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

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

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

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

Item #: 4.B. Attachment B. Coastal Findings.pdf

- 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 time limit change to parking meters in the Central Village.

SEC. 30223

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

- The project involves a time limit change to parking meters in the Central Village.

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 time limit change to parking meters in the Central Village.

(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 time limit change to parking meters in the Central Village.

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

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

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

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

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

- The project involves a time limit change to parking meters in the Central Village. Water and sewer services are not required.

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

- The project is located throughout the Central Village, which is near the Fire Station.

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

- The project involves a time limit change to parking meters in the Central Village. It does not apply to water or energy conservation.

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

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

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

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

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

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

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

- The project involves a time limit change to parking meters in the Central Village. It will not affect Monarch butterfly habitat.

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

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

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

- Geologic/engineering reports are not required for this application. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

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

- The project involves a time limit change to parking meters in the Central Village. The above section does not apply.

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

- The proposed project will not create new structures.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the

zoning district in which the project is located;

- Parking meters are issued by the city and allowed in the Central Village Zoning District.

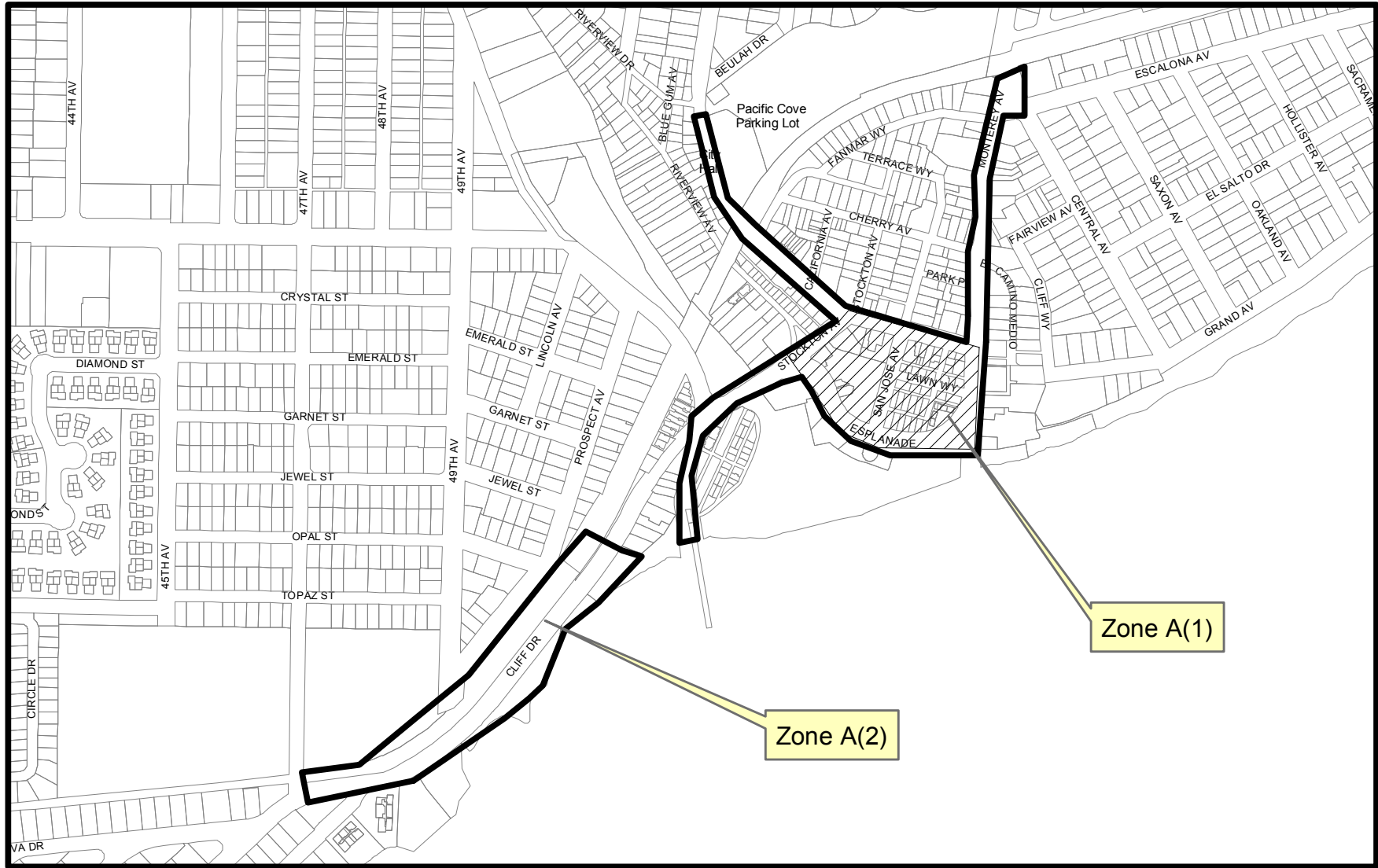
(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

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

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

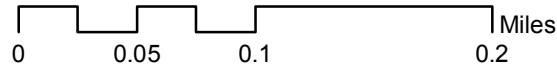
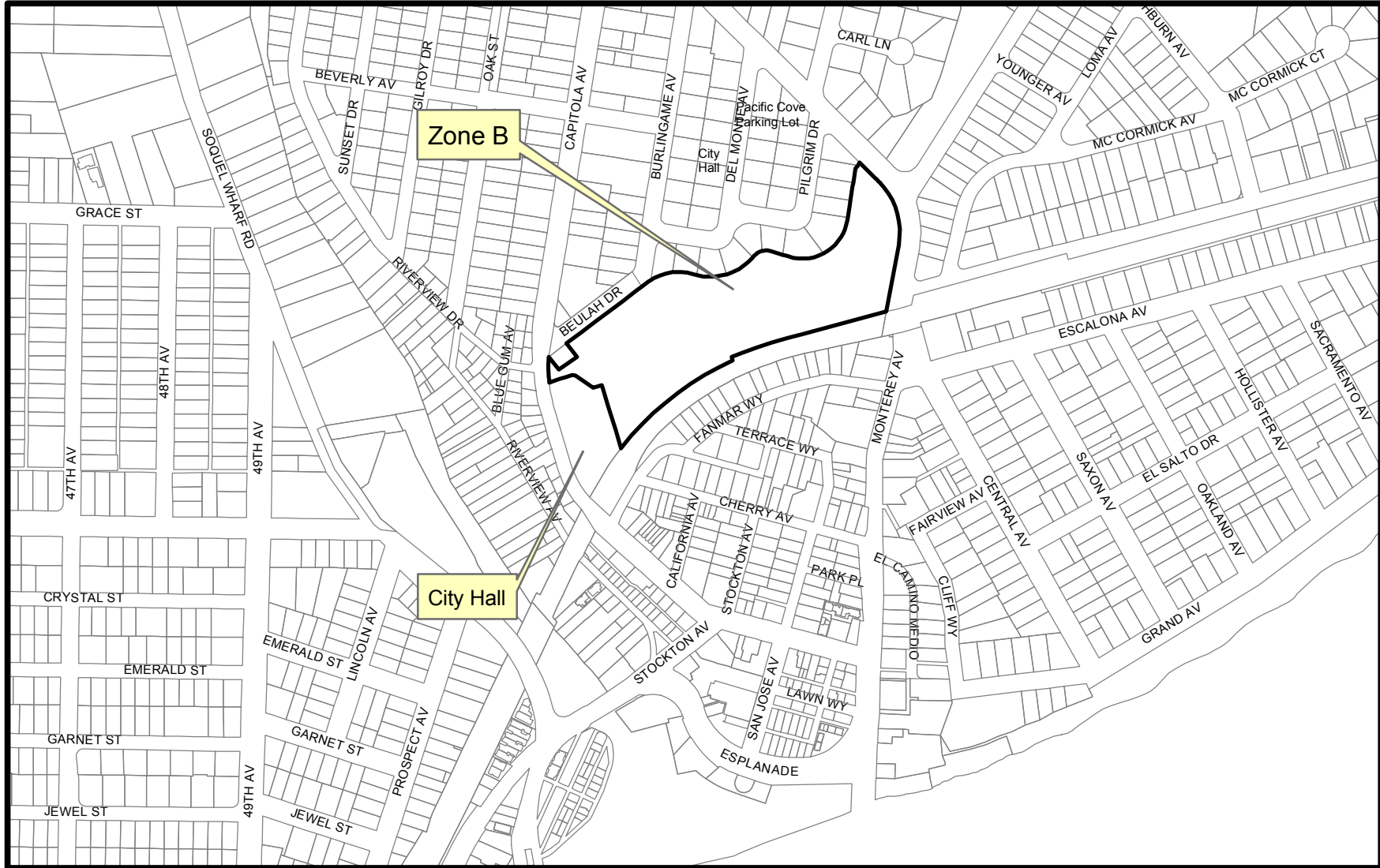
- The project involves a time limit change to parking meters in the Central Village.

City of Capitola Parking Meter Zones A(1) and A(2)



City of Capitola Parking Meter Zone B

Exhibit B



January 2014



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 2, 2015

SUBJECT: **502 Pine St** **#14-175** **APN: 036-022-27**

Application for a minor subdivision (2 lots) and a Design Permit for a single-family home and a duplex located in the RM-M (Multiple-Family Medium Density) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: David Kraemer, filed 12/5/14

Representative: Chuck Burket

APPLICANT PROPOSAL

The application includes a minor subdivision to create two lots of record from a single lot of record and a design permit for a new duplex and single family home at 502 Pine Street. The project is located in the RM-M (Multiple-Family Medium Density) Zoning District. The applicant is proposing to demolish the existing house and garage. The existing home is not listed on Capitola's 2005 Historic Structures List. A duplex is proposed on the front lot. A single-family home is proposed on the rear flag-lot.

BACKGROUND

On January 14, 2015, the Architectural and Site Review Committee reviewed the application.

- Committee Architect Frank Phanton reviewed the plans and expressed that he supported the 92 foot lot depth of Parcel A and the proposed design of both structures. The only request he made was to renumber the index on the coversheet of the plans to reflect the correct page numbers.
- Committee Landscape Architect Craig Waltz was unable to attend the meeting. Planning staff noted that the landscape plans were incomplete. Staff requested that trees be added to the plans and that the landscaping in the rear yard of the duplex be modified to comply with the landscape requirements for multi-family dwellings, including privacy.
- City Public Works representative, Danielle Uharriet, explained that the project requires storm water review by third party prior to Planning Commission review. The project must be found in compliance with the City's stormwater ordinance a. Plans were sent out for review after the Arch and Site meeting.
- City Building representative, Daniel Kostelec, noted that the grade of the driveway may not exceed 12%. He requested the plans be updated to include the proposed grade.

SUBDIVISION DISCUSSION

The applicant is proposing to subdivide the single parcel into two parcels (Attachment C: Minor subdivision). The minor subdivision will create a flag lot with shared driveway access. The existing

parcel is approximately 81 feet wide by 175 feet deep. Rather than create two narrow long lots, the applicant is proposing a front lot with a rear flag lot. The tentative parcel map identifies the front lot as Parcel A and the rear lot as Parcel B.

Lot Area and Dimensions

The follow table outlines the lot area and dimension requirements for development in the RM- M Zoning District relative to the application:

Lot area and Dimensions	
Minimum lot area for a structure containing one or more dwellings units shall be 5,000 sf. Minimum lot width 50 feet; minimum lot depth 100 feet	
Code Requirements	Proposed
Lot Size: 5,000 sf minimum	Parcel A: 6,388 sf (duplex proposed) Parcel B: 7,938 sf (single-family dwelling proposed)
Lot Width: 50 feet minimum	Parcel A: 68 feet average Parcel B: 85 feet average
Lot Depth: 100 feet minimum	Parcel A: 92 feet (8' less than standard) Parcel B: 118 feet (complies)
Site Area Per Dwelling Unit	
RM-M: 2,900 sf per dwelling unit	Parcel A: Duplex. Parcel exceed 5,800 sf minimum
SF: 5,000 sf per dwelling unit	Parcel B: Single-Family. 7,938 sf

The only requirement that is not satisfied in the application is the minimum lot depth of 100 feet for Parcel A. The applicant submitted a written explanation for the requested layout (Attachment D). There are a mix of lot sizes and dimensions within Pine Street. The 92 feet lot depth will not create an unusual pattern along the street. Staff supports the request and finds that the intent of the lot dimension requirements has been met.

Subdivision Design Standards.

Subdivision applications are reviewed for compliance with Chapter 16 of the Municipal Code. The following list includes the underlined design standards for lots (§16.24.170) preceding staff analysis:

A. The size and shape of lots shall be in conformance to any zoning regulations effective in the area of the proposed subdivision. Staff Analysis: As outlined previously, the subdivision complies with all requirements of the zone except for the 100 foot minimum lot depth.

B. The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or radial or approximately radial if the street is curved. Staff Analysis: Complies.

C. The planning commission may require that building set back lines shall be indicated by dotted lines on the subdivision map. Staff Analysis: The application includes the proposed development of a duplex and single family home which comply with applicable setback requirements.

D. No lot shall be divided by a city boundary line. Staff Analysis: Complies.

E. Lots without frontage on a dedicated public street of twenty feet or more will not be permitted. Staff Analysis: Complies.

F. Lots other than corner lots may front on more than one street where necessitated by topographic or other unusual conditions. Staff Analysis: Complies.

G. In riparian corridors no lots may be created which do not contain adequate building area outside the riparian or stream setback. Staff Analysis: Not applicable.

DESIGN PERMIT DISCUSSION

Currently, there are two structures on the lot. There is a single family home and a garage. The structures are not listed on the 2005 City of Capitola Historic Structures List or the 1986 Capitola Architectural Survey. The applicant is proposing to demolish the existing structures.

502 Pine Street is in the Multi-Family Medium Density (RM-M) zoning district. The street has a mix of housing types including single family homes, secondary dwelling units, and multi-family developments. The proposed duplex and single family home will complement the existing land uses along the street.

There is a significant change in grade from street to the parking area on the front lot, rising from 61 feet to 71.5 feet above sea level. The designer has utilized the grade change to create a basement garage. Excavation for driveway leading to the single family home is proposed to create a minimal (2%) slope in the shared driveway between the two properties. The main living area for the single family home will be located 9 feet above the garage, at 81.5 feet above sea level. The existing grade in the location of the single family home ranges from 77.8 – 80 feet above sea level.

The duplex on the front property will be located 21 feet from the property line. Each unit is 1,549 square feet with a 226 square feet single car garage. The front unit in the duplex includes an enclosed porch oriented toward Pine Street, adding a neighborly feature to the streetscape. The duplex incorporates Spanish architectural finishes including stucco siding, true divided light wood windows, and a mission tile roof. The duplex is accessed from the shared driveway with a garage on the side of the home. The entrance to each unit has a covered porch oriented toward the shared driveway (Attachment B: Materials Board).

The single family home will have the same Spanish influenced finishes as the duplex creating a uniform look throughout the property. The single family home will have stucco siding, true divided light aluminum clad wood windows, and a mission tile roof. The plans include a wide staircase leading from the parking area to the front door with hand rails on either side, adding to the overall design of the home. The home will be accented with field stone around the two side garage doors.

A landscape plan is included for the entire project. Multifamily developments are required to include irrigation plans and landscape plans. The landscape plan includes 5 new trees to be planted on Parcel A and 3 new trees on Parcel B. The landscape architect included details of how the new trees will contribute to the City's 15 percent canopy coverage goal. The landscape plan also created privacy between neighbors and the units within the duplex through the introduction of shrubs, vines, and perennials.

Following the Arch and Site meeting, the stormwater plan was sent out for a third party review by a licensed engineer. The new development is now in preliminary compliance with the City's stormwater regulations. Conditions of approval are included in the permit to ensure the stormwater regulations are in full compliance at the time of building plan submittal.

Capitola Municipal Code 12.04.170 requires the construction of curb, gutter, and sidewalk on development projects except in areas deemed sidewalk exempt by the City. This property is not located in an exempt area, therefore a new sidewalk along Pine Street should be required. There are, however, provisions for a deferred sidewalk agreement which may be applicable in this area since there is no other sidewalk constructed on adjoining properties. The Public Works Director has directed staff that a deferred sidewalk agreement is appropriate for this application.

RM-M Development Standards Summary

Parcel A, the front parcel with the proposed duplex, must comply with the development standards for the RM-M zoning district. The following table outlines the development standards of the RM-M zoning district relative to the proposed duplex on Parcel A.

Use		
Proposed Use	Duplex	
Principal Permitted or CUP?	Principally Permitted	
Site Area per dwelling unit		
Lot Size	Parcel A: 6,388 sf	
Minimum area per unit: 2,900 sf	3,194 sf per unit	
Development Standards		
	Maximum	Proposed
Unit Size	No maximum	1,549 sf/unit + 226 sf garage
Height	30'	27.5'
Lot Coverage	40% (2,555 sf)	1,918 sf
Front yard, First story	15'	15'
Front yard, Garage	20'	20'
Front Yard, Second Story	15' + 2% of lot depth	20'
Side Yard, First story	10% of lot width (9' 2" minimum)	21' south side along Pine Street 10' north side between homes.
Side Yard, Second story	12% of lot width (11' minimum)	Complies
Landscaping and Open Space		
Landscaping: Screen planting and additional landscaping shall be encouraged in all yard areas to insure privacy for all residents.	The landscape plan includes plant between the two units for screening and privacy.	
Usable open space: Not less than 50% of the required rear yard shall be developed as usable open space, fully landscaped and accessible to the residents of the structure on the site. The least dimension of this usable open space shall be fifteen feet. Fully developed roof terraces and roof gardens shall be allowed to provide up to one-half the area of usable open space.	The rear yard is fully landscaped and accessible to the residents.	
Private open space: Minimum private open space in the form of screened terraces, decks or balconies shall be provided as follows: 1. Not less than fifty percent of dwelling units shall be provided with individual open space; 2. Each private open space shall have a minimum area of forty-eight square feet, with a least dimension of four feet.	Each unit has individual open space that exceeds the 48 square feet minimum.	
Parking		
	Required	Proposed
Duplex	2 spaces total 1 covered (9' x 18') 1 uncovered (9' x 18')	2 spaces total 1 covered (10.5' x 19') 1 uncovered (11' x 20')
Garage and Accessory Bldg.		
Garage	Complies	
Accessory Building	N/A	

Underground Utilities: required with 25% increase in area	Yes. Required
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R-1 Development Standards

Parcel B, the rear parcel with the single family home, is subject to the development standards of the R-1 (single-family) zoning district. The following table outlines the development standards of the R-1 zoning district relative to the proposed single family home.

Use		
Proposed Use	Single Family	
Principal Permitted or CUP?	Principally Permitted	
Development Standards		
Building Height	R-1 Regulation	Proposed
	25'-0"	25'
Floor Area Ratio (FAR)		
Lot Size	7,938 sq. ft.	
Maximum Floor Area Ratio	48 % (Max 4,662 sq. ft.)	
Basement Floor Area	880 – 250 = 630 sq. ft.	
First Story Floor Area	2,420 sq. ft.	
TOTAL FAR	3,050 sq. ft. Complies	
Yards		
	R-1 Regulation	Proposed
Front Yard 1st Story	15 feet	22 ft.
Front Yard Garage	20 feet	23 ft.
Side Yard 1st Story	10% lot width Lot width <u>95</u> ft <u>9.5</u> ft. min.	9.5 ft.
Rear Yard 1st Story	20% of lot depth Lot depth <u>83</u> ft <u>16.5</u> ft. min.	23 ft.
Encroachments (list all)		Front staircase at grade.
Parking		
	Required	Proposed
Residential (from <u>2,600</u> up to <u>4,000</u> sq. ft.)	<u>4</u> spaces total <u>1</u> covered	<u>4</u> spaces total <u>2</u> covered <u>2</u> uncovered
Underground Utilities: required with 25% increase in area	Required	

CEQA REVIEW

Section 15315 of the CEQA Guidelines exempts minor land divisions in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #14-175 based on the following Conditions and Findings for Approval.

CONDITIONS FOR DESIGN PERMIT

1. The project approval consists of design permit for a new single family home and a new duplex at 502 Pine Street. The new single-family home is in the RM-M zone but is reviewed for compliance with the R-1 (single family) zoning district development standards. The maximum Floor Area Ratio for the 7,938 square-foot property is 48% (4,662 square feet). The total FAR of the project is 38% with a total of 3,050 square-feet, compliant with the maximum FAR within

the zone. The new duplex on Parcel A, must comply with the development standards of the RM-M zoning district. The new duplex complies with the maximum lot coverage of 40%, the front, rear and side yard setbacks, height, landscaping, and parking requirements. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 5, 2015, except as modified through conditions imposed by the Planning Commission during the hearing.

