



AGENDA
CAPITOLA PLANNING COMMISSION
THURSDAY, JULY 7, 2011
7:00 P.M. – CITY HALL COMMUNITY ROOM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners: Graves, Newman, Routh, Smith and Chairperson Ortiz
Staff: Community Development Director Johnson
Minute Clerk Uharriet

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

Short communications from the public concerning matters not on the Agenda.

All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes.

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. June 2, 2011 Regular Planning Commission Meeting

4. CONSENT CALENDAR

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

NONE

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. 705 RIVERVIEW DRIVE

#11-058

APN: 035-042-27

Coastal Permit and Design Permit to demolish a single-family residence and construct a new two-story single-family residence in the R-1 (Single-Family Residence) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Mario & Linda Beltramo, filed 6/1/11

Representative: Thacher & Thompson

B. 1066 41st AVENUE, A105

#11-062

APN: 035-0711-01

Conditional Use Permit and a Sign Permit for a take-out restaurant use (Amazon Juice) with outdoor seating in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Joao Luiz Freta, filed 6/7/11

Representative: Steve Elmore

- 6. PLANNING COMMISSION GENERAL PLAN AND ZONING ORDINANCE PRIORITIES**
- 7. DIRECTOR'S REPORT**
- 8. COMMISSION COMMUNICATIONS**
- 9. ADJOURNMENT**

Adjourn to a Regular Meeting of the Planning Commission to be held on Thursday, August 4, 2011 at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

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

All appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a one hundred thirty six dollar (\$136.00) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

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

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

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

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

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



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, JUNE 2, 2011
7:00 P.M. – CITY HALL COMMUNITY ROOM**

Chairperson Ortiz called the Regular Meeting of the Capitola Planning Commission to order at 7:03 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners Newman, Routh, Smith and Vice-Chairperson Graves

Absent: Chairperson Ortiz

Staff: Community Development Director Johnson

Senior Planner Bane

Minute Clerk Uharriet

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda - NONE

B. Public Comments - NONE

C. Commission Comments

Commissioner Routh questioned if there has been any consideration for improving and paving Park Avenue. In response, Community Development Director Johnson stated that the C.I.P. includes improvements to Park Avenue.

D. Staff Comments - NONE

3. APPROVAL OF MINUTES

A. May 5, 2011 Regular Planning Commission Meeting

A MOTION WAS MADE BY COMMISSIONER SMITH AND SECONDED BY COMMISSIONER NEWMAN TO APPROVE THE MAY 5, 2011 MINUTES.

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

4. CONSENT CALENDAR

NONE

5. PUBLIC HEARINGS

A. 1255 41ST AVENUE

#11-042

APN: 036-611-01

Amendment to an existing hotel Conditional Use Permit (Fairfield Inn & Suites) to allow for the sale and dispensing of alcoholic beverages for consumption upon the premises in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption
Property Owner: Aspromonte Inns, LLC, filed 4/21/11

Senior Planner Bane presented the staff report.

The public hearing was opened.

Dan Aspromonte, applicant, spoke in support of the application. He stated that the proposed application is for full liquor sales, but the intention is to sell only beer and wine at this time.

The public hearing was closed.

Commissioner Newman stated that the proposed application allows for all liquor sales, not just beer and wine.

Commissioner Smith was supportive of full liquor sales should the hotel wish to expand the sales.

Commissioner Routh was concerned that the liquor sales not expand into a use such as Severino's.

Mr. Aspromonte stated that there is not sufficient parking to expand the hotel use, and the liquor sales are intended for hotel guests and their visitors only.

A MOTION WAS MADE BY COMMISSIONER NEWMAN AND SECONDED BY COMMISSIONER SMITH TO APPROVE PROJECT APPLICATION #11-042 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project approval (#11-042) consists of an amendment to an existing hotel (Fairfield Inn & Suites by Marriot) Conditional Use Permit to allow the sale of beer, wine and distilled spirits at 1255 41st Avenue.
2. The applicant shall submit an application for Public Convenience and Necessity per Capitola Administrative Policy.
3. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission.
4. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

Previous Conditions from Application #08-054:

5. The project approval consists of demolition an existing church building and associated facilities and construction of an 84-room, 3-story hotel and associated facilities.
6. Any significant modifications to the size or exterior appearance of the approved design must be approved by the Planning Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission. An increase greater than 6" in height to the approved plans shall constitute a significant alteration to the structure.

7. If any upgrade modifications to the plans are desired by the applicant (i.e. windows, materials, colors, etc.), the changes may be approved by the Planning Department. Other changes may require Planning Commission approval.
8. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
9. Use of the pool facility shall be prohibited between the hours of 11PM and 7AM.
10. Delivery hours shall be limited to 8AM – 8PM to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during deliveries.
11. Final building plans shall include an 8' high acoustically-effective barrier along the eastern and southern sides of the swimming pool area to be constructed in a manner consistent with specifications in the acoustical report by Edward L. Pack Associates (April 7, 2009) to reduce exterior noise exposure to acceptable levels.
12. First floor windows facing the residents to the south shall be frosted or opaque to provide privacy to the neighboring residents.
13. Exterior grade sound absorptive panels shall be installed on the entire south, west and north chiller yard walls in accordance with specifications in the acoustical report by Edward L. Pack Associates (April 7, 2009).
14. The following measures shall be implemented during construction:
 - Hours of construction shall be per City Ordinance in effect at the start of construction.
 - Require proper maintenance of construction equipment.
 - Require all stockpiling and vehicle staging areas and stationary noise-generating construction equipment to be located as far as possible from nearby residences as practicable.
 - As part of construction specifications, require all equipment to be kept in good repair and fitted with superior quality mufflers. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
 - Require the contractor to assure that mobile noise-generating equipment and machinery are shut off when not in use.
15. Air-conditioning equipment and other roof top equipment shall be screened from view and fall within the allowable city permitted decibel levels.
16. Final building plans shall indicate that the trash enclosure will be made of a sturdy solid masonry material, with trash receptacles screened from view and compatible with the color and materials of the project. The enclosure shall be maintained to provide a clean and sanitary area.
17. All lighting shall be shielded and directed on to the hotel property, away from adjacent residential properties. Lighting intensity shall be reviewed and approved by staff prior to final occupancy and shall be reviewed by the Planning Commission upon receipt of a complaint.
18. No roof equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with, building permit submittal.

19. An 8' high concrete block wall (measured from project finished grade) will be constructed along the southern property line adjacent to residential properties. The wall may be constructed after the foundation/podium portion of the construction is completed, but the wall must be completed prior to commencing 1st floor framing.
20. Prior to issuance of a building permit, any necessary encroachment permit shall be obtained from the Public Works Director.
21. All curbs, gutters and sidewalks damaged during construction shall be improved to the satisfaction of the Public Works Department prior to final occupancy.
22. Prior to issuance of building permits, the applicant shall contribute to the City of Capitola their fair share of construction costs associated with restriping the westbound Capitola Road approach to 41st Avenue to provide one left-turn, one shared left/through lane and one shared through/right-turn lane. The payment amount shall be determined by the City Public Works Director.
23. A physical barrier on the centerline of Brommer Street shall be installed to the satisfaction of the Public Works Director to prohibit left turn movements between Brommer Street and the project driveway.
24. The utilities shall be underground to the nearest utility pole. Underground utility vaults shall be located in a paved surface area outside of the landscaped area.
25. The applicant shall comply with all requirements of the Santa Cruz City Water District regarding landscape irrigation and/or water fixture requirements, as well as any infrastructure improvements. Final building plans shall be reviewed and approved by the District prior to issuance of building permits.
26. The final landscape plan submitted with the building permit application shall include the specific number of plants of each type and their size, as well as the irrigation system to be utilized.
27. The applicant shall enter into a landscape maintenance agreement and a cash deposit of \$2,000.00 shall be retained by the City to cover costs of replacing or maintaining landscaping for a period of three (3) years after project completion.
28. A complete set of final building plans shall be submitted to the Central Fire District for clearance prior to issuance of a building permit.
29. Require implementation of "Best Management" construction practices to control dust and PM₁₀ emissions during grading and site development. The MBUAPCD identifies the following construction practices to control dust:
 - o Water all active construction areas at least twice daily;
 - o Prohibit all grading activities during periods of high winds (over 15 mph);
 - o Cover all trucks hauling dirt, sand or loose materials.
 - o Cover or water stockpiles of debris, soil and other materials which can become windblown;
 - o Install wheel washers at the entrance to construction sites for all existing trucks;
 - o Sweep streets if visible soil material is carried out from the construction site;
 - o Apply chemical soil stabilizers on inactive construction sites;

- Plant vegetative ground cover in disturbed areas as soon as possible.
30. The applicant shall submit a construction plan for approval prior to building permit issuance. The plan shall include, but not be limited to, identifying construction hours, access to the site, contractor parking locations, office trailer locations, material storage, etc.
 31. The applicant shall be required to demonstrate that a 15% canopy coverage will be provided as required by the City's "Community Tree and Forest Management" regulations.
 32. If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Disturbance shall not resume until the significance of the archaeological resources is determined and appropriate mitigations to preserve the resource on the site are established. If human remains are encountered during construction or any other phase of development, work in the area of discovery must be halted, the Santa Cruz County coroner notified, and the provisions of Public Resources Code 5097.98-99, Health and Safety Code 7050.5 carried out. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours as required by Public Resources Code 5097.
 33. The applicant shall prepare a geotechnical investigation and implement all recommendations regarding seismic and foundation design.
 34. The applicant shall pay the appropriate fees in compliance with Chapter 2.58: Funding the Public Art Program; for non-residential projects with a total building permit valuation of at least two hundred fifty thousand dollars, excluding land acquisition.
 35. Trees planted along the southern property line shall be of a size no lesser than 24" box.
 36. Use of the trash compactor shall be limited to the hours between 8AM and 8PM.
 37. No deliveries shall be permitted to the rear of the property (northwest corner). All deliveries shall be made to the underground parking area or to the front (41st Avenue) of the hotel.
 38. Hotel employees shall enter the trash enclosure from the parking garage.
 39. The sidewalk along 41st Avenue shall be a minimum of 8' in width.
 40. The applicant shall redesign the west elevation to provide more articulation and external design elements. Revisions shall be reviewed and approved by the Community Development Department prior to building permit issuance.

