



# AGENDA

## CAPITOLA PLANNING COMMISSION

### Thursday, May 6, 2021 – 7:00 PM

Chairperson            Mick Routh  
Commissioners        Courtney Christiansen  
                                 Ed Newman  
                                 Susan Westman  
                                 Peter Wilk

#### **NOTICE OF REMOTE ACCESS ONLY:**

In accordance with the current Order from Santa Cruz County Health Services and Executive Order regarding social distancing, the Planning Commission meeting will not be physically open to the public and in person attendance cannot be accommodated.

#### **To watch:**

1. Online <http://capitolaca.igmp2.com/Citizens/Default.aspx>
2. Spectrum Cable Television channel 8
3. Zoom Meeting (link and phone numbers below)

#### **To participate remotely and make public comment:**

1. Send email:
  - a. As always, send additional materials to the Planning Commission via [planningcommission@ci.capitola.ca.us](mailto:planningcommission@ci.capitola.ca.us) by 5 p.m. the Wednesday before the meeting and they will be distributed to agenda recipients.
  - b. During the meeting, send comments via email to [publiccomment@ci.capitola.ca.us](mailto:publiccomment@ci.capitola.ca.us)
    - Identify the item you wish to comment on in your email's subject line. Emailed comments will be accepted during the Public Comments meeting item and for General Government / Public Hearing items.
    - Emailed comments on each General Government/ Public Hearing item will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.
    - Emailed comments should be a maximum of 450 words, which corresponds to approximately 3 minutes of speaking time.
    - Each emailed comment will be read aloud for up to three minutes and/or displayed on a screen.
    - Emails received by [publiccomment@ci.capitola.ca.us](mailto:publiccomment@ci.capitola.ca.us) outside of the comment period outlined above will not be included in the record.
2. Zoom Meeting (Via Computer or Phone)
  - a. Please click the link below to join the meeting:
    - <https://us02web.zoom.us/j/87526026887?pwd=bXFNUGtidTZ3Tk0yUGJCRG9CUXZrdz09> (link is external)
    - If prompted for a password, enter 060975
    - Use participant option to "raise hand" during the public comment period for the item you wish to speak on. Once unmuted, you will have up to 3 minutes to speak
  - b. Dial in with phone:

- Before the start of the item you wish to comment on, call any of the numbers below. If one is busy, try the next one
- **1 669 900 6833**
- **1 408 638 0968**
- **1 346 248 7799**
- **1 253 215 8782**
- **1 301 715 8592**
- **1 312 626 6799**
- **1 646 876 9923**
- Enter the meeting ID number: **875 2602 6887**
- When prompted for a Participant ID, press #
- Press \*6 on your phone to “raise your hand” when the Chairman calls for public comment. It will be your turn to speak when the Chairman unmutes you. You will hear an announcement that you have been unmuted. The timer will then be set to 3 minutes.

## **REGULAR MEETING OF THE PLANNING COMMISSION - 7 PM**

*All correspondences received prior to 5:00 p.m. on the Wednesday preceding a Planning Commission Meeting will be distributed to Commissioners to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Commissioners, nor be read by them prior to consideration of an item.*

*All matters listed on the Regular Meeting of the Capitola Planning Commission Agenda shall be considered as Public Hearings.*

### **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. Planning Commission - Regular Meeting - Apr 1, 2021 7:00 PM**

### **4. 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. 2110 41st Avenue**

**#21-0149**

**APN: 034-221-16**

Application for a Monument Sign, Design Permit, and Conditional Use Permit amending application #20-0460 for the Master Car Wash, a car washing facility, located at 2110 41<sup>st</sup> Avenue in the C-R (Regional Commercial) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: David Karsan

Representative: Bill Kempf, Architect, Filed: 04.15.2021

#### **B. 527 Capitola Avenue**

**#21-0126**

**APN: 035-093-02**

Appeal of an administrative approval of a tree removal application located within the CN (Neighborhood Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Shelly Lawrie

Appellant: Robert Edgren, Filed: 03.24.21

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



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

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

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

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

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

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

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



**FINAL MINUTES  
CAPITOLA PLANNING COMMISSION MEETING  
Thursday, April 1, 2021  
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

**1. ROLL CALL AND PLEDGE OF ALLEGIANCE**

Chair Routh called the meeting to order at 7 P.M. Commissioners Christiansen, Newman, Wilk, and Chair Routh were present remotely. Commissioner Westman was absent.

**2. ORAL COMMUNICATIONS**

**A. Additions and Deletions to Agenda**

**B. Public Comments**

**C. Commission Comments**

Commissioner Wilk stated his disapproval of adding the “Color Board” in the applications for these proceedings.

**D. Staff Comments**

**3. APPROVAL OF MINUTES**

**A. Planning Commission - Regular Meeting - Mar 4, 2021 7:00 PM**

Commissioner Newman noted a correction in the minutes.

MOTION: Approve the minutes as amended.

<b>RESULT:</b>	<b>APPROVED AS AMENDED [4 TO 0]</b>
<b>MOVER:</b>	Peter Wilk
<b>SECONDER:</b>	Courtney Christiansen
<b>AYES:</b>	Courtney Christiansen, Ed Newman, Mick Routh, Peter Wilk
<b>ABSENT:</b>	Susan Westman

**4. CONSENT CALENDAR**

**A. 1400 47th Avenue #21-0038 APN: 034-064-20**

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

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

Environmental Determination: Categorical Exemption

Property Owner: Steven Thompson

Representative: Stephen Thompson, Filed: 02.04.2021

Commissioner Newman recused himself due to proximity.

MOTION: Approve the design permit with the following conditions and findings.

Minutes Acceptance: Minutes of Apr 1, 2021 7:00 PM (Approval of Minutes)

**CONDITIONS OF APPROVAL**

1. The project approval consists of construction of a 434-square-foot second-story addition with a 141-square-foot second-story balcony. The maximum Floor Area Ratio for the 3,360-square-foot property is 56% (1,882 square feet). The total FAR of the project is 53% with a total of 1,774 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 April 1, 2021, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #21-0038 shall be paid in full.
7. Prior to issuance of building permit, the developer shall pay Affordable housing in-lieu fees as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.

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

## **FINDINGS**

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed construction of a 434-square-foot second-story addition with a 141-square-foot second-story balcony complies with the development standards of the R-1 (Single-Family Residential) District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the construction of a 434-

square-foot second-story addition with a 141-square-foot second-story balcony. The design of the home, with a Dutch hip roof with composition shingles and vertical siding to match the existing first story, will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

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

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed additions add 434 square feet (34%) of floor area, so this exemption applies. No adverse environmental impacts were discovered during project review by Planning Department Staff.

<b>RESULT:</b>	<b>APPROVED [3 TO 0]</b>
<b>MOVER:</b>	Peter Wilk
<b>SECONDER:</b>	Courtney Christiansen
<b>AYES:</b>	Courtney Christiansen, Mick Routh, Peter Wilk
<b>ABSTAIN:</b>	Ed Newman
<b>ABSENT:</b>	Susan Westman

**B. 4850 Topaz Street #20-0501 APN: 034-066-06**

Design Permit for a remodel of an existing three-story single-family residence, including the conversion of third-story conditioned space into deck, located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Rod Sockolov

Representative: Kim Carpenter, Filed: 12.02.20

Rod Sockolov, the property owner, clarified his support in staff recommendation regarding the design of the fence.

MOTION: Approve the design permit with the following conditions and findings.

**CONDITIONS**

1. The project approval is for the remodel of an existing three-story residence to convert third-story conditioned space into additional deck. The maximum Floor Area Ratio for the 3,200 square foot property is 57% (1,824 square feet). The existing FAR of the structure is 103.3% with a total of 3,306 square feet. The proposed FAR of the project is 103.3% with a total of 3,306 square feet, which exceeds the maximum FAR within the zone but does not increase the existing floor area. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 1, 2021, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be

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

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #20-0515 shall be paid in full.
7. 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.
8. 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.
9. 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).
10. 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.
11. 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.
12. 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
13. 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.



14. 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.
15. 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.
16. 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.
17. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

#### **DESIGN PERMIT FINDINGS**

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed remodel of an existing single-family residence complies with the development standards of the R-1 (Single-Family Residence) Zoning District and secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the remodel of an existing single-family residence. The proposed remodel will maintain the existing design of the home with brick, stucco, and horizontal lap siding, composite shingle roof, and stacked multi-story deck. The project will maintain the character and integrity of the neighborhood.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**

**A. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided the additions will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project includes interior and exterior alterations to an existing nonconforming, 3,306-square-foot, single-family residence within the R-1 (Single-Family Residence) zoning district that will not increase the floor area, so this exemption applies. No adverse environmental impacts were discovered during review of the proposed project.

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	Peter Wilk
<b>SECONDER:</b>	Courtney Christiansen
<b>AYES:</b>	Courtney Christiansen, Ed Newman, Mick Routh, Peter Wilk
<b>ABSENT:</b>	Susan Westman

## 5. PUBLIC HEARINGS

### A. 307 McCormick Avenue #20-0475 APN: 036-091-04

Design Permit for first- and second-story additions with a Variance request for the required parking space dimensions and side setbacks for an existing single-family residence located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Thomas Rathjens

Representative: Dennis Norton, Filed: 11.20.2020

Assistant Planner Sesanto presented the staff report.

James and Lisa Salvino, residents at 309 McCormick Avenue, opposed the design permit and variance request. Mrs. Salvino cited lack of privacy, inadequate parking, issues with past tenants, and prior unpermitted work as reasons for their opposition.

Director Herlihy read an email from Skip and Marilee Allan, residents at 310 McCormick Avenue. They concurred with Mrs. Salvino's concerns and opposed the design permit and variance request.

Chair Routh stated that the Planning Commission did not allow roof and second story decks in the past because of privacy concerns.

Commissioner Wilk stated that the Applicant's request is not unusual in that he merely wants to take advantage of the same variances that were granted to others in the neighborhood.

Commissioner Newman stated that he disagrees with generously granting variances because design guidelines exist to upgrade the community.

Commissioner Christiansen asked staff for clarification regarding the location of the old garage.

Director Herlihy stated that staff can investigate unpermitted work and return to the Commission with additional information.

Commissioner Newman stated he does not believe this project satisfies the state requirements to grant a variance.

**MOTION:** Continue item to the next regularly scheduled meeting, or when applicant is ready.



<b>RESULT:</b>	<b>FAILED [3 TO 1]</b>
<b>MOVER:</b>	Courtney Christiansen
<b>SECONDER:</b>	Peter Wilk
<b>AYES:</b>	Courtney Christiansen
<b>NAYS:</b>	Ed Newman, Mick Routh, Peter Wilk
<b>ABSENT:</b>	Susan Westman

MOTION: Deny application and variance request without prejudice with the following conditions and findings.

### **VARIANCE FINDINGS**

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

The subject property has a lot width that is common for properties within the neighborhood and under identical zone classifications. The irregular shape towards the rear of lot does not impact the proposed parking space and side encroachment. The project could be designed in a way that complies with the required setbacks. Therefore, the strict application of the development standards for parking space dimensions and side setbacks would not deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

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

New development projects on other properties in the vicinity and zone in which the subject property is situated must comply with the side setback requirements in Capitola Municipal Code (CMC) §17.15.110 – Yards. Therefore, the approval of variances for the parking space dimensions and side setbacks would be a grant of special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the property the property is situated.

<b>RESULT:</b>	<b>APPROVED [3 TO 1]</b>
<b>MOVER:</b>	Ed Newman
<b>SECONDER:</b>	Mick Routh
<b>AYES:</b>	Ed Newman, Mick Routh, Courtney Christiansen
<b>NAYS:</b>	Peter Wilk
<b>ABSENT:</b>	Susan Westman

### **6. DIRECTOR'S REPORT**

Director Herlihy updated the Commission on code enforcement and the Coastal Commission's communications with the City regarding the zoning code update.

### **8. ADJOURNMENT**

The meeting was adjourned at 8:06 P.M. to the next regular meeting of the Planning Commission to May 06, 2021.

Approved by the Planning Commission

---

Edna Basa, Clerk to the Commission

Minutes Acceptance: Minutes of Apr 1, 2021 7:00 PM (Approval of Minutes)



## STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: MAY 6, 2021

SUBJECT: **2110 41st Avenue**                      **#21-0149**                      **APN: 034-221-16**

Application for a Monument Sign, Design Permit, and Conditional Use Permit amending application #20-0460 for the Master Car Wash, a car washing facility, located at 2110 41<sup>st</sup> Avenue in the C-R (Regional Commercial) Zoning District. This project is outside of the Coastal Zone and does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption  
 Property Owner: David Karsan  
 Representative: Bill Kempf, Architect, Filed: 04.15.2021

### **APPLICANT PROPOSAL**

The applicant is requesting approval of a Monument Sign, Design Permit, and Conditional Use Permit amending application #20-0460 for Master Car Wash, a car washing facility, located at 2110 41<sup>st</sup> Avenue in the C-R (Regional Commercial) Zoning District. The proposed application is consistent with the General Plan and Zoning Ordinance.

### **BACKGROUND**

On September 3, 1987, the Planning Commission approved CUP #87-116, which included the replacement of an existing car wash with a new 5,000-square-foot commercial structure, an attached car wash tunnel, and a drive-through lane adjacent to the rear lot line. The CUP was modified in both 2003 and 2006. CUP #03-087 included an approval for a 171-square-foot addition to the main building for serving food and beverages to waiting customers, installation of bicycle racks that would accommodate at least four bicycles, and striping for eight employee parking spaces along the southern edge of the property.

On December 3, 2020, the Planning Commission approved CUP #20-0460, which included a reduction in the size of the main building, the removal of a detached mechanical building at the rear of the lot, the addition of two new freestanding canopies with solar panels and 12 vacuum drops and two new self-service kiosks, and a new drive-through lane that circled the south, east, and north perimeter of the lot and led to the car wash tunnel. The new layout brought the drive lane closer to an existing 11-foot four-inch-high retaining wall along the rear property line which would add load to the existing retaining wall. The permit included Condition of Approval #21, which required engineering analysis for the retaining wall at the rear of the lot to ensure it could sustain the additional load from the drive lane (Attachment 4).

On April 15, 2021, the applicant submitted an application to amend the Design Permit and Conditional Use Permit #20-0406. The new application #21-0149 includes changes the car wash tunnel, customer and employee parking spaces, and location of the drive lane. The application includes all the previous submittals including the monument sign, conditional use permit, and design permit. If the Planning Commission approves application #21-0149, permit #20-0406 will become void.

### **Development Standards**

The following table outlines the zoning code requirements for development in the C-R Zoning District.

#### **C-R (Regional Commercial) Zoning District**

<b>Use:</b>			
		<b>Existing</b>	<b>Proposed</b>
<b>First Floor Use</b>		Car Wash	Car Wash
Is use Principal Permitted or CUP?		CUP	CUP
<b>Development Standards</b>			
<b>Building Height</b>			
	<b>C-R Regulation</b>	<b>Existing</b>	<b>Proposed</b>
	40 ft.	23 ft.	23 ft.
<b>Floor Area Ratio</b>			
	<b>C-R Regulation</b>	<b>Existing</b>	<b>Proposed</b>
	1.5	0.14 (3,506 sq. ft.)	0.12 (3,088 sq. ft.)
<b>Setbacks</b>			
	<b>C-R Regulation</b>	<b>Existing</b>	<b>Proposed</b>
Front	<p>Front and Street Side Setbacks in the C-R and C-C Zoning Districts. In the C-R and C-C zoning districts, buildings shall be set back from the front and street side property line so that:</p> <ol style="list-style-type: none"> <li>1. The building is at least fifteen feet from the curb or street edge;</li> <li>2. Building placement allows for a minimum ten-foot sidewalk along the property frontage. See Figure 17.24-2.</li> </ol>	71 ft. 2 in.	71 ft. 2 in.
Rear	<p>0 ft. unless adjacent to a residential zoning district (see Section 17.24.030(E))</p> <p>17.24.030(E)(1). Setbacks. The minimum setback from the residential property line shall be fifteen feet for interior side yards and twenty feet for rear yards.</p> <p>17.24.030(E)(3). Landscaping. A landscaped planting area, extending a minimum of ten feet from the property line, shall be provided along all residential</p>	<p>40 ft. 8 in.</p> <p>Compliant Landscaped Planting Areas, except where car wash lane and mechanical building</p>	<p>46 ft. 0 in.</p> <p>Compliant Landscaped Planting Area, extending ten feet from the rear residential property</p>

	property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen feet.	are located <b>Existing Nonconforming</b>	line, is provided.
Interior Side	0 ft. unless adjacent to a residential zoning district (see Section 17.24.030(E))	9 ft. (North) 59 ft. (South)	9 ft. (North) 64 ft. (South)
<b>Landscaping</b>			
Landscaped Open Space, Minimum - CMC §17.24.030(A)	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	5% (1,255 sq. ft.)	11.9% (2,983 sq. ft.)	8.8% (2,215 sq. ft.)
<b>Parking</b>			
Not listed in Table 17.76-2.  Staff Determination: Retain 8 existing onsite employee parking spaces required under CUP #06-050.	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	<b>8</b> employee parking spaces	<b>3</b> spaces total <b>3</b> Employee  <b>Currently, out of compliance with original CUP.</b>	<b>20</b> spaces total <b>12</b> Customer <b>8</b> Employee
<b>Bicycle Parking</b>			
CUP #06-050	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	<b>4</b> Spaces	<b>0</b> Spaces	<b>4</b> Spaces
CMC §17.76.080	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	<b>2</b> Spaces	<b>0</b> Spaces	<b>4</b> Spaces

### **DISCUSSION**

2110 41<sup>st</sup> Avenue is located on the east side of 41<sup>st</sup> Avenue between Mattress Firm and Kentucky Fried Chicken. The 25,090-square-foot lot is in Capitola's main commercial corridor along 41<sup>st</sup> Avenue. The current site design, approved under CUP #06-050, includes a one-story main building attached to a car wash tunnel and a large trellis with vacuum drops. The main carwash building was damaged by a fire in early 2020 and has been out of business since.

The proposed site plan includes removing the rear five feet four inches of the existing car wash tunnel, a modification of the customer and employee parking spaces that retains the number of parking spaces approved under CUP #20-0460, and the relocation of the drive lane ten feet in from the rear of the property (Attachment 1).

### **Parking**

The zoning code (CMC §17.76.030) does not have a specific parking requirement for a car wash use. The original conditional use permit required eight onsite employee parking spaces. Currently, the parking is out of compliance with only three onsite parking spaces. However, CUP #20-0460 included the eight onsite employee parking spaces that were required under CUP #06-050. The modified site design relocated one employee parking space but retained the eight required spaces. Also, six of the 20 total onsite parking spaces are compact, which complies with the 30% limit on compact spaces.

### **Landscaping**

Under CMC §17.24.030, parcels within the Community Commercial zoning district must have a minimum of five percent landscaped open space (1,210 square feet). The proposed site plan includes 2,215 square feet of landscaped area, so it complies with the landscaped open space requirement (Attachment 2).

#### Residential Transition Standards

CMC §17.24.030(E) contains residential transition standards to protect residential parcels that are adjacent to commercial parcels from potential negative impacts of commercial land uses.

E. Residential Transition Standards. Where a commercial or industrial zoning district abuts a residential zoning district, the following standards apply:

1. Setbacks. The minimum setback from the residential property line shall be fifteen feet for interior side yards and twenty feet for rear yards. For lots less than one hundred feet wide, the planning commission may allow a reduced side yard setback upon finding that potential impacts to adjacent residential properties have been adequately minimized through enhanced building and landscape design.

Staff Analysis: The existing structure, which will be reduced in size in the proposal, is located 46 feet from the rear residential property line.

2. Daylight Plane. No structure shall extend above or beyond a daylight plane having a height of twenty-five feet at the setback from the residential property line and extending into the parcel at an angle of forty-five degrees. See Figure 17.24-3.

Staff Analysis: No structure extends above or beyond a daylight plane having a height of twenty-five feet at the setback from the residential property line and extending into the parcel at an angle of forty-five degrees.

3. Landscaping. A landscaped planting area, extending a minimum of ten feet from the property line, shall be provided along all residential property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen feet.

Staff Analysis: A landscaped planting area, extending ten feet from the property line, has been provided along the rear residential property line. Also, a tree screen meeting the fifteen-foot interval standard is included in the landscape plan.

4. Loading. Loading and unloading shall be designed to have the least amount of impact on neighboring residential uses. When feasible, loading and unloading shall be provided from the commercial frontage rather than from areas adjacent to residential uses.

Staff Analysis: The only access to the property is from the commercial frontage along 41st Avenue.

#### Conditional Use Permit

A conditional use permit (CUP) is required for land uses that are generally appropriate within a zoning district, but potentially undesirable on a particular parcel or in large numbers. A CUP is a discretionary action that enables the city to ensure that a proposed use is consistent with the general plan and will not create negative impacts to adjacent properties or the general public. The Planning Commission may attach conditions of approval to a CUP to achieve consistency with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

When evaluating a CUP, the Planning Commission shall consider the following characteristic of the proposed use:

- A. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

Staff Analysis: A carwash typically has noise associated with the land use. The proposed remodeled carwash is consistent with the existing use with a five-foot-four-inch reduction in length at the rear of the existing carwash tunnel and the relocation of the drive-through lane away from the rear property line.

The carwash site shares a rear property line with two residential properties located on Derby Avenue. There is currently a retaining wall with a wood fence on top separating the carwash from the single-family homes. The Planning Commission approved a new six-foot-tall wood fence on top of the existing retaining wall under CUP #20-0460 to decrease the potential negative noise impacts between the commercial and residential properties. The wood fence is included in the updated application.

- B. Availability of adequate public services and infrastructure.

Staff Analysis: Public services and infrastructure are available at the site.

- C. Potential impacts to the natural environment.

Staff Analysis: The proposed project is exempt under California Environmental Quality Act (CEQA) Section 15301, which is described in the CEQA section below.

- D. Physical suitability of the subject site for the proposed use in terms of design, location, operating characteristics, shape, size, topography.

Staff Analysis: The proposed modifications to the existing carwash include changes in the site layout. There is a substantial grade change between 2110 41<sup>st</sup> Avenue and the adjacent residential properties on Derby Avenue, with an existing 11-foot four-inch-high retaining wall along the shared property line. Currently, the drive lane comes within two feet of the northern portion of the wall prior to cars entering the carwash tunnel. The site plan for the #20-0460 permit, brought the drive lane within ten feet of the retaining wall on the south end and kept the approach into the tunnel within two feet of the wall. This modification to the south end would add load to the existing wall. CUP #20-0460 included condition of approval #21 requiring the owner to provide an engineering analysis for the retaining wall along the rear property line to ensure that the wall can continue to support the surcharge of vehicles adjacent to the rear lot line.

The applicant submitted a letter explaining their efforts to satisfy this condition of approval, including engineering analysis and modifications to the previously approved project (Attachment 3). To reduce the live load and ensure that the existing retaining wall can continue to support the surcharge of vehicles in the carwash drive lane, the amendment includes the relocation of the carwash drive lane ten feet away from the rear property line. To reduce the hydrostatic load on the existing retaining wall, the proposed project includes the removal of an existing sump pump for stormwater and installation of a new inlet that drains directly to an existing 54-inch stormwater culvert. Also, the existing shed at the rear of the property will be removed, reducing the dead load on the

existing retaining wall. Todd Creamer, Principal Engineer for C2G Civil Consultants Group, provided a retaining wall analysis stating that these improvements “will improve the life span of the existing wall and no additional analysis is needed since the project is improving the conditions through project design”.

Building Official Robin Woodman reviewed the modifications to the site plan and the analysis provided by C2G Engineering. Ms. Woodman accepted the report and the proposed modifications.

### Monument Sign

The applicant is proposing a new monument sign along 41<sup>st</sup> Avenue. The proposed monument sign is seven feet six inches tall, with a sign area of 33 square feet and a two-foot-tall ledge-stone veneer base. The proposed sign complies with all of the design standards in CMC §17.80.080(C) Monument Signs, as listed below.

1. Standard for monument signs in the C-R zoning district: 60 square feet (maximum area), eight feet (maximum height), and one per building frontage (maximum number).

Staff Analysis: The proposed monument sign has 33 square feet of sign area, is seven feet six inches high, and there is only one monument sign for the building frontage.

2. Monument signs shall be placed on the property of the business associated with the sign.

Staff Analysis: The proposed monument sign is placed on the property of the business associated with the sign.

3. Where two monument signs are allowed on a corner parcel, each sign shall be placed at least two hundred feet from the intersection corner.

Staff Analysis: Not applicable.

4. A monument sign for up to four tenants may be approved with an administrative sign permit. Monument signs listing more than four tenants require planning commission approval of a sign permit.

Staff Analysis: Not applicable.

5. The area surrounding the base of a monument sign shall be landscaped consistent with Chapter 17.72 (Landscaping).

Staff Analysis: The area around the base of the proposed monument sign is landscaped consistent with Chapter 17.72 (Landscaping). See proposed Landscape Plan on Sheet L1.0 of Attachment 1.

6. Monument signs shall be placed at least five feet away from any public or private driveway.

Staff Analysis: The proposed monument sign is placed at least five feet away from the two private driveways.



7. Monument signs shall be placed at least five feet behind sidewalk or property line, whichever is greater.

Staff Analysis: The proposed monument sign is placed five feet behind the sidewalk and more than five feet behind the property line.

8. The height of a monument sign is measured as the vertical distance from the sidewalk or top of curb nearest the base of the sign to the top of the highest element of the sign.

Staff Analysis: The proposed monument is seven feet six inches high, which accounts for the six-inch grade difference between the landscaped area and the sidewalk.

9. Monument signs are not allowed in conjunction with wall signs on a property with three or fewer businesses.

Staff Analysis: There are no wall signs on the property.

### **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 site modifications for an existing car wash involving a negligible expansion of the existing use. No adverse environmental impacts were discovered during project review by Planning Staff or the Planning Commission.

### **RECOMMENDATION**

Staff recommends the Planning Commission consider application #21-0149 and **approve** the application with the following Conditions and Findings for Approval.

### **CONDITIONS OF APPROVAL**

1. The project approval consists of an updated Conditional Use Permit, Design Permit, and Sign Permit at 2110 41<sup>st</sup> Avenue (Master Car Wash). The previously approved permit #20-0460 will become void upon approval of #20-0149. The maximum Floor Area Ratio for the 25,090-square-foot property is 1.5 (37,635 square feet). The total FAR of the project is 0.12 with a total of 3,088 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 May 6, 2021, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.

5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #21-0149 shall be paid in full.
7. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Santa Cruz Water Department, and Central Fire Protection District.
8. 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.
9. 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).
10. 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.
11. 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.
12. 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
13. 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.
14. 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.
15. 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 17.156.080.

16. 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.
17. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
18. Property owner shall install a 6-foot-tall solid wood fence along the rear property line.
19. The applicant, property owner(s), and their successors (as applicable, Indemnitor) shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any third-party claim, action, or proceeding against the City or its, agents, officers or employees arising from or related to Conditional Use Permit #21-0149 for 2110 41st Avenue, including but not limited to an action to attack, set aside, void or annul Conditional Use Permit #21-0149 for 2110 41st Avenue. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by the City in its defense. The City shall promptly notify Indemnitor of any such challenge.

#### **CONDITIONAL USE PERMIT FINDINGS**

**A. The proposed use is allowed in the applicable zoning district.**

The use is not listed in Table 17.24-1 under CMC §17.24.020. However, the use has been approved multiple times under conditional use permit #87-116, #03-087, #06-050, and #20-0460.

**B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.**

With a CUP and the proposed conditions of approval, the proposed use is consistent with the general plan, local coastal program, and zoning code.

**C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.**

Upon compliance with the following conditions of approval, the use is compatible with the existing land uses in the vicinity of the property. Condition of Approval #19 requires a 6-foot-tall solid wood fence along the rear property line between the subject property and the residential development at 2109 and 2113 Derby Avenue to mitigate potential negative noise impacts from the car wash use.

**D. The proposed use will not be detrimental to the public health, safety, and welfare.**

City Staff, the Architecture and Site Review Committee, and the Planning Commission have all reviewed the project. The applicant provided engineering analysis which demonstrates the revised circulation system does not result in increased surcharge loads to the existing wall. Furthermore, the analysis concludes the additional mitigation of removing an existing shed and stormwater improvements will reduce the current load and hydrostatic pressure. The proposed use will not be detrimental to the public health, safety, and welfare.

**E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**

The proposed use is located along the 41<sup>st</sup> Avenue commercial corridor, which is within the City of Capitola and adequately served by existing services and infrastructure.

**DESIGN PERMIT FINDINGS**

**A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. The proposed modifications to the site layout and building design comply with the development standards of the C-R (Regional Commercial) District. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

**B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the application for modifications to the site layout and building design. The project complies with all applicable provisions of the zoning code and municipal code.

**C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project involves site modifications for an existing car wash involving a negligible expansion of the existing use within the C-R (Regional Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

**D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. The proposed modifications to the site layout and building design will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

**E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**

The Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the application. The proposed modifications to the site layout and building design comply with all applicable design review criteria in Section 17.120.070.

**SIGN PERMIT FINDINGS**

**A. The proposed signs are consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the project. The proposed monument sign complies with the development standards of the C-R (Regional Commercial) zoning district.

- B. The proposed signs comply with all applicable standards in Chapter 17.80 (Signs).**  
Community Development Staff and the Planning Commission have reviewed the application for the new monument sign. The proposed monument sign complies with the standards in Chapter 17.80 (Signs).
- C. The proposed sign will not adversely impact the public health, safety, or general welfare.**  
Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed monument sign will not have adverse impact on public health, safety, or general welfare.
- D. The number, size, placement, design, and material of the proposed signs are compatible with the architectural design of buildings on the site.**  
Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposal is compatible with the architectural design of the buildings on the site.
- E. The proposed signs are restrained in character and no larger than necessary for adequate identification.**  
Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed monument sign is restrained in character and no larger than necessary for adequate identification.
- F. This project is categorically exempt under Section 15311(a) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**  
Section 15311(a) of the CEQA Guidelines exempts the construction of on-premise commercial signs. This project involves a new monument sign within the C-R (Regional Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**

- A. 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.**  
Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project involves site modifications for an existing car wash involving a negligible expansion of the existing use. No adverse environmental impacts were discovered during project review by Planning Staff or the Planning Commission.

#### **ATTACHMENTS:**

1. 2110 41st Avenue - Full Plan Set - 04.22.2021
2. 2110 41st Avenue - Landscape Plan - 04.22.2021

3. 2110 41st Avenue - C2G Retaining Wall Letter + Support Documents - 04.23.2021 - Letter
4. 2110 41st Avenue - PC Staff Report and Plan Set - CUP #20-0460 - 12.03.2020

Prepared By: Matt Orbach  
Associate Planner

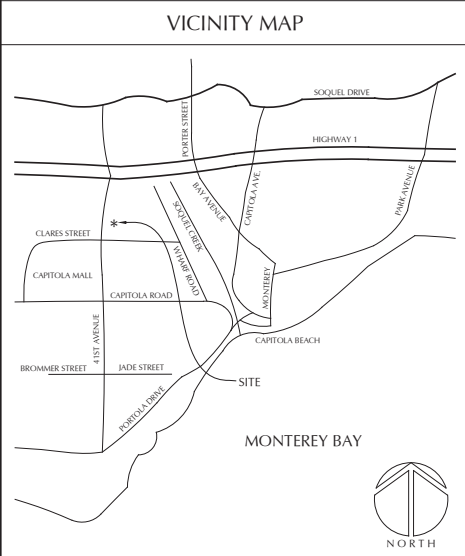
# TENANT IMPROVEMENTS FOR SPLASH CAR WASH

2110 41ST AVENUE, CAPITOLA, CALIFORNIA



WILLIAM C. KEMPf  
ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
831.459.0951  
www.wckempf.com

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)



PROJECT TEAM	
ARCHITECT:	WILLIAM C. KEMPf, ARCHITECT 911 CENTER STREET, SUITE F SANTA CRUZ, CA 95060 BILL KEMPf: 831 459-0951
STRUCTURAL ENGINEER:	R3 CONSULTING ENGINEERING 348 PENNSYLVANIA AVE. SANTA CRUZ, CA 95062 CHARLIE PROGRACE: 831 588-7628
ELECTRICAL & PLUMBING DESIGN:	SUNRA DRAFTING AND DESIGN 303 POTERO STREET 45-106 SANTA CRUZ, CA 95060 JON SCHANTZ: 831 334-4680
CIVIL ENGINEER:	C2G CIVIL CONSULTANTS GROUP, INC. 4444 SCOTTS VALLEY DRIVE, SUITE 6 SCOTTS VALLEY, CA 95066 TODD CREAMER: 831 438-4420
LANDSCAPE ARCHITECT:	mBLA LANDSCAPE ARCHITECTURE P.O. BOX 328 APTOS, CA 95001 MEGAN BISHOP: 831 818-9227

SHEET INDEX	
A1.1	VICINITY MAP, PROJECT DATA, SHEET INDEX
A1.2	CONDITIONS OF APPROVAL
A1.3	CAL GREEN BUILDING NOTES
A2.1	EXISTING & DEMOLITION SITE PLAN
A2.2	PROPOSED SITE PLAN
A2.3	DIMENSIONED SITE PLAN
A3.1	EXISTING & DEMOLITION FLOOR PLAN
A3.2	EXISTING AND DEMOLITION ROOF PLAN
A3.3	PROPOSED FLOOR PLAN
A3.4	PROPOSED ROOF PLAN
A4.1	EXISTING EXTERIOR ELEVATIONS
A4.2	PROPOSED EXTERIOR ELEVATIONS
A5.1	ARCHITECTURAL DETAILS
A5.2	ARCHITECTURAL DETAILS
S0.0	STRUCTURAL SPECIFICATIONS
S1.0	FOUNDATION PLAN
S2.0	ROOF FRAMING PLAN
S3.0	STRUCTURAL DETAILS
S4.0	STRUCTURAL DETAILS
S5.0	STRUCTURAL DETAILS
C0.1	HORIZONTAL CONTROL & PAVING PLAN
C1.1	CIVIL SITE PLAN
C2.1	EROSION CONTROL PLAN
C3.1	DETAILS
E100	SPECIFICATIONS
E101	ELECTRICAL SITE PLAN
E200	INDOOR LIGHTING
E300	OUTDOOR LIGHTING
E301	POWER PLAN
E302	PANEL SCHEDULES
LTI	LIGHTING ENERGY COMPLIANCE - INDOOR
LTO	LIGHTING ENERGY COMPLIANCE - OUTDOOR
P100	PLUMBING SPECIFICATIONS
P101	SITE PLUMBING PLAN
P200	DOMESTIC WASTE PLAN
P300	WATER SUPPLY PLAN & ISO

PROJECT DATA	
OWNER:	DHARMESH KARSAN 2322 ANTONELLI COURT SANTA CRUZ, CA 95062 831 325-9579
PROJECT SITE:	2110 41ST AVENUE CAPITOLA, CALIFORNIA
ASSESSORS PARCEL NUMBER:	034-221-16
ZONING:	C-R (REGIONAL COMMERCIAL)
LOT AREA:	25,090 S.F.
OCCUPANCY TYPE:	GROUP B
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLERS:	NONE EXISTING, NONE PROPOSED
PROJECT DESCRIPTION:	TENANT IMPROVEMENT OF EXISTING CARWASH AS A RESULT OF A FIRE THAT DAMAGED THE EXISTING BUILDING. AREAS OF THE EXISTING BUILDING THAT WERE NOT DAMAGED BY THE FIRE ARE TO REMAIN, AND THE REMAINING AREA IS TO BE REMODELED IN A NEW CONFIGURATION. ADDITIONAL RECONFIGURATION OF THE SITE IS PROPOSED TO PROVIDE A UPGRADED WORK FLOW FOR THE CARWASH OPERATIONS.
BUILDING AREAS:	
<b>EXISTING AREAS</b>	
MAIN BUILDING	
CAR WASH TUNNEL	1,763 S.F.
HEATED CUSTOMER AREA	1,406 S.F.
UN-HEATED MECHANICAL	337 S.F.
TOTAL	3,506 S.F.
COVERED WALKWAY	309 S.F.
VACUUM TRELLIS STRUCTURE	1,258 S.F.
DETAIL BOOTH	527 S.F.
VACUUM	65 S.F.
TRASH	54 S.F.
<b>PROPOSED AREAS</b>	
MAIN BUILDING	
CAR WASH TUNNEL	1,763 S.F.
HEATED CUSTOMER AREA	665 S.F.
UN-HEATED MECHANICAL	660 S.F.
TOTAL	3,088 S.F.
COVERED WALKWAY	470 S.F.
NEW TRASH ENCLOSURE	96 S.F.