2. The project consists of the subdivision of a 14,326 square foot lot into two residential lots at 502 Pine Street. The single parcel will be subdivided into two parcels. The minor subdivision will create a flag lot with shared driveway access. The tentative map identifies the front lot as Parcel A and the rear lot as Parcel B. Parcel A will be 6,388 square feet and Parcel B will be 7,938 square feet.
3. Applicant shall have prepared a final parcel map by a registered civil engineer and shall submit the final map for review, approval, and recording by the City's surveyor and the Public Works Department. The parcel map shall include new legal descriptions.
4. Prior to recordation of the final parcel map, the existing structures on the property must be demolished.
5. Prior to recordation of the final parcel map, all plans and profiles of improvements shall be approved by the Director of Public Works and the construction of said improvements shall be in accordance with the City Specifications and shall be inspected by the Director of Public Works or his authorized agent, subject to fees appropriate for the services. Installation of a public sidewalk along Pine Street is a required improvement. In lieu of installing this sidewalk the developer may enter into a deferred improvement agreement with the City.
6. Prior to recordation of the final parcel map, a maintenance agreement and access easement for the shared driveway shall be recorded and referenced on the parcel map. The access easement must be reviewed and approved by the City attorney prior to recordation.
7. Available and necessary utilities, including CATV hookup facilities, with connections to each lot within the subdivision, shall be constructed in accordance with the utility's requirements. All utilities shall be underground.
8. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
9. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
10. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
11. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

12. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.
13. Prior to issuance of building permit, all Planning fees associated with permit #14-175 shall be paid in full.
14. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
15. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
16. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
17. Prior to a project final, the applicant shall execute an Operation and Maintenance Agreement, for each lot, for the purpose of operating and maintaining the on-site stormwater improvements.
18. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
19. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
20. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
21. Prior to a project final, the applicant shall be responsible for installing all required frontage improvements including curb, gutter, and sidewalk along Pine Street for the length of the property frontage. All sidewalks are to meet the standards for ADA accessibility.
22. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

23. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
24. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
25. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.

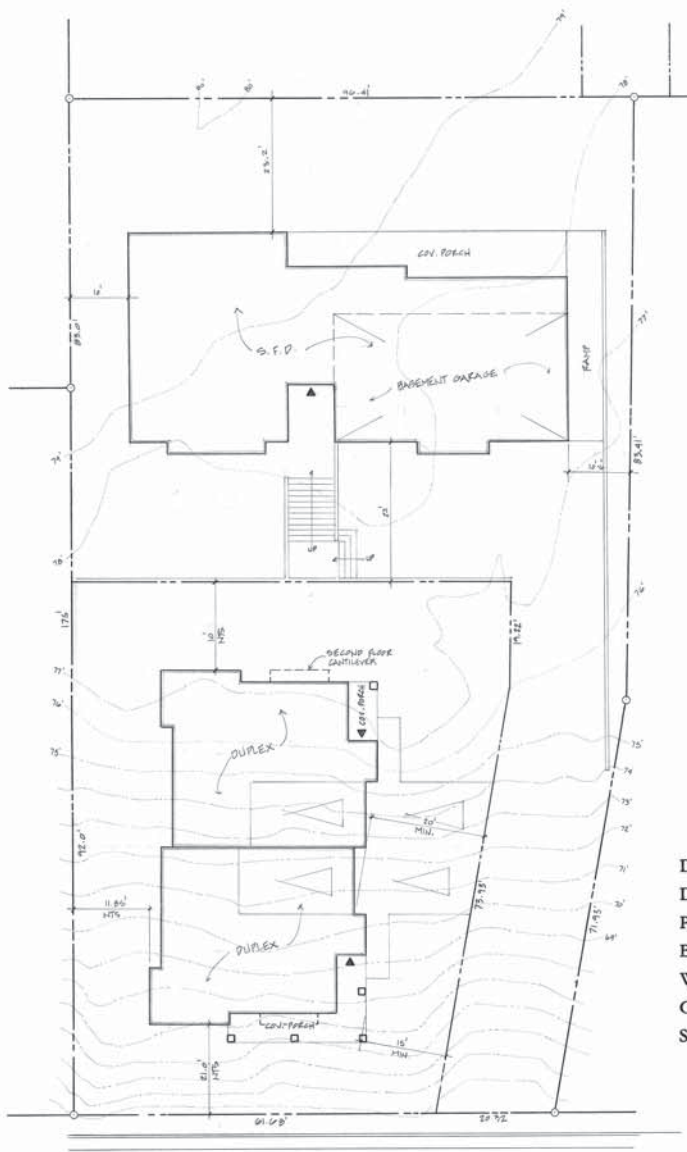
FINDINGS FOR DESIGN PERMIT

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff and the Planning Commission have reviewed the project. The subdivision, together with the provisions for its design and improvement, is consistent with the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan. The new single-family home and duplex comply with requirements of the zoning district
- B. **The application is consistent with the Subdivision Map Act and local Subdivision Ordinance.**
The subdivision was designed in accordance with the Subdivision Map Act and local ordinances enacted pursuant thereto. Per the Subdivision Map Act, the proposed map is consistent with the General Plan and Local Coastal Plan, is physically suited for the proposed type and density of development, will not likely cause substantial environmental damage, or substantially and avoidably injure fish, wildlife or their habitats, will not cause serious public health problems, and will not conflict with public easements for access through, or use of, property within the proposed subdivision.
- C. **This project is categorically exempt under Section 15315 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15315 of the CEQA Guidelines exempts minor land divisions in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning.
- D. **The application will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the design of the single-family home and duplex. The structures fit within the built environment of the neighborhood. The neighborhood is characterized by a mix of residential densities including single family homes, secondary structures, multi-family homes, and apartments.

ATTACHMENTS

- Attachment A: Plans
- Attachment B: Material Board
- Attachment C: Minor Subdivision
- Attachment D: Applicant explanation on lot dimension

- FIRE REQUIREMENTS FOR NEW CONSTRUCTION AND ADDITIONS**
- JURISDICTIONAL FIRE DEPARTMENT NAME: CAPITOLA CITY FIRE DEPARTMENT
 - These plans are in compliance with Ca. Building and Fire Codes (2013) as amended by the PV Authority having jurisdiction and local amendments.
 - Each A.P.N. shall have separate submittals for building and sprinkler plans.
 - All job copies of the building and fire plans and permits shall be on site during inspection.
 - OCCUPANCY CLASSIFICATION: R-2 FIRE RATING: _____
 - BUILDING CONSTRUCTION TYPE: 2.2 SPRINKLERED: X NOT SPRINKLERED: _____
 - If building is other than R-2, use the occupancy load of all areas where the use signs will be located.
 - When property is to be supplied by a public water system, a fire hydrant shall be located within 200 feet of any portion of the structure along the fire department main. Minimum flow for fire is to be 1000 GPM.
 - HYDRANT NUMBER IF APPLICABLE: _____ STATIC PRESSURE: _____
 - FIRE FLOW OF HYDRANT: _____ RESIDUAL PRESSURE: _____
 - These fire systems are to be permitted and Public fire hydrants to be permitted in accordance with the state of California Health and Safety Code.
 - A _____ gallon water tank to be installed. A tank of 2000 gal. is usually req. for a single family dwelling not serviced by a public water supply. If the building or addition is not req. to be sprinklered, 5000 gal. must be provided for fire control depending on jurisdiction.
 - Building shall _____ to be protected by an approved automatic fire sprinkler system. The system shall comply with the current adopted edition of NFPA (13) and chapter 35 of the Ca. Building Code and adopted standards of the authority having jurisdiction.
 - All additions to buildings equipped with an existing automatic fire sprinkler system shall be protected by an automatic fire sprinkler system complying with the adopted NFPA (13) and chapter 35 of the Ca. Building Code and adopted standards of the authority having jurisdiction.
 - When servicing more than 100 sprinklers, an approved control, proportioning, or remote station shall replace the station.
 - On remodels or additions, facilities already equipped with automatic fire sprinkler system shall show the existing sprinklers on a referenced ceiling plan.
 - The designer / installer shall submit three sets of plans and notes for the underground / overhead automatic fire sprinkler system to the authority having jurisdiction for approval and permit issuance. Separate permit for set included with your building permit.
 - An underground water service plan for fire protection shall be prepared and submitted to the authority having jurisdiction for issuance of a permit. Separate permit and fee set included with your building permit. A handout guide is available.
 - Address numbers shall be a minimum of 12" in height and on contrasting background and visible from the street. Address numbers and directional signs may be required at the entrance to the driveway and at all intersections. Numbers shall also be placed on the back.
 - The materials or new construction the installation of an approved quick alarm is required on all driveways. The sign shall be max. 12" spacing. The end spacing shall be close to end entrance.
 - A minimum 100 feet clearance of all flammable vegetation shall be maintained around all structures on the property lines. Single specimens of trees, ornamental shrubs or similar plants and all ground covers, provided they do not form a screen of rapidly accumulating fire from growth are exempt. Certain jurisdictions may require a 30 foot non-combustible clearance to structures. Check with jurisdiction having authority.
 - Access roads serving 2 or less buildings shall be a minimum of 12 feet wide, 12 feet to be minimum 12 feet in width.
 - All roads with grades of 15% or less shall be a minimum of 12 feet wide, 12 feet to be minimum 12 feet in width.
 - Road grades exceeding 15% shall have a minimum of 2" A.C. (equally) over 1/2" compacted basecourse.
 - Grades from 15% to the maximum 30% shall not be longer than 200 feet in length or any one continuous length.
 - All bridges, culverts, and crossings shall meet Cal Trans H-20-40 loading standards and have a minimum rated capacity of 25 tons. Rated capacities shall be certified by a registered civil engineer. All bridges shall have the rated capacity posted on both sides. Bridges shall be as wide as the road serviced and have guardrails that do not encroach the width.
 - Access and driveway exceeding 120 feet in length shall have adequate turning radius. See fire dept. turning radius handbook.
 - Access and driveway shall not exceed 120 feet from structures.
 - Access and driveway gates will require review, approval and inspection by the authority having jurisdiction's fire marshal.
 - The street or access road shall be named and addressed by the county office of Emergency services. Street signs shall be posted and maintained per the County Public Works Dept. Close and other city signs shall be used.
 - An official copy of any duly recorded private road maintenance agreement shall be provided.
 - 40 foot minimum access is required prior to any expansion and / or lot.
 - Each A.P.N. (s) shall have separate submittals for building and sprinkler system plans.
 - As a condition of submittal of these plans, the designer, and installer verify that these plans and details comply with the applicable codes, standards, rules and ordinances. In addition they agree that they are solely responsible for compliance with applicable codes, standards, rules and ordinances and further agree to correct any deficiencies noted by this review, subsequent review, and to hold harmless and without prejudice the reviewing agency.



SITE PLAN
1" = 10.0'

SEE CIVIL DRAWINGS SHEETS P-1, P-2, P-3 FOR ADDITIONAL INFO

TABLE OF CONTENTS:

- C-1 COVER SHEET & SITE PLAN
- P-1 SURVEY MAP
- P-2 TENTATIVE MAP
- P-3 LOT SECTIONS
- L-1 LANDSCAPE PLAN
- A-1 SFD LOWER FLOOR PLAN
- A-2 SFD UPPER FLOOR PLAN
- A-3 SFD EXTERIOR ELEVATIONS
- A-4 DUPLEX EXTERIOR ELEVATIONS
- A-5 DUPLEX LOWER FLOOR PLAN
- A-6 DUPLEX UPPER FLOOR PLAN
- A-7 DUPLEX EXTERIOR ELEVATIONS

PROJECT SCOPE:
DEMOLISH EXISTING ONE-STORY SINGLE FAMILY DWELLING AND DETACHED GARAGE. DIVIDE PARCEL INTO TWO PARCELS. CONSTRUCT 3 BEDROOM ONE-STORY SINGLE FAMILY DWELLING WITH BASEMENT ON NORTHERNMOST LOT. CONSTRUCT 3 BEDROOM TWO-STORY DUPLEX ON SOUTHERNMOST LOT.

- 2013 CALIF. BUILDING CODE
- 2013 CALIF. RESIDENTIAL CODE
- 2013 CALIF. GREEN BUILDING CODE
- 2013 CALIF. PLUMBING CODE
- 2013 CALIF. ELECTRICAL CODE
- 2013 CALIF. FIRE CODE
- 2013 CALIF. MECHANICAL CODE
- 2008 CALIF. ENERGY CODE

REVISIONS	BY

THE FINAL DRAFT

THE FINAL DRAFT
P.O. BOX 2175
SANTA CRUZ, CA 95065
831-475-5038

DEMO (S) SFD & BUILD (N) SFD & DUPLEX
KRAEMER RESIDENCE
STREET
SANTA CRUZ, CA 95010

DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 2-4-15
SCALE: 1" = 10.0'
JOB NO: 2014-
SHEET: [Number]



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

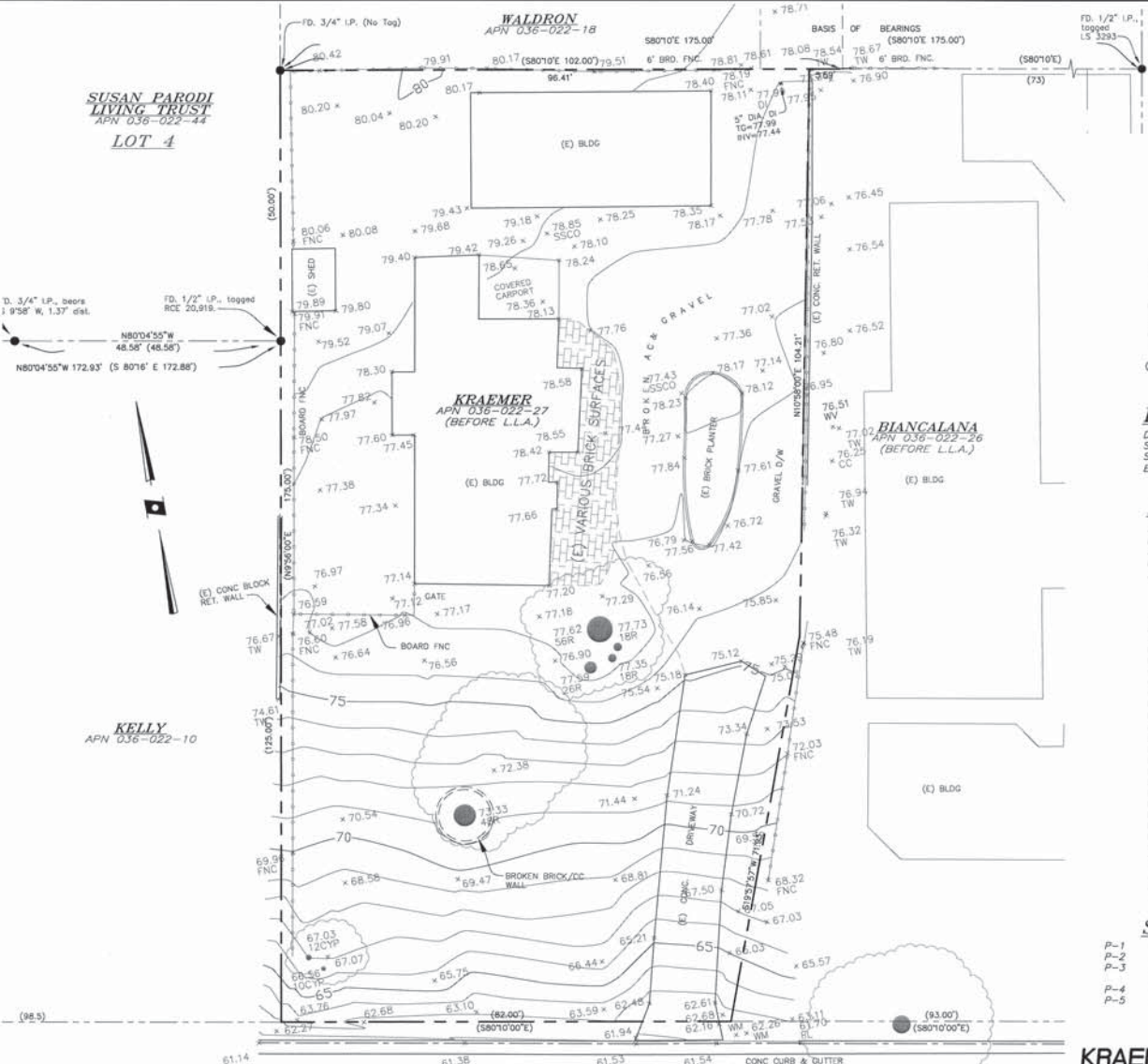
- 1) PREPARED AT THE REQUEST OF DAVID KRAEMER
OWNER: DAVID KRAEMER
502 PINE STREET
CAPITOLA, CA 95010
- 2) APN: 036-022-27 (BEFORE LOT LINE ADJUSTMENT WITH APN 036-022-28)
- 3) TENTATIVE MAP IS BASED UPON A SURVEY BY ROBERT L. DEWITT & ASSOCIATES, INC., CIVIL ENGINEERS AND LAND SURVEYORS, DATED MAY 2012.
- 4) WATER SERVICE:
NEW LOTS SHALL BE PROVIDED WITH A METERED WATER CONNECTION TO THE SQUEEL CREEK WATER DISTRICT WATER MAIN LOCATED IN PINE ST.
- 5) SEWAGE DISPOSAL:
NEW LOTS SHALL BE PROVIDED WITH A SEWER LATERAL CONNECTION TO THE EXISTING SEWER MAIN IN PINE ST.
- 6) OTHER UTILITIES:
LOTS TO BE CONNECTED TO EXISTING FACILITIES FOR POWER, TELEPHONE, AND CABLE TV SERVICE.
- 7) AREAS SUBJECT TO INUNDATION - NONE.
- 8) EXISTING USE IS SINGLE FAMILY RESIDENTIAL.
- 9) PROPOSED USE IS SINGLE FAMILY RESIDENCE AND MULTI-RESIDENTIAL DUPLEX.
- 10) ZONING IS RM-M.
- 11) GENERAL PLAN DESIGNATION IS RESIDENTIAL, MEDIUM DENSITY.

NOTES

1. UNDERGROUND UTILITY LOCATIONS COMPILED FROM FIELD TIES TO SURFACE FEATURES AND VARIOUS UTILITY MAPS.
2. CONTRACTOR TO VERIFY UTILITIES PRIOR TO CONSTRUCTION.
3. TREES ARE MEASURED IN INCHES AT CHEST HEIGHT.
4. CONTOUR INTERVAL IS ONE FOOT.

Construction contractor agrees that in accordance with generally accepted construction practices, the contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours, and contractor further agrees to defend, indemnify, and hold design professional harmless from any and all liability, real or alleged, in connection with performance of work on this project, excepting liability arising from the sole negligence of the design professional.

UNAUTHORIZED CHANGES AND USES:
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



LINETYPES USED

- BOUNDARY LINE
- ADJOINER LINE
- PROPOSED BOUNDARY
- CONTOUR INDEX
- CONTOUR MINOR
- FLOWLINE
- FENCE OR HEADER
- TREE/VEGETATION DRIPLINE

SYMBOLS USED

- WATER VALVE
- SSMH
- SSCO
- TREE
- FOUND SPIKE, MONUMENT, PINS OR I.P., AS NOTED
- RECORD DATA

ELEVATION DATUM
DATUM IS COUNTY OF SANTA CRUZ BENCHMARK 63A, A STANDARD BRASS CAP SET IN TOP OF CONCRETE CURB, AT SE CORNER OF BAY AVE. AND CAPITOLA AVE. INTERSECTION. ELEVATION: 49.78, NGVD29 (ADJUSTED).

BASIS OF BEARINGS
S80°10'E BETWEEN IRON PIPES FOUND ON THE NORTHERLY BOUNDARY OF APN'S 008-051-26 AND 008-051-27 AS SHOWN ON THIS MAP AND AS SAID BEARING IS SHOWN ON DEEDS RECORDED IN DOCS. 2006-0032951 AND 2006-0032953 (BIANCALANA FAMILY TRUST).

