



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, June 6, 2019 – 7:00 PM

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

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 - May 2, 2019 7:00 PM

4. CONSENT CALENDAR

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

A. 1375 Prospect Avenue

#19-0069

APN: 034-068-12

Design Permit for the demolition of an existing single-family residence and construction of a new two-story single-family residence with a detached Accessory Dwelling Unit and a Minor Revocable Encroachment Permit for a small fence and pathway 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 appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Roy and Rachel Cecchetti

Representative: Bevan & Associates, Filed: 02.13.2019

- B. 606 Burlingame Avenue #19-0172 APN: 035-101-17**
Design Permit for a covered entry porch and front room addition to an existing single-family residence located within the R-1 (Single-Family) zoning district.
This project is in the Coastal Zone but does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: Gino Blefari
Representative: Stephen Dorcich, Filed: 04.15.19

5. PUBLIC HEARINGS

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

- A. 529 Capitola Avenue #19-0014 APN: 035-093-01**
Design Permit and Conditional Use Permit for the addition of two dormers to an historic single-family home 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: Jim LaTorre
Representative: Dennis Norton, Filed: 05.02.2019

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

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

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

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

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

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

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

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



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, MAY 2, 2019
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Christiansen, Newman, Routh, Wilk and Chair Welch were present.

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

Director Herlihy announced that additional materials came in regarding Items 5.B, 5.D, and 5.E. All materials were provided for Commissioners.

B. Public Comments – none

C. Commission Comments

Chair Welch asked that Staff briefly discuss Commissioner use of social media to solicit public opinion on projects. Staff announced that a social media policy will be written and submitted to the City Council regarding this topic. Chair Welch asked that the Commissioners make a friendly promise to refrain from using social media in this way until a policy is adopted, and all Commissioners agreed.

D. Staff Comments – none

3. PRESENTATION

A. 1855 41st Avenue Capitola Mall Update

Director Herlihy gave background to the Capitola Mall development by referencing the 2011 General Plan Update, the Capitola Mall Re-visioning Plan, and the 2014 General Plan with its goals for the mall including enhanced design, character, and mixed use.

Steven Logan, Vice-President of Development for Merlone Geier Partners, presented on the company's vision for the Capitola Mall and shared the results of the public survey they circulated earlier in 2018. He announced a community outreach meeting on June 11 at 6 p.m. in the Sears building.

Commissioner Newman and Chair Welch emphasized the Commission's desire for mixed use and housing options at this site. Commissioner Wilk recommended that Merlone Geier pay close attention to neighboring features, such as the new movie theater, and cautioned against the Mall offering duplicate services.

4. APPROVAL OF MINUTES

Minutes Acceptance: Minutes of May 2, 2019 7:00 PM (Approval of Minutes)

A. Planning Commission - Regular Meeting - Mar 7, 2019 7:00 PM

MOTION: Approve the minutes from the regular meeting of the planning commission on March 7, 2019.

RESULT:	APPROVED [4 TO 0]
MOVER:	Newman
SECONDER:	Routh
ABSTAINED:	Christiansen
AYES:	Newman, Welch, Wilk, Routh

B. Planning Commission - Regular Meeting - Apr 4, 2019 7:00 PM

MOTION: Approve the minutes from the regular meeting of the planning commission on April 4, 2019.

RESULT:	APPROVED [4 TO 0]
MOVER:	Routh
SECONDER:	Wilk
ABSTAINED:	Newman
AYES:	Welch, Wilk, Routh, Christiansen

5. PUBLIC HEARINGS**A. 1200 C 41st Avenue #19-0153 APN: 034-101-38**

Conditional Use Permit for on-site alcohol sale and consumption for Sapporo Ramen located within the CC (Community Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Owner: Stephanie Jenkins

Representative: Gang Hu Liang, Filed: 04.05.19

Assistant Planner Sesanto presented the staff report.

MOTION: Approve the Conditional Use Permit with the following conditions and findings.

CONDITIONS:

1. On January 15, 2015, the Planning Commission approved a Conditional Use Permit (CUP) for a restaurant use at 1200 41st Avenue Suite C. On May 2, 2019, the Planning Commission approved an amendment to the CUP for a restaurant to add on-site beer and wine sales at the existing restaurant at 1200 C 41st Avenue. No modifications to the size of the restaurant or the exterior of the structure are proposed within the application.
2. A copy of the approved Department of Alcoholic Beverage Control (ABC) Permit must be filed with Community Development Department prior to initiating beer and wine sales.
3. The applicant shall receive permission from ABC prior to May 2, 2021. The conditional use permit to allow sale of alcohol will expire in the case where the conditionally permitted use has not been exercised within two years after the date of granting thereof. Any interruption or cessation beyond the control of the property owner shall be deemed to have been "used" when actual substantial, continuous activity has taken place upon the land pursuant to the permit. Applications for extension may be submitted by the applicant prior to permit expiration, pursuant to Municipal Code section 17.81.160
4. No live or amplified entertainment is approved within permit #19-0153. An Entertainment Permit is

required for any entertainment that is audible outside of the structure. An Entertainment Permit may be applied for through the Capitola Police Department.

- 5. Prior to onsite sale of alcohol, all Planning fees associated with permit #19-0153 shall be paid in full.
- 6. The applicant shall maintain a current business license from the City.
- 7. 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 issue in a timely manner may result in permit revocation.

FINDINGS:

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.**
Community Development Department Staff and the Planning Commission have reviewed the application and determined that the proposed restaurant with sale of alcohol may be granted a conditional use permit within the CC Zoning District. The use meets the intent and purpose of the Community Commercial Zoning District.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff and the Planning Commission have reviewed the proposed use and determined that the use complies with the applicable provisions of the Zoning Ordinance and maintain the character and integrity of this area of the City. The restaurant is located in a commercial plaza surrounding by a mixture of commercial and residential uses within a ¼ mile. Conditions of approval have been included to carry out these objectives.
- C. **This project is categorically exempt under section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
The proposed project involves a restaurant within an existing commercial plaza. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.
- D. **The use is consistent with the General Plan and will not be detrimental to the health, safety, peace, morals, comfort and general welfare of the neighborhood and the City.**
The applicant is not proposing an increase in the size of the existing restaurant. The use will remain as a restaurant with the addition of alcohol sales. The addition of alcohol within a restaurant will not be detrimental to the surrounding neighborhood or the City.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Newman
SECONDER:	Wilk
AYES:	Newman, Welch, Wilk, Routh, Christiansen

- B. **3744 Capitola Road #19-0171 APN: 034-181-16**
Sign Permit for a new wall sign for Pono Hawaiian Kitchen and Tap located within the CC (Community Commercial) zoning district.
This project is outside the Coastal Zone.
Environmental Determination: Categorical Exemption
Property Owner: William Lau

Minutes Acceptance: Minutes of May 2, 2019 7:00 PM (Approval of Minutes)

Representative: Santa Cruz Signs, Filed: 04.12.19

Commissioner Newman recused himself due to interest within 500 feet of the project site.

Assistant Planner Sesanto presented the staff report. Shawn Adams, owner of Santa Cruz Signs, was present to answer questions.

Director Herlihy explained that for a sign to exceed 36 feet, the application ceases to be administrative and must be put in front of the Commission. The Planning Commission reflected on the importance of the new Code's allowance for more administrative approval at the staff level and did not wish to support an exception for this project.

Commissioner Christiansen proposed an amendment to the motion to allow for the sign to be no larger than 38 feet, the old code's maximum size, however the Commission did not support it.

MOTION: Direct applicant to conform to the 36 square foot maximum and approve the Sign Permit, with the following conditions and findings.

CONDITIONS:

1. The project approval consists of a 36-square-foot wall sign at 3744 Capitola Road. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 2, 2019, except as modified through conditions imposed by the Planning Commission during the hearing. The Planning Commission required the logo sign to be reduced to ~~four feet by four feet, lowering the~~ a total sign area to ~~of~~ 36 square feet to comply with the maximum area of a wall sign.
2. The wall sign may not expose any direct lighting or electrical. All electrical shall be concealed. The logo shall be internally illuminated, and the channel lettering shall be illuminated from the back for a halo glow. The sign illumination ~~shall be low voltage and~~ shall not shine directly on adjoining properties or cause glare for motorists or pedestrians.
3. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
4. Prior to issuance of building permit, all Planning fees associated with permit #19-0171 shall be paid in full.
5. All signs on the property must comply with sign standards of the Capitola Zoning code. Prior to installation of the wall sign the non-compliant window signs on the site must be removed. Illegal signs that are not remedied in a timely manner may result in a citation and may remove or cause removal of the illegal signs.
6. 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.
7. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends except for Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
8. 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.

9. This permit shall expire 2 years 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.
10. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

FINDINGS:

- A. The 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.**
The Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed sign will secure the purposes of the zoning ordinance, design standards, and general plan.
- B. The proposed signs comply with all applicable standards in Chapter 17.80 (Signs).**
The proposed wall sign complies with all applicable standards of Chapter 17.80 as conditioned. The Planning Commission denied a request for an adjustment to the maximum sign area. The ~~logo~~ wall sign will be reduced to ~~sixteen~~sixty-six square feet as required in Condition of Approval #1.
- 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 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 building.
- 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 proposed design and included conditions to ensure that the sign will be restrained in character and are no larger than necessary for adequate identification.
- F. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 735.5 of Title 14 of the California Code of Regulations.**
The wall sign proposed is for a new restaurant in the Community Commercial zoning district. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RESULT:	APPROVED [3 TO 1]
MOVER:	Routh
SECONDER:	Wilk
RECUSED:	Newman
AYES:	Welch, Wilk, Routh
NAYS:	Christiansen

C. 115 San Jose Avenue #19-0140 APN: 035-221-19

Conditional Use Permit for a take-out restaurant (pizzeria) located within the Capitola Mercantile in the C-V (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Peter Dwares

Representative: Dennis Norton, Filed: 03.28.2019

Commissioners Newman and Wilk recused themselves.

Associate Planner Orbach presented the staff report.

Commissioner Routh requested that this applicant, and all future to-go restaurant applications, include a condition requiring an additional offsite trash receptacle. Director Herlihy said she understood the intention of his comments, and that future to-go restaurant applicants may be required to contribute to a fund or be charged a fee that would pay for a City approved offsite trash receptacle. The Community Development department will work with Public Works to come up with a solution.

Commissioner Christiansen asked for an additional condition requiring a safety barrier between the new parking spaces and the building's front windows. She also confirmed that the proposed bike racks will be available with no parking fee.

MOTION: Approve the Conditional Use Permit with the following conditions and findings.

CONDITIONS:

1. The project approval consists of a Conditional Use Permit for a 1,001-square-foot take-out restaurant with six seats or less. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 2, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to issuance of a building permit, business license, and/or Certificate of Occupancy for the to-go restaurant, the site shall have 41 on-site parking spaces. A parking plan must be submitted to the City for approval by the Public Works Director and Community Development Director.
3. There shall be no amplified audible entertainment inside the business that can be audible outside of the business.
4. 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.
5. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

6. 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.
7. 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.
8. Prior to issuance of building permit, all Planning fees associated with permit #19-0140 shall be paid in full.
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 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. Prior to issuance of a business license and/or building permit, applicant shall provide funding for a new off-site trash receptacle and the installation of the receptacle within the Capitola Village. The type and placement of the new trash receptacle shall be determined by the Director of Public Works.

18. Prior to issuance of a business license and/or building permit, wheel stops shall be installed in the three parking spaces in front of the west entrance to the Capitola Mercantile (spaces 28, 12, and 40 in the approved plan set).

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 to-go restaurant complies with the development standards of the C-V 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 to-go restaurant. The use will fit in nicely with the surrounding commercial uses. The project will maintain the character and integrity of the neighborhood.
- C. 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 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 use beyond that existing at the time of the lead agency’s determination. This project involves the conversion of existing commercial space into a to-go restaurant within the C-V (Central Village) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

RESULT:	APPROVED [3 TO 0]
MOVER:	Routh
SECONDER:	Christiansen
AYES:	Welch, Routh, Christiansen
RECUSED:	Newman, Wilk

- D. 115 San Jose Avenue #19-0134 APN: 035-221-18**
Conditional Use Permit for a gaming arcade located within the C-V (Central Village) zoning district.
This project is in the Coastal Zone and does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: Peter Dwares
Representative: Dennis Norton, Filed: 03.22.2019
Associate Planner Orbach presented the staff report.

Rodney Wartzoc, owner of the Capitola Candy Company, spoke in full support of this project and asked that the applicant consider full-time supervision at the arcade. Karin Hanna also spoke and agreed that full-time supervision was important due to youth behavior in Capitola Village.

Dennis Norton, applicant representative, explained that the business could not afford a full-time manager, but that the Mercantile building has an on-site property manager that will do hourly check-ins. He also sited that the arcade is glassed-in and the clear line-of-site from other Mercantile business will serve as additional oversight.

Minutes Acceptance: Minutes of May 2, 2019 7:00 PM (Approval of Minutes)

MOTION: Approve the Conditional Use Permit with the following conditions and findings.

CONDITIONS:

1. The project approval consists of a Conditional Use Permit for a 1,390-square-foot gaming arcade with 20-30 machines. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 2, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to issuance of a building permit, business license, and/or Certificate of Occupancy for the to-go restaurant, the site shall have 41 on-site parking spaces. A parking plan must be submitted to the City for approval by the Public Works Director and Community Development Director.
3. There shall be no amplified audible entertainment inside the business that can be audible outside of the business.
4. 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.
5. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
6. 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.
7. 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.
8. Prior to issuance of building permit, all Planning fees associated with permit #19-0134 shall be paid in full.
- ~~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 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. Prior to issuance of a Business License and/or Certificate of Occupancy for the arcade, wheel stops shall be installed in the three parking spaces in front of the west entrance to the Capitola Mercantile (spaces 28, 12, and 40 in the approved plan set).
18. Prior to issuance of a Business License and/or Certificate of Occupancy for the arcade, a bicycle rack with a minimum capacity of parking for ten (10) bicycles, shall be installed on the property. The bicycle parking shall be available for public use at no cost.

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 gaming arcade complies with the development standards of the C-V 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 gaming arcade. The use will fit in nicely with the surrounding commercial uses. The project will maintain the character and integrity of the neighborhood.
- C. 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 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 use beyond that existing at the time of the lead agency's determination. This project involves the conversion of existing retail space into a gaming arcade within the C-V (Central Village) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

RESULT:	APPROVED [3 TO 0]
MOVER:	Routh
SECONDER:	Christiansen
AYES:	Welch, Routh, Christiansen
RECUSED:	Newman, Wilk

E. 523 Burlingame Avenue #18-0508 APN: 035-094-34

Tentative Parcel Map to divide one parcel into three. Two parcels on Burlingame Ave with a Design Permit for a single-family home on each and one driveway width exception request for perpendicular parking in front yard within the R-1 (Single-Family) zoning district. One parcel on Capitola Avenue with a Design Permit and Conditional Use Permit for a fourplex located within the C-N (Neighborhood Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Matthew Howard and John Howard

Representative: Daniel Gomez, Fuse Architecture, Filed: 09.20.2018

Commissioner Christiansen recused herself because she works for Fuse Architecture.

Associate Planner Orbach presented the staff report and emphasized that this application must be approved as one project to comply with State stormwater regulations.

The Planning Commission reviewed the three sections of this application one-at-a-time, with public comment open for each and a closing discussion on the whole project.

Commissioners discussed House #1 and the proposed perpendicular parking space in the front yard to allow for a fourth parking spot. Commissioners Newman and Routh agreed that this site would be better with only three spots, however recognized that four are required by City Code.

Regarding the fourplex apartments, Commissioner Wilk asked Planning Staff why they recommended rear parking rather than the applicant's proposal for four front garages. Director Herlihy explained the desire to keep with the street pattern and that the new Zoning Code states preference for side or rear parking, however acknowledged that the new Code does not apply to the property. Commissioner Newman also noted that less driveway is required if the parking is placed in the rear.

Dan Gomez, Fuse Architecture, spoke on behalf of the project and was present to answer questions.

Commissioner Routh expressed concern that an RV could be parked in the horizontal parking space in front of the single-family House #1. Mr. Gomez stated that is the case for all parking spaces in Capitola and is not special to this project. Commissioner Routh asked Mr. Gomez about the landscaping for the project as the renderings portray established trees. Mr. Gomez said that these are simply envisioned designs and that the Commission can require official landscaping conditions if they so choose.

Matt Howard, one of the project applicants, spoke about his family's long history in Capitola and their desire to have a lifelong home. Carrie Howard, wife of one of the applicants, explained that many of the unique features of this project were designed with the needs of their son in mind, who will require 24-hour care throughout his life.

Commissioner Routh expressed the wish to offer a variance to allow one less parking spot for House #1 to eliminate the need for the front horizontal spot and he supported House #2 as it was proposed.

Commissioner Routh articulated his dislike of the fourplex's design and said that it does not meet the requirements of the Land Use Plan or the suggestions outlined by the unofficial Vision Capitola document, and concluded by saying that the community will not welcome or support the building.

Commissioner Wilk said that the fourplex seems to meet the Land Use Plan requirements and did not wish to be involved in subjective design discussions. He explained that the Commission's goal should be to provide predictable and consistent feedback and support Staff so that their advice remains valuable, and thus has a problem with allowing House #1's driveway exception. He would instead like to explore the notion of a variance to remove the necessity of the fourth parking spot.

Commissioner Newman praised the "brilliant" overall site plan for this project and conversion of this property to residential use. He explained that there are no findings to justify a variance allowing only three parking spots for House #1. Commissioner Newman also supported the design for fourplex, stating that Capitola is an eclectic community with people differing in taste.

Chair Welch agreed and emphasized that property owners have rights within the confines of City Code and that design is often subjective. He noted that the Commission has approved similar driveways to the one proposed for House #1 in the past.

Chair Welch, along with Commissioners Newman and Wilk agreed that it was not a large reach to make an exception to allow the fourth horizontal parking spot to be made with turf blocks or other such design elements to minimize its appearance.

MOTION: Approve the Tentative Parcel Map dividing one parcel into three; approve Design Permits for two single-family homes and fourplex, approve Driveway Width Exception request with conditions for single-family home with conditions, approve Conditional Use Permit for fourplex; and approve Coastal Development Permits for each individual project.

CONDITIONS:

1. The project approval consists of a tentative parcel map to divide one parcel into three parcels, a conditional use permit for a four-unit apartment building on Parcel A (524 Capitola Avenue), construction of a 5,340 square-foot four-unit apartment building on Parcel A (524 Capitola Avenue), construction of a 2,991 square-foot single-family residence on Parcel B (525 Burlingame Avenue) with a driveway width exception, and construction of a 2,488 square-foot single-family residence on Parcel C (523 Burlingame Avenue). The tentative parcel map complies with the lot design standards in Capitola Municipal Code Chapter 16.24. The maximum Floor Area Ratio for Parcel A (524 Capitola Avenue), at 8,000 square feet, is 1.0 (8,000 square feet), and the total FAR of the four-unit apartment building is 0.67 with a total of 5,340 square feet, compliant with the maximum FAR within the zone. The maximum Floor Area Ratio for Parcel B (525 Burlingame Avenue), at 5,000 square feet with an accessory dwelling unit, is 60% (3,000 square feet), and the total FAR of the building is 59.8% with a total of 2,991 square feet, compliant with the maximum FAR within the zone. The maximum Floor Area Ratio for Parcel C (523 Burlingame Avenue), at 5,000 square feet, is 50% (2,500 square feet), and the total FAR of the building is 49.8% with a total of 2,488 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 2, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. A driveway exception was approved for the new single-family home at 525 Burlingame Avenue. The driveway in the front yard must be redesigned to limit pavement to the tire track area and include enhanced landscaping to blend the parking area into the front yard landscaping. The updated landscape and driveway design require approval by the Community Development Director.
3. 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

4. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
5. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
6. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0508 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan (Temporary Construction BMPs) shall be submitted to the City and approved by the Public Works Director. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16.100 Construction Site Storm Water Runoff Control. All improvements shall be installed prior to the start of construction and shall be maintained throughout project duration.
12. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted to verify compliance with the approved temporary erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate that 15% tree canopy coverage is provided on each parcel. Required replacement trees shall be of the same size, species, and planted on the site as shown on the approved landscape plans.

17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
22. Prior to issuance of building permits, the applicant shall submit a Stormwater Control Plan, Bioretention Construction checklist, and detailed draft Stormwater Operation and Maintenance Plan prepared and certified by a Registered Civil Engineer in accordance with the current Post construction Requirements (PCRs) for a Tier 2 project for review and approval by the Public Works Director. The revisions specified in the HydroScience Preliminary Stormwater Control Plan Review dated April 16, 2019, shall be completed to the satisfaction of the Public Works Director.
23. Prior to final occupancy approval the applicant shall submit a final Operation and Maintenance Plan including any revisions resulting from changes made during construction for review, approval and recorded in the Office of the County Recorder by the Public Works Director.
24. Prior to final occupancy approval the applicant shall enter into and record in the Office of the county Recorder, any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of the stormwater treatment BMPs.
25. Prior to a project final, the sidewalk, curb, gutter shall be installed along the Capitola Avenue property frontage per the Public Works Standard Details and to the satisfaction of the Public Works Department. The new sidewalk, curb, gutter shall meet current Accessibility Standards.
26. The Applicant shall prepare and submit a parcel map showing the original parcel and the parcels being created by the resubdivision with pertinent supporting data. Said map shall be filed with the Public Works Department with the appropriate review fees for review by the City Surveyor. Said parcel map shall be prepared by a licensed land surveyor who shall be responsible for responding to comments until the map is acceptable to the Public Works Department.
27. All plans and profiles of improvements shall be approved by the Public Works Director prior to the filing of the final map, and the construction of said improvements shall be in accordance with the City Specifications and shall be inspected by the Public Works Director or his authorized agent, subject to fees appropriate for the services.
28. Prior to final recording of the final parcel map, either all street and utility improvements, as required by the Public Works Department (i.e. curbs, gutters, sidewalks, paving, etc.) shall be

completed or a bond shall be posted with the Public Works Department to secure construction of such street and utility improvements.