ABBREVIATIONS & SYMBOLS			
&	AND	INSUL.	INSULATION
Ø	DIAMETER	INT.	INTERIOR
Ø	DIAMETER	INT.	INTERIOR
A.B.	ANCHOR BOLT	JT.	JOINT
ALUM.	ALUMINUM	K.D.	KEN DRIED
APPROX.	APPROXIMATE	LAM.	LAMINATE
BD.	BOARD	LAV.	LAVATORY
BLCK.	BLOCKING	LAW.	LAWYER
BM.	BEAM	M.A.	MAXIMUM
BTM.	BOTTOM	M.B.	MACHINE BOLT
CAB.	CABINET	MAT.	MATERIAL
CL.	CONTROL JOINT	MCH.	MECHANICAL
CLG.	CEILING	MFR.	MANUFACTURER
CLR.	CLEAR	MNS.	MINIMUM
C.M.U.	CONCRETE	M.O.	MASONRY OPENING
		MTL.	METAL
		NEW	NEW
COL.	CONCRETE	N.C.	NOT IN CONTRACT
COLUM.	COLUMN	NTD.	NOT TO SCALE
CONC.	CONCRETE	OP.	OVER
CONT.	CONTINGUOUS	OR.	OR CENTER
DBL.	DOUBLE	OD.	OUTSIDE DIAMETER
DTL.	DETAIL	OPNC.	OPENING
DIM.	DIMENSION	P.A.F.	POWER ACTUATED FASTENER
DN.	DOWN	PL.	PLATE
D.F.	DOUGLAS FIR	P.L.V.	PLYWOOD
DR.	DOR	P.W.D.	PLYWOOD
D.W.	DISHWASHER	PT.	PRESSURE TREATED
EA.	EACH	P.V.C.	POLY VINYL CHLORIDE
EL.	ELEVATION	QTR.	QUARTER
EQ.	EQUAL	R.	RADIUS
EQUIP.	EQUIPMENT	RFR.	REFRIGERATOR
EXT.	EXISTING	REIN.	REINFORCING
EX.	EXISTING	REQD.	REQUIRED
EXT.	EXTERIOR	REQD.	REQUIRED
FDN.	FOUNDATION	RND.	ROUND
F.O.	FACE OF	R.O.	ROUGH OPENING
F.O.B.	FACE OF BLOCK	RWD.	REDWOOD
F.O.C.	FACE OF CONCRETE	S.B.	SOLID BLOCKING
F.O.F.	FACE OF FINISH	S.C.	SOLID CORE
F.O.S.	FACE OF STUD	SMA.	SHIM
F.F.	FOOT OR FITT	SPEC.	SPECIFICATION
FTG.	FOOTING	SQ.	SQUARE
GA.	GALVA.	S.S.	STAINLESS STEEL
GALV.	GALVANIZED	STD.	STANDARD
G.I.	GALVANIZED IRON	STRUC.	STRUCTURAL
G.L.B.	GALVANIZED BEAM	T.L.	TYPICAL EDGE NAILING
H.C.	HOLLOW CORE	T&G.	TONGUE & GROOVE
HDR.	HEADER	THK.	THICK
H.M.	HOLLOW METAL	T.O.	TOP OF
HORIZ.	HORIZONTAL	T.O.C.	TOP OF CONCRETE
HGT.	HEIGHT	T.O.P.	TOP OF PLATE
I.D.	INSIDE DIAMETER		
IN.	INCHES		

FIRE PROTECTION NOTES	
1.	THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019 EDITION) AND "CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS."
2.	BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF SIX (6) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET.
3.	A 30-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS A SHORTER DISTANCE. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEDIUM OF RAPIDLY TRANSMITTING FIRE FROM NATURE GROWTH TO ANY STRUCTURE.
4.	THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.

GENERAL NOTES	
1.	ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING, 2019 MECHANICAL, 2019 ELECTRICAL, 2019 PLUMBING, 2019 FIRE CODES AND THE CURRENT VERSION OF THE CALIFORNIA ENERGY AND GREEN BUILDING CODES, AS WELL AS ALL OTHER APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN PRETENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.
2.	THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK.
3.	THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
4.	THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT FOR THOSE ITEMS SHOWN AS N.I.C. (NOT IN CONTRACT).
5.	IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
6.	THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE PROPERTY OWNERS.
7.	THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC'S SAFETY.
8.	THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING ENTITY.
9.	TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
10.	DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.
11.	IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORMWORK, ETC., AS REQUIRED TO PROTECT LIFE AND PROPERTY.
12.	JOB COPIES OF THE BUILDING & PERMITS SHALL BE ON-SITE DURING INSPECTIONS.
13.	ALL EXTERIOR WOOD FRAMING EXPOSED TO WEATHER, I.E. GIRDERS, BEAMS, JOISTS AND POSTS SHALL BE EITHER PRESSURE TREATED OR REDWOOD.
14.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT DISCREPANCIES TO THE ARCHITECT.

TENANT IMPROVEMENTS FOR  
SPLASH CAR WASH  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
VICINITY MAP, PROJECT DATA, SHEET INDEX

SAWING DATE:  
APRIL 8, 2021

P.N.  
054-221-16

JENT NAME:  
SPLASH CAR WASH

SJECT NAME:  
41ST AVENUE

REVISIONS

DESCRIPTION	DATE

ISSUED ARCHITECT

WILLIAM C. KEMPf  
No. 25962

SEPTEMBER 10, 2021  
FORBIDDEN

STATE OF CALIFORNIA

DISCLAIMER

THE DATA SET SHOWN ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPf ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MUST NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPf ARCHITECTS. THE USER OF THIS DATA SET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

A1.1

CONDITIONS OF APPROVAL

RE: NOTICE OF FINAL ACTION ON APPLICATION #20-0460

2110 41ST AVENUE #28-0460 APR-28-2021-16
DESIGN PERMIT AND CONDITIONAL USE PERMIT AMENDMENT TO MODIFY THE SITE LAYOUT AND BUILDING DESIGN AND ADD TWO NEW CANOPIES WITH VACUUM DROPS AT MASTER CAR WASH, A CAR WASHING FACILITY LOCATED WITHIN THE C-1 (REGIONAL COMMERCIAL) ZONING DISTRICT. THIS PROJECT IS OUTSIDE OF THE COASTAL ZONE AND DOES NOT REQUIRE A COASTAL DEVELOPMENT PERMIT. ENVIRONMENTAL DETERMINATION: CATEGORICAL EXEMPTION. PROPERTY OWNER: DAVID KARSAN. REPRESENTATIVE: BILL KEMPF, ARCHITECT, FILED: 11.06.2020

THE ABOVE MATTER WAS PRESENTED TO THE PLANNING COMMISSION ON DECEMBER 3, 2020, AND WAS APPROVED, WITH THE FOLLOWING FINDINGS AND CONDITIONS. ANY MODIFICATIONS TO THE CONDITIONS AND FINDINGS ARE INDICATED BELOW IN STRIKEOUT AND UNDERLINE NOTATION.

CONDITIONS

- 1. THE PROJECT APPROVAL CONSISTS OF MODIFICATIONS TO THE SITE LAYOUT AND BUILDING DESIGN, THE ADDITION OF TWO NEW CANOPIES WITH VACUUM DROPS, AND A NEW MONUMENT SIGN AT 2110 41ST AVENUE (MASTER CAR WASH). THE MAXIMUM FLOOR AREA RATIO FOR THE 29,000-SQUARE-FOOT PROPERTY IS 1.5 (37,638 SQUARE FEET). THE TOTAL FAR OF THE PROJECT IS 0.12 WITH A TOTAL OF 3,088 SQUARE FEET, COMPLIANT WITH THE MAXIMUM FAR WITHIN THE ZONE. THE PROPOSED PROJECT IS APPROVED AS INDICATED ON THE FINAL PLANS REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON DECEMBER 3, 2020, EXCEPT AS MODIFIED THROUGH CONDITIONS IMPOSED BY THE PLANNING COMMISSION DURING THE HEARING.
2. PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE SECURED FOR ANY NEW CONSTRUCTION OR MODIFICATIONS TO STRUCTURES AUTHORIZED BY THIS PERMIT. FINAL BUILDING PLANS SHALL BE CONSISTENT WITH THE PLANS APPROVED BY THE PLANNING COMMISSION. ALL CONSTRUCTION AND SITE IMPROVEMENTS SHALL BE COMPLETED ACCORDING TO THE APPROVED PLANS.
3. AT TIME OF SUBMITTAL FOR BUILDING PERMIT REVIEW, THE CONDITIONS OF APPROVAL MUST BE PRINTED IN FULL ON THE COVER SHEET OF THE CONSTRUCTION PLANS.
4. AT TIME OF SUBMITTAL FOR BUILDING PERMIT REVIEW, PUBLIC WORKS STANDARD DETAIL SMP STRM SHALL BE PRINTED IN FULL AND INCORPORATED AS A SHEET INTO THE CONSTRUCTION PLANS. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE PUBLIC WORKS STANDARD DETAIL SMP STRM.
5. PRIOR TO MAKING ANY CHANGES TO APPROVED PLANS, MODIFICATIONS MUST BE SPECIFICALLY REQUESTED AND SUBMITTED IN WRITING TO THE COMMUNITY DEVELOPMENT DEPARTMENT. ANY SIGNIFICANT CHANGES TO THE SIZE OR EXTERIOR APPEARANCE OF THE STRUCTURE SHALL REQUIRE PLANNING COMMISSION APPROVAL.
6. PRIOR TO ISSUANCE OF BUILDING PERMIT, A LANDSCAPE PLAN SHALL BE SUBMITTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. THE LANDSCAPE PLAN CAN BE PRODUCED BY THE PROPERTY OWNER, LANDSCAPE PROFESSIONAL, OR LANDSCAPE ARCHITECT. LANDSCAPE PLANS SHALL REFLECT THE PLANNING COMMISSION APPROVAL AND SHALL IDENTIFY TYPE, SIZE, AND LOCATION OF SPECIES AND DETAILS OF ANY PROPOSED (BUT NOT REQUIRED) IRRIGATION SYSTEMS.
7. PRIOR TO ISSUANCE OF BUILDING PERMIT, ALL PLANNING FEES ASSOCIATED WITH PERMIT #20-0460 SHALL BE PAID IN FULL.
8. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT MUST PROVIDE DOCUMENTATION OF PLAN APPROVAL BY THE FOLLOWING ENTITIES: SANTA CRUZ COUNTY SANITATION DEPARTMENT, SANTA CRUZ WATER DEPARTMENT, AND CENTRAL FIRE PROTECTION DISTRICT.
9. PRIOR TO ISSUANCE OF BUILDING PERMITS, A DRAINAGE PLAN, GRADING, SEDIMENT AND EROSION CONTROL PLAN, SHALL BE SUBMITTED TO THE CITY AND APPROVED BY PUBLIC WORKS. THE PLANS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS SPECIFIED IN CAPITOLA MUNICIPAL CODE CHAPTER 13.16 STORM WATER POLLUTION PREVENTION AND PROTECTION.
10. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A STORMWATER MANAGEMENT PLAN TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS WHICH IMPLEMENTS ALL APPLICABLE POS CONSTRUCTION REQUIREMENTS (CRS) AND PUBLIC WORKS STANDARD DETAILS, INCLUDING ALL STANDARDS RELATING TO LOW IMPACT DEVELOPMENT (LID).
11. PRIOR TO ANY LAND DISTURBANCE, A PRE-SITE INSPECTION MUST BE CONDUCTED BY THE GRADING OFFICER TO VERIFY COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
12. PRIOR TO ANY WORK IN THE CITY ROAD RIGHT OF WAY, AN ENCROACHMENT PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR PERFORMING THE WORK. NO MATERIAL OR EQUIPMENT STORAGE MAY BE PLACED IN THE ROAD RIGHT-OF-WAY.
13. DURING CONSTRUCTION, ANY CONSTRUCTION ACTIVITY SHALL BE SUBJECT TO A CONSTRUCTION NOISE CURFEW, EXCEPT WHEN OTHERWISE SPECIFIED IN THE BUILDING PERMIT ISSUED BY THE CITY. CONSTRUCTION NOISE SHALL BE PROHIBITED BETWEEN THE HOURS OF NINE P.M. AND SEVEN THIRTY A.M. ON WEEKDAYS. CONSTRUCTION NOISE SHALL BE PROHIBITED ON WEEKENDS WITH THE EXCEPTION OF SATURDAY WORK BETWEEN NINE A.M. AND FOUR P.M. OR EMERGENCY WORK APPROVED BY THE BUILDING OFFICIAL. §9.12.0108
14. PRIOR TO A PROJECT FINAL, ALL CRACKED OR BROKEN DRIVEWAY APPROACHES, CURB, GUTTER, OR SIDEWALK SHALL BE REPLACED PER THE PUBLIC WORKS STANDARD DETAILS AND TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT. ALL REPLACED DRIVEWAY APPROACHES, CURB, GUTTER OR SIDEWALK SHALL MEET CURRENT ACCESSIBILITY STANDARDS.
15. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, COMPLIANCE WITH ALL CONDITIONS OF APPROVAL SHALL BE DEMONSTRATED TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR. UPON EVIDENCE OF NON-COMPLIANCE WITH CONDITIONS OF APPROVAL OR APPLICABLE MUNICIPAL CODE PROVISIONS, THE APPLICANT SHALL REMEDY THE NON-COMPLIANCE TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OR SHALL FILE AN APPLICATION FOR A PERMIT AMENDMENT FOR PLANNING COMMISSION CONSIDERATION. FAILURE TO REMEDY A NON-COMPLIANCE IN A TIMELY MANNER MAY RESULT IN PERMIT REVOCATION.
16. THIS PERMIT SHALL EXPIRE 24 MONTHS FROM THE DATE OF ISSUANCE. THE APPLICANT SHALL HAVE AN APPROVED BUILDING PERMIT AND CONSTRUCTION UNDERWAY BEFORE THIS DATE TO PREVENT PERMIT EXPIRATION. APPLICATIONS FOR EXTENSION MAY BE SUBMITTED BY THE APPLICANT PRIOR TO EXPIRATION PURSUANT TO MUNICIPAL CODE SECTION 17.156.080.
17. UPON STRIKEOUT PROJECT FINAL OF A BUILDING PERMIT FOR ONE OF THE TWO APPROVED DESIGN OPTIONS, THE APPROVAL OF THE DESIGN OPTION WHICH IS NOT CONSTRUCTED SHALL EXPIRE.
18. THE PLANNING AND INFRASTRUCTURE REVIEW AND APPROVAL ARE TRANSFERABLE WITH THE TITLE TO THE UNDERLYING PROPERTY SO THAT AN APPROVED PROJECT MAY BE CONVEYED OR ASSIGNED BY THE APPLICANT TO OTHERS WITHOUT LOSING THE APPROVAL. THE PERMIT CANNOT BE TRANSFERRED OFF THE SITE ON WHICH THE APPROVAL WAS GRANTED.
19. UPON RECEIPT OF CERTIFICATE OF OCCUPANCY, GARBAGE AND RECYCLING CONTAINERS SHALL BE PLACED OUT OF PUBLIC VIEW ON NON-COLLECTION DAYS.
20. PROPERTY OWNER SHALL INSTALL A 6-FOOT-TALL SOLID WOOD FENCE, MASONRY WALL ALONG THE REAR PROPERTY LINE.
21. PRIOR TO BUILDING PERMIT ISSUANCE, PROPERTY OWNER SHALL PROVIDE AN ENGINEERING ANALYSIS AND A BOND RETAINING WALL FOR THE RETAINING WALL ALONG THE REAR PROPERTY LINE TO ENSURE THAT THE WALL CAN CONTINUE TO SUPPORT THE SURCHARGE OF VEHICLES ADJACENT TO THE REAR LOT LINE AND THE NEW 6-FOOT-TALL MASONRY WALL ALONG THE REAR PROPERTY LINE. BASED ON THE RESULTS OF THE ENGINEERING ANALYSIS, A SOILS REPORT MAY BE REQUIRED IF, IN THE DISCRETION OF THE BUILDING OFFICIAL, IT IS NECESSARY.

Attachment: 2110 41st Avenue - Full Plan Set - 04-22-2021 (2110 41st Avenue)



WILLIAM C. KEMPF ARCHITECTS
911 Center Street, Suite F
Santa Cruz, CA 95060
831.559.0951
www.wckemp.com

TENANT IMPROVEMENTS FOR SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
CONDITIONS OF APPROVAL

SAVING DATE: APRIL 8, 2021
P.N.: 054-221-16
IDENT NAME: SPLASH CAR WASH
SUBJECT NAME: 41ST AVENUE

Table with 2 columns: REVISIONS, DESCRIPTION, DATE



DISCLAIMER
THE DATA SET FOR THESE PLANS IS THE SHEET IN THIS PROJECT. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE DATA SET AND HAS NOT CONDUCTED A FIELD SURVEY. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE DATA SET AND HAS NOT CONDUCTED A FIELD SURVEY. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE DATA SET AND HAS NOT CONDUCTED A FIELD SURVEY.

A1.2



TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sup>1,2</sup> GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS

Table with 2 columns: COATING CATEGORY and CURRENT VOC LIMIT. Lists various coatings like flat, nonflat, specialty, and floor coatings with their respective VOC limits.

TABLE 5.504.4.4 ADHESIVE VOC LIMIT<sup>1,2</sup> LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

Table with 2 columns: ARCHITECTURAL APPLICATIONS and CURRENT VOC LIMIT. Lists adhesive applications like carpet, floor, and wall adhesives with their VOC limits.

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed. 2. For additional information regarding methods to measure the VOC content specified in this table, see south coast air quality management district rule 1168.

WATER FIXTURE STANDARDS PER CGCB 5.303.3

5.303.3.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERLESS SPECIFICATION FOR WATERLESS TOILETS. NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

Table with 2 columns: PRODUCT and CURRENT LIMIT. Lists products like hardwood plywood veneer core, composite core, particle board, and fiberboard with their current limits.

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD. AIR TOXICS CONTROL MEASURES FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM F 1130-09 (2010). FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93132.12.

Table with 2 columns: SEALANTS and CURRENT VOC LIMIT. Lists sealant applications like architectural, marine deck, nonmembrane roof, roadway, and single-ply roof membrane with their VOC limits.

Table with 2 columns: SEALANT PRIMERS and CURRENT VOC LIMIT. Lists primer applications like architectural-nonporous, architectural-porous, and modified bituminous with their VOC limits.

CWMP NOTES PER CGCB 5.303.3

5.408.1.1 CONSTRUCTION WASTE MANAGEMENT PLAN. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE THAT IS MORE STRINGENT, SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT: 1. IDENTIFIES THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT REUSE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE, OR SALE.

(1) Batteries, as described in Title 22 CCR, Section 66273.2, Subsection (a); (2) Electronic devices, as described in Title 22 CCR, Section 66273.3, Subsection (a); (3) Mescon-containing equipment, as described in Title 22 CCR, Section 66273.5, Subsection (a); (4) Lamps, as described in Title 22 CCR, Section 66273.5, Subsection (a); (5) Cathode ray tubes, as described in Title 22 CCR, Section 66273.6, Subsection (a); (6) Cathode ray tube glass, as described in Title 22 CCR, Section 66273.7, Subsection (a); and (7) Aerosol cans, as specified in Health and Safety Code, Section 25201.16.

CONSTRUCTION WASTE MANAGEMENT PLAN

PROJECT NAME: SPLASH CAR WASH PROJECT MANAGER: (TBD) WASTE HAULING COMPANY: (TBD) CONTACT NAME: (TBD)

Table with 4 columns: WASTE MATERIAL TYPE, DIVERSION METHOD, DIVERSION RATE, and PROJECTED DIVERSION RATE. Lists materials like asphalt, concrete, shotcrete, metals, wood, etc. and their diversion methods.

NOTES: 1. WORKSHEETS SHALL BE VERIFIED BY CONTRACTOR ONCE JOB CONTRACT HAS BEEN AWARDED. 2. THIS PROJECT SHALL GENERATE THE LEAST AMOUNT OF WASTE POSSIBLE BY PLANNING AND ORDERING CAREFULLY, FOLLOWING ALL PROPER STORAGE AND HANDLING PROCEDURES TO REDUCE BROKEN AND DAMAGED MATERIALS AND RESIDUAL MATERIALS WHENEVER POSSIBLE.

ALL SUBCONTRACTORS SHALL COMPLY WITH THE PROJECT'S CONSTRUCTION WASTE MANAGEMENT PLAN. ALL SUBCONTRACTOR FOREMEN SHALL SIGN THE CVM PLAN ACKNOWLEDGMENT SHEET. 3. THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

1. THE PROJECT'S OVERALL RATE OF WASTE DIVERSION WILL BE 85.5%. 2. THIS PROJECT SHALL GENERATE THE LEAST AMOUNT OF WASTE POSSIBLE BY PLANNING AND ORDERING CAREFULLY, FOLLOWING ALL PROPER STORAGE AND HANDLING PROCEDURES TO REDUCE BROKEN AND DAMAGED MATERIALS AND RESIDUAL MATERIALS WHENEVER POSSIBLE.

4. WASTE PREVENTION AND RECYCLING ACTIVITIES WILL BE DISCUSSED AT THE BEGINNING OF WEEKLY SUBCONTRACTOR MEETINGS. AS EACH NEW SUBCONTRACTOR COMES ON-SITE, THE WMP COORDINATOR WILL PRESENT THEM WITH A COPY OF THE CVM PLAN AND PROVIDE A TOUR OF THE SITE TO IDENTIFY MATERIALS TO BE SALVAGED AND THE PROCEDURES FOR HANDLING JOBSITE DEBRIS.

8. HAULING COMPANY WILL TRACK AND CALCULATE THE QUANTITY (IN TONS) OF ALL WASTE LEAVING THE PROJECT AND CALCULATE THE WASTE DIVERSION RATE FOR THE PROJECT. HAULING COMPANY WILL PROVIDE PROJECT MANAGER WITH AN UPDATED MONTHLY REPORT ON GROSS WEIGHT Hauled AND THE WASTE DIVERSION RATE BEING ACHIEVED ON THE PROJECT.

9. IN THE EVENT THAT SUBCONTRACTORS FURNISH THEIR OWN DEBRIS BOXES AS PART OF THEIR SCOPE OF WORK, SUCH SUBCONTRACTORS SHALL NOT BE EXCLUDED FROM COMPLYING WITH THE CVM PLAN AND WILL PROVIDE HAULING COMPANY WITH NONRESIDENTIAL WASTE TYPES.

10. IN THE EVENT THAT SITE USE CONSTRAINTS SUCH AS LIMITED SPACE RESTRICT THE NUMBER OF DEBRIS BOXES THAT CAN BE USED FOR COLLECTION OF DESIGNATED WASTE, THE PROJECT SUPERINTENDENT WILL, AS DEEMED APPROPRIATE, ALLOCATE SPECIFIC AREAS ON-SITE WHERE INDIVIDUAL MATERIAL TYPES ARE TO BE CONSOLIDATED. THESE COLLECTION POINTS ARE NOT TO BE CONTAMINATED WITH NONRESIDENTIAL WASTE TYPES.

11. DEBRIS FROM JOBSITE OFFICE AND MEETING ROOMS WILL BE COLLECTED BY DISPOSAL SERVICE COMPANY. DISPOSAL SERVICE COMPANY WILL, AT A MINIMUM, INCLUDE OFFICE PAPER, PLASTIC, METAL AND CARDBOARD.

CAL GREEN NOTES

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CBCS): NONRESIDENTIAL MANDATORY MEASURES

Table with 4 columns: SECTION, FEATURE OR MEASURE DESCRIPTION, PLAN SHEET, and NA. Lists measures like storm water pollution prevention, bicycle parking, designated parking, etc.

2.021.1 FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY BUILDING STANDARDS.

Table with 4 columns: SECTION, FEATURE OR MEASURE DESCRIPTION, PLAN SHEET, and NA. Lists measures like water meters, water conserving plumbing fixtures, outdoor water use, etc.

4.071.1 PROVIDE A WEATHER RESISTANT EXTERIOR WALL AND FOUNDATION DEVELOPER. 4.072.2 MOISTURE CONTROL.

4.082.1 UNIVERSAL WASTE. 4.083.1 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 4.084.1 RECYCLING BY OCCUPANTS. 4.102.1 COMMISSIONING. 4.104.1 TESTING.

4.104.1 TESTING. 4.104.2 COMMISSIONING. 4.104.3 TESTING. 4.104.4 TESTING.

5.041.1 PROTECT DUCT OPENINGS DURING CONSTRUCTION. 5.041.4.1 LOW VOC ADHESIVES, SEALANTS AND CAULKES. 5.041.4.2 LOW VOC PAINTS, STAINS AND OTHER COATINGS. 5.041.4.3 LOW VOC AEROSOL PAINTS AND COATINGS.

5.041.4.4 LOW VOC CARPET AND CARPET SYSTEMS. 5.041.4.5 MEDIUM COMPOSITE WOOD FORMALDEHYDE REDUCTION REQUIREMENTS. 5.041.4.6 80% OF RESILIENT FLOORING SHALL BE LOW-EMITTING.

5.041.5 FILTERS. 5.041.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. 5.051.1 BUILDINGS SHALL MEET OR EXCEED PROVISIONS OF CBC-COR TITLE 24 PART 2, SECTIONS 1203 AND CHAPTER 13.

5.062.2 CARBON DIOXIDE (CO2) MONITORING. 5.082.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTION. 5.082.2 SUPERMARKET REFRIGERANT LEAK REDUCTION.

5.082.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTION. 5.082.2 SUPERMARKET REFRIGERANT LEAK REDUCTION.

NOTES: 1. CONTRACTOR SHALL FOLLOW 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE FOR FULL MANDATORY APPLICATION REQUIREMENTS AND LOCAL GREEN BUILDING REQUIREMENTS THAT HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION. 2. THE CAL GREEN BUILDING ITEMS AND LOCAL GREEN BUILDING COMPLIANCE SHALL SUPERSEDE DRAWING PLANS & DETAILS WHICH CALL OUT OTHER TYPES OF MATERIALS.



WILLIAM C. KEMPf ARCHITECTS 911 Center Street, Suite F Santa Cruz, CA 95060 531.559.9551 www.wckempf.com

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)

TENANT IMPROVEMENTS FOR SPLASH CAR WASH 2110 41ST AVENUE, CARPUELA, CALIFORNIA CAL-GREEN BUILDING STANDARDS

ISSUING DATE: APRIL 8, 2021

P.N.: 054-221-16 IDENT NAME: SPLASH CAR WASH SUBJECT NAME: 41ST AVENUE

Table with 2 columns: REVISIONS, DESCRIPTION, DATE. Lists revision 1: FORMAL PLAN.

REVISIONS: 1. FORMAL PLAN.

REVISIONS: 1. FORMAL PLAN.

REVISIONS: 1. FORMAL PLAN.

REVISIONS: 1. FORMAL PLAN.

REVISIONS: 1. FORMAL PLAN.

REVISIONS: 1. FORMAL PLAN.

REVISIONS: 1. FORMAL PLAN.

REVISIONS: 1. FORMAL PLAN.



WILLIAM C. KEMP  
ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
831.459.0951  
www.wckemp.com

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
**EXISTING & DEMOLITION SITE PLAN**

ISSUING DATE  
APRIL 8, 2021  
P.N.  
054-221-16  
JOB NAME  
SPLASH CAR WASH  
JOB SUBJECT  
41ST AVENUE

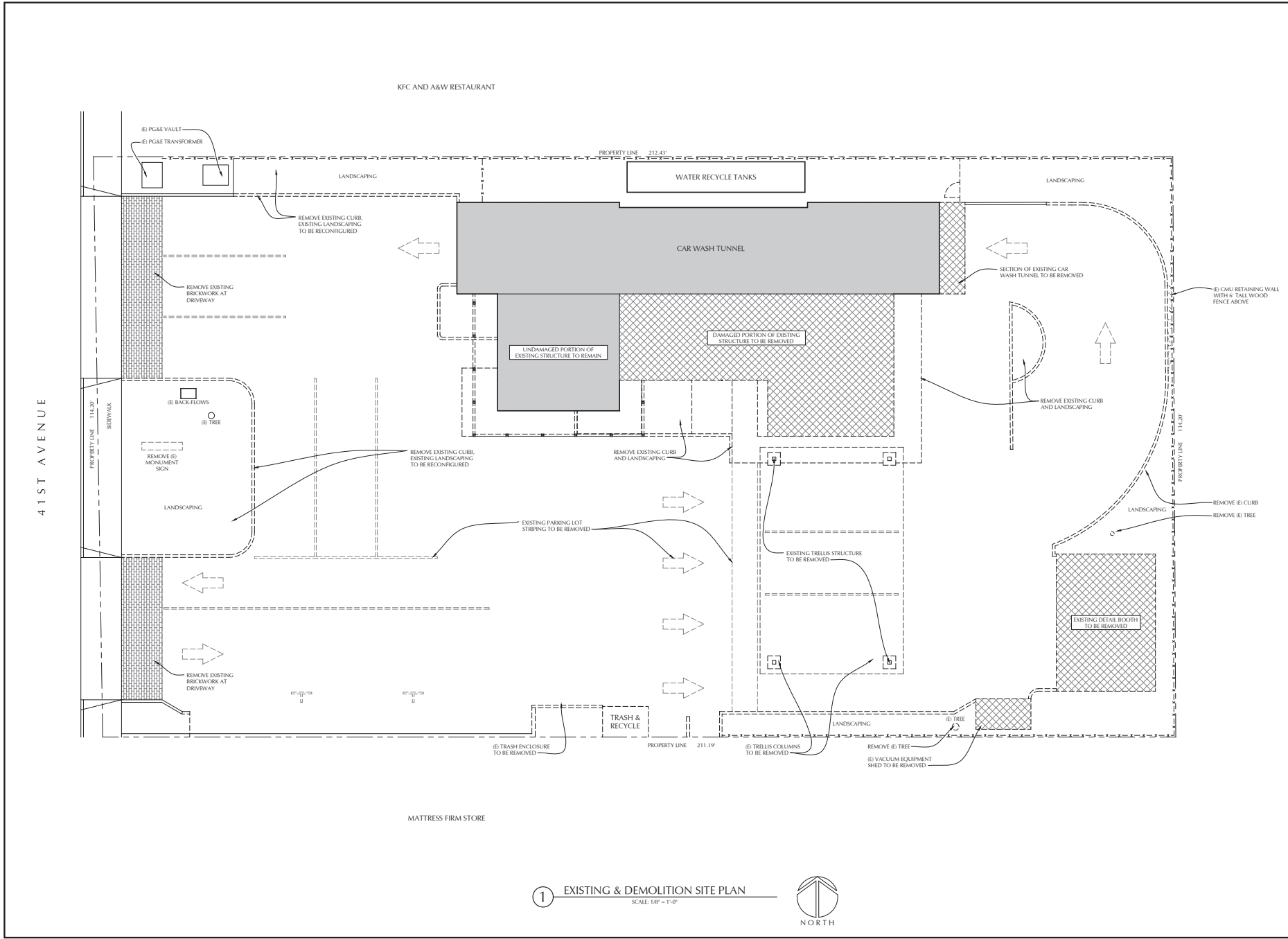
REVISIONS	
DESCRIPTION	DATE



**DISCLAIMER**  
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMP ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMP ARCHITECTS.

A2.1

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)



1 EXISTING & DEMOLITION SITE PLAN  
SCALE: 1/8" = 1'-0"



**PARKING NOTE**  
 THE EXISTING CAR WASH WAS APPROVED WITH 8 EMPLOYEE PARKING SPACES. 8 EMPLOYEE PARKING SPACES ARE PROPOSED AS FAR OF THIS PROJECT.



**WILLIAM C. KEMPFF ARCHITECTS**  
 911 Center Street, Suite F  
 Santa Cruz, CA 95060  
 831.459.0951  
 www.wckempff.com

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
 2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
**PROPOSED SITE PLAN**

ISSUING DATE:  
 APRIL 8, 2021

P.N.:

054-221-16

AGENT NAME:

SPLASH CAR WASH

SUBJECT NAME:

41ST AVENUE

REVISIONS

DESCRIPTION	DATE

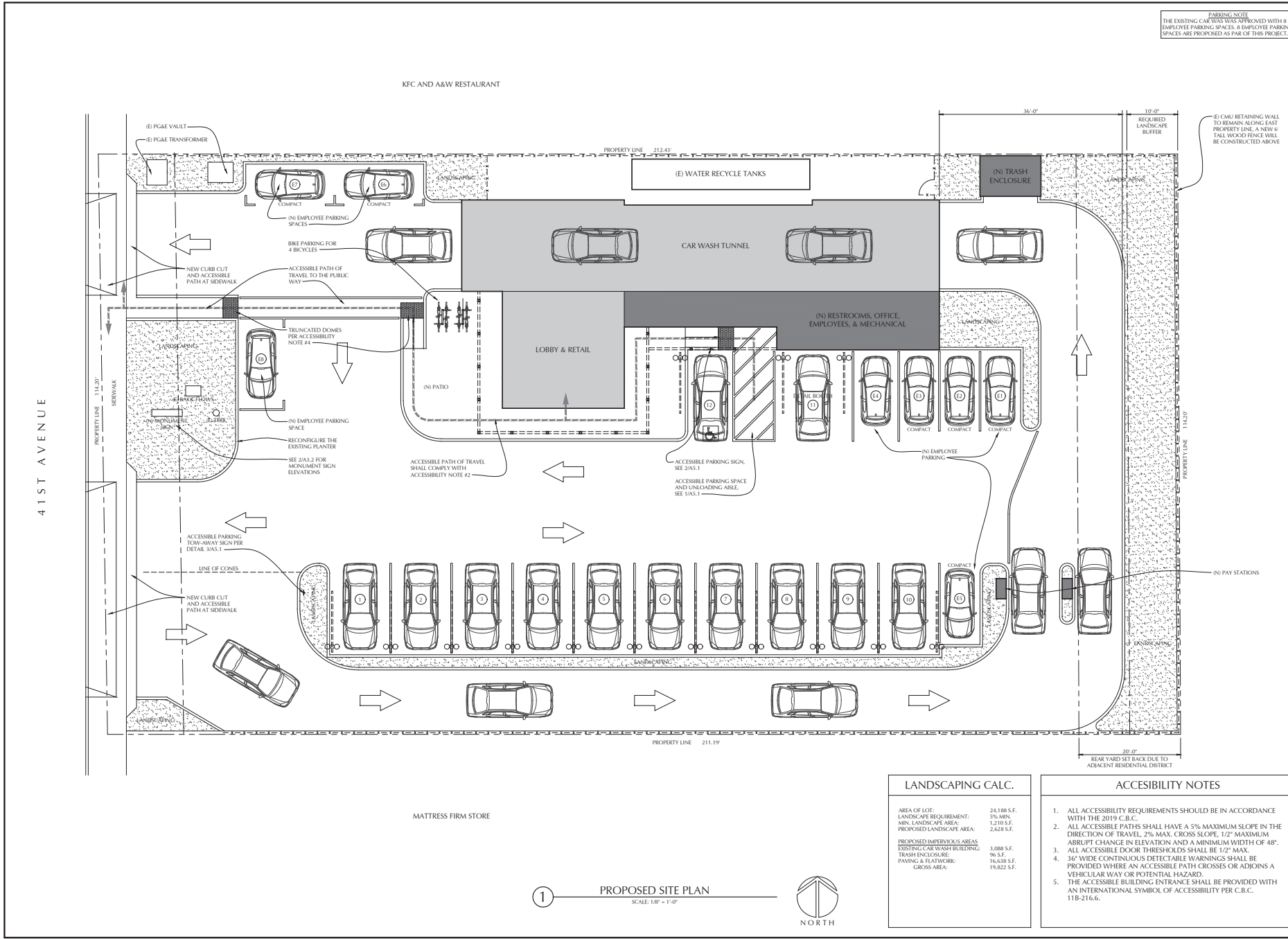


DISCLAIMER

THE DATA SET FOR THESE PLANS WAS OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY OF SANTA CRUZ, CALIFORNIA. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE DATA SET AND HAS FOUND IT TO BE AN ACCURATE REPRESENTATION OF THE DATA SET. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE DATA SET AND HAS FOUND IT TO BE AN ACCURATE REPRESENTATION OF THE DATA SET. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE DATA SET AND HAS FOUND IT TO BE AN ACCURATE REPRESENTATION OF THE DATA SET.

**A2.2**

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)



41ST AVENUE

KFC AND A&W RESTAURANT

MATRESS FIRM STORE

**LANDSCAPING CALC.**

AREA OF LOT:	24,188 S.F.
LANDSCAPE REQUIREMENT:	5% MIN.
MIN. LANDSCAPE AREA:	1,210 S.F.
PROPOSED LANDSCAPE AREA:	2,628 S.F.
PROPOSED IMPERVIOUS AREAS:	3,000 S.F.
EXISTING CAR WASH BUILDING:	96 S.F.
TRASH ENCLOSURE:	16,638 S.F.
PAVING & FLATWORK:	19,822 S.F.
GROSS AREA:	

**ACCESSIBILITY NOTES**

1. ALL ACCESSIBILITY REQUIREMENTS SHOULD BE IN ACCORDANCE WITH THE 2019 C.B.C.
2. ALL ACCESSIBLE PATHS SHALL HAVE A 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL. 2% MAX. CROSS SLOPE. 1/2" MAXIMUM ABRUPT CHANGE IN ELEVATION AND A MINIMUM WIDTH OF 48".
3. ALL ACCESSIBLE DOOR THRESHOLDS SHALL BE 1/2" MAX.
4. 36" WIDE CONTINUOUS DETECTABLE WARNING STRIP SHALL BE PROVIDED WHERE AN ACCESSIBLE PATH CROSSES OR ADJOINS A VEHICULAR WAY OR POTENTIAL HAZARD.
5. THE ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY PER C.B.C. 11B-216.6.