LEGEND

- AC ASPHALTIC CONCRETE
- BLDG BUILDING
- BRD BOARD
- CC CONCRETE CURB
- CONC CONCRETE
- CYP CYPRUS TREE
- DI DROP INLET
- D/W DRIVEWAY
- EXIST (E) EXISTING
- EP EDGE OF PAVING
- FD IP FOUND IRON PIPE
- FNC FENCE
- FL FLOW LINE
- FS FINISHED SURFACE
- INV INVERT ELEVATION
- PP PAVING NAIL
- PN PAVING NAIL & SHINER
- PNR REDWOOD TREE
- R SPLICE BOX
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TW TOP OF WALL
- WM WATER METER
- WV WATER VALVE

SHEET INDEX

- P-1 EXIST. SITE PLAN
- P-2 TENTATIVE MAP SHEET
- P-3 PRELIMINARY GRADING PLAN, DRIVEWAY PROFILE AND SECTIONS
- P-4 PRELIMINARY DRAINAGE PLAN
- P-5 PRELIMINARY EROSION CONTROL PLAN

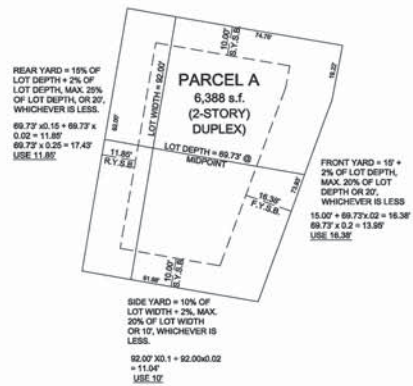
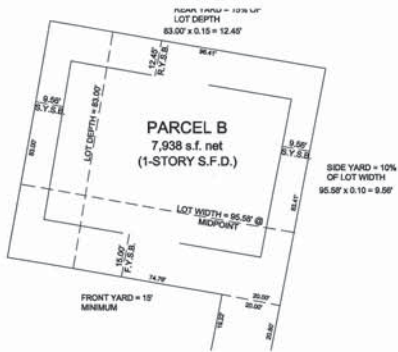
Pine Street
(40' R/W)
EXISTING SITE PLAN
SCALE: 1" = 10'



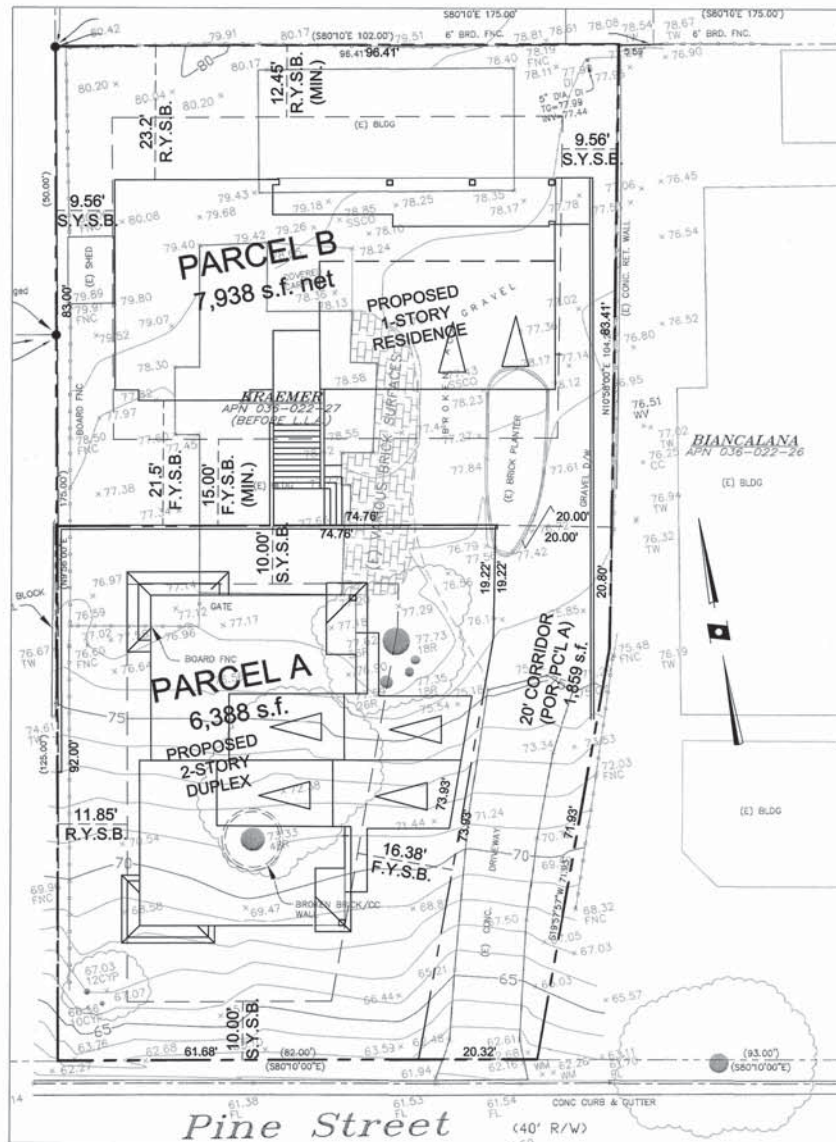
KRAEMER DEVELOPMENT
THE LANDS OF
KENNEDY-KRAEMER TRUST
FOR A
2 LOT MINOR LAND DIVISION
LOCATED AT
502 PINE STREET
Capitola, California
APN 036-022-27
(BEFORE L.L.A.)

1607 Ocean Street, Suite 11
Santa Cruz, California 95060
(831) 425-8024 FAX
Robert L. DeWitt & Associates, Inc.
Civil Engineers & Land Surveyors

DESIGN	RLD
DRAWN	DPH
DATE	OCT. 2014
NO.	#14099 TENT. SITE MAP.dwg
REVISED:	
PROJECT	#14099
SHEET	P-1
OF	5



CALCULATION OF REQUIRED SETBACKS PER 17.18.120, 130, and 140 OF THE CAPITOLA MUNICIPAL CODE



TENTATIVE MAP
SCALE: 1" = 10'

Robert L. DeWitt R.C.E. 20919



DATE

TENTATIVE MAP NOTES:

1. SITE PLAN BY:
THE FINAL DRAFT
CHUCK BURKET
P.O. BOX 2175
SANTA CRUZ, CA 95063

831-475-5038
2. FINAL SITE CIVIL ENGINEERING PLANS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION FOLLOWING APPROVAL OF THE MINOR LAND DIVISION BY THE CITY OF CAPITOLA.
3. PROPERTY WAS ACQUIRED BY THE KENNEDY-KRAEMER REVOCABLE TRUST, BY GRANT DEED RECORDED SEPTEMBER 12, 2014, AS DOCUMENT NO. 2014-00300337, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CRUZ.
4. A CERTIFICATE OF APPROVAL FOR THE LOT LINE ADJUSTMENT WAS RECORDED AS CERTIFICATE NO. 14-091 ON SEPTEMBER 5, 2014, DOCUMENT NO. 2014-0029486, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CRUZ.

LOT AREA SUMMARY:

GROSS LOT AREA:	16,185 S.F.
PROPOSED PARCEL A:	6,388 S.F.
PROPOSED PARCEL B:	
NET LOT AREA	7,938 S.F.
20' CORRIDOR	1,859 S.F.
	9,797 S.F.

KRAEMER DEVELOPMENT

THE LANDS OF
KENNEDY-KRAEMER TRUST
FOR A
2 LOT MINOR LAND DIVISION
LOCATED AT
502 PINE STREET
Capitola, California

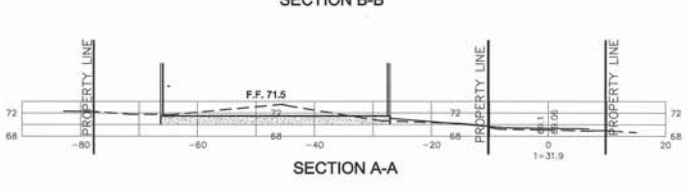
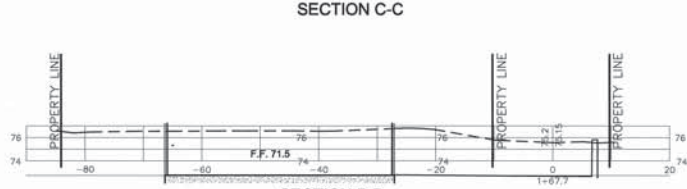
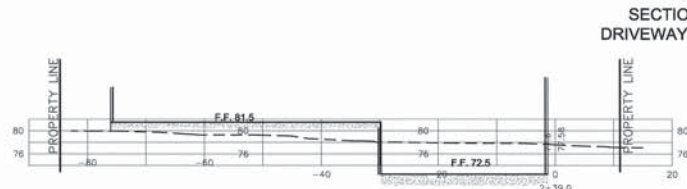
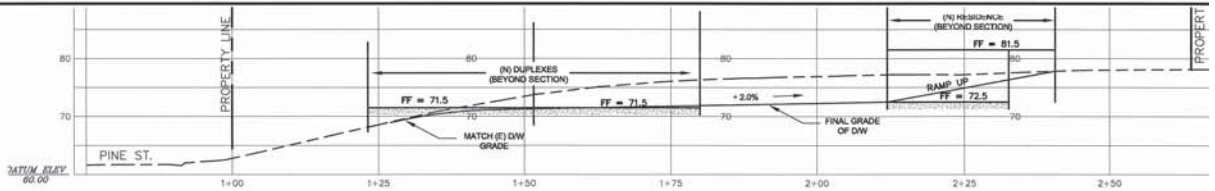
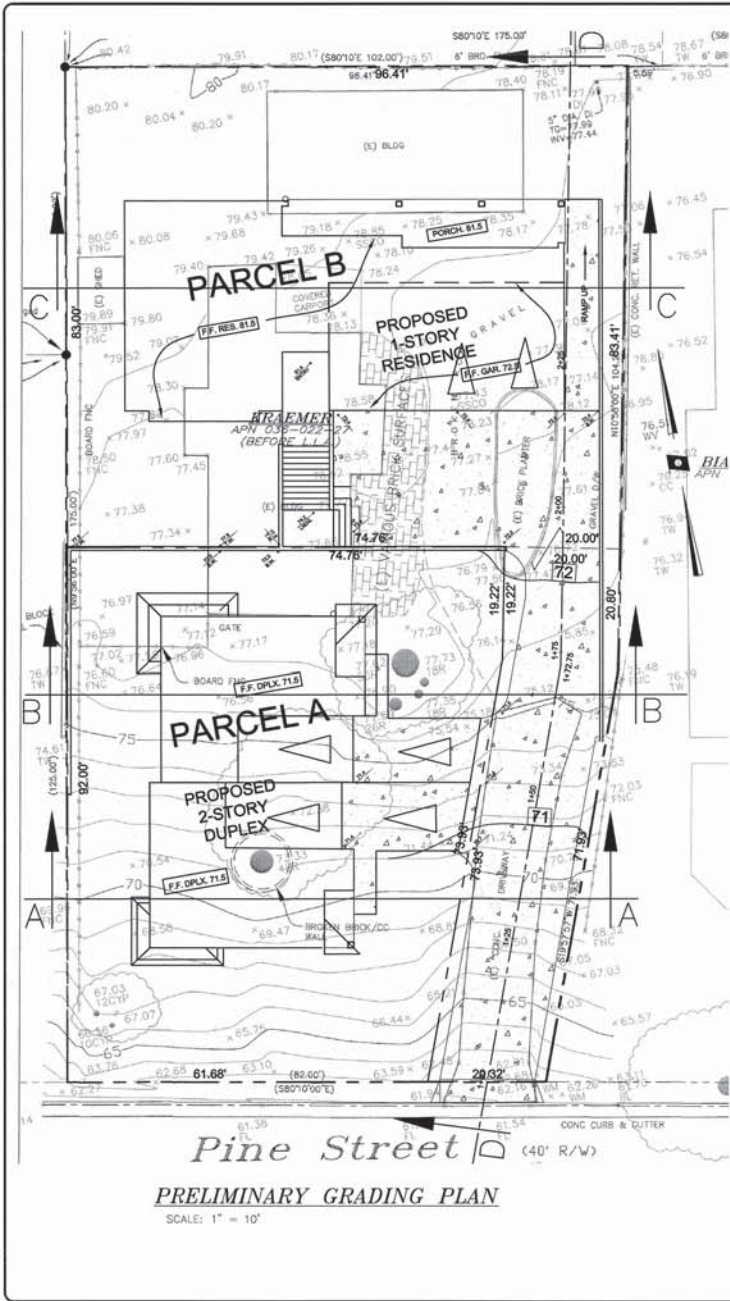
APN 036-022-27
(BEFORE L.L.A.)

1001 Ocean Street, Suite 1
Santa Cruz, California 95060
(831) 425-0254 FAX

Robert L. DeWitt
& Associates, Inc.

DESIGN:	
DRAWN:	
DATE:	08
DWG. #:	4140
REVISED:	
PROJECT:	P
SHEET:	3
OF:	3

Item #: 5.A. 502 Pine Street Plans..pdf



PRELIM. SITE CROSS SECTIONS
SCALE: 1" = 10'

PRELIMINARY EARTHWORK CALCULATION

CONTOUR	AREA	CUT INCR.	CUM. CUT	FILL INCR.	CUM. FILL
80	0	0	0	0	0
79	0	0	0	0	0
78	437	8	8	0	0
77	3070	137	145	0	0
76	4343	173	318	0	0
75	4976	207	525	0	0
74	5413	237	762	0	0
73	5749	263	1025	0	0
72	4124	76	1101	10	10
71	301	2	1103	15	25
70	0	0	1103	82	32
69	0	0	1103	0	33
68	0	0	1103	0	33

PRELIM. GRADING CALC.
PRELIM. CUT = 1,045 C.Y.
PRELIM. FILL = 33 C.Y.
CALCULATION METHOD: CONTOUR-LIFT

KRAEMER DEVELOPMENT
THE LANDS OF
KENNEDY-KRAEMER TRUST
FOR A
2 LOT MINOR LAND DIVISION
LOCATED AT
502 PINE STREET
Capitola, California
APN 036-022-27
(BEFORE L.L.A.)



Robert L. DeWitt R.C.E. 20919

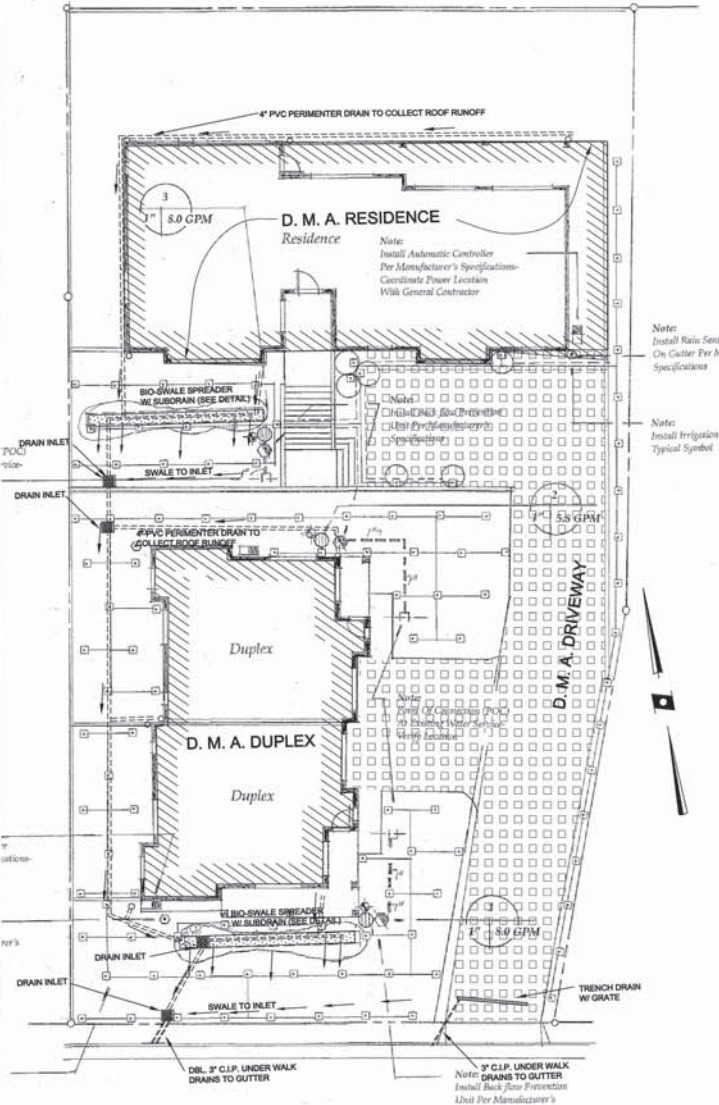
DATE

1800 North Street, Suite 1
Santa Cruz, California 95060
(831) 425-8037 TOLL FREE
(831) 425-8251 FAX

Robert L. DeWitt & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

DESIGN: RLD
DRAWN: SPH
DATE: OCT. 2014
DWG: R14099 (REV. 1)
REVISED:

PROJECT: R14099
SHEET: P-3
OF: 5



PRELIMINARY DRAINAGE PLAN

SCALE: 1" = 10'

DRAINAGE NOTES:

1. PRELIMINARY LAYOUT OF DRAINAGE SYSTEM SHOWN.
2. FINAL DESIGN OF DRAINAGE SYSTEM TO CONFORM TO THE REQUIREMENTS OF THE CITY OF CAPITOLA REQUIREMENTS FOR ON-SITE MITIGATION OF DRAINAGE IMPACTS FROM NEW IMPERVIOUS AREAS.
3. THE GEOTECHNICAL ENGINEER STATES THAT PERCOLATION ON THIS SITE IS VERY LOW. RETENTION/PERCOLATION IS NOT RECOMMENDED FOR DISPERSAL OF RUNOFF.
4. ROOF RUNOFF TO BE COLLECTED IN A PERIMETER DRAIN AND DISCHARGED TO A BIOSWALE / SPREADER AS SHOWN. OVERFLOWS FROM THE SPREADER WILL SHEET FLOW DOWNSLOPE TO A COLLECTOR SWALE AND DIRECTED TO A DRAIN INLET.
5. COMMON DRIVEWAY AND GARAGE APRON TO BE CONSTRUCTED WITH PERMIABLE PAVERS ON GRAVEL SUBGRADE.
6. OVERFLOWS FROM DRAIN SYSTEM TO BE DISCHARGED TO THE GUTTER ALONG THE NORTH SIDE OF PINE STREET.
7. SURFACE DRAINAGE FROM DRIVEWAY TO BE INTERCEPTED WITH A TRENCH DRAIN, WITH OUTLET TO THE GUTTER ALONG THE NORTH SIDE OF PINE STREET.

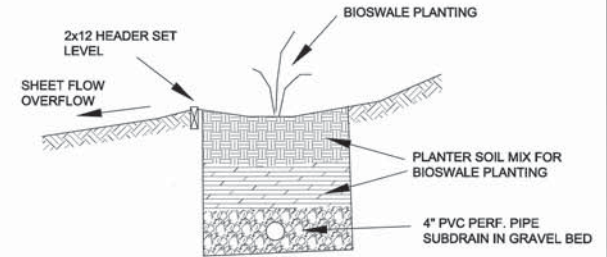
DRAINAGE MANAGEMENT AREAS:

THE PROJECT SITE HAS BEEN DIVIDED UP INTO THREE DRAINAGE MANAGEMENT AREAS (D.M.A.), AS FOLLOWS:

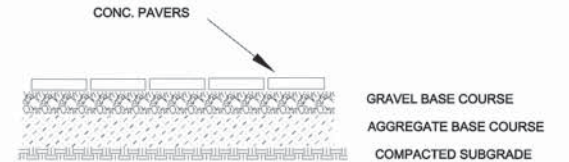
D.M.A. RESIDENCE:
CONSISTS OF THE ROOF AREA OF THE PROPOSED RESIDENCE. THE RUNOFF FROM THE ROOF TO BE COLLECTED FROM THE DOWNSPOUTS INTO A PERIMETER DRAIN AND DISCHARGED IN TO THE BIOSWALE / SPREADER DOWN SLOPE FROM THE RESIDENCE.

D.M.A. DUPLEX:
CONSISTS OF THE ROOF AREA OF THE PROPOSED DUPLEX. THE RUNOFF FROM THE ROOF TO BE COLLECTED FROM THE DOWNSPOUTS INTO A PERIMETER DRAIN AND DISCHARGED IN TO THE BIOSWALE / SPREADER DOWN SLOPE FROM THE DUPLEX.

D.M.A. DRIVEWAY:
CONSISTS OF THE SURFACE AREA OF THE PROPOSED DRIVEWAY. THE RUNOFF FROM THE DRIVEWAY IS TO BE DISCHARGED INTO A GRAVEL BED LAYER UNDER THE PAVERS. ANY SURFACE RUNOFF IS INTERCEPTED IN THE TRENCH DRAIN AT THE FOOT OF THE DRIVEWAY.



BIOSWALE / SPREADER DETAIL
(NO SCALE)



PERMEABLE DRIVEWAY DETAIL
(NO SCALE)



Robert L. DeWitt R.C.E. 20919

DATE

KRAEMER DEVELOPMENT

THE LANDS OF
KENNEDY-KRAEMER TRUST
FOR A
2 LOT MINOR LAND DIVISION

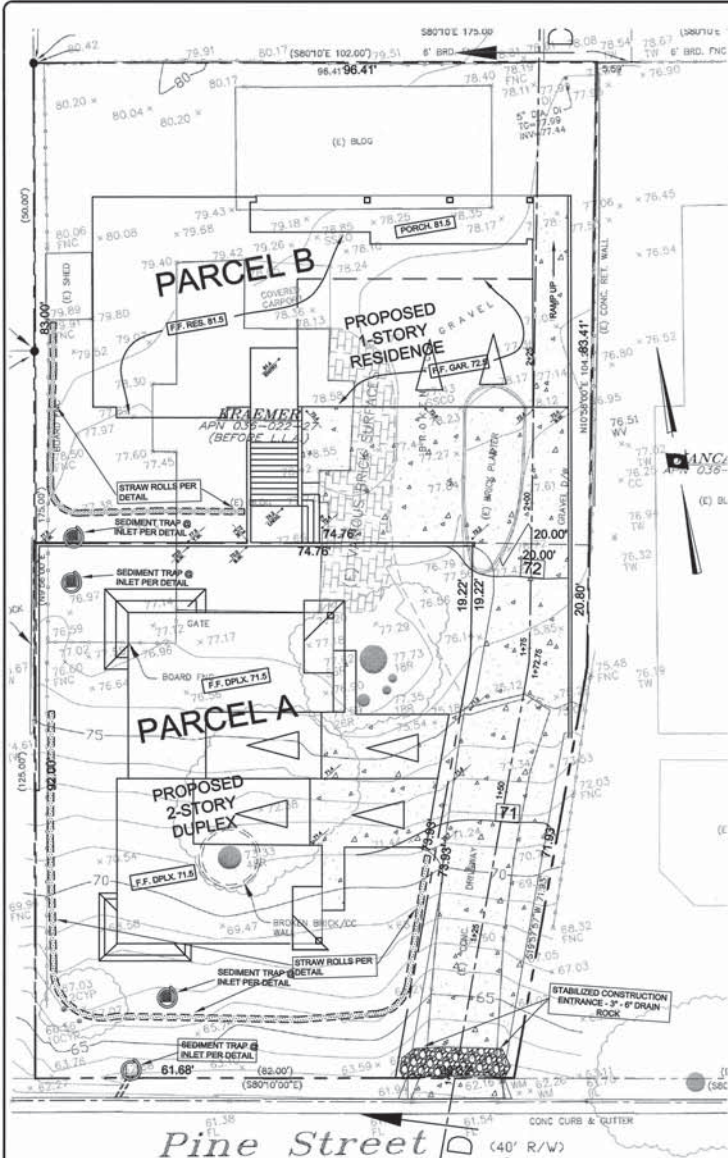
LOCATED AT
502 PINE STREET
Capitola, California

APN 036-022-27
(BEFORE L.L.A.)