29. Prior to issuance of a building permit, the perpendicular parking space in the front yard on 525 Burlingame Avenue shall be designed to minimize visual and stormwater impacts (e.g. extended landscaped area in the public right of way and use of permeable pavers).
30. Prior to issuance of a building permit, the applicant shall obtain a minor encroachment permit for the landscaped area in the public right of way shown on page 4 of the additional materials for 525 Burlingame Avenue submitted on May 2, 2019 (“House ONE – planning info 01-compressed.pdf”).
31. The floor area for secondary dwelling unit at 525 Burlingame Avenue shall not exceed 292 square feet as approved by the Planning Commission.
32. At time of submittal for building permit review, a water will-serve letter for the second dwelling unit at 525 Burlingame Avenue must be submitted to the City.
33. Before obtaining a building permit for a secondary dwelling unit at 525 Burlingame Avenue, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The secondary dwelling unit shall not be sold separately;
 - b. The unit is restricted to the approved size;
 - c. The administrative review or the design permit, whichever applies, for the secondary dwelling unit shall be in effect only so long as the owner of record occupies either the main residence or the secondary dwelling unit;
 - d. The above declarations are binding upon any successor in ownership of the property. Lack of compliance shall be cause for code enforcement and/or revoking the administrative review or the architecture and site review permit, whichever applies;
 - e. The deed restrictions shall lapse upon removal of the secondary dwelling unit.

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 four-unit apartment building on Parcel A (524 Capitola Avenue) complies with the development standards of the CN (Neighborhood Commercial) District, the proposed single-family residence on Parcel C (523 Burlingame Avenue) complies with the development standards of the R-1 (Single-Family Residential) District, and with a driveway width exception, the proposed single-family residence on Parcel B (525 Burlingame Avenue) complies with the development standards of the R-1 (Single-Family Residential) District. Specifically, all of the requirements of Capitola Municipal Code §17.99.050 have been met. 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 four-unit apartment building and two single-family homes. The design of the apartment building and single-family homes, which include contemporary design features and organic accents, will allow the new development to be incorporated into the existing neighborhood. The project will maintain the character and integrity of the neighborhood.
- C. This project is categorically exempt under Section 15332 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15332 of the CEQA Guidelines exempts projects characterized as in-fill development when: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. This project involves the construction of a four-unit apartment building and two single-family homes on the site of a former convalescent hospital within the CN (Neighborhood Commercial) and R-1 (Single-Family Residential) zoning districts. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS:

D. Findings Required.

1. **A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:**
 - a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
 - b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
 - c. A description of the legitimate governmental interest furthered by any access conditioned required;
 - d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.
 - The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090(D) are as follows:
2. **Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D)(2)(a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.**
 - a. Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 523 Burlingame Avenue. The four-unit apartment building and two single-family homes are not located in an area with coastal access. The project will not have an effect on public trails or beach access.
- b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
- The proposed project is located along Burlingame Avenue. No portion of the project is located along the shoreline or beach.
- c. Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);
- There is not a history of public use on the subject lot.
- d. Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;
- The proposed project is located on private property on Burlingame Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.
- e. Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.
- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual, or recreational value of public use areas.

- 3. Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F)(2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:**
- a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;
 - b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;
 - c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an accessway on the subject land.
 - The project is not requesting a Public Access Exception, therefore these findings do not apply.
- 4. Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:**
- a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in a residential area without sensitive habitat areas.
 - b. Topographic constraints of the development site;
 - The project is located on a flat lot.
 - c. Recreational needs of the public;
 - The project does not impact the recreational needs of the public.
 - d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;
 - e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
 - f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.
- 5. Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);**
- No legal documents to ensure public access rights are required for the proposed project.
- 6. Project complies with visitor-serving and recreational use policies;**

SEC. 30222

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

- The project involves a four-unit apartment building and two single-family homes on residential lots of record.

SEC. 30223

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

- The project involves a four-unit apartment building and two single-family homes on residential lots of record.

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

- The project involves a four-unit apartment building and two single-family homes on residential lots of record.

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

- The project involves the construction of a four-unit apartment building and two single-family homes. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

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

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

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

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

10. Demonstrated availability and adequacy of water and sewer services;

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

11. Provisions of minimum water flow rates and fire response times;

- The project is located 0.2 miles from the Central Fire Protection District Capitola Station. Water is available at the location.

12. Project complies with water and energy conservation standards;

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

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

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

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

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

15. **Project complies with natural resource, habitat, and archaeological protection policies;**
 - Conditions of approval have been included to ensure compliance with established policies.
16. **Project complies with Monarch butterfly habitat protection policies;**
 - The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.
17. **Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;**
 - Conditions of approval have been included to ensure compliance with applicable erosion control measures.
18. **Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;**
 - Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.
19. **All other geological, flood and fire hazards are accounted for and mitigated in the project design;**
 - Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.
20. **Project complies with shoreline structure policies;**
 - The proposed project is not located along a shoreline.
21. **The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;**
 - The proposed multifamily and single-family uses are allowed uses consistent with the CN (Neighborhood Commercial) and R-1 (Single-Family Residential) zoning districts.
22. **Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures; and**
 - The project conforms to the requirements of all city ordinances, zoning requirements, and project development review and development procedures.
23. **Project complies with the Capitola parking permit program as follows:**
 - a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
 - b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
 - c. The village area preferential parking program shall be limited to three hundred fifty permits.
 - d. Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - i. The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,

- ii. The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”
 - e. Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
 - f. Six Depot Hill twenty-four minute “Vista” parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
 - g. A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
 - h. No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.
- The project site is not located within the area of the Capitola parking permit program.

RESULT:	APPROVED [3 TO 1]
MOVER:	Newman
SECONDER:	Wilk
AYES:	Newman, Welch, Wilk
NAYS:	Routh
RECUSED:	Christiansen

6. DIRECTOR'S REPORT

Director Herlihy announced the community outreach meeting to be held by Merlone Geier Partners on June 11 at 6 p.m. in the old Sears building and encouraged the public to attend.

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

The meeting was adjourned to the next regular Planning Commission meeting on June 6.

Chloé Woodmansee, Clerk to the Commission

Minutes Acceptance: Minutes of May 2, 2019 7:00 PM (Approval of Minutes)



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: JUNE 6, 2019

SUBJECT: **1375 Prospect Avenue** **#19-0069** **APN: 034-068-12**

Design Permit for the demolition of an existing single-family residence and construction of a new two-story single-family residence with a detached Accessory Dwelling Unit and a Minor Revocable Encroachment Permit for a small fence and pathway 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 appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Roy and Rachel Cecchetti

Representative: Bevan & Associates, Filed: 02.13.2019

APPLICANT PROPOSAL

The applicant is proposing to demolish an existing two-story single-family residence and construct a new single-family home with a 243-square-foot detached Accessory Dwelling Unit (ADU) located at 1375 Prospect Avenue within the R-1 (Single-Family Residential) zoning district. The application includes a minor revocable encroachment permit for improvements in the public right of way.

BACKGROUND

The Architectural and Site Review Committee reviewed the application on May 8, 2019, and provided the applicant with the following direction:

Public Works, Kailash Mozumder: requested, in regards to the revocable encroachment permit, that the applicant: relocate the proposed pedestrian walkway immediately behind the curb; change the walkway material from gravel to a solid surface such as concrete; shift any landscaping to the back side of the walkway; use Caltrans Case C for the curb ramp at the corner of Prospect Avenue and Opal Street; provide a copy of the current property deed and legal description; and acquire an encroachment permit prior to a contractor performing work in the public right-of-way. Mr. Mozumder also requested additional details on the driveway design, a drainage plan that shows the location of downspouts and how/where the water will disperse, best management practice (BMP) sheets in the building permit plan set, and existing and proposed site plan area calculations for all existing and proposed pervious and impervious areas.

Building Official, Robin Woodman: asked for details for the kitchen in the accessory dwelling unit (ADU) due to its small size. Mrs. Woodman also recommended that the “Guest House” be shown as “Accessory Dwelling Unit” and that “Guest Suite 1” and “Guest Suite 2” be shown as “Bedroom 1” and “Bedroom 2.”

Local Architect, Frank Phanton: stated that he loved the design, and that it does a good job of protecting the privacy of adjacent properties and using articulation to break up the massing.

City Planner, Matt Orbach: requested that the applicant show three uncovered 10 ft. x 18 ft. parking spaces at the proper scale and provide a stamped survey prior to Planning Commission review. Mr. Orbach also informed the applicant that, if a landscape plan is not submitted prior to the project going to the Planning Commission, a condition will be added to the design permit requiring a final landscape plan to be submitted and approved by the Community Development Department prior to issuance of a building permit.

Following the meeting, the applicant submitted updated plans incorporating all the modifications and additional information requested by the Architectural and Site Review Committee.

ZONING SUMMARY

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

R-1 (Single Family Residential) Zoning District

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
25 ft.	23 ft.		25 ft.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	6,708 sq. ft.		6,708 sq. ft.
Max. Floor Area Ratio	48% (Max 3,220 sq. ft.)		60% (Max 4,025 sq. ft.)
First Story Floor Area	3,159 sq. ft.		2,802 sq. ft.
Second Story Floor Area	1,042 sq. ft.		1,197 sq. ft.
Deck Exemption	-150 sq. ft.		-150 sq. ft.
TOTAL FAR	4,051 sq. ft. (60%)		3,849 sq. ft. (57%)
Yards			
	R-1 Regulation		Proposed
Front Yard 1st Story	15 ft.		15 ft. from right-of-way
Front Yard 2nd Story & Garage	20 ft.		20 ft. from right-of-way
Side Yard 1st Story – Street Side	10 ft.		10 ft. from property line
Side Yard 1st Story – Interior Side	10% of lot width – Max 7 ft.	Lot width - 89 ft. Required Setback: 7 ft.	7 ft. from property line
Side Yard 2nd Story – Street Side	10 ft.		10 ft. from property line
Side Yard 2nd Story –	15% of	Lot width - 89 ft.	10 ft. 2 in. from property line

Street Side	width – Max 10 ft.	Required Setback: 10 ft.	
Rear Yard 1 st Story	Minimum side yard of adjacent property, but no less than 4 ft.: 7 ft.		8 ft. from property line
Rear Yard 2 nd Story	Minimum side yard of adjacent property, but no less than 4 ft.: 7 ft.		14 ft. 10 in. from property line
Encroachments (list all)			Main entry porch – 4 ft. Kitchen entry porch – 3 ft. ADU entry porch – 2 ft.
Parking			
	Required		Proposed
Residential (greater than 2,600 sq. ft.)	4 spaces total 1 covered 3 uncovered		4 spaces total 1 covered 3 uncovered
Underground Utilities: Required with 25% increase in area			Required

DISCUSSION

The existing residence at 1375 Prospect Avenue is a nonconforming two-story single-family residence. The applicant is proposing to demolish the existing residence and construct a new 3,849-square-foot, two-story, single-family residence with a 243-square-foot detached ADU. The lot is surrounded by one- and two-story single-family homes. The proposed residence is a coastal-style home featuring a mix of horizontal wood siding and board and batten siding, standing seam metal roofs, additive farmhouse-style massing, and open gables with additional painted or natural timber construction.

The proposed 3,849-square-foot residence is required to have four on-site parking spaces, one of which must be covered. The proposal includes four parking spaces: one 10 foot by 20-foot space in the attached garage and three 10 foot by 18-foot spaces in the driveway. The proposal complies with all relevant code requirements and limitations of the R-1 (single-family) zoning district.

Revocable Encroachment Permit

The application includes a minor revocable encroachment permit for improvements in the public right of way. The proposed improvements include a new permeable walkway, landscaping, and a 30 foot 4-inch long section of fence along Prospect Avenue that will be less than 42 inches high. The proposed improvements require a minor revocable encroachment permit under Capitola Municipal Code (CMC) §12.56.060(A), which may be approved by the Public Works Director.

CEQA

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

RECOMMENDATION

Staff recommends the Planning Commission review the application and approve project application #19-0069.

CONDITIONS OF APPROVAL

1. The project approval consists of demolition of an existing two-story single-family residence and construction of a 3,849 square-foot single-family residence that includes a 243-square foot detached accessory dwelling unit. The maximum Floor Area Ratio for the 6,708-square-foot property, with the accessory dwelling unit bonus, is 60% (4,025 square feet). The total FAR of the project is 57% with a total of 3,849 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 June 6, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems. Landscaping in the revocable encroachment permit area shall not include plants which, at maturity, will: exceed three and one-half feet in height; develop a root system likely to damage streets, sidewalks, or adjoining property; or be expensive to remove.
7. Prior to issuance of building permit, all Planning fees associated with permit #19-0069 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

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

22. Trees approved for removal within this development application may not be removed prior to issuance of a building permit.
23. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the city at time of demolition permit application.
24. Issuance of a building permit for the new structure must be obtained prior to demolition of an existing structure, unless special circumstances exist in which the Building Official, Public Works Director, and Community Development Director determine the existing structure should be demolished immediately for health/safety concerns.
25. The floor area for the detached secondary dwelling unit shall not exceed 243 square feet as approved by the Planning Commission.
26. At time of submittal for building permit review, a water will-serve letter for the second dwelling unit must be submitted to the City.
27. Before obtaining a building permit for a secondary dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The secondary dwelling unit shall not be sold separately;
 - b. The unit is restricted to the approved size;
 - c. The administrative review or the design permit, whichever applies, for the secondary dwelling unit shall be in effect only so long as the owner of record occupies either the main residence or the secondary dwelling unit;
 - d. The above declarations are binding upon any successor in ownership of the property. Lack of compliance shall be cause for code enforcement and/or revoking the administrative review or the architecture and site review permit, whichever applies; and
 - e. The deed restrictions shall lapse upon removal of the secondary dwelling unit.

FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed two-story single-family residence with detached accessory dwelling unit complies with the development standards of the R-1 (Single-Family Residential) District. Specifically, all of the requirements of Capitola Municipal Code §17.99.050 have been met. 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 two-story single-family residence with detached accessory dwelling unit. The design of the home with the mix of horizontal wood siding and board and batten siding, standing seam metal roofs, additive farmhouse-style massing, and open gables will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

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

Section 15303(a) of the CEQA Guidelines exempts one single family residence, or a second dwelling unit in a residential zone. This project involves a single-family residence with a detached accessory dwelling unit within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

D. Findings Required.

1. **A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:**
 - a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
 - b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
 - c. A description of the legitimate governmental interest furthered by any access conditioned required;
 - d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.
 - The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090(D) are as follows:

2. **Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D)(2)(a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.**
 - a. Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its

proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 1375 Prospect Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.
- b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
- The proposed project is located along 1375 Prospect Avenue. No portion of the project is located along the shoreline or beach.
- c. Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);
- There is not a history of public use on the subject lot.
- d. Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;
- The proposed project is located on private property at 1375 Prospect Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

- e. Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.
- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual, or recreational value of public use areas.
- 3. Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F)(2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:**
- a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;
 - b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;
 - c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an accessway on the subject land.
- The project is not requesting a Public Access Exception, therefore these findings do not apply.
- 4. Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:**
- a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in a residential area without sensitive habitat areas.
 - b. Topographic constraints of the development site;
 - The project is located on a flat lot.
 - c. Recreational needs of the public;
 - The project does not impact the recreational needs of the public.
 - d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

- e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
- f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

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

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

6. Project complies with visitor-serving and recreational use policies;

SEC. 30222

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

- The project involves construction of a 3,849-square-foot residence, which includes a 243-square-foot detached accessory dwelling unit, on a residential lot of record.

SEC. 30223

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

- The project involves construction of a 3,849-square-foot residence, which includes a 243-square-foot detached accessory dwelling unit, on a residential lot of record.

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

- The project involves construction of a 3,849-square-foot residence, which includes a 243-square-foot detached accessory dwelling unit, on a residential lot of record.

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

- The project involves the construction of a new 3,849-square-foot residence, which includes a 243-square-foot detached accessory dwelling unit. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

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

- The project complies with the design guidelines and standards established by the Municipal Code.
- 9. Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;**
- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.
- 10. Demonstrated availability and adequacy of water and sewer services;**
- The project is located on a legal lot of record with available water and sewer services.
- 11. Provisions of minimum water flow rates and fire response times;**
- The project is located 0.6 miles from the Capitola fire department. Water is available at the location.
- 12. Project complies with water and energy conservation standards;**
- The project is for a new 3,849-square-foot residence, which includes a 243-square-foot detached accessory dwelling unit. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.
- 13. Provision of park dedication, school impact, and other fees as may be required;**
- The project will be required to pay appropriate fees prior to building permit issuance.
- 14. Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;**
- The project does not involve a condo conversion or mobile homes.
- 15. Project complies with natural resource, habitat, and archaeological protection policies;**
- Conditions of approval have been included to ensure compliance with established policies.
- 16. Project complies with Monarch butterfly habitat protection policies;**
- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.
- 17. Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;**

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.
- 18. Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;**
- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.
- 19. All other geological, flood and fire hazards are accounted for and mitigated in the project design;**
- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.
- 20. Project complies with shoreline structure policies;**
- The proposed project is not located along a shoreline.
- 21. The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;**
- This use is an allowed use consistent with the R-1 (Single-Family Residential) zoning district.
- 22. Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures; and**
- The project conforms to the requirements of all city ordinances, zoning requirements, and project development review and development procedures.
- 23. Project complies with the Capitola parking permit program as follows:**
- a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
 - b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
 - c. The village area preferential parking program shall be limited to three hundred fifty permits.
 - d. Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - i. The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - ii. The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”

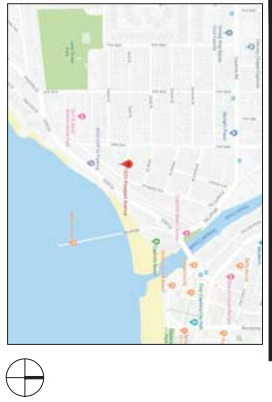
- e. Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
- f. Six Depot Hill twenty-four minute "Vista" parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
- g. A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
- h. No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.
 - The project site is not located within the area of the Capitola parking permit program.

ATTACHMENTS:

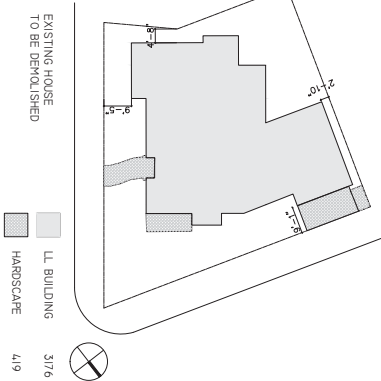
1. 1375 Prospect Avenue - Full Plan Set - 05.29.2019

Prepared By: Matt Orbach
Associate Planner

VICINITY



PARCEL MAP (SEE (E) SURVEY, THIS SET)



PERMITS THIS SET

- PERMIT 1. NEW SINGLE FAMILY HOUSE AND ATTACHED GARAGE
PERMIT 2. ADDITIONAL DWELLING UNIT (ADU) (ATTACHED VIA BREZEWAY)

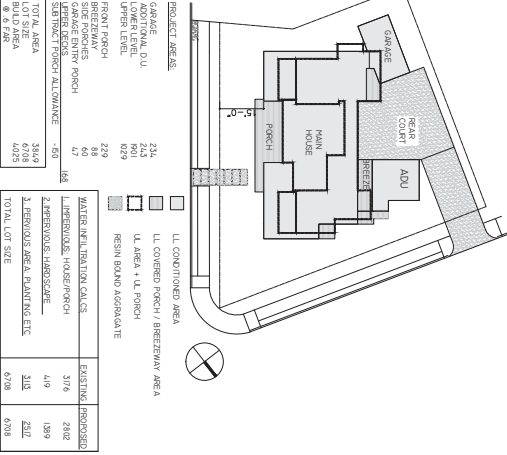


Table with 2 columns: SHEET INDEX: 14 TOTAL SHEETS and OCCUPANCY AND CONSTRUCTION TYPE. Includes details for property address, zoning, and construction type (R-3/U Residential).

Table with 2 columns: APPLICABLE CODES and PROJECT TEAM INFORMATION. Lists codes like California Building Code and team members like Ben + Associates.

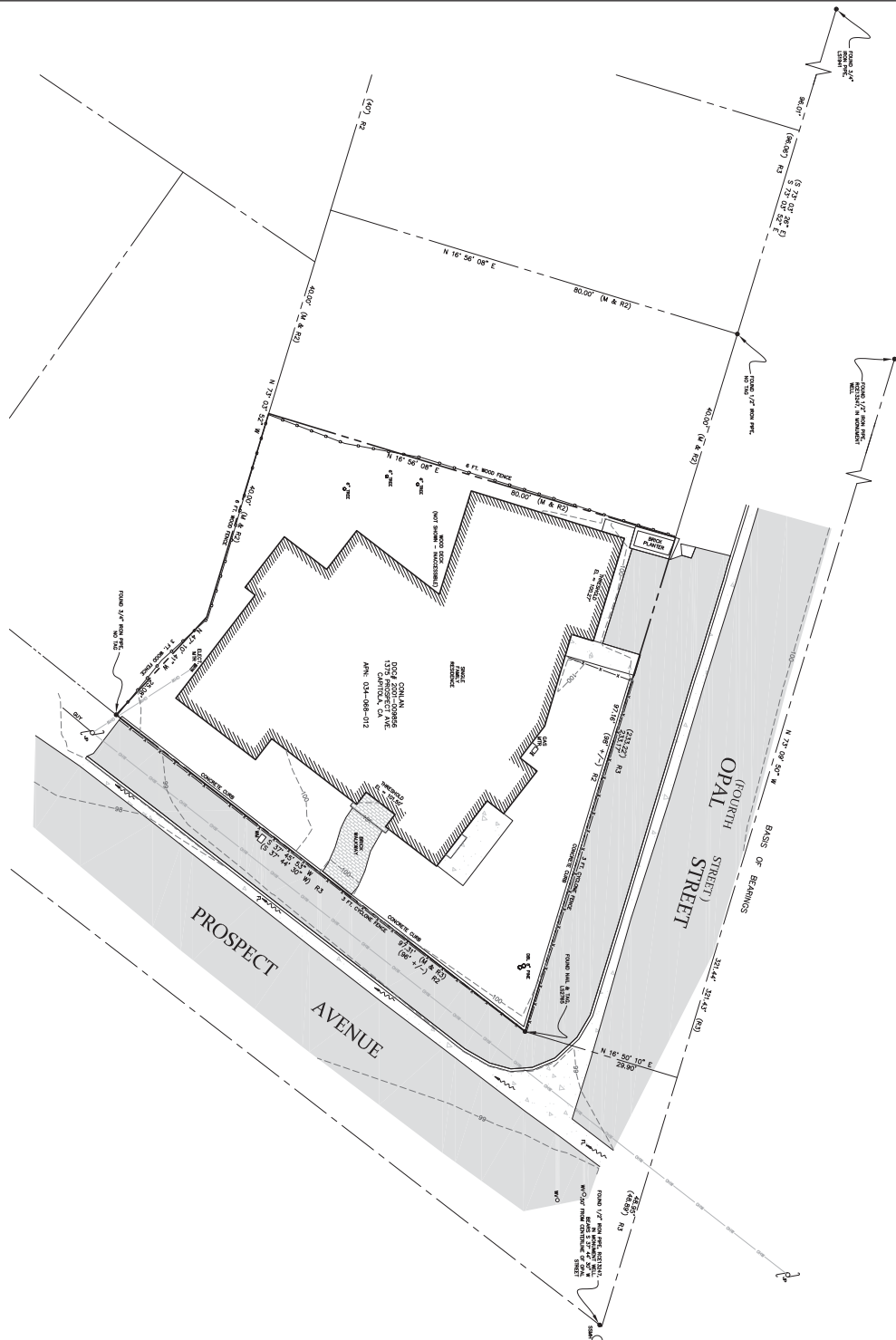
ADDITIONAL REQUIRED PERMITS

Additional required permits for fire sprinklers, fire alarm, and fire extinguishers within city owned right of way. Includes a list of applicable codes such as California Building Code and California Fire Protection Association (NFPA).