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





WILLIAM C. KEMP  
ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
414.459.0951  
www.wckemp.com

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
DIMENSIONED SITE PLAN

ISSUING DATE:  
APRIL 8, 2021

P.N.:  
054-221-16

JENI NAME:  
SPLASH CAR WASH

SUBJECT NAME:  
41ST AVENUE

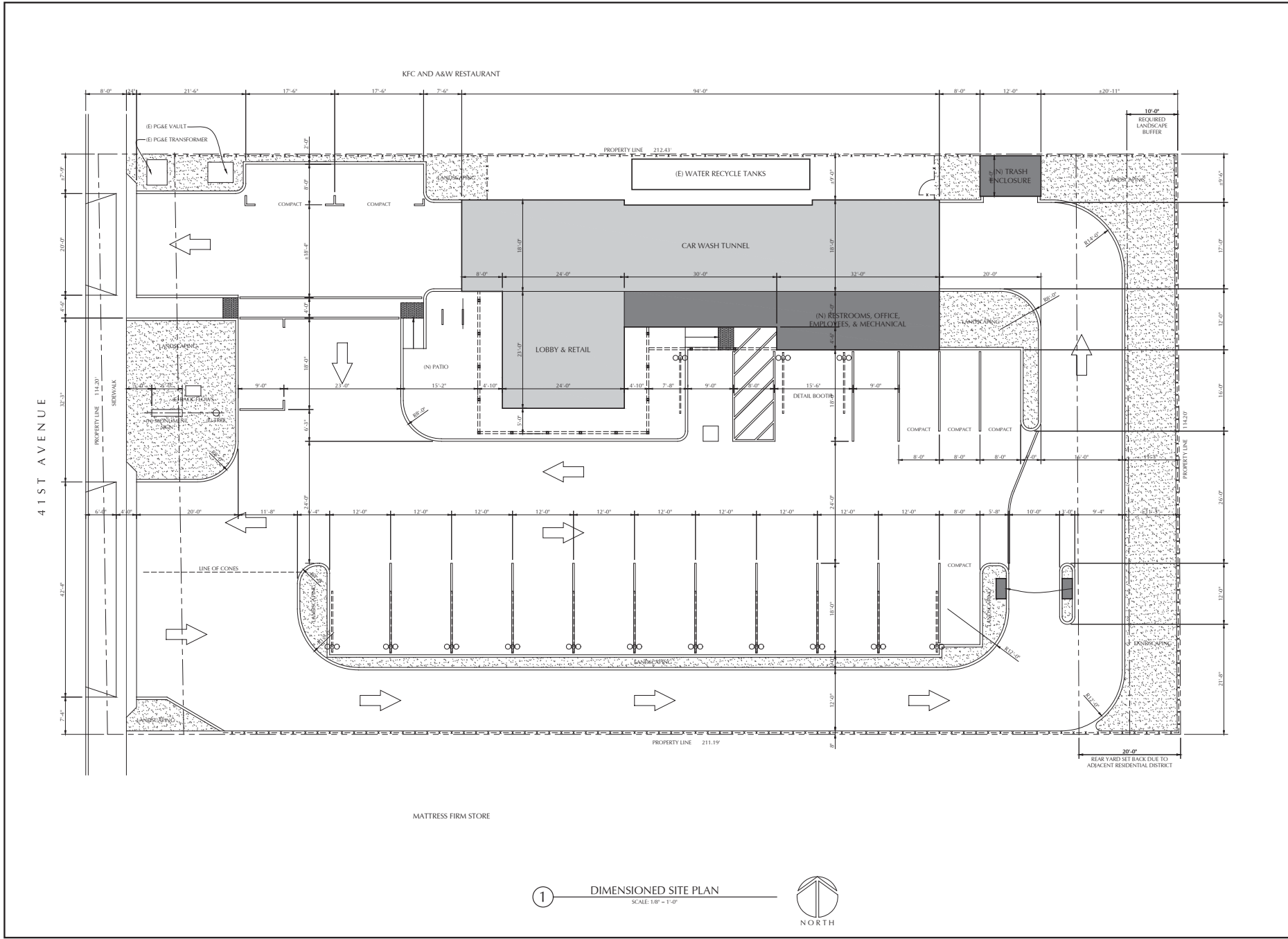
REVISIONS	
DESCRIPTION	DATE



**DISCLAIMER**  
THE DATA SET FOR THIS PROJECT IS THE PROPERTY OF WILLIAM C. KEMP ARCHITECTS, P.C. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMP ARCHITECTS, P.C. THE ARCHITECT ASSUMES NO LIABILITY TO THE ARCHITECT OR CONTRACTOR FOR ANY ERRORS OR OMISSIONS.

A2.3

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)



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





WILLIAM C. KEMP  
ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
831.459.0951  
www.wckemp.com

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
EXISTING & DEMOLITION FLOOR PLAN

ISSUING DATE:  
APRIL 8, 2021

P.N.:  
054-221-16

TENANT NAME:  
SPLASH CAR WASH

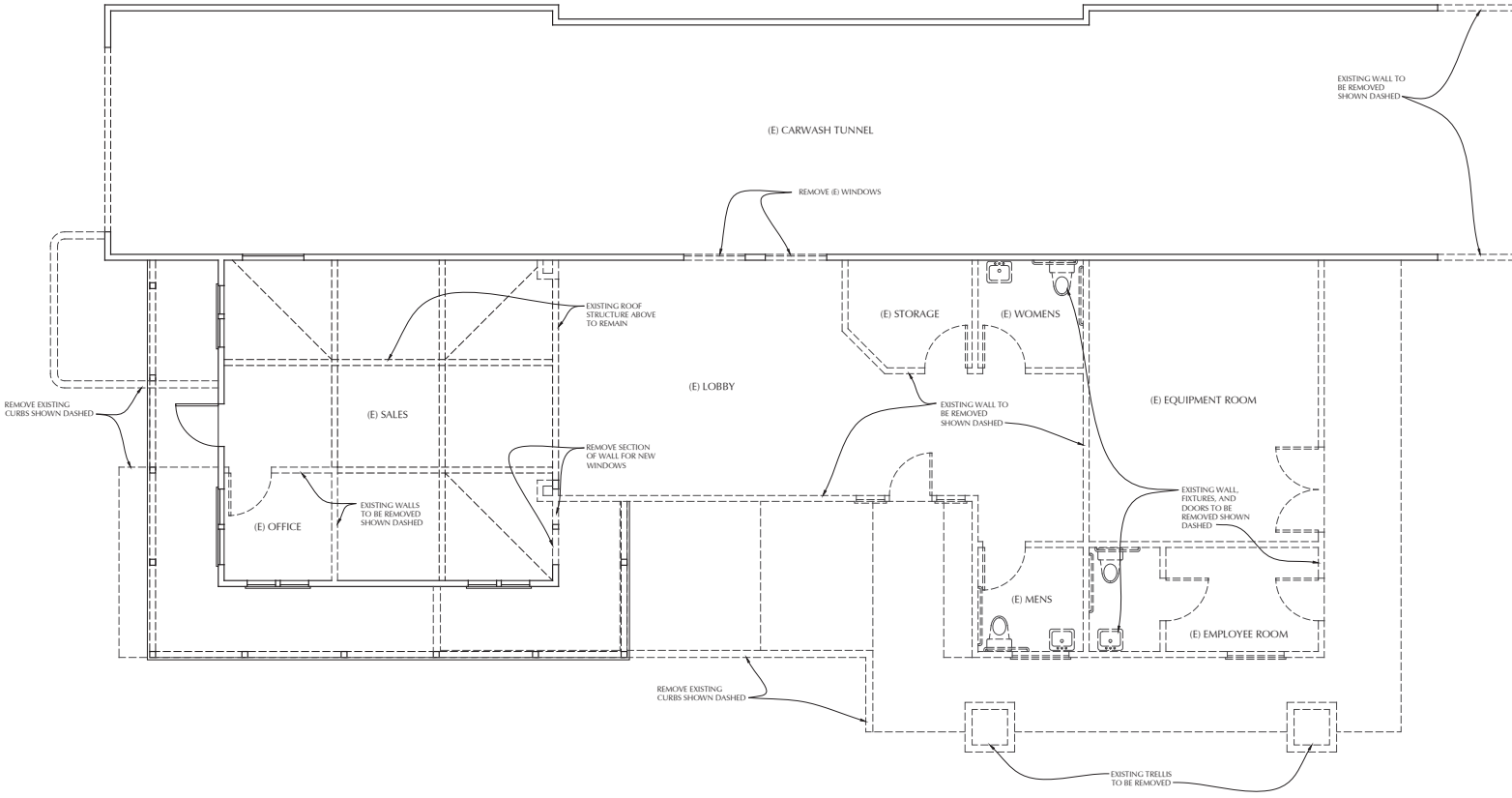
SUBJECT NAME:  
41ST AVENUE

REVISIONS	
DESCRIPTION	DATE



**DISCLAIMER**  
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMP ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE ARCHITECT'S NEGLIGENCE OR OTHERWISE.

A3.1



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







WILLIAM C. KEMPF ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
831.459.0951  
www.wckempf.com

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
**EXISTING AND DEMOLITION ROOF PLAN**

ISSUING DATE: APRIL 8, 2021  
P.N.: 054-221-16  
CLIENT NAME: SPLASH CAR WASH  
PROJECT NAME: 41ST AVENUE

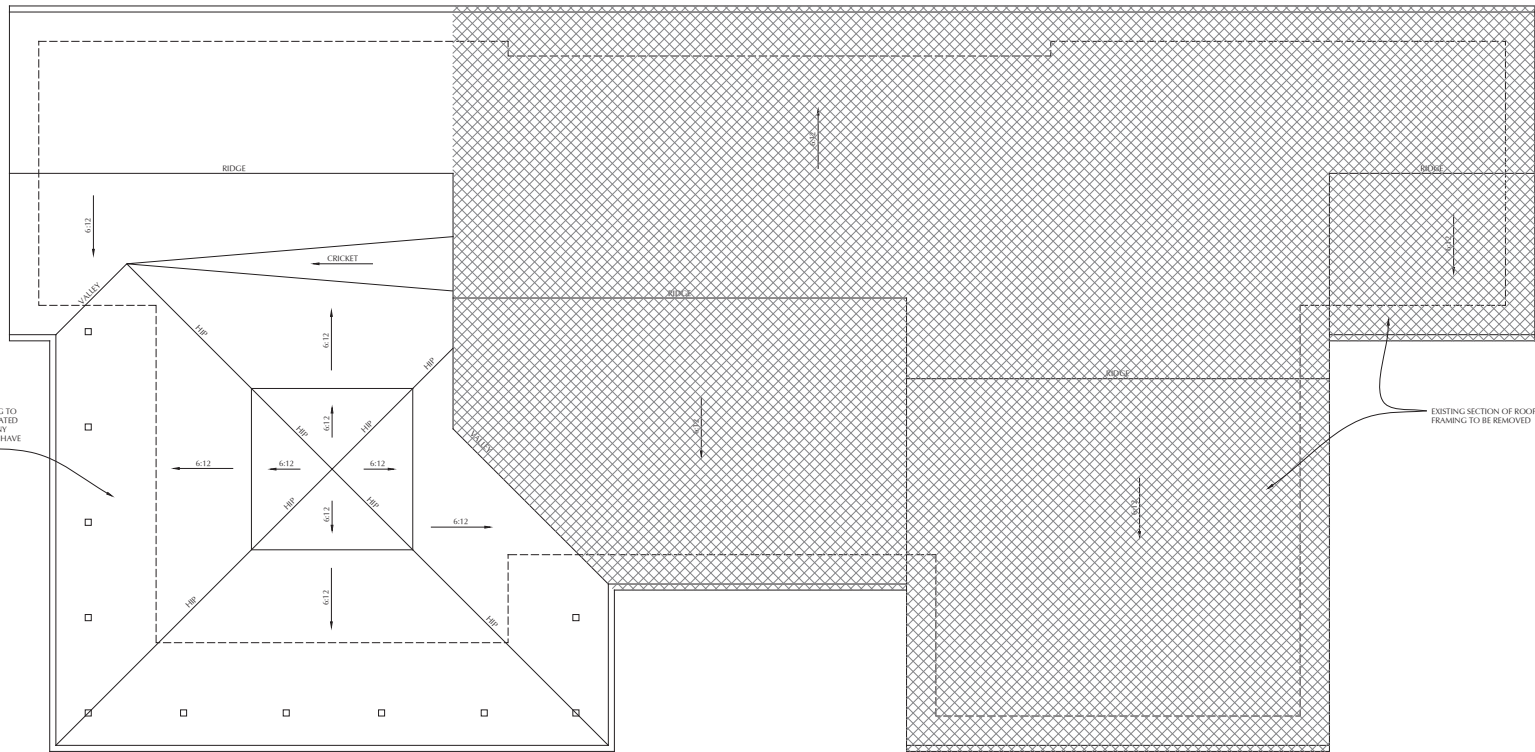
REVISIONS	
DESCRIPTION	DATE

PROJECT NO: 054-221-16



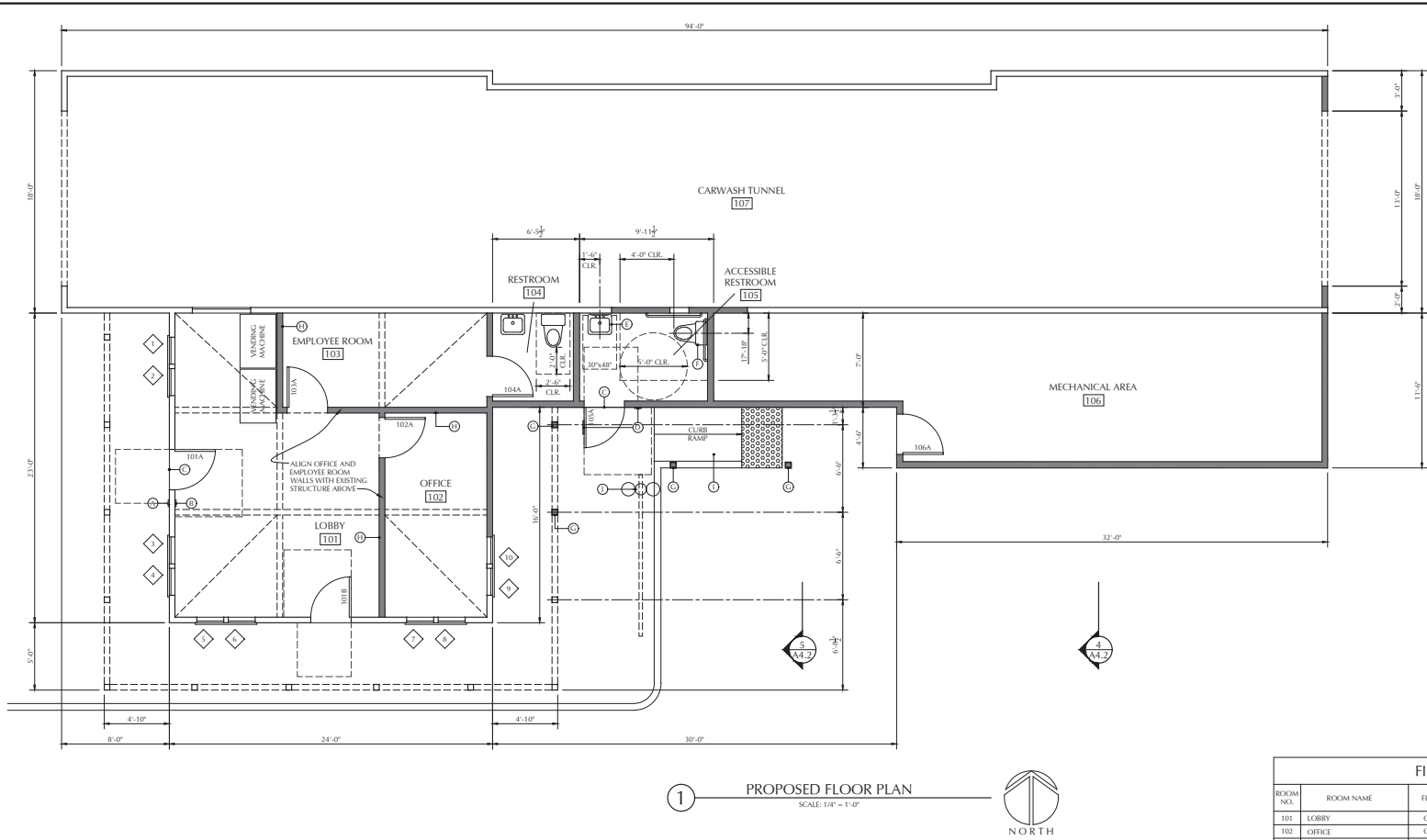
**DISCLAIMER**  
THE DATA SET FOR WHICH THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF ARCHITECTS, IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS INSTRUMENT OF SERVICE.

A3.2



1 EXISTING & DEMOLITION ROOF PLAN  
SCALE: 1/4" = 1'-0"





- ### SHEET LEGEND
- (E) WALL TO REMAIN
  - (N) WALL
- ### KEYED NOTES
- ACCESSIBLE ENTRANCE SIGN, SEE DETAIL 5A/A5.1
  - TACTILE EXIT SIGN WITH 18"x18" CLEAR FLOOR SPACE, SEE DETAIL 5B/A5.1
  - 12" MAX. HIGH THRESHOLD ABOVE FLOOR & LANDING ON BOTH SIDES OF DOOR, SEE DETAILS 9A/5.1
  - ACCESSIBLE RESTROOM SIGNAGE, SEE DETAIL 6A/5.1
  - ACCESSIBLE LAVATORY +34" MAX. A.F.F., SEE DETAIL 10A/5.1
  - ACCESSIBLE TOILET, SEE DETAIL 7/A5.1
  - NEW COLUMN FOR RAINING ABOVE, SEE STRUCTURAL
  - ALIGN OFFICE AND EMPLOYEE ROOM WALLS WITH EXISTING STRUCTURE ABOVE
  - NEW CLIMB RAMP SHALL SLOPE 1:12 MAX IN DIRECTION OF TRAVEL WITH MAX 1:48 CROSS SLOPE
  - NEW VACUUM EQUIPMENT, SEE SITE PLAN

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

### WINDOW SCHEDULE

NO.	WINDOW TYPE	WINDOW R.O. W/WH	HEADER HEIGHT	NOTES
1	SINGLE HUNG	2'-0" x 5'-4"	7'-6"	
2	SINGLE HUNG	2'-0" x 5'-4"	7'-6"	
3	SINGLE HUNG	2'-0" x 5'-4"	7'-6"	
4	SINGLE HUNG	2'-0" x 5'-4"	7'-6"	
5	SINGLE HUNG	2'-0" x 5'-4"	7'-6"	
6	SINGLE HUNG	2'-0" x 5'-4"	7'-6"	
7	SINGLE HUNG	2'-0" x 5'-4"	7'-6"	
8	SINGLE HUNG	2'-0" x 5'-4"	7'-6"	
9	SINGLE HUNG	2'-0" x 5'-4"	7'-6"	4
10	SINGLE HUNG	2'-0" x 5'-4"	7'-6"	4

**WINDOW SCHEDULE NOTES:**

- WINDOWS SHALL BE VINYL DOUBLE PANE WINDOWS ALL GLAZING SHALL BE INSULATED WITH A LOW E<sup>+</sup> COATING, WINDOWS SHALL HAVE A 0.30 U-FACTOR AND A 0.35 SHGC.
- CONTRACTOR SHALL VERIFY WINDOW RAUGH OPENINGS PRIOR TO ORDERING.
- VERIFY ALL WINDOW STYLES AND HARDWARE WITH OWNER PRIOR TO ORDERING.
- HEADER HEIGHT OF EXISTING WINDOW OPENINGS 1/8" SHALL BE REUSED AND SHALL BE MATCHED FOR NEW WINDOW OPENINGS 9 & 10.
- ALL GLAZING IN AREAS SUBJECT TO HUMAN IMPACT AND GLAZING WITH 1/4" OF DOORS VERTICAL EDGE IN A CLOSED POSITION SHALL BE TEMPERED GLAZING PER CODE.
- SEE PLANS AND ELEVATIONS FOR WINDOW OPERATION.

### DOOR SCHEDULE

DOOR	WIDTH	HEIGHT	THICK	(N) OR (E)	DOOR TYPE	DOOR HARDWARE	NOTES
101A	3'-0"	7'-0"	1 3/4"	(N)	SWING	GROUP 1	4,5,6,7,8
101B	3'-0"	7'-0"	1 3/4"	(N)	SWING	GROUP 1	4,5,6,7,8
102A	3'-0"	7'-0"	1 3/4"	(N)	SWING	GROUP 2	4,5
102B	3'-0"	7'-0"	1 3/4"	(N)	SWING	GROUP 2	4,5
104A	3'-0"	7'-0"	1 3/4"	(N)	SWING	GROUP 1	4,5
104B	3'-0"	7'-0"	1 3/4"	(N)	SWING	GROUP 1	4,5,8
106A	3'-0"	7'-0"	1 3/4"	(N)	SWING	GROUP 1	7,8
106B	3'-0"	7'-0"	1 3/4"	(N)	SWING	GROUP 1	7,8

**DOOR SCHEDULE NOTES:**

- CONTRACTOR SHALL VERIFY ALL DOOR SIZES & ROUGH OPENINGS IN FIELD PRIOR TO ORDERING.
- VERIFY ALL DOORS, FRAMES, GLAZING, AND HARDWARE WITH TENANT.
- GLAZING IN ALL DOORS SHALL BE TEMPERED.
- MAXIMUM DOOR OPENING EFFORTS SHALL BE: MAXIMUM 5 LBS. AT ALL EXTERIOR DOORS & INTERIOR DOORS, 15 LBS. AT ALL FIRE DOORS.
- ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-GRASP HARDWARE (i.e. LEVER) INSTALLED 34" MINIMUM AND 47" MAXIMUM ABOVE FINISHED FLOOR PER CBC 1010.13.2 & 11B-404.2.7.
- ALL DOORS SHALL HAVE A 1" HIGH MINIMUM FLAT SURFACE AT THE DOOR BOTTOM TO BE USED AS A KICKPLATE, NO GLAZING.
- ALL DOOR THRESHOLDS SHALL BE NO GREATER THAN 1/2" TALL, ALL EDGES SHALL BE ANGLED AND NOT EXCEED A SLOPE OF 2 UNITS VERTICAL TO 1 UNIT HORIZONTAL WITH A MAXIMUM VERTICAL EDGE OF 1/4".
- WEATHER STRIP ALL EXTERIOR DOORS AS WELL AS DOORS SEPARATING CONDITIONED AND NON-CONDITIONED SPACES.

**DOOR HARDWARE TYPES:**

- GROUP 1 - LEVER AND LATCH, CLOSER
- GROUP 2 - LEVER AND LATCH, NO CLOSER

### OCCUPANT LOAD CALCULATION

ROOM NO.	ROOM NAME	OCC. GROUP	AREA (S.F.)	O.L. FACTOR	No. OF OCC.	EXITS PROVIDED	EXITS PROVIDED	NOTES
101	LOBBY	B	310	150	3	1	1 @ 36"	
102	OFFICE	B	130	150	1	1	1 @ 36"	
103	EMPLOYEE ROOM	B	116	150	1	1	1 @ 36"	
104	RESTROOM	B	46	150	1	1	1 @ 36"	
105	ACCESSIBLE RESTROOM	B	72	150	1	1	1 @ 36"	
106	MECHANICAL AREA	B	474	300	2	1	1 @ 36"	
107	CARWASH TUNNEL	B	1,635	300	6	1	1 @ 36"	
TOTAL			3,088		15	1	1 @ 36"	2,3

**OCCUPANT LOAD NOTES:**

- OCCUPANT LOAD FACTOR IS BASED UPON TABLE 1004.1.2.
- TOTAL WIDTH OF MEANS OF EGRESS SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 2 INCHES, EGRESS WIDTHS COMPLY PER OCCUPANT LOAD ALONG EGRESS PATH, TYPICAL THROUGHOUT.
- THE MAIN EXIT MAY BE EQUIPPED WITH KEY-LOCKING HARDWARE PROVIDED THAT THERE IS A SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED"; THE SIGN SHALL HAVE 1" HIGH LETTERS TO A CONTRASTING BACKGROUND PER CBC 1010.13.1.

### FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOORS	WALLS	CEILINGS	BASE	NOTES
101	LOBBY		CONC.	CYP. BD.	CYP. BD.	RUBBER
102	OFFICE		CONC.	CYP. BD.	CYP. BD.	RUBBER
103	EMPLOYEE ROOM		CONC.	CYP. BD.	CYP. BD.	RUBBER
104	RESTROOM		CONC.	CYP. W/ FRP	CYP. BD.	TILE
105	ACCESSIBLE RESTROOM		CONC.	CYP. W/ FRP	CYP. BD.	TILE
106	MECHANICAL AREA		CONC.	CYP. BD.	CYP. BD.	NONE
107	CARWASH TUNNEL		CONC.	CYP. BD.	CYP. BD.	NONE

**FINISH SCHEDULE NOTES:**

- VERIFY ALL FINISHES WITH TENANT
- ALL INTERIOR WALLS TO HAVE R-13 BATT SOUND INSULATION, MIN.
- COVE BASE SHALL BE INTEGRAL WITH THE FLOORING AND EXTEND 4" MIN. UP THE WALLS IN RESTROOMS TO CREATE A SMOOTH, HARD, NON-ABSORBENT SURFACE PER CBC 1310.2.1
- ALL WALLS UNLESS OTHERWISE NOTED ARE TO BE FINISHED WITH 1/2" GYP. WALL BOARD
- EXISTING SUB-FLOORS THAT ARE NOT LEVEL SHALL BE MADE LEVEL USING A LEVELING COMPOUND PRIOR TO FINISH FLOOR INSTALLATION.
- RUBBER BASE SHALL BE BLACK.

### PLUMBING CALCULATION

BATHROOM FIXTURE CALCULATION PER TABLE 1222.1 AND CPC:  
OCCUPANT LOAD FACTOR TABLE A

OCCUPANCY GROUP	AREA	O.L. FACTOR	# OF OCCUPANTS
GROUP B	3,088 S.F.	200	15 PER GENDER

PER CPC 422.2 EXCEPTION #1, IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

ONE GENDER NEUTRAL RESTROOM IS REQUIRED, TWO ARE BEING PROVIDED.

PER CBC 11B-213.2 EXCEPTION #4 - WHERE MULTIPLE SINGLE USER TOILET ROOMS ARE CLUSTERED AT A SINGLE LOCATION, 50 PERCENT, BUT NO FEWER THAN ONE, OF THE SINGLE USER TOILET ROOMS FOR EACH USE AT EACH CLUSTER SHALL COMPLY WITH SECTION 11B-603.

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)



WILLIAM C. KEMPf ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
831.559.0951  
www.wckempf.com

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
PROPOSED FLOOR PLAN

SAWING DATE: APRIL 8, 2021

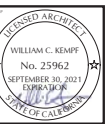
P.N.: 054-221-16

JEN NAME: SPLASH CAR WASH

SUBJECT NAME: 41ST AVENUE

REVISIONS

NO.	DESCRIPTION	DATE



DISCLAIMER

THE DATE SET FORTH ON THIS SHEET IS THE DATE OF THE PRELIMINARY DESIGN AND NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

A3.3



WILLIAM C. KEMPFF ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
831.459.0951  
www.wckempff.com

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
**PROPOSED ROOF PLAN**

ISSUING DATE: APRIL 8, 2021  
P.N.: 054-221-16  
JOB NAME: SPLASH CAR WASH  
PROJECT NAME: 41ST AVENUE

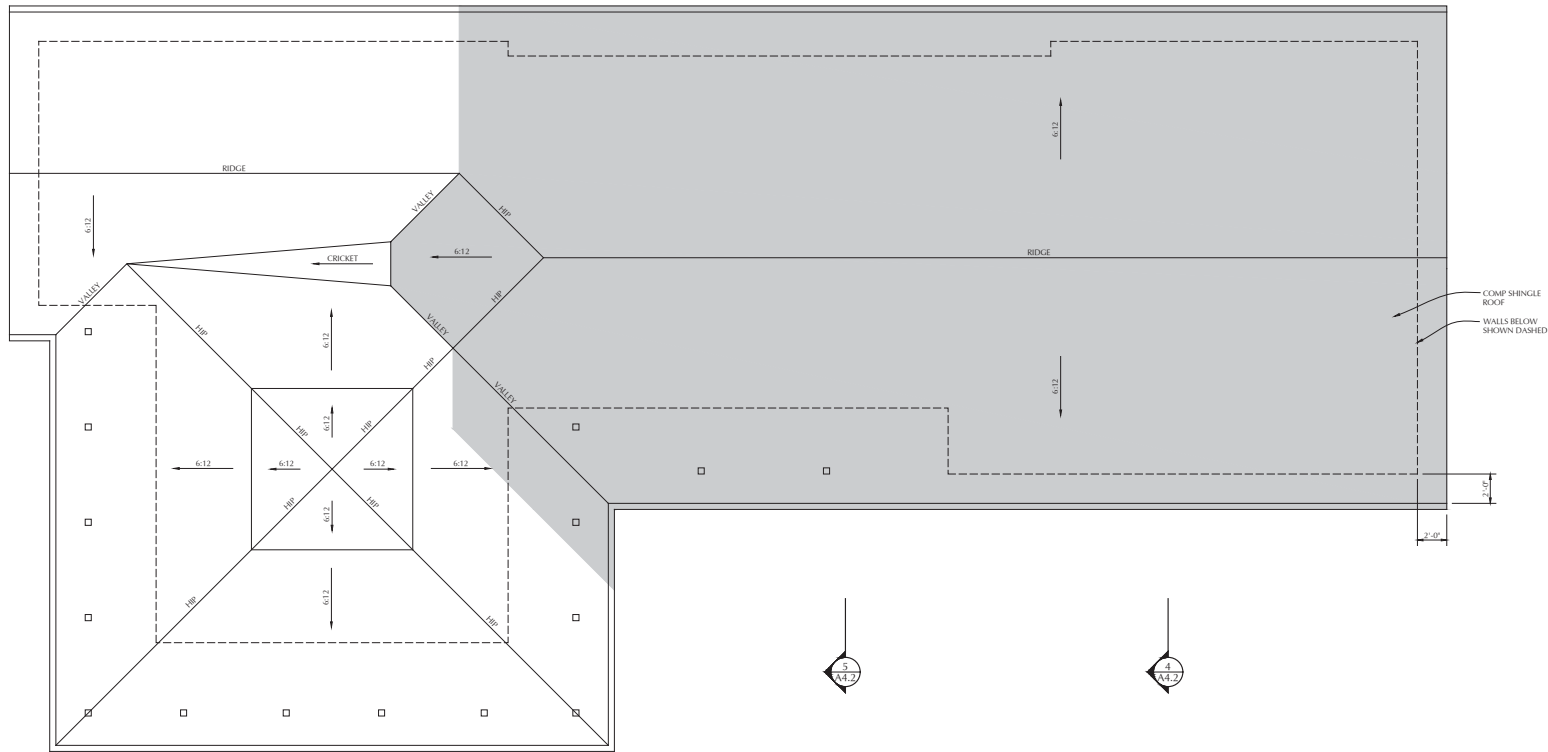
REVISIONS	
DESCRIPTION	DATE

PROJECT NO. 054-221-16



**DISCLAIMER**  
THE DATA SET FOR WHICH THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPFF ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF INFORMATION CONTAINED HEREIN UNLESS SUCH DAMAGE IS CAUSED BY THE ARCHITECT'S NEGLIGENCE.

A3.4

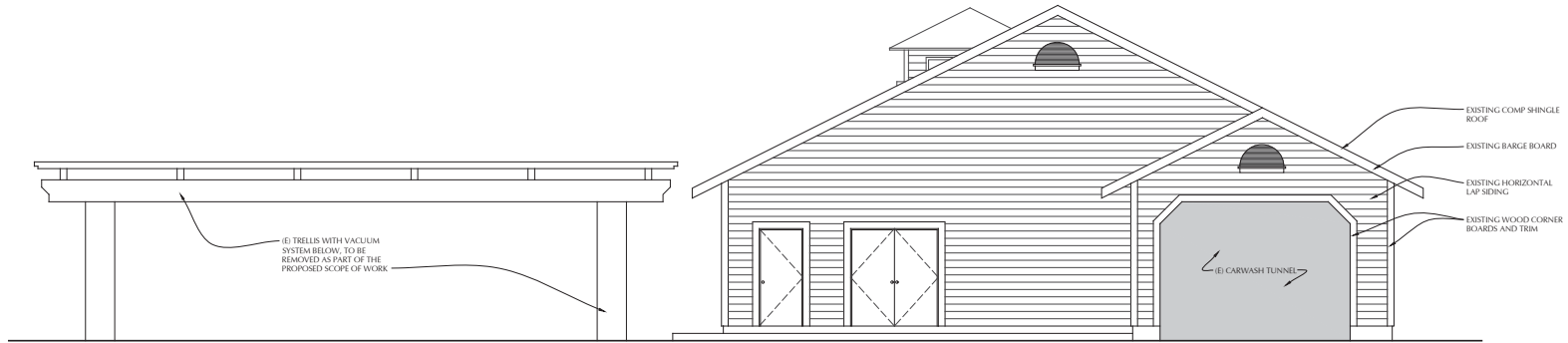


1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"

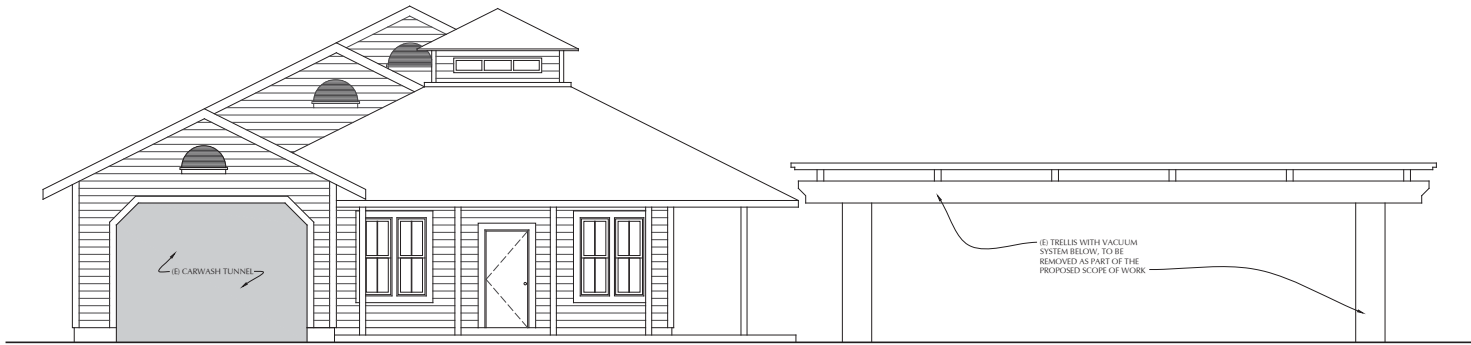


2 PROPOSED MONUMENT SIGN  
SCALE: 1/4" = 1'-0"  
SIGNAGE AREA CALCULATION = 1 S.F. PER 1 L.F. OF FRONTAGE, 50 S.F. MAX  
EXISTING FRONTAGE = 114 L.F. = 50 S.F. = MAXIMUM ALLOWED  
PROPOSED SIGN AREA PER SIDE = 33 S.F.





1 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



WILLIAM C. KEMPF ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
831.459.0951  
www.wckempf.com

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
EXISTING EXTERIOR ELEVATIONS

ISSUING DATE: APRIL 8, 2021  
P.N.: 054-221-16  
CLIENT NAME: SPLASH CAR WASH  
PROJECT NAME: 41ST AVENUE

REVISIONS	
DESCRIPTION	DATE

PROJECT NO. 2110 41ST AVENUE



**DISCLAIMER**  
THE DATA SET FOR THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPF ARCHITECTS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE USE OF THIS INFORMATION FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ARCHITECT.

A4.1



WILLIAM C. KEMPf  
ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
831.459.0951  
www.wckempf.com

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
PROPOSED EXTERIOR ELEVATIONS

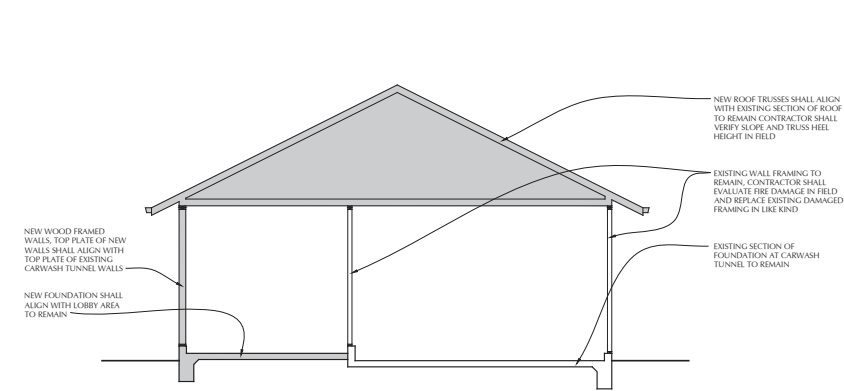
SAWING DATE: APRIL 8, 2021  
P.N.: 054-221-16  
JOB NAME: SPLASH CAR WASH  
SUBJECT NAME: 41ST AVENUE

REVISIONS	
DESCRIPTION	DATE

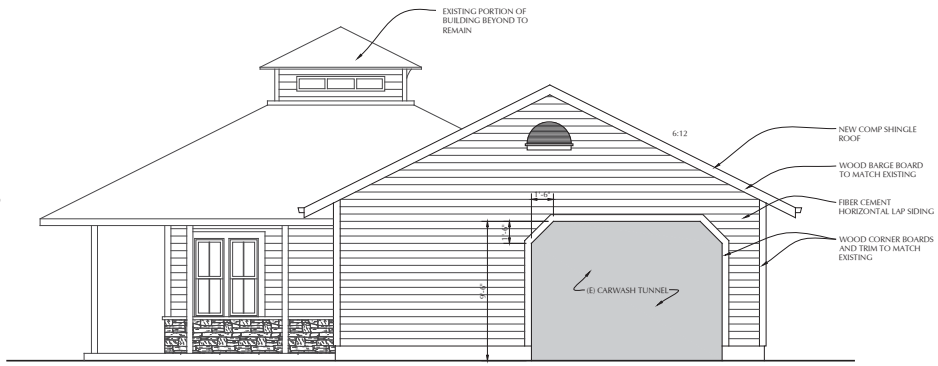


**DISCLAIMER**  
THE DATA SET FOR THESE CONSTRUCTION SHEETS IS THE PROPERTY OF WILLIAM C. KEMPf ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPf ARCHITECTS. THE ARCHITECT ASSUMES NO LIABILITY TO THE ARCHITECT OR CONTRACTOR FOR ANY DAMAGE TO PERSONS OR PROPERTY.