1007 Ocean Street, Suite 1
Santa Cruz, California 95060
(831) 425-8025
(831) 425-8024 FAX

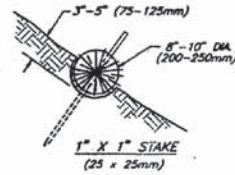
Item #: 5.A. 502 Pine Street Plans..pdf

DESIGN	Robert L. DeWitt & Associates, Inc.
DRAWN	
DATE	02
DATE	2019
DATE	2019
REVISION	
PROJECT	
SHEET	P
OF	1



PRELIMINARY EROSION CONTROL PLAN

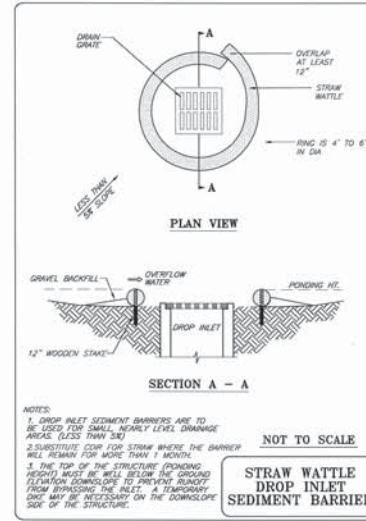
SCALE: 1" = 10'



NOT TO SCALE

STRAW ROLLS

NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, dug ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.



NOT TO SCALE

STRAW WATTLE DROP INLET SEDIMENT BARRIER

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL, DRAINAGE AREAS (LESS THAN 2%).
2. SUBSTITUTE COIR FOR STRAW WHERE THE BARRIER WILL REMAIN FOR MORE THAN 1 MONTH.
3. THE TOP OF THE STRUCTURE (POUNDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIRT MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

EROSION CONTROL DETAILS

(NO SCALE)

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL INSTALL EROSION CONTROL IMPROVEMENTS PRIOR TO THE COMMENCEMENT OF THE WINTER RAINY SEASON, OR BY OCT. 15.
2. EROSION CONTROL MEASURES TO BE MAINTAINED DURING THE WINTER SEASON.
3. INSTALL STRAW ROLLS OR EQUIVALENT DOWNSLOPE FROM DISTURBED AREAS.
4. INSTALL SEDIMENT BARRIER AROUND DROP INLET AS SHOWN.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
6. EROSION CONTROL MEASURES MAY BE REMOVED AFTER ESTABLISHMENT OF THE FINAL LANDSCAPING.



Robert L. DeWitt R.C.E. 20919

DATE

KRAEMER DEVELOPMENT

THE LANDS OF
KENNEDY-KRAEMER TRUST
FOR A
2 LOT MINOR LAND DIVISION
LOCATED AT
502 PINE STREET
Capitola, California

APN 036-022-27
(BEFORE L.L.A.)

PROJECT:	#14099
SHEET:	P-5
DATE:	OCT. 2014
DESIGNER:	Robert L. DeWitt & Associates, Inc.
PROFESSIONAL ENGINEER:	Robert L. DeWitt, No. 20919
PROJECT:	#14099
DATE:	OCT. 2014
DESIGNER:	Robert L. DeWitt & Associates, Inc.
PROFESSIONAL ENGINEER:	Robert L. DeWitt, No. 20919



1" = 10' - 0"



THOMAS SCHREER ASSOCIATES
Landscape Architecture
735 Bay 48, Aptos, CA 95021
Tel (831) 688-3123
Fax (831) 688-3125

sheet title

Irrigation Plan

Kraemer Residence
502 Pine Street
Carmelita, CA

project

revisions

date 2-4-14

drawn TS

sheet no

L-1

of 5

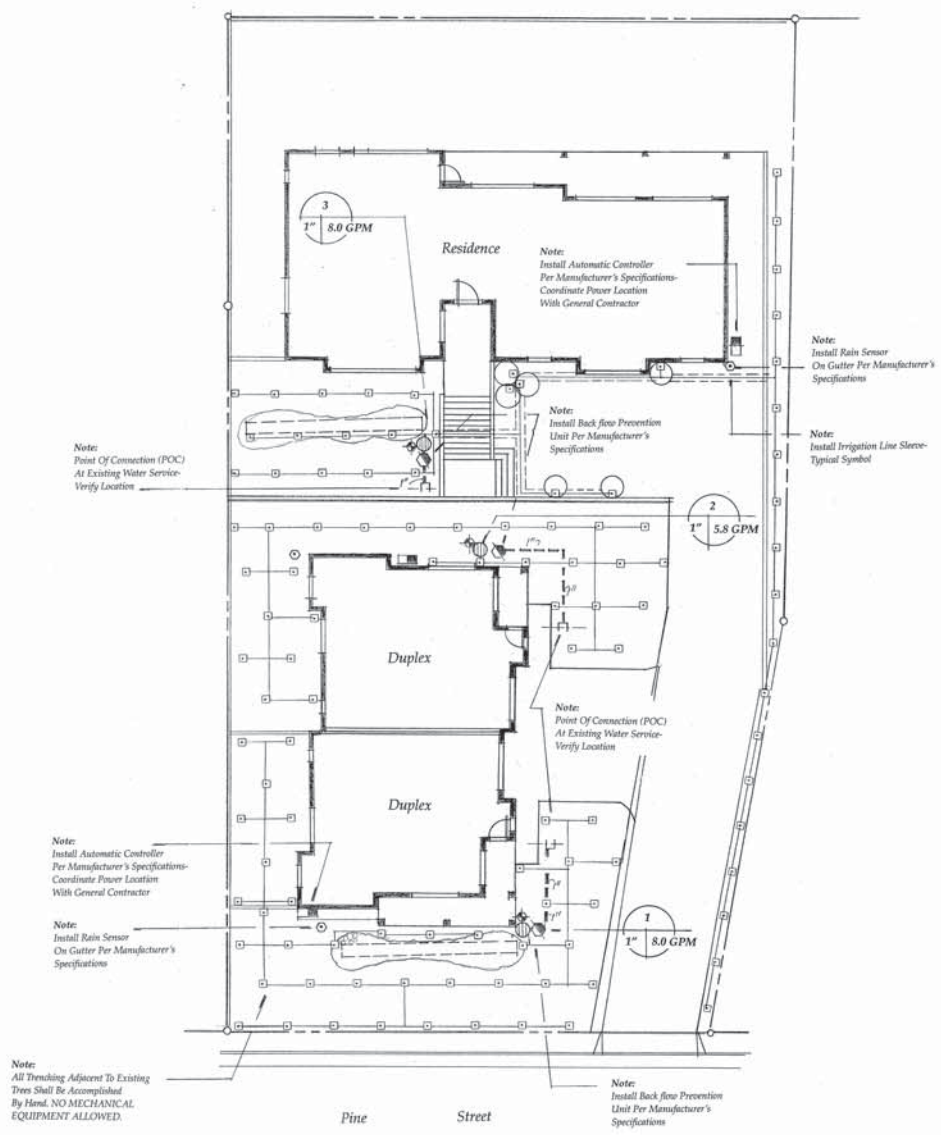
Item #: 5.A. 502 Pine Street Plans..pdf

Irrigation Legend:

SYMBOL	HEADTYPE	ARC	RAI	PSI	GPM	Presip.Rate	MANUF.	MODEL No.
	Drip Emitter				2 GPH		Rainbird Xeri-Bug2 (PH)	
							Install Rainbird XQ Tubing; Rainbird TS-025 Tubing Stub; Emitter Box: Rainbird SEB 7XR; Six Outlet Manifold; Rainbird EMT-6Xeri; Pressure Regulator- Rainbird PRS-050-30 Refer To Rainbird Installation Details For Installation Of Components	
	Drip Zone Valve Kit						Rainbird CZX-100-PRB-LC 1" Light Commercial	Size Per Plan
	Quick Coupling Valve						Rainbird Model 33DRC	Size Per Plan
	Point Of Connection (POC)						Verify Location In Field Prior To Commencement Of Work	
	Gate Valve						Nibco Or Equal	Line Size
	Backflow Prevention Unit						Edco Model 825Y	6 Station Wall Mount-Prefer By Others
	Automatic Controller						Hautelec I-Core	Install Per Manufacturer's Specs
	Rain Sensor W/Shut Off						Hautelec Wireless Rain Click	Install On Gutter Per Manuf. Specs
	Mainline				PVC Sch. 40		Size Per Plan	Bury 18" Min. Below Grade
	Lateral Line				PVC Sch. 40		Size Per Plan	Bury 12" Min. Below Grade
	Irrigation Line Sleeve				PVC Sch. 40		Size To Accommodate Irrigation Lines	Bury 24" Min. Below Grade

Irrigation Notes:

- System is designed for 60 PSI static pressure at meter. Maximum flow is 8.0 GPM. Contractor shall run pressure tests at each point of connection before commencing work. Any discrepancies between actual pressure and design pressure shall be reported to the landscape architect and owner prior to further work being done.
- All applicable governmental plumbing and health code regulations shall have precedence over these plans and specifications.
- Location of valves, back flow prevention units, mainline, lateral line and automatic controllers are shown schematically due to scale of the plans. Install in planter areas where ever possible or in the most appropriate location. Install mainline and lateral line in the same trench (with a 6" min. separation vertically) wherever possible.
- Contractor shall verify all points of connection (POC) in the field prior to commencement of work. If discrepancies exist between existing conditions and those indicated on the plans, contractor shall contact the landscape architect and owner immediately before continuing work. Likewise, contractor shall verify configuration and dimensions of areas to be irrigated before commencement of work.
- All irrigation lines in and around existing trees shall be HAND TRENCHED and care shall be taken not to damage existing trees.
- All irrigation lines under paving shall be placed in sch. 40 PVC sleeves, size to accommodate irrigation lines adequately, for the full width of the paving.
- All changes in direction of irrigation pipe shall be accomplished with the use of proper fittings. NO PIPE SHALL BE BENT.
- In no case shall the spacing of heads exceed the recommended spacing of the manufacturer.
- Minimum depth of PVC lateral lines shall be 12" (twelve inches) below grade. Minimum depth of PVC main line shall be 18" (eighteen inches) below grade.
- Prior to any planting operations, a coverage test shall be performed by the contractor in the presence of the landscape architect and owner. Contractor shall furnish all materials and provide all labor necessary to correct inadequate coverage.
- Contractor shall be responsible for the procurement of all necessary permits and shall provide owner with an 'As Built' plan (reproducible) of the installed irrigation system upon completion of the project.





701 Box 66, Ayton, CA 95
 Tel: (925) 688-0213
 Fax: (925) 688-0216

sheet title

Planting Plan

Kraemer Residence
 502 Pine Street
 Capitola, CA

project

revisions

date 2.4.14

drawn TP

sheet no

L-2

of 5



1" = 10' - 0"

Plant Schedule:

Symbol	Botanical Name	Common Name	Size
Trees:			
A	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
B	<i>Lagerstroemia h. 'Tussock'</i>	Crape Myrtle	24" Box Multi
C	<i>Lophostemon confertus</i>	Briarline Box	24" Box

Shrubs & Vines:			
1	<i>Agave 'Blue Glow'</i>	Agave	5 g.c.
2	<i>Jacquinia patens</i>	California Gray Rush	1 g.c.
3	<i>Arctostaphylos 'Dora's Pink'</i>	Madroño	5 g.c.
4	<i>Loropetalum c. 'Razzellberry'</i>	Loropetalum	5 g.c.
5	<i>Hydrangea macrophylla</i>	Hydrangea	5 g.c.
6	<i>Salvia m. 'Hot Lips'</i>	Sage	5 g.c.
7	<i>Salvia leucantha</i>	Mexican Sage	5 g.c.
8	<i>Leucostemum axillare</i>	Tree Madroño	5 g.c.
9	<i>Miscanthus s. 'Gracillimus'</i>	Silver Grass	5 g.c.
10	<i>Prunus c. 'Bright 'n Tight'</i>	Carolina Cherry	5 g.c.

●	<i>Clytostoma callistegoides</i>	Violet Trumpet Vine	5 g.c.
▲	<i>Parthenocissus tricuspidata</i>	Boston Ivy	1 g.c.

Groundcovers:			
	<i>Cistus satureiifolius</i>	<i>Muhlenbergia capillaris</i>	
	Sageleaf Rockrose	Pink Muhly	
	Plant 1 g.c. @ 48" o.c.	Plant 1 g.c. @ 48" o.c.	
	<i>Hemerocallis hybrids</i>	<i>Nepeta fassencii</i>	
	Day Lily	Catmint	
	Plant 1 g.c. @ 24" o.c.	Plant 1 g.c. @ 36" o.c.	
	<i>Liriope m. 'Silvery Surprises'</i>	<i>Carex elata 'Aurea'</i>	
	Lily Turf	Sedge	
	Plant 1 g.c. @ 24" o.c.	Plant 1 g.c. @ 24" o.c.	

Canopy Calculations:

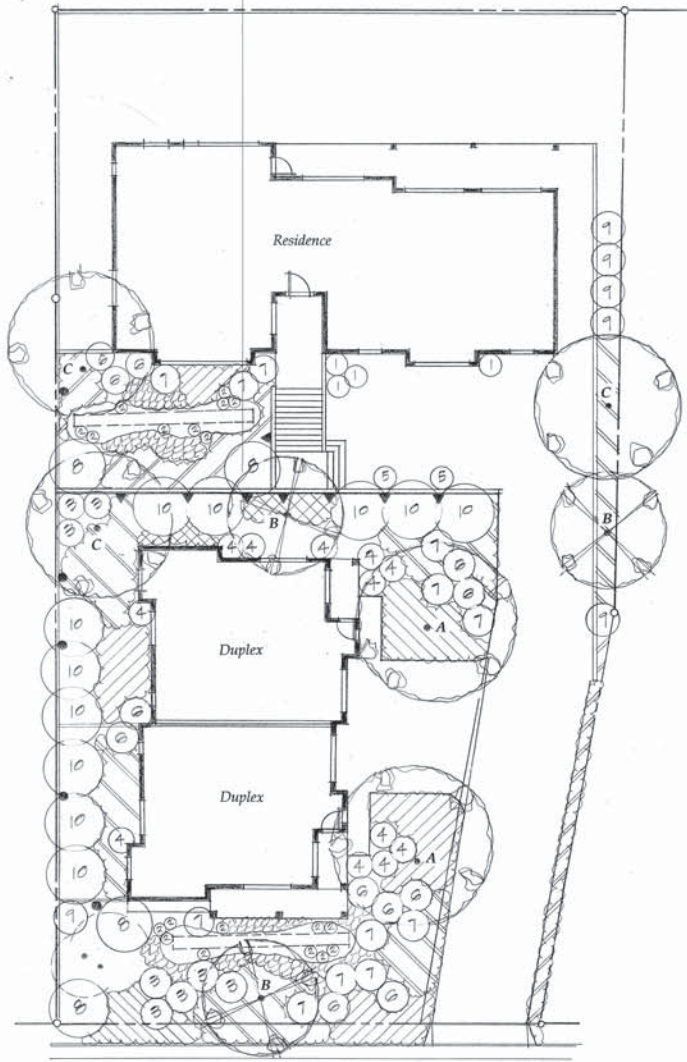
Tree	Canopy Dia.	Canopy Area
<i>Pistacia chinensis</i>	28"	A = 3.14 x 196 = 615.4 s.f.
<i>Lagerstroemia 'Tussock'</i>	20"	A = 3.14 x 100 = 314.0 s.f.
<i>Lophostemon confertus</i>	25"	A = 3.14 x 156.2 = 490.6 s.f.

Residence Lot:
 Required Canopy @ 15%: Lot s.f. = 7,938 x .15 = 1,190.7 s.f.
 (1) *Lagerstroemia* 314.0 s.f.
 (2) *Lophostemon* 981.2 s.f.
 Total Designed Canopy 1,295.2 s.f.

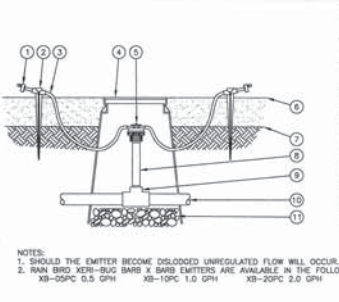
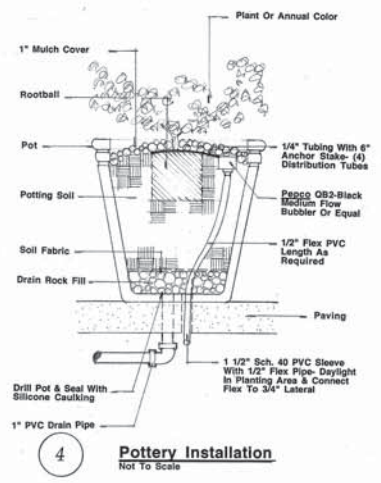
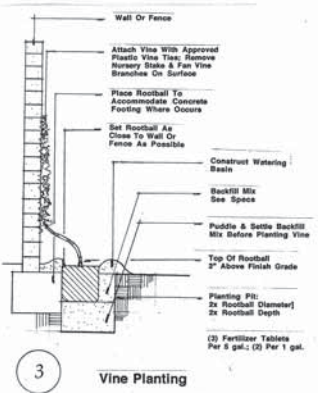
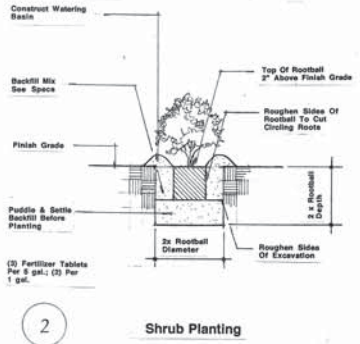
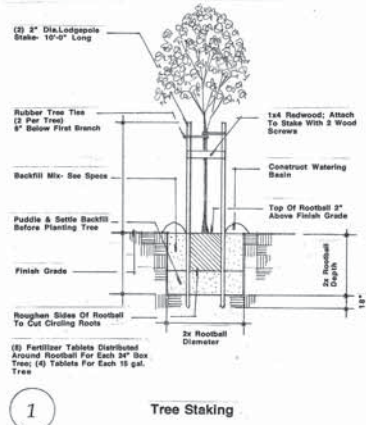
Duplex Lots:
 Required Canopy @ 15%: Lot s.f. = 6,388 x .15 = 958.2 s.f.
 (1) *Pistacia* 1,230.8 s.f.
 (2) *Lagerstroemia* 628.0 s.f.
 (1) *Lophostemon* 990.6 s.f.
 Total Designed Canopy 2,357.4 s.f.