FINDINGS

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

Community Development Staff and the Planning Commission have reviewed the project and determined that the proposed use is permitted in the CC (Community Commercial) Zoning District with a Conditional Use Permit. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

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

Community Development Staff and the Planning Commission have reviewed the project and determined that the proposed sale of alcohol within the confines of the hotel use will not have a negative impact on the character and integrity of the neighborhood. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

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

The proposed project involves an amendment to an existing use permit with no expansion of use beyond what has currently existed. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

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

B. 1820 43rd AVENUE #11-048 APN: 034-122-32
 Design Permit for a first and second floor addition to an existing one-story single-family residence in the R-1 (Single-Family Residence) Zoning District.
 Environmental Determination: Categorical Exemption
 Property Owner: Jeff McNeil, filed 4/28/11
 Representative: Derek Van Alstine

Senior Planner presented the staff report.

Vice-Chairperson Graves was concerned that the proposed first and second floor setbacks are the same and that there was not building articulation along the side yards.

Senior Planner Bane clarified that the first floor setback is equal to the required second floor setback.

The public hearing was opened.

Derek Van Lasting, project designer, spoke in support of the application.

The public hearing was closed.

Commissioner Smith stated that the second floor is inset 6" from the first floor.

A MOTION WAS MADE BY COMMISSIONER SMITH AND SECONDED BY COMMISSIONER ROUTH TO APPROVE PROJECT APPLICATION #11-048 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project approval consists of a significant remodel to an existing one-story single-family residence, including a 35 square foot first floor addition and a new 1,022 square foot second story at 1820 43rd Avenue.

2. The Planning Commission must approve any significant modifications to the size or exterior appearance of the structure.
3. No trees or significant amount of landscaping is to be removed. If any trees, large shrubs, or significant landscaping is to be removed as a result of the project, the applicant shall provide a landscape plan to be submitted with the building permit application. The plan shall include the quantity, or specific number of plants for each plant type, their container size, special planning requirements and spacing between plants, subject to the approval of the Community Development Director.
4. Construction hours shall be limited to Monday through Friday 7:30 a.m. to 9:00 p.m., Saturdays 9:00 a.m. to 4:00 p.m., and prohibited on Sundays.
5. Curb and gutter that is currently deteriorated or is damaged during construction shall be repaired or replaced, as determined by and to the satisfaction of the Public Works Director.
6. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this replacement.
7. An encroachment permit shall be acquired for any work performed in the right-of-way.
8. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.

FINDINGS

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

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

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

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

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

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

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

6. DIRECTOR'S REPORT

Community Development Director Johnson provided the Commission a status update on the following items: General Plan Update, the next meeting will be held on June 22, 2011 at which time the GPAC will be discussing 41st Avenue; the Planning Commission will be receiving a monthly email of the status of all staff approved over-the-counter planning permits issued by the Community Development Department, projection of anticipated items that will come to the Planning Commission and upcoming agenda items that have been publically noticed.

7. COMMISSION COMMUNICATIONS

Commissioner Smith questioned the need for an alternate GPAC member in the event the current Planning Commissioner representative was no longer able or willing to serve. Community Development Director Johnson recommended that the Commission not elect an alternate until necessary.

8. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:37 p.m. to a Regular Meeting of the Planning Commission to be held on Thursday, July 7, 2011 at 7:00 p.m., in the City Hall Community Room, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on July, 7, 2011

Danielle Uharriet, Minute Clerk



STAFF REPORT

TO: PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

DATE: JUNE 23, 2011 (AGENDA: JULY 7, 2011)

SUBJECT: **705 RIVERVIEW DRIVE #11-058 APN: 035-042-27**
 Coastal Permit and Design Permit to demolish a single-family residence and construct a new two-story single-family residence in the R-1 (Single-Family Residence) Zoning District.
 Environmental Determination: Categorical Exemption
 Property Owner: Mario & Linda Beltramo, filed 6/1/11
 Representative: Thacher & Thompson

APPLICANT’S PROPOSAL

The applicant is proposing to demolish an existing one-story single-family residence and construct a new 2,588 square foot two-story single-family structure with an attached garage at 705 Riverview in the R-1 (Single Family Residence) zoning district. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

<u>STRUCTURAL DATA</u>			
<u>SETBACKS</u>		Required	Proposed
Front Yard			
	Driveway	20'	20'
	1 st Story	15' or average of neighboring structures	14'-3/4"
	2 nd Story	20'	16'
Rear Yard			
	1 st Story	20'	32'
	2 nd Story	20'	44'
Side Yard			
	1 st Story	5'-4" (l) & (r)	6'-5" (l) & 7' (r)
	2 nd Story	8' (l) & (r)	10' (l) & 8' (r)
<u>HEIGHT</u>		27'	27'

FLOOR AREA RATIO	Lot Size	MAX (49%)	Proposed (49%)	
	5,367 sq. ft	2,630 sq. ft.	2,588 sq. ft	
	Habitable Space	Garage	Covered Porch	Total
Proposed First Story	1,444 sq ft.	315 sq. ft.	148 sq. ft.**	1,759 sq. ft.
Proposed Second Story	829 sq. ft.	-	-	829 sq. ft.
Proposed TOTAL	2,273 sq. ft.	315 sq. ft.	148 sq. ft.**	2,588 sq. ft.
PARKING	Required		Proposed	
	2 covered space 1 uncovered space		1 covered space 2 uncovered space	
Total	3 spaces		3 spaces	

** There is a credit of 150 sq. ft. for first floor covered porches. Therefore, the 148 sq. ft. does not count towards the projects FAR.

ARCHITECTURAL AND SITE REVIEW COMMITTEE

On June 22, 2011, the Architectural and Site Review Committee reviewed the application.

- City Architect Frank Phanton complimented the design of the house, stating that it was very well designed.
- City Landscape Architect Susan Suddjian suggested the replacement of some the proposed plants (Lilacs/Ferns) for more drought tolerant species.
- Public Works Director Steve Jesberg expressed some concerns with drainage and potential impacts to the banks of Soquel Creek. He conditioned that a drainage plan be developed and that the development implement at least one low impact development BMP from the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County.
- Historian Carolyn Swift explained that the house is not historic, but had some concerns about the potential of finding artifacts as part of the excavation for the new house. A condition has been added to halt construction if significant unexpected, archaeological resources are discovered.
- Senior Planner Bane found that the parking requirements were not being met. The applicant has since widened the driveway to accommodate an additional parking space. It was also noted that utilities would need to be undergrounded, and that the applicant should contact PG&E and the Soquel Creek Water District to begin approvals through those entities.

DISCUSSION

The subject property is a fairly flat 5,367 square foot lot that backs up to Soquel Creek, located within a developed single-family neighborhood. The existing 1,313 square foot single story house is proposed to be demolished, and a new two-story home constructed. The new home will consist of 2,273 square feet of living space and a 315 square foot one-car garage.

The proposed house is a traditional story and a half design, employing shed roof dormers and a mix of materials including horizontal siding, clad wood windows and doors, wood trim and composition roof. A color and materials board will be available for review at the Planning Commission meeting. All new landscaping is proposed for the front of the home, as indicated on the landscape plan

provided, with no trees being removed. Curb and gutter that is currently deteriorated or is damaged during construction shall be repaired or replaced.