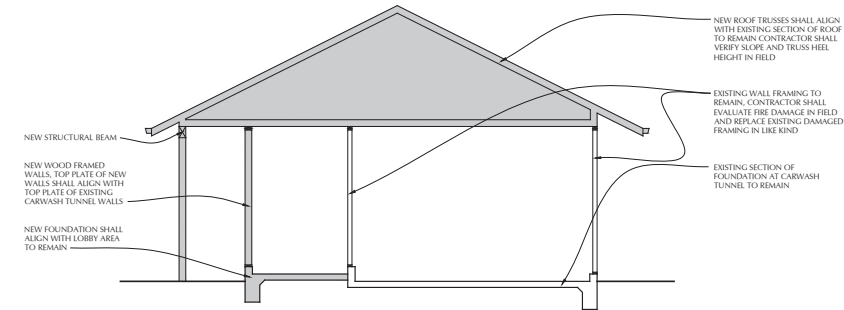
Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)



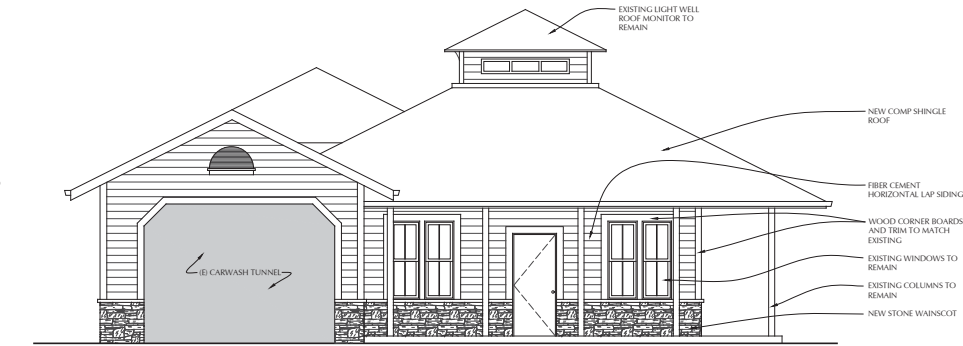
4 ARCHITECTURAL SECTION  
SCALE: 1/4" = 1'-0"



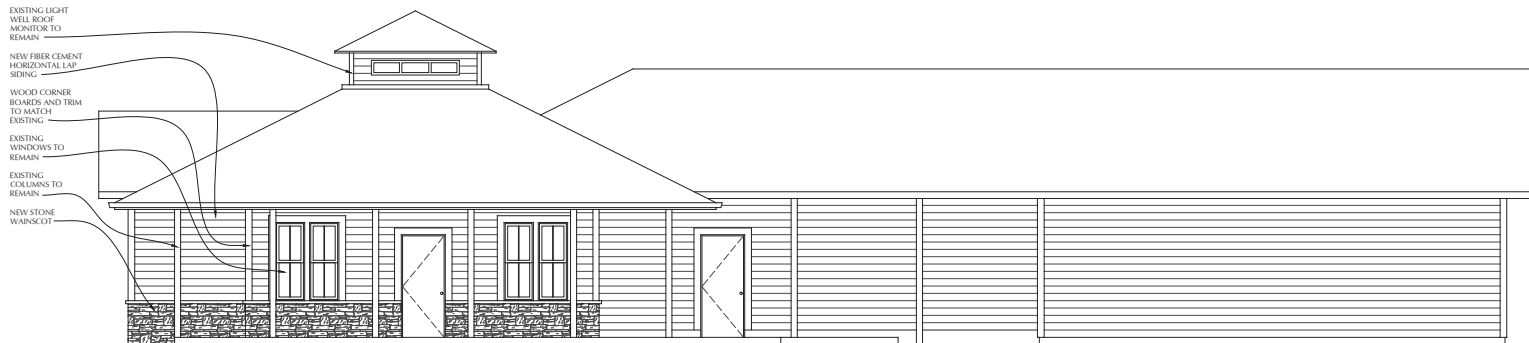
1 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



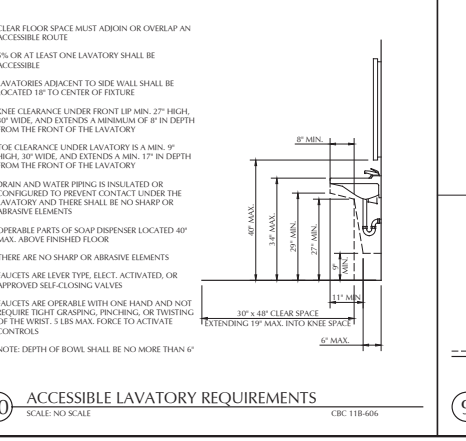
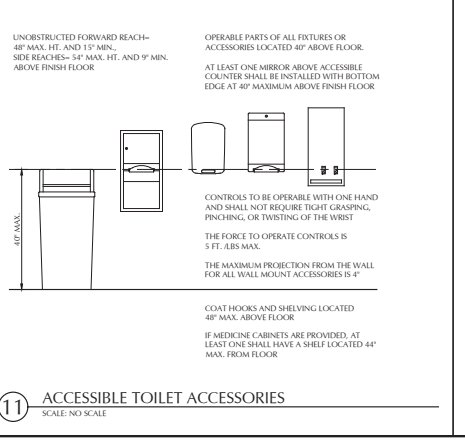
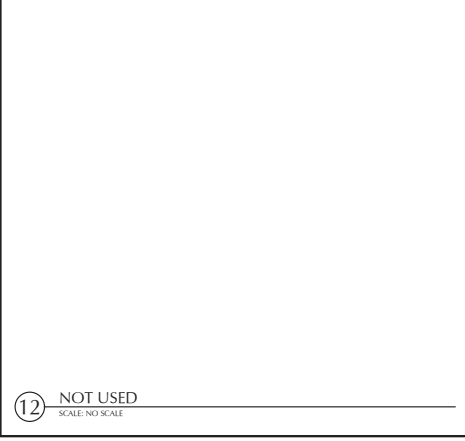
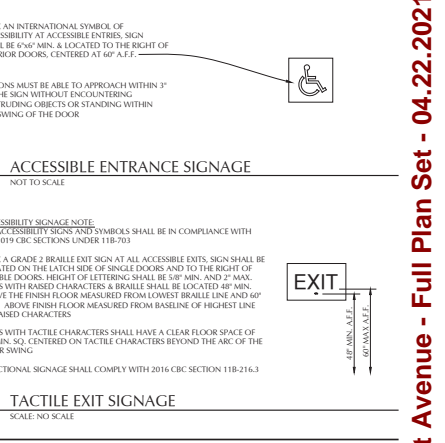
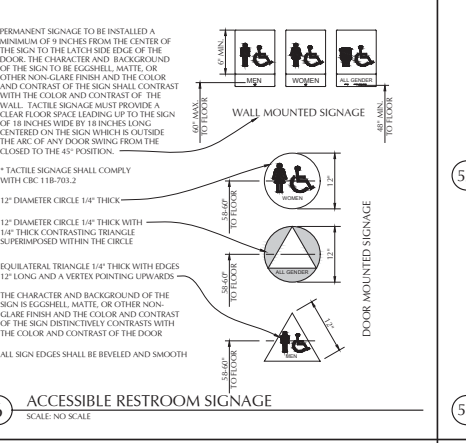
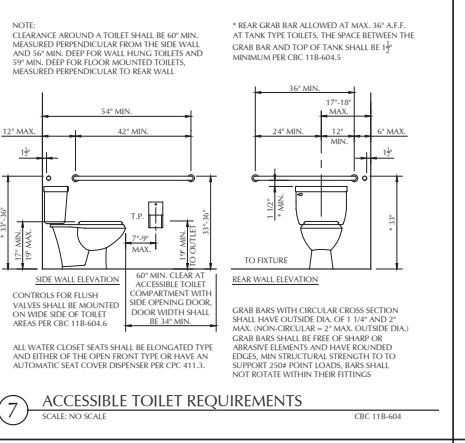
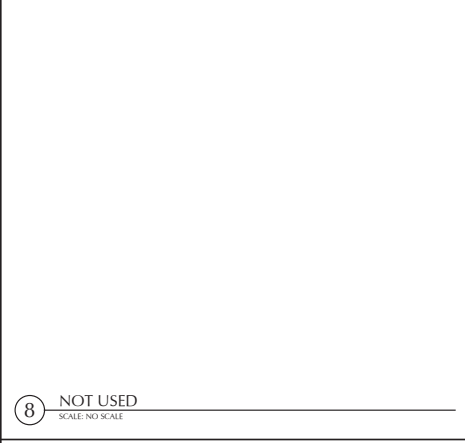
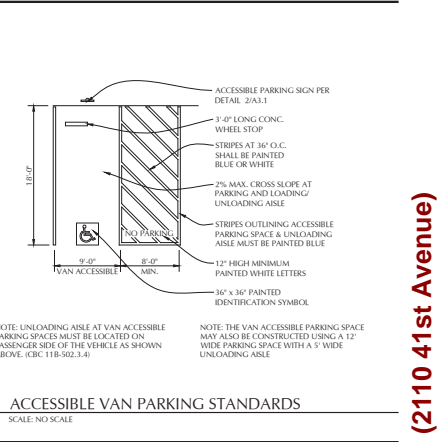
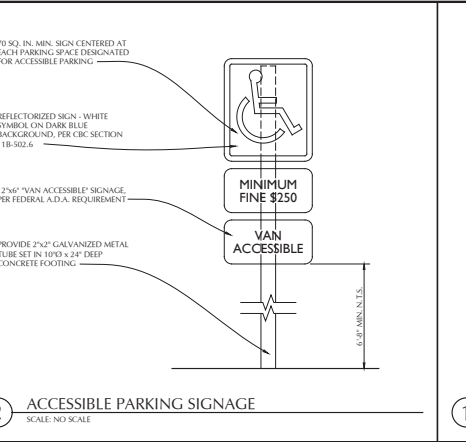
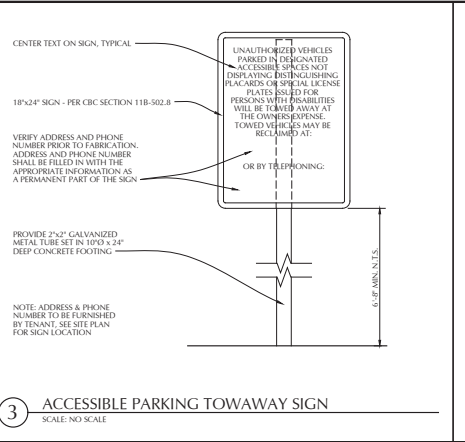
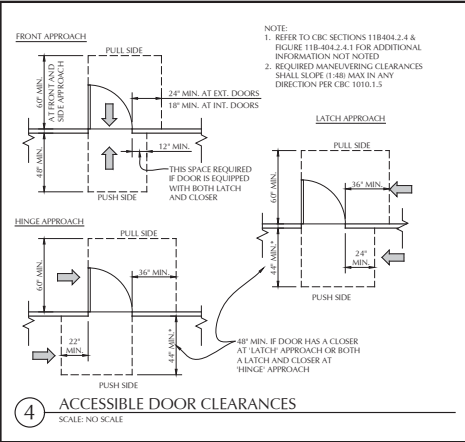
5 ARCHITECTURAL SECTION  
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



WILLIAM C. KEMPF ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
TEL: 404-4951  
www.wckempf.com

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA

ARCHITECTURAL DETAILS

REVISIONS	DESCRIPTION	DATE

SAVING DATE: APRIL 8, 2021  
P.N.: 054-22116  
JOB NAME: SPLASH CAR WASH  
PROJECT NAME: 41ST AVENUE

DISCLAIMER  
THE PLANS SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMPF ARCHITECTS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE APPLICABLE JURISDICTION.

**A5.1**

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)

4 NOT USED  
SCALE: NO SCALE

8 NOT USED  
SCALE: NO SCALE

12 NOT USED  
SCALE: NO SCALE

3 NOT USED  
SCALE: NO SCALE

7 NOT USED  
SCALE: NO SCALE

11 NOT USED  
SCALE: NO SCALE

2 DOOR HEADER (JAMB SIM.)  
SCALE: 3/4"=1'-0"

6 NOT USED  
SCALE: NO SCALE

10 NOT USED  
SCALE: NO SCALE

1 STANDARD WALL DETAIL  
SCALE: NO SCALE

9 TYPICAL SEISMIC BRACING AT SUSPENDED CEILING  
SCALE: NO SCALE

SUSPENDED CEILING PER CBC SECTION 803.9.1.1 & ASCE 7-05 13.5.6

A. A HEAVY TYPE OF T-BAR CEILING SHALL BE USED

B. THE WIDTH OF THE PERIMETER CLOSURE ANGLE SHALL BE 2" MIN. WIDTH IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE, THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A MINIMUM 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND FREE TO SLIDE ON A CLOSURE ANGLE

C. FOR CEILING AREAS EXCEEDING 1,000 S.F., HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATELY EQUAL.

D. FOR CEILING AREAS EXCEEDING 2,500 S.F., A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 S.F. SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES IN ACCORDANCE WITH ITEM B AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM C.

E. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, PENETRATIONS SHALL HAVE A 2 COVER SIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF A LEAST 1" IN ALL HORIZONTAL DIRECTIONS IS PERMITTED.

F. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.

G. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING



WILLIAM C. KEMP  
ARCHITECTS  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
831.494.0951  
www.wckemp.com

TENANT IMPROVEMENTS FOR  
**SPLASH CAR WASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
ARCHITECTURAL DETAILS

AWING DATE: APRIL 8, 2021

P.N. 054-221-16

AGENT NAME: SPLASH CAR WASH

PROJECT NAME: 41ST AVENUE

REVISIONS	
DESCRIPTION	DATE

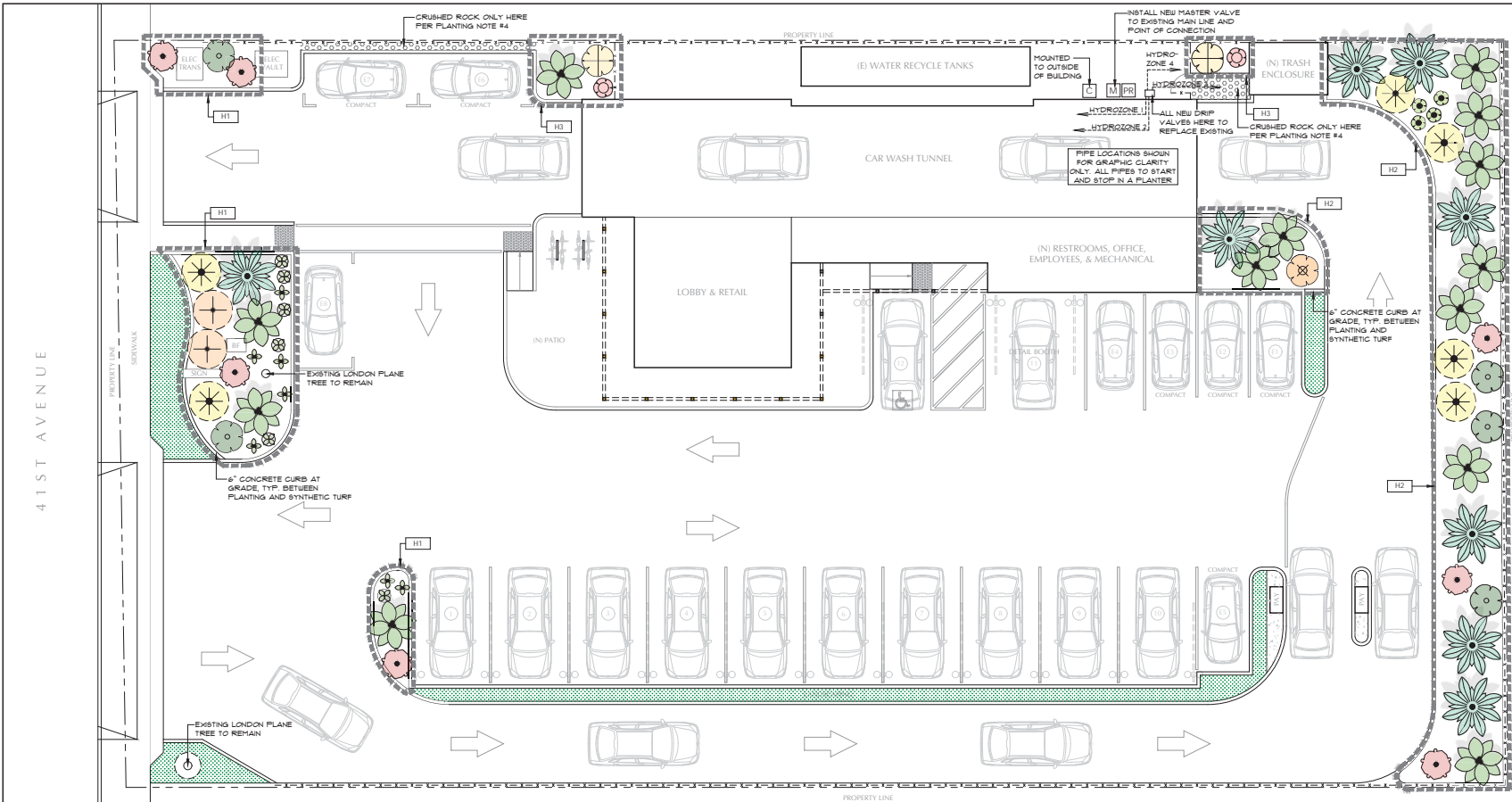
PROJECT NO. 25962



DISCLAIMER  
THE DATA SET PROVIDED ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMP ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WILLIAM C. KEMP ARCHITECTS. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE TO THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT.

A5.2

Attachment: 2110 41st Avenue - Full Plan Set - 04.22.2021 (2110 41st Avenue)



**PLANTING LEGEND**

LARGE SHRUBS AND PALMS		BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/DEPTH	WUCOLS
	1	DUTIA CAPITATA (COORATA) / PINDO OR JELLY PALM	10 GAL	8	12' x 10'	M
	1	PHOENIX ROEBELENI / PYGMY DATE PALM	9 GAL	13	10' x 7'	L
SHRUBS AND PERENNIALS		BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/DEPTH	WUCOLS
	2	ABUTILON 'CAPELLA' / YELLOW FLOWERING MAPLE	1 GAL	2	7' x 5'	M
	2	ABUTILON 'VICTOR REBERTI' / FLOWERING MAPLE (TANGERINE)	1 GAL	2	5' x 3'	M
	1	AEONIUM CANARIES / GIANT VELVET ROSE	1 GAL	1	2' x 2'	L
	5	AEONIUM 'SUNBURST' / SUNBURST AEONIUM	1 GAL	5	2' x 2'	L
	1	CORDYLINE 'BAUER' / BAUER'S DRACAEANA PALM	9 GAL	1	5' x 4'	M
	4	HOSTA 'WIDE BRIM' / WIDE BRIM HOSTA	1 GAL	4	18" x 2'	M
	5	LEUCADENDRON 'SAFARI GOLDSTRIKE' / SAFARI GOLDSTRIKE YELLOW CONEBUSH	9 GAL	5	5' x 5'	L
	2	LEUCOSPERMUM 'SUNRISE' / EARLY SALMON PINCUSHION	9 GAL	2	5' x 7'	L
GROUNDCOVER		BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/DEPTH	WUCOLS
	1	LANTANA 'MONE' / TANGERINE™ SPREADING LANTANA	1 GAL	2	2' x 6'	L
	6	LANTANA 'SUNBURST' / SUNBURST™ SPREADING LANTANA	1 GAL	6	2' x 6'	L
		SYNTHETIC TURF LAWN EQUAL TO 'PACIFIC NORTHWEST' BY GRASSTEX. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. WWW.GRASSTEX.COM 035 SF				

**PLANTING NOTES**

- TOTAL LANDSCAPED AREA = 2,215 SF
- SOIL TO BE TESTED BY ACCREDITED SOIL TESTING LABORATORY. CONTRACTOR SHALL THOROUGHLY INCORPORATE SOIL ADDITIVES AND FERTILIZERS IN ALL PLANTING AND TURF AREAS AT RATES AND DEPTHS RECOMMENDED BY SOILS LAB. SOIL ADDITIVES SHALL BE THOROUGHLY MIXED INTO EXISTING SOILS IN PLANTING PITS ONLY. ALL SOIL SHALL BE CLEAR OF DEBRIS AND CONSTRUCTION SPILLS.
- SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 4 CY OF ORGANIC MATERIAL PER 1,000 SF TO PROMOTE INFILTRATION AND WATER RETENTION.
- MULCH TO BE 3/8" CRUSHED ROCK - CA DECOMPOSED GRANITE 3" LAYER
- PER COUNTY OF SANTA CRUZ, THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

**WUCOLS WATER USE CLASSIFICATION**

- H - HIGH WATER USE
- M - MODERATE WATER USE
- L - LOW WATER USE
- VL - VERY LOW WATER USE

**HYDROZONES AND WATER USAGE**

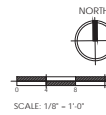
HYDRO ZONE	VALVE TYPE	VALVE #	IRRIGATION TYPE	AREA	WATER FLOW	PLANT TYPE
H1	DRIP KIT	1	DRIP	600 SF	2.5 GPM	PERENNIALS, SHRUBS, PALMS
H2	DRIP KIT	2	DRIP	1,470 SF	6.0 GPM	PERENNIALS, SHRUBS, PALMS
H3	DRIP KIT	3	DRIP	145 SF	1.0 GPM	PERENNIALS, SHRUBS, PALMS
TOTALS				3	2,215 SF	

**IRRIGATION NOTES**

- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.
- CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 2" AND LARGER SHALL BE DONE BY HAND. ROOTS 1" OR LARGER IN DIAMETER DAMAGED IN CONSTRUCTION SHALL BE CLEANLY CUT AND NOT LEFT IN A RAGGED CONDITION. TREE ROOTS SHALL BE COVERED WITH WET BURLAP WHILE EXPOSED.
- NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL.
- IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES. BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.

**IRRIGATION EQUIPMENT**

- DRIP (POINT-SOURCED) EMITTERS EQUAL TO RAIN BIRD VERT-BUG X85 SINGLE OUTLET WITH DIFFUSER GAP AND STAKE CONFIGURATION RAIN BIRD DEC-025. MN. TUB (2) 1/2 GPH EMITTERS PER PLANT.
- DRIP VALVE EQUAL TO RAIN BIRD XG2-100-FRB-COM - BELOW GRADE IN VALVE BOXES (CAN FIT FOUR IN ONE VALVE BOX).
- MASTER VALVE EQUAL TO RAIN BIRD (60 PGA - IN VALVE BOX BELOW GRADE INLET PRESSURE 15-150 PSI)
- PRESSURE REGULATOR (IF NECESSARY) EQUAL TO WATTS LF MODEL. CONTRACTOR TO SIZE
- IRRIGATION CONTROLLER EQUAL TO RAIN BIRD SP45M11 WEATHER-BASED CONTROLLER MOUNTED TO SIDE OF BUILDING.
- NEW LATERAL PIPE - CLASS 200, 3/4"



WILLIAM C. KEMPF ARCHITECT  
911 Center Street, Suite F  
Santa Cruz, CA 95060  
831.459.0951  
bill@wckempf.com

FIRE REPAIR FOR  
**MASTER CAR WASH**  
2110 41ST AVENUE, CARPENA, CALIFORNIA  
LANDSCAPE PLAN

DRAWING DATE: APRIL 14, 2021  
A.P.N.: 054-221-16  
CLIENT NAME: MASTER CAR WASH  
PROJECT NAME: 41ST AVENUE

REVISIONS		
No.	DESCRIPTION	DATE



**DISCLAIMER**  
THE DATA SET CONTAINS ONLY THE INFORMATION SHOWN ON THIS SHEET OR ANY ATTACHED SHEETS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA SET AND FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES.

**L1.0**

Attachment: 2110 41st Avenue - Landscape Plan - 04.22.2021 (2110 41st Avenue)



4/22/2021

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

Subject: Splash Carwash – (Application No. 20-0460)  
2110 41<sup>st</sup> Avenue  
Retaining wall Analysis (Condition No. 21)

---

Dear Planning Commissioners:

As you are aware, the above referenced project is currently trying to obtain Building Permit approvals. Condition No. 21 associated with the project (referenced below) has created a delay in obtaining the Permits. Condition No. 21 is as follows:

*Prior to building permit issuance, property owner shall provide an engineering analysis for the retaining wall along the rear property line to ensure that the wall can continue to support the surcharge of vehicles adjacent to the rear lot line. Based upon the results of the engineering analysis, a soils report may be required if, in the discretion of the Building Official, if necessary.*

City staff have been very helpful in getting the design team support documents of the existing wall and a previous analysis that was prepared in 1990. Though very helpful, performing an engineering analysis from these documents is speculative without doing extensive excavation and coring of the existing wall to verify compliance with the 1988 plans.

That said, the investigation report prepared by Washington-Jensen & Associates (Structural Engineers) and M. Jacobs & Associates (Geotechnical Engineer) was insightful (*Exhibit A- attached with letter*). The report analyzed the plans prepared by Mr. Carrier (Civil Engineer) for the retaining wall associated with the car wash that was installed in 1988. Within the first year, the wall had experienced displacement almost immediately after occupancy. The analysis determined the wall calculations were done correctly and focused their main analysis on hydrostatic pressure occurring on the back of the wall. The analysis questioned if the drainage behind the wall was installed correctly. Unfortunately, there was never a follow-up letter stating if on-site mitigation measures done to correct or modify conditions in the field. C2G is aware of I-beams installed along the rear of the wall, but unsure if these improvements were associated with the 1990 analysis.

What can be stated, after the 1990 analysis, the wall is still adequately retaining the existing car wash.

The project Architect (Bill Kempf) and C2G, have tried to track down the professional engineers who did the previous analysis to see if they still had records for the retaining wall that could be re-reviewed. We found Carrier’s license expired in 1997 (Retired). Mr. Jacobs is deceased, and Marvin Jensen could not be found in any of the State’s registration directories.

Even without the previous data, C2G/Civil Consultants Group, Inc. (C2G) was able to do some additional review of the 1988 plans as well as research additional As-built documents to help make recommendations for



4444 Scotts Valley Drive, Suite 6, Scotts Valley, CA 95066-4529  
831/438-4420 • Fax 831/438-5829 • [name]@c2gengrs.com • www.civilconsultantsgroup.com

Attachment: 2110 41st Avenue - C2G Retaining Wall Letter + Support Documents - 04.23.2021 - Letter (2110 41st Avenue)



the project to improve the longevity of the existing retaining wall instead of an actual engineering analysis. Below are the findings and recommendations:

**Findings:**

When C2G reviewed the original civil plans for the retaining wall, we noticed a storm inlet at the rear of the property was designed as a sump pit (there is no solid bottom to the inlet. The storm water is intended to infiltrate into the ground first) with a 4-inch overflow pipe. The storm water was diverted to a second inlet when the water reaches a certain height within the inlet (*See Exhibit B – attached with letter*). ***This was not mentioned in the 1990 analysis.*** Since the report focused on hydrostatic pressure (caused by ground water exerting pressure on the back-side of the wall), C2G staff found it strange they did not notice that this inlet could be a large contributor to hydrostatic pressure behind the wall.

Also, C2G found plans of a 54-inch concrete pipe (to address drainage within the neighborhood) that travels along the rear of the retaining wall. The original 1988 plans does not show this 54-inch pipe which was installed in 1976 (*See Exhibit C – attached with the letter*). The civil plans show the water within the sump was to overflow to an adjacent inlet travel down the backside of the retaining wall and outlet in the rear neighbor’s property (not connecting to the 54-inch pipe). There is some hand sketching on the as-built plan (*Exhibit B*) that indicates that the outlet may connect to the 54-inch storm pipe.

To confirm, C2G had the client hire an underground televising company to televise the storm line to confirm the exact field conditions. The exploration found the over-flow inlet does not exist, and the on-site sump does connect to the 54-inch culvert.

**Recommendations:**

Retaining walls are designed for four loading conditions. Dead load, live load, hydrostatic pressure, and seismic loading. Dead loading is the weight of the soil behind the wall and any other permanent structure that exerts pressure on the rear of the wall within a certain distance (referred to as the zone of influence). Live loading is any loading that occurs periodically, such as a weight of a car. Hydrostatic pressure is the added weight of water within the soil that builds up behind the wall. The last is seismic loading, which is induced by an earthquake.

The plans the design team has submitted to the Building Department for approvals addresses three of the four loading situations which will improve the longevity of the existing wall. The two items, are further explained below:

- 1. **Hydrostatic Pressure-** *Removal of the existing Sump inlet and replacement with a new inlet.*

The removal of the sump inlet will reduce hydrostatic pressure on the existing wall by process of elimination. The existing parking lot drainage will no longer be diverted underground and soak the existing soil behind the wall. The improvement plans will now collect the parking lot drainage with a solid bottom inlet and direct the water through the existing conduit to the existing 54-inch storm culvert.

- 2. **Dead Loading -** *Removing the existing covered storage shed at southeast corner of the property.*

The existing shed will no longer be needed with the reconfigured car wash. Removing this shed and items within the shed will reduce dead load exerted on the existing wall.




3. **Live Loading** – *Moving the driveway into the car wash further from the existing wall.*

Modifying the car wash entrance within the building, along with moving the driveway entrance further from the wall will significantly reduce (or eliminate) the loading on the existing wall. The current drive gets within 2-feet of the existing retaining wall. We have now moved the driveway 10-feet away from the wall. Depending on zone of influence projection from the driveway, a 1:1 projection would have no impact to the wall, or a more conservative 2:1 projection would result in the loading at the base of the wall where the wall has 12-inch brick, instead of the 8-inch brick at the top of the wall where the driveway currently impact.

It is C2G’s professional opinion that the above improvements will improve the life span of the existing wall and no additional analysis is needed since the project is improving the conditions through project design. These proposed improvements can be seen in the attached *Exhibit – D*.

If you have any questions or concerns regarding any of this summary, please feel free to contact me by phone or by email.

**C2G/Civil Consultants Group, Inc.**

By:   
\_\_\_\_\_  
Todd R. Creamer, RCE 64561  
President/Principal Engineer

CC: David Karsan – Owner  
Bill Kempf – Project Architect



Attachment: 2110 41st Avenue - C2G Retaining Wall Letter + Support Documents - 04.23.2021 - Letter (2110 41st Avenue)



**DAVID R. CARRIER**

**CIVIL ENGINEER**

**171 Wingfoot Way**

**Aptos, California 95003**

**(408) 688-1815**

April 16, 1990

Mr. Daniel Kostelec  
City of Capitola  
420 Capitola Ave.  
Capitola, CA 95010

Re: Master Car Wash  
41st Ave  
Masonry Retaining Wall  
My Job No. 89-234

Dear Daniel:

Enclosed are copies of reports from Myron Jacobs and Marvin Jensen about the condition of the rear retaining wall.

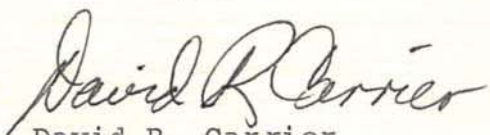
Also enclosed is the report showing the deflection of the wall as measured periodically.

It can be seen from the measurements that the movement of the wall has not progressed significantly since the third week of February.

I am arranging a meeting with the above engineers, the contractor, and the owners to determine both the need for further testing, the need for repairs, and the most practical method of repairing, if needed. I will inform you of the results of this meeting.

We will continue to measure the deflection periodically.

Sincerely yours,



David R. Carrier  
Calif. Reg. C.E. 16511  
(Expires 6-30-93)

Encl.

cc: Don Smith, Master Car Wash

Attachment: 2110 41st Avenue - C2G Retaining Wall Letter + Support Documents - 04.23.2021 - Letter (2110 41st Avenue)

62A HANGAR WAY  
WATSONVILLE, CA 95076  
722-8175 • 688-6130  
FAX 722-9548

9701 BLUE LARKSPUR LANE  
MONTEREY, CA 93940  
372-1558

# M. Jacobs & Associates

CONSULTING GEOTECHNICAL ENGINEERS

4554-SZ68-J13  
April 4, 1990

Mr. Dave Carrier  
171 Wingfoot Way  
Aptos, CA 95003

Subject: Master Car Wash  
Capitola, California

RECEIVED APR 6 1990  
*J. Jacobs*

Dear Mr. Carrier,

In response to your request, we have conducted a limited geotechnical investigation of the wall conditions at the rear property line of the Master Car Wash.

Our initial visual inspection indicated that the wall was out of plumb and that there were numerous vertical and diagonal cracks through both the grout and the block members. The outer face of block wall had a significant area where seepage was occurring and that there was no particular pattern to this seepage. In some areas it was wet from top to bottom and at other locations the wall was relatively dry. At some locations, laitance was occurring with the deposition of salt on the outer wall face. These features are generally associated with an improperly functioning gravel drain behind the wall.

In order to obtain additional information several holes were cored through the wall, some in the area of the seepages. These core holes indicated that there is a perforated pipe at the base of the wall. However, no water was observed seeping out of the core holes. The soils and gravel around the pipe were damp.

After a discussion with Mr. Marv Jensen, a structural engineer, we hand augered two holes along the back face of the wall, one near the catch basin and one near the north end of the wall. Our recommendations which were incorporated into the plans called for a minimum 12" wide gravel blanket extending for the full height of the wall less 12". The rock

Attachment: 2110 41st Avenue - C2G Retaining Wall Letter + Support Documents - 04.23.2021 - Letter (2110 41st Avenue)

4554-SZ68-J13  
April 4, 1990

was then to be covered with a layer of Mirafi 140S filter material and the top 12" was to be compacted engineer fill. These two borings were hand augered to depths of 4 feet and no compacted fill, filter material or rock was encountered.

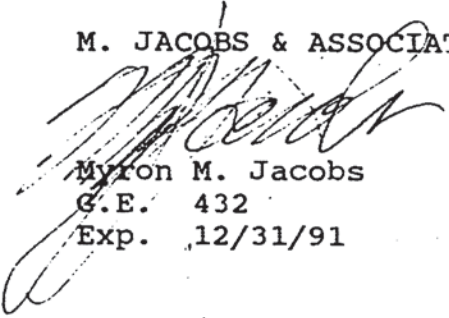
It is our opinion that there is no gravel blanket for the height of the wall and for this reason the water is seeping through the wall. The wall was designed for a drained active earth pressure of 35 psf/ft of depth. As it currently exists, I would estimate an undrained earth pressure of 55 psf/ft of depth currently is acting on the wall.

I would suggest that the area behind the wall be dug out and a proper gravel blanket drain as previously recommended be placed.

If you have any questions, please contact me.

Very truly yours,

M. JACOBS & ASSOCIATES



Myron M. Jacobs  
G.E. 432  
Exp. 12/31/91

MMJ:cls  
Copies: 3



MASTER CAR WASH - 41ST AVE., CAPITOLA, CA  
MEASUREMENTS OF DEFLECTION OF THE REAR RETAINING WALL



ELEVATION OF THE REAR RETAINING WALL  
DEFLECTION AT TOP OF WALL FROM A STRAIGHT LINE (IN INCHES)

DISTANCE FROM	#1	#2	#3	NE	
NE CORNER	2-21	2-28	3-7	3-29	4-12
25 FT.....	5	5-1/2	5-1/2	5-7/8	6
50 FT.....	5-1/2	5-3/4	5-7/8	6	6-1/2
75 FT.....	5	5-1/8	5	5-1/8	5-1/4
100 FT.....	2-1/2	2-1/2	2-1/2	2-3/4	2-3/4
"X" 61.3 FT.....	5-1/4	5-5/8	6	6-1/8	6

MEASUREMENT OF PLUMBNESS IN INCHES PER EIGHT FEET

DISTANCE FROM	#1	#2	#3	NE	
NE CORNER	2-21	2-28	3-7	3-29	4-12
#1 61.6 FT....	3-3/4	4-1/8	4-1/8	4-3/8	4-1/2
#2 46.6 FT....	4	4-1/4	4-3/8	4-1/2	4-1/2
#3 15 FT.....	2-3/8	2-7/16	2-1/2	2-5/8	2-5/8
SE CORNER.....	3/8	3/8	3/8	3/8	3/8

THE CHISELED "X" IS IN TOP OF CURB AND IS OFFSET FROM A STRAIGHT LINE BY 68-3/4 IN.  
 ALL MEASUREMENTS BY DAVID CARRIER, PE.