Planting Notes:

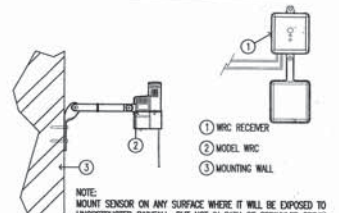
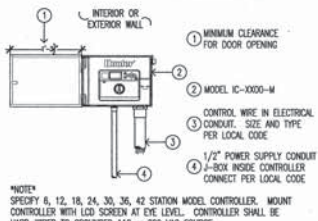
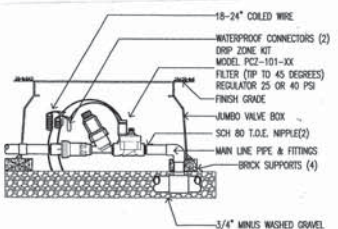
- Circles shown indicate approximate mature size of plant material.
- Contractor shall be responsible for adequate erosion control measures during construction.
- Care shall be taken to avoid construction activity and/or staging under the drip line of existing trees in order to prevent soil compaction, root or tree damage. All work to be done under the drip line of trees shall be done by hand.
- No plant shall be planted in a drainage saddle regardless of position on plan.
- FINISH GRADING: Till all planter areas to an 8 inch depth. Break up or remove all compacted lumps of soil, rocks larger than 1 inch in diameter, and all deleterious material from planter areas. Finish grade all areas to a smooth, even surface free of abrupt changes in grade. Make minor grading changes as required to insure positive drainage (1% minimum).
- No plant shall be installed until a fully automatic drip irrigation system, covering all planter areas, is installed, tested and is fully operational.
- PLANTING OF SHRUBS: Unless otherwise noted, All Trees shall be planted per detail: A
 All shrubs shall be planted per detail: B
 All vines shall be planted per detail: C
 All planter pits shall receive the following back fill mix:
 1. 60% soil of the site
 2. 20% nitrogen stabilized redwood shavings
 3. 20% Nitrolimmax or Eco-pococ or equal
 Acid loving plants shall receive peat moss
 4. Fertilizer tablets (Agriplan 21 gram: 20-10-5) or equal, applied per manufacturer's recommendations.
- Contractor shall guarantee all trees to live and grow in an acceptable condition for a period of 1 (one) year from the date of final acceptance. Similarly, all shrubs, vines, and ground covers shall be guaranteed for a period of 90 (ninety) days from the date of final acceptance.
- Upon completion of planting operations, contractor shall apply an approved pre-emergent herbicide (Rimstar or equal) as weed control per manufacturer's specifications. In addition, a 3 inch layer of approved mulch shall be installed over the finish grade of all planter areas.
- MAINTENANCE PERIOD: Contractor shall maintain the site for a period of 90 calendar days after acceptance by owner. Maintenance shall include weekly mowing of turf areas; weeding of all turf and ground cover areas including slopes; removal of all trash and debris from planter areas and hardscape areas; pruning and trimming of all plant materials required; replacement of all dead or dying plant material & 2 applications of fertilizer.



Pine Street



- ① SINGLE-OUTLET BARR INLET X BARR OUTLET EMITTER RAIN BIRD XER-BUG EMITTER (1 OF 2 SHOWN, 6 POSSIBLE)
- ② UNIVERSAL 1/4\"/>



A XERI-BUG FROM 6 OUTLET MANIFOLD WITH 1/4" TUBING AND STAKE

B DRIP CONTROL ZONE
SCALE: 1.5" = 1'-0" **Irrigator** IRRIGATION DETAIL

C I-CORE METAL CONTROLLER
SCALE: 1" = 1'-0" **Irrigator** IRRIGATION DETAIL

D WIRELESS RAIN-CLICK
SCALE: 3" = 1'-0" **Irrigator** IRRIGATION DETAIL

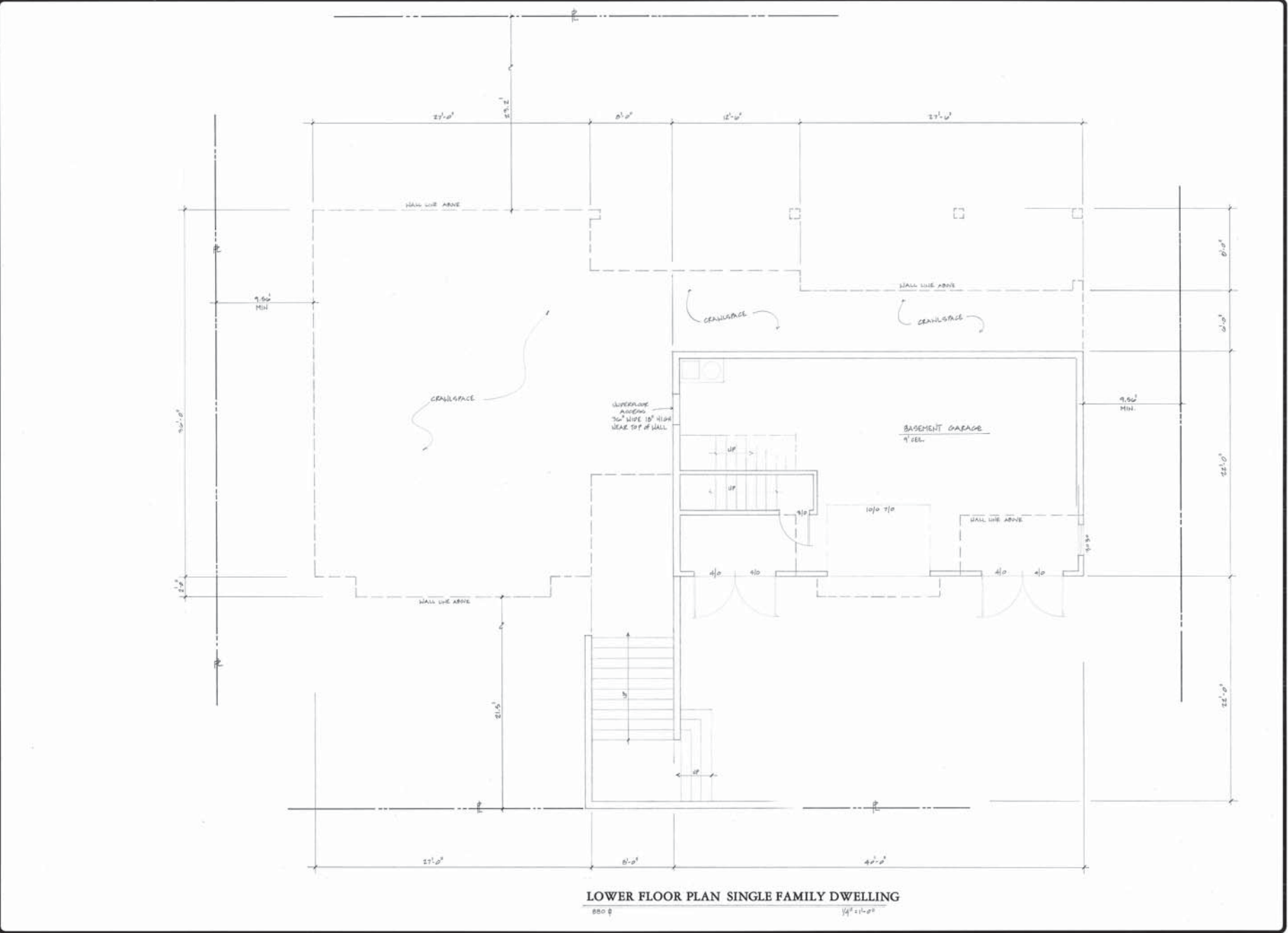
REVISION

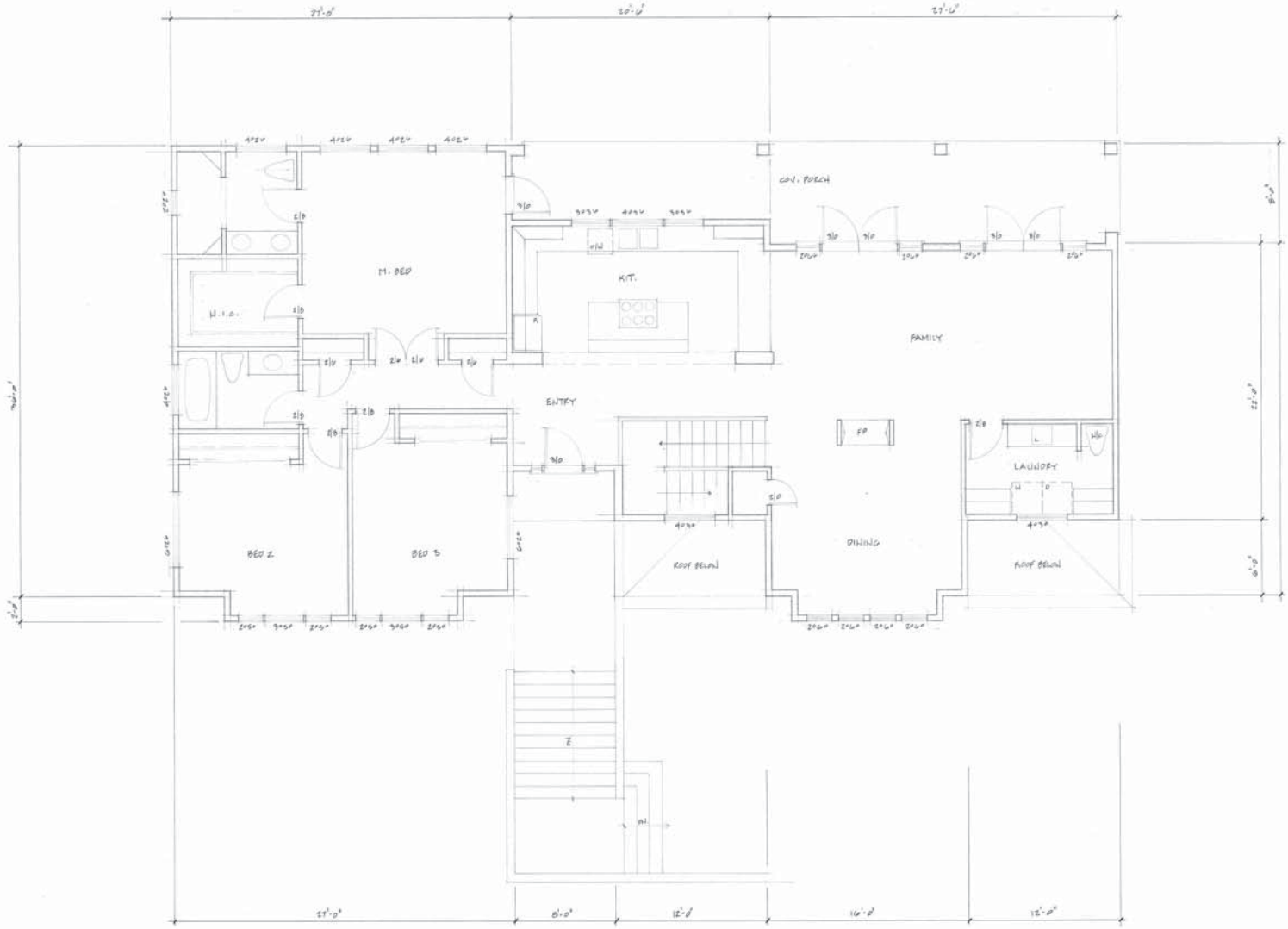


THE FINAL DRAFT
P.O. BOX 2175
SANTA CRUZ, CA 95063
831-475-5038

DEMO (D) SFD & BUILD (N) SFD & DUPLEX
KRAEMER RESIDENCE
502 PINE STREET
CAPITOLA, CA 95010

DRAWN	C.D.
CHECKED	
DATE	2-28-15
SCALE	NOTED
JOB NO.	2014-112
SHEET 10	





UPPER FLOOR PLAN SINGLE FAMILY DWELLING

2174 PINE STREET CON. PROJECT

10/1/00

REVISIONS	BY



THE FINAL DRAFT
 P.O. BOX 2175
 SANTA CRUZ, CA 95063
 831-475-5038

DEMO (E) STD & BUILD (N) STD & DUPLEX
KRAEMER RESIDENCE
 REF
Item #: 5.A. 502 Pine Street Plans..pdf

DRAW	
CHECK	
DATE	
SCALE	
JOB #	
SHEET	



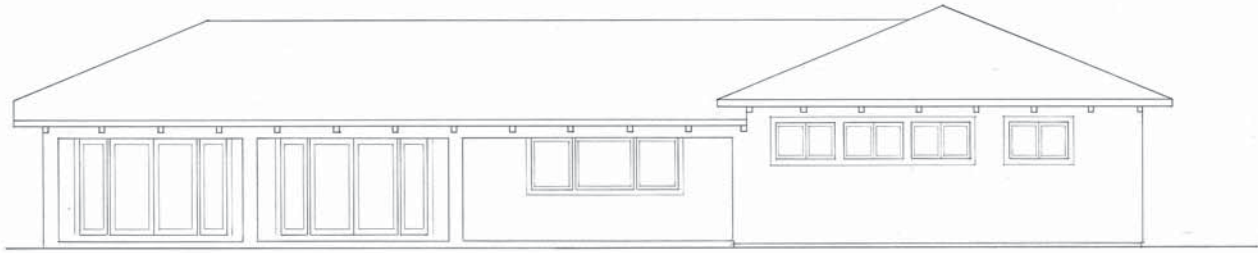
REVISION



THE FINAL DRAFT
 P.O. BOX 2175
 SANTA CRUZ, CA 95067
 831-475-5038

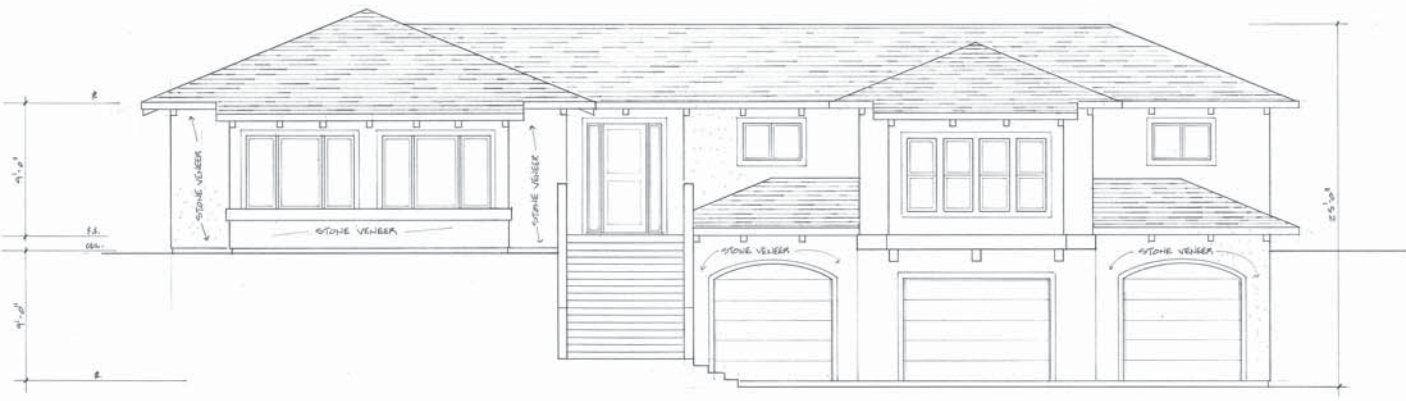
DEMO (B) SD & BUILD (N) SD & DUPLEX
KRAEMER RESIDENCE
 502 PINE STREET
 CAPTOLA, CA 95010

DRAWN	CB
CHECKED	
DATE	2-24-15
SCALE	NOTED
JOB NO.	2014-114
SHEET 1L	
A3	
OF 1L	SHEETS



NORTH ELEVATION

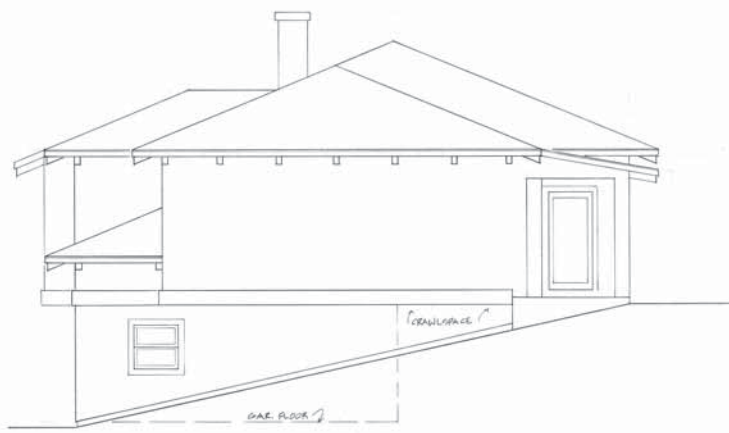
- EXTERIOR FINISHES:**
- SIDING: CEMENT STUCCO
 - ROOFING: MISSION TILE
 - VENEER: FIELD STONE
 - TRIM: 4" PLANT ON STUCCO
 - OVERHANGS: 24" TYP.
 - ROOF PITCH: 5:12



SOUTH ELEVATION (facing Pine Street)



WEST ELEVATION



EAST ELEVATION

REVISIONS	BY

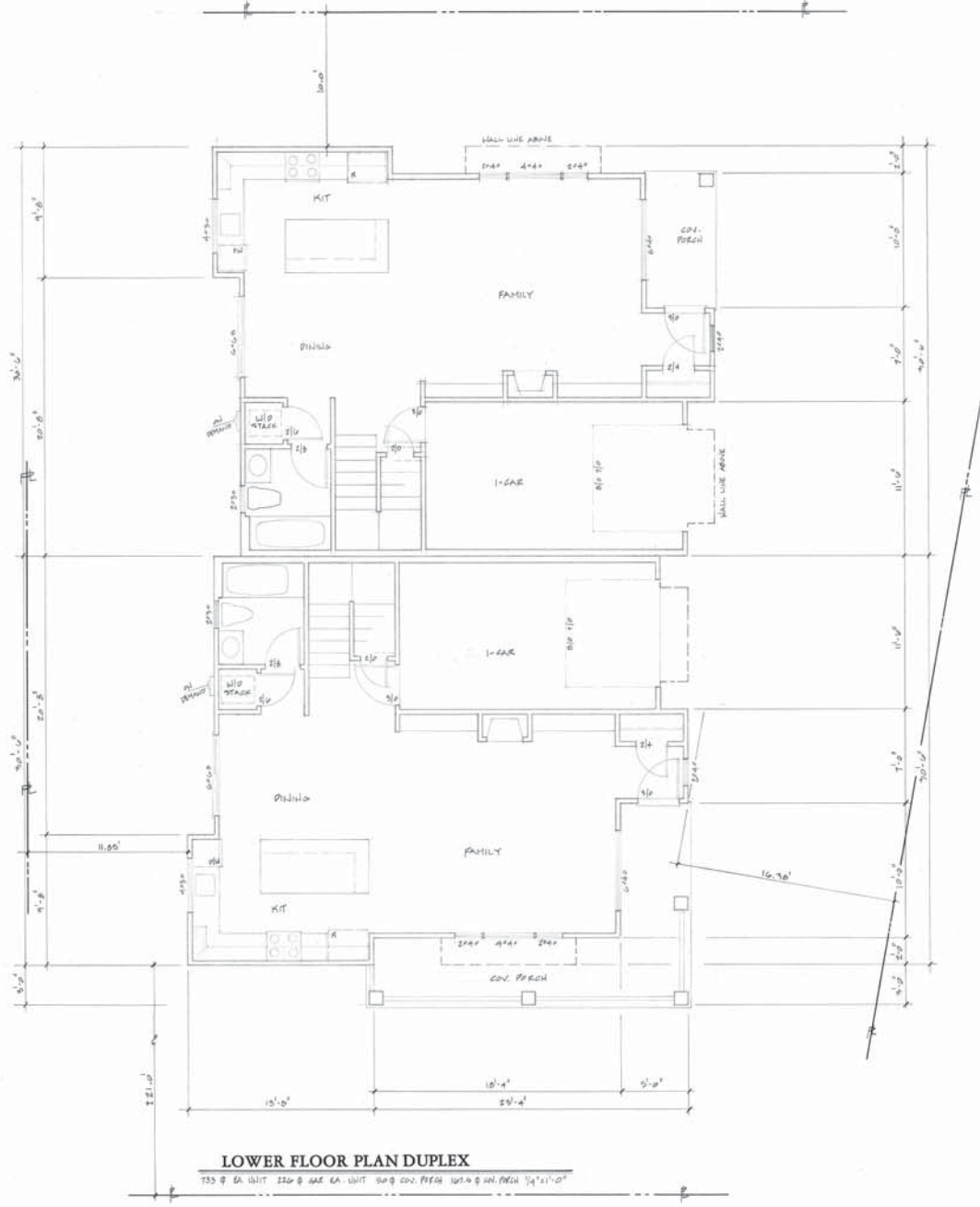


THE FINAL DRAFT
 P.O. BOX 2175
 SANTA CRUZ, CA 95063
 831-475-5038

DEMOLITION & BUILD (N) SED & DUPLEX
KRAEMER RESIDENCE
 Item #: 5.A. 502 Pine Street Plans..pdf

DRAW
CHECK
DATE
SCALE
JOB #
DATE
SHEET

OF 12



LOWER FLOOR PLAN DUPLEX

735 @ EA UNIT 220 @ MAX EA UNIT 500 @ COV. PERCH 107.0 @ UN. PERCH 1/4"=1'-0"

REVISION



THE FINAL DRAFT
 P.O. BOX 2175
 SANTA CRUZ, CA 9506
 831-475-5038

DEMO (D) SED & BUILD (N) SED & DUPLEX
KRAEMER RESIDENCE
 502 PINE STREET
 CAPITOLA, CA 95010

DRAWN	
CHECKED	
DATE	2-4-15
SCALE	NOTED
JOB NO.	2014-12
SHEET 14	





UPPER FLOOR PLAN DUPLEX

Drawn by E.A. Uhlir

Scale 1/4" = 1'-0"

REVISIONS	BY



THE FINAL DRAFT
 P.O. BOX 21175
 SANTA CRUZ, CA 95063
 831-475-3038

DEMO (D) SED & BUILD (N) SED & DUPLEX
KRAEMER RESIDENCE
 STREET
 Y. 95010

DRAW	CO
CHECK	
DATE	
SCALE	
NOTES	
JOB NO	
2014-11	
SHEK	



REVISIONS



THE FINAL DRAFT
P.O. BOX 2175
SANTA CRUZ, CA 95061
831-475-5038

DEMO/RE-STD & BUILD (N) STD & DUPLEX
KRAEMER RESIDENCE
502 PINE STREET
CAPITOLA, CA 95010

DRAWN: CO
CHECKED:
DATE: 2-4-15
SCALE: NOTED
JOB NO: 2014-116
SHEET 14
A7
OF 12 SHEETS



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



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

- EXTERIOR FINISHES:**
- SIDING: CEMENT STUCCO
 - ROOFING: MISSION TILE
 - VENEER: FIELD STONE
 - TRIM: 4"
 - OVERHANGS: 24" TYP.
 - ROOF PITCH: 5:12