GENERAL NOTES

- 1. The contract documents include the working drawings, addenda, modifications, and the conditions of the construction contract.
2. The contract documents are the instruments of service and shall remain prepared by the owner, landlord &/or tenant for the other projects or extensions to the project...

Professional seal and contact information for Ben + Associates, including address (1375 Prospect Ave., Capitola, CA), phone number (419) 723-8647, and APN: 034-068-012.

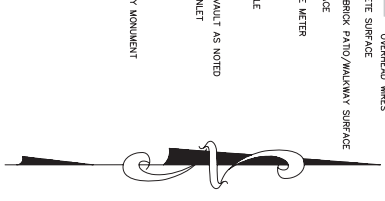


REFERENCE DOCUMENTS:
 THE BOUNDARY, EASEMENTS, AND OTHER ENCUMBRANCES SHOWN ON THIS DRAWING ARE BASED UPON THE FOLLOWING DOCUMENTS:
 (R1) DDC# 2001-008654
 (R2) DDC# 2001-008655
 (R3) C.R. #512
 C.R. #513
 C.R. #514
 C.R. #515
 C.R. #516
 C.R. #517
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 C.R. #528
 C.R. #529
 C.R. #530

SURVEY NOTES:
 1. THE BOUNDARIES DELINEATED ON THIS MAP ARE BASED ON THE SURVEYOR'S FIELD MEASUREMENTS AND THE INFORMATION PROVIDED BY THE CLIENT.
 2. THE POTENTIAL FOR EXISTING UNRECORDED ENCUMBRANCES OR EASEMENTS IN THE AREA SHOWN ON THIS MAP WAS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. NO LIABILITY IS ASSUMED BY BEAR FLAG ENGINEERING, INC. FOR THE EXISTENCE OF ANY UNRECORDED ENCUMBRANCES OR EASEMENTS IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS MAP.
 3. THIS MAP REPRESENTS CONDITIONS OF THE SITE AT THE TIME SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE OBJECTS, IF ANY, ARE NOT SHOWN. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THESE DATA AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.
 4. ALL DISTANCES HEREIN ARE SHOWN IN FEET AND DECIMALS THEREOF.
 5. ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.

BASIS OF BEARINGS:
 BEARINGS FOR THIS SURVEY ARE BASED UPON FOUND SURVEY MONUMENTS ALONG THE CENTERLINE OF OPAL STREET, ALSO FOURTH STREET, AS SHOWN ON THE SANITARY COUNTY RECORDS FILED FOR RECORD AS DOCUMENT #6702, N 75° 09' 50" W, 321.44'; (321.43')

LEGEND:
 ● INDICATES FOUND SURVEY MONUMENT AS NOTED
 ▲ INDICATES SET RANDOM SURVEY CONTROL POINT
 () RECORD DATA PER REFERENCE DOCUMENTS
 --- CENTERED BOUNDARY LINE
 --- EDGE RIGHT OF WAY
 --- METAL FENCE AS NOTED
 --- WOOD FENCE AS NOTED
 --- OVERHEAD LINES
 --- ASPHALT CONCRETE SURFACE
 --- NON-MORTARED BRICK PATIO/WALKWAY SURFACE
 --- CONCRETE SURFACE
 --- ELECTRIC SERVICE METER
 --- GAS METER
 --- JOINT UTILITY POLE
 --- WATER METER
 --- UTILITY BOX OR VAULT AS NOTED
 --- SURFACE DRAIN INLET
 --- HYDRANT
 --- WATER VALVE
 --- ELECTRICAL
 --- IRON PIPE SURVEY MONUMENT
 --- ELEVATION
 --- FLOW LINE
 --- SANITARY SEWER



REVISION	DATE	BY	DESCRIPTION
1	02/27/18	CHAD E. STONER	CLIENT REVIEW

TOPOGRAPHIC MAP

SCALE: 1" = 10'

DATE: 02/27/18

DRAWING SET: INSTALLING

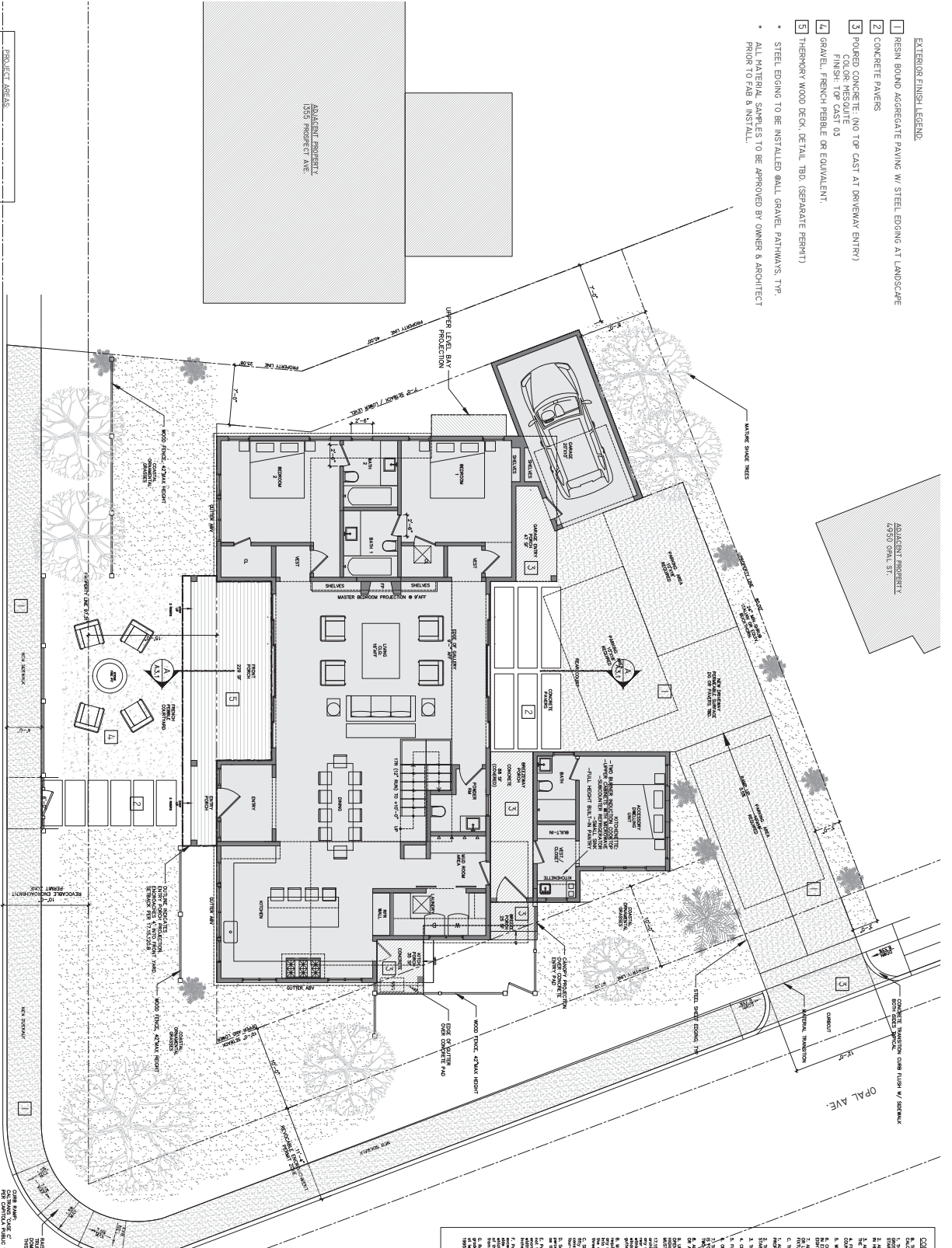
SHEET 1 OF 1

BEAR FLAG ENGINEERING

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 SAN FRANCISCO, CA 94102
 TEL: 415.774.8844

LINE OF
 CONLAN
 1537 CANTON
 SAN FRANCISCO, CA
 94102

- EXTERIOR FINISH LEGEND:
- 1 RESIN BOUND AGGREGATE FINISH W/ STEEL EDGING AT LANDSCAPE
 - 2 CONCRETE PAVERS
 - 3 POLISHED CONCRETE (NO TOP CAST AT DRIVEWAY ENTRY)
COLOR: MESQUITE
FINISH: TOP CAST 03
 - 4 GRAVEL, FRENCH PEBBLE OR EQUIVALENT.
 - 5 THERMOPLY WOOD DECK, DETAIL TBD. (SEPARATE PERMIT)
- STEEL EDGING TO BE INSTALLED @ WALL, PATHWAYS, TRP.
 - ALL MATERIAL SAMPLES TO BE APPROVED BY OWNER & ARCHITECT PRIOR TO FAB & INSTALL.



PRODUCT AREAS

GARAGE	234
ADDITIONAL DWELLING	1423
FRONT PORCH	1029
UPPER LEVEL	20
FRONT PORCH	229
FRONT PORCH	21
SIDE PORCHES	60
GARAGE ENTRY PORCH	47
FRONT PORCH	110
SUBTRACT PORCH ALLOWANCE	-60
TOTAL	3410
LOT SIZE	6708
BUILD AREA @ 6' F&B	4205

PROSPECT AVE.

OVERALL LOWER LEVEL PLAN
3/16" = 1'-0"

CODES INCLUDED FOR REFERENCE

1. THE FOLLOWING BUILDING STANDARDS SHALL BE INCLUDED IN THE FLOOR PLAN AND NOTED ON THE DRAWING. THE APPLICABLE CODE SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.

2. THE FOLLOWING BUILDING STANDARDS SHALL BE INCLUDED IN THE FLOOR PLAN AND NOTED ON THE DRAWING. THE APPLICABLE CODE SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.

3. THE FOLLOWING BUILDING STANDARDS SHALL BE INCLUDED IN THE FLOOR PLAN AND NOTED ON THE DRAWING. THE APPLICABLE CODE SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.

4. THE FOLLOWING BUILDING STANDARDS SHALL BE INCLUDED IN THE FLOOR PLAN AND NOTED ON THE DRAWING. THE APPLICABLE CODE SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.

5. THE FOLLOWING BUILDING STANDARDS SHALL BE INCLUDED IN THE FLOOR PLAN AND NOTED ON THE DRAWING. THE APPLICABLE CODE SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.

REVISIONS	
PLANNING SUBMISSION #1	05/29/2019
DATE	05/29/2019
CHECKER	BR
SCALE	VARIABLE
DRAWN BY	JM/TL
SHEET TITLE	OVERALL LOWER LEVEL PLAN
SHEET NUMBER	A1.0

I, the undersigned, being a duly licensed Architect in the State of California, do hereby certify that I am the author of the foregoing drawings and specifications, and that I am a duly licensed Architect in the State of California.

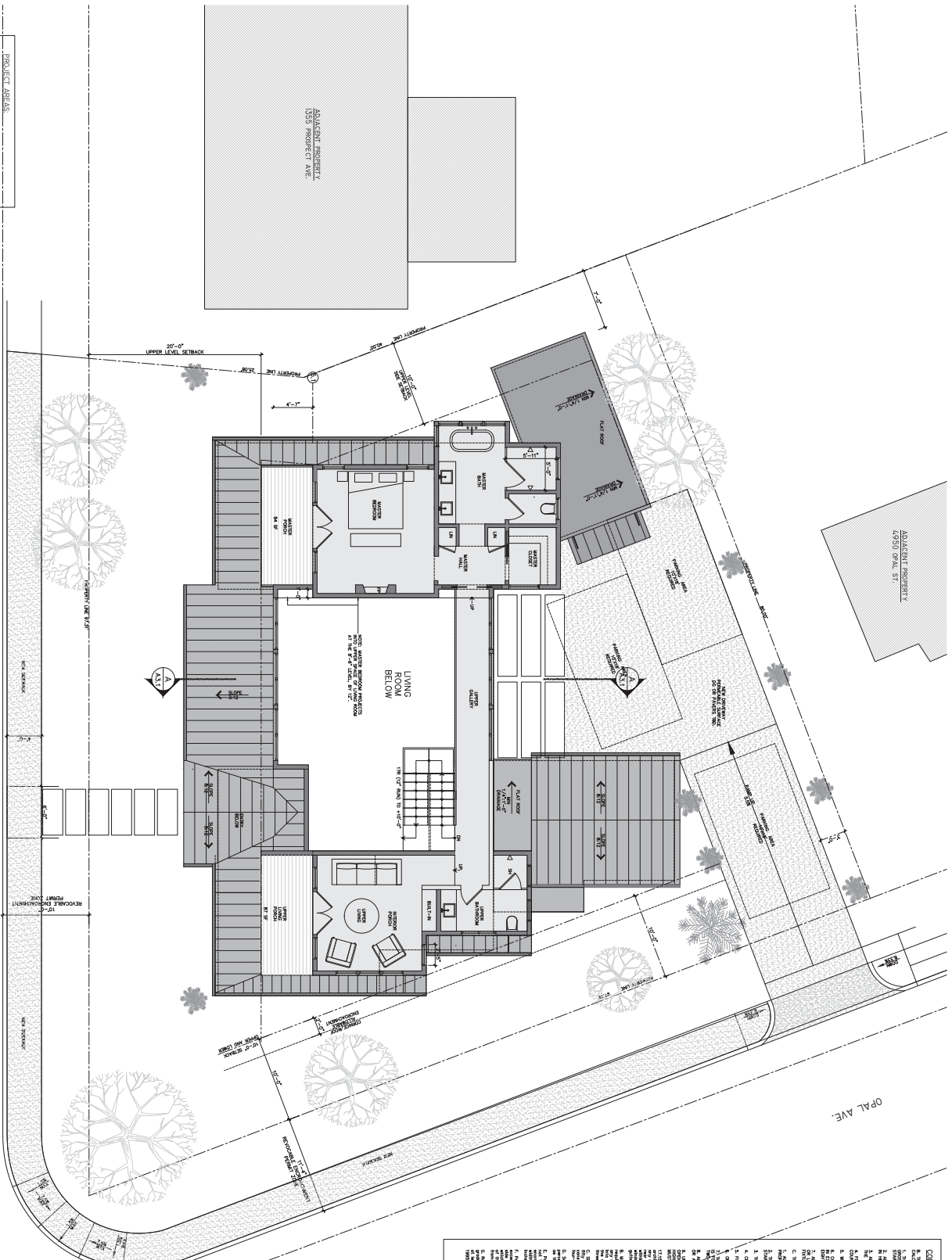


CECCHETTI RESIDENCE
1375 PROSPECT AVE.
CAPITOLA, CA
APN: 034-068-012

bayan+associates
santa clara, california

DO NOT SCALE
500% = 1" = 50'-0"

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PROJECT AREAS

GARAGE	234
ADDITIONAL DWELLING	104
UPPER LEVEL	1029
FRONT PORCH	2
SIDE PORCHES	60
GARAGE ENTRY PORCH	47
SCREENED PORCH	40
SCREENED PORCH ALLOWANCE	-60
TOTAL	3410
LOT SIZE	6718
BUILD AREA @ 6 FSR	4205

PROSPECT AVE.

OVERALL UPPER LEVEL PLAN
3/16" = 1'-0"

CODES INCLUDED FOR REFERENCE

A. THE FOLLOWING BUILDING ELEMENTS SHALL BE INCLUDED IN THE FLOOR PLAN AND NOTED ON THE DRAWING: 1. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF MASONRY OR CONCRETE. 2. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO OR SIMILAR MATERIAL. 3. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO OR SIMILAR MATERIAL. 4. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO OR SIMILAR MATERIAL. 5. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO OR SIMILAR MATERIAL. 6. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO OR SIMILAR MATERIAL. 7. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO OR SIMILAR MATERIAL. 8. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO OR SIMILAR MATERIAL. 9. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO OR SIMILAR MATERIAL. 10. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO OR SIMILAR MATERIAL.

DESIGNER	CECCHETTI ARCHITECTS
PLANNING SUBMISSION #1	05/29/2019
DESIGNER	CECCHETTI ARCHITECTS
SCALE	AS SHOWN
DATE	05/29/2019
CHECKED BY	CECCHETTI ARCHITECTS
SHEET TITLE	OVERALL UPPER LEVEL PLAN
SHEET NUMBER	A1.1

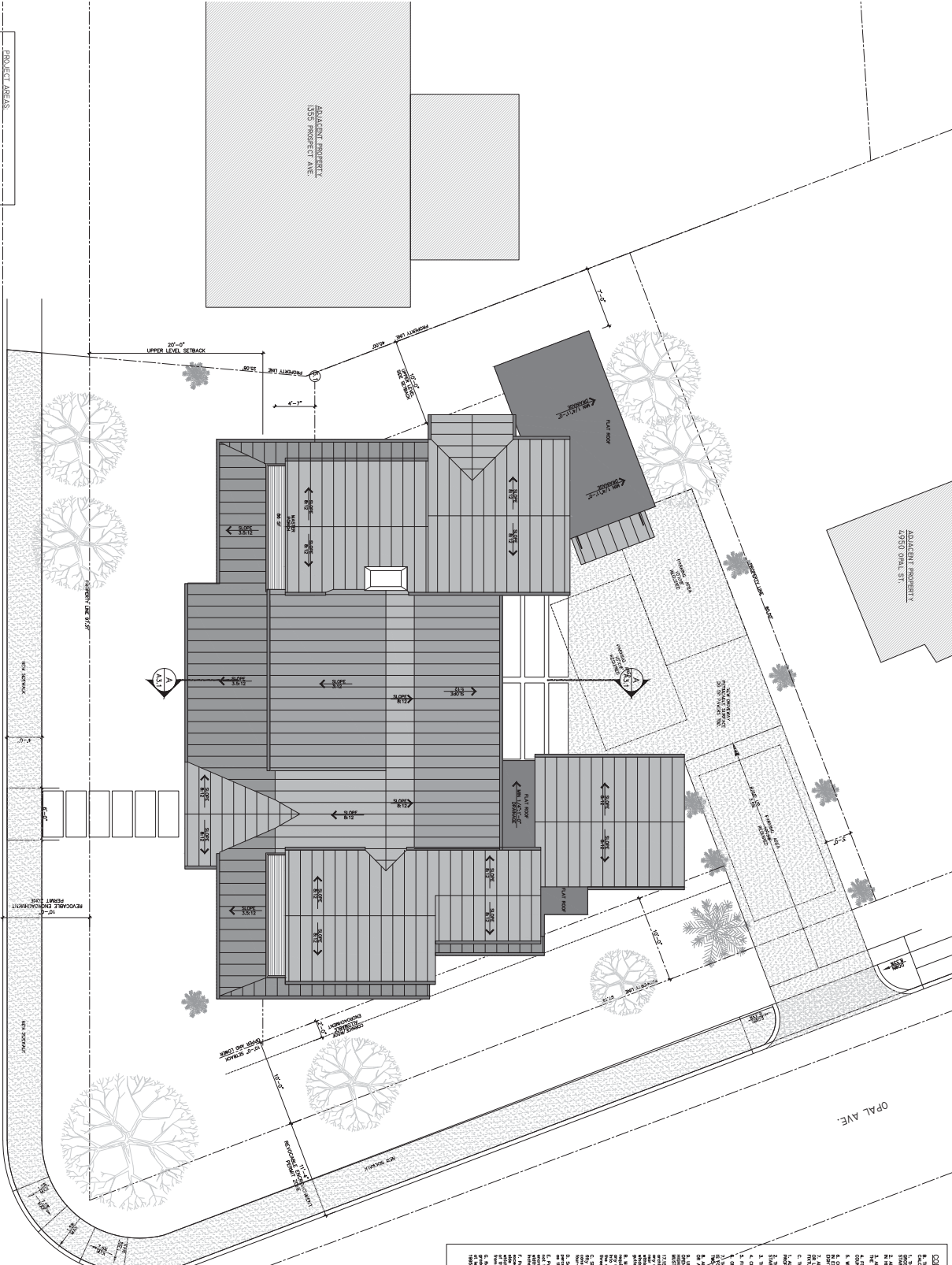


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PROJECT AREAS

GAARAGE	234
ADJUT RIVAL DWELLING	143
ADJUT RIVAL DWELLING	1029
UPPER LEVEL	2
FRONT PORCH	60
SIDE PORCHES	47
GAARAGE ENTRY PORCH	60
FRONT PORCH	60
SUBTRACT PORCH ALLOWANCE	-60
TOTAL	344
LOT SIZE	6718
BUILD AREA @ 6 FSR	4205

PROSPECT AVE.

OPAL AVE.