# WASHINGTON-JENSEN & ASSOCIATES

C. Marvin Jensen, Consulting Civil Engineer  
 Structural Design  
 4590 Garnet Street — Capitola — California 95010  
 Phone (408) 475-4284

April 9, 1990  
 File 9033

RECEIVED APR 11 1990  


David R. Carrier, Civil Engineer  
 171 Wingfoot Way  
 Aptos  
 California 95003

Re: Review of Retaining Wall Calculations & Drawings  
 Master Car Wash, 41st Avenue, California

Dear Dave:

At your request, I have reviewed your calculations and drawing for the retaining wall at the above subject car wash. In March I also made a brief inspection of the site together with Myron Jacobs, Geotechnical Engineer, and yourself.

The retaining wall is located along the east property line adjacent to the Santa Cruz County storm drainage line. It has also been observed that wall is yielding.

## REVIEW OF CALCULATIONS

Although the design method is slightly different than that used by this office, the calculations appear to be properly prepared. I reviewed the tallest wall based on the method used in this office and obtained similar results. The calculations for the shorter walls were compared with similar walls prepared by this office for similar type conditions.

It appears from my review that the walls were properly designed.

## REVIEW OF PLANS

The only plan reviewed was the one sheet drawing prepared by Dave Carrier for the wall construction. The following items are not noted on this plan but could be called out on drawings prepared by others.

1. Distance from face of block to the reinforcing steel. This distance is normally 2 to 2-1/2 inches and is normally called out on the cross section. Location of the reinforcing steel is important for a retaining wall. Normally, if not shown on the plan, the contractor will call for a clarification by the engineer.
2. Strength of concrete used for filling the block cells is not called out. This is usually 2000 psi.
3. Although grade of reinforcing steel is not called out this is normally not critical as the more common reinforcing steel used today is Grade 60 and sometimes Grade 40.
4. Method of backfilling wall is not called out. Many times this is not called out on the retaining wall drawing as the requirement is set forth elsewhere in the plans.



Page 2 -- 9033  
4/9/90

### DISCUSSION OF YIELDING

A retaining wall can yield for several reasons. Some of which are as follows:

1. Design of wall. This does not seem to be the case with this wall as the calculations are adequate for this design.
2. Location of reinforcing steel. This is usually verified in the field by the local building inspector or if special inspection is required by the engineers own inspection. From the information reviewed it does not appear that special inspection was required.
3. Backfilling techniques: This can be one of the two main causes of retaining wall problems. Heavy roller equipment should not be used directly behind the wall for backfilling. Normally hand held equipment is used for the first few feet from the wall and then regular machinery can be used. I do not know how this wall was backfilled.
4. Improper drainage: This is the second reason for possible retaining wall problems. The plans call for drain rock to about 12 inches from the top of the wall. The purpose is to collect any free flowing water and collect it in a pipe to be connected to the storm drainage system or just daylight beyond the wall. There are a couple of acceptable methods for draining the back of a wall and using drain rock is one of them.

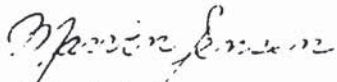
From my brief inspection of the wall I did observe where moisture is coming through the wall in several locations and this normally does not occur if the wall is properly drained. The appearance of moisture would tend to confirm that there is a problem with the wall drainage system, but at this time there is not enough evidence to reach a conclusion.

### SUMMARY

The retaining wall calculations appear to be properly prepared for this project. In order to determine the cause of the yielding additional investigation is needed which should include (a) verification of the location of the reinforcing steel, (b) verification of the location of adequate drain rock, (c) review of backfilling techniques.

If you have any questions regarding this report please call.

Very Truly Yours,



Marvin Jensen  
RCE 19803

**DAVID R. CARRIER**

171 Wingfoot Way

(408) 688-1815

**CIVIL ENGINEER**

**Aptos, California 95003**

MARCH 1, 1990

MR. DANIEL KOSTELEC  
CITY OF CAPITOLA  
420 CAPITOLA AVE.  
CAPITOLA, CA 95010

RE: MASTER CAR WASH  
41ST AVE  
MASONRY RETAINING WALL  
MY JOB No. 89-234

DEAR DANIEL:

ENCLOSED IS A SKETCH SHOWING THE LOCATION WHERE THE MEASUREMENTS HAVE BEEN TAKEN TO CHECK THE DEFLECTION AND PLUMBNESS OF THE REAR MASONRY RETAINING WALL. AT THE BOTTOM OF THIS SKETCH ARE THE MEASUREMENTS AND THE DATES THAT THEY WERE TAKEN.

HOOKS HAVE BEEN INSTALLED IN THE WOOD FENCE AT THE NORTH AND SOUTH ENDS OF THE WALL AT AN OFFSET OF 12-INCHES FROM A STRAIGHT LINE. MEASUREMENTS ARE TAKEN EVERY 25 FEET FROM A STRING LINE ATTACHED TO THESE HOOKS.

ALSO, AN "X" HAS BEEN CHISELED IN THE TOP OF THE CONCRETE CURB NEAR THE CENTER OF THE WALL AND OFFSET 68-3/4" FROM THE STRAIGHT LINE.

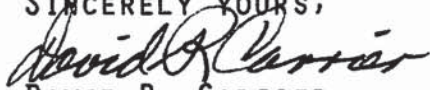
PLUMBNESS WILL BE MEASURED AT THE THREE NUMBERED POINTS ON THE WALL AND THE SOUTHEAST CORNER.

THE REPORT OF THE CORE DRILLING HAS BEEN REQUESTED AGAIN FROM JACOBS AND ASSOCIATES.

I HAVE REQUESTED THE OPINION OF TWO OTHER ENGINEERS CONCERNING THIS WALL & WILL CONSULT WITH THEM CONCERNING THE NEED FOR REMEDIAL MEASURES.

I PLAN TO CHECK THE WALL WEEKLY AND WILL SEND YOU A COPY OF THE SKETCH WITH THE MEASUREMENTS.

SINCERELY YOURS,



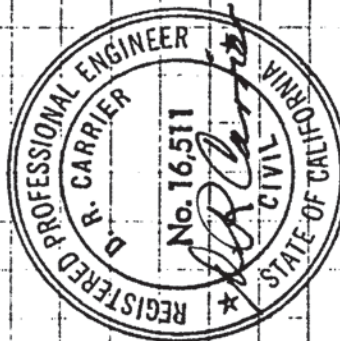
DAVID R. CARRIER  
CALIF. REG. C.E. 16511  
(EXPIRES 6-30-93)

CC: DON SMITH, MASTER CAR WASH

Attachment: 2110 41st Avenue - C2G Retaining Wall Letter + Support Documents - 04.23.2021 - Letter (2110 41st Avenue)

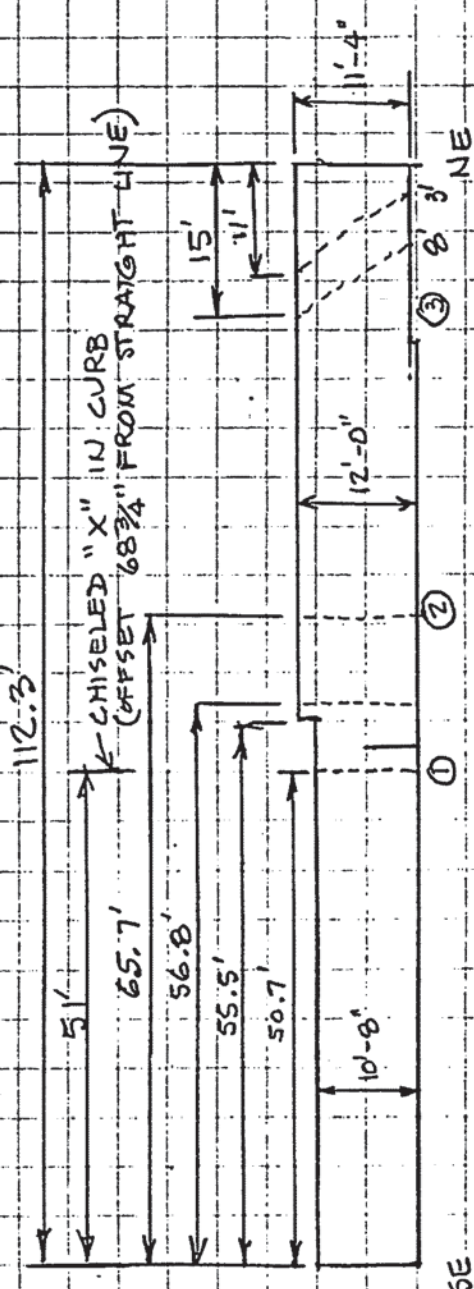
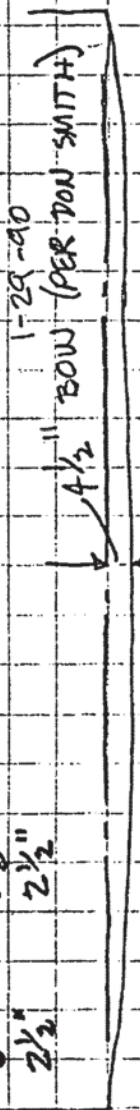


MASTER CAR WASH  
41 ST. AVE.  
CAPITOLA, CA



REFLECTION	2-21	2-28
25	5"	5 1/2"
50	5 1/2"	5 3/4"
75	5"	5 1/8"
100	2 1/2"	2 1/2"

(S OF NE CORNER)



LEANING	1-25-90	2-21-90	2-28-90
①	2 1/2" / 8'	3 3/4" / 8'	4 7/8" / 8'
②	2 1/4" / 8'	4" / 8'	4 1/4" / 8'
③	1 1/8" / 8'	2 3/8" / 8'	2 7/16" / 8'

(QUESTION ACCURACY!)

SE COR 3/8" / 8' 3/8" / 8'



RECEIVED FEB 23 1990

**DAVID R. CARRIER**

171 Wingfoot Way

(408) 688-1815

**CIVIL ENGINEER**

Aptos, California 95003

FEBRUARY 21, 1990

MR. DANIEL KOSTELEK  
CITY OF CAPITOLA  
420 CAPITOLA AVE.  
CAPITOLA, CA 95010

RE: MASTER CAR WASH  
41ST AVE  
MASONRY RETAINING WALL

DEAR DANIEL:

I UNDERSTAND THAT YOU HAVE REQUESTED THROUGH BRET SMITH THE FOLLOWING THREE ITEMS BEFORE YOU WILL ALLOW THE GAS TO BE TURNED ON AT THE CAR WASH:

1. A SPECIFIC TIME TABLE AND DESCRIPTION OF METHOD OF CHECKING THE MOVEMENT OF THE RETAINING WALL.
2. A CURRENT BASE MEASUREMENT.
3. A COPY OF THE CORE DRILLING REPORT FROM JACOBS & ASSOCIATES.

THE DEFLECTION AND PLUMBNESS WILL BE MEASURED DURING THE LAST WEEK OF EACH MONTH AND A REPORT WILL BE SUBMITTED TO THE CITY OF CAPITOLA THE FIRST WEEK OF THE FOLLOWING MONTH. THE FREQUENCY OF MEASUREMENTS WILL BE INCREASED IF ADDITIONAL MOVEMENT IS DETECTED. IF AFTER A FOUR MONTH PERIOD THERE IS NO MOVEMENT, MEASUREMENTS WILL BE TAKEN EVERY THREE MONTHS.

DEFLECTION WILL BE MEASURED FROM CONTROL POINTS SET FAR ENOUGH AWAY FROM THE WALL THAT THEY WILL NOT BE AFFECTED BY MOVEMENT OF THE WALL. PLUMBNESS WILL BE MONITORED BY USE OF A HEAVY PLUMB BOB AT SPECIFIC LOCATIONS ON THE WALL.

THE FIRST REPORT WILL BE SUBMITTED TO YOU WITHIN ONE WEEK AND WILL INCLUDE THE ORIGINAL BASE MEASUREMENTS.

A COPY OF THE CORE DRILLING REPORT FROM JACOBS & ASSOCIATES WILL BE SENT TO YOU AS SOON AS POSSIBLE.

SINCERELY YOURS,

*David R. Carrier*  
DAVID R. CARRIER  
CALIF. REG. C.E. 16511  
(EXPIRES 6-30-93)

CC: DON SMITH, MASTER CAR WASH

Attachment: 2110 41st Avenue - C2G Retaining Wall Letter + Support Documents - 04.23.2021 - Letter (2110 41st Avenue)

OO: BOA 21110 WALLER CVA 4508

(EXHIBIT 9-20-20)  
CVA 4508 CVA 10211  
DAVID H. WALLER

21110 WALLER CVA 4508

THIS IS SENT TO YOU AS SOON AS POSSIBLE.  
A COPY OF THE CORE DRILLING RECORD FROM JACOBS & ASSOCIATES

AND WILL INCLUDE THE OBSERVING DATA MEASUREMENTS.  
THE CORE RECORD WILL BE SUBMITTED TO YOU WITHIN ONE WEEK

OF A REVIEW BEING FOR ALL SPECIFIC PROVISIONS OF THE WFTG  
AGREEMENT OF THE WFTG. PROGRESS WILL BE MONITORED BY ONE  
PERSON FROM THE WFTG THAT THEY WILL NOT BE VULNERABLE TO  
CORRUPTION WILL BE REVIEWED FROM COMING WITHIN ONE DAY

DATA FROM WORKING  
SECTION THERE IS NO WORKING MEASUREMENTS WILL BE TAKEN  
ADDITIONAL WORKING IS DETECTED IN THESE WORKING  
THE FREQUENCY OF MEASUREMENTS WILL BE INCREASED IF  
THE DATA OF CUBILITY THE FIRST WEEK OF THE FOLLOWING MONTH.  
EACH WEEK OF EACH MONTH THE WFTG WILL BE SUBMITTED TO  
THE DETECTION AND PROGRESS WILL BE REVIEWED DURING THE

ASSOCIATES

- 1. A COPY OF THE CORE DRILLING RECORD FROM JACOBS &
- 2. A CURRENT DATA MEASUREMENT

CHECKING THE WORKING OF THE BELTLINE WFTG

IT IS SPECIFIC LINE TYPE AND DESCRIPTION OF NUMBER OF  
LINES OF ALL THE CVA 4508:

ADDITIONAL LINE ITEMS BEFORE AND AFTER FROM THE CVA 4508  
I UNDERSTAND THAT YOU HAVE A SPECIFIC REQUEST BUT WITH THE

DATA FROM:

WALLER BELTLINE WFTG  
10211 WFTG  
OO: WALLER CVA 4508

CUBILITY OF 20010  
100 CUBILITY WFTG  
CUBILITY OF CUBILITY  
OO: WALLER CVA 4508

RECEIVED 3/1 1990

Attachment: 2110 41st Avenue - C2G Retaining Wall Letter + Support Documents - 04.23.2021 - Letter (2110 41st Avenue)



**DAVID R. CARRIER**

171 Wingfoot Way

(408) 688-1815

**CIVIL ENGINEER**

Aptos, California 95003

FEBRUARY 13, 1990

MR. DANIEL KOSTELEC  
CITY OF CAPITOLA  
420 CAPITOLA AVE.  
CAPITOLA, CA 95010

RE: MASTER CAR WASH  
41ST AVE  
MASONRY RETAINING WALL

DEAR DANIEL:

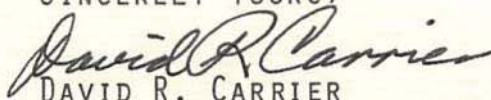
THE RETAINING WALL AT THE REAR OF THE PROJECT WAS OBSERVED BY MYSELF AND MYRON JACOBS ON JANUARY 25, 1990. WE BOTH FEEL THAT THE WALL IS NOT IN DANGER OF FAILING, BUT DECIDED TO CORE DRILL FOUR HOLES TO DETERMINE IF THE DRAIN ROCK WAS INSTALLED BEHIND THE WALL.

ON FEBRUARY 1, 1990 FOUR HOLES WERE DRILLED THROUGH THE WALL. THREE HOLES WERE DRILLED NEAR THE BOTTOM OF THE WALL AND THE FOURTH WAS DRILLED APPROXIMATELY 5.5 FT. ABOVE THE FOOTING. THE DRILLING WAS PERFORMED BY COMPETITIVE CONCRETE DRILLING AND WAS OBSERVED BY A TECHNICIAN FROM JACOBS & ASSOCIATES. THEIR REPORT WILL FOLLOW. AT ALL HOLES DRILLED THERE WAS ADEQUATE DRAIN ROCK BEHIND THE WALL.

IT IS RECOMMENDED THAT THE MOVEMENT OF THE WALL BE MONITORED PERIODICALLY AND A FOLLOW-UP REPORT BE SUBMITTED TO THE CITY OF CAPITOLA AND THE CAR WASH OWNER SHOWING ANY CHANGES IN THE CONDITION OF THE WALL.

MONITORING SHALL INCLUDE BOTH MEASUREMENTS OF DEFLECTION OF THE TOP OF THE WALL FROM A STRAIGHT LINE (BOWING) AND DEFLECTION OF THE TOP OF THE WALL OUT OF PLUMB (LEANING). IF THERE IS EVIDENCE OF FURTHER MOVEMENT OR SIGNS OF POTENTIAL FAILURE PLANS WILL QUICKLY BE DEVELOPED TO REINFORCE OR REBUILD THE WALL.

SINCERELY YOURS,

  
DAVID R. CARRIER  
CALIF. REG. C.E. 16511  
(EXPIRES 6-30-93)

CC: DON SMITH, MASTER CAR WASH

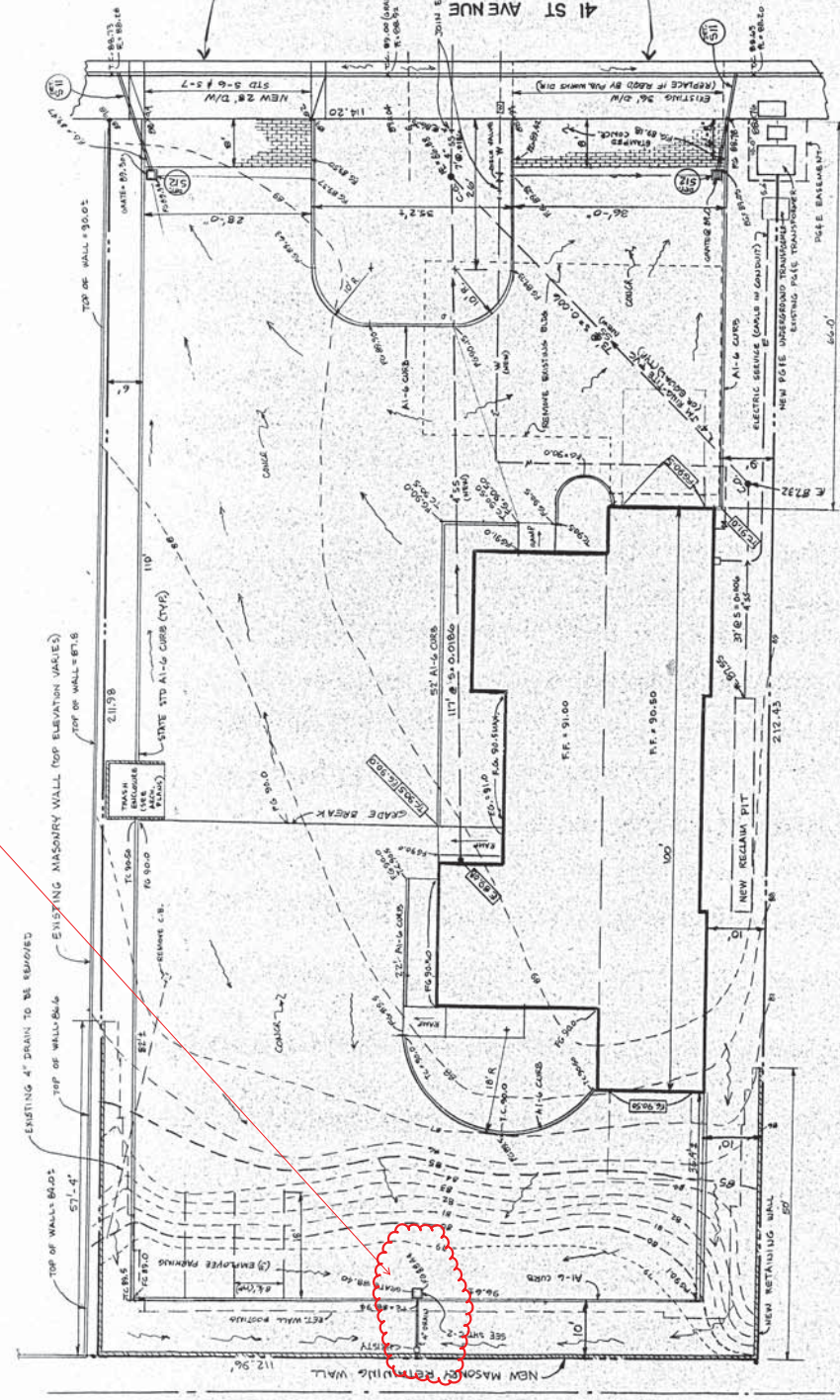


# Exhibit B - Part 1

Original Sump inlet

- LEGEND:**
- SEWER CLEARCUT
  - - - EXISTING CONTOURS
  - - - SANITARY SEWER
  - - - ELECTRICAL SERVICE
  - - - GAS (MAY BE ABANDONED)
  - - - T.C. TOP OF CURB (MAY BE ABANDONED)
  - - - F.S. FINISH GRADE
  - - - F.L. FINISH GRADE

**VERTICAL CONTROL:**  
 COUNTY OF SANTA CRUZ B.M. #15  
 N.E. CORNER 41ST & GROSS.  
 ELEV. = 89.46



- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE CITY OF CAPITOLA AND THE GENERAL NOTES ON RETAIL 09-1.
  2. THE CONTRACTOR SHALL VERIFY ALL UTILITIES UNLESS OTHERWISE SPECIFIED BY THE CITY OF CAPITOLA STANDARD DRAWINGS.
  3. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILLED FROM INFORMATION SUPPLIED BY THE CITY OF CAPITOLA AND POTENTIAL CONFLICTS ARE LIKELY TO OCCUR. THE CONTRACTOR SHALL VERIFY ALL UTILITIES UNLESS OTHERWISE SPECIFIED BY THE CITY OF CAPITOLA STANDARD DRAWINGS.
  4. THE CONTRACTOR SHALL NOTIFY THE CITY OF CAPITOLA PUBLIC WORKS DEPARTMENT (408) 425-7200 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY THAT MAY AFFECT ANY UTILITIES THAT ARE SHOWN AS BEING IN THE AREA OF THE CONSTRUCTION.
  5. ALL EXISTING UTILITIES THAT ARE SHOWN AS BEING IN THE AREA OF THE CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE. CONSTRUCTION SHALL BE IN PLACE BEFORE ANY CONSTRUCTION OF THE RETAINING WALLS.
  6. ALL EXISTING UTILITIES THAT ARE SHOWN AS BEING IN THE AREA OF THE CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE. CONSTRUCTION SHALL BE IN PLACE BEFORE ANY CONSTRUCTION OF THE RETAINING WALLS.
  7. ALL EXISTING UTILITIES THAT ARE SHOWN AS BEING IN THE AREA OF THE CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE. CONSTRUCTION SHALL BE IN PLACE BEFORE ANY CONSTRUCTION OF THE RETAINING WALLS.
  8. ALL EXISTING UTILITIES THAT ARE SHOWN AS BEING IN THE AREA OF THE CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE. CONSTRUCTION SHALL BE IN PLACE BEFORE ANY CONSTRUCTION OF THE RETAINING WALLS.
  9. ALL EXISTING UTILITIES THAT ARE SHOWN AS BEING IN THE AREA OF THE CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE. CONSTRUCTION SHALL BE IN PLACE BEFORE ANY CONSTRUCTION OF THE RETAINING WALLS.
  10. ALL EXISTING UTILITIES THAT ARE SHOWN AS BEING IN THE AREA OF THE CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE. CONSTRUCTION SHALL BE IN PLACE BEFORE ANY CONSTRUCTION OF THE RETAINING WALLS.
  11. ALL EXISTING UTILITIES THAT ARE SHOWN AS BEING IN THE AREA OF THE CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE. CONSTRUCTION SHALL BE IN PLACE BEFORE ANY CONSTRUCTION OF THE RETAINING WALLS.

- NOTES:**
1. ALL EXISTING BUILDINGS, PAVING, & EQUIPMENT TO BE REMOVED.
  2. ALL EXISTING UTILITIES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED AS RECOMMENDED IN THIS SET OF PLANS.
  3. GEOTECHNICAL INVESTIGATION BY JACOBS.
  4. RAAS & ASSOCIATES (FILE #54-5108-1137).
  5. CONNECT TO THE EXISTING SANITARY SEWER LATERAL.
  6. CONNECT TO THE EXISTING 2" WATER SERVICE. DO NOT REMOVE THE EXISTING 2" BACKFLOW ASSEMBLY. IF REDLOCATION OR IMPROVEMENTS TO THIS INSTALLATION ARE REQUIRED, IT SHALL BE INSTALLED ACCORDING TO CITY OF SANTA CRUZ WATER DEPARTMENT SPECIFICATIONS AND STANDARD DRAWING W. 7592-5.

MASTER CAR WASHING COMPANY - CAPITOLA, CALIFORNIA  
 GRADING, DRAINAGE, & SITE IMPROVEMENT - PLAN

Prepared by: David R. Carrier  
 Reg. C.E. 16511  
 171 Wingfoot Way  
 Aptos, CA 95003  
 (408) 688-1815

Sheet 1-13-89  
 Scale 1" = 10'  
 Date 04-25-21  
 Sheet C1

**STORM DRAINAGE IMPROVEMENTS**

APPROVAL: [Signature]  
 DISTRICT ENGINEER: [Signature]  
 APPROVED: [Signature]  
 DATE: 11-15-21

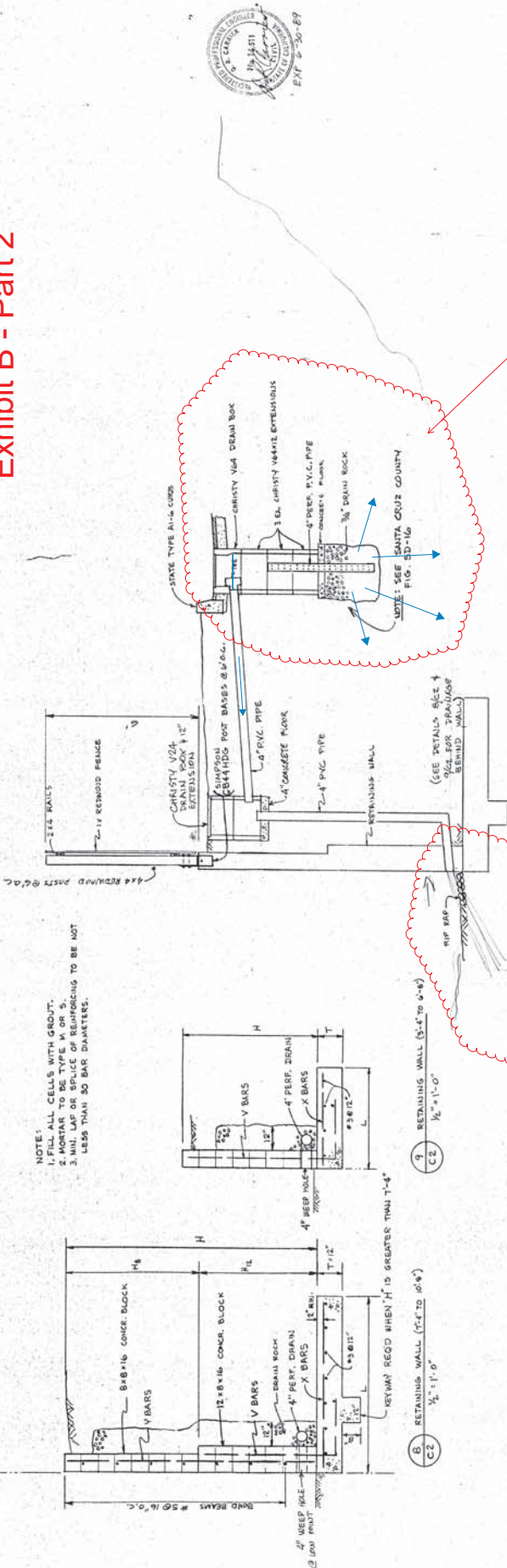
FOR INSPECTION ONLY CITY OF CAPITOLA (408) 425-7200  
 IN WATER PLOT TO STARTING CONTRACTOR

4.A.3



# Exhibit B - Part 2

- NOTE:  
 1. FILL ALL CELLS WITH GROUT.  
 2. MORTAR TO BE TYPE M OR S.  
 3. ALL REINFORCING TO BE NOT LESS THAN 50 BAR DIAMETERS.



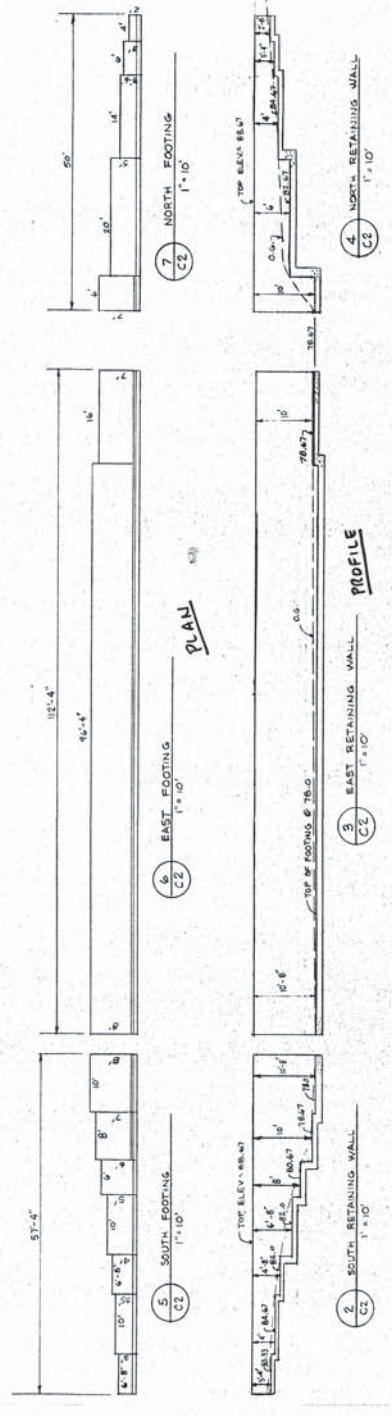
RETAINING WALLS

HEIGHT	WIDTH	REINFORCING	V	X	Y
ft.	ft.	ft.	Bars	Bar	Bar
3'-0"	4'-0"	2'-0"	9"	1"	1"
3'-6"	4'-6"	2'-0"	9"	1"	1"
4'-0"	5'-0"	2'-0"	9"	1"	1"
4'-6"	5'-6"	2'-0"	9"	1"	1"
5'-0"	6'-0"	2'-0"	9"	1"	1"
5'-6"	6'-6"	2'-0"	9"	1"	1"
6'-0"	7'-0"	2'-0"	9"	1"	1"
6'-6"	7'-6"	2'-0"	9"	1"	1"
7'-0"	8'-0"	2'-0"	9"	1"	1"
7'-6"	8'-6"	2'-0"	9"	1"	1"
8'-0"	9'-0"	2'-0"	9"	1"	1"
8'-6"	9'-6"	2'-0"	9"	1"	1"
9'-0"	10'-0"	2'-0"	9"	1"	1"
9'-6"	10'-6"	2'-0"	9"	1"	1"
10'-0"	11'-0"	2'-0"	9"	1"	1"
10'-6"	11'-6"	2'-0"	9"	1"	1"
11'-0"	12'-0"	2'-0"	9"	1"	1"

\*WIDTH OF FOOTING TO BE DETERMINED IN THE FIELD BY THE ENGINEER.

Sump inlet

Was this connection made?



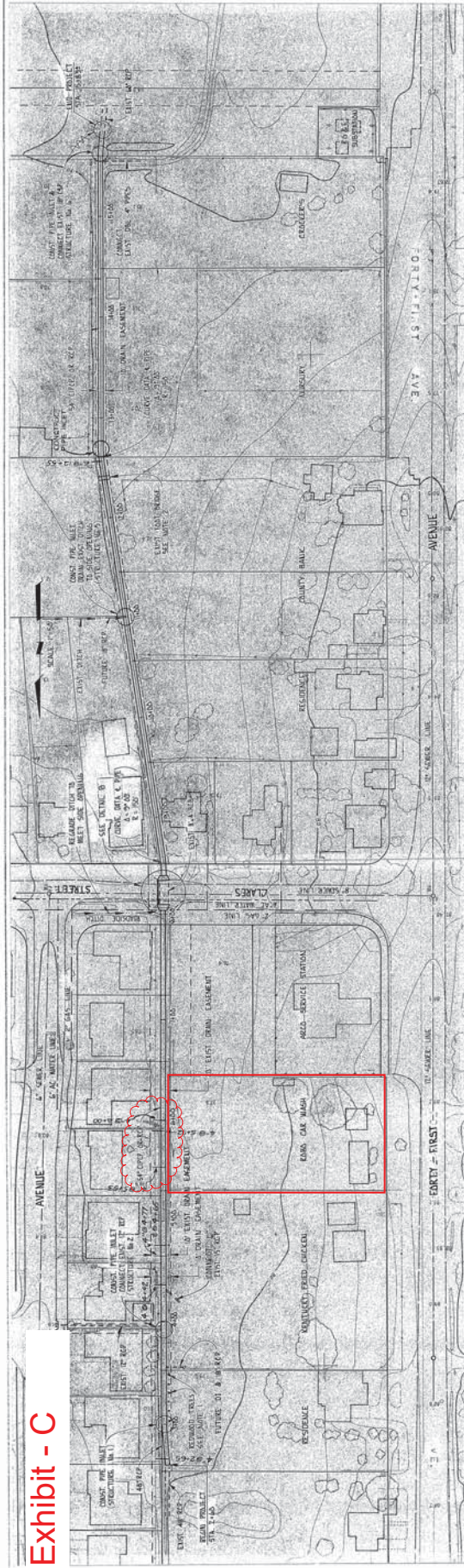
REVISIONS BY

NO.	DATE	BY	DESCRIPTION

PREPARED BY: R. M. CARLSON  
 CHECKED BY: J. D. CARLSON  
 DATE: 04.23.2021  
 PROJECT: 2110 41ST AVENUE  
 SHEET: C2 OF 2

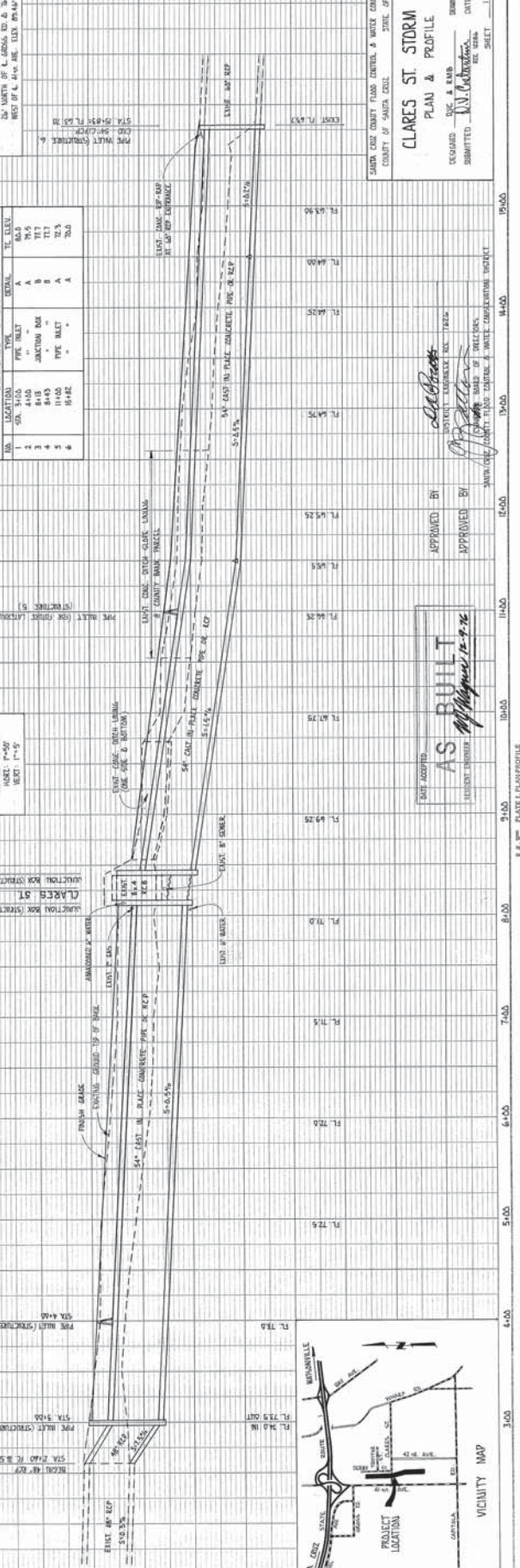


**Exhibit - C**



- NOTES:**
1. SHALL REMOVE EXISTING EXISTING 18" DIA. CONCRETE PIPE AT CLARES ST. TO BE REPLACED BY 24" DIA. CONCRETE PIPE WITH 18" DIA. MANHOLE AT CLARES ST. AND 30" DIA. MANHOLE AT AVENUE. SEE PLAN FOR EXISTING AND PROPOSED MANHOLES.
  2. EXISTING 18" DIA. CONCRETE PIPE AT CLARES ST. TO BE REPLACED BY 24" DIA. CONCRETE PIPE WITH 18" DIA. MANHOLE AT CLARES ST. AND 30" DIA. MANHOLE AT AVENUE. SEE PLAN FOR EXISTING AND PROPOSED MANHOLES.
  3. ALL EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED. SEE PLAN FOR EXISTING UTILITY LINES.
  4. EXISTING 18" DIA. CONCRETE PIPE AT CLARES ST. TO BE REPLACED BY 24" DIA. CONCRETE PIPE WITH 18" DIA. MANHOLE AT CLARES ST. AND 30" DIA. MANHOLE AT AVENUE. SEE PLAN FOR EXISTING AND PROPOSED MANHOLES.
  5. EXISTING 18" DIA. CONCRETE PIPE AT CLARES ST. TO BE REPLACED BY 24" DIA. CONCRETE PIPE WITH 18" DIA. MANHOLE AT CLARES ST. AND 30" DIA. MANHOLE AT AVENUE. SEE PLAN FOR EXISTING AND PROPOSED MANHOLES.
  6. ALL EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED. SEE PLAN FOR EXISTING UTILITY LINES.
  7. ALL EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED. SEE PLAN FOR EXISTING UTILITY LINES.
  8. ALL EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED. SEE PLAN FOR EXISTING UTILITY LINES.
  9. ALL EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED. SEE PLAN FOR EXISTING UTILITY LINES.
  10. ALL EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED. SEE PLAN FOR EXISTING UTILITY LINES.