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



SOUTH ELEVATION (facing Pine Street)
1/4" = 1'-0"



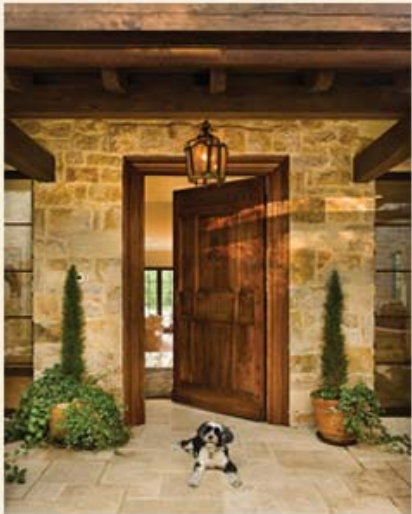
Old Country
Clay Barrel Tiles
Color: vielle Terra



Eco Stucco Plaster



Permeable Quarry
Stone Pavers



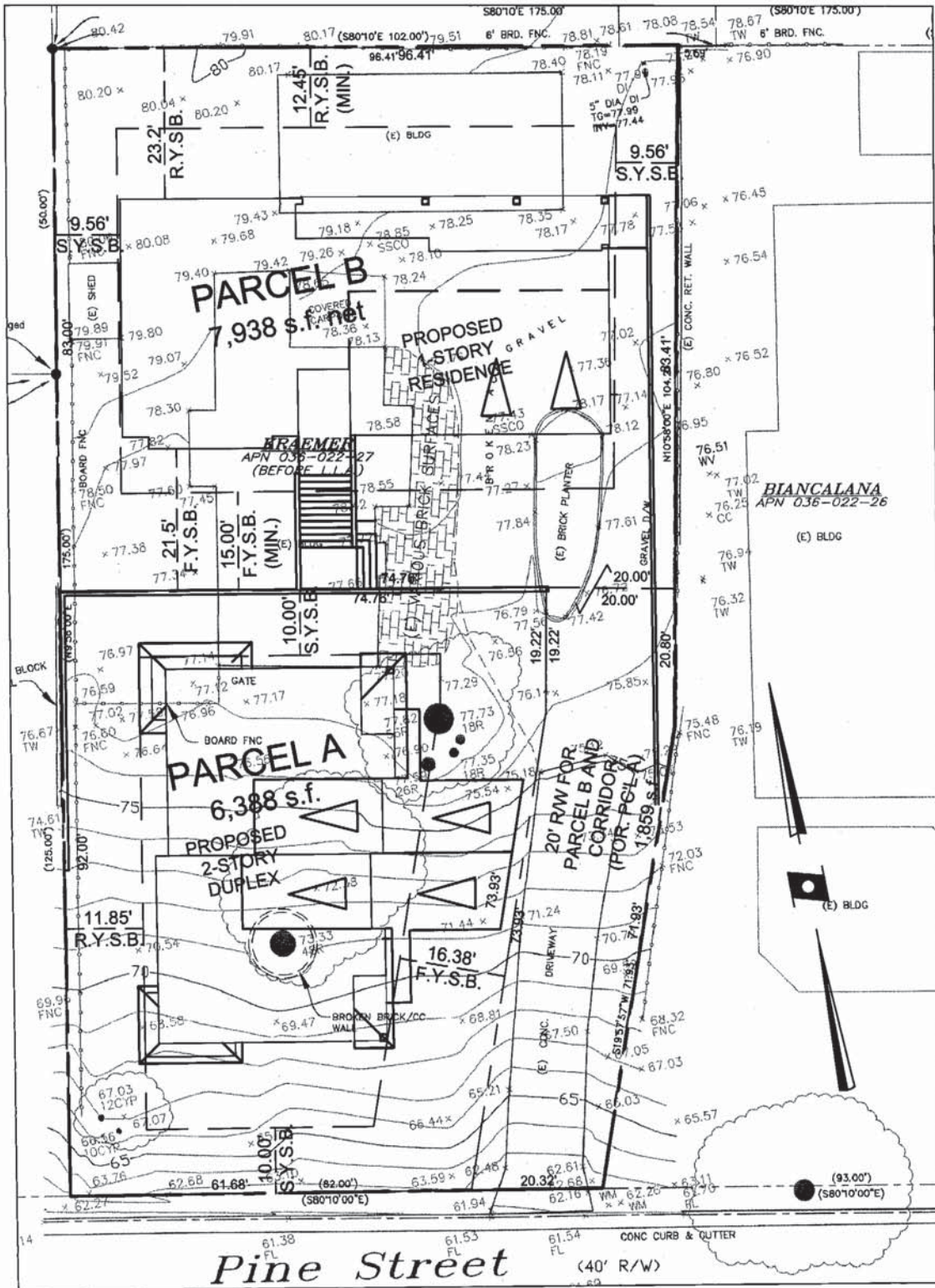
Concrete Pigment



Item #: 5.A. 502 Pine Material Board.pdf

THE KRAEMER-KENNEDY RESIDENCE
CAPITOLA, CA

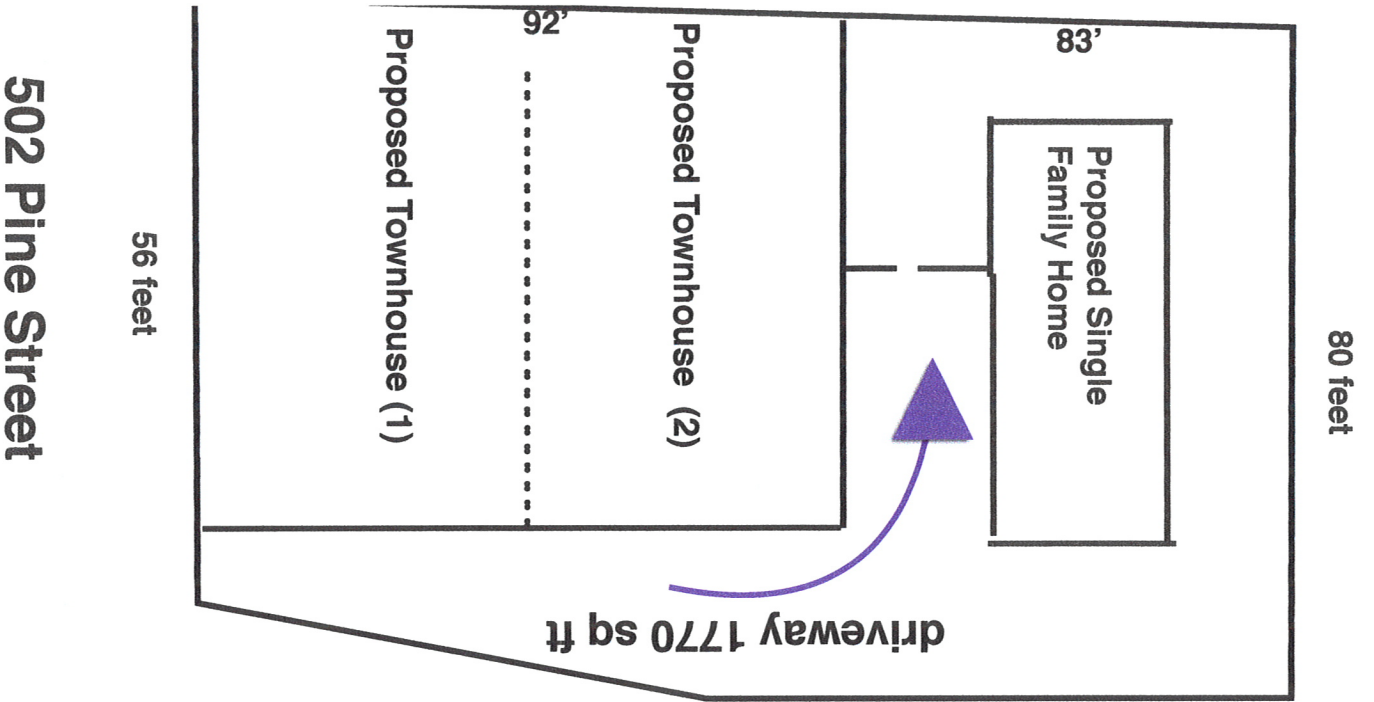
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TENTATIVE MAP

SCALE: 1" = 16'

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Requested Exception

We hope to be granted an exception to the 100 foot lot depth requirement on the basis of

Precedent

- > Our own structure on the same street in which we live is a duplex that also is short of the 100 foot depth. We are modeling this property as a reverse layout to what is essentially across the street and one door over
- > Newly constructed lot on Bay Street finished within the month is short of the requirement

Other Design Compromises

- > Flag lot granting an easement, maximizes street parking and and does not result in "Pine St Facing" garages, enhancing the on-street appearance.
- > Each lot provides greater square footage than the 2900 requirement minimums.
- > Single Family Home utilizes an "underground driveway and garage which will not be visible at street level and serves to scale back the building to a smaller footprint, and otherwise single story design

16097 Sq Feet Total	
6388 Sq Feet for Townhouses	40%
1771 Sq Feet for Driveway and Driveway Set back	11%
7938 Sq Feet for SFH	49%

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STAFF REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
DATE: APRIL 2, 2015
SUBJECT: **Zoning Code Update – Issues and Option Review Timeline**

BACKGROUND

The City of Capitola adopted the new general plan on June 26, 2014. State law requires that the City's zoning ordinance and local coastal plan (LCP) be consistent with the general plan. Since the adoption of the new general plan, staff has initiated the update to the zoning ordinance. In August of 2014, the public outreach efforts began with a public survey and multiple stakeholder meetings. From November 2014 to February 2015, staff organized all the public comments input into a master list and drafted the Issues and Option report. The spreadsheet and report were distributed to the Planning Commission on March 5th and City Council on March 12th.

PROCESS OVERVIEW

The purpose of this report is to establish a timeline for the review of the Issues and Options report that is amenable to the both review bodies.

During the March 5th meeting, the Planning Commission communicated a preference for the following:

- Hold special meetings to focus on the issues and options.
- Limit the meetings to 4 hours.
- Work with the City Council to create the same review process between the two boards, thereby creating consistency for participating members of the public.

During the March 12, 2015 City Council Meeting, the Council provided the following direction:

- Preference to accelerate the review through special designated meetings within the next two to four months.
- Concern for public process and maintaining convenience and consistency for public involvement.
- Consider joint meetings.

Staff drafted three schedule options based on Planning Commission and City Council direction. The Planning Commission may choose any one of these options, modify them as desired, or dispense of these options in favor of a different approach altogether. The schedule options assume that the Planning Commission will hold six 4-hour meetings and the City Council four 4-hour meetings. In order to accommodate 4-hour meetings, staff recommends starting meetings early so that hearings conclude by 9 pm or earlier. Special meetings have been preliminarily scheduled for Monday nights due to availability of the Council Chambers.

Option 1: The first option is the most accelerated schedule. It includes special meetings every week on Monday night and a meeting on the 3rd Thursdays of the month and 5th Thursday in July. Under

Item #: 5.B. Issues and Option Timeline Staff Report.pdf

this option, the Planning Commission deliberations would conclude in June with City Council discussions continuing through July.

Option 2: The second option is a less accelerated schedule. In this option, the special meetings are scheduled for the 3rd Monday and 3rd Thursday of the month. Under this option, the Planning Commission deliberations would conclude in July with City Council discussions continuing through October.

Option 3: The third option is the leisurely option. It includes a special meeting on the 3rd Thursday of the Month. Under this option, the Planning Commission deliberations would conclude in October with City Council discussions continuing through March of 2016.

Staff also plans to host two public workshops, a joint kickoff meeting, and attend a traffic and parking committee meeting, as follows with the tentative dates:

Public Workshop: Non-conforming Multi-family in R-1 (3+ units)

Monday 4/27/2015 (tentative) Public Workshop (6 pm)

Tuesday 4/28/2015 (tentative) Public Workshop (6 pm)

Joint Kickoff Meeting

Thursday 4/30/2015 (tentative) Planning Commission and City Council (6 pm)

Traffic and Parking Committee

Wednesday 5/13/2015 (tentative) Traffic and Parking Committee review of parking issues

Members of the Planning Commission and City Council have expressed a desire to hold one or more special joint Planning Commission/City Council meetings. Accordingly, staff recommends a joint Planning Commission/City Council meeting on April 30th to formally accept and kick-off the review process.

Additionally, and in an effort to narrow the range of issues for discussion, staff suggests using the joint meeting to determine if there is general consensus on how to address any of the 18 identified zoning issues. To facilitate this effort, staff has prepared a survey (Attachment B) which includes all 18 issues and proposed options. If the Planning Commission and City Council agree with this approach, each Commission/Council member would complete the survey and return it to Planner Cattan by April 20th, 2015. The results of the survey would then be shared at the April 30th meeting to determine if any issues can be resolved without further debate.

Next Steps

After receiving direction on all 18 issues, the new Zoning Code and CEQA document will be drafted for publication. This step is estimated to take approximately 2 to 3 months. The document will be published and available for Public Review for an additional 1 month. The draft ordinance will then return to the Planning Commission for review and recommendation. The City Council will conclude the process with the final review and adoption. Upon adoption, the update of the Local Coastal Program will begin.

ATTACHMENTS

Attachment A: Calendar Options

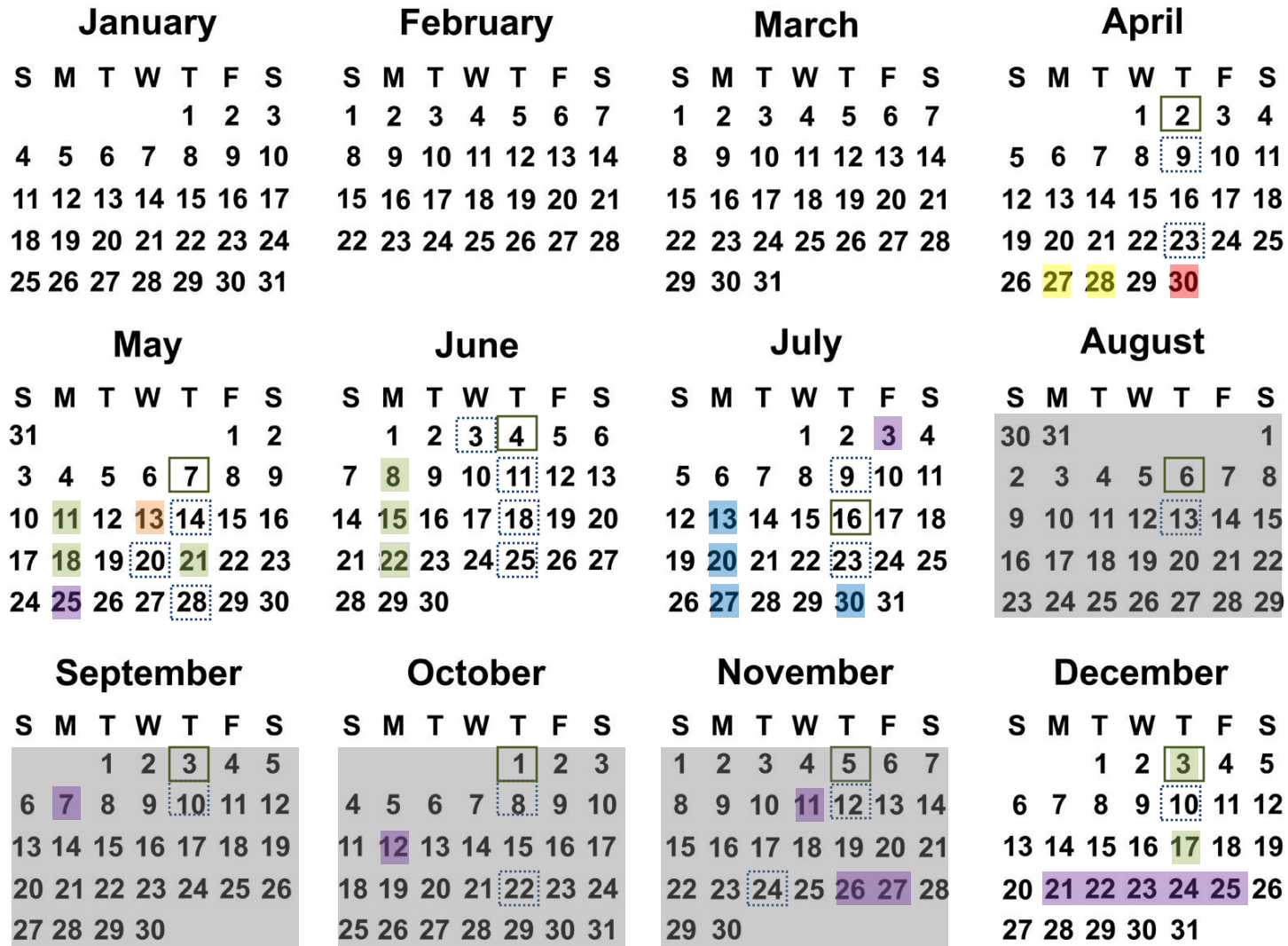
Attachment B: Survey

OPTION 1:

EVERY MONDAY & 3RD THURSDAY

- Public Workshop
- Traffic and Parking Committee
- City Hall Closed
- Joint PC and CC Meeting
- Planning Commission
- Special Planning Commission
- City Council
- Special City Council
- Draft Zoning Ordinance and CEQA

2015



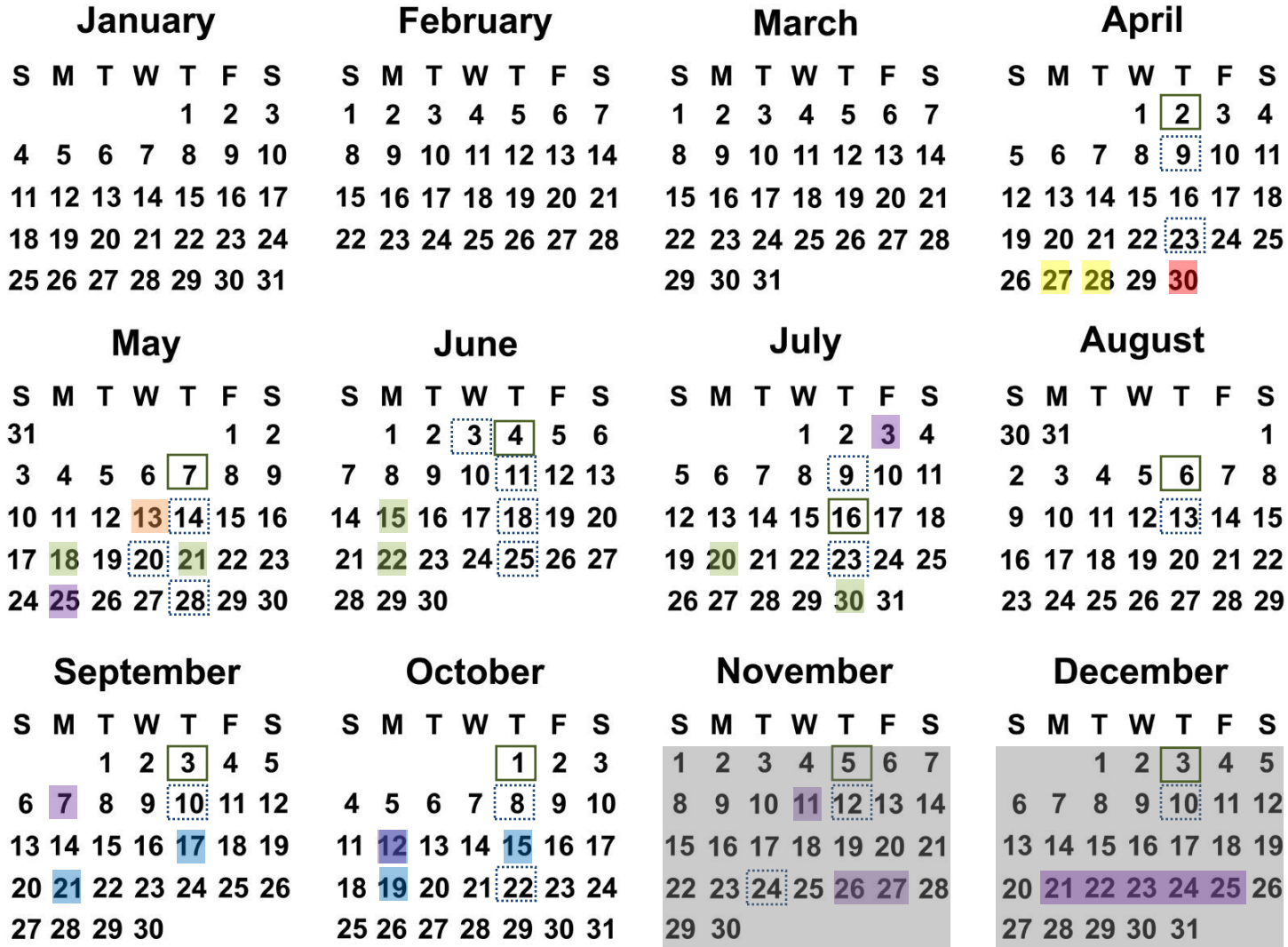
Please note: The Planning Commission may also meet on June 29th if an additional meeting date is necessary.