The proposed single-family home conforms to the R-1 district development standards, including height, setbacks, parking and FAR requirements.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** project application #11-058 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of demolition of a single-family house and construction of a new 2,588 square foot two-story single-family structure with an attached garage at 705 Riverview Drive.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this requirement.
5. The existing curb and sidewalk shall be replaced to the satisfaction of the Public Works Director.
6. An encroachment permit shall be acquired for any work performed in the right-of-way.
7. A drainage plan shall be developed to address the impacts and mitigate any potential erosion from runoff on to the adjacent creek bluff. The plan shall be submitted with the final building plans, to the satisfaction of the Public Works Director.
8. The project shall implement Low Impact Development BMP's outlined in the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County. The applicant shall provide details on the bmp's implemented and with a goal of not allowing more than 25% of total impervious area from discharging directly from the site.
9. The final landscape plan shall be submitted with the building permit application and will include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. Front yard landscaping shall be installed prior to final building occupancy.
10. Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance. Any appropriate fees shall be paid prior to building permit issuance.
11. During all grading and subsurface excavations (including utility-line trenching), construction will be halted if significant unexpected, archaeological resources are discovered. For the purpose of this permit, significant archaeological resources shall include the remains of previous Native American living areas or human burials. In the instance of Native American living areas, these objects shall

be recorded and mapped by an archaeologist approved by the Community Development Director prior to further excavation on that portion of the site. In the event human burials are discovered during excavation, work shall be halted and the County Coroner, the Northwest Indian Cemetery Protective Association (NICPA) and other appropriate authorities shall be notified. Mitigation measures developed by the applicant and authorized archaeologists as a result of such unanticipated discovery shall be subject to the approval of the Community Development Director.

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

FINDINGS

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

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

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

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

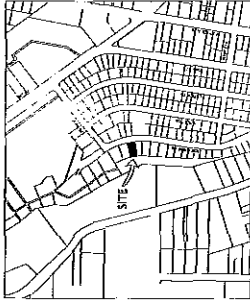
- C. **This project is categorically exempt under Section 15303(a) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

This project involves construction of a new single-family residence in the R-1 (single family residence) Zoning District. Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone.

Report Prepared By: Ryan Bane
Senior Planner

Attachment A - Project Plans

VICINITY MAP



PROJECT INFORMATION

PROJECT ADDRESS:
705 RIVERVIEW DRIVE
CARTOLA, CA 95010

PROJECT APN:
035-042-27

PROJECT DESCRIPTION:
DEMOLISH AN EXISTING SINGLE FAMILY RESIDENCE
AND CONSTRUCT A NEW SINGLE FAMILY RESIDENCE

ZONING DISTRICT:
R-1

OCCUPANCY GROUPS:
R-3 (RESIDENTIAL AND U/GARAGE)

CONSTRUCTION TYPE:
TYPE V B

OWNER:
MARIO & LINDA BELTRAMO
705 RIVERVIEW DRIVE
CARTOLA, CA 95010

ARCHITECT:
TRACHER & THOMPSON ARCHITECTS
714 HACKER STREET, SUITE 248
SANTA CRUZ, CA 95060
(831) 457-3538 f
(831) 426-7630 t
mario@trach.com

CIVIL ENGINEER:
JOEL RICCA
BOWMAN & WILLIAMS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-5800 v
(831) 426-9162 f
joel@bowmanandwilliams.com

AREA CALCULATIONS

SITE AREA:
(NOT INCLUDING 20' x 55.0' STRIP) 5,267 S.F.

EXISTING HOUSE AREA:
1,313 S.F.

EXISTING COVERAGE:
24.5%

EXISTING F.A.R.:
24.5%

AREA OF EXISTING HARD SURFACE PAVING:
1,174 S.F.

TOTAL EXISTING IMPERVIOUS:
2,487 S.F.

PROPOSED HOUSE AREA:
1,759 S.F.

FIRST FLOOR:
883 S.F.

TOTAL PROPOSED AREA:
2,588 S.F.

PROPOSED COVERAGE:
32.8%

PROPOSED F.A.R.:
48.2%

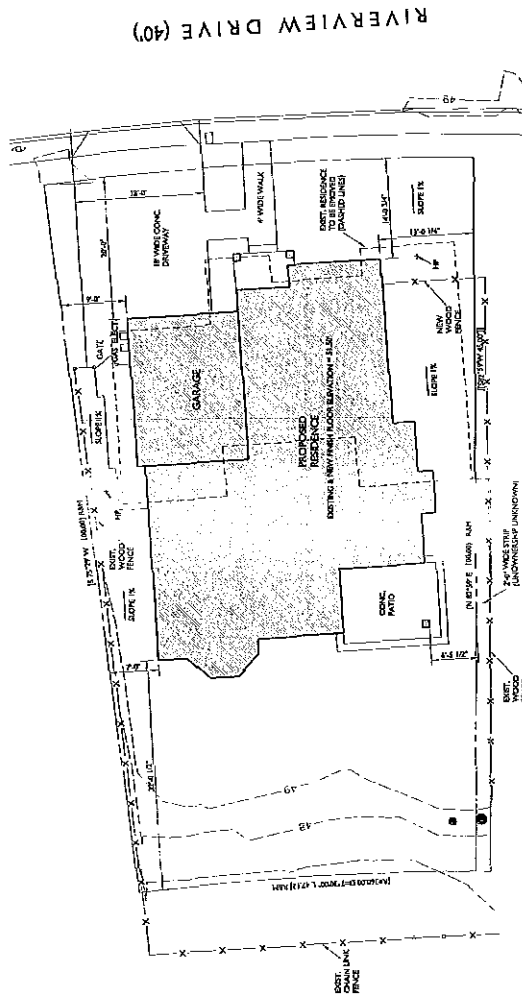
HOUSE COVERAGE:
1,759 S.F.

PROPOSED HARDCAPE PAVING:
635 S.F.

TOTAL PROPOSED IMPERVIOUS:
2,034 S.F.

SHEET INDEX

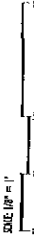
- 1 SITE PLAN
- 2 FIRST FLOOR PLAN
- 3 SECOND FLOOR PLAN
- 4 ELEVATIONS
- 5 ELEVATIONS
- 6 BUILDING SECTION
- 7 TOPOGRAPHIC MAP



SCALE: 1/8" = 1'