- ABBREVIATIONS:**
- C.P. CONCRETE PIPE
  - C.P.P. CORRUGATED CONCRETE PIPE
  - C.C.P. CORRUGATED CONCRETE PIPE
  - C.C.A. CORRUGATED CONCRETE PIPE
  - F.L. FLOW LINE
  - E.L. EXISTING ELEVATION
  - P.E. PROPOSED ELEVATION
  - T.O. TOP OF GRADE
  - T.O.G. TOP OF GRADE



**CLARES ST. STORM DRAIN PLAN & PROFILE**

SANTA CLARE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT  
COURTY OF SANTA CLARE  
SANTA CLARE, CALIFORNIA

DESIGNED BY: [Signature]  
SUBMITTED: [Date]  
DATE: 1-14-20  
SHEET: [Number] OF [Total]

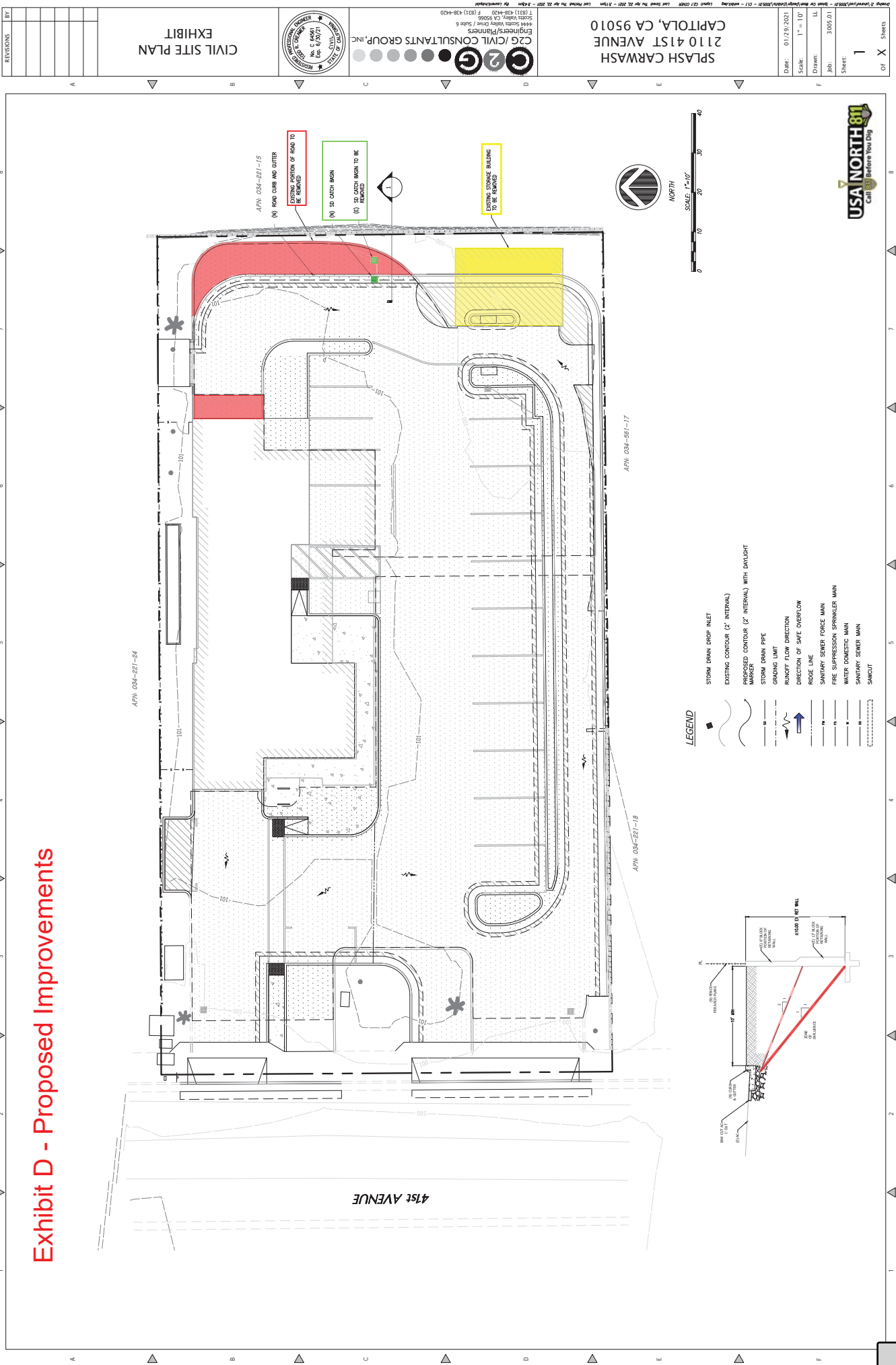
**AS BUILT**  
APPROVED BY: [Signature]  
DATE: 12-9-20

SCALE: 1" = 10'

VICINITY MAP



# Exhibit D - Proposed Improvements







## STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: DECEMBER 3, 2020

SUBJECT: **2110 41st Avenue**                      **#20-0460**                      **APN: 034-221-16**

Design Permit and Conditional Use Permit Amendment to modify the site layout and building design and add two new canopies with vacuum drops at Master Car Wash, a car washing facility located within the C-R (Regional Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: David Karsan

Representative: Bill Kempf, Architect, Filed: 11.06.2020

### **APPLICANT PROPOSAL**

The applicant is requesting a Design Permit and a Conditional Use Permit Amendment for site modifications standards for Master Car Wash, a car washing facility, located at 2110 41<sup>st</sup> Avenue in the C-R (Regional Commercial) Zoning District. The proposed use is consistent with the General Plan and Zoning Ordinance with an amendment to Conditional Use Permit (CUP) #06-050.

### **BACKGROUND**

On September 3, 1987, the Planning Commission approved CUP #87-116, which included the replacement of an existing car wash with a new 5,000-square-foot commercial structure, an attached car wash tunnel, and a drive-through lane adjacent to the rear lot line. The CUP was modified in both 2003 and 2006. CUP #03-087 included an approval for a 171-square-foot addition to the main building for serving food and beverages to waiting customers, installation of bicycle racks that would accommodate at least four bicycles, and striping for eight employee parking spaces along the southern edge of the property (Attachment 3). CUP #06-050 included changes to the site layout and landscaping but maintained the existing building configuration, four bicycle parking spaces, and eight employee parking spaces (Attachment 4).

On November 10, 2020, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: stated that, prior to Planning Commission review, the applicant shall submit a revised completed Stormwater Permit Application form and provide a site plan with calculations showing existing and proposed impervious surfaces. She also informed the applicant that, prior to Building Permit plan submittal, they must submit a site

drainage plan showing the location and direction of all site drainage and incorporating standards relating to low impact development (LID) and a temporary construction sediment and erosion control plan, and the Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) must be printed in full and incorporated as a sheet in the construction plans.

Building Official, Robin Woodman: informed the applicant that an engineering analysis for the retaining wall along the rear property line and a soils report would be required due to the surcharge of vehicles in the proposed expanded driveway adjacent to the rear lot line and the potential masonry wall along the top of the retaining wall. Ms. Woodman also pointed out that, under the Green Energy Code, shading could be required for the alternative site plan option without solar canopies, and that fire-rated fabric would be required for any shade structures.

Local Architect, Frank Phanton: stated that he appreciated the project design.

Associate Planner, Matt Orbach: asked the applicant whether there was a way to modify the plans to keep the existing driveway within the existing footprint and not expand within the required ten-foot rear yard landscape area so a variance would not be required. Mr. Orbach also informed the applicant a landscape plan and details for the proposed monument sign would be required prior to Planning Commission review and staff would be including a condition of approval requiring a masonry wall along the rear property line between the subject parcel and the adjacent residential parcels to mitigate noise from the proposed project.

Following the Architecture & Site Review Committee Meeting, the applicant modified the site plan to provide the required ten-foot rear landscape area, included details for the proposed monument sign, and provided a landscape plan. As a result, the project does not require a variance for the residential transition standards. The applicant also submitted calculations showing the pervious and impervious surface areas and an updated Stormwater Permit Application.

<b>Use:</b>			
		<b>Existing</b>	<b>Proposed</b>
<b>First Floor Use</b>		Car Wash	Car Wash
Is use Principal Permitted or CUP?		CUP	CUP
<b>Development Standards</b>			
<b>Building Height</b>			
	<b>C-R Regulation</b>	<b>Existing</b>	<b>Proposed</b>
	40 ft.	23 ft.	23 ft.
<b>Floor Area Ratio</b>			
	<b>C-R Regulation</b>	<b>Existing</b>	<b>Proposed</b>
	1.5	0.14 (3,506 sq. ft.)	0.12 (3,088 sq. ft.)
<b>Setbacks</b>			
	<b>C-R Regulation</b>	<b>Existing</b>	<b>Proposed</b>
Front	Front and Street Side Setbacks in the C-R and C-C Zoning Districts. In the C-R and C-C zoning districts, buildings shall be set back from the front and street side property line so that:  1. The building is at least fifteen feet from the curb or street edge;	71 ft. 2 in.	71 ft. 2 in.

Attachment: 2110 41st Avenue - PC Staff Report and Plan Set - CUP #20-0460 - 12.03.2020 (2110 41st Avenue)

	2. Building placement allows for a minimum ten-foot sidewalk along the property frontage. See Figure 17.24-2.		
Rear	0 ft. unless adjacent to a residential zoning district (see Section 17.24.030(E))  17.24.030(E)(1). Setbacks. The minimum setback from the residential property line shall be fifteen feet for interior side yards and twenty feet for rear yards.  17.24.030(E)(3). Landscaping. A landscaped planting area, extending a minimum of ten feet from the property line, shall be provided along all residential property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen feet.	40 ft. 8 in.  Compliant Landscaped Planting Areas, except where car wash lane and mechanical building are located  <b>Existing Nonconforming</b>	40 ft. 8 in.  Compliant Landscaped Planting Areas, except where existing car wash lane is located  <b>Existing Nonconforming</b>
Interior Side	0 ft. unless adjacent to a residential zoning district (see Section 17.24.030(E))	9 ft. (North) 59 ft. (South)	9 ft. (North) 64 ft. (South)
<b>Landscaping</b>			
Landscaped Open Space, Minimum - CMC §17.24.030(A)	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	5% (1,255 sq. ft.)	11.9% (2,983 sq. ft.)	10.5% (2,628 sq. ft.)
<b>Parking</b>			
Not listed in Table 17.76-2.  Staff Determination: Retain 8 existing onsite employee parking spaces required under CUP #06-050.	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	<b>8</b> employee parking spaces	<b>3</b> spaces total <b>3</b> Employee  <b>Currently, out of compliance with original CUP.</b>	<b>20</b> spaces total <b>12</b> Customer <b>8</b> Employee
<b>Bicycle Parking</b>			
CUP #06-050	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	<b>4</b> Spaces	<b>0</b> Spaces	<b>4</b> Spaces
CMC §17.76.080	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	<b>2</b> Spaces	<b>0</b> Spaces	<b>4</b> Spaces

**DISCUSSION**

2110 41<sup>st</sup> Avenue is located on the east side of 41<sup>st</sup> Avenue between Mattress Firm and Kentucky Fried Chicken. The 25,090-square-foot lot is in Capitola’s main commercial corridor along 41<sup>st</sup> Avenue. The current site design, approved under CUP #06-050, includes a one-story main building attached to a car wash tunnel and a large trellis with vacuum drops.

Under the current business model, the business offers both exterior only and full-service vehicle cleaning services. The applicant is proposing to change to a do-it-yourself Flex/Express business model in which customers pay for services at a self-service kiosk, stay in their own cars through the car wash tunnel, and then have the option of utilizing vacuum drops and other cleaning materials to detail the inside and outside of the vehicle. There will be less employees under the new model with the removal of the full-service option. The existing and proposed business plans are described in Attachment 2.

The proposed site plan includes a reduction in the size of the main building, the addition of two new freestanding canopies with solar panels and 12 vacuum drops, two new self-service kiosks, and a new drive-through lane that circles the south, east, and north perimeter of the lot and leads to the car wash tunnel (Attachment 1). The plan set also includes an alternative site design without the freestanding canopies with solar panels that includes individual freestanding vacuum stations at each parking space. The owner prefers the canopy with solar option, but with current construction costs and limited supply of goods would like to have an alternate design approved as well. Design Permits expire after two years. Staff added a condition of approval regarding the design options to ensure the alternative which is not constructed expires upon issuance of the building permit (Condition #17).

#### Parking

The zoning code (CMC §17.76.030) does not have a specific parking requirement for a car wash use. The original conditional use permit required eight onsite employee parking spaces. Currently the parking is out of compliance with only three onsite parking spaces onsite. However, the current proposal includes the eight onsite employee parking spaces that were required under CUP #06-050. Since the new management plan requires less employees, additional parking was not required. Also, six of the twenty total onsite parking spaces are compact, which complies with the 30% limit on compact spaces.

#### Landscaping

Under CMC §17.24.030, parcels within the Regional Commercial zoning district must have a minimum of five percent landscaped open space (1,210 square feet). The proposed site plan includes 2,628 square feet of landscaped area, so it complies with the landscaped open space requirement.

#### Residential Transition Standards

CMC §17.24.030(E) contains residential transition standards to protect residential parcels that are adjacent to commercial parcels from potential negative impacts of commercial land uses.

E. Residential Transition Standards. Where a commercial or industrial zoning district abuts a residential zoning district, the following standards apply:

1. Setbacks. The minimum setback from the residential property line shall be fifteen feet for interior side yards and twenty feet for rear yards. For lots less than one hundred feet wide, the planning commission may allow a reduced side yard setback upon finding that potential impacts to adjacent residential properties have been adequately minimized through enhanced building and landscape design.

Staff Analysis: The existing structure, which will remain in the proposal, is located 40 feet eight inches from the rear residential property line.

2. Daylight Plane. No structure shall extend above or beyond a daylight plane having a height of twenty-five feet at the setback from the residential property line and extending into the parcel at an angle of forty-five degrees. See Figure 17.24-3.

Staff Analysis: No structure extends above or beyond a daylight plane having a height of twenty-five feet at the setback from the residential property line and extending into the parcel at an angle of forty-five degrees.

3. Landscaping. A landscaped planting area, extending a minimum of ten feet from the property line, shall be provided along all residential property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen feet.

Staff Analysis: A landscaped planting area, extending ten feet from the property line, has been provided along the rear residential property line except in the existing car wash lane. The existing car wash lane will remain in the proposed project. The applicant provided a tree screen meeting the fifteen-foot interval standard in the landscaped planting area on the landscape plan.

4. Loading. Loading and unloading shall be designed to have the least amount of impact on neighboring residential uses. When feasible, loading and unloading shall be provided from the commercial frontage rather than from areas adjacent to residential uses.

Staff Analysis: The only access to the property is from the commercial frontage along 41st Avenue.

#### Monument Sign

The applicant is proposing a new monument sign along 41<sup>st</sup> Avenue. The proposed monument sign is seven feet six inches tall, with a sign area of 33 square feet and a two-foot-tall ledge-stone veneer base. The proposed sign complies with all of the design standards in CMC §17.80.080(C) Monument Signs, as listed below.

1. Standard for monument signs in the C-R zoning district: 60 square feet (maximum area), eight feet (maximum height), and one per building frontage (maximum number).

Staff Analysis: The proposed monument sign has 33 square feet of sign area, is seven feet six inches high, and there is only one monument sign for the building frontage.

2. Monument signs shall be placed on the property of the business associated with the sign.

Staff Analysis: The proposed monument sign is placed on the property of the business associated with the sign.

3. Where two monument signs are allowed on a corner parcel, each sign shall be placed at least two hundred feet from the intersection corner.

Staff Analysis: Not applicable.

4. A monument sign for up to four tenants may be approved with an administrative sign permit. Monument signs listing more than four tenants require planning commission approval of a sign permit.

Staff Analysis: Not applicable.

5. The area surrounding the base of a monument sign shall be landscaped consistent with Chapter 17.72 (Landscaping).

Staff Analysis: The area around the base of the proposed monument sign is landscaped consistent with Chapter 17.72 (Landscaping). See proposed Landscape Plan on Sheet L1.0 of Attachment 1.

6. Monument signs shall be placed at least five feet away from any public or private driveway.

Staff Analysis: The proposed monument sign is placed at least five feet away from the two private driveways.

7. Monument signs shall be placed at least five feet behind sidewalk or property line, whichever is greater.

Staff Analysis: The proposed monument sign is placed five feet behind the sidewalk and more than five feet behind the property line.

8. The height of a monument sign is measured as the vertical distance from the sidewalk or top of curb nearest the base of the sign to the top of the highest element of the sign.

Staff Analysis: The proposed monument is seven feet six inches high, which accounts for the six-inch grade difference between the landscaped area and the sidewalk.

9. Monument signs are not allowed in conjunction with wall signs on a property with three or fewer businesses.

Staff Analysis: There are no wall signs on the property.

#### Conditional Use Permit

A conditional use permit (CUP) is required for land uses that are generally appropriate within a zoning district, but potentially undesirable on a particular parcel or in large numbers. A CUP is a discretionary action that enables the city to ensure that a proposed use is consistent with the general plan and will not create negative impacts to adjacent properties or the general public. The Planning Commission may attach conditions of approval to a CUP to achieve consistency with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

When evaluating a CUP, the Planning Commission shall consider the following characteristic of the proposed use:

- A. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

Staff Analysis: A carwash typically has noise associated with the land use. The proposed remodeled carwash is consistent with the existing use with no changes to the existing carwash tunnel and minor modifications to the circulation on the site and vacuum system. The existing blowers within the carwash tunnel will remain unchanged. A new vacuum system and additional vacuum drops are proposed, but the central motor



for the vacuum system is the same horsepower as the existing vacuum system and is located within the main commercial structure.

The carwash site shares a rear property line with two residential properties located on Derby Avenue. There is currently an older retaining wall with a wood fence on top separating the carwash from the single-family homes. The Planning Commission has the ability to add conditions to the permit to decrease the potential negative noise impacts between the commercial and residential properties. Possible mitigation measures are addressed in the retaining wall and fence section below.

B. Availability of adequate public services and infrastructure.

Staff Analysis: Public services and infrastructure are available at the site.

C. Potential impacts to the natural environment.

Staff Analysis: The proposed project is exempt under California Environmental Quality Act (CEQA) Section 15301, which is described in the CEQA section below.

D. Physical suitability of the subject site for the proposed use in terms of design, location, operating characteristics, shape, size, topography.

Staff Analysis: The proposed modifications to the existing carwash include minor site modifications. There is a major grade change between the commercial property and residential properties on Derby Avenue, with a retaining wall along the rear property line. The building official has concerns with the existing retaining wall due to the age and surcharge of vehicles within the carwash property. The building official is requiring engineering analysis and a soils report prior to issuance of building permit.

#### Retaining Wall and Fence

Currently, there is a retaining wall that runs along the rear property line because the adjacent residential properties located on Derby Avenue are at a lower grade than the subject parcel. The retaining wall is topped with an older wood fence (Attachment 5). The applicant is proposing to install a new six-foot-tall wood fence on top of the existing retaining wall as part of the proposed project.

In order to mitigate potential negative noise impacts from the car wash use, staff included Condition of Approval #19, which requires a 6-foot-tall solid masonry wall along the rear property line between the subject property and the residential development at 2109 and 2113 Derby Avenue. A solid masonry wall is required in the CN zone (CMC §17.24.116) between commercial properties and adjacent residential development, so the requirement is not unprecedented.

Also, to ensure the existing masonry wall is adequate and safe for the continued surcharge of vehicles and additional masonry wall, the building official is requiring engineering analysis and possibly a soils report prior to issuance of building permit.

#### 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 site modifications for an existing car wash involving a negligible



expansion of the existing use. No adverse environmental impacts were discovered during project review by Planning Staff or the Planning Commission.

### **RECOMMENDATION**

Staff recommends the Planning Commission consider application #20-0460 and **approve** the application with the following Conditions and Findings for Approval.

### **CONDITIONS OF APPROVAL**

1. The project approval consists of modifications to the site layout and building design, the addition of two new canopies with vacuum drops, and a new monument sign at 2110 41<sup>st</sup> Avenue (Master Car Wash). The maximum Floor Area Ratio for the 25,090-square-foot property is 1.5 (37,635 square feet). The total FAR of the project is 0.12 with a total of 3,088 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 3, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #20-0460 shall be paid in full.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Santa Cruz Water Department, and Central Fire Protection District.
9. Prior to issuance of building permits, the applicant shall submit a temporary construction sediment and erosion control plan (construction bmp's). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16

Storm Water Pollution Prevention and Protection. All improvements shall be installed prior to the start of construction and shall be maintained throughout project duration.

10. Prior to issuance of building permits shall submit a site drainage plan including the location and direction of all existing and proposed site drainage.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted by the grading official, or appointed staff to verify compliance with the approved temporary construction sediment and erosion control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
18. Upon issuance of a building permit for one of the two approved design options, the approval of the design option which is not constructed shall expire.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Property owner shall install a 6-foot-tall masonry wall along the rear property line.
22. Prior to building permit issuance, property owner shall provide an engineering analysis and a soils report for the retaining wall along the rear property line to ensure that the wall can continue to support the surcharge of vehicles adjacent to the rear lot line and the new six-foot-tall masonry wall along the top of the retaining wall.

### **CONDITIONAL USE PERMIT FINDINGS**

- A. The proposed use is allowed in the applicable zoning district.**  
The use is not listed in Table 17.24-1 under CMC §17.24.020. However, the use has been approved multiple times under conditional use permit #87-116, #03-087, and #06-050.
- B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.**  
With a CUP and the proposed conditions of approval, the proposed use is consistent with the general plan, local coastal program, and zoning code.
- C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.**  
The use is compatible with the existing land uses in the vicinity of the property except in terms of noise. In order to mitigate potential negative noise impacts from the car wash use, Condition of Approval #19 requires a 6-foot-tall solid masonry wall along the rear property line between the subject property and the residential development at 2109 and 2113 Derby Avenue.
- D. The proposed use will not be detrimental to the public health, safety, and welfare.**  
City Staff, the Architecture and Site Review Committee, and the Planning Commission have all reviewed the project and determined that the proposed use will not be detrimental to the public health, safety, and welfare.
- E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**  
The proposed use is located along the 41<sup>st</sup> Avenue commercial corridor, which is within the City of Capitola and adequately served by existing services and infrastructure.

### **DESIGN PERMIT FINDINGS**

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**  
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. The proposed modifications to the site layout and building design comply with the development standards of the C-R (Regional Commercial) District. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

**B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the application for modifications to the site layout and building design. The project complies with all applicable provisions of the zoning code and municipal code.

**C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project involves site modifications for an existing car wash involving a negligible expansion of the existing use within the C-R (Regional Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

**D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. The proposed modifications to the site layout and building design will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

**E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**

The Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the application. The proposed modifications to the site layout and building design comply with all applicable design review criteria in Section 17.120.070.

**SIGN PERMIT FINDINGS**

**A. The proposed signs are consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the project. The proposed monument sign complies with the development standards of the C-R (Regional Commercial) zoning district.

**B. The proposed signs comply with all applicable standards in Chapter 17.80 (Signs).**

Community Development Staff and the Planning Commission have reviewed the application for the new monument sign. The proposed monument sign complies with the standards in Chapter 17.80 (Signs).

**C. The proposed sign will not adversely impact the public health, safety, or general welfare.**

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed monument sign will not have adverse impact on public health, safety, or general welfare.

**D. The number, size, placement, design, and material of the proposed signs are compatible with the architectural design of buildings on the site.**

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposal is compatible with the architectural design of the buildings on the site.

**E. The proposed signs are restrained in character and no larger than necessary for adequate identification.**

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed monument sign is restrained in character and no larger than necessary for adequate identification.

**F. This project is categorically exempt under Section 15311(a) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15311(a) of the CEQA Guidelines exempts the construction of on-premise commercial signs. This project involves a new monument sign within the C-R (Regional Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**

**A. 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.**

Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project involves site modifications for an existing car wash involving a negligible expansion of the existing use. No adverse environmental impacts were discovered during project review by Planning Staff or the Planning Commission.

**ATTACHMENTS:**

1. 2110 41st Avenue - Full Plan Set - 11.23.2020
2. 2110 41st Avenue - Business Plan
3. 2110 41st Avenue - CUP #03-087
4. 2110 41st Avenue - CUP #06-050
5. 2110 41st Avenue - Existing Rear Fence

Prepared By: Matt Orbach  
Associate Planner



# TENANT IMPROVEMENTS FOR SPLASH CAR WASH 2110 41ST AVENUE, CAPITOLA, CALIFORNIA



WILLIAM C. KEMP  
ARCHITECT  
911 Center Street, Suite F  
Capitola, CA 95008  
814.59.0651  
www.wckemp.com



Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

TENANT IMPROVEMENTS FOR  
SPLASH CAR WASH  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
VICINITY MAP, PROJECT DATA, SHEET INDEX

DATE: 11/23/2020  
DRAWN BY: WCK  
CHECKED BY: WCK  
PROJECT NO: 2110 41ST AVENUE

REVISIONS	DATE

DESCRIPTION	DATE

REVISIONS	DATE

DISCLAIMER:  
I HAVE REVIEWED THIS PLAN SET AND THE ASSOCIATED PERMITS AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND.

A1.1

VICINITY MAP	BUILDING AREAS	SHEET INDEX	PROJECT DATA																								
	<p><b>EXISTING AREAS</b></p> <table border="1"> <tr><td>MAIN BUILDING</td><td>1,763 S.F.</td></tr> <tr><td>CAR WASH TUNNEL</td><td>1,406 S.F.</td></tr> <tr><td>HEATED CUSTOMER AREA</td><td>337 S.F.</td></tr> <tr><td>UN-HEATED MECHANICAL</td><td>3,306 S.F.</td></tr> <tr><td>TOTAL</td><td>3,099 S.F.</td></tr> </table> <p><b>PROPOSED AREAS</b></p> <table border="1"> <tr><td>COVERED WALKWAY</td><td>309 S.F.</td></tr> <tr><td>VACUUM TRELLIS STRUCTURE</td><td>1,258 S.F.</td></tr> <tr><td>DETAIL BOOTH</td><td>527 S.F.</td></tr> <tr><td>VACUUM</td><td>65 S.F.</td></tr> <tr><td>TRASH</td><td>54 S.F.</td></tr> <tr><td>TOTAL</td><td>3,189 S.F.</td></tr> </table> <p><b>NEW TRASH ENCLOSURE</b></p> <table border="1"> <tr><td>NEW TRASH ENCLOSURE</td><td>965 S.F.</td></tr> </table>	MAIN BUILDING	1,763 S.F.	CAR WASH TUNNEL	1,406 S.F.	HEATED CUSTOMER AREA	337 S.F.	UN-HEATED MECHANICAL	3,306 S.F.	TOTAL	3,099 S.F.	COVERED WALKWAY	309 S.F.	VACUUM TRELLIS STRUCTURE	1,258 S.F.	DETAIL BOOTH	527 S.F.	VACUUM	65 S.F.	TRASH	54 S.F.	TOTAL	3,189 S.F.	NEW TRASH ENCLOSURE	965 S.F.	<p>A1.1 VICINITY MAP - PROJECT DATA - SHEET INDEX A1.2 PROPOSED SITE PLAN - OPTION 'A' A2.3 PROPOSED SITE PLAN - OPTION 'B' A3.1 EXISTING FLOOR PLAN A3.2 PROPOSED FLOOR PLAN A4.1 EXISTING EXTERIOR ELEVATIONS A4.3 PROPOSED EXTERIOR ELEVATIONS A5.1 PERSPECTIVE VIEWS - OPTION 'A' A5.2 PERSPECTIVE VIEWS - OPTION 'B' L1.0 LANDSCAPE PLAN</p>	<p><b>OWNER:</b> DHARMESH KARSAN 2322 ANTONELLI COURT SANTA CRUZ, CA 95062 831.323.9579</p> <p><b>PROJECT SITE:</b> 2110 41ST AVENUE CAPITOLA, CALIFORNIA</p> <p><b>ASSESSOR'S PARCEL NUMBER:</b> 034-221-116</p> <p><b>ZONING:</b> C-R REGIONAL COMMERCIAL</p> <p><b>LOT AREA:</b> 25,090 S.F.</p> <p><b>OCCUPANCY TYPE:</b> GROUP B</p> <p><b>CONSTRUCTION TYPE:</b> TYPE V-B</p> <p><b>SPRINKLERS:</b> NONE EXISTING, NONE PROPOSED</p> <p><b>PROJECT DESCRIPTION:</b> RENOVATION OF EXISTING CARWASH AS A RESULT OF A FIRE THAT DAMAGED THE EXISTING BUILDING. AREAS OF THE EXISTING BUILDING THAT WERE NOT DAMAGED BY THE FIRE ARE TO REMAIN, AND THE REMAINING AREA IS TO BE REMODELED IN A NEW CONFIGURATION. ADDITIONAL RECONFIGURATION OF THE SITE IS PROPOSED TO PROVIDE AN UPGRADED WORK FLOW FOR THE CARWASH OPERATIONS.</p>
MAIN BUILDING	1,763 S.F.																										
CAR WASH TUNNEL	1,406 S.F.																										
HEATED CUSTOMER AREA	337 S.F.																										
UN-HEATED MECHANICAL	3,306 S.F.																										
TOTAL	3,099 S.F.																										
COVERED WALKWAY	309 S.F.																										
VACUUM TRELLIS STRUCTURE	1,258 S.F.																										
DETAIL BOOTH	527 S.F.																										
VACUUM	65 S.F.																										
TRASH	54 S.F.																										
TOTAL	3,189 S.F.																										
NEW TRASH ENCLOSURE	965 S.F.																										





WILLIAM C. KEMPF  
ARCHITECT  
911 Center Street, Suite F  
Capitola, CA 95010  
813.59.0551  
www.wckempff.com

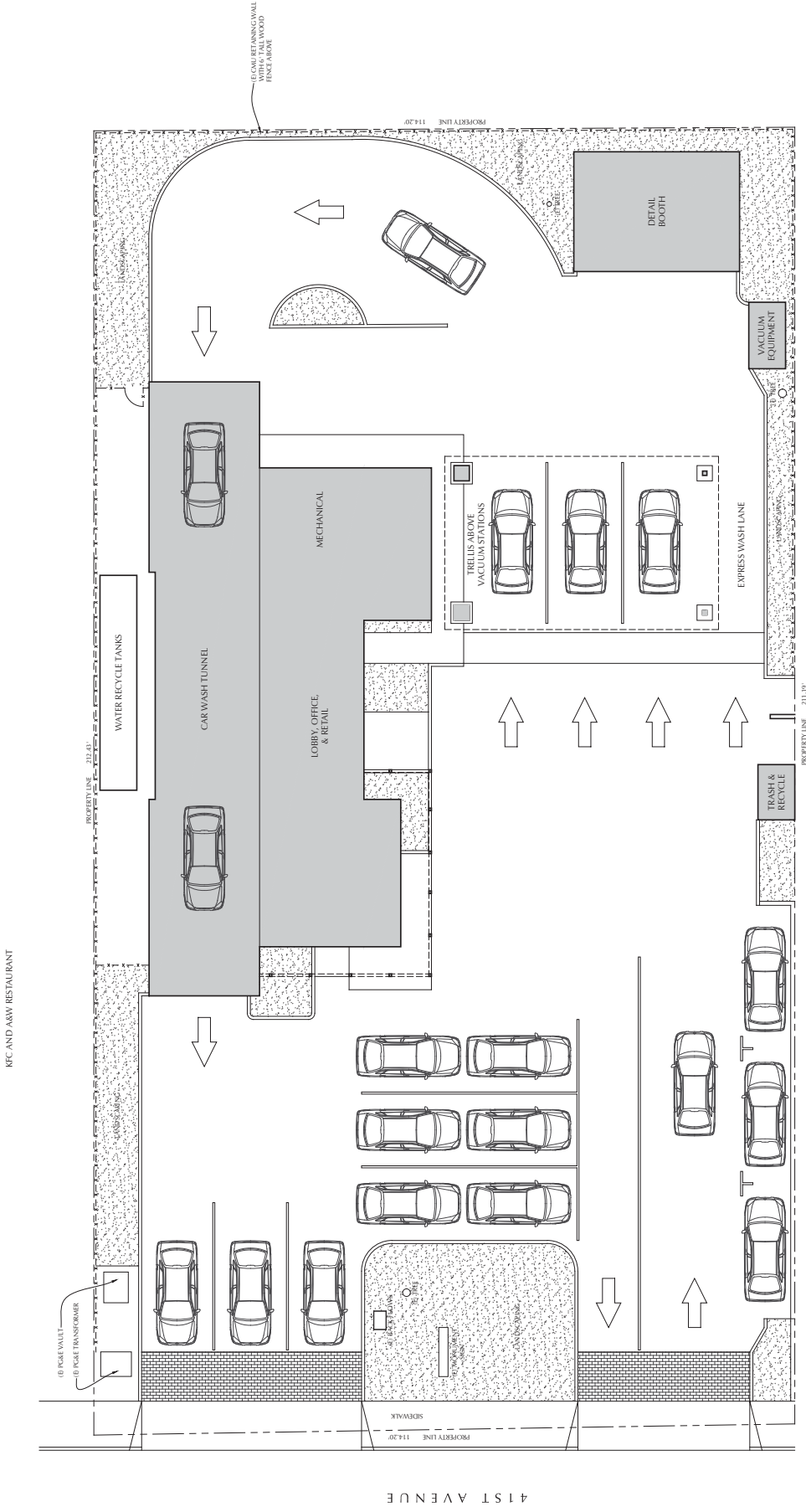
EXISTING SITE PLAN  
SPLASH CAR WASH  
TENANT IMPROVEMENTS FOR  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA

DATE	DESCRIPTION
NOVEMBER 20, 2020	ISSUE FOR PERMIT
04-22-21-14	ISSUE FOR WASH
08-20-21-14	ISSUE FOR WASH
01-23-22-14	ISSUE FOR WASH

NO. OF REVISIONS	DATE


DISCLAIMER:  
THIS PLAN IS PREPARED BY THE ARCHITECT FOR THE CLIENT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.

A2.1



LANDSCAPING CALCULATION

AREA OF LOT	24,185 SF
AREA OF IMPROVEMENT	1,710 SF
MIN. LANDSCAPE AREA	2,280 SF
EXISTING LANDSCAPE AREA	2,280 SF
EXISTING IMPROVABLE AREAS	3,596 SF
EXISTING IMPROVABLE AREAS	686 SF
EXISTING IMPROVABLE AREAS	19,317 SF
CROSS AREA	19,317 SF



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

1





WILLIAM C. KEMP  
ARCHITECT  
911 Center Street, Suite F  
811 459 0551  
www.wckemp.com

PROPOSED SITE PLAN - OPTION 'B'  
SPLASH CAR WASH  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
TENANT IMPROVEMENTS FOR  
PROPOSED SITE PLAN - OPTION 'B'

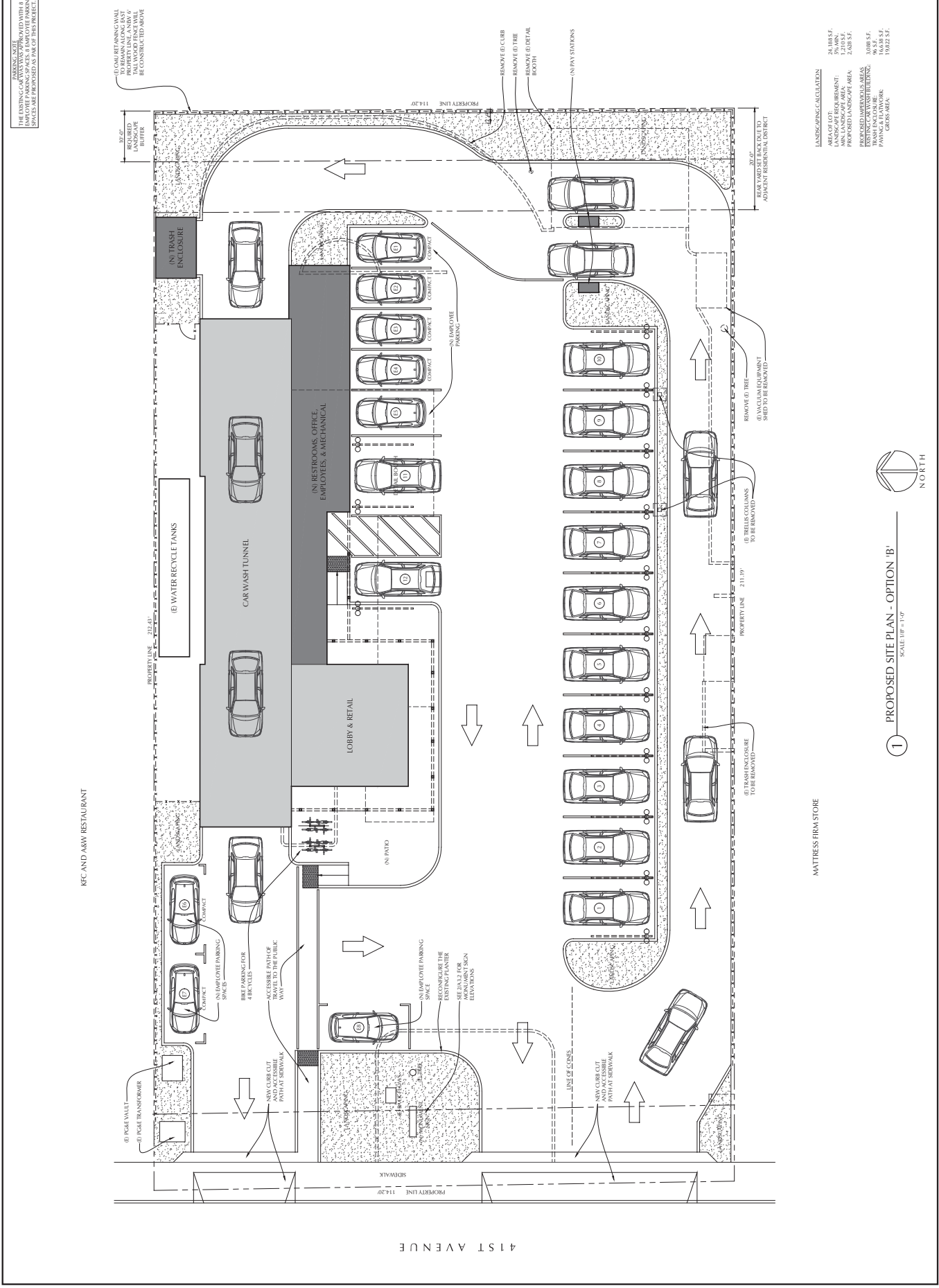
REVISIONS	DESCRIPTION	DATE

DATE: 11/23/2020  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 11/23/2020

ENCLAMER:  
[Name]  
[Address]  
[City, State, Zip]  
[Phone Number]

A2.3

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

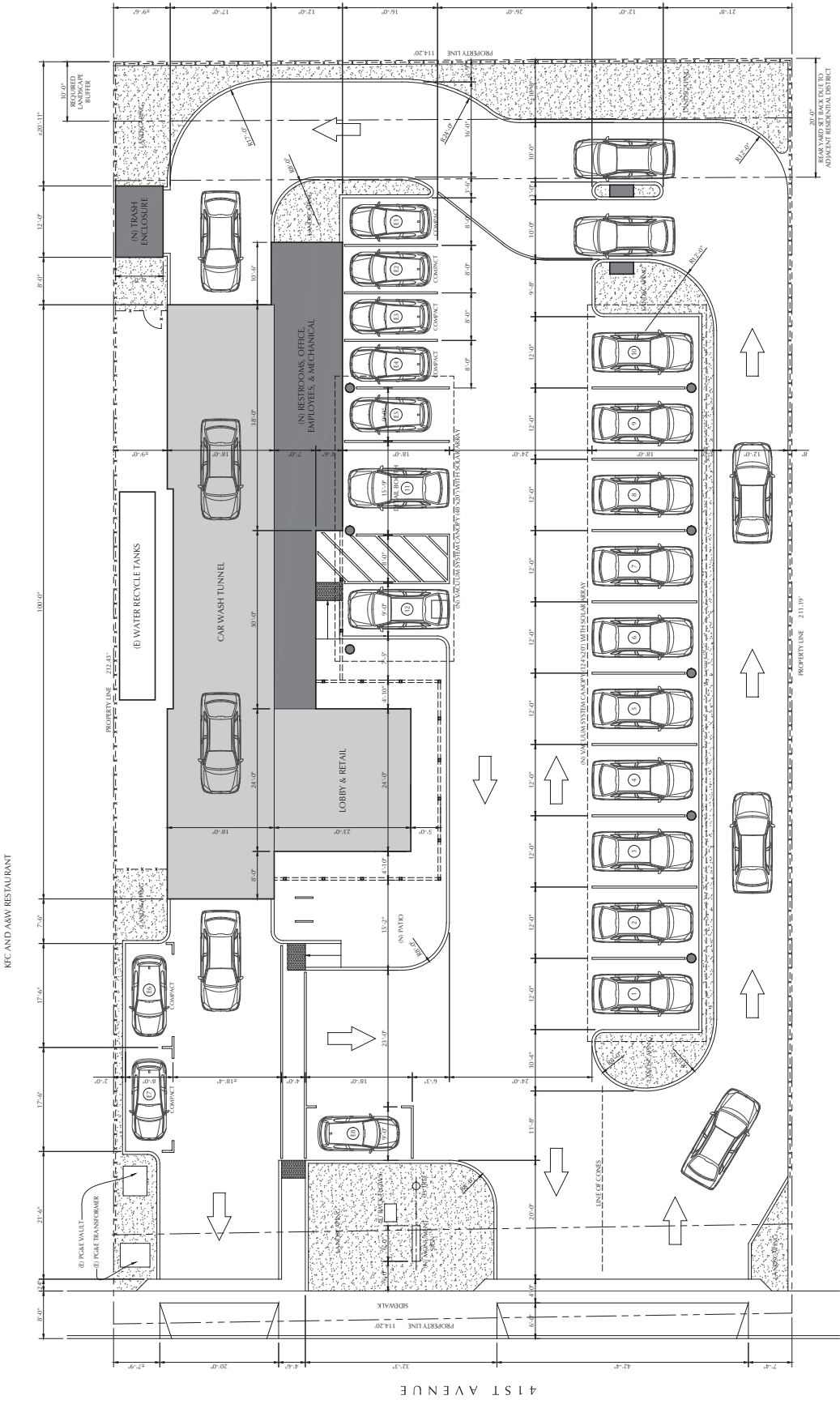




WILLIAM C. KEMP  
ARCHITECT  
911 Center Street, Suite F  
Berkeley, CA 94704  
415.859.0501  
www.wckemp.com

TENANT IMPROVEMENTS FOR  
SPLASH CAR WASH  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
DIMENSIONED SITE PLAN

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



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

A2.4

DISCLAIMER:  
THIS PLAN SET IS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISIONS	DESCRIPTION	DATE

DATE: 11/23/20  
PROJECT NAME: SPLASH CAR WASH  
CLIENT: [REDACTED]  
ADDRESS: 2110 41ST AVENUE



WILLIAM C. KEMPF  
ARCHITECT  
911 Century Street, Suite 4  
San Francisco, CA 94107  
415.774.4300  
www.wckempf.com

TENANT IMPROVEMENTS FOR  
SPLASH CAR WASH  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
EXISTING FLOOR PLAN PRIOR TO FIRE

ISSUING DATE:  
NOVEMBER 20, 2020

P.N.  
014-22114

PROJECT NAME:  
SPLASH CAR WASH

CLIENT NAME:  
CUP #20-0460

DESIGNER NAME:  
WILLIAM C. KEMPF ARCHITECT

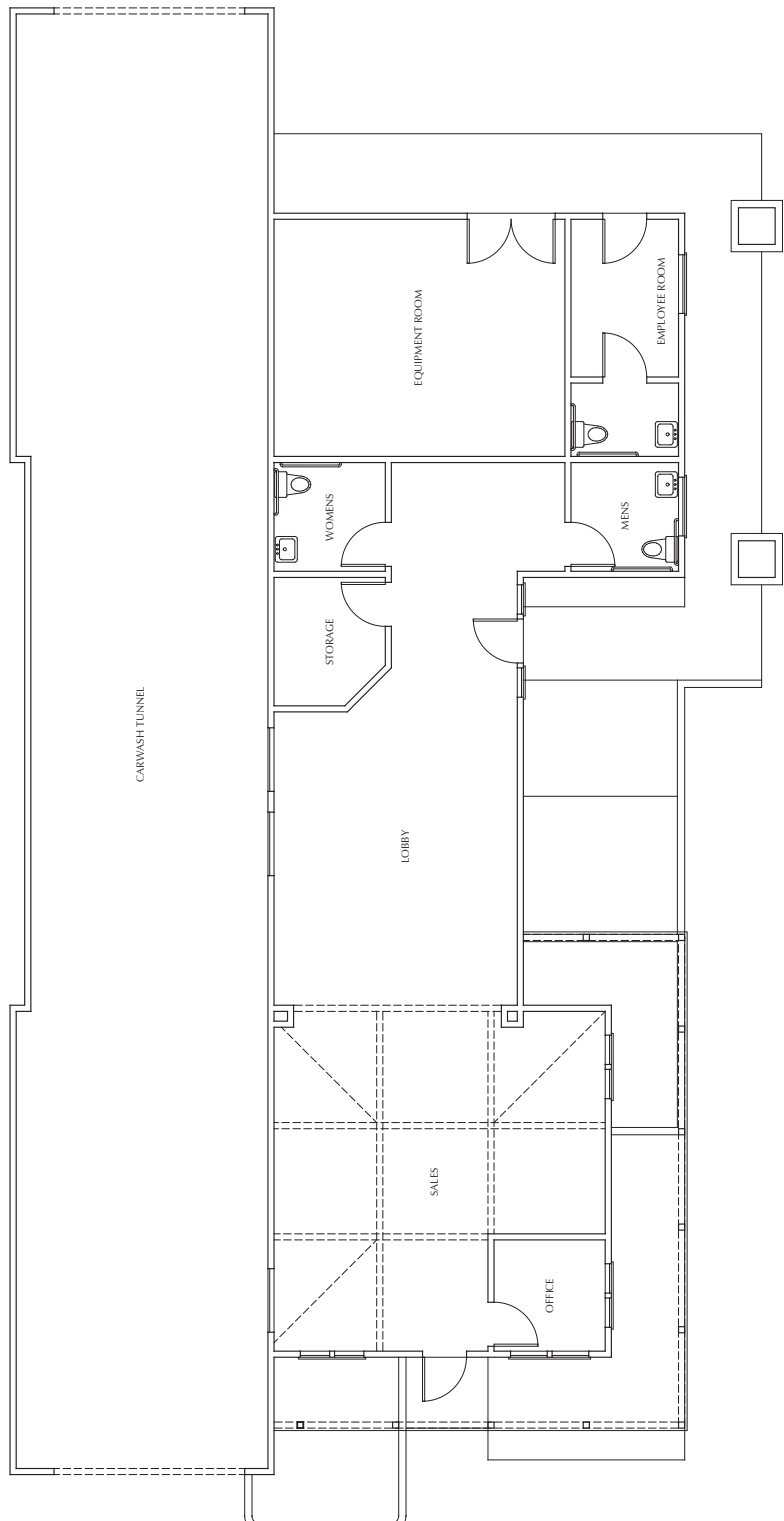
DESCRIPTION

DATE

DISCLAIMER:  
THIS PLAN IS PREPARED FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

A3.1

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



1 EXISTING FLOOR PLAN PRIOR TO FIRE  
SCALE: 1/4" = 1'-0"





WILLIAM C. KEMP  
ARCHITECT  
911 Center Street, Suite 4  
Capitola, CA 95010  
814.559.0551  
www.wckemp.com

PROPOSED FLOOR PLAN  
SPLASH CAR WASH  
TENANT IMPROVEMENTS FOR  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA

NO.	REVISIONS	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DATE: 11/23/2020  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

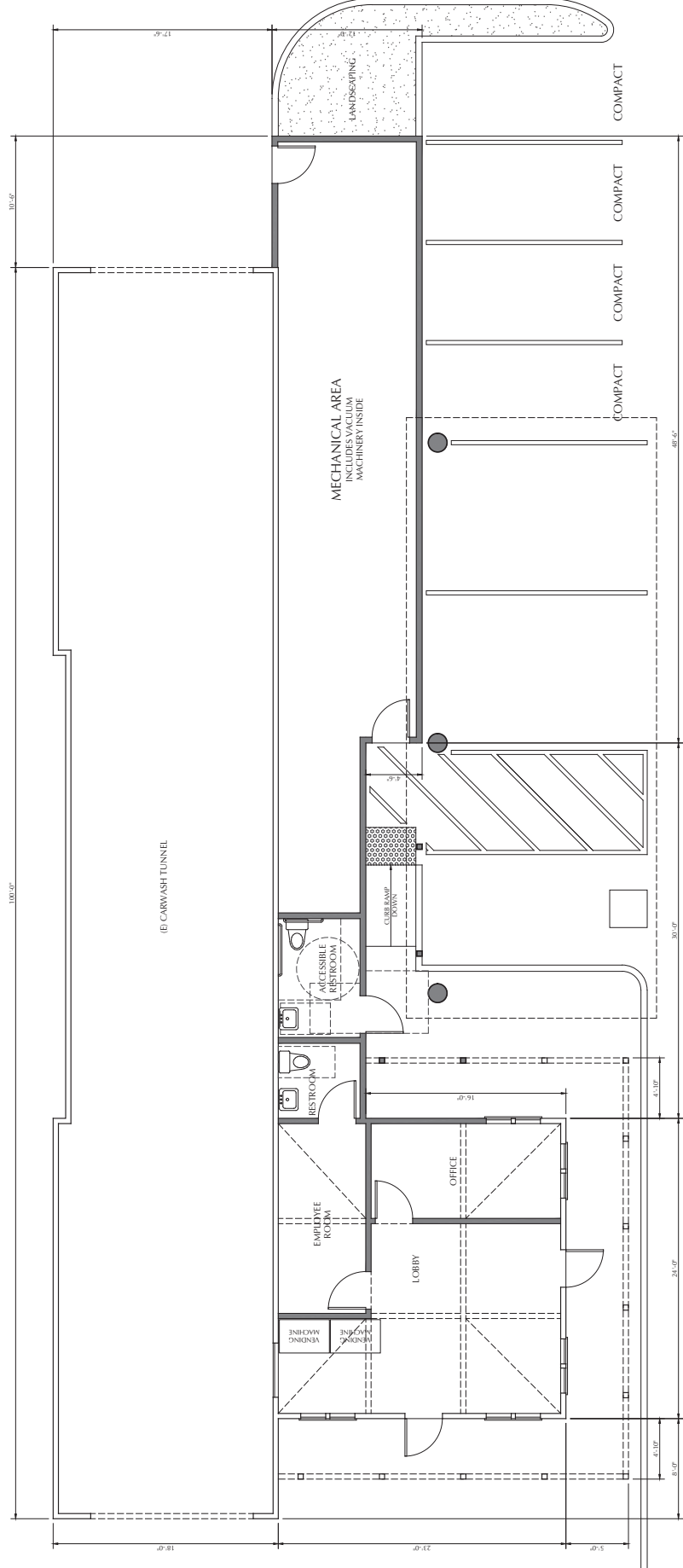
DISCLAIMER:  
I HAVE REVIEWED THIS PLAN AND THE INFORMATION CONTAINED HEREIN AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION OR THE RESULTS OF ANY DESIGN OR CONSTRUCTION WORK THAT MAY BE PERFORMED IN RELIANCE ON THIS INFORMATION.

A3.2

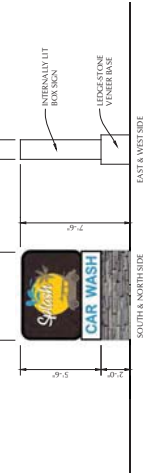
Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

**WALL LEGEND**

- EXISTING WALL TO REMAIN
- NEW WOOD-FRAMED WALL



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



2 PROPOSED MONUMENT SIGN  
SCALE: 1/4" = 1'-0"  
SIGNAGE AREA CALCULATIONS: 14' L.E. x 9' W. = 126 S.F. OF FRONTAGE SIGNAGE AREA  
EXISTING FRONTAGE = 14' L.E. x 30' S.E. = 420 S.F. - MAXIMUM ALLOWED  
PROPOSED SIGN AREA: 126 S.F.



WILLIAM C KEMPF  
ARCHITECT  
911 Center Street, Suite F  
San Francisco, CA 94102  
415.774.1000  
www.wckempf.com

PROPOSED ROOF PLAN  
TENANT IMPROVEMENTS FOR  
SPLASH CAR WASH  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA

ISSUING DATE: NOVEMBER 20, 2020  
P.N. 01-21-2116

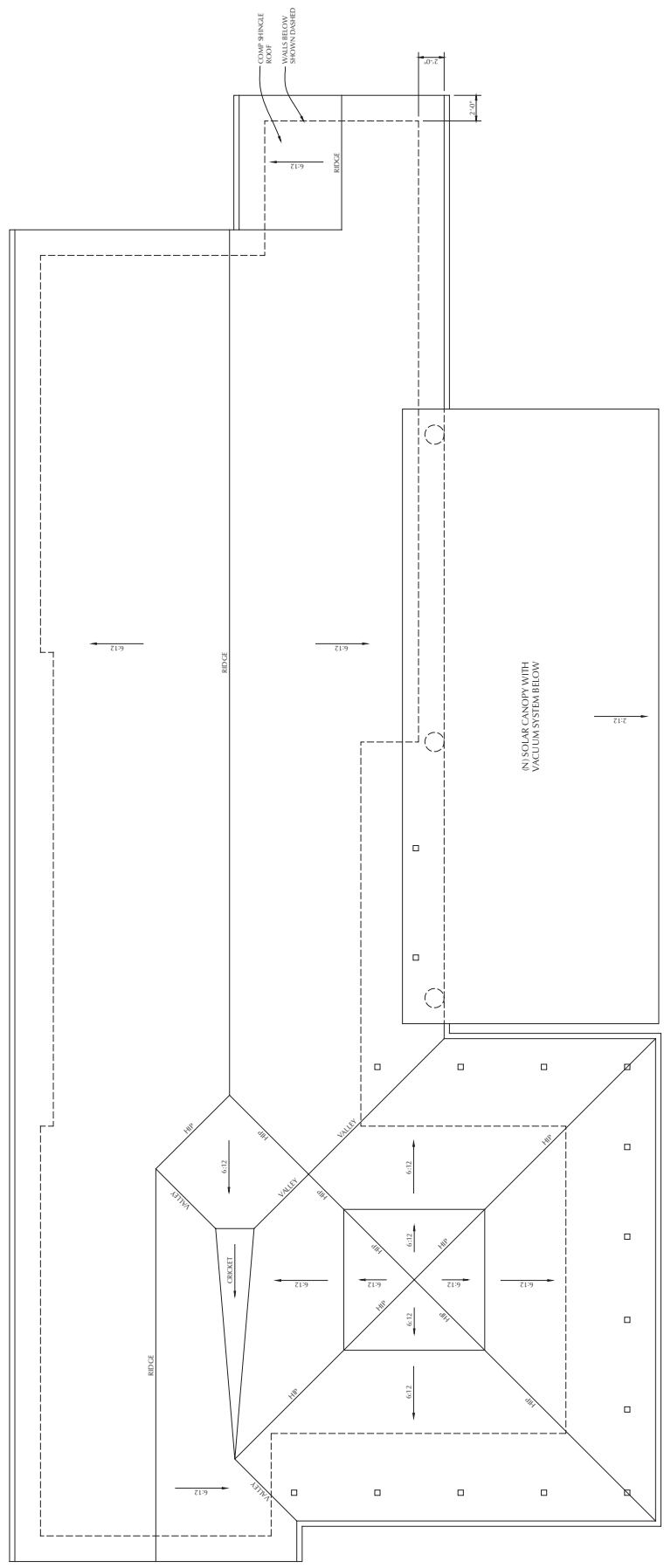
PROJECT NAME: SPLASH CAR WASH  
CLIENT: WASH  
ORGANIZATION: WASH  
41ST AVENUE

REVISIONS	DESCRIPTION	DATE

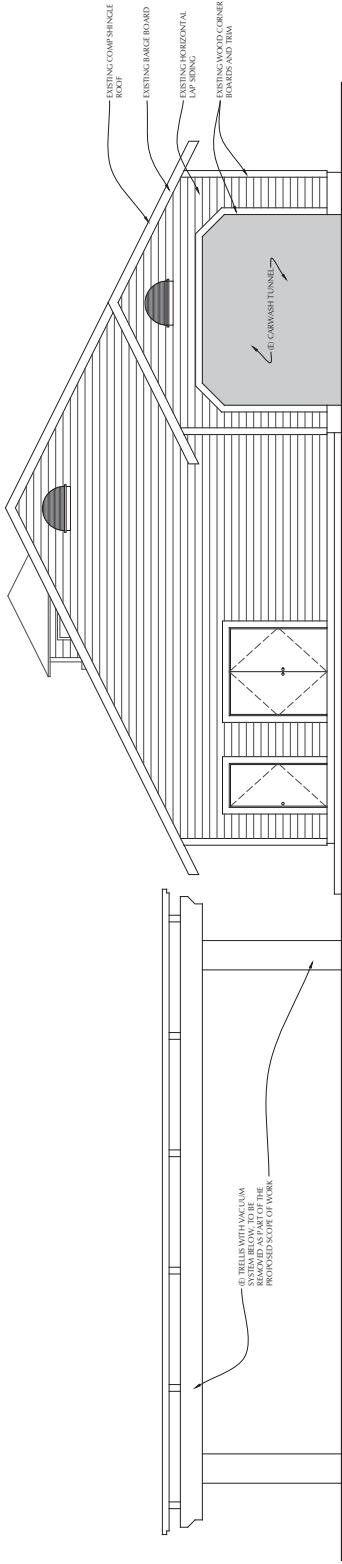
DISCLAIMER:  
THIS PLAN SET IS FOR THE CLIENT'S USE ONLY. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

A3.3

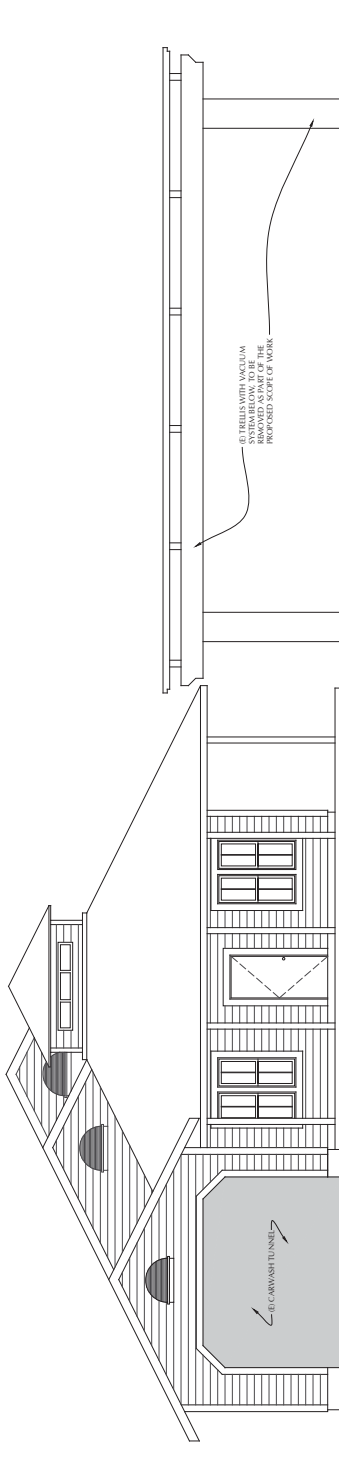
Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



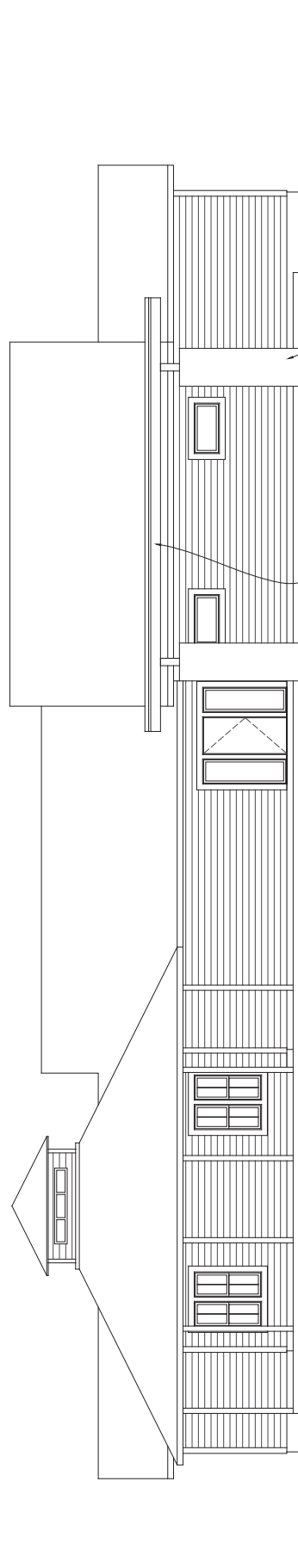
1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"  
NORTH



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



2 EXISTING EAST ELEVATION  
SCALE 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



WILLIAM C. KEMPF  
ARCHITECT  
911 Center Street, Suite F  
San Francisco, CA 94102  
415.435.1234  
www.wckempf.com

EXISTING EXTERIOR ELEVATIONS  
SPLASH CAR WASH  
2110 41ST AVENUE, CAPTOLA, CALIFORNIA  
TENANT IMPROVEMENTS FOR

DATE:	NOVEMBER 20, 2020
PROJECT:	04-22-21-16
CLIENT:	SPLASH CAR WASH
LOCATION:	2110 41ST AVENUE
DESCRIPTION:	DATE
REVISIONS:	

DISCLAIMER:  
THIS PLAN SET IS FOR THE BUILDING  
AND DOES NOT REPRESENT THE  
ARCHITECT'S LIABILITY FOR THE  
DESIGN OR CONSTRUCTION OF THE  
BUILDING OR THE PERFORMANCE OF  
THE BUILDING OR THE PROJECT.  
THE ARCHITECT IS NOT RESPONSIBLE  
FOR THE DESIGN OR CONSTRUCTION  
OF THE BUILDING OR THE PROJECT.

A4.1



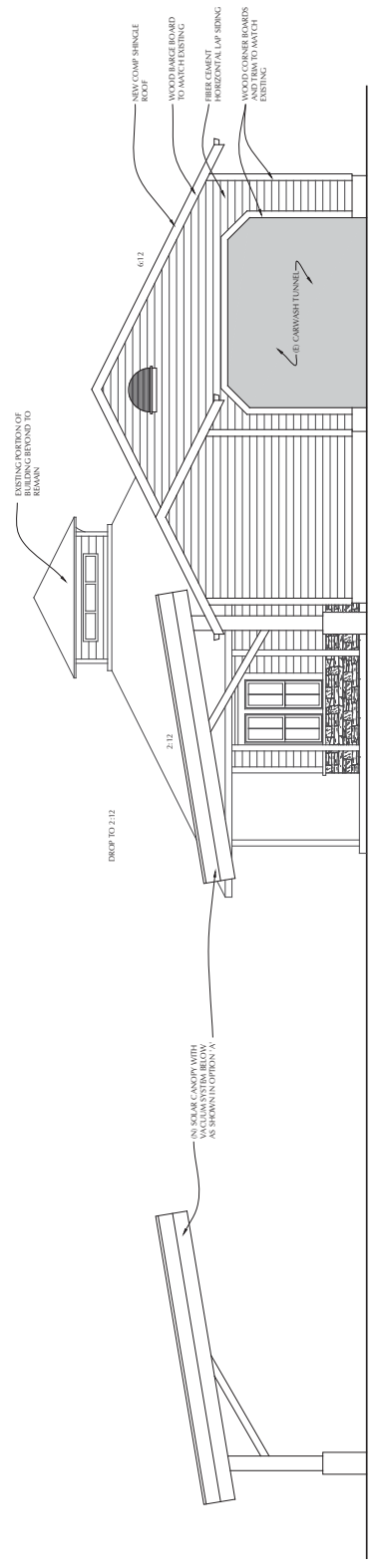
WILLIAM C. KEMPF  
ARCHITECT  
911 Center Street, Suite F  
Berkeley, CA 94704  
415.859.0500  
www.wckempf.com

PROPOSED EXTERIOR ELEVATIONS  
SPLASH CAR WASH  
2110 41ST AVENUE, CAPTOLA, CALIFORNIA  
TENANT IMPROVEMENTS FOR

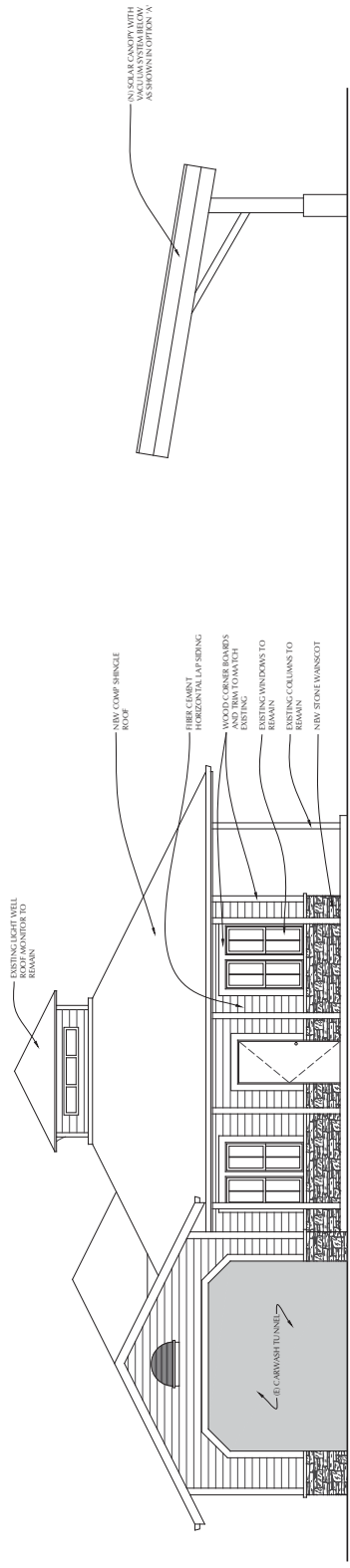
DATE	NOVEMBER 20, 2020
PROJECT NAME	SPLASH CAR WASH
CLIENT	PC STAFF REPORT
PROJECT NUMBER	11.23.2020
PROJECT ADDRESS	2110 41ST AVENUE
PROJECT CITY	BERKELEY, CA
PROJECT STATE	CA
PROJECT ZIP	94704
PROJECT PHONE	415.859.0500
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT ARCHITECT	WILLIAM C. KEMPF ARCHITECT
PROJECT ENGINEER	
PROJECT CONTRACTOR	
PROJECT SUBMITTER	
PROJECT REVIEWER	
PROJECT APPROVER	
PROJECT DATE	
PROJECT TIME	
PROJECT LOCATION	
PROJECT STATUS	
PROJECT NOTES	

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)

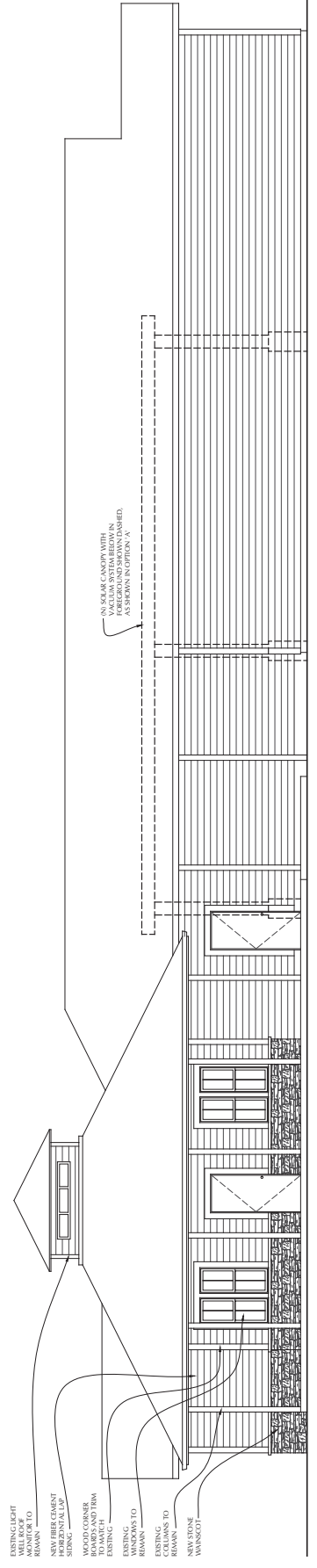
A4.2



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



2 PROPOSED EAST ELEVATION  
SCALE 1/4" = 1'-0"



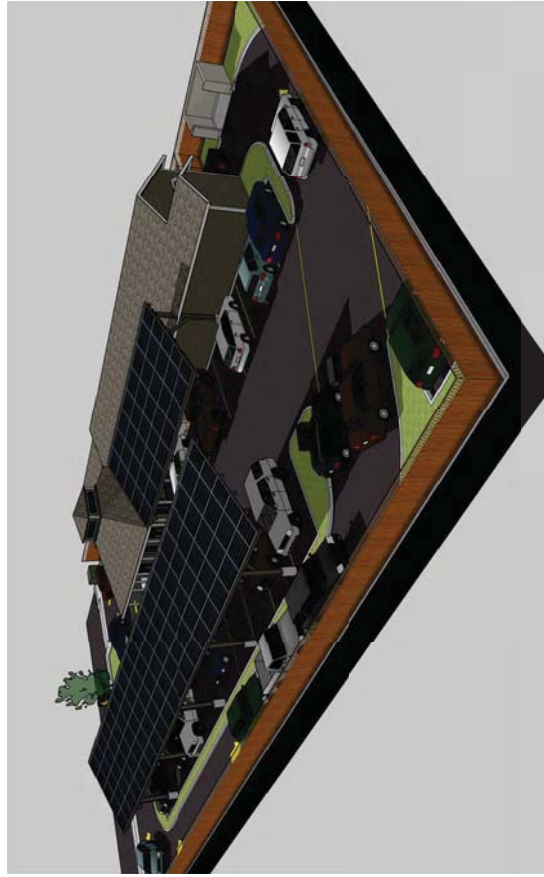
3 PROPOSED SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



① PERSPECTIVE VIEW



③ PERSPECTIVE VIEW



② PERSPECTIVE VIEW



④ PERSPECTIVE VIEW

Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)



WILLIAM C. KEMPP  
ARCHITECTS  
911 Central Street, Suite F  
Santa Cruz, CA 95060  
www.wckempff.com

FIRE REPAIR FOR  
**MASTER CARWASH**  
2110 41ST AVENUE, CAPITOLA, CALIFORNIA  
PERSPECTIVE VIEWS

ISSUE DATE: NOVEMBER 4, 2020  
PN: 05-2271-16  
JOB NAME: MASTER CARWASH  
PROJECT NAME: 41ST AVE.

DESCRIPTION	DATE

DISCLAIMER  
THIS DOCUMENT IS PRELIMINARY AND NOT BE USED FOR CONSTRUCTION OR OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE MARKET VALUE OF THE PROPERTY OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

A5.1





**mola**  
 M.L. SULLIVAN, P.E. C.D.  
 LANDSCAPE ARCHITECT  
 1000 WEST 10TH AVENUE, SUITE 200  
 DENVER, CO 80202  
 WWW.MOLALANDSCAPE.COM

**WILLIAM C. KRAMF**  
 ARCHITECT  
 911 COVER STREET, SUITE F  
 DENVER, CO 80202  
 WWW.WCKRAMF.COM

LANDSCAPE PLAN  
 MASTER CAR WASH  
 2110 41ST AVENUE, CAPTIVA, CALIFORNIA  
 FIRE REPAIR FOR

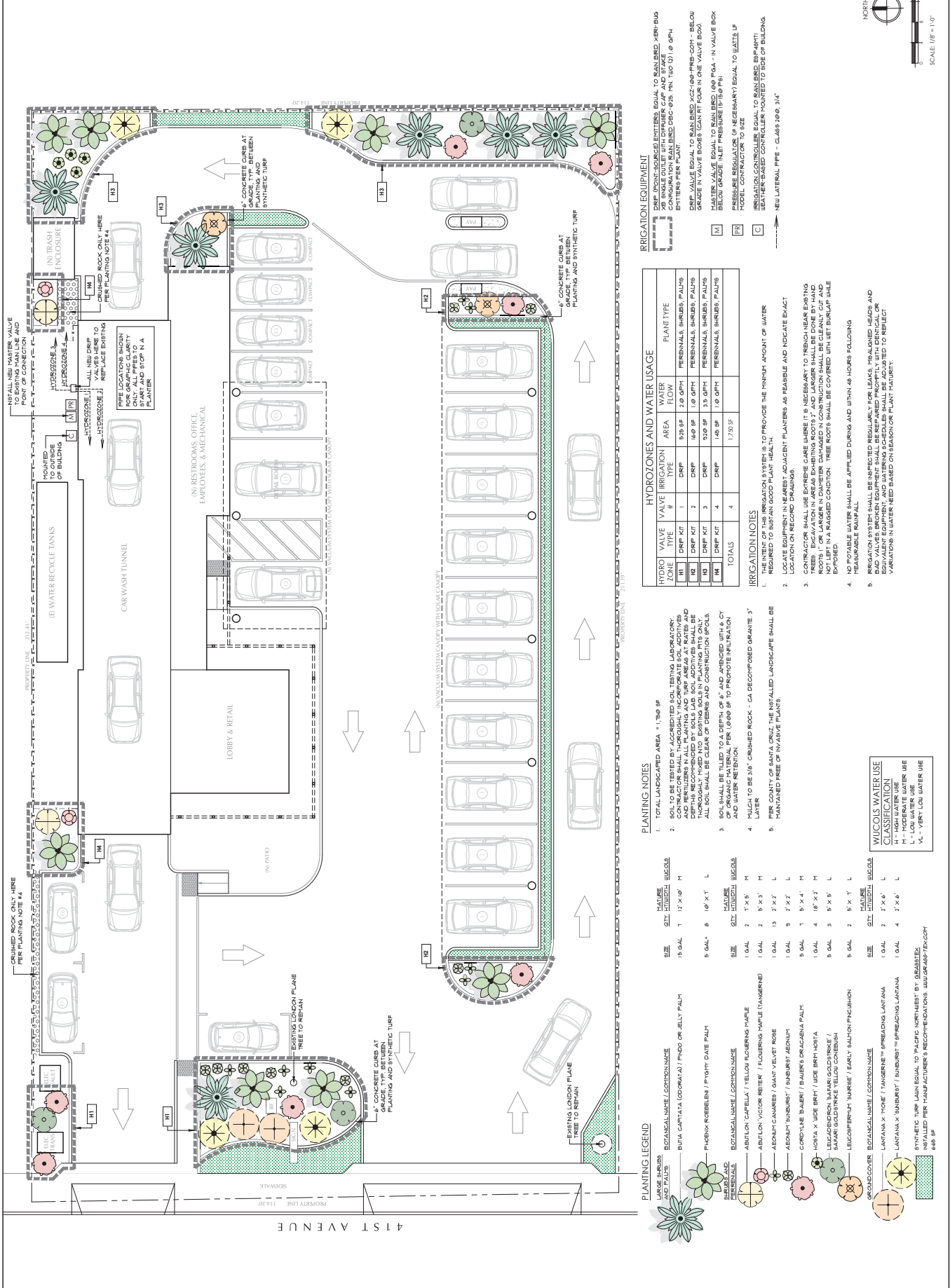
DRAWING DATE: NOVEMBER 20, 2020  
 A.F.A.: 05/12/19  
 CLIENT NAME: CAR WASH  
 PROJECT NAME: FUTURE  
 DESIGNER: JST/ANR

NO.	REVISION	DATE



**L1.0**

**Attachment: 2110 41st Avenue - Full Plan Set - 11.23.2020 (2110 41st Avenue)**



**4.A.4**

9.7

#### PLANTING NOTES

- TOTAL LANDSCAPED AREA = 1,160 SF
- SOIL TO BE TESTED BY ACCREDITED SOIL TESTING LABORATORY. ADJUST IRRIGATION RATE AND FERTILIZER APPLICATION RATES AND RETENTION PERCENTAGES IN ALL PLANTING AND TURF AREAS AT RATES AND DEPTHS RECOMMENDED BY SOIL LAB. SOIL ADJUSTMENTS SHALL BE MADE BASED ON TEST RESULTS. ALL SOIL SHALL BE CLEAR OF DEBRIS AND CONSTRUCTION SPILLS. SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 6.0% OF ORGANIC MATERIAL PER 1,000 SF TO PROMOTE INFILTRATION AND WATER RETENTION.
- MUCH TO BE 3/8" CRUSHED ROCK - CA DECOMPOSED GRANITE 3". LATER.
- PER COUNTY OF SANTA CRUZ, THE UNSHALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

#### PLANTING LEGEND

SYMBOL	PLANT NAME / COMMON NAME	SIZE	QUANTITY	WATER USE CLASSIFICATION
(S)	SPRING LONDON PLANE	10 GAL	1	H
(B)	BERBERIS	5 GAL	8	H
(M)	MONARDELLA	5 GAL	8	H
(L)	LAUREL	5 GAL	8	H
(H)	HIBISCUS	5 GAL	8	H
(V)	VERONICA	5 GAL	8	H
(R)	ROSE	5 GAL	8	H
(F)	FORSYTHIA	5 GAL	8	H
(D)	DRACOPAN	5 GAL	8	H
(S)	SANTALINA	5 GAL	8	H
(M)	MONARDELLA	5 GAL	8	H
(L)	LAUREL	5 GAL	8	H
(H)	HIBISCUS	5 GAL	8	H
(V)	VERONICA	5 GAL	8	H
(R)	ROSE	5 GAL	8	H
(F)	FORSYTHIA	5 GAL	8	H
(D)	DRACOPAN	5 GAL	8	H
(S)	SANTALINA	5 GAL	8	H

#### HYDROZONES AND WATER USAGE

ZONE #	VALVE #	IRIGATION TYPE	AREA	WATER FLOW	PLANT TYPE
11	DRP K1	DRP	575 SF	2.0 GPH	PERENNIALS, SHRUBS, PALMS
12	DRP K2	DRP	140 SF	1.0 GPH	PERENNIALS, SHRUBS, PALMS
13	DRP K3	DRP	330 SF	3.5 GPH	PERENNIALS, SHRUBS, PALMS
14	DRP K4	DRP	148 SF	1.0 GPH	PERENNIALS, SHRUBS, PALMS
TOTALS			1,193 SF		

#### IRRIGATION NOTES

- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- LOCATE EQUIPMENT IN NEARBY ADJACENT PLANTING AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.
- CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING UTILITIES. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION. ROOTS SHALL NOT BE DAMAGED OR EXPOSED. TREE ROOTS SHALL BE COVERED WITH BURLAP SHALE EXPOSED.
- NO PORTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING FEASIBLE RAINFALL.
- PER COUNTY OF SANTA CRUZ, THE UNSHALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

#### IRRIGATION EQUIPMENT

6" CONCRETE CURB AT GRADE, TYPE BETWEEN PLANTING AND SYNTHETIC TURF

6" CONCRETE CURB AT GRADE, TYPE BETWEEN PLANTING AND SYNTHETIC TURF

WEATHER-BASED CONTROLLER POINTED TO SIDE OF BUILDING. NEW LATERAL PIPE - CLASS 200, 3/4"

NEW LATERAL PIPE - CLASS 200, 3/4"

#### WICOLUS WATER USE CLASSIFICATION

W - HIGH WATER USE  
 H - MODERATE WATER USE  
 L - LOW WATER USE  
 VL - VERY LOW WATER USE

# MASTER CAR WASH

## Management Plan

My wife and I have been residents of Capitola for the last 17 years and we purchased Master Car Wash in 2017. Master Car Wash has been serving the City of Capitola and its adjacent cities since 1990, and when we purchased the car wash it was in need of some repairs. Some of the equipment in the tunnel was replaced and a fresh coat of paint was added to the exterior of the building. Some of our corporate customers included First Alarm, City of Capitola Police Department, O’Neills, etc. Majority of our customer base was the local community, people who reside in Capitola, Aptos, Santa Cruz, and even Watsonville.

For many years the car wash was Full Service and did not offer exterior only washes; however, to keep up with the increased demand for exterior only, we decided to convert to a Flex Service, which was the best of both worlds (Exterior only and Full Service). The exterior only was an instant success and contributes to 50% of our business and trending upwards.

With the recent fire tragedy (4/23/20), we decided to invest time and money to rethink how we can better serve our community. Also, with the current pandemic, many businesses are changing courses on how they operate, gearing towards more of a contactless service. We feel that by going to a Flex/Express only model that we can cater to more people who prefer to have minimal contact all while still getting great service. These customers will be able to vacuum and clean inside of their vehicles on their own vs having employees touching any part of their car. More of this service is explained further in this business plan. Here is a summary of our current operations and what we plan on converting to.

### **Current operations before the fire:**

- Our current model is Full Service where the customer exits their vehicle at the vacuum area. From that point, we vacuum the car, we then drive the car into the wash tunnel, and after its washed we drive it to the finishing area where a team of employees do the finishing touches. With this model, the car is being touched numerous times.
- This model of car washing requires many employees. On busy days there may be as many as 15 employees working on a single shift. Most other days we averaged around 10 employees.

**Operations going forward after the fire and pandemic:**

- We are looking at changing from our traditional Full Service model to more of a Flex/Express model. With the Flex/Express model, the customer would remain inside their vehicle and pull up to a pay station (kiosk) where they can choose which wash service they want to purchase. After the purchase, the customer would proceed to the wash tunnel and we would have an employee who would help guide the customer into the tunnel. Customer then rides through and after 2 minutes their car is washed and 90% dried. At that point, the customer has the option of exiting the premises or making a left turn into the vacuum area where they can vacuum their own car and/or finish touching up their car with the provided microfiber towels, window cleaner and disinfectant.



- With this change in operations, we will also be scaling down on labor. The Flex/Express operations will allow us to reduce labor and focus more on quality and efficiency. With this model we anticipate having no more than 4-5 employees working per day (including management). As you see in the diagram provided, these employees will be spread out among the different areas around the car wash.

Previously, when we had 10-15 employees working, majority of those employees were using other modes of transportation to get to work. We had some employees that lived in Watsonville but took the bus to get to work. We had other employees who lived locally and either biked, walked, or even skateboarded to work. These employees understood that we had limited parking therefore there were only a handful that actually drove their car to work.

### **Summary:**

We are eager to get our car wash back up and running. Some of our loyal employees are also eager to get back to work. Despite reduction in labor with the new model, we are confident that we can take care of those employees by making certain that they get their hours and fair wages. We feel that our customers will be excited with our new set up and contactless service. Capitola is ready to get their car wash back!





## STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: MAY 6, 2021

SUBJECT: **527 Capitola Avenue #21-0126 APN: 035-093-02**

Appeal of an administrative approval of a tree removal application located within the CN (Neighborhood Commercial) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.  
 Environmental Determination: Categorical Exemption  
 Property Owner: Shelly Lawrie  
 Appellant: Robert Edgren, Filed: 03.24.21

### **APPLICANT PROPOSAL**

The applicant is appealing an administrative approval of a Tree Removal Permit for a pine tree located at 527 Capitola Avenue in the CN (Neighborhood Commercial) zoning district.

### **BACKGROUND**

On February 16, 2021, the property owner submitted a preliminary tree removal application for review removal of mature pine tree located in the front yard of 527 Capitola Avenue. Planning and public works staff performed an onsite review of the tree and made findings for removal.

On March 8, 2021, the property owner completed the tree removal application.

On March 10, 2021, staff posted the Notice of Application Tree Removal Permit on the tree at 527 Capitola Avenue. The notice informs the public of the date the notice was posted, the steps to file an appeal within 10 business days from the date posted, and the proposed tree removal date.

On March 24, 2021, Mr. Robert Edgren submitted an appeal of the tree removal permit, pursuant to CMC 12.12.180(F). The appellant submitted a revised letter on April 23, 2021(Attachment 1).

### **DISCUSSION**

The tree is located in the front yard of 527 Capitola Avenue, approximately five feet from the public right of way. The tree is over 60 feet tall and two-and-a-half feet in diameter at 48 inches from grade, with a significant canopy presence over the subject property and the adjacent property at 525 Capitola Avenue. The tree is not located in an environmentally sensitive habitat area.

The property owner at 527 Capitola Avenue requested the removal of the pine tree due to the tree health, existing and potential future property damage, and safety considerations related to the subject property and the neighboring property at 525 Capitola Avenue (Attachment 2). The property owner of 525 Capitola Avenue submitted comments in support of the removal also siting concerns for property damage and safety (Attachment 3).

#### Community Tree and Forest Management Ordinance

Under the City's Community Tree and Forest Management Ordinance, Municipal Code Section 12.12.180(C) allows Public Works staff to approve the removal of a non-heritage tree if it can make **all** the findings in subsections (C)(1) through (C)(4). If, after conducting the complimentary inspection, public works staff cannot make the required findings, the application is reviewed by planning staff and the city may require the applicant to pay for an arborist, under contract to the city, to prepare an arborist report. During the onsite review, public works staff was able to make the required findings for removal and therefore an arborist report was not required.

#### Staff Review

In reviewing the pine tree with the standards for tree removal established in Section 12.12.180(C)1-4 of the Capitola Municipal Code, staff made findings for tree removal; therefore, the application was approved. The following section lists the required code findings for a tree removal in underlined format and follows each finding with staff analysis:

1. The tree removal is in the public interest based on one of the following:
  - (a). Because of the health or condition of the tree, with respect to disease infestation, or danger of falling.  
Staff Analysis: The tree has poor structure, evidenced by the three codominant leaders rather than one main stem. Codominant leaders could result in failure of one or more leads. The tree shows evidence of boring-insect infestation, which may further weaken the structural integrity of the tree. Attachment 4 includes photographs of the three codominant leads and evidence of boring insects.
  - (b). The tree poses a safety concern without mitigating action.  
Staff Analysis: The tree poses safety concerns with respect to the failure of one or more codominant leaders. There is a high likelihood the tree will fail due to the poor structure which could result in injury people and property in the vicinity.
  - (c). In situations where a tree has caused, or has the potential to cause, unreasonable property damage and/or interference with existing utility services.  
Staff Analysis: The roots are causing significant damage to the driveway at 527 Capitola Avenue and to the foundation and walkway of the structure at 525 Capitola Avenue. The tree has the potential to cause further unreasonable property damage and/or interference with existing power lines should one or more of the co-dominant leaders fail.
2. All possible and feasible alternatives to tree removal have been evaluated, including, but not limited to undergrounding of utilities, selective root cutting, trimming and relocation.  
Staff Analysis: Due to damage being caused by the roots, there are no feasible mitigation measures that could be implemented without causing serious harm or death to the tree. The pine is a large, mature tree closely situated to a commercial structure, making relocation impractical.
3. The type, size and schedule for planting replacement trees is specified and shall be concurrent with the tree removal or prior to it, in accordance with Section 12.12.190(F) and

(G).

Staff Analysis: Staff evaluated the site and expects a post-removal tree canopy coverage of thirty percent will be secured with the replacement of one tree. The applicant is proposing to plant one crape myrtle on the property. The applicant has submitted a \$500 replacement tree deposit.

4. The removal of the tree would not be contrary to the purposes of this chapter and Chapter 17.95.

Staff Analysis: The property is not located within an environmentally sensitive habitat area. The proposed removal is consistent with the Community Tree and Forest Management ordinance and Chapter 17.95 for Environmentally Sensitive Habitats.

Appeal

The appellant is requesting that the Planning Commission reverse the approval for the removal of one pine tree located at 527 Capitola Avenue. In the appeal, the appellant outlined the environmental, aesthetic, and economic benefits of preserving the tree. The appeal also includes examples of recently approved tree removals, makes suggestions on changes to tree management in Capitola, and includes photos and quotes from external sources. In response to City staff's review of tree removal findings, the appellant states the following:

*"Bear in mind, this tree could be over 100 years old easily. The three "leads" could actually be a stabilizing factor. If secured to each other with strapping, they would be a formidable group supporting each other in high winds. Perhaps even stronger than a single trunk.*

*In regards to the other issues raised, I surveyed trees on Depot Hill and discovered the same factors affect some three dozen trees. Shall we pass out chain saws? Depot Hill is probably the model for the rest of Capitola to aspire to in regards to greenery and trees*

*This tree is a healthy tree that endangers no one as it hasn't for decades."*

Planning Commission Review

During the appeal hearing, the Planning Commission may take action on any aspect of the appealed project as the review is de novo. In reviewing the standards for tree removal established in Section 12.12.180(C) of the Capitola Municipal Code, the Planning Commission may deny appeal and uphold staff approval for removal, as outlined in the findings and conditions. If the Planning Commission cannot make the findings for tree removal, they may uphold the appeal and reverse the tree removal permit and provide staff with findings to support the decision. The Planning Commission also has option of remanding the appeal for further review, recommendation, or action by the previous review authority.

**RECOMMENDATION**

Staff recommends the Planning Commission deny the appeal and uphold the Community Development Director's decision to approve the tree removal.

**CONDITIONS**

1. The Planning Commission heard the appeal on May 6, 2021, and denied the appeal and upheld the administrative approval of the pine tree removal 527 Capitola Avenue.
2. The applicant submitted the required \$500 tree replacement deposit and a tree replanting plan indicating the proposed size, species, and location of the replacement tree. The applicant shall replace the tree at a 1:1 ratio.

**FINDINGS****A. The removal of the tree is in the public interest with respect to the condition of the tree.**

The tree has poor structure, with three co-codominant leaders rather than one main stem which could lead to the failure of one or more leads. The tree shows evidence of a boring-insect infestation, which weakens the structural integrity of the tree.

**B. The tree poses a safety concern without mitigation.**

The tree poses safety concerns with respect to the failure of one or more co-dominant leaders.

**C. The removal of the tree is in the public interest with respect to unreasonable existing and potential property damage.**

The removal of the tree is in the public interest due to significant root damage to the properties of 527 Capitola Avenue and 525 Capitola Avenue. The tree has the potential to cause further unreasonable property damage or interference with existing power lines should one or more of the co-dominant leaders fail.

**D. There are no feasible alternatives to tree removal that secure the purposes of the Community Tree and Forest Management Ordinance.**

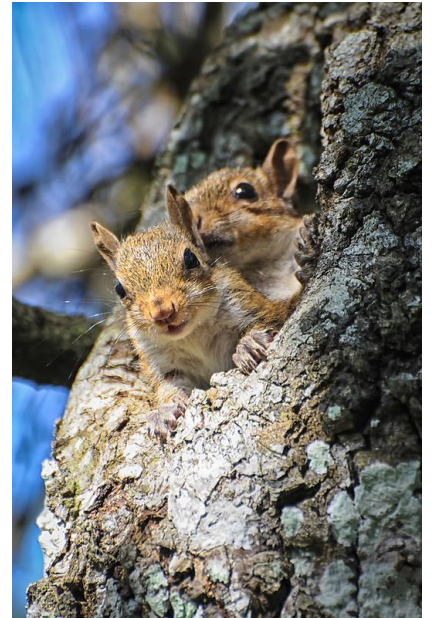
The Planning Commission reviewed the application and staff review and found that there are no feasible alternatives to tree removal that could be implemented that would stop existing property damage or reduce risk to life and property without seriously harming or killing the tree.

**ATTACHMENTS:**

1. 527 Capitola Avenue - Appeal Letter - 04.23.21
2. 527 Capitola Avenue - Neighbor Letter - 04.13.21
3. 527 Capitola Avenue - Owner Letter - 04.16.21
4. 527 Capitola Avenue - Existing Conditions Photos
5. 527 Capitola Avenue - Tree Replanting Plan

Prepared By: Sean Sesanto

# SAVE THIS CAPITOLA TREE of Irreplaceable Value



Attachment: 527 Capitola Avenue - Appeal Letter - 04.23.21 (527 Capitola Avenue)

This is a protest letter to stop the permit to remove a landmark tree. The tree of question, located between 525 and 527 Capitola Ave. The subject tree is actually on the neighbors lot at 527. This tree, as many do, provides an ecohabitat for a number of living creatures including a wide variety of birds, squirrels, butterflies (monarch) and opossum. For many, it is their home. Destroying this tree would



significantly and permanently alter the existing ecosystem and everything around it for at least a diameter of 100 feet.

This is a living breathing magnificent tree, estimated to produce enough oxygen per year for at least five adult humans, and absorbing some 50 pounds of carbon monoxide per year.

In addition to being a home for a number of creatures, it provides shade, a windbreak, protection, cooling, soil protection and much needed beauty to Capitola Ave. When these trees were planted, there was very little traffic on Capitola Avenue. Over the years, traffic has increased probably 50 fold. In the meantime, trees have disappeared. We need to plant and nurture trees, not destroy them.

*“Trees filter water and air, contributing to overall water and air quality and provide a number of social and economic benefits as well. One mature tree can increase the market value of residential real estate by as much as ten percent. Being around trees has been shown to reduce aggression and crime, improve concentration and tests scores in students, and improve health and feelings of well-being.”* - Texas A&M Forest Service

The adjacent property at 525, a lawyer office, was purchased in 2019 by a lawyer, she seems to be the proponent to remove the tree. Why? She feels the tree is going to fall into her office. When speaking to her, I asked, was this a concern before you purchased the property? Did you think that you could purchase the property and have the tree removed? NOTE, THERE IS NOTHING OF RECORD OF ANY TREE IN CAPITOLA EVER FALLING AND CREATING ANY SIGNIFICANT PROPERTY DAMAGE, PERSONAL DAMAGE OR DEATH. attorney, Emily. She seems to be the push behind the tree removal.

## JUST NOT ONE TREE

In consideration of the subject tree we must turn the clock back to 1977, when three properties in a row 521, 523 and 525 were purchased and developed by a medical professional around 1977. Each address had beautiful trees that were removed and replaced by an ugly rear flat boring parking area, left stark by an expansive asphalt area in the rear of some 9,000 sq. ft. This asphalt lot becomes

very hot in the summer. Review the Google map and imagine the parking lot area as once a green area with matured trees. Also look at this tree's visual footprint dwarfing the small house at 527 Capitola Ave.

**MOST IMPORTANT OF THE THREE LOT 1977 DEVELOPMENT, THERE WAS VERY LITTLE OR NO PROVISION FOR LANDSCAPING! Among the three consecutive lots, there are NO trees, with the exception of one scraggy birch. That's it for all three parcels.**

**THE SUBJECT PINE TREE, PROVIDES SHADE AND A MUCH NEEDED COOLING FACTOR FROM THE HOT ASPHALT AREA. REMOVING THIS TREE WOULD ESSENTIAL DELETE ALL SHADE IN THIS AREA, AND LEAVE THE THREE PARCELS WITH ONE SCRAPPY TREE. IN ADDITION THIS EXTENSIVE ASPHALT AREA PROVIDES LITTLE IF ANY AQUAFIR RECHARGING. MOST ALL THE LOST RAIN DRAINS RIGHT INTO THE OCEAN.**



Once a very green and tree filled area, the 1977 The developed of three lots, gave way to an eyesore asphalt parking lot. There is only one scrappy birch tree. Otherwise, the whole area of 12,000 sq. ft. would be significantly change the view of Capitola Ave., and adversely affect the values of other property owners. For many who walk or drive past this tree, it provides a pleasing visual of the entry to Capitola.





The statuesque tree between 525 and 527 Capitola Ave., commands an eye pleasing presence as one walks or drives up or down Capitola Ave, standing about 75 feet tall.



Capitola should be looking at ways to increase our trees, creating a canopy, not destroying it. We are in the throws of climate change. We need trees, not stumps.

Attachment: 527 Capitola Avenue - Appeal Letter - 04.23.21 (527 Capitola Avenue)

*“But students of climate change understand that humans cannot survive without them, (trees) especially in urban settings. Trees are the most efficient mechanism for sequestering CO2. They act as natural transpirators reducing drought impacts and cooling the planet. Trees create oxygen. (A mature leafy tree produces enough oxygen for 10 people every year.) And studies show that people in urban areas have a lower risk of psychological distress and better overall health if there are more trees within walking distance of their homes — places we’ve all been spending a lot more time lately.” - The Examiner Aug. 2020*

*Trees in urban and suburban environments offer many benefits to citizens and landowners. Although some of these benefits are intangible, like the enjoyment of a cool summer breeze and or the relaxing sound of wildlife in the landscape, all have monetary values that can be calculated. For example:*

- ***Trees and landscape plantings greatly impact property values.*** Good landscape designs can increase property values 4-5%. On the other hand, poorly placed or selected plant material can lower property values by 8-10%. Real estate assessors recognize that a house on a lot with trees or in a neighborhood with mature trees is up to 20% more saleable.
- ***Street trees in urban business districts lead to higher retail sales*** by changing consumers’ shopping patterns. Shoppers are willing to pay more and are more likely to shop longer in tree-lined areas.

## **TREES MAKE FOR A HAPPIER, HEALTHIER COMMUNITY**

- ***Attractive, tree-filled landscapes improve human health*** in cities. They reduce blood pressure, improve emotional and psychological health, provide sun protection, and reduce exposure to airborne pollutants.
- ***Urban trees make for safer cities.*** Trees reduce traffic speeds and create safer



*pedestrian walkways. In addition, communities with an extensive urban forest have lower crime rates.*

- ***Trees provide many valuable environmental benefits to urban communities.*** *They can decrease heating and cooling costs in homes and offices, sequester carbon dioxide, mitigate ozone and other pollutants, and even reduce stormwater runoff. - College of Agriculture, Food and Environment*

The psychological value of trees should not be overlooked. As mentioned in the above paragraph, “ **Attractive, tree-filled landscapes improve human health** in cities. They reduce blood pressure, improve emotional and psychological health, provide sun protection, and reduce exposure to airborne pollutants.” A tree as this also emits negative ions.

*Negative ions are odorless, tasteless, and invisible molecules that we inhale in abundance in certain environments. Think mountains, waterfalls, and beaches. Once they reach our bloodstream, negative ions are believed to produce biochemical reactions that increase levels of the mood chemical serotonin, helping to alleviate depression, relieve stress, and boost our daytime energy. - WebMd*

The Super Hero Power of One Tree

*Or, in another words, what is the power of one tree?*

*Just as we humans are comprised of many parts functioning together allowing us to do wondrous things, the anatomy of a tree is just as wondrous, empowering them with super hero qualities.*

*A tree has the ability to provide an essential of life for all living things on our planet – oxygen, and the power to remove harmful gases like carbon dioxide making the air we breathe healthier. - United States Department of Agriculture, Joanna Mounce Stancil, U.S. Forest Service in Forestry June 3, 2019-*

As far as the analysis of the subject tree by Ed Morrison;

Tree Structure - *The structure of the tree is problematic, with three 'leads' rather than one, which could lead to the failure of one or more leads and cause significant property damage to the structures at 525 Capitola Avenue, 527 Capitola Avenue, and 529 Capitola Avenue or potential loss of life.*

Insect Damage - *The tree has evidence of a boring insect infestation, which weakens the structural integrity of the tree.*

Property Damage - *The tree roots are causing significant damage to the driveway at 527 Capitola Avenue (broken and uneven driveway) and to the foundation of the structure at 525 Capitola Avenue (cracked stucco).*

## RESPONSE TO ABOVE

Bear in mind, this tree could be over 100 years old easily. The three “leads” could actually be a stabilizing factor. If secured to each other with strapping, they would be a formidable group supporting each other in high winds. Perhaps even stronger than a single trunk.

In regards to the other issues raised, I surveyed trees on Depot Hill and discovered the same factors affect some three dozen trees. Shall we pass out chain saws? Depot Hill is probably the model for the rest of Capitola to aspire to in regards to greenery and trees.

This tree is a healthy tree that endangers no one as it hasn't for decades.

## OUR PAST MISTAKES

As of recent, we have lost several valuable trees at property owners and this should be stopped. The trees of note that were lost are;

1. One large approximately 80 foot redwood tree on 49<sup>th</sup> Avenue. The permit originally declined by the Planning Dept., it was appealed to the Commission, who also denied the permit. Finally, it was appealed to the City Council and in overriding both the Planning and the planning commission it was given the axe. Too bad.

Now in reviewing the hearing, and I am not an arborist, it is quite possible the work on the tree by the property owner, did not help the situation, but if anything, harmed it.

There's another note on the 49<sup>th</sup> Ave. tree. That tree sits on a lot previously having one house. Upon the subdivision, there are now 3 to 4 houses.



This magnificent tree on 49<sup>th</sup> Ave., believed to be around 100 years old, after two rejected appeals, was okay'd by the City Council. It is gone now.

2. Another tree removed was a cedar tree on Capitola Road.



3. A third tree was removed at Capitola Ave. This tree provided shade and a beautiful arch over the sidewalk, and had been there for at least 50 years.

4. The last tree fell victim to the chainsaw, was an absolute work of art. I am not sure of type of tree, but it produced an incredible brilliant collection of fall colors of red, yellow, rust, that were stunning. It was the only tree on Capitola Ave. that had

these colors. was



informed even the tree service people made an issue that the tree was healthy, the only variety like that around, and there was no need to cut it down. Somewhere I have photos of it that I was going to give to the property owners. But for whatever reason, it was chopped down. I do have a photo below of the brilliant leaves, if one can imagine a whole tree with these colors. In my opinion, removing this tree was nothing short of a crime, and devalued the house.

## MORE THAN JUST SAVING THIS TREE

I wish to use this forum to change our code regarding trees. We need to start looking at trees differently, Trees should be granted the status of historical value, much like certain architecture structures. The need for public hearings and debate are needed, not an 8 ½ x 11' posted notice for ten days.. The City might also consider stipend for tree owners to preserve trees, providing incentives to keep and maintain trees. Trees benefit all.

New policies are needed for Capitola trees;

1. We need a tree committee. They are that important to our community not to have representation and guidance.
2. Designate trees in Capitola as historical, they do not qualify as a heritage tree.
3. For removing of a tree, require cards be sent out to neighbors and property owners.
4. Place more visible signage around a subject tree. Instead of one 8 1/2 x 11 notice, have two 11 x 14 notices.
5. If decided a tree must be removed, have it replaced with a much larger tree than required. Current city policy is to replace trees with a 15 gallon tree. That is about an 8 to 10 foot high tree. Instead require the replacement tree to be a minimum height of 25 feet.
6. Increase the fines for illegally removing trees.
7. Instead of the current notice period, increase the period to 30 days.
8. Reduce the appeal fee at least in half.



There are several tree companies in California. These trees are special ordered,, delivered by truck and planted. They are in the range of 30 feet high.



Don't blame the trees, they are innocent bystander.

Submitted by Bob Edgren



Attachment: 527 Capitola Avenue - Appeal Letter - 04.23.21 (527 Capitola Avenue)

**Emily J. Buchbinder**  
 Certified Legal Specialist in Estate  
 Planning, Trust and Probate Law  
 Master of Laws, Taxation  
 emily@buchbinderlaw.com



525 Capitola Avenue,  
 Capitola, CA 95010  
 T 831-462-1313  
 F 831-462-1045

**Amy R. Henderson**  
 amy@buchbinderlaw.com

## Law Office of Emily J. Buchbinder

A Professional Corporation

www.buchbinderlaw.com

April 13, 2021

Dear Capitola Planning Commission Members:

My office is located next to 527 Capitola Avenue at 525 Capitola Avenue. As you will see from the photos I submitted, the pine tree on that property poses a safety threat to my clients, employees, and me. A large part of the tree leans toward my office, its branches dangle over the front office. This past winter when we had strong winds, my office was like a war zone with pinecone grenades falling from the tree onto my roof and littering the walkway my clients use to walk from the parking lot to my front door. It got so bad that I moved my employee out of that office out of fear for her safety.

I have a new employee starting on April 28 and I need to use that office. I cannot in good conscience ask an employee to sit there. I will be placing the new employee in my office. I will move to the office I have kept unoccupied since January.

You will also see from the photos that the pine tree roots have buckled the retaining wall between the properties and caused damage to the cement walkway and brick work. It poses a fall risk, particularly for my elderly clients of whom I have many. When it rains, water pools in the walkway preventing its use.

Earlier this year, my husband called a tree service to see if there was any way to fix the problem without removing the tree. The man who came out said it is reaching the end of its life, and the only way to solve the problem was to remove it.

The gentleman who is objecting to its removal called me about one month ago. We chatted, and he shared his desire to save the tree. I replied that I take no joy in seeing it removed, but I will choose the safety of my clients and my employees over a tree any day.

I thank you for your time, consideration, and service.

Sincerely,

Emily J. Buchbinder

Attachment: 527 Capitola Avenue - Neighbor Letter - 04.13.21 (527 Capitola Avenue)

April 10, 2021

Re: Tree Removal 527 Capitola Avenue, Capitola

Dear Honorable Members of the Capitola Planning Department:

I am the owner of 527 Capitola Avenue and previously made a request of the City for the removal of an older pine tree.

The approval was granted. However, on the last day of the "10 Day Public Notice," a neighbor filed an objection to the tree removal. Thus, the basis of my letter.

Unfortunately, the tree was planted in an awkward location at the front left side of the lot. It is causing damage to the neighboring property at 525 Capitola Avenue, the utility lines servicing the area, sidewalk and my property at 527 Capitola Avenue.

The trunk of the tree has split into three upward spires with branches which precariously hang over my neighbor's property. She is concerned about her safety and that of her employees should the trunk split and fall on her building. As neighbors in good standing with one another, I agreed to remove the tree, pending City approval.

The tree also poses an issue for the power lines and the safety of people on the sidewalk or driving by in their cars and my cottages and carport.

I do not ask for permission for removal casually. In an attempt to mitigate future damage and at significant personal expense, I respectfully request that the permit be granted for the removal of the pine tree at 527 Capitola Avenue.

Thank you for your consideration.

Respectfully,

Shelley Lawrie  
(831) 430-6161  
info@lawrieproperties.com



**527 Capitola Avenue**  
Pine Tree Photos



Attachment: 527 Capitola Avenue - Existing Conditions Photos (527 Capitola Avenue)

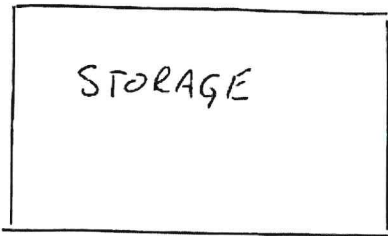




Attachment: 527 Capitola Avenue - Existing Conditions Photos (527 Capitola Avenue)



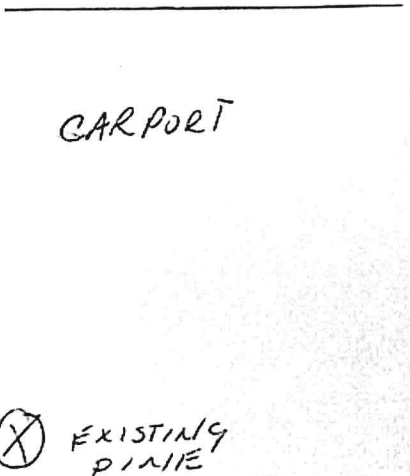
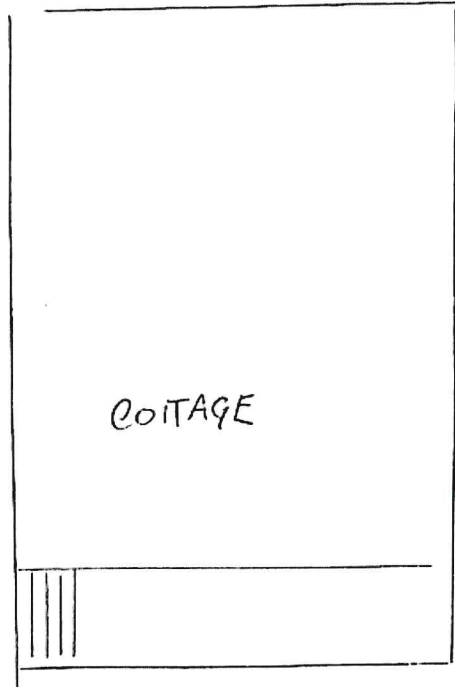
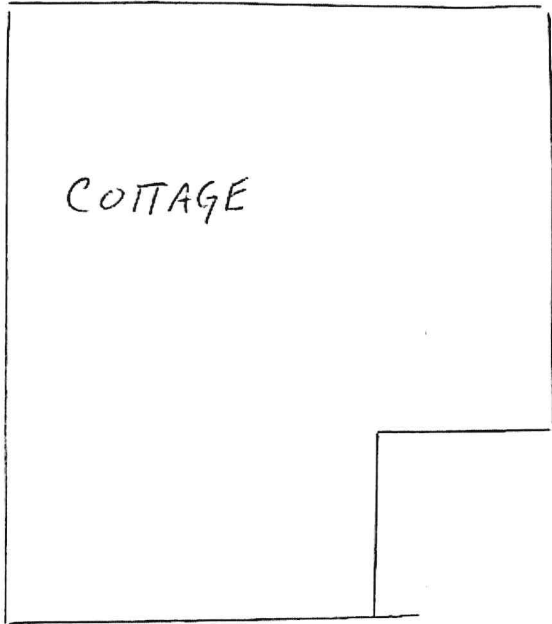
527 CAPITOLA AVE



GARDEN

REPLACEMENT

CREPE MYRTLE



STREET

Attachment: 527 Capitola Avenue - Tree Replanting Plan (527 Capitola Avenue)