OPTION 2:

3RD MONDAY AND 3RD THURSDAY

- Public Workshop
- Traffic and Parking Committee
- City Hall Closed
- Joint PC and CC Meeting
- Planning Commission
- Special Planning Commission
- City Council
- Special City Council
- Draft Zoning Ordinance and CEQA

2015

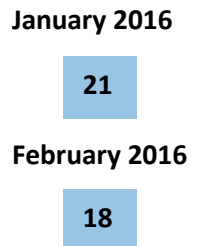
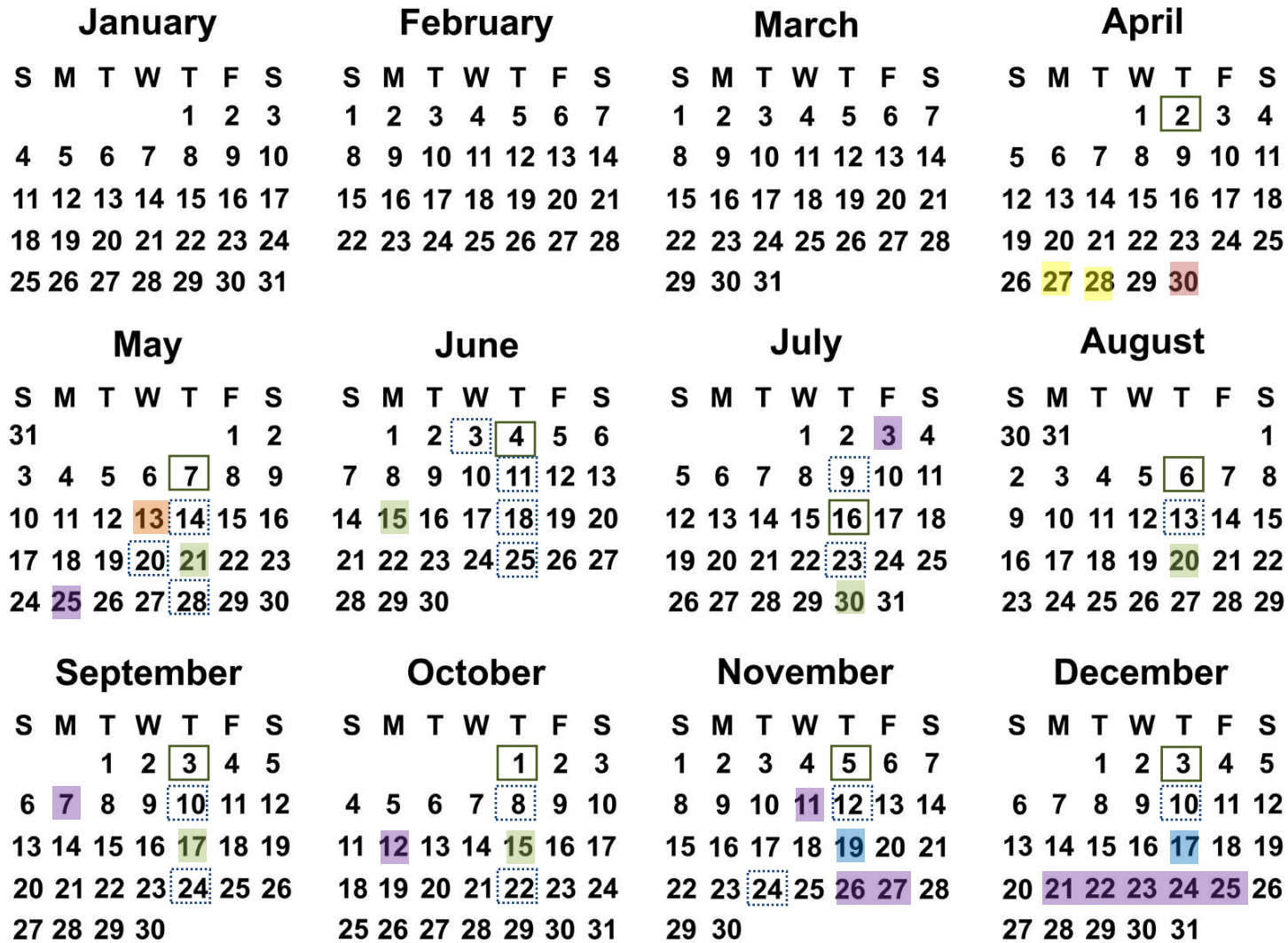


Please note: The Planning Commission may also meet on July 27th if an additional meeting date is necessary.

**OPTION 3:
3RD THURSDAY**

- Public Workshop
- Traffic and Parking Committee
- City Hall Closed
- Joint PC and CC Meeting
- Planning Commission
- Special Planning Commission
- City Council
- Special City Council
- Draft Zoning Ordinance and CEQA

2015



Please Note: Due to budget meetings, the June meeting will be held on a Monday night.

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Issues and Options Survey	Check Preferred Option(s)
ISSUE 1: Protecting the Unique Qualities of Residential Neighborhoods (Page 7)	
<p>Option 1: Maintain existing R-1 standards for all neighborhoods. With this option the Zoning Code would retain its existing R-1 standards that apply to all residential neighborhoods. Some specific standards may be modified to better meet the needs of property owners and address neighborhood concerns. After the future preparation of residential design guidelines, reference to these guidelines could be added to the R-1 chapter or to the findings required for approval of a Design Permit.</p>	<div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">1</div>
<p>Option 2: Introduce tailored development standards for individual residential neighborhood. With this option the Zoning Code would identify the various neighborhoods within Capitola and identify the character-defining attributes of each area. The zoning code would establish standards for each of the residential neighborhoods that encourage the individual attributes and patterns within a neighborhood. The neighborhoods may be delineated through different residential base zones (e.g., R-1, R-2) or through overlay zones similar to residential overlay in the Village zone.</p>	<div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">2</div>
<p>Option 3: Allow case-by-case deviations to R-1 standards. With this option a single set of standards would remain for the R-1 zone, but the Planning Commission could allow for deviations to these standards on a case-by-case basis. This would be a different process from a variance, with different findings required for approval. Standards subject to allowable deviation could include building height, setbacks, second story setbacks, garage and parking design, and floor area ratio. To approve, the Planning Commission would need to find that the deviation reflects the prevailing character in neighborhood and won't negatively impact adjacent properties. A maximum allowable deviation could also be established (e.g., 15 percent maximum deviation from standard), and deviations could be allowed only in certain locations.</p>	<div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">3</div>
<p>Option 4: Other suggestion. (Explain)</p>	<div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div>

Issues and Options Matrix	Check Preferred Option(s)
ISSUE 2: Maintaining and Enhancing the Village Character (Page 8)	
<p>Option 1: Maintain existing standards with advisory design guidelines. In this option, the standards of the Central Village would remain as they are today. We would clarify that the Guidelines are advisory, not mandatory.</p>	1
<p>Option 2: Establish new building form and character standards. The Zoning Code could establish mandatory site and building standards to maintain and enhance the Village character. These would apply to non-residential and mixed-use development. New standards could address the following design concepts:</p> <ul style="list-style-type: none"> • Maximum setbacks to keep buildings and their entrances close to the sidewalk. • Permitted treatment of setback areas (e.g., plazas and landscaping, no parking) • Minimum building width at street edge (defined as percentage of lot width) to maintain a continuous presence of storefronts. • Buildings oriented towards a public street with a primary entrance directly accessible from the sidewalk. • Maximum length of unarticulated/blank building walls. • Required storefront transparency (percentage clear glass) • Maximum building/storefront width (require larger buildings to be broken down into a pedestrian-scale rhythm with individual building bay widths) • Surface parking location (at rear or side of buildings, not between a building and a street-facing property line). • Frequency and width of driveways crossing sidewalks. • Requirements or incentives for residential front porches. 	2
<p>Option 3: Incorporate design guidelines as standards in the Zoning Code. Design “guidelines” for residential overlays that are expressed as mandatory “shall” statements would be incorporated into the Zoning Code as new standards. These guidelines can be found on pages 12 and 13 of the Design Guidelines. Guidelines would be modified as needed to protect and enhance the design character of these areas.</p>	3
<p>Option 4: Remove reference to Central Village Design Guidelines. This modification would require applicants to follow the development standards in the code without any guidance from the guidelines. The guidelines would be repealed during the zoning code update. The reference could be reintroduced after the City prepared updated design guidelines for the Village.</p>	4
<p>Option 5: Other suggestion. (Explain)</p>	5

Issues and Options Survey	Check Preferred Option(s)
ISSUE 3: Accommodating High-Quality Development on 41st Avenue (Page 10)	
Option 1: Maintain Existing Regulations.	<input type="checkbox"/>
Option 2: Increase Parking Flexibility. Existing off-street parking requirements for individual land uses and properties could prevent the type of development and improvements envisioned by the General Plan. Allowing for shared parking, mixed use reductions, and a more district-based approach to parking would help to remove this barrier. Specific methods to introduce increased parking flexibility are addressed in Issue #5.	<input type="checkbox"/>
Option 3: Create incentives for desired improvements. The General Plan allows for increased floor area ratio (FAR) for certain types of project on 41 st Avenue. The Zoning Code could build from this concept by offering incentives for project that include community benefits such as new public gathering places and entertainment uses. Incentives could include additional FAR, flexibility on development standards such as height and parking, and a streamlined permitting process. Allowed FAR with an incentive-based bonus would always be within the maximum established in the General Plan. The existing Planned Development provisions (Chapter 17.39) is another tool that allows deviations from development standards. This option is further discussed within Issue #13.	<input type="checkbox"/>
Option 4: Strengthen connection to 41st Avenue Design Guidelines. The existing Design Guidelines for 41 st Avenue is in many ways consistent with the General Plan. The updated Zoning Code could strengthen the connection to this document by requiring the Planning Commission to find proposed projects consistent with the Guidelines when approving Design Permits. The City will update the Design Guidelines to better reflect the vision and goals for the corridor following adoption of the new Zoning Code.	<input type="checkbox"/>
Option 5: Streamline Permitting Process. The City currently requires Design Permits for new tenants in commercial zones, and a Conditional Use Permit for many types of uses. This requirement can discourage small scale and incremental improvements to properties necessary for long-term vitality. As discussed in Issue #10 and #12, the updated zoning code could streamline the permitting process for certain types of projects to encourage new investment on the corridor.	<input type="checkbox"/>
Option 6: Other suggestion. (Explain)	<input type="checkbox"/>

Issues and Options Survey	Check Preferred Option(s)
ISSUE 4: Protecting Retail Vitality on 41st Avenue (Page 11)	
Option 1: Maintain existing regulations.	<input type="checkbox"/>
Option 2: Add new findings for professional and medical office uses. The updated zoning code could include new findings required to approve office and other non-retail uses in the CC zone. For example, to approve such a use the Planning Commission would have to find that the proposed use would not detract from the economic viability of the district and/or shopping center where it is located. The applicant would be required to demonstrate to the Planning Commission's satisfaction that this finding can be made. The requirement to make this or similar findings could apply throughout the CC zone, or just in specific locations where the City wishes to maintain a high concentration of retail and personal service uses.	<input type="checkbox"/>
Option 3: Encourage professional and medical office uses in certain locations. The updated zoning code could make it easier to establish professional and medical office uses in certain locations, thus discouraging these uses in prime retail areas. For example, the zoning code could allow office uses by-right in tenant spaces that do not have a visible presence from 41st Avenue, Capitola Road, or Clares Street or that are on upper floors of a building. This could be a form of "vertical zoning" to incentivize the establishment of office uses in desirable locations. The updated zoning code could also use new overlay zones to identify locations where professional and medical offices are allowed by-right without a conditional use permit. The zoning code would also establish new design and operational standards for office uses allowed by-right to ensure neighborhood compatibility.	<input type="checkbox"/>
Option 4: Introduce new limitations for professional and medical office uses. Cities often use zoning regulations to limit the concentration of land uses in certain areas. For example, the Capitola zoning code could state that medical office is limited to 20 percent of each multi-tenant building or shopping center in certain locations. Or the zoning code could establish a total cap on the number of medical office uses or a minimum separation standard for these uses. These limitations could be absolute (cannot be exceed under any circumstance) or the Planning Commission could allow for exceptions in special circumstances on a case-by-case basis.	<input type="checkbox"/>
Option 5: Other suggestion. (Explain)	<input type="checkbox"/>

Issues and Options Survey	Check Preferred Option(s)
Issue #5A: Number of Required Parking Spaces (Page 13)	
Option 1: Maintain Existing Requirement.	<input type="checkbox"/>
<p>Option 2: Modify Parking Requirements for Certain Land Uses in All Areas. The updated Zoning Code could modify parking requirements for certain land uses in all areas of the City. Parking requirements could be modified for:</p> <ul style="list-style-type: none"> • Restaurants, potentially reducing the parking requirement (currently 1 space/60 sf). • Take-out food establishments, eliminating the need for seat counting • Single-family homes, creating one standard regardless of size • Multi-family homes, allowing reduced parking requirements for small units 	<input type="checkbox"/>
<p>Option 3: Create Location-Based Parking Standards. The updated Zoning Code could establish different parking requirements depending on the location. For example, parking requirements in the Village could be different from on 41st Avenue, reflecting that more people walk to destinations in the Village from their homes or lodging or park once in or near to the Village and walk to multiple destinations during their visit. This approach could apply only to certain land uses, such as restaurants, or to all uses.</p>	<input type="checkbox"/>
<p>Option 4: Allow for reductions with Planning Commission approval. The updated Zoning Code could allow for reductions in the number of required parking spaces as suggested in General Plan Policy MO-5.3. Reductions would need to be approached carefully to avoid spillover parking impacts on neighborhoods. All reductions would be approved by Planning Commission after making special findings. Possible reductions include the following:</p> <ul style="list-style-type: none"> • Low Demand. The number of parking spaces could be reduced if the land use would not utilize the required number of spaces due to the nature of the specific use, as demonstrated by a parking demand study. • Transportation Demand Management Plans. The # of parking spaces could be reduced if the project applicant prepares and implements a Transportation Demand Management Plan to reduce the demand for off-street parking spaces by encouraging the use of transit, ridesharing, biking, walking, or travel outside of peak hours. • Bus Stop/Transportation Facility Credit. The number of parking spaces could be reduced for commercial or multiple-family development projects in close proximity of a bus stop. • Mixed-Use Projects. A mixed-use project with commercial and residential units could reduce parking requirements for commercial and office uses. 	<input type="checkbox"/>
<p>Option 5: Allow for reductions By-Right. Similar to Option 2, except that a project could receive a reduction by-right (without Planning Commission approval) provided that it complies with objective standards.</p>	<input type="checkbox"/>
Option 6: Other Suggestion (Explain)	<input type="checkbox"/>

Issues and Options Survey	Check Preferred Option(s)
Issue #5B: Village Hotel Parking (Page 15)	
Option 1: Maintain Existing Requirements	1
Option 2: Specific On-Site Parking standard for Village Hotel. The updated Zoning Code could establish a specific on-site parking requirement for a new hotel in the Village. For example, the Zoning Code could carry forward the existing standard of 1 on-site parking space per guest room. Or, the Zoning Code could require 0.5 on-site spaces with the remaining parking need accommodated at an off-site location.	2
Option 3: Base Standard on a Parking and Traffic Study prepared for the hotel development project application. The updated Zoning Code could state that the number of parking spaces required for the hotel will be as determined necessary by a parking and traffic study prepared for a hotel development project application. The Code could allow for a percentage of this needed parking to be accommodated off site.	3
Option 4: Allow Planning Commission and/or City Council to establish parking standards for an individual project based on performance criteria. Similar to Option 2, the Planning Commission or City Council could establish on-site and off-site parking requirements for a Village Hotel in response to a specific application. This requirement would reflect the findings of a parking and traffic study. In addition, the Zoning Code could contain specific findings that the City must make when establishing this requirement. The findings, or “performance criteria,” could reflect public input on Village Hotel parking and circulation obtained during the General Plan Update process. For example, the Zoning Code could state that when establishing the required parking for the Village Hotel, the City must find that: <ul style="list-style-type: none"> • The hotel is served by a combination of on-site and off-site parking. • Parking provided on-site is no more than the minimum necessary for an economically viable hotel. • On-site parking is minimized to reduce vehicle traffic in the Village and strengthen the Village as a pedestrian-oriented destination. • On-site hotel parking will not result in any noticeable increase in traffic congestion in the Village. • Additional parking to serve the hotel is located within 1,000 feet of the proposed hotel. 	4
Option 5: Other suggestion. (Explain)	5

Issues and Options Survey	Check Preferred Option(s)
Issue #5C: Parking Efficiency (Page 16)	
Option 1: Maintain existing regulations.	1
Option 2: Clarify existing code to match past practice, including:	
A: Add New Shared Parking Provision. The updated Zoning Code could allow multiple land uses on a single parcel or development site to use shared parking facilities when operations for the land uses are not normally conducted during the same hours, or when hours of peak use differ.	2a
B: Add new parking lift provisions. The updated Zoning Code could specifically allow for elevator-like mechanical system to stack parking spaces in a vertical configuration. Many cities are incorporating such a provision into their zoning codes to allow for a more efficient use of structured parking areas.	2b
Option 3: Other suggestion. (Explain)	3
Issue #5D: Garages (Page 17)	
Option 1: Maintain existing regulations.	1
Option 2: Add design standards for carports. Continue to require at least one covered parking space for homes 1,500 square feet or more. Covered parking may be provided in a garage or carport. Design standards for carports would be added.	2
Option 3: Limit covered spaces to garages only. Specify that a carport may not satisfy the covered parking requirement.	3
Option 4: Eliminate covered parking requirement. Remove the requirement for covered parking spaces for single-family homes.	4
Option 5: Other suggestion. (Explain)	5

Issues and Options Survey	Check Preferred Option(s)
Issue #6: Historic Preservation (Page 17)	
<p>Option 1: Establish a Historic Resources Board. Many communities with historic resources establish a historic resources board or commission to assist with historic preservation activities. The roles and responsibilities of the historic resources board vary in different communities. Common functions include determining if modifications to a historic resource are consistent with the Secretary of Interior’s Standards, advising on designation of historic features, advising on impacts to historic resources under CEQA, and advising the Planning Commission and City Council on other matters pertaining to historic preservation.</p>	1
<p>Option 2: Establish a new Historic Preservation Overlay Zone. Capitola could establish a new historic preservation overlay zone to apply to existing National Register Historic Districts (Old Riverview, Rispin, Six Sisters and Lawn Way, Venetian Court.). Properties within this overlay could be subject to special permit requirements, design standards, and incentives for preservation.</p>	2
<p>Option 3: Establish new enforcement and penalty provisions. The updated Zoning Code could strengthen enforcement and penalty provisions. Pacific Grove, for example, establishing financial penalties and development limitations on structures in violation of the City’s historic preservation ordinance.</p>	3
<p>Option 4: Establish new maintenance and upkeep provisions. Capitola could include language specifically requiring adequate maintenance and upkeep of historic resources to prevent demolition by neglect.</p>	4
<p>Option 5: Other suggestion. (explain)</p>	5

Issues and Options Survey	Check Preferred Option(s)
Issue 7: Signs (Page 19)	
A. Threshold for Review	
Option 1: Maintain existing regulations.	<input type="checkbox"/>
Option 2: Allow staff-level review with new standards. Revise sign standards to include new, well-defined and well-illustrated design standards that create maximum allowances within staff-level review and an option for Planning Commission review for signs that go beyond the maximum allowance. In this option, new maximum limits are established. Signs can be approved administratively within an over-the-counter permit.	<input type="checkbox"/>
Option 3: Other suggestion. (explain)	<input type="checkbox"/>
B. Tailored Standards (Page 19)	
Option 1: Maintain existing regulations.	<input type="checkbox"/>
Option 2: Create tailored standards for different commercial areas. Certain sign standards could be adjusted to address the unique issues in different commercial areas. Tailored standards could address types of permitted signs, maximum sign area, sign dimensions, sign location and placement, illumination, materials, and other issues. The Livermore Development Code, beginning in Section 4.06.160, is an example of this approach: http://www.codepublishing.com/ca/livermore.html . The general desired signage character for different districts in Capitola could be as follows: <ul style="list-style-type: none"> • Village: Pedestrian oriented signs, village scale • Neighborhood Commercial: Neighborhood-scale signs serving pedestrians and vehicles • 41st Avenue: Larger-scale signs that are auto-oriented to support corridor as a regional shopping destination. • Auto Plaza Drive: Unique to the use (auto-dealers) and address visibility challenges • Industrial Zone (Kennedy Drive): More industrial design aesthetic and flexibility of type and materials. 	<input type="checkbox"/>
Option 3: Other suggestion. (explain)	<input type="checkbox"/>