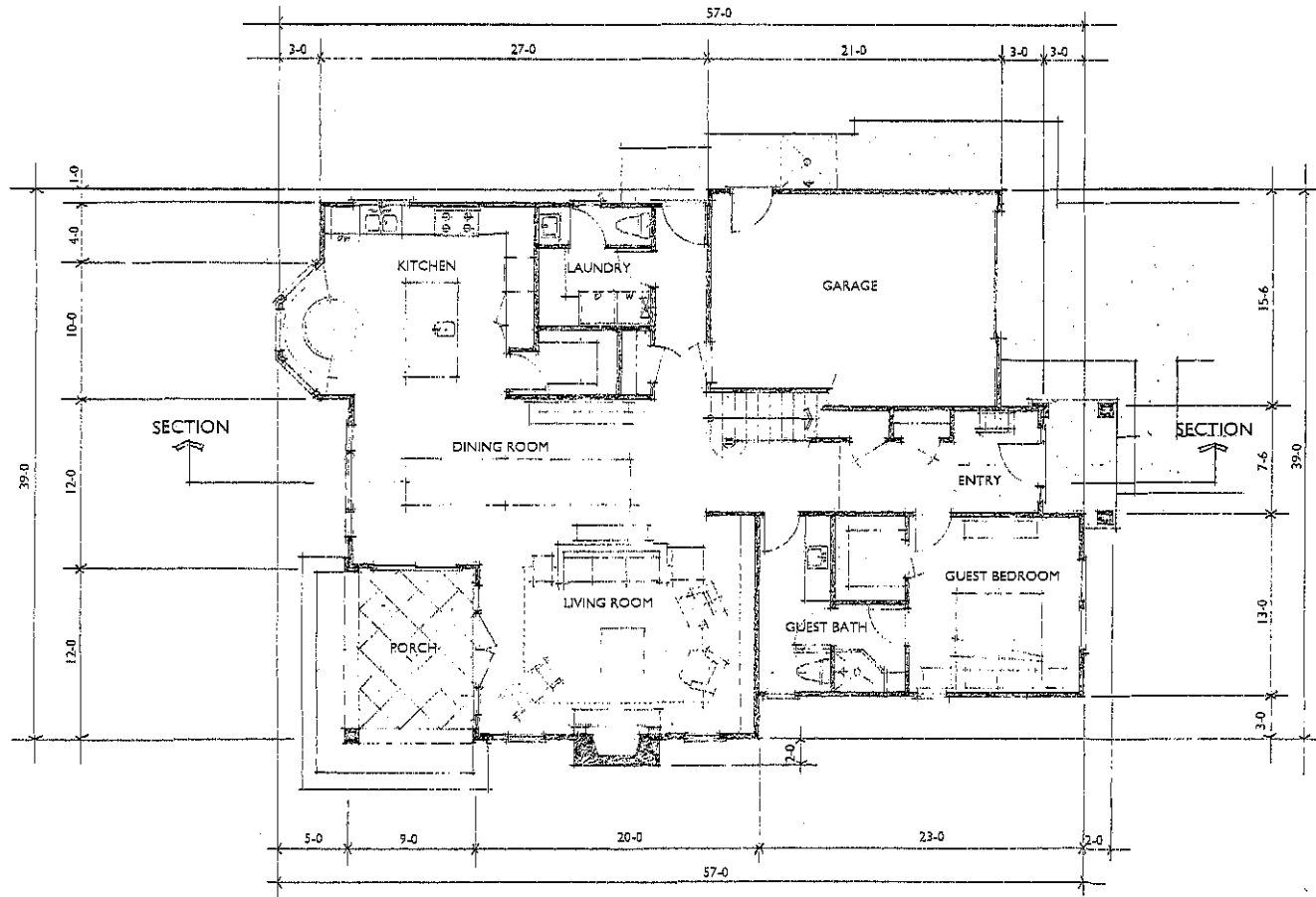
0 11 11



SITE PLAN
BELTRAMO RESIDENCE

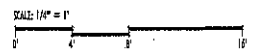


TRACHER & THOMPSON ARCHITECTS
JUNE 17, 2011



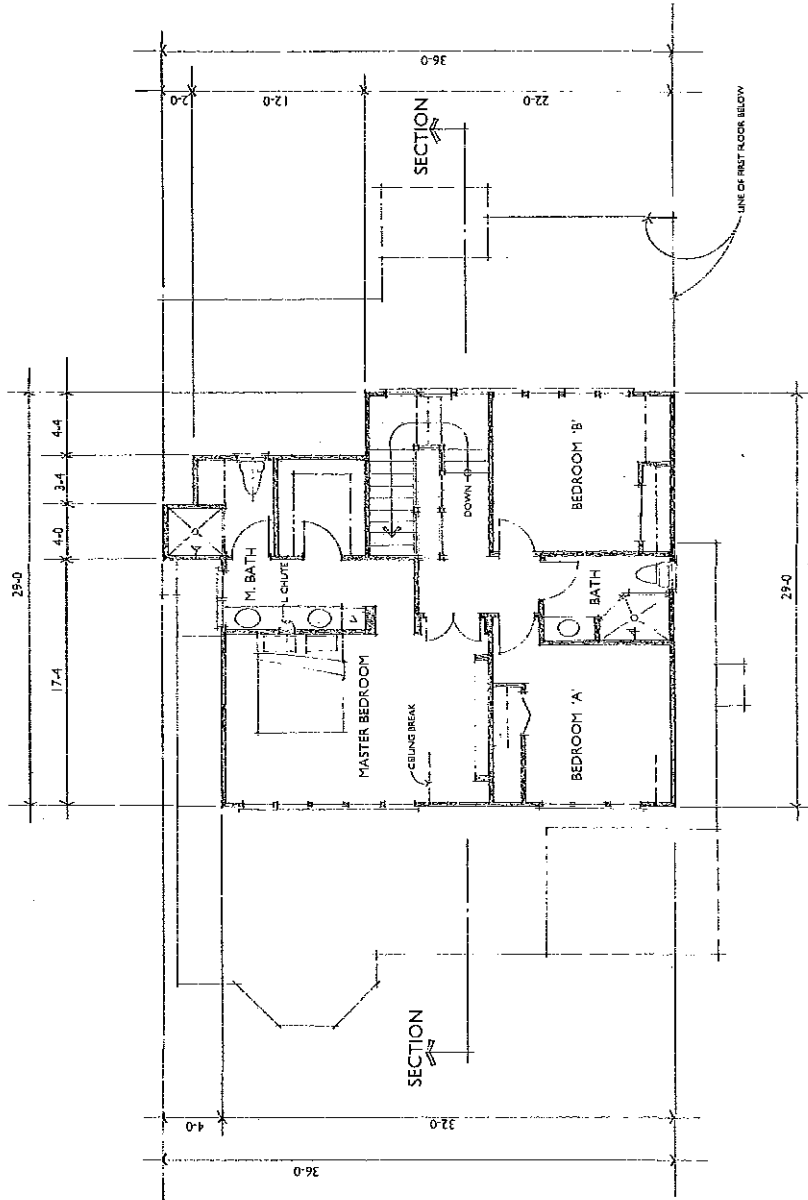
2

FIRST FLOOR PLAN
BELTRAMO RESIDENCE



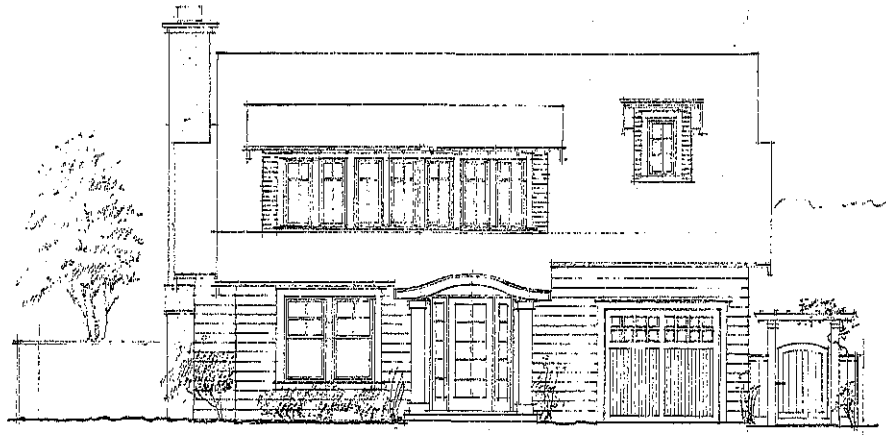
THACHER & THOMPSON ARCHITECTS
APRIL 26, 2011





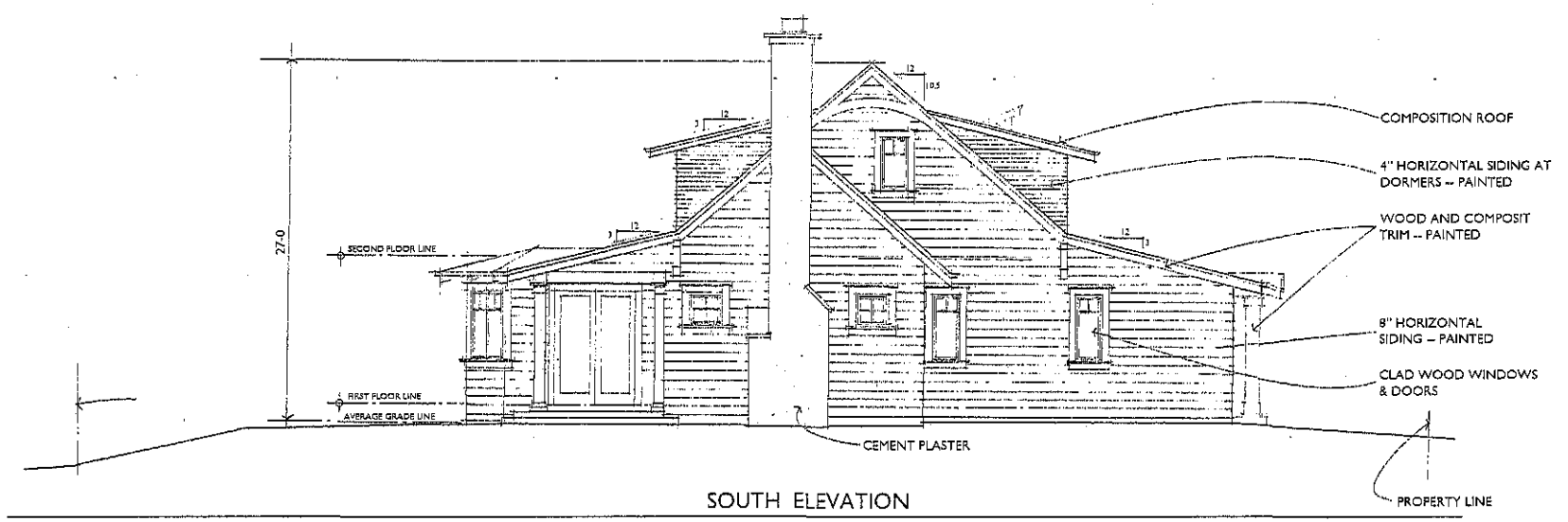
SCALE 1/8" = 1'

SECOND FLOOR PLAN
BELTRAMO RESIDENCE



EAST ELEVATION

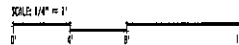
1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

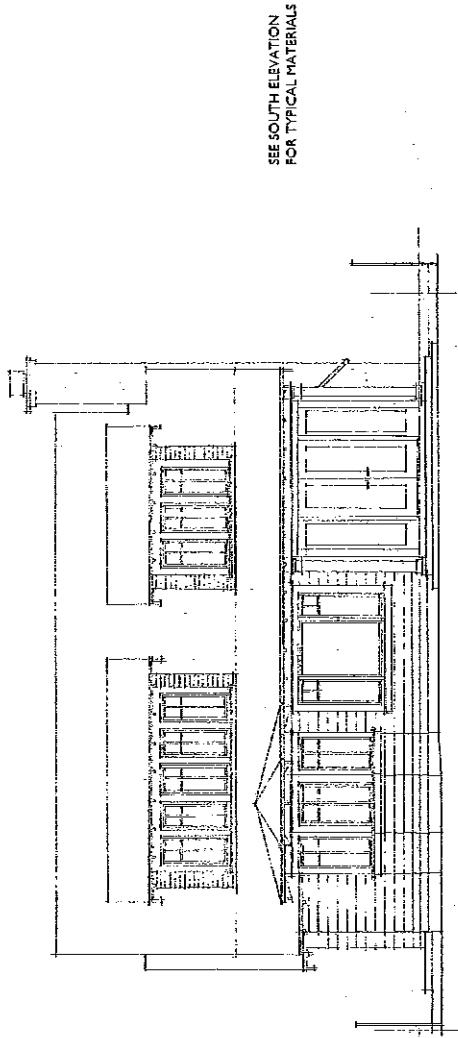
ELEVATIONS
BELTRAMO RESIDENCE



THACHER & THOMPSON ARCHITECTS

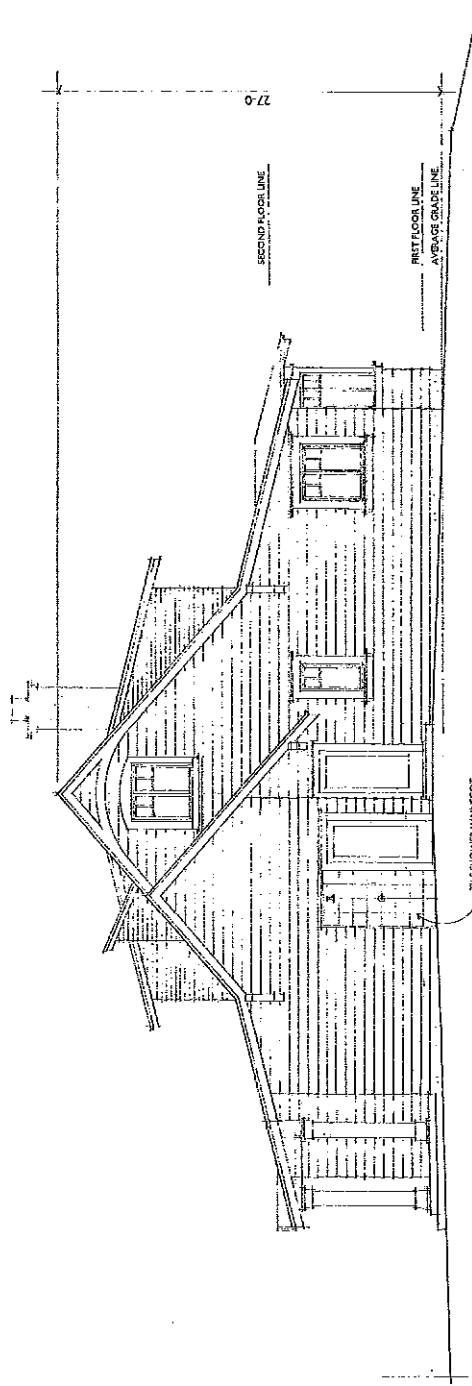
APRIL 26, 2011





SEE SOUTH ELEVATION
FOR TYPICAL MATERIALS

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

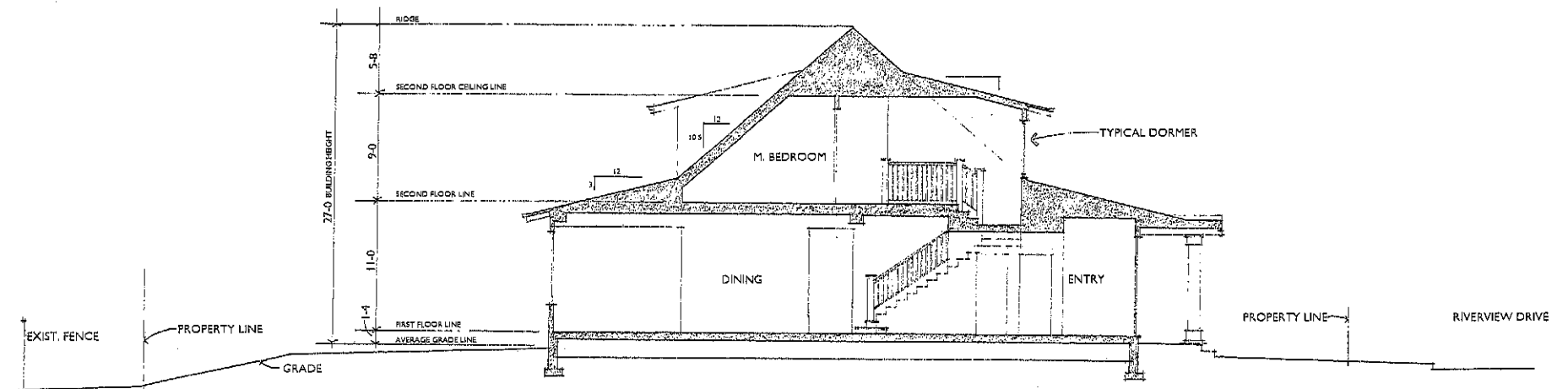


NORTH ELEVATION
1/4" = 1'-0"



THACHER & THOMPSON ARCHITECTS
APRIL '06, 2011

ELEVATIONS
BELTRAMO RESIDENCE

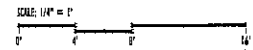


SECTION (LOOKING NORTH)

1/4" = 1'-0"

6

BUILDING SECTION
BELTRAMO RESIDENCE



THACHER & THOMPSON ARCHITECTS

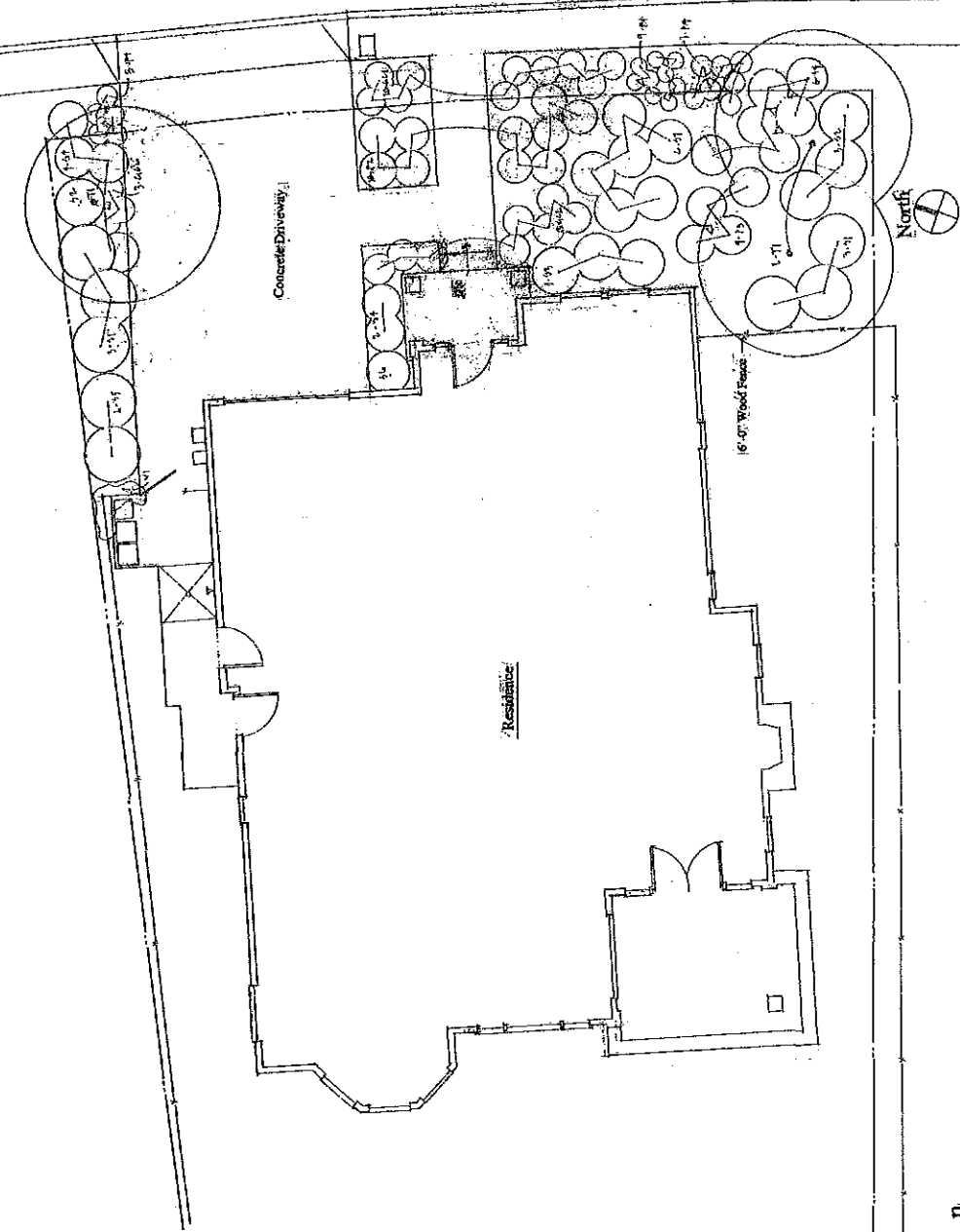
APRIL 26, 2011



Irrigation Notes

The landscape architect shall verify all conditions, water characteristics, availability of the water source and verify the technique suitable for any distribution.
 The landscape architect shall design complete irrigation and control system of layout for optimum performance and to maintain simplicity.
 Landscape architect shall provide complete over the heads line and control in electrical service.
 Pressure vacuum breaker shall be installed on all above ground pipe and pressure vacuum breaker shall be installed on all above ground pipe.
 Manual control valves shall be installed on all above ground pipe and manual control valves shall be installed on all above ground pipe.
 The piping layout shall be constructed in accordance with the following notes:
 All above ground piping and fittings shall be galvanized.
 All underground piping and fittings shall be black iron.
 The entire pipe system shall be tested prior to the installation of subgrade.
 All pipe shall be installed in 12" depth at all times according to the following schedule:
 1. 12" depth at all times
 2. 12" depth at all times
 3. 12" depth at all times

1. 12" depth at all times
 2. 12" depth at all times
 3. 12" depth at all times



Scale 1/4" = 1'-0"

Planting Legend

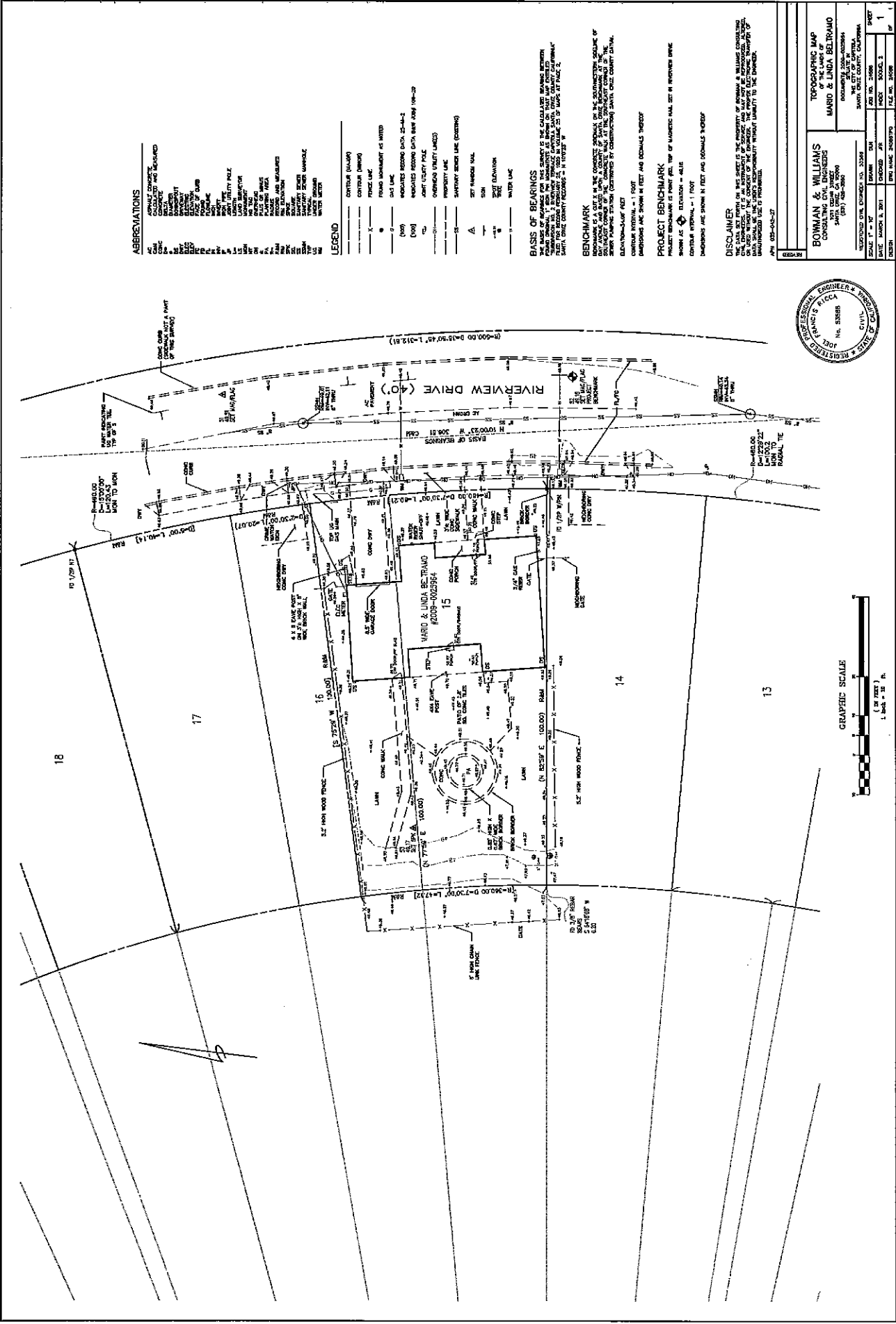
Symbol	Botanical Name	Common Name	Size	Quantity
T1	Crataegus phaenopynum	Common Hawthorn	150C 3	3
S1	Panicum laetiflorum	Woolgrass	50C 6	6
S2	Impatiens	Impatiens	50C 4	4
S3	Delphinium	Delphinium	50C 2	2
S4	Hydrangea	Hydrangea	50C 2	2
S5	Phlox	Phlox	50C 2	2
S6	Rock Rose	Rock Rose	50C 2	2
S7	Coronilla	Coronilla	50C 2	2
P1	Neuronia	Neuronia	150C 9	9
P2	Hemerocallis	Hemerocallis	50C 10	10
P3	Cryptanthus	Cryptanthus	50C 4	4
P4	Asplenium	Asplenium	150C 11	11
P5	Quercus	Quercus	150C 10	10
P6	Caryophyllus	Caryophyllus	150C 2	2
V1	Cystopteris	Cystopteris	50C 1	1

PLANNING NOTES

1. All trees shall be planted with 1/2" PVC pipe and shall have 1/2" hole drilled.
2. All trees shall be planted with 1/2" PVC pipe and shall have 1/2" hole drilled.
3. All trees shall be planted with 1/2" PVC pipe and shall have 1/2" hole drilled.
4. All trees shall be planted with 1/2" PVC pipe and shall have 1/2" hole drilled.
5. All trees shall be planted with 1/2" PVC pipe and shall have 1/2" hole drilled.
6. All trees shall be planted with 1/2" PVC pipe and shall have 1/2" hole drilled.
7. All trees shall be planted with 1/2" PVC pipe and shall have 1/2" hole drilled.
8. All trees shall be planted with 1/2" PVC pipe and shall have 1/2" hole drilled.
9. All trees shall be planted with 1/2" PVC pipe and shall have 1/2" hole drilled.
10. All trees shall be planted with 1/2" PVC pipe and shall have 1/2" hole drilled.

Planting Plan

Martin and Linda Bellomo
 705 Riverway Drive
 Capitol Hill, CA 95010
 APR 03/03/07
 E.L.E.H. Landscape Architecture
 1400 14th St. N. #100
 Seattle, WA 98107
 (206) 465-6845
 May 16, 2011
 Residences
 June 13, 2011



ABBREVIATIONS

AC ASPHALT CONCRETE
 C CONC
 G GRASS
 H H
 I IRON
 L L
 M M
 N N
 O O
 P P
 R R
 S S
 T T
 U U
 V V
 W W
 X X
 Y Y
 Z Z

LEGEND

CONTIGUOUS (Hatched)
 CONTIGUOUS (Dotted)
 FENCE LINE
 FENCE (Dashed)
 DASH LINE
 UNLOCATED RECORD DATA 25-11-2
 UNLOCATED RECORD DATA BUREAU 100-20
 JOINT COUNTY PALE
 OVERHEAD UTILITY LINES
 PROPERTY LINE
 SURVEY BOUNDARY LINE (Dotted)
 SET BACK LINE
 SET BACK WALL
 SIGN
 TREE ELEVATION
 WATER LINE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALICATED BEARING BETWEEN THE POINTS OF THE TRIANGLE FORMED BY THE INTERSECTION OF THE CENTERLINE OF RIVERVIEW DRIVE AND THE CENTERLINE OF THE PROPERTY LINE OF THE SURVEY. THE BEARING BETWEEN THESE POINTS IS 112° 12' 12.81".

BENCHMARK

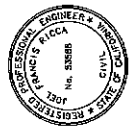
THE BENCHMARK IS A 10" DIA. IRON ROD SET IN CONCRETE. THE ELEVATION OF THE BENCHMARK IS 4418.00 FEET. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF RIVERVIEW DRIVE AND THE PROPERTY LINE OF THE SURVEY.

PROJECT BENCHMARK

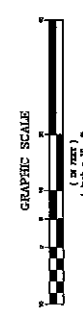
PROJECT BENCHMARK IS POINT SET IN IRON RODS. ELEVATION = 4418.00 FEET. CONTIGUOUS ARE SHOWN IN FEET AND DECIMALS THEREOF.

DISCLAIMER

THIS MAP IS A REPRESENTATION OF THE INFORMATION PROVIDED TO THE ENGINEER BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN SUBSTANTIAL ACCORDANCE WITH THE INFORMATION PROVIDED. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE SURVEY. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE RESULTS OF THE SURVEY.



POWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 10111 WILSON AVENUE SUITE 100 SAN DIEGO, CALIFORNIA 92121		TOPOGRAPHIC MAP MARIO & LINDA BELTRAMO 10111 WILSON AVENUE SUITE 100 SAN DIEGO, CALIFORNIA 92121	
DATE: MARCH 1, 2011	DRAWN BY: JPM	CHECKED BY: JPM	SCALE: 1" = 10'
DATE: MARCH 1, 2011	PROJECT NO.: 20080000	FILE NO.: 20080	SHEET NO.: 1





STAFF REPORT

TO: PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

DATE: JUNE 23, 2011 (AGENDA: JULY 7, 2011)

SUBJECT: **1066 41st AVENUE, A105** **#11-062** **APN: 034-711-01**
Conditional Use Permit and a Sign Permit for a take-out restaurant use (*Amazon Juices*) with outdoor seating in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Joao Lutz Freta, filed 6/7/11
Representative: Steve Elmore

APPLICANT'S PROPOSAL

The applicant is requesting a Conditional Use Permit to operate a take-out restaurant (*Amazon Juices*) within an existing vacant commercial space located at 1066 41st Avenue, Suite 3, in the CC (Community Commercial) Zoning District. Outdoor seating is also part of the use permit request. A restaurant use is consistent with the General Plan and Zoning Ordinance with the issuance of a Conditional Use Permit.

DISCUSSION

The applicant has purchased an 862 square foot commercial condo suite at the Capitola Villas, and is proposing a small take-out restaurant in the vacant space. The Special Use Permit for the commercial portion of the site (Application #06-032) states that "Conditional uses requiring approval by the Planning Commission include food sales with limited food preparation on site, e.g. ice cream or coffee sales, and other uses listed as conditional uses in the CC district." The proposed use meets this standard, and would be classified as a "take-out" restaurant. Per the Zoning Ordinance, a take-out restaurant is limited to six or fewer seats, therefore only six seats are proposed for the use.

Amazon Juices will be selling a wide variety of juice drinks, blends, smoothies and small sandwiches. The proposed hours of operation are 8am to 7pm, seven days a week. Per the floor plan, all new tenant improvements will be installed, including a food preparation area, walk-in freezer, counter, bathrooms, and seating area. No exterior changes are proposed, with the exception of signage and seasonal outdoor seating. During the warmer months, seating could be moved outside, but within the building overhang area.

Signs

The applicant is proposing two wall signs as part of the application. One is proposed along the 41st Avenue elevation, while the other is along the north building elevation facing the railroad track right-of-

way. Both signs are made of MDO (Medium Density Overlay) plywood and will be externally lit with new gooseneck lighting.

Sign Location	Sign Dimension	Sign Area	Allowed Sign Area
41 st Avenue Elevation (West)	1'-10" x 10'	18.4 square feet	37.5 square feet
Railroad Elevation (North)	1'-8" x 8'	13.3 square feet	23.7 square feet

Per the Sign Ordinance (Section 17.57.070(B)(1)), “Each business shall be permitted only one wall sign, except that businesses which are located adjacent to two streets (corner) shall be permitted one additional wall sign, to face the second adjacent street if the business is not identified on a monument sign.” While the building is not located adjacent to two streets, the newly acquired railroad right-of-way could constitute a “corner”, especially when it is developed and used by the public. It is recommended that the Planning Commission discuss the issue and determine if a second sign is appropriate at this location.

Parking

A restaurant/take-out food establishment with six or fewer seats has the same requirement as a standard retail or office use, requiring a minimum of one space for every 300 square feet of gross floor area. When the mixed-use project was developed, the parking requirements were calculated based on the commercial spaces being retail or office uses. Based on that approval, the take-out restaurant does not constitute an intensification of use and the existing parking is not affected.

RECOMMENDATION

Staff recommends that the Planning Commission discuss if the two signs are appropriate for the proposed use. Upon making that determination, it is recommended that the Commission **approve** project application #11-062 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a Conditional Use Permit to operate a take-out restaurant (*Amazon Juices*) within an existing vacant commercial space located at 1066 41st Avenue, Suite 3. The use shall be limited to food sales with limited food preparation on site and a maximum of six seats. Seating can be provided outdoors within the building overhang area, but at no time can the total seating provided exceed six seats.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
4. Business hours will be limited to 7:00 a.m. – 9:00 p.m.
5. The applicant shall obtain a business license prior to operating the business.
6. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

Planning Staff and the Planning Commission have reviewed the application and determined that the proposed business is an allowable use in the CC Zoning District and, for reasons indicated in the Staff Report, will meet the requirements of the Zoning District. Conditions of approval have been included to ensure that the use of the restaurant is consistent with the Zoning Ordinance and General Plan.

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

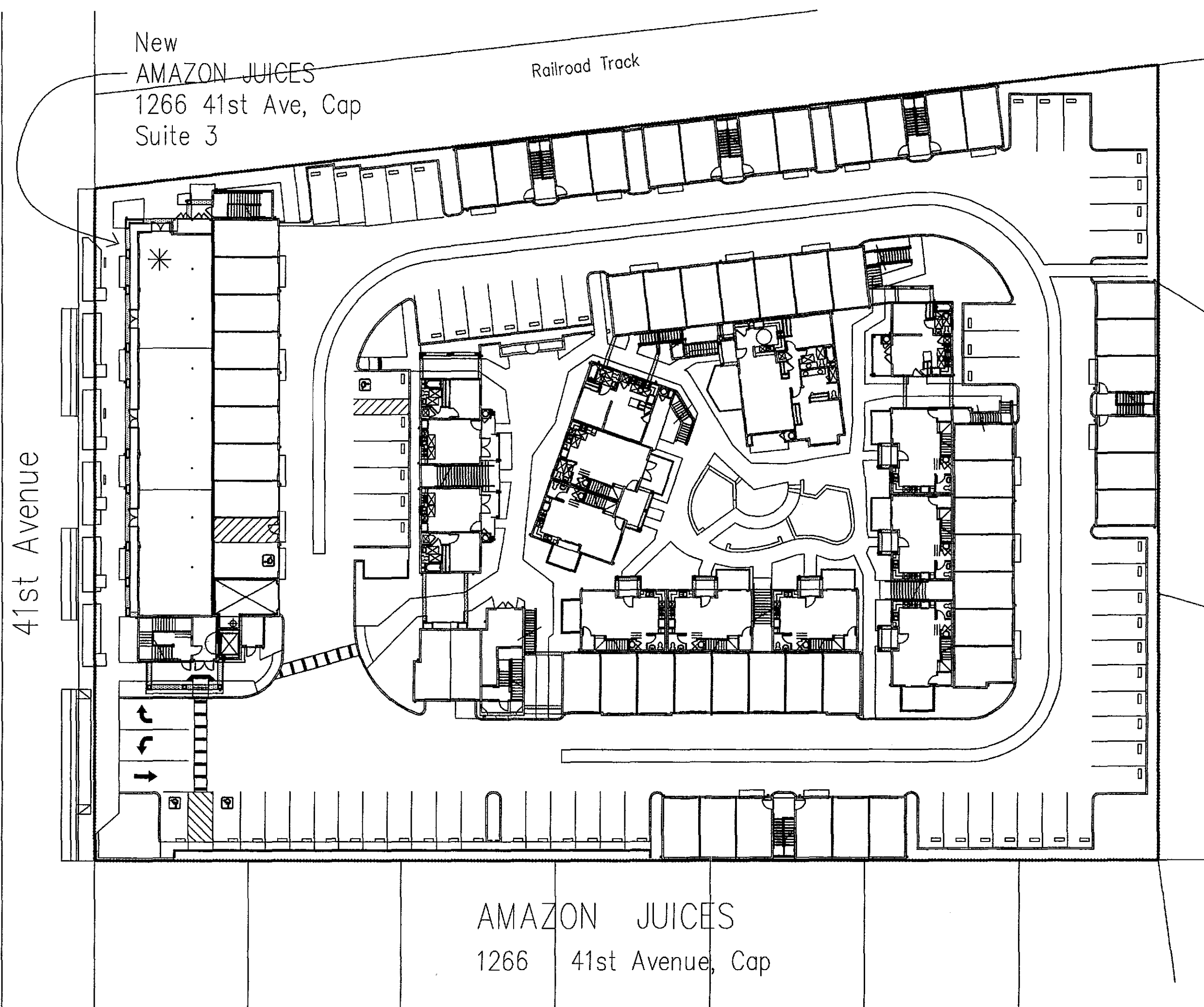
Planning Department Staff and the Planning Commission have reviewed the project and determined that the restaurant use and modifications to the building conform with the applicable provisions of the Zoning Ordinance and *41st Avenue Area Design Guidelines*, and therefore maintain the character and integrity of this area of the City. Conditions of approval have been included to carry out these objectives.

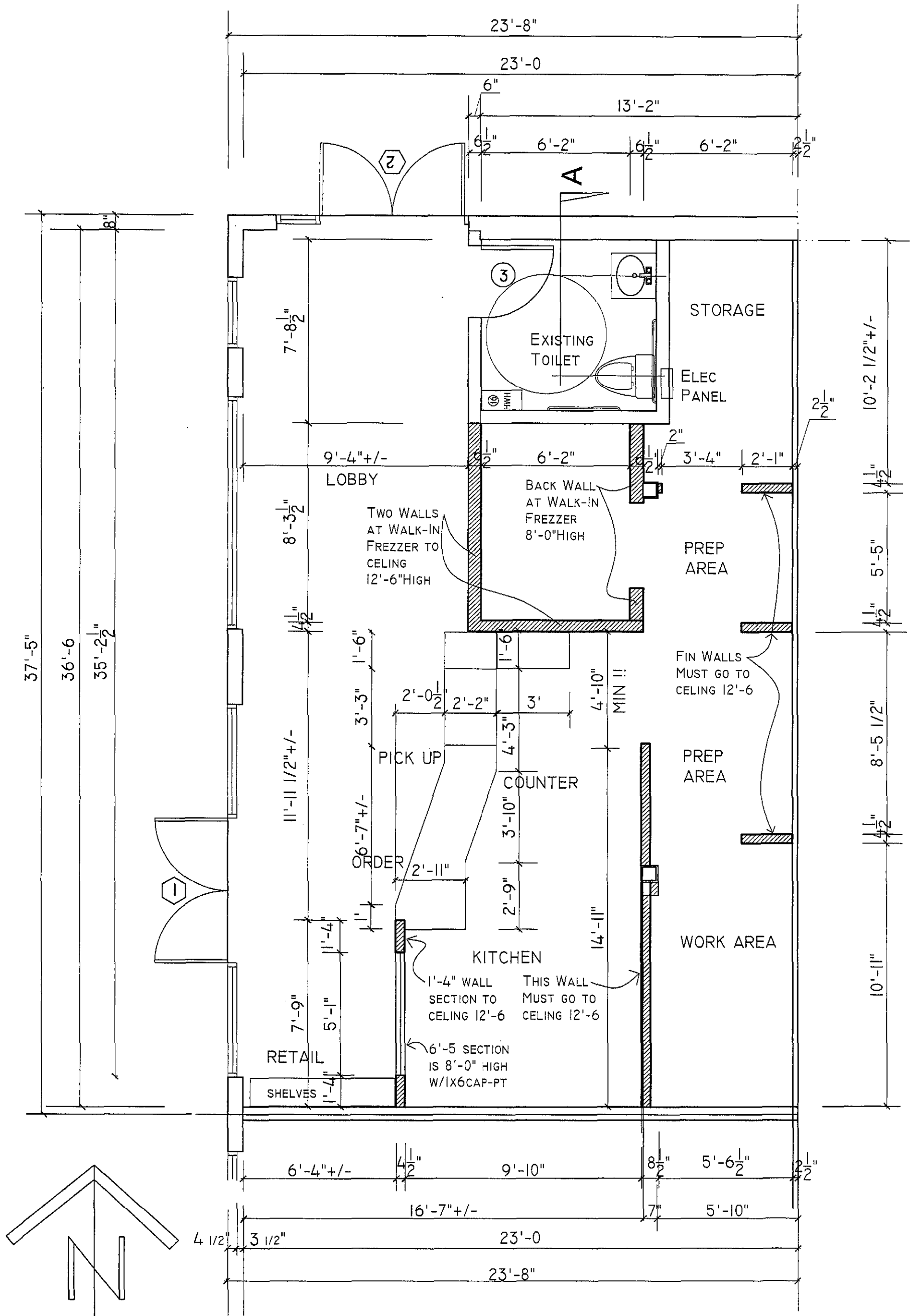
- C. **This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

The proposed project involves a take-out restaurant use occupying an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

Report Prepared By: Ryan Bane
Senior Planner

Attachment A – Project Plans
Attachment B – Business Description
Attachment C – Sign Plans





PROPOSED ARCHITECTURAL FLOOR PLAN

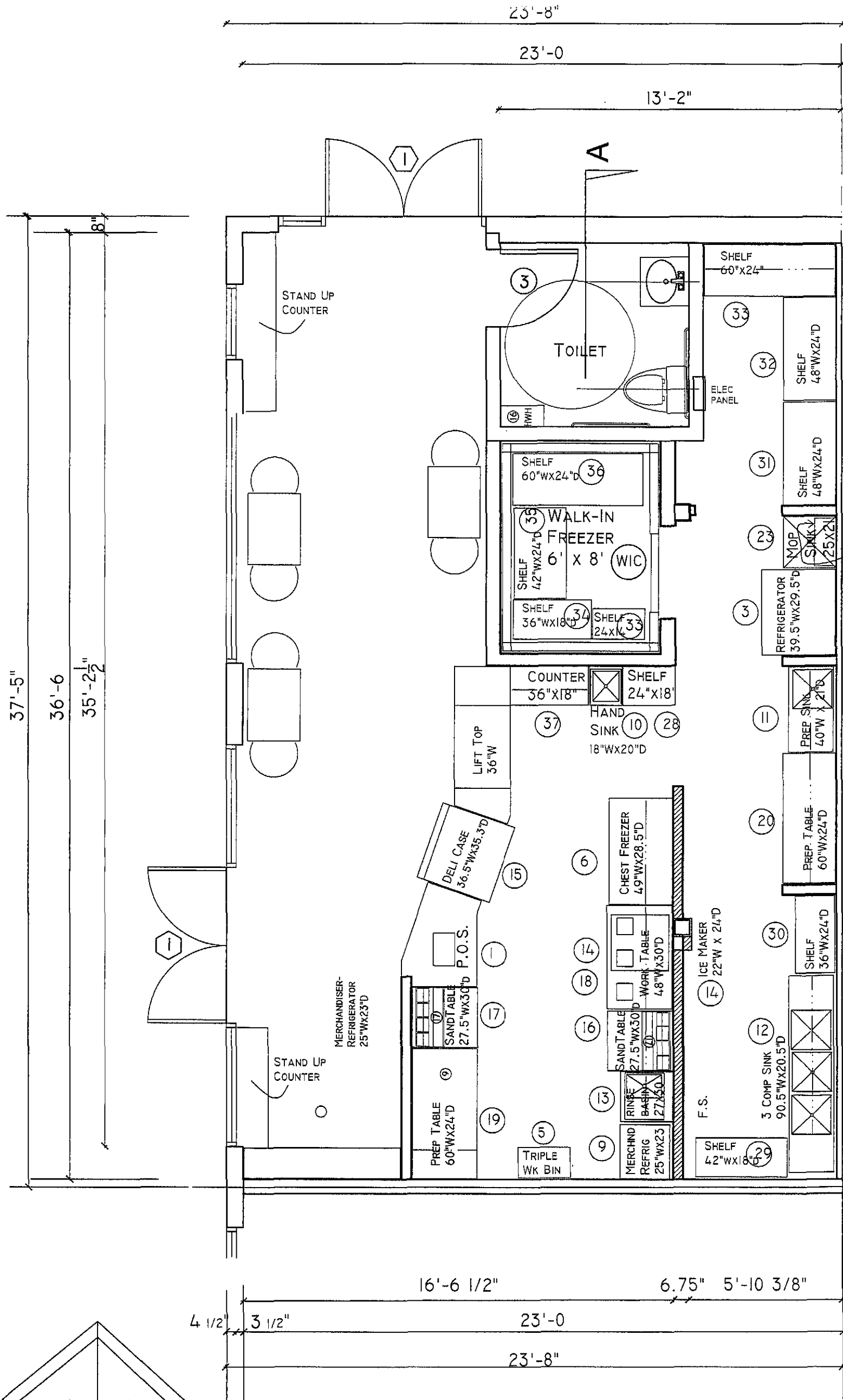
15 FEB 2011

EXISTING WALLS NEW WALLS

23'-8" x 36'-5" = 862 GROSS S.F. SHOWING WALLS & COUNTERS

ALL WALLS & CEILING TO BE LIGHT COLOR, SMOOTH, DURABLE, CLEANABLE SURFACES (SUCH AS FRP & TILE)

ALL BASE SHALL BE 3/8" COVE RADIUS TILE BASE



CLEANING SUPPLY CABINET W/ DOORS 4'-8" A.F.F. ABOVE MOP SINK

PROPOSED EQUIPMENT FLOOR PLAN