OVERALL ROOF PLAN
3/16" = 1'-0"

CODES INCLUDED FOR REFERENCE

A. THE FOLLOWING BUILDING ELEMENTS SHALL BE INCLUDED IN THE FLOOR AND ROOF PLANS: 1. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8" THICK CONCRETE BLOCK OR 12" THICK BRICK OR 8" THICK CMU. 2. ALL EXTERIOR WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK PLASTER OR STUCCO. 3. ALL EXTERIOR WALLS SHALL BE PAINTED OR STAINED. 4. ALL EXTERIOR WALLS SHALL BE WEATHERED. 5. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM WATER PENETRATION. 6. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM AIR POLLUTION. 7. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM SOUND POLLUTION. 8. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM VIBRATION POLLUTION. 9. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LIGHT POLLUTION. 10. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM HEAT POLLUTION. 11. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM NOISE POLLUTION. 12. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM AIR QUALITY POLLUTION. 13. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM WATER QUALITY POLLUTION. 14. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM SOIL POLLUTION. 15. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM CLIMATE POLLUTION. 16. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM ENVIRONMENTAL POLLUTION. 17. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM SOCIAL POLLUTION. 18. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM CULTURAL POLLUTION. 19. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM ECONOMIC POLLUTION. 20. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM POLITICAL POLLUTION. 21. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM RELIGIOUS POLLUTION. 22. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM ETHNIC POLLUTION. 23. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LANGUAGE POLLUTION. 24. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM NATIONALITY POLLUTION. 25. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM ANCESTRY POLLUTION. 26. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM SKIN COLOR POLLUTION. 27. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM HAIR COLOR POLLUTION. 28. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM EYE COLOR POLLUTION. 29. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM BLOOD TYPE POLLUTION. 30. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM GENETIC POLLUTION. 31. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM PSYCHOLOGICAL POLLUTION. 32. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM PHYSICAL POLLUTION. 33. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM INTELLIGENCE POLLUTION. 34. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM CREATIVITY POLLUTION. 35. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM INNOVATION POLLUTION. 36. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEADERSHIP POLLUTION. 37. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM TEAMWORK POLLUTION. 38. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COMMUNICATION POLLUTION. 39. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLABORATION POLLUTION. 40. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM PARTNERSHIP POLLUTION. 41. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM NETWORKING POLLUTION. 42. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM MENTORSHIP POLLUTION. 43. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COACHING POLLUTION. 44. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM TEACHING POLLUTION. 45. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM TRAINING POLLUTION. 46. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM EDUCATION POLLUTION. 47. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM RESEARCH POLLUTION. 48. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM ANALYSIS POLLUTION. 49. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM EVALUATION POLLUTION. 50. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM ASSESSMENT POLLUTION. 51. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM MEASUREMENT POLLUTION. 52. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM TESTING POLLUTION. 53. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM MONITORING POLLUTION. 54. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM SURVEILLANCE POLLUTION. 55. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM INVESTIGATION POLLUTION. 56. 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ALL EXTERIOR WALLS SHALL BE PROTECTED FROM RENOVATION POLLUTION. 71. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM RECONSTRUCTION POLLUTION. 72. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM DEMOLITION POLLUTION. 73. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM DESTRUCTION POLLUTION. 74. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM ABANDONMENT POLLUTION. 75. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM NEGLECT POLLUTION. 76. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM DETERIORATION POLLUTION. 77. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM DEGRADATION POLLUTION. 78. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM DESTRUCTION POLLUTION. 79. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLAPSE POLLUTION. 80. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM FAILURE POLLUTION. 81. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM DISASTERS POLLUTION. 82. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM ACCIDENTS POLLUTION. 83. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM INJURIES POLLUTION. 84. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM DEATHS POLLUTION. 85. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LITIGATION POLLUTION. 86. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM SETTLEMENTS POLLUTION. 87. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COURT ORDERS POLLUTION. 88. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM JUDICIAL DECISIONS POLLUTION. 89. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL OPINIONS POLLUTION. 90. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL COUNSEL POLLUTION. 91. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL REPRESENTATIVES POLLUTION. 92. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL ADVISORS POLLUTION. 93. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL CONSULTANTS POLLUTION. 94. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL EXPERTS POLLUTION. 95. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL WITNESSES POLLUTION. 96. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL JURORS POLLUTION. 97. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL JUDGES POLLUTION. 98. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL OFFICIALS POLLUTION. 99. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL AGENTS POLLUTION. 100. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LEGAL REPRESENTATIVES POLLUTION.

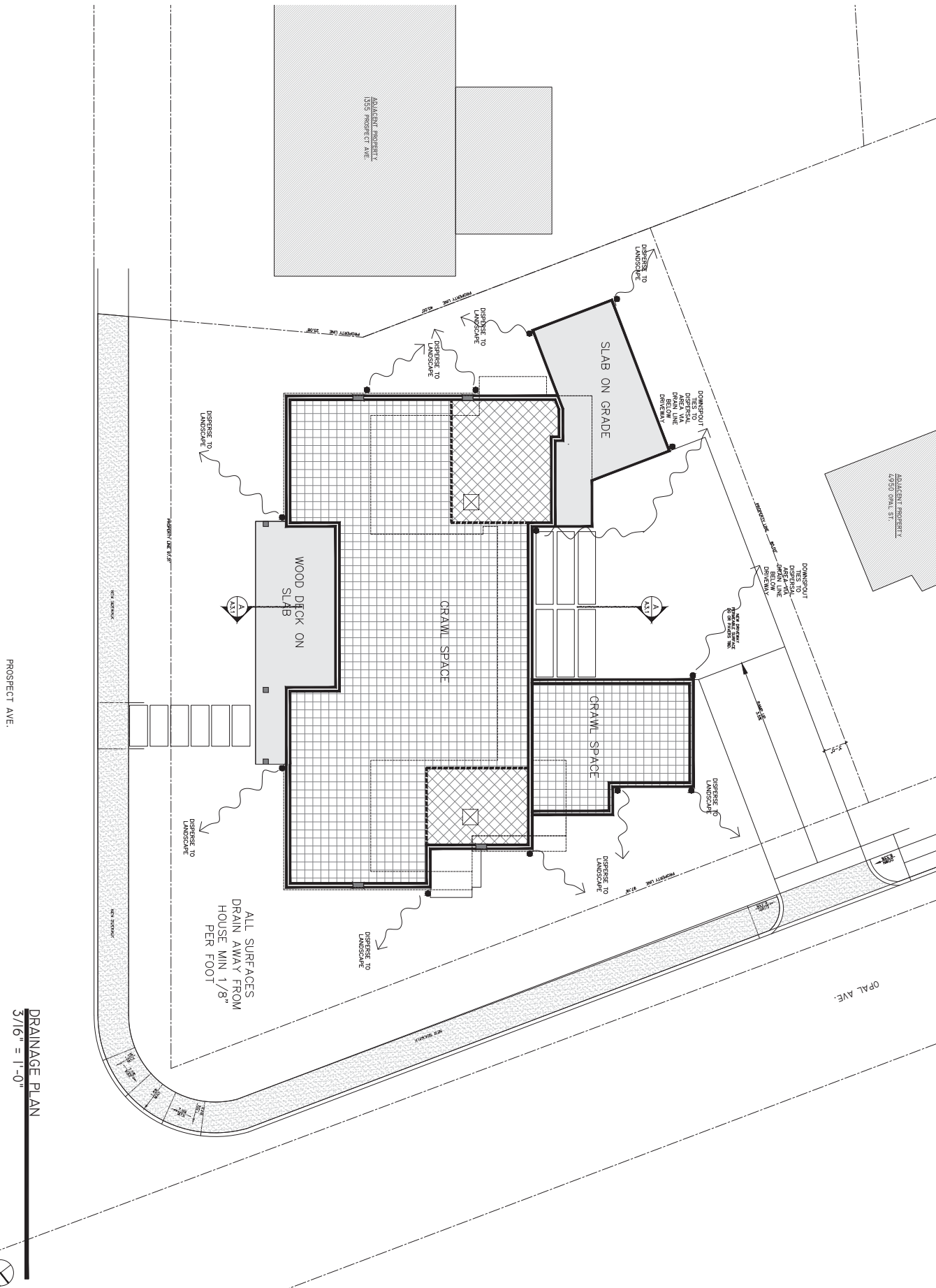
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CAPITOLA, CA
APN: 034-068-012

BEVAN+ASSOCIATES
SAN JOSE, CALIFORNIA

STATE OF CALIFORNIA LICENSED ARCHITECT
JOEL H. BEVAN
NO. 12318019

PROJECT INFORMATION

DESIGNER	BEVAN+ASSOCIATES
PLANNING SUBMISSION #	05/29/2019
DATE	05/29/2019
CHECKED BY	JOEL H. BEVAN
SCALE	AS SHOWN
SHEET NUMBER	A1.2



PROSPECT AVE.

ADJACENT PROPERTY
1375 OPAL ST.

OPAL AVE.

DRAINAGE PLAN
3/16" = 1'-0"

bevan+associates
santa clara, california

BA

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APN: 034-068-012

LICENSED ARCHITECT
JOEL H. BEVAN, SR.
NO. 12318019
STATE OF CALIFORNIA

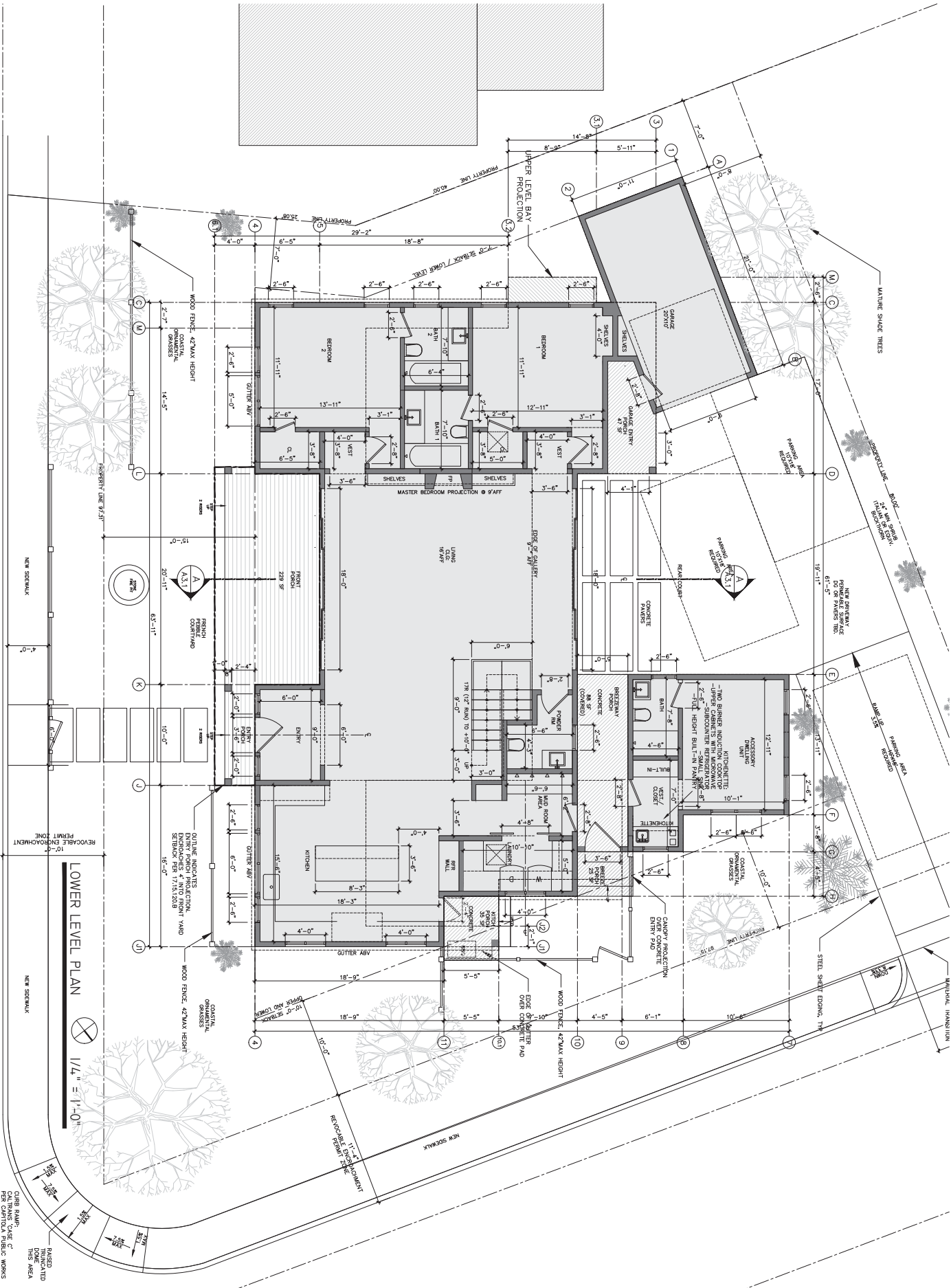
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REVISIONS

PLANNING SUBMISSION #1 05/29/2019

DRAWN BY: JM/TJ SCALE: VARIES
DATE: 05/29/2019 CHECK: CB
SHEET TITLE: DRAINAGE PLAN
SHEET NUMBER: A1.2

Considered in this drawing are conditions, the location and extent of which are shown on the site plan. It is the responsibility of the owner to provide the necessary information for the design, and the architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.



SHEET NUMBER:	A20
PROPOSED LOWER LEVEL PLAN	
CHECK: CB	
DATE: 05/29/2018	
SCALE: VARIOUS	
DRAWN BY: JML/TJL	
PLANNING SUBMISSION #1: 05/29/2018	

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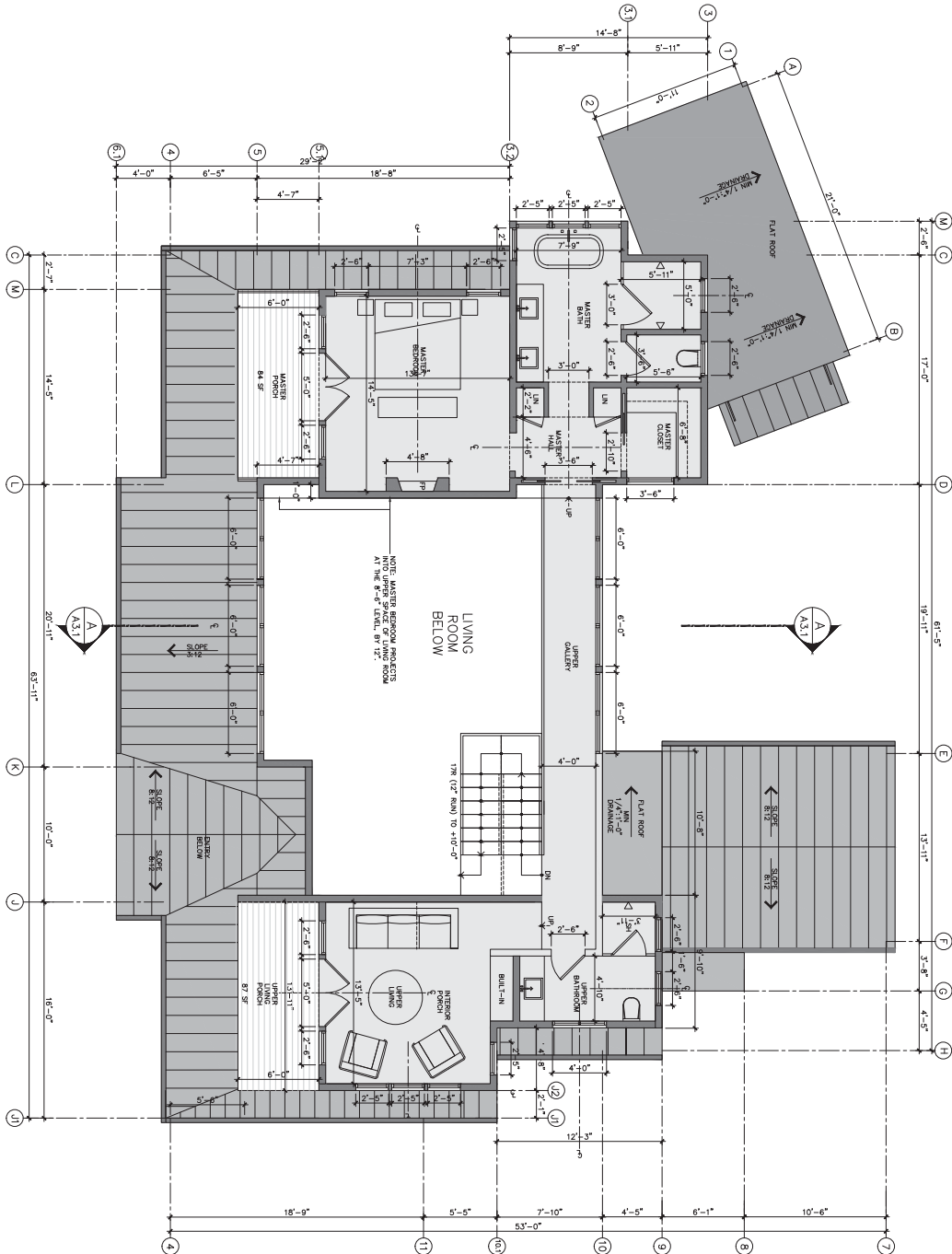
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 CAPITOLA, CA
 APN: 034-068-012

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 architects + engineers

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Packet Pg. 4.



UPPER LEVEL PLAN

1/4" = 1'-0"

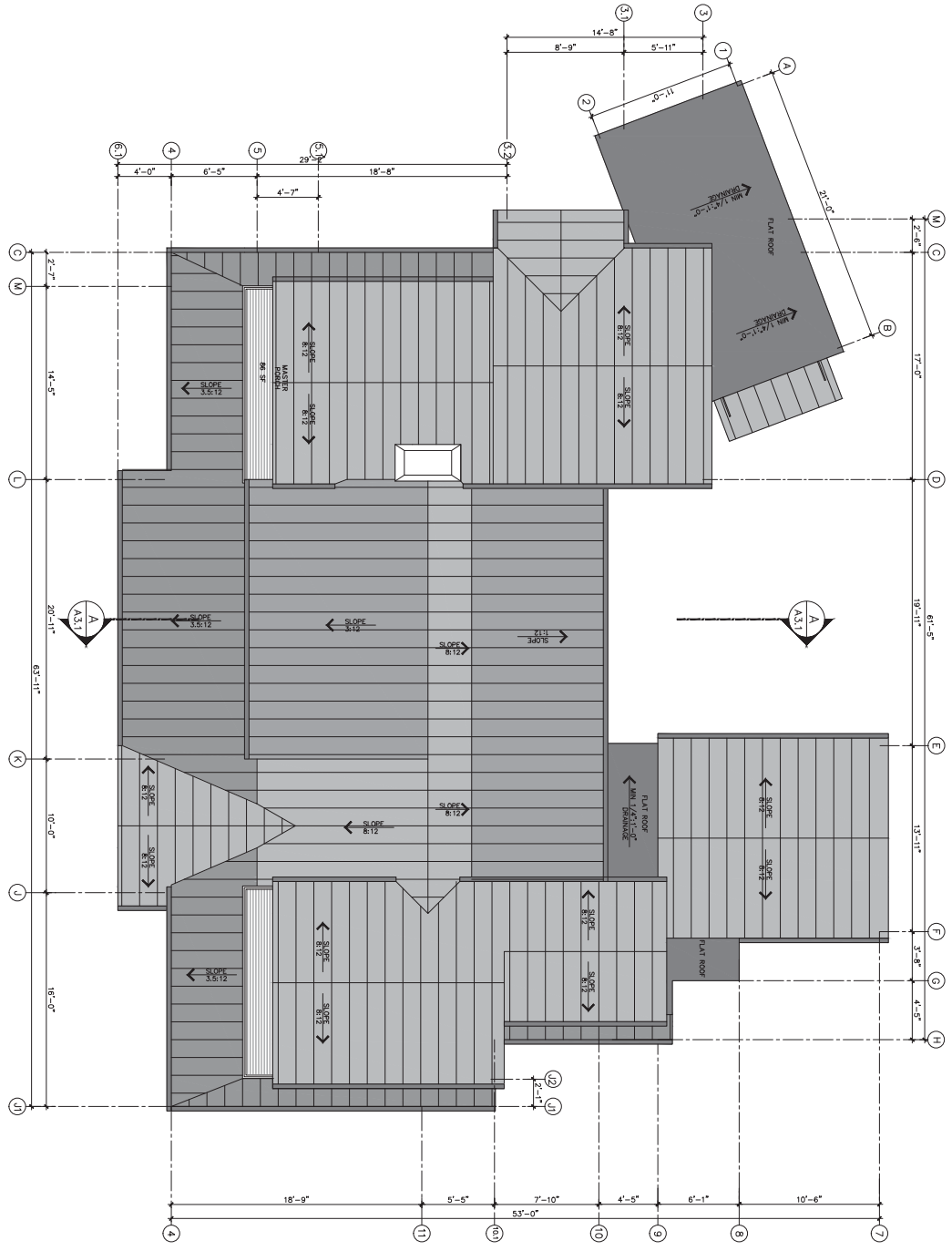


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<p>DRAWN BY: JAL/TL SCALE: VARIOUS</p> <p>DATE: 05/29/2019 CHECK: CB</p> <p>PROPOSED UPPER LEVEL PLAN</p> <p>SHEET NUMBER: A2.1</p>	<p>APN: 034-068-012</p>



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



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APN: 034-068-012

Packet Pg.

JOEL H. BEVAN, AIA
LICENSED ARCHITECT
NO. 125180119

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REVISIONS:

PLANNING SUBMISSION #1 05/29/2019

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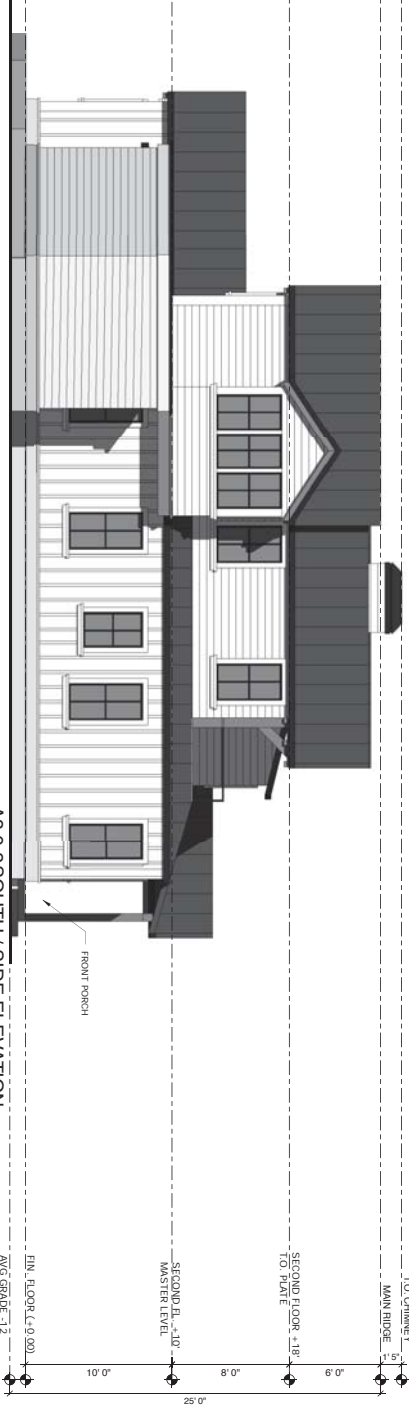
DATE: 05/29/2019 CHECK: CB

SHEET TITLE: PROPOSED ROOF PLAN

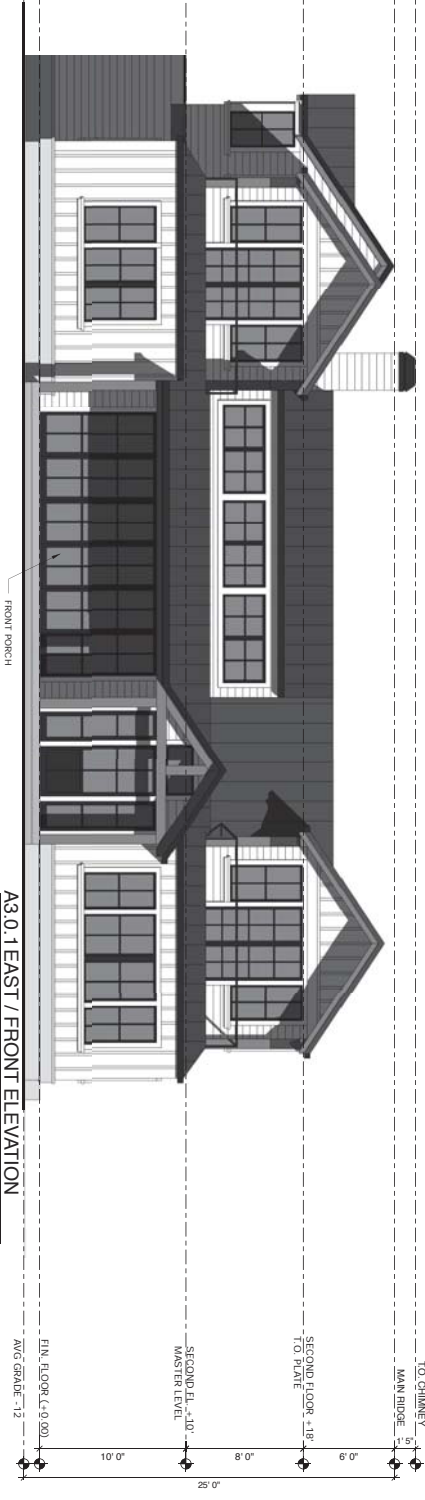
SHEET NUMBER: A2.2



A3.0.3 NORTH / SIDE ELEVATION
SCALE 1/4"=1'-0"



A3.0.2 SOUTH / SIDE ELEVATION
SCALE 1/4"=1'-0"



A3.0.1 EAST / FRONT ELEVATION
SCALE 1/4"=1'-0"

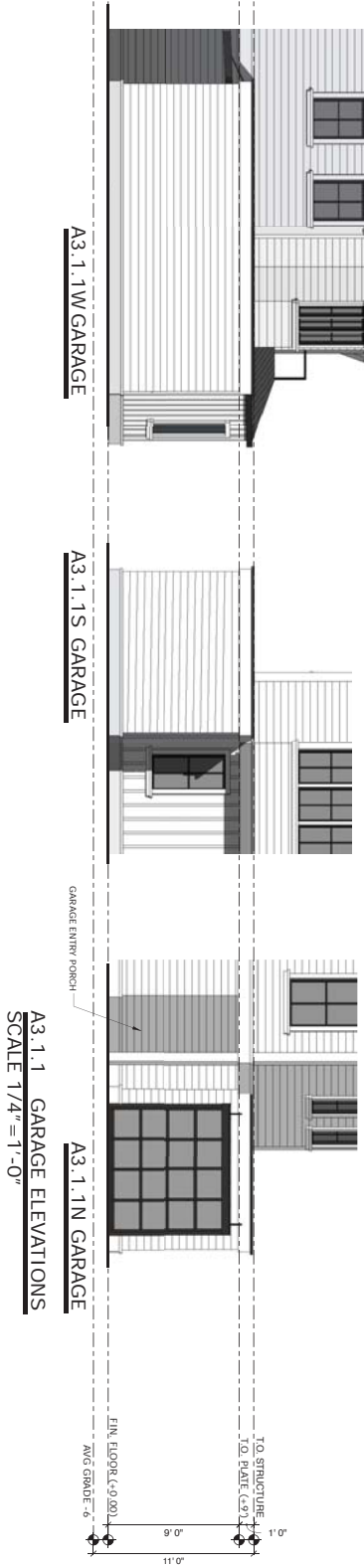
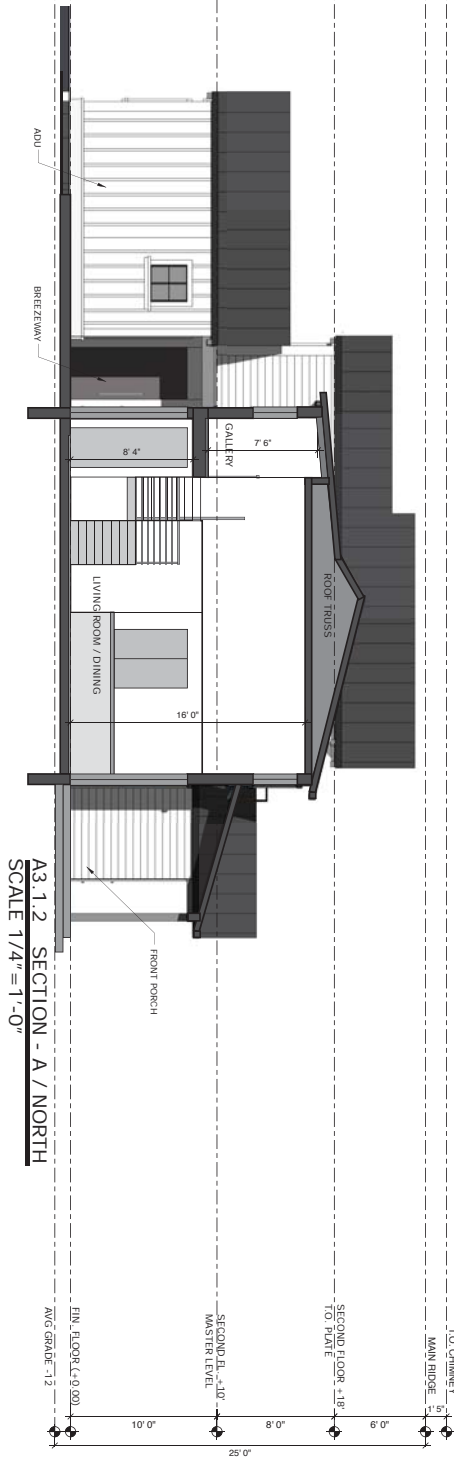
Bevan+Associates
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SANTA MONICA, CA 90478
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CAPITOLA, CA
APN: 034-068-012

LICENSED ARCHITECT
JOEL H. MENDELSON
No. C-35143
BORN 12/01/1979
STATE OF CALIFORNIA

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REGISTERED ARCHITECT
PLANNING SUBMISSION #3 05/29/2019
DRAWN BY: J.M./TW SCALE: VARIOUS
DATE: 05/29/2019 CHECK: J.M.
SHEET TITLE: ELEVATIONS
SHEET NUMBER: A3.0



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Exp. 12/31/2019
STATE OF CALIFORNIA

The permit, contract and construction documents in this drawing set are prepared by the architect and signed by the state-licensed architect. The architect is responsible for the design, construction and construction administration of the project. The architect is not responsible for the design, construction and construction administration of any other project. The architect is not responsible for the design, construction and construction administration of any other project. The architect is not responsible for the design, construction and construction administration of any other project.

DATE: 05/29/2019
CHECKED: [Signature]
SCALE: VARIOUS
SHEET TITLE: ELEVATIONS
SHEET NUMBER: A 3 1

PLANNING SUBMISSION #3 05/29/2019

DATE: 05/29/2019
CHECKED: [Signature]



A4.0.6 ENTRY PORCH



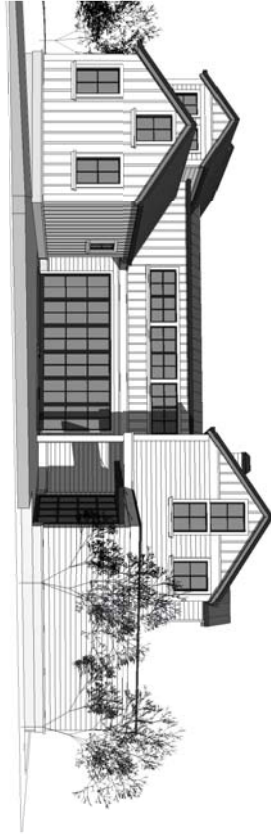
A4.0.5 MAIN STREET VIEW



A4.0.4 SIDE / ENTRY



A4.0.3 SIDE STREET VIEW



A4.0.2 REAR VIEW



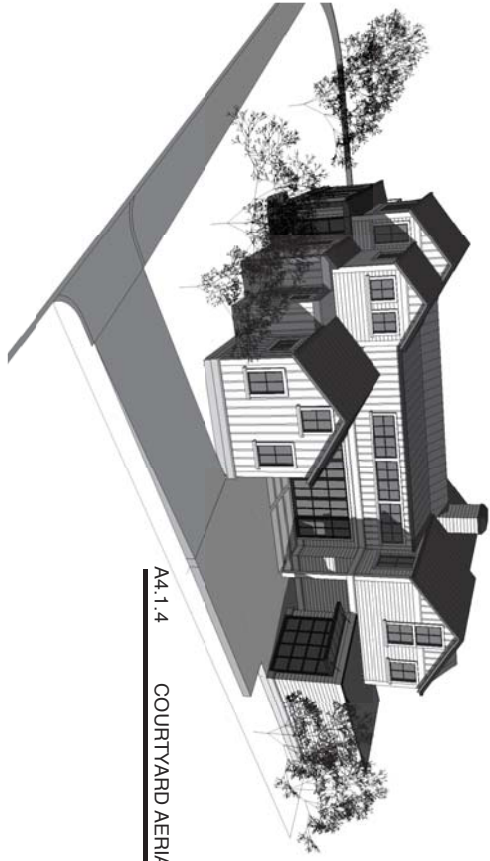
A4.0.1 SIDE STREET VIEW

CECCHETTI RESIDENCE
 1375 PROSPECT AVE.
 CAPITOLA, CA
 APN: 034-068-012

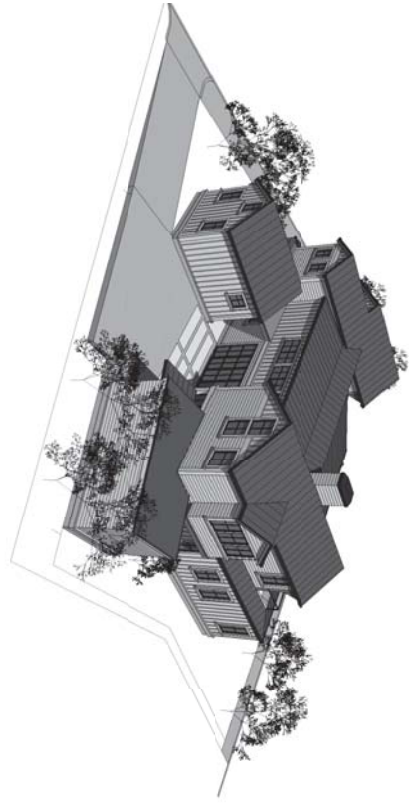
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DATE: 05/29/2019 CHECK: DM
 SHEET TITLE: 3D VIEWS
 SHEET NUMBER: A4.0

PLANNING SUBMISSION #3 05/29/2019
 DRAWN BY: JMT SCALE: VARIOUS
 DATE: 05/29/2019 CHECK: DM
 SHEET TITLE: 3D VIEWS
 SHEET NUMBER: A4.0



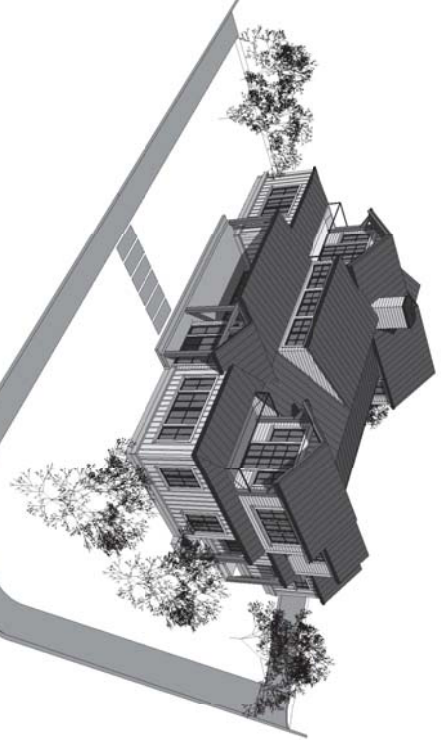
A4.1.4 COURTYARD AERIAL



A4.1.3 COURTYARD AERIAL



A4.1.1 FRONT AERIAL



A4.1.2 SIDE AERIAL

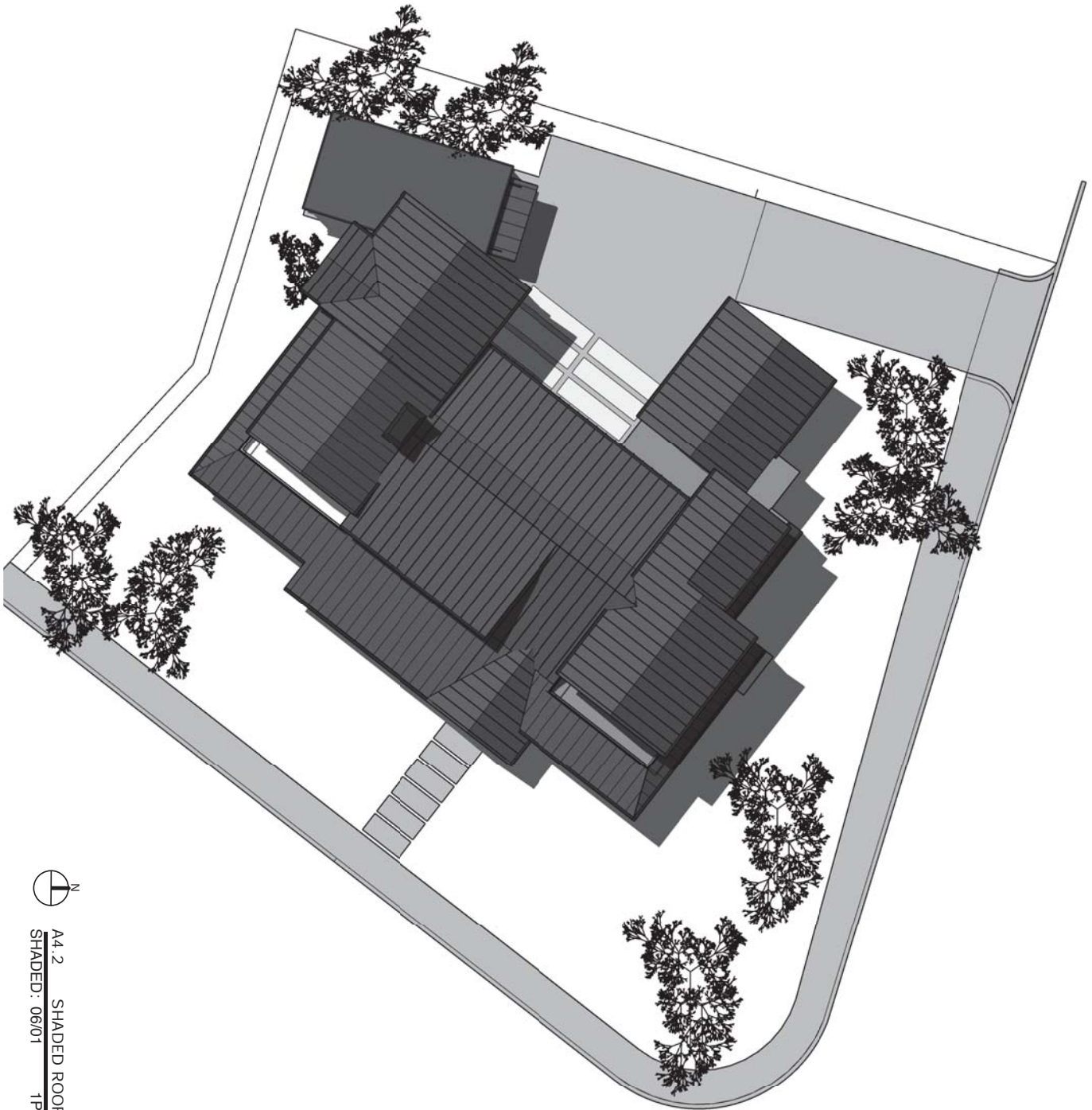
bevan+associates
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CECCHETTI RESIDENCE
1375 PROSPECT AVE.
CAPITOLA, CA
APN: 034-068-012

LICENSED ARCHITECT
JOEL H. MEMBERSOHN
No. C-27143
120110019
STATE OF CALIFORNIA

The permits, details and specifications contained in these drawings were prepared by me or under my direct supervision and I am a duly licensed architect in the State of California. I am not providing any warranty or representation of fitness for any particular purpose. I am not responsible for any errors or omissions in these drawings. I am not responsible for any construction or other work not shown on these drawings. I am not responsible for any construction or other work not shown on these drawings. I am not responsible for any construction or other work not shown on these drawings.

DESIGNER	JOEL H. MEMBERSOHN
DATE	05/29/2019
CHECKER	JOEL H. MEMBERSOHN
SCALE	AS SHOWN
SHEET NUMBER	A4.1



Attachment: 1375 Prospect Avenue - Full Plan Set - 05.29.2019 (1375 Prospect Avenue)



A4.2 SHADED ROOF PLAN 3/16" = 1'-0"
 SHADED: 06/01 1PM

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 APN: 034-068-012

LICENSED ARCHITECT
 JOEL H. MENZELSON
 No. C-35143
 State of California
 Exp. 12/31/2019

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 REVISIONS:
 PLANNING SUBMISSION #3 05/29/2019
 DRAWN BY: M/TW SCALE: VARIOUS
 DATE: 05/29/2019 CHECK: GM
 SHEET TITLE:
 SHADED ROOF PLAN
 SHEET NUMBER:
 A4.2



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: JUNE 6, 2019

SUBJECT: **606 Burlingame Avenue #19-0172 035-101-17**

Design Permit for a covered entry porch and front room addition to an existing single-family residence located within the R-1 (Single-Family) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Gino Blefari

Representative: Stephen Dorcich, Filed: 04.15.19

APPLICANT PROPOSAL

The applicant is proposing to construct a new covered front entry and small addition that includes additional interior living space and expand an existing bedroom. The project adds 123.5 square feet to the existing floor area. The addition requires Planning Commission approval of a Design Permit.

BACKGROUND

The Architectural and Site Review Committee reviewed the application on May 22, 2019, and provided the applicant with the following direction:

Public Works, Kailash Mozumder: informed the applicant that Best Management Practices (BMP) should be followed during construction when handling ground disturbances.

Building Official, Robin Woodman: had no comments.

Local Architect, Frank Phanton: liked the design.

City Planner, Sean Sesanto: had no comments.

Development Standards

The development is located within the R-1 zoning district and complies with all the development standards of the district as shown in the table below:

R-1 (Single-Family Residential) Zoning District

Development Standards
Building Height

R-1 Regulation	Existing		Proposed
25 ft.	15 ft. 8 in.		17 ft.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	5,000 sq. ft.		5,000 sq. ft.
Maximum Floor Area Ratio	50% (Max 2,500 sq. ft.)		50% (Max 2,500 sq. ft.)
First Story Floor Area	2,090 sq. ft.		2,213 sq. ft.
Second Story Floor Area	0 sq. ft.		0 sq. ft.
TOTAL FAR	41.8% (2,090 sq. ft.)		44.3% (2,213 sq. ft.)
Yards			
	R-1 Regulation		Existing
Front Yard 1st Story	15 ft.		11 ft. <i>(4 ft. porch encroachment)</i>
Side Yard 1st Story (North)	10% lot width	Lot width: 62.5 ft. 6 ft. 3 in. min.	4 ft. 8 in. 4 ft. 6 in. Existing Nonconforming
Side Yard 1st Story (South)	10% lot width	Lot width: 62.5 ft. 6 ft. 3 in. min.	4 ft. 10 in. Existing Nonconforming
Rear Yard 1st Story	20% of lot depth	Lot depth: 80 ft. 16 ft. min.	16 ft. 11 ft.
Encroachments (list all)	Structure encroaches into side setbacks on both sides. Existing Non-Conforming		4 ft. Covered front porch exception.
Parking			
	Required	Existing	Proposed
Residential (from <u>2,001</u> up to <u>2,600</u> sq. ft.)	3 spaces total 1 covered 2 uncovered	2 spaces total 0 covered 2 uncovered	2 spaces total 0 covered 2 uncovered Existing Nonconforming
Garage and Accessory Bldg.	Complies with Standards?		List non-compliance
Garage	No		Existing non-conforming covered parking
Underground Utilities: required with 25% increase in area			No

DISCUSSION

The existing structure at 606 Burlingame Avenue is a nonconforming, one-story, single-family residence. The lot is surrounded by one- and two-story single-family homes.

The applicant is proposing to construct a 123.5-square-foot addition, which includes an expanded bedroom and a covered front porch, onto the existing 2,090-square-foot house. The covered porch is exempt from counting towards the floor area because it does not exceed 150 square feet, as per Capitola Municipal Code (CMC) §17.15.100 "Floor area ratio." The extension of the front bedroom will include a new bathroom where the bedroom is currently located. The front roof pitch will be steeper, causing the ridgeline of the roof to be raised from 15 feet eight

inches to 17 feet. The roof will remain composite shingle. The front exterior wall of the structure will be refinished with stucco and stone. The proposed porch cover measures 12 feet six inches in height and is open on three sides.

Nonconforming Structure

The existing home is located within five feet of both side property lines. Pursuant to §17.72.070, structural alterations to an existing nonconforming structure may not exceed 80% of the present fair market value of the structure. The proposed remodel and addition were calculated to be 11 percent (Attachment 2); therefore, they are permissible structural alterations to the nonconforming structure.

The structure is also nonconforming in terms of the required parking. However, under CMC §17.51.135(B) “no additional parking shall be required for reconstruction or structurally altering an existing residential structure so long as the floor area of the structure is not increased by more than ten percent of the existing gross floor area.” The proposed project only increases the floor area by 5.9%, so the applicant is not required to bring the nonconforming parking into compliance.

CEQA

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. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission approve project application #19-0172 based on the following Conditions of Approval and Findings.

CONDITIONS OF APPROVAL

1. The project approval consists of a 123.5-square-foot addition to an existing single-family residence. The maximum Floor Area Ratio for the 5,000-square-foot property is 50% (2,500 square feet). The total FAR of the project is 44.3% with a total of 2,213 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 June 6, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any

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

6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #19-0172 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the

satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

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

FINDINGS

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purposes of the R-1 (Single-Family Residential) Zoning District. The project secures the purpose of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project is located between Bay Avenue and Capitola Avenue. The proposed additions to the existing single-family residence compliment the designs of the existing single-family and commercial structures in the neighborhood in terms of use, mass and scale, materials, height, and architecture.

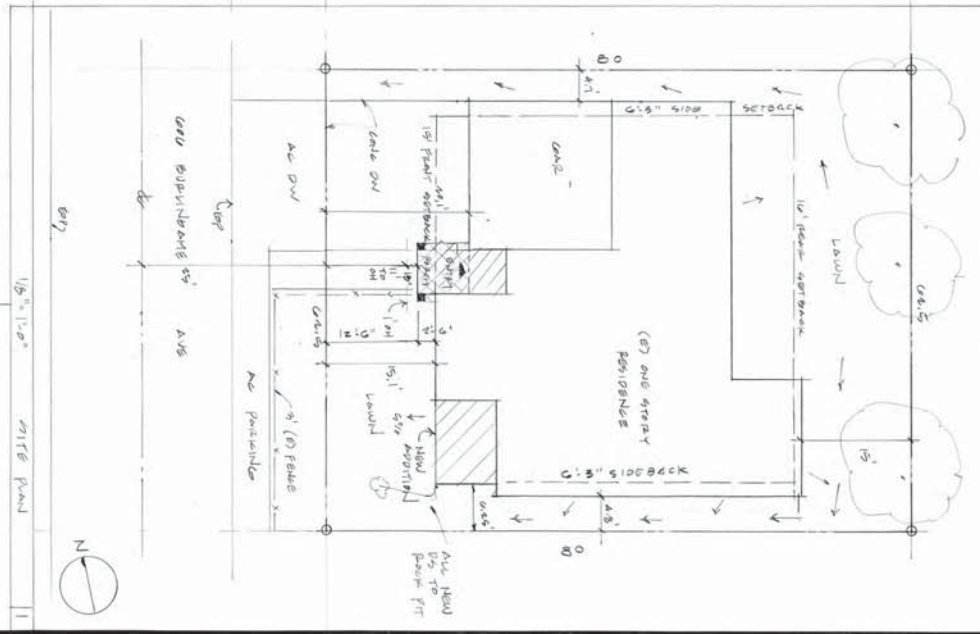
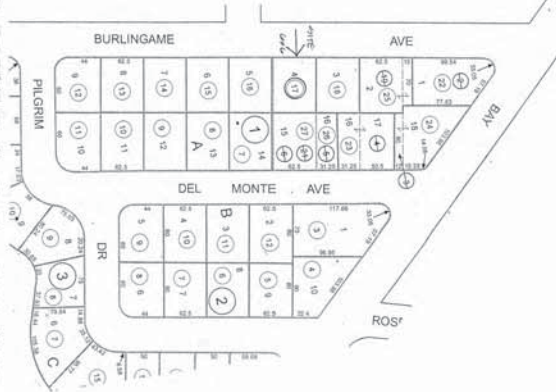
C. This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

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

ATTACHMENTS:

1. 606 Burlingame Avenue - Plan Set
2. 606 Burlingame Avenue - Construction Cost Breakdown

Prepared By: Sean Sesanto



NEW IMPROVEMENTS 127' x 42' x 174'

GRADE	EXIST	NEW	FEED
GRADE	940	167	940
FEED	804M	15.7	2,170 (44)
PROF	-	92	92
CONCRETE	0.50 x 0.50	0.50 x 0.50	0.50 x 0.50
SET ASSESS	0.50 x 0.50	0.50 x 0.50	0.50 x 0.50

DATE: APR 28, 2011
 DRAWN: [Signature]
 CHECKED: [Signature]
 1/8" = 1'-0"
 SHEET: A11

SITE PLAN

DESIGNER:
 ADDITION
 606 BURLINGAME
 AVE
 CAPITOLA

APR 28, 2011
 Daryl
 Fazekas
 Architecture
 Structural,
 Electrical,
 Plumbing,
 Mechanical
 15021 17th
 Vista Ave.
 Los Gatos, CA 95032
 (408) 395-9400

NO.	REVISIONS	DATE

Attachment: 606 Burlingame Avenue - Plan Set (606 Burlingame Avenue)

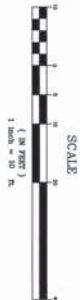


ELEVATION DATA
 ELEVATIONS ARE DERIVED FROM A GPS
 READING AND BASED ON THE NORTH
 DATUM. ELEVATIONS HAVE NOT BEEN
 PUBLISHED BENCHMARK.

REFERENCES
 (A) 30-M-31
 (B) OCC# 2018-0007946

BASES OF BEARINGS
 BEARINGS ARE BASED UPON THE CENTER LINE OF
 BURLINGAME AVENUE AS SHOWN ON THAT CERTAIN
 MAP RECORDED IN BOOK 30 OF MAPS AT PAGE 31,
 NORTH 8° 00' 00" EAST

NOTES
 A TITLE REPORT WAS NOT PROVIDED FOR THIS SLAB.
 EXISTING DIMENSIONS, IF ANY, ARE COMPARED FROM
 RECORD PLANS AND THE CURRENT DEED FOR THE
 THAT BOUND OR BENEFIT THE SUBJECT PROPERTY
 THAT WOULD ONLY BE RECALCULATED ON A TITLE REPORT.



PAGE DATA
 APP. 035-101-17
 AREA 5,000 SF +/-



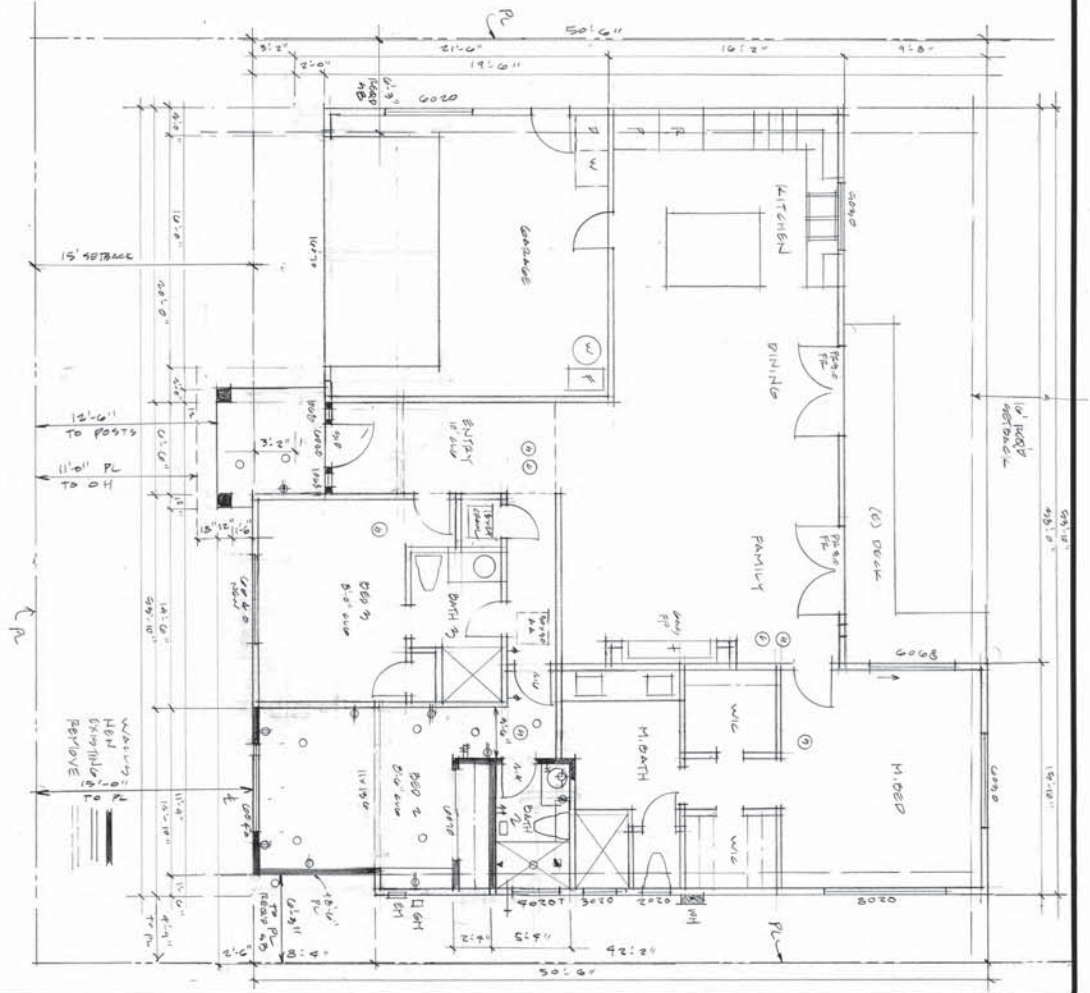
JEAN-PAUL HAPPEL, PLS 6607

ALPHA LAND SURVEYS, INC.

4444 SCOTT VALLEY CA 94553
 53015 VALLEY CA 94553
 925 251-1310
 4098 251-1310

606 BURLINGAME AVENUE
 CITY OF CANTONIA
 SANTA COLLE COUNTY

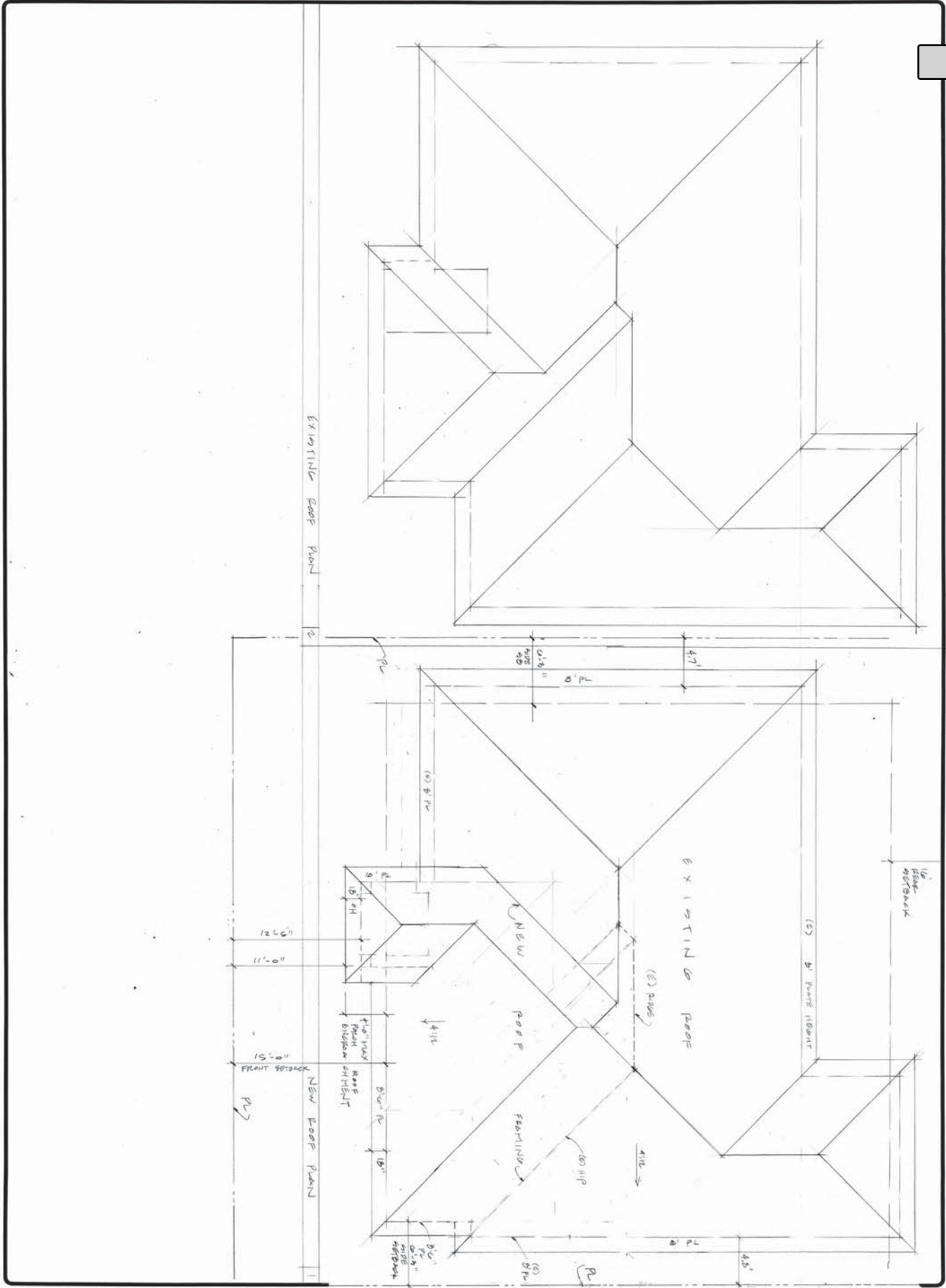
SHEET
 OF ONE



DATE	5/18/14
REVISION	
NO.	
BY	
CHECKED	
DATE	
SCALE	1/4" = 1'-0"
SHEET NO.	A2
SHEET	

DARYL FAZEKAS
 ARCHITECTURE, STRUCTURAL, ENERGY
 15621 LOMA VISTA AVE
 DANFORTH, CA 94028
 DARYL@FAZEKAS.COM
 408 395 9400

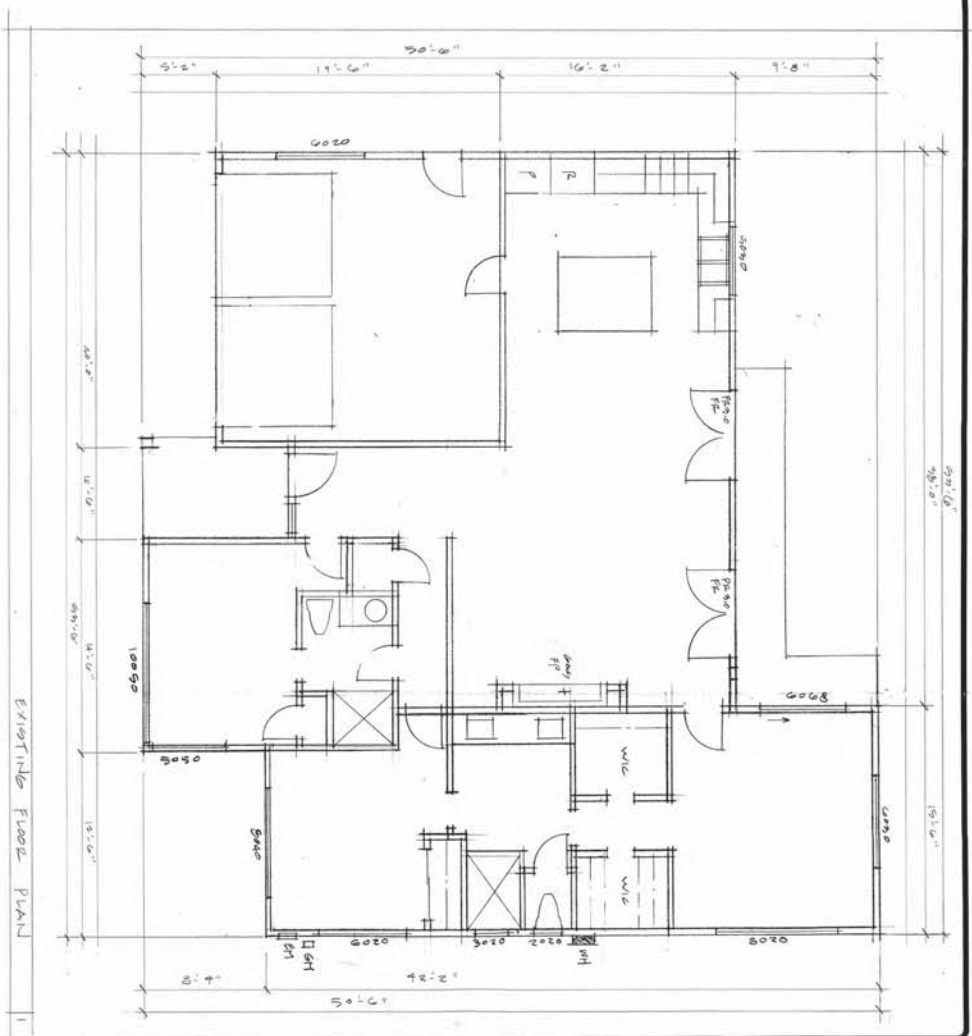
Bldg PPA
 ADDITION
 606 BURLINGAME AVE
 Please print



<p style="font-size: 2em;">A4</p> <p>1/4" = 1'-0"</p>	DRAWING NO.	022
	DATE	11/19/14
	SCALE	AS SHOWN
	SHEET NO.	4

<p>Roof Plans</p>	<p>Daryll Fazekas Architectural, Structural, Energy 10210 Vista Ave Las Vegas, NV 89123 Daryll@fazekas.com 702-738-9400</p>
-------------------	---

<p>REVISIONS</p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>BY: _____</p> <p>DATE: 5/19/14</p>



DATE	
CHECKED	
DATE	
SCALE	1/4"
JOB NO.	
SHEET	A5
SHEETS	

EXISTING
FLOOR
PLAN

PUREFAZI
ARCHITECTURAL
606 BURLINGAME

Daryl
Fazekas
Architecture
Structural,
Engineering
15021 Vista
Vista Ave.
Los Gatos, CA 95032
Daryl@purefazi.com
408 395 9400

REVISIONS	BY

Existing Building Costs:

PLANNING STAFF

Existing Residence:	1659 square feet	=	\$ 331,800.00
	\$ 200.00 square foot		
Existing Garage:	390 square feet	=	\$ 35,100.00
	\$ 90.00 square foot		
Existing Deck:	0 square feet	=	\$ -
	\$ 25.00 square foot		
<u>Total Existing Value:</u>			<u>\$ 366,900.00</u>
80% of Total Existing Value			\$ 293,520.00

New Construction Costs:

New Conditioned Space:	123.5 square feet	=	\$ 24,700.00
	\$ 200.00 square foot		
New Garage:	0 square feet	=	\$ -
	\$ 90.00 square foot		
New deck/porch:	55.6 square feet	=	\$ 1,390.00
	\$ 25.00 square foot		
<u>Total New Construction Value:</u>			<u>\$ 26,090.00</u>

Remodel Costs: (50% of "new construction" costs)

Remodel Conditioned Space:	140 square feet	=	\$ 14,000.00
	\$ 100.00 square foot		
Remodel Garage:	0 square feet	=	\$ -
	\$ 45.00 square foot		
Remodel Deck:	0 square feet	=	\$ -
	\$ 12.50 square foot		
<u>Total Remodel Value:</u>			<u>\$ 14,000.00</u>
<u>Total Construction/Remodel Cost</u>			<u>\$ 40,090.00</u>
% of Existing Value			10.9267%

Attachment: 606 Burlingame Avenue - Construction Cost Breakdown (606 Burlingame Avenue)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JUNE 6, 2019
 SUBJECT: **529 Capitola Avenue #19-0014 APN: 035-093-01**

Design Permit and Conditional Use Permit for the addition of two dormers to an historic single-family home 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: Jim LaTorre

Representative: Dennis Norton, Filed: 05.02.2019

APPLICANT PROPOSAL

The applicant is proposing to add two dormers to an historic residence located at 529 Capitola Avenue within the CN (Neighborhood Commercial) zoning district. The application requires approval of a Design Permit and a Conditional Use Permit by Planning Commission due to the proposed change to a historic structure.

BACKGROUND

The Architectural and Site Review Committee reviewed the application on May 22, 2019, and provided the applicant with the following direction:

Local Historian, Carolyn Swift: informed the applicant that the building may be one of the oldest and most important in the city because no other village buildings from the era of Capitola's founding or from the era of the Italian fishing village are known to survive. Mrs. Swift stated that a complete and accurate history of the building needs to be documented, and if the structure truly survives from the time of the city's founding, extreme care should be taken in how it is treated and rehabilitated. Mrs. Swift's full comments are included as Attachment 4.

Public Works, Kailash Mozumder: informed the applicant that a complete stormwater application and stormwater management plan (including showing drainage features, pathways of runoff, and runoff retention on the site plan) are required prior to Planning Commission review. The Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet in the building plans.

Building Official, Robin Woodman: informed the applicant the required headroom must be maintained in the new stairway and the second-story dormer windows do not meet the net clear opening minimum size requirement for egress windows.

Local Architect, Frank Phanton: informed the applicant that the design works architecturally.

City Planner, Matt Orbach: had no comments.

Following the Architectural and Site Review hearing, the applicant made the required changes to the site plan to complete the stormwater application. Planning staff shared the concerns of local historian Carolyn Swift with the third-party architectural historian Leslie Dill. Leslie Dill reviewed the materials and provided a memo in which she determined “the changes in the explanation of the historic background do not change the description/list of character-defining features of the historic property,” and maintained her previous conclusion that “the potential project does not diminish the historic integrity of the significance of the property” (Attachment 5).

ZONING SUMMARY

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

CN (Neighborhood Commercial) Zoning District

Development Standards		
Building Height		
CN Regulation	Existing	Proposed
27 ft.	20 ft. 11 in.	20 ft. 11 in.
Lot Area		
There are no specific minimum lot area requirements except that there shall be sufficient area to satisfy any off-street parking and loading area requirements.		
Lot Coverage		
There shall be no specific maximum lot coverage, except that sufficient space shall be provided to satisfy off-street parking and loading area requirements and front yard and open space requirements shall be satisfied.		
	Existing	Proposed
Lot Size	4,312 sq. ft.	4,312 sq. ft.
1 st Story Floor Area	866 sq. ft.	866 sq. ft.
2 nd Story Floor Area	514 sq. ft.	514 sq. ft.
TOTAL	1,380 sq. ft.	1,380 sq. ft.
Yards		
	CN Regulation	Proposed
Front Yard 1 st Story	15 ft.	15 ft.
Side Yard 1 st Story	10% lot width Lot width: 40 ft. 4 ft. min.	4 ft. 7 in. (North Side) 15 ft. (South Side)
Rear Yard 1 st Story	20% of lot depth Lot depth: 100 ft. 20 ft. min.	42 ft.
Encroachments (list all)	No encroachments allowed.	Covered porch and stairs encroach four feet into front setback. Existing Nonconforming.
Parking		
	Required	Proposed
Residential (up to 1,500 sq. ft.)	2 spaces total 1 covered	2 spaces total 1 covered

	1 uncovered	1 uncovered
Garage & Accessory Buildings		
	Complies with Standards?	List non-compliance
Garage	Yes	
Underground Utilities: required with 25% increase in area		Not Required

DISCUSSION

The existing residence at 529 Capitola Avenue is a nonconforming two-story single-family residence. The house is recognizable as a somewhat altered mid-nineteenth century, National-style cottage. The National style is embodied in vernacular steeply-pitched gable-roofed houses with half stories at the upper level, supported by balloon framing. They are commonly clad in board-and-batten siding and feature 2/2 or 1/1 double-hung wood windows placed individually. The primary character of the historic house is obtained from its simple form and materials. It features a low, almost cubical volume, topped by a relatively steep gabled roof that encloses a small second story. The one-story rear wing, now altered, featured a shed roof typical of nineteenth-century designs. The shed roof was expanded and the form altered, but the side eaves of the original shed roof are intact. The front porch features flat arches that were utilized in porch designs of the 1860’s. The porch does not appear on the 1927 Sanborn Insurance maps, but its design, size, and scale are compatible with the age and original design of the house. Per the 1986 Historic Resources Inventory, the house was built circa 1874.

The applicant is proposing to construct two new dormers, one on the northwest side and one on the southeast side of the existing second-story roof. The dormers preserve the archetypical 1870’s steeply pitched roof line at the front and rear elevations. The dormers will have shingle siding to distinguish the non-historic dormer additions from the board and batten siding of the historic structure. The proposed additions do not increase the floor area or the height of the structure. The project complies with all of the development standards of the CN zone.

Conditional Use Permit

The proposed project includes a significant alteration to the historic structure at 529 Capitola Avenue. Significant alterations to a historic structure require approval of a Conditional Use Permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA). Any modification to a historic resource must comply with the Secretary of Interior Standards to qualify for a CEQA exemption. Architectural Historian Leslie Dill has reviewed the project and concluded that it is compatible with the *Secretary of the Interior’s Standards for Rehabilitation* (Attachment 3).

Nonconforming

The existing structure is nonconforming because the front porch encroaches four feet into the required front yard setback. The property is in the C-N (Neighborhood Commercial) zoning district, in which no encroachments are allowed. The applicant submitted the required 80% nonconforming calculation, which demonstrates that the proposed structural alterations do not exceed 80 percent of the present fair market value of the structure (Attachment 2), so the alterations are permissible.

CEQA

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. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application and approve project application #19-0014 based on the Conditions of Approval and Findings.

CONDITIONS OF APPROVAL

1. The project approval consists of construction two dormers on an historic single-family residence. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 6, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #19-0014 shall be paid in full.
7. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
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 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.
18. 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 two dormers on an historic single-family residence complies with the development standards of the C-N (Neighborhood Commercial) District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the construction two dormers on an historic single-family residence. The design of the home, with dormers that maintain the historic roofline but are differentiated from the historic structure by the use

of shingle siding, 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.

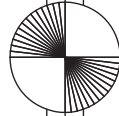
Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project does not add any floor area to the existing structure. This project involves the construction two dormers on an historic single-family residence within the C-N (Neighborhood Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS:

1. 529 Capitola Avenue - Full Plan Set - 05.15.2019
2. 529 Capitola Avenue - 80 Percent Nonconforming Calculation
3. 529 Capitola Avenue - Carolyn Swift Arch and Site Comments - 05.22.2019
4. 529 Capitola Avenue - Secretary of the Interior Standards Review - Final - 05.29.2019
5. 529 Capitola Avenue - Historical Significance Memo - 05.29.2019

Prepared By: Matt Orbach
Associate Planner

LATORRE RESIDENCE



GENERAL INFORMATION:

SITE AREA:	4,332 SQ. FT.	ZONE:	ON
BUILDINGS:			
EXISTING 1ST FLOOR:	944 SQ. FT.		
EXISTING 2ND FLOOR:	1,360 SQ. FT.		
TOTAL:	2,304 SQ. FT.		
SHED:	280 SQ. FT.		
REPROPOSED:			
UNITS 1ST FLOOR:	944 SQ. FT.		
TOTAL UNITS:	1,360 SQ. FT.		
SHED:	280 SQ. FT.		
UNITS:			
FLAT = 344			
FLAT = 344			

REGULATORY INFORMATION:
 THIS PROJECT HAS BEEN REVIEWED IN COMPLIANCE WITH THE CALIFORNIA HISTORICAL MONUMENTS ACT AND THE CALIFORNIA HISTORICAL PRESERVATION ACT.
 OCCUPANCY CLASSIFICATION: R-2A
 BUILDING CONSTRUCTION TYPE: V-3A
 FIRE RATING: NON-FERROUS

THE DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES IN THE ARCHITECTURAL PLANS AND/OR SPECIFICATIONS. THE ARCHITECTURAL PLANS AND/OR SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT AND/OR CONTRACTOR. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT AND/OR CONTRACTOR.

THE EXISTING RESIDENCE AT 529 CAPITOLA AVE. IS RECOGNIZED AS AN HISTORIC HOUSE (RESOURCE) BY SECRETARY OF THE INTERIOR STANDARDS. THIS HOUSE IS IDENTIFIED AS PART OF THE CAPITOLA HISTORICAL SURVEY FOR CAPITOLA, FORMED IN 1988.
 THE PROPERTY IS A "HISTORIC RESOURCE," REQUIRING REVIEW OF ALL DESIGN REVISIONS, AND THAT THE EXISTING HISTORIC ELEMENTS ARE TO BE PRESERVED DURING CONSTRUCTION.
 THE CALIFORNIA STATE HISTORICAL BUILDING CODE IS REFERENCED IN THE ARCHITECTURAL NOTES.
 PRIOR TO MAKING ANY CHANGES TO APPROVED PLANS, MODIFICATIONS MUST BE SPECIFICALLY REQUESTED BY THE ARCHITECT. ANY CHANGES TO THE ARCHITECTURAL PLANS SHALL REQUIRE PLANNING COMMISSION APPROVAL AND POTENTIALLY A REVIEW BY THE HISTORIC ARCHITECT FOR CONTINUED CONFORMANCE WITH THE SECRETARY OF INTERIOR STANDARDS.
 PRIOR TO MAKING ANY CHANGES TO THE HISTORIC STRUCTURE, THE APPLICANT AND/OR CONTRACTOR MUST OBTAIN APPROVAL FROM THE HISTORIC ARCHITECT. ANY CHANGES TO THE ARCHITECTURAL PLANS, ELEMENTS AND MATERIALS ACCORDING TO THE APPROVED PLANS. ANY DISCREPANCIES FOUND BETWEEN APPROVED PLANS AND MATERIALS SHALL BE REPORTED TO THE HISTORIC ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT AND/OR CONTRACTOR.

LEGEND OF SHEETS

PAGE	TITLE
1	COVER SHEET, PROJECT INFO
2	SITE PLAN
3	EXISTING FLOOR PLAN
4	EXISTING ELEVATIONS
5	EXISTING SECTION
6	ROOF PLAN, EXISTING & PROPOSED
7	
8	
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EXISTING FLOOR PLAN, 2 STORY RESIDENCE, MODIFY ROOF LINE, HENAROOM IN UPPER LEVEL, NEW UPPER BATHROOM.

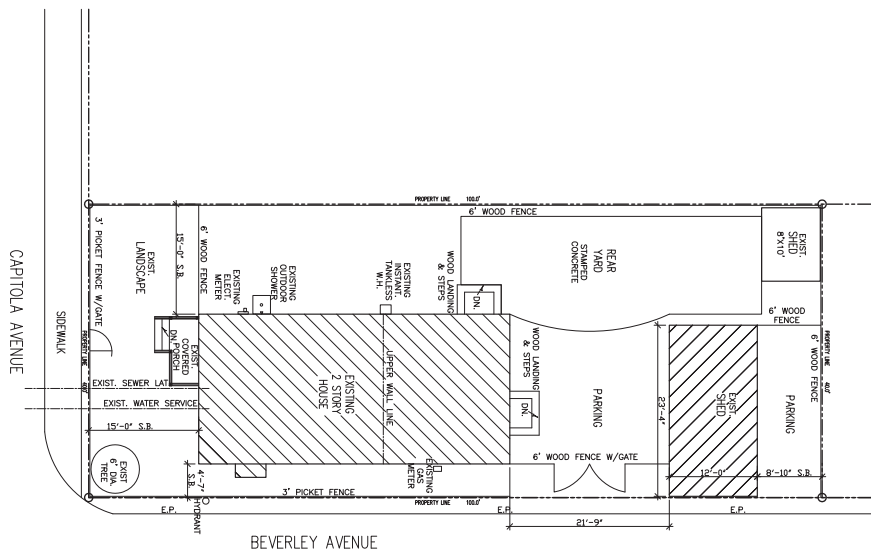
DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 831 476 2616 FAX: 831 476 2616
 WEBSITE: www.dennisnortonprojectplanning.com

LATORRE RESIDENCE
 529 CAPITOLA AVE.
 CAPITOLA, CA 95010
 APN 035-093-01

COVER SHEET
 LEGEND OF SHEETS

DRAWN: CG
 CHECKED: CG
 JOB NO: 529CAP
 DATE: 04/30/19

SHEET 1 OF 4 SHEETS



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



2

DATE	04/30/19
JOB NO.	529CAP
SCALE	1/8"=1'-0"
DESIGN	GG

SITE PLAN

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING

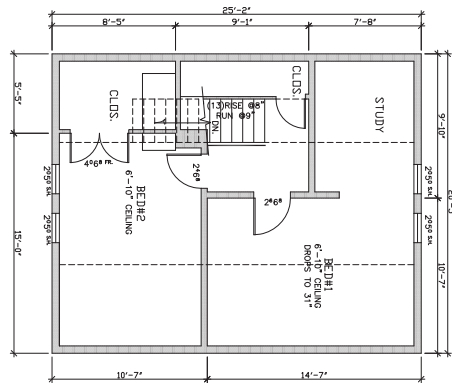
712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: (831) 476-2616 FAX: (831) 476-2616
WEBSITE: www.dennisonortondesign.com

LATORRE RESIDENCE
529 CAPITOLA AVE.
CAPITOLA, CA 95010
APN 035-093-01

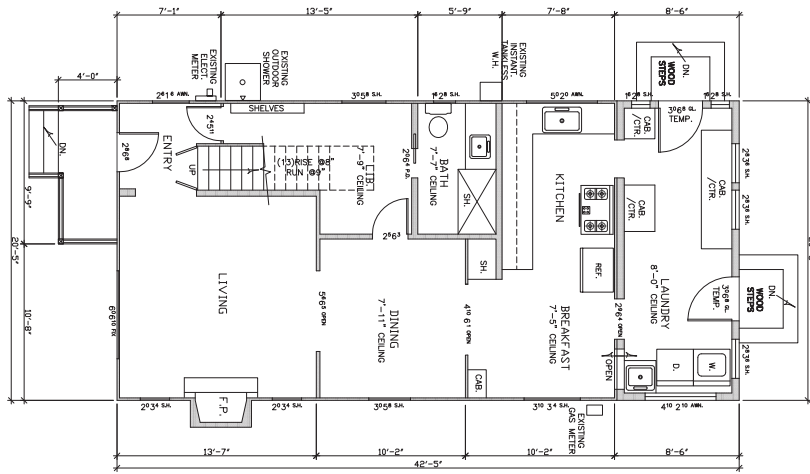
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ADDRESS	529 CAPITOLA AVE CAPITOLA, CA 95010
APN	035-093-01
DATE	04/30/19
DESIGNER	DENNIS NORTON
SCALE	1/8"=1'-0"
JOB NO.	529CAP
DATE	04/30/19

REVISIONS	BY	DATE

SECOND FLOOR



FIRST FLOOR



LIVING LEFT ROOM = 144 S.F.
 LIVING AND DINING = 244 S.F.
 TOTAL LIVING = 388 S.F.

FLOOR PLAN



EXISTING FLOORPLAN

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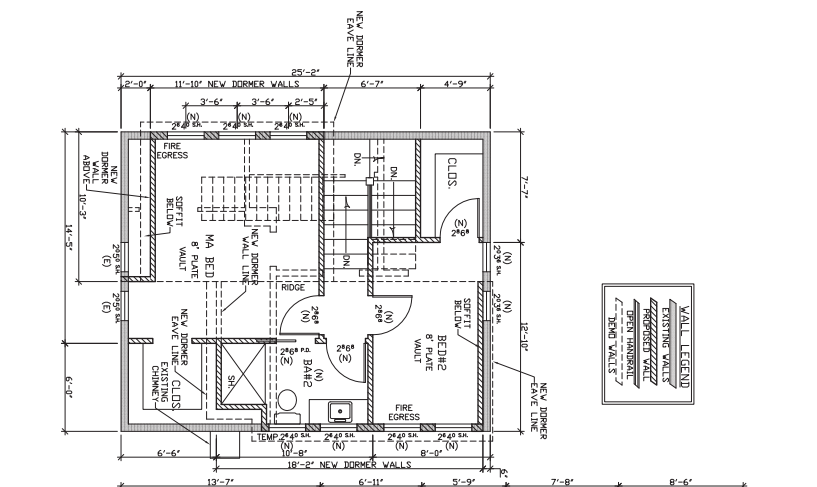
DENNIS NORTON
 529 CAPITOLA AVE
 CAPITOLA, CA 95010
 831 476 2616

REVISIONS:	BY:	DATE:

OF 4 SHEETS
 3

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 JOB NO. 529CAP
 SCALE: 1/4"=1'-0"

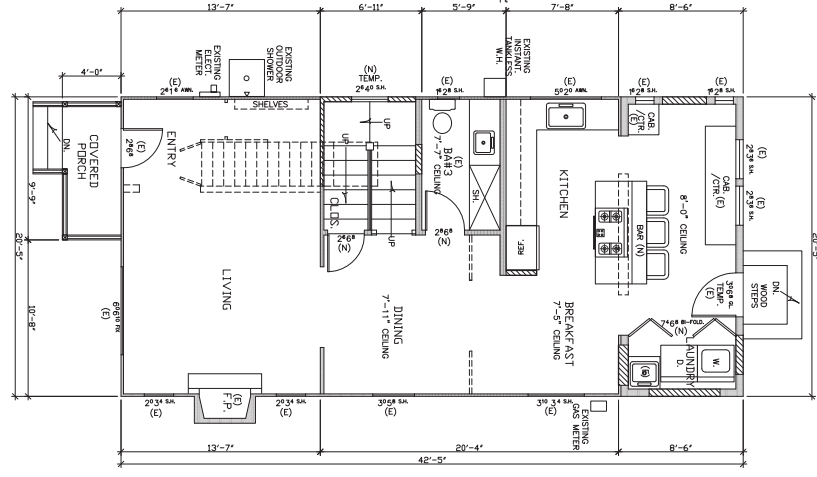
SECOND FLOOR



WALL LEGEND

- EXISTING WALL
- PROPOSED WALL
- OPEN HANDRAIL
- TRIM WALL

FIRST FLOOR



LIVING AREA = 1446 SF
 DINING AND KITCHEN = 2414 SF
 TOTAL LIVING = 3860 SF

FLOOR PLAN



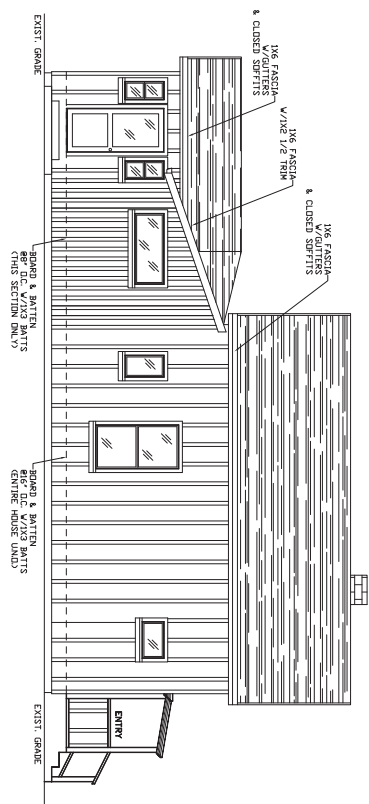
PROPOSED FLOORPLAN

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING

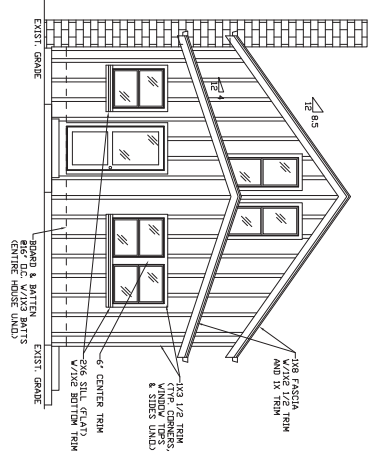
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LATORRE RESIDENCE
 529 CAPITOLA AVE.
 CAPITOLA, CA 95010
 APN 035-093-01

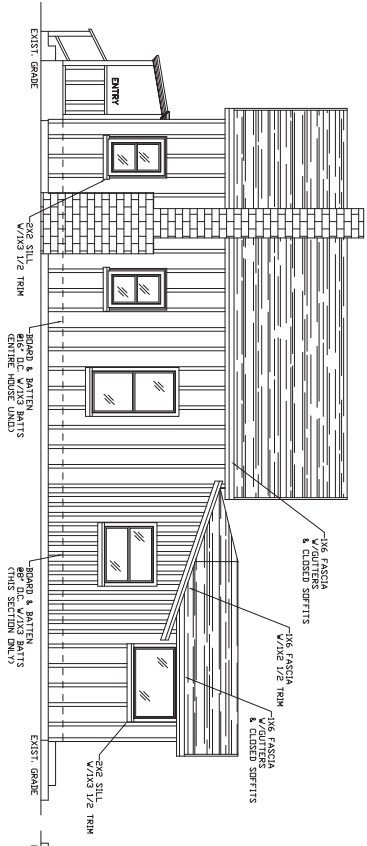
OWNER	DR. JAMES LATORRE
ADDRESS	529 CAPITOLA AVE CAPITOLA, CA 95010
PHONE	831 476 2610
DATE	05/14/19
SCALE	1/4" = 1'-0"
JOB NO.	529CAP
DATE	05/14/19
SHEET	4



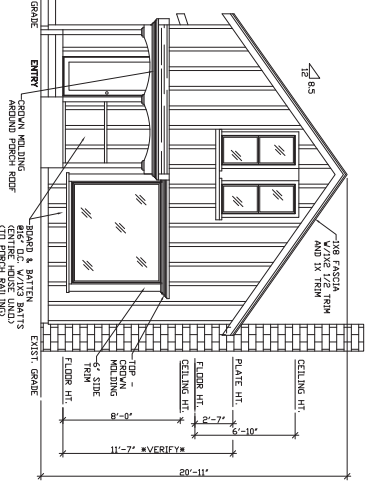
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION
BEVERLY AVE.



EAST ELEVATION
CAPITOLA AVE.

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

DATE	04/30/19
JOB NO.	529CAP
SCALE	1/4"=1'-0"
DRWING	CG

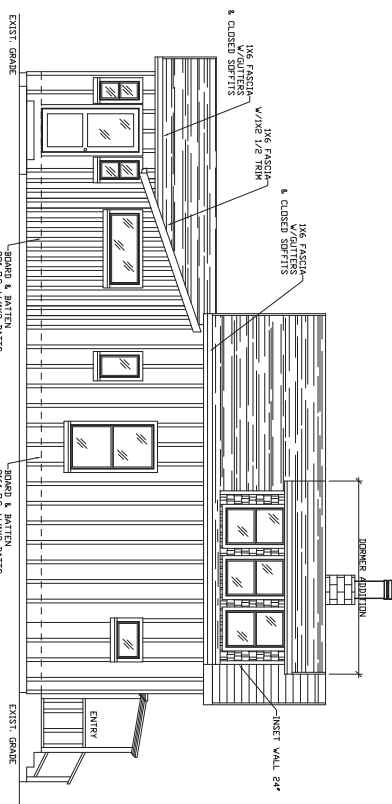
EXISTING ELEVATIONS

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712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831-476-2616 FAX: 831-476-2616
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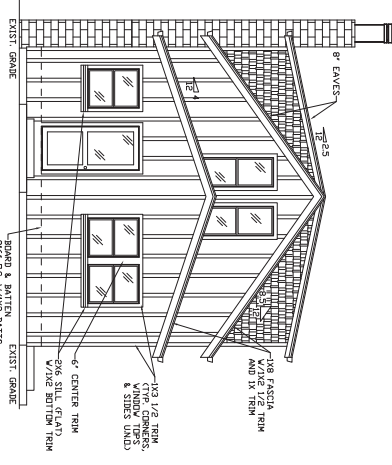
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529 CAPITOLA AVE.
CAPITOLA, CA 95010
APN 035-093-01

DENNIS NORTON
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CAPITOLA, CA 95010
PH: 831-476-2616

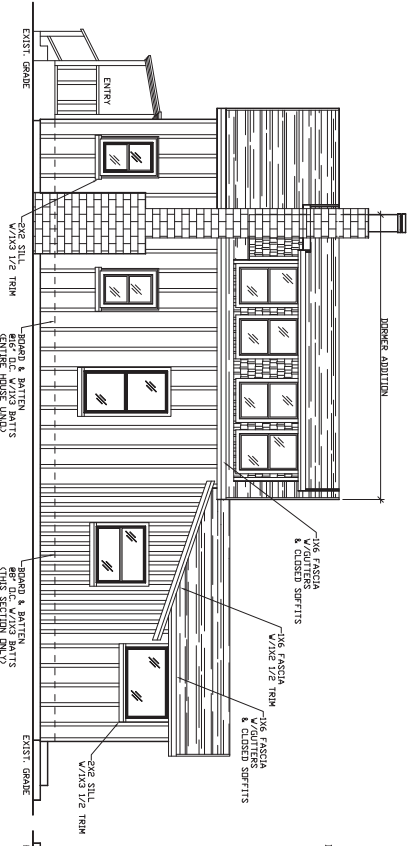
REVISIONS	



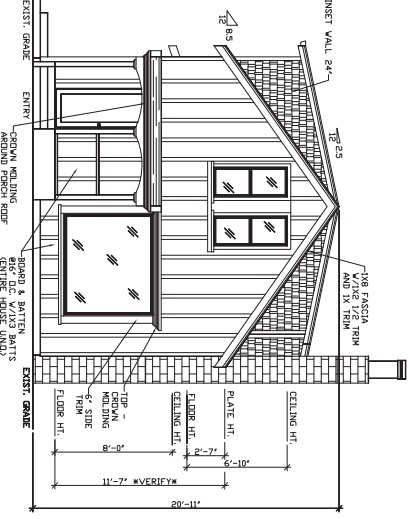
SOUTH ELEVATION



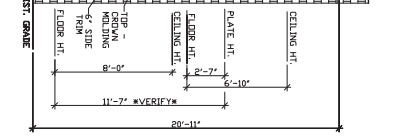
WEST ELEVATION



NORTH ELEVATION
BEVERLY AVE.



EAST ELEVATION
CAPITOLA AVE.



ELEVATIONS
SCALE: 1/4\"/>

REVISIONS

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HOME DESIGN AND PROJECT PLANNING

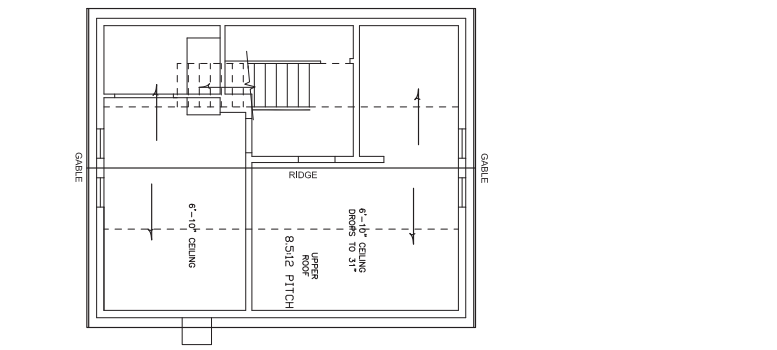
LATORRE RESIDENCE
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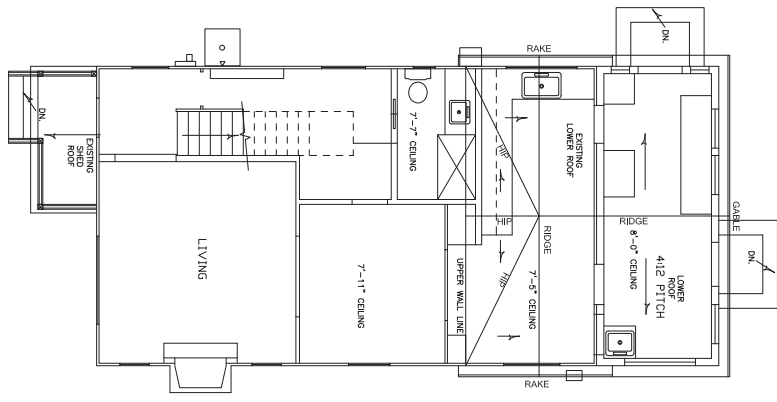
PROPOSED ELEVATIONS

DATE: 05/14/19
JOB NO: 529CAP
SCALE: 1/4\"/>

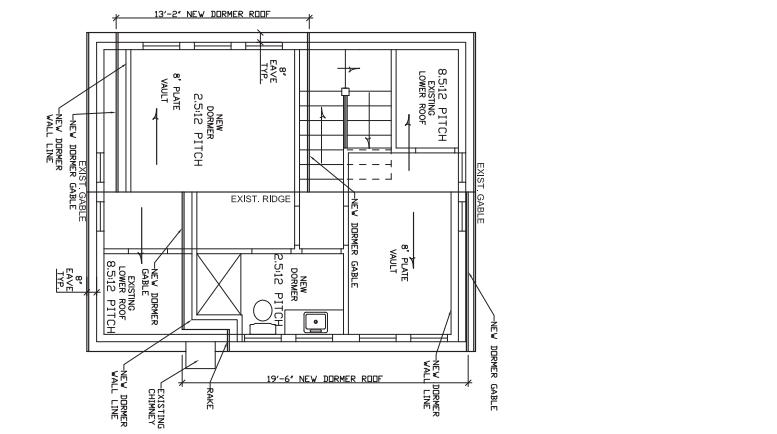
SHEET 6 OF 4



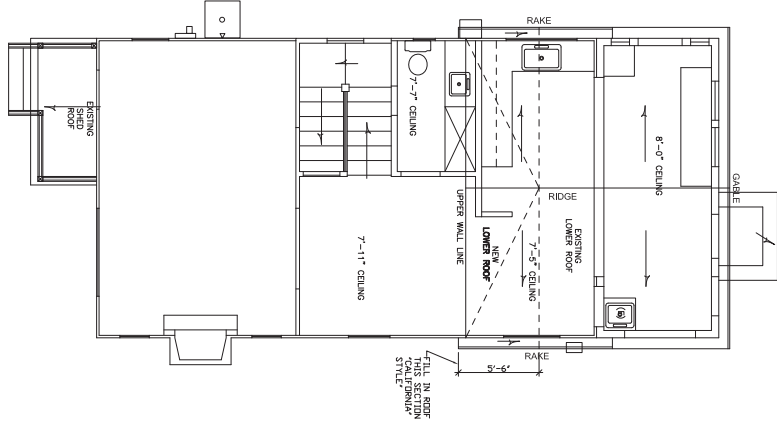
EXISTING UPPER ROOF



EXISTING LOWER ROOF



PROPOSED UPPER ROOF



PROPOSED LOWER ROOF

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

DRWN	CG
SCALE	1/4" = 1'-0"
JOB NO.	529CAP
DATE	05/14/19
SHEET	8
OF	8
SHEETS	

ROOF PLAN
EXIST. & PROPOSED

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING

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PHONE: 831 476 2616 FAX: 831 476 2616
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LATORRE RESIDENCE
529 CAPITOLA AVE.
CAPITOLA, CA 95010
APN 035-093-01

OWNER
LATORRE RESIDENCE
529 CAPITOLA AVE.
CAPITOLA, CA 95010
PH: 831 476 2616

529 Capitola Avenue – 80% Nonconforming Calculation
Per Capitola Municipal Code §17.72.070

Existing Building Costs:

Existing residence:	1,380 square feet	
	@ \$200.00/square foot	\$276,000
Existing garage:	280 square feet	
	@ \$90/square foot	\$25,200
Existing deck:	38 square feet	
	@ \$25.00/square foot	\$950.00
Total Existing Value:		\$302,150

80% of Total Existing Value: \$241,720

New Construction Costs:

New conditioned space:	0 square feet	
	@ \$200.00/square foot	\$0
New garage:	0 square feet	
	@ \$90.00/square foot	\$0
New deck/porch:	0 square feet	
	@ \$25.00/square foot	\$0

Remodel Costs: (50% of “new construction” costs)

Remodel conditioned space:	1,380 square feet	
	@ \$100.00/square foot	\$138,000
Remodel garage:	0 square feet	
	@ \$45.00/square foot	\$0
Remodel deck:	0 square feet	
	@ \$12.50/square foot	\$0

Total Construction/Remodel Cost: \$138,000 (46%)

Attachment: 529 Capitola Avenue - 80 Percent Nonconforming Calculation (529 Capitola Avenue)

To: Matt Orbach, Capitola City Planning Staff, and members of the Capitola Architectural and Site Review Committee

From: Carolyn Swift, historian

May 22, 2019

Re: Proposed rehabilitation and development project at 529 Capitola Avenue

After reviewing proposed changes and the assessment by Archives and Architecture, I believe this building's significance requires further investigation before permits are approved.

I think any further changes to this structure will severely weaken the ability of this historic building to tell the story of its past. It is a starkly vernacular structure. Altering the roof and adding dormers can't help but give it a false sense of history and, in my opinion, destroy its integrity.

The historical narrative supplied by Archives and Architecture states that the house is "significant for its age and associations with patterns of 'commerce and industry' because the house was once part of the Italian fishing village facing the beach. The cottage is associated with Vincent Canepa, a resident of the fishing village sponsored by Hihn in the late nineteenth century. The neighborhood was replaced by Rispin when he developed the Venetian Court Apartments in the early 1920s. It is understood that the cottage was relocated to this address at that time."

This analysis places the cottage at its present site by 1927, and accepts the judgement of Charles Rowe and Associates (Capitola Architectural Survey, 1987) that it was constructed in 1874.

If the above statements are true, this building is one of the most important in the city.

No other village buildings from the era of Capitola's founding are known to survive. Nor do any remain from the era of the fishing village at the end of the wharf.

On the other hand, the first Capitola structure to have been placed on the National Register of Historic Places (c. 1977) is this one: the Hihn Superintendent's building, 201 Monterey Avenue, Capitola. Built c.1883. Description states:

"The Hihn Building, constructed of local redwood, is an excellent example of the architectural style used by the Portuguese when they settled farming and fishing villages along the California coast in the latter part of the 19th Century.

The construction date is unknown, but based upon pictures, maps and conversations with local residents, it was probably built in 1883. It is the oldest commercial structure in Capitola."

Here is why this is a problem:

The Hihn Superintendent's Building, constructed as a two-story building in the early 1890s, was a resort home and office not at all related to the fishing village or farming. Yet it was granted status on the National Register because of its ability to characterize the early days Camp Capitola.

Based upon the analysis done for this proposal, the building at 529 Capitola Avenue evidently *was* connected to the Italian fishing colony at the end of the wharf and *was* constructed the year that Capitola was founded in 1874. It is a simple vernacular board-and-batten—exactly what would be if it was dated to the era of the resort's founding. The only older structures are the trestle and the wharf itself.

A complete and accurate history of this building needs to be documented in any case, and if it is true that a humble structure survives from the time of the city's founding in a condition solid enough to endure an addition of this magnitude, Capitola needs to take extreme care in how it is treated and rehabilitated.



ARCHIVES
ARCHITECTURE

SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REHABILITATION AND ADDITION PROJECT

at a

HISTORIC RESIDENCE

LaTorre Residence

529 Capitola Avenue
(Parcel Number 035-093-01)
Capitola, Santa Cruz County, California

For:

Attn: Matthew Orbach, Associate Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Prepared by:

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Leslie A. G. Dill, Partner and Historic Architect

May 2, 2019
Revised May 17, 2019
Revised May 29, 2019

INTRODUCTION

Executive Summary

The rehabilitation project for 529 Capitola Avenue, as currently proposed, is compatible with the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards*.

Report Intent

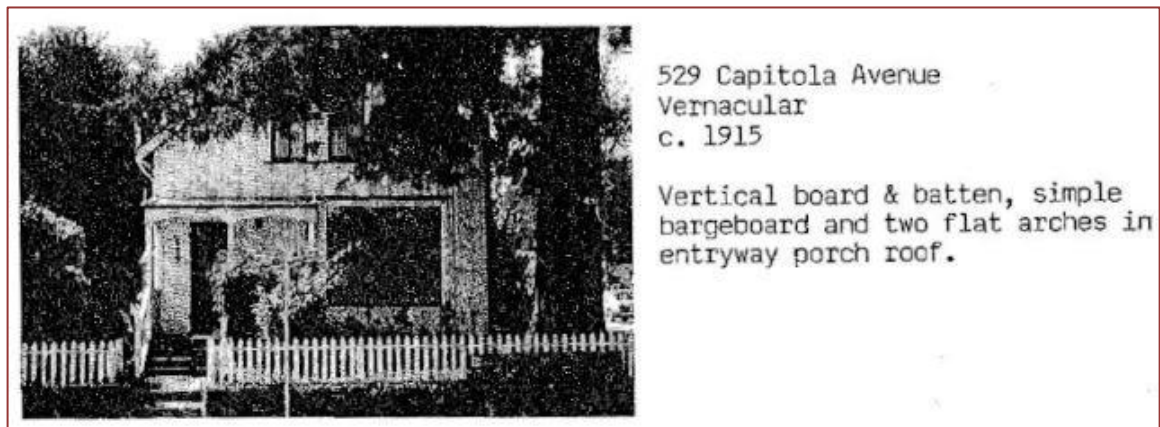
Archives & Architecture (A&A) was retained by the City of Capitola to conduct a Secretary of the Interior's Standards Review of the proposed alterations and dormer additions to the exterior of the historic one-and-one-half-story cottage at 529 Capitola Ave., Capitola, California. A&A was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource.

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill conducted a site visit and referred to the historic survey listing of the residence in the Capitola Architectural Survey, as well as reviewing historic documentation of the property including the *City of Capitola Architectural Survey* and the *Draft Historic Context Statement for the City of Capitola*.



Detail from the 1986 *City of Capitola Architectural Survey*

**Vincent Canepa home, 529
Capitola Avenue (Survey, 52):**

Architectural style:
Vernacular board-and-batten
Construction date: ca.1874
Theme: Economic
Development



Vincent Canepa home, 529 Capitola Avenue (Survey, 52): Canepa migrated to California in 1896, and his daughter, Edith Canepa Castagnola, was born in the house, a vernacular, two-story board-and-batten built in the mid-1870s. Historians believe the home may have originally been associated with the California Beet Sugar Mill located nearby.

Detail photo and text from the 2004 Draft Historic Context Statement for the City of Capitola

In January 2019, an eight-sheet set of proposed plans, dated 01/11/19, was electronically forwarded to initiate the review process (Sheets 1, 1A, 2-6, and 8). On February 14, 2019, Ms. Dill met on site with the designer to confirm the character-defining features of the property and discuss the project briefly. Archives & Architecture provided initial comments and suggestions in the form of a memo dated March 22, 2019. The design was revised and forwarded for review. On May 2, 2019, a Secretary of the Interior's Standards Review report was prepared, including recommendations for revisions of the design of the north dormer, and that feature was subsequently revised. In this review, Ms. Dill evaluated, according to the Standards, a set of eight revised sheets, with the pertinent sheets revised as of 05/14/19. After submittal of the review, comments were forwarded from Carolyn Swift regarding the historical significance of the property. Her comments were addressed into this revised report, dated 05/29/19.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION

Historical and Architectural Background

The City's draft context statement identifies the house as significant for its age and associations with patterns of "commerce and industry" because the house was possibly associated with the Sugar Beet Mill in the area. The cottage is associated with Vincent Canepa and his family.

The house is recognizable as a somewhat altered National-style cottage. The National style is associated with the nineteenth century, from the 1860s into the late 1880s. The design is embodied by vernacular steeply-pitched gable-roofed houses with half stories at the upper level, supported by balloon framing. They are commonly clad in board-and-batten siding and feature 2/2 or 1/1 double-hung wood windows placed individually. Many are of single-wall construction.

Character of the Existing Resource

The primary character of the historic house is obtained from its simple form and materials. It features a low, almost cubical volume, topped by a relatively steep gabled roof that encloses a small second story. The one-story rear wing, now altered, featured a shed roof typical of nineteenth-century designs; it was expanded, and the roof form altered, leaving the side eaves of the original shed roof. The front porch features flat arches that were utilized in porch designs of the 1860s. The porch does not appear on the 1927 Sanborn Insurance maps, but its design, size, and scale are compatible with the age and original design of the house.

Per the 1986 Historic Resources Inventory, the original cottage was of note for its “Vertical board & batten, simple bargeboard and two flat arches in entryway porch roof.” According to the Draft Historic Context Statement, the style of the house is “Vernacular board-and-batten,” and the house was built ca. 1874.

To review the design of the proposed rehabilitation and addition project, Archives & Architecture, LLC created an initial in-house list of the house’s features. The list of character-defining features includes, but may not be limited to:

- Compact, approximately square main footprint with a full-width one-story rear wing (in this location by 1927)
- Low one-and-one-half-story massing with high wall plates (balloon framing)
- Full-width steeply-pitched gable roof form and lean-to shed roof to the rear
- Boxed shallow eaves
- Vertical board siding with flat-board fascia (with narrower siding on the rear wing)
- Placement of most of the window openings, as individually placed vertical windows

Unclear elements (not proposed for alterations, so no additional historical investigation was undertaken):

- Current version of the front porch. No projecting porch is shown on the 1927 or 1933 Sanborn Insurance maps; however, the porch design is commensurate with the age and design of the house.
- Eastern portion of the detached garage. It is illustrated on the property by 1927; however, its age is not necessarily indicative of its significance, as it is not associated with the nineteenth-century house design. The western portion has been altered (see below).

Alterations or added elements, appropriate for removal, include features that do not appear on the 1927 Sanborn Insurance maps—so appear to be later additions—and/or building elements that are clearly not original:

- Projecting rear porch
- Large plate-glass focal window
- Replacement sash for windows
- Gabled roof addition at the rear wing
- The lean-to (west) addition at the detached garage

Summary of the Proposed Project

The project consists the rehabilitation of the existing one-and-one-half-story house. Interior floor plan changes will be accompanied by alterations to the exterior. The proposed alterations visible on the exterior consist of the addition of two new shed-roof dormers with shingled walls and new windows, the alteration in size and location of existing non-original windows, and the alteration of the roof of the recently built rear addition to the rear wing.

SECRETARY'S STANDARD'S REVIEW:

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Following is a summary of the review with a list of the Standards and associated analysis for this project:

1. **"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."**

Analysis: There is no effective change of use proposed for this residential property.

2. **"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."**

Analysis: In general, the primary historic character, massing and spatial relationships of the property are proposed for preservation in this project: the compact footprint and massing, the overall steep roof form and shallow eaves, as well as the placement of the window openings are shown as preserved. The side eaves of the original shed wing are preserved, even as the roof of the previous rear addition is altered for a second time. The house will remain in its central location on the corner property, and the detached garage location will continue to preserve an open rear yard.

Because the cottage is so simple, much of its character is derived from its archetypical 1870s steeply pitched roof. Large areas of the character-defining main gabled roof are proposed for removal to allow the installation of new dormers. Both the north and south roof slopes are shown to be preserved at the front and rear of the proposed dormers. The dormers are situated to preserve wide sections of roof to the front and rear, and the eaves clearly connect these two sections to preserve a visually perceptible roof plane. The north dormer has been designed to preserve the chimney.

3. **"Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties, will not be undertaken."**

Analysis: There are no proposed changes are that might be mistaken for original features. All new elements have adequate differentiation. The new spaces are mostly offset from the

original cottage forms. New shingle siding is proposed for the dormers. The design and detailing of the windows will be clearly new. (See Standard 9).

4. **“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”**

Analysis: No changes to the building(s) have been identified as having acquired historic significance in their own right. (See Character of Existing Resource, in the Introduction.)

5. **“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”**

Analysis: The existing distinctive materials, features and finishes that identify the cottage are shown as preserved on the proposed drawings. Specifically, this includes: the boxed eaves, board-and-batten siding and flat-board fascia, the balloon-framed form. The side eaves of the rear shed wing are preserved, even as the roof is altered again.

Note that the original window sash have already been replaced. Only the rear elevation, upper level windows are proposed for further alteration, in size, to accommodate the altered rear roof. No restoration to wood or further alteration in size or shape or operation of the windows is specified (see also Standard 9).

6. **“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”**

Analysis: The current physical condition of the house appears from visual observation to be excellent, and the historic features are shown as generally preserved in the project drawings. The notes on the elevation drawings includes documentation of the original materials and most dimensions.

General notes are included on the cover sheet. These note the historic significance of the property and indicate that all changes to the project plans must be reviewed.

7. **“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”**

Analysis: No chemical or physical treatments are shown as proposed in this project, or expected, other than preparation for painting. It is recommended that any and all planned construction techniques be identified prior to the building permit submittal phase.

8. **“Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”**

Analysis: Archeological resources are not evaluated in this report.

9. **“New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”**

Analysis: The proposed dormer forms and locations, the shingle siding at the dormers, and the new window designs are compatible with the historic character and scale of the house, and these materials and elements are differentiated by their detailing, form, and materials. The project is compatible with Standard 9.

The proposed dormers are differentiated by their size and placement within the original roof planes, providing visual clues that they are separate masses, recently added. They are proposed to be clad in shingles, differentiated from the board-and-batten siding on the main house walls. The slope of the shed roofs is compatible with other added rooflines and differentiates the dormers from the historic main roof planes.

The proposed new windows will be differentiated by their modern construction. They are generally compatible in their vertical orientation, their sizes, their individual placement around the house perimeter, the scale of the window lites, and the balanced design of the of wall-to-window proportion.

The alteration of the roof form of the rear addition is compatible in gabled form with the traditional form of the historic main wing of the house. The less-steep slope differentiates it from the historic main roof and provides a visual connection to the proposed new dormers. The added spaces will share a vocabulary of moderate roof pitches. The alteration of the rear windows to accommodate the proposed roof height is minimal, as the relative size, shape, and location will be preserved (See also Standard 5).

10. **“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”**

Analysis: The proposed design would preserve the essential form and integrity of the historic property. Although the main roof and rear roofs would require restoration, their original designs could be reconstructed by connecting the extant roof elements.

The remaining character-defining features of the exterior of the house would remain generally unimpaired in this project.

CONCLUSION

The proposed project is compatible with the *Secretary of the Interior’s Standards for Rehabilitation*.

The project would preserve the integrity of the historic property in terms of setting, design, location, feeling, materials, artisanship, and association. The authenticity of the property would be adequately preserved.



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MEMORANDUM

DATE: May 29, 2019

TO: Attn: Matt Orbach, Associate Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(via email)

RE: Secretary of the Interior's Standards Review Dated May 17, 2019
Significance and its effect on the analysis
529 Capitola Ave., Capitola, CA

FROM: Leslie A.G. Dill, Historic Architect

In a Secretary of the Interior's Standards Review report dated May 17, 2019, an error was made in the basic historical background that is generally included in these reports. The report has been revised to reflect and include more accurate historical information; however, no additional historical research has been undertaken at this time.

There is a concern that the inaccuracy in the historic section of the report might have had an effect on the design review conclusions; however, for these reports, the understood significance of the property is primarily taken into account as a part of the establishment of the character-defining features. The proposed design is then reviewed with respect to the character-defining features. The goal, as we've recently started including in our reports more robustly, is for a property to retain its historic integrity per the National Register and California Register criteria.

Integrity analysis can demonstrate if the significance of a resource might be impacted by a potential project. According to the California Office of Historic Preservation Technical Assistance Series #6:

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

The changes in the explanation of the historic background do not change the description/list of character-defining features of the historic property. The understood significance does not require revisions to the conclusions although some analysis was clarified.

The proposed design is compatible and differentiated from design review remains the same. The continued use is compatible with its current use. The proposed design would be consistent with Standards 2 (there is an acceptable loss of “historic materials or alteration of features... that characterize a property”), Standard 3 (the dormers are differentiated and would not present false historical narrative), Standard 4 (there are no features identified as having attained historical significance in their own right, so the entire house is treated as a total composition), and Standard 5 (“Distinctive... features... that characterize a property will be preserved”). Standards 6 and 7 are also met by the potential project, with its identification of historic elements and cover notes that provide guidance for construction). Standard 9 (alterations and additions must be compatible yet differentiated) and Standard 10 (reversibility) are also found compatible with the significance of the resource.

The potential project does not diminish the historic integrity of the significance of the property.

The report remains a tool for the decision-making process. Alternative actions initiated within the City of Capitola review process are to be understood and respected.