Issues and Options Survey	Check Preferred Option(s)
C. Monument Signs (Page 20)	
Option 1: Maintain existing regulations.	<input type="checkbox"/>
Option 2: Create a new limit for monument signs based on linear frontage along a prime commercial street.	<input type="checkbox"/>
Option 3: Create an allowance for more than 4 tenants per monument sign.	<input type="checkbox"/>
Option 4: Update Master Sign Plan to clarify discretion in monument signs (lot size, # of tenants, and frontage).	<input type="checkbox"/>
Option 5: Other suggestion. (explain)	<input type="checkbox"/>
Issue 8: Non-Conforming Uses (Page 20)	
8.A. Calculation of Structural Alterations (Page 21)	
Option 1: Maintain the existing 80 percent building valuation maximum of present fair market value.	<input type="checkbox"/>
Option 2: Maintain valuation cap but allow the Planning Commission to authorize additional alterations if specific findings can be made.	<input type="checkbox"/>
Option 3: Remove valuation cap for structural alterations to non-conforming structures. In this option, all non-conforming structures could be maintained and updated, provided that the alterations do not create a greater degree of non-conformity. Any addition to a non-conforming structure would be required comply with all development standards of the zone.	<input type="checkbox"/>
Option 4: Change building valuation cap to a percentage of square footage calculation. Under this approach, alterations to non-conforming structures would be limited based on how much of the existing structure is modified. For example, the new code could limit alterations to non-conforming structures to 80% of the existing square-footage. Using a percent of square footage approach would be easy to understand and administer and would significantly reduce disagreements over valuation calculations, while still limiting the degree of allowable modifications.	<input type="checkbox"/>
Option 5: Maintain the existing 80% threshold with new exception for historic resources. In this option the 80% maximum of present fair market value would be maintained. An exception for historic structures would be added to allow historic structures to be updated. Any addition to a historic structure must comply with all development standards of the zone.	<input type="checkbox"/>
Option 6: Other suggestion. (explain)	<input type="checkbox"/>

Issues and Options Survey	Check Preferred Option(s)
Issue 8: Non-Conforming Uses (Continued)	
B. Non-conforming activities and structures on improved R-1 parcels. (Page 22)	
Option 1: Maintain existing sunset clause and opportunity to apply for extension.	<input type="checkbox"/>
Option 2: Modify regulations to allow non-conforming multi-family uses to remain throughout the City, but not intensify. This approach could be applied citywide with appropriate findings or only to specific areas.	<input type="checkbox"/>
Option 3: Modify regulations to allow non-conforming multi-family uses to remain in targeted areas of the City. Under this option, a sunset clause could be retained for areas like the northern Jewel Box neighborhood, but would be eliminated in areas where multi-family uses have had fewer compatibility issues.	<input type="checkbox"/>
Option 4: Rezone areas with existing non-conforming multi-family uses to a multi-family zone. This approach could be applied citywide or only to specific areas.	<input type="checkbox"/>
Option 5: Create an incentive program to allow participating non-conforming property owners to retain their uses subject to providing specified public benefits. For example, a program could be established to allow property owners to continue non-conforming multi-family uses if they provide guaranteed affordable housing, make significant investments in the structures which improve appearance and function, invest in neighborhood improvements (landscaping, parking, etc.) and/or reduce the degree of non-conformity (e.g., reduce a 4-plex to a 3-plex or a duplex).	<input type="checkbox"/>
Option 6: Other suggestion. (explain)	<input type="checkbox"/>

Issues and Options Survey	Check Preferred Option(s)
Issue 9: Secondary Dwelling Units (Page 24)	
Option 1: Maintain existing code allowances/limitations for secondary dwelling units.	<input type="checkbox"/>
Option 2: Amend the code to encourage development of additional secondary dwelling units. If this option is selected, the following changes may be considered:	
a. Decrease the minimum lot size requirement for secondary dwelling units;	<input type="checkbox"/>
b. Increase the threshold which triggers the need for Planning Commission review;	<input type="checkbox"/>
c. Allow all secondary dwelling units to be approved through an administrative process;	<input type="checkbox"/>
d. Eliminate the current residency requirement and allow both the primary and secondary dwellings to be rented.	<input type="checkbox"/>
Option 3: Amend the code to encourage development of additional secondary dwelling units in specific areas of the City only.	<input type="checkbox"/>
Option 4: Other suggestion. (explain)	<input type="checkbox"/>

Issues and Options Survey	Check Preferred Option(s)
Issue 10: Permits and Approvals (Page 24)	
Option 1: No change to existing permits.	1
Option 2: Modify permits. With this option staff will look for opportunities to combine, delete, and add permits in the zoning code to better meet the city’s needs. Possible changes include the following:	
<p>a. Create a new Administrative Permit. This new permit would be used for a wide range of existing, ministerial staff-level actions. It could be used as a general replacement for existing fence permits, temporary sign permits, approvals of temporary sidewalk/parking lot sales, and temporary storage approvals.</p>	2a
<p>b. Create a new Minor Use Permit. This new permit would be similar to a Conditional Use Permit except that it would be approved by Community Development Director. Notice would be mailed to neighbors prior to final action by Community Development Director and decisions could be appealed to Planning Commission. The Director could also choose to refer applications to Planning Commission for decision. A Minor Use Permit could be a good middle ground for uses that shouldn’t be allowed by-right, but that also generally don’t need to go the Planning Commission for a public hearing and approval, such as a home occupancy permit and transient occupancy permits.</p>	2b
<p>c. Create a New Substantial Conformance Process. The zoning code currently requires applicants to submit a new application if they wish to make any changes to an approved permit – even if the change is very minor in nature. Under this option, a substantial conformance process would be developed to allow administrative approval of specified minor alterations while still requiring Planning Commission consideration of more substantive changes.</p>	2c
Option 3: Other suggestion. (explain)	3

Issues and Options Survey	Check Preferred Option(s)
Issue 11: Architecture and Site Review (Page 25)	
A. Authority of Architecture and Site Review Committee (Page 25)	
Option 1: Maintain existing authority of Architecture and Site Committee.	<input type="checkbox"/>
Option 2: Modify existing role of the Architecture and Site Committee. Authorize the Architecture and Site Committee to approve or deny design permit applications. Thresholds may be established for the projects that require Architecture and Site Committee approval rather than Planning Commission approval. Under this approach, decisions rendered by the Committee could be appealed to the Planning Commission.	<input type="checkbox"/>
Option 3: Eliminate the Architecture and Site Committee. Three of the six members of the Committee are City staff. The project planner could work with these staff members and outside experts to address project design issues.	<input type="checkbox"/>
Option 4: Other suggestion. (explain)	<input type="checkbox"/>
B. Timing of Design Permit Review (Page 26)	
Option 1: Maintain existing timing of Architecture and Site Review.	<input type="checkbox"/>
Option 2: Repurpose the committee to be a pre-design committee. In this option, the committee would meet with an applicant prior to accepting a formal development application. The committee would identify characteristics of the site/neighborhood to guide the future design. Staff would provide guidance on the development requirements for zoning, public works, and building.	<input type="checkbox"/>
Option 3: Other suggestion. (explain)	<input type="checkbox"/>

Issues and Options Survey	Check Preferred Option(s)
Issue 11: Architecture and Site Review (Continued)	
C. Composition of Architecture and Site Committee (Page 26)	
Option 1: Maintain the existing composition of the Architecture and Site Committee.	1
Option 2: Replace the committee with a City Architect. Under this option, the City would contract an architect to review all development applications, provide design solutions, and make recommendations to staff and the Planning Commission. The downside of this option is that the valuable input of the historian and landscape architect would be eliminated in the review, unless those services are also separately contracted.	2
Option 3: Replace committee with an Architectural Peer review committee. The committee could be replaced with an architectural peer review committee made up of three or more architects. The architectural peer review committee would continue to make a recommendation to the Planning Commission.	3
Option 4: Revise committee to add any of the following: water district staff, sewer district staff, fire district staff, additional architect, and/or a citizen’s representative.	4
Option 5: Other suggestion. (explain)	5
Issue 12: Design Permits (Page 27)	
A. When a Design Permit is Required – Commercial Uses (Page 27)	
Option 1: Maintain existing thresholds.	1
Option 2: Require Design Permits only for Exterior Modifications. With this option, a design permit would be required to establish a new use only with an exterior modification to the structure. All other commercial design permit thresholds would remain the same.	2
Option 3: Require Design Permit only for Larger Projects. Design permit thresholds could be lowered so that fewer types of commercial projects require a Design Permit. This approach could be similar to Santa Cruz, where design permits are required only for new commercial structures and exterior remodel increasing floor area by 25 percent or exceeding a specified dollar value.	3
Option 4: Other suggestion. (explain)	4

Issues and Options Survey	Check Preferred Option(s)
B. Design Permit Approval Authority – Commercial Use (Page 27)	
Option 1: Maintain existing review authority.	<input type="checkbox"/> 1
Option 2: Delegate limited approval authority to the Director With this option, the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:	
a. Minor repairs, changes and improvement to existing structures which use similar, compatible or upgraded quality building materials.	<input type="checkbox"/> 2a
b. Additions not visible from the front façade up to a specified square-footage threshold.	<input type="checkbox"/> 2b
c. Expansion of one tenant space into a second tenant space in a multi-tenant building.	<input type="checkbox"/> 2c
d. Dish-type antenna greater than 24 inches as specified.	<input type="checkbox"/> 2d
e. Accessory structures	<input type="checkbox"/> 2e
Option 3: Other suggestion. (explain)	<input type="checkbox"/> 3

Issues and Options Survey	Check Preferred Option(s)
C. When a Design Permit is Required – Residential Uses (Page 28)	
Option 1: Maintain existing thresholds.	1
Option 2: Modify threshold for residential design permits. The threshold could be revised in multiple ways. Thresholds that could be modified to include:	
a. Increase existing threshold (greater than 400 square feet) for additions located on the rear of a single family home	2a
b. Allow first story additions (unlimited) that are located on the back of an existing home and comply with all standards of the code.	2b
c. Allow minor additions to the front of a building that upgrade the front façade and comply with all standards of the code. Minor additions could include enclosing recessed entrances, enclosing open front porches, and installation of bay windows.	2c
Option 3: Other suggestion. (explain)	3
D. Design Permit Approval Authority – Residential Use (Page 29)	
Option 1: Maintain existing review authority.	1
Option 2: Delegate limited approval authority to the Director With this option; the Director would approve more types of commercial projects requiring a Design Permit. For example, the Director could approve:	2
Option 3: Other suggestion. (explain)	3

Issues and Options Survey	Check Preferred Option(s)
Issue 12: Design Permits (continued)	
E. Consideration for Design Permit Approval (Page 29)	
Option 1: Maintain existing architecture and site considerations.	1
Option 2: Maintain the existing architecture and site considerations with additional considerations focused on design, including massing; height, scale and articulation, neighborhood compatibility; privacy; quality exterior materials; and submittal requirements	2
Option 3: Update design considerations to focus on design rather than including ancillary issues. In this option, existing ancillary issues would be removed from the criteria and the updated list would focus on design, materials, context, and compatibility.	3
Option 4: Other suggestion. (explain)	4
Issue 13: Planned Development (Page 30)	
Option 1: Maintain existing regulations.	1
Option 2: Reduce or eliminate minimum parcel size requirement. Reduce the minimum parcel size required to establish a PD district, or eliminate the minimum parcel size requirement entirely. This option would eliminate or establish a new minimum parcel size (possibly 1 or 2 acres). It is typical for there to be some minimum size requirement, so that individual single-family lots cannot be rezoned to PD, for example.	2
Option 3: Modify approval process. Modify the planned development review process so that the City Council reviews the preliminary development plan as well as the general development plan. This change would add an additional step in the process but would increase certainty for applicants and allow the City Council to influence project design earlier in the process.	3
Option 4: Eliminate PD. Eliminate the PD district entirely. To deviate from standards of the applicable zoning district, an applicant would need to receive a variance, a rezone, or some other exception to development standards.	4
Option 5: Other suggestion. (explain)	5

Issues and Options Survey	Check Preferred Option(s)
Issue 14: Environmental and Hazard Overlays (Page 30)	
<p>Option 1: Maintain existing overlays and clarify boundaries. In this option all five of the existing environmental and hazard overlays would be maintained and shown on the zoning map.</p>	1
<p>Option 2: Modify existing overlays. This option would modify existing overlays as described below:</p> <ul style="list-style-type: none"> • Archaeological/Paleontological Resources (APR). Eliminate this overlay zone. Continue to require the preparation of an archaeological survey report and mitigation plan for any project which disturbs native soils in an area with a probability of containing archaeological resources. Continue to address issue through CEQA process. • Automatic Review (AR). Remove this overlay zone as it duplicates current process. • Coastal Zone (CZ). Maintain this overlay zone as required by State law. • Floodplain (F). Move existing Chapter 17.50 (Floodplain District) out of the zoning code and remove the floodplain overlay boundaries from the zoning map. Floodplain regulations are administered by the Building Official, not the Community Development Director, and should be located in Title 15 (Buildings and Construction), not the zoning code. The boundaries of this overlay should not be included in the zoning map, as they are based on FIRM maps which are frequently changing, particularly with rising seas. • Geological Hazards (GH). Eliminate this overlay zone and replace with citywide standards for proposed development in beach areas, bluff and cliff areas, landslides-prone areas, and steep slope areas • Chapter 17.95 (Environmentally Sensitive Habitats). Map boundaries of these areas as a new overlay zone and maintain existing regulations. 	2
<p>Option 3: Create a new, consolidated environmental/hazards overlay. This option would merge the overlays into one new environmental/hazards overlay. The zoning code would state that proposed development within these areas could be subject to additional standards and limitations. The Coastal Zone overlay would remain as a separate overlay. This option could be combined with the creation of new citywide standards that would address geological hazards, flood hazards, sensitive habitat, and archaeological/paleontological resources.</p>	3
<p>Option 4: Other suggestion. (explain)</p>	4

Issues and Options Survey	Check Preferred Option(s)
Issue 15: Visitor-Serving Uses on Depot Hill (Page 31)	
Option 1: Maintain existing permitted uses.	<input type="checkbox"/>
Option 2: Modify permitted use. With this option the VS zoning would remain on the El Salto and Monarch Cove Inn properties, but the land uses permitted on the properties would be restricted. For example, uses permitted on the Monarch Cove Inn property could be limited to residential and visitor accommodation uses, with other non-residential commercial uses currently allowed, such as carnivals and circuses, no longer permitted.	<input type="checkbox"/>
Option 3: Limit intensity of visitor accommodation uses. This option would also maintain the VS zoning on the El Salto and Monarch Cove Inn properties, but would reduce the maximum permitted intensity of hotels and other visitor accommodation uses on the site. This could be accomplished by limiting the square footage of new or existing uses, specifying a maximum number of permitted guest rooms, or reducing the maximum allowable lot coverage on the site.	<input type="checkbox"/>
Option 4: Rezone to R-1. A final option is to eliminate the VS zoning that applies to the Monarch Cove Inn and El Salto properties. Currently the properties are subject to VS/R-1 “dual zoning,” meaning that both the R-1 and VS zoning standards apply to the property. If the VS zoning were eliminated, visitor accommodation and related visitor-serving uses (aside from bed and breakfast establishments) would not be allowed on the properties.	<input type="checkbox"/>
Option 5: Other suggestion. (explain)	<input type="checkbox"/>

Issues and Options Survey	Check Preferred Option(s)
Issue 16: Height (Page 32)	
A. Residential Neighborhoods (Page 32)	
Option 1: Maintain existing standards.	1
Option 2: Eliminate 27-foot exception. This option would eliminate the 27-foot height exception by requiring all buildings to meet either a 25-foot or 27-foot height standard.	2
Option 3: Allow greater variation based on existing neighborhood character. This option would allow greater variation in permitted building height based on neighborhood characteristics. There are a number of different ways to achieve this as described in Issue #1.	3
Option 4: Other suggestion. (explain)	4
B. Capitola Village (Page 33)	
Option 1: Maintain existing standard.	1
Option 2: Expand exception provisions. With this option the zoning code could modify the existing exception provision to allow taller buildings in more cases. For example, the Planning Commission could allow taller buildings if it would allow for a superior design or would enable the project to provide a substantial community benefit.	2
Option 3: Increase maximum height limit to accommodate 3 stories. The zoning code could increase the maximum allowed building height to accommodate three stories. This could be accompanied by new standards and findings to ensure taller buildings are compatible with the existing Village character and don't negatively impact adjacent residential areas. Allowing three-story buildings in the Village could increase opportunity for new vertical mixed use development with ground floor retail and housing or office uses above.	3
Option 4: Other suggestion. (explain)	4

Issues and Options Survey	Check Preferred Option(s)
Issue 16: Height (continued)	
C. Hotel (Page 33)	
<p>Option 1: Apply CV Zone Standard to Hotel. This option would apply the same height standard to the Village hotel that applies to all other properties in the Village. If the maximum permitted height in the CV remains at 27 feet, the hotel could also not exceed 27 feet. However, this option would not be consistent with General Plan goals and Policy LU-7.5.</p>	1
<p>Option 2: Establish Performance Standard for Hotel Height. In zoning codes, performance standards dictate a specific outcome and provide flexibility in how best to achieve the outcome on a case-by-case basis. The Zoning code could establish a performance standard for the Hotel height instead of a numerical standard. This performance standard could be similar to the guiding principle in the General Plan that the maximum height of the hotel should remain below the elevation of the bluff behind and that the bluff behind the hotel should remain legible as a green edge with existing mature trees maintained on site.</p>	2
<p>Option 3: Establish a Numerical Standard Unique to Hotel. The updated zoning code could contain a specific numerical standard for the maximum hotel height. One approach might be to limit building height at the Monterey Avenue frontage to two stories but allow a greater maximum height at the rear of the property as contemplated in the General Plan.</p>	3
<p>Option 4: Other suggestion. (explain)</p>	4

Issues and Options Survey	Check Preferred Option(s)
Issue 17: Floor Area Ratio (Page 34)	
A. Decks (Page 35)	
Option 1: Maintain existing standards.	1
Option 2: Increase allowance beyond 150 sf. Update Floor Area calculation to increase the amount of area within covered first story decks and second story decks that is not counted toward the floor area calculation. The 150 sf allowance could be doubled to 300 sf.	2
<p>Option 3: Add exception for special circumstances. There are special circumstances in which allowing a second story deck will not have an impact on neighbors or may be an asset to the public. The code could include exceptions for special circumstances to allow larger decks that are not counted toward the floor area.</p> <ul style="list-style-type: none"> a. Front Façade. Privacy issues are typically on the side and back of single family homes. The ordinance could consider increased flexibility for decks on the first and second story front facades to allow for increased articulation while not impacting privacy of neighbors. There are two options for decks on front facades. The first is to increase the allowed deck area (beyond 150 sf) on the front façade of a home. The second option is to remove front façade decks from the calculation entirely by including front story decks within the list of items <i>not</i> included in the floor area calculation. b. Open Space. There are a number of homes in Capitola that are located adjacent to open space. For example, the homes located along Soquel Creek and ocean front properties. Similar to the prior exception, the code could be revised to either increase the allowed deck area or remove the calculation entirely for decks located on elevations facing open space. c. Restaurants and Hotels. Visitor experiences are enhanced when they take in a view. The code currently does not include an exception for decks on hotels or restaurants. The code could be revised to either increase the maximum allowed deck area of restaurants and hotels or remove decks on restaurants and hotels from the floor area calculation entirely. d. Eliminate decks from FAR formula 	<div style="text-align: center; margin-bottom: 10px;">3a</div> <div style="text-align: center; margin-bottom: 10px;">3b</div> <div style="text-align: center; margin-bottom: 10px;">3c</div> <div style="text-align: center;">3d</div>
Option 4: Other suggestion. (explain)	4

Issues and Options Survey	Check Preferred Option(s)
Issue 17: Floor Area Ratio (Continued)	
B. Basements (Page 35)	
Option 1: Maintain existing standards.	<input type="checkbox"/>
Option 2: Increase existing allowance beyond 250 square feet.	<input type="checkbox"/>
Option 3: Remove basements from FAR formula.	<input type="checkbox"/>
Option 4: Other suggestion. (explain)	<input type="checkbox"/>
C. Phantom Floors, Roof Eaves, and Window Projections (Bay Windows) (Page 36)	
Option 1: Maintain existing standards.	<input type="checkbox"/>
Option 2: Remove phantom floors from the FAR calculation.	<input type="checkbox"/>
Option 3: Remove roof eaves from the FAR calculation.	<input type="checkbox"/>
Option 4: Remove window projects from FAR calculation.	<input type="checkbox"/>
Option 5: Remove a combination of phantom floors, roof eaves, and/or window projections from the FAR calculation.	<input type="checkbox"/>
Option 6: Other suggestion. (explain)	<input type="checkbox"/>
Issue 18: City Council Appeal of Planning Commission Decision (Page 36)	
Option 1: Maintain existing appeal process.	<input type="checkbox"/>
Option 2: Add "call-up" procedure without requirement of majority vote by CC to call-up an application.	<input type="checkbox"/>
Option 3: Add "call-up" procedure and require majority vote by City Council to call-up an application.	<input type="checkbox"/>
Option 4: Other suggestion. (explain)	<input type="checkbox"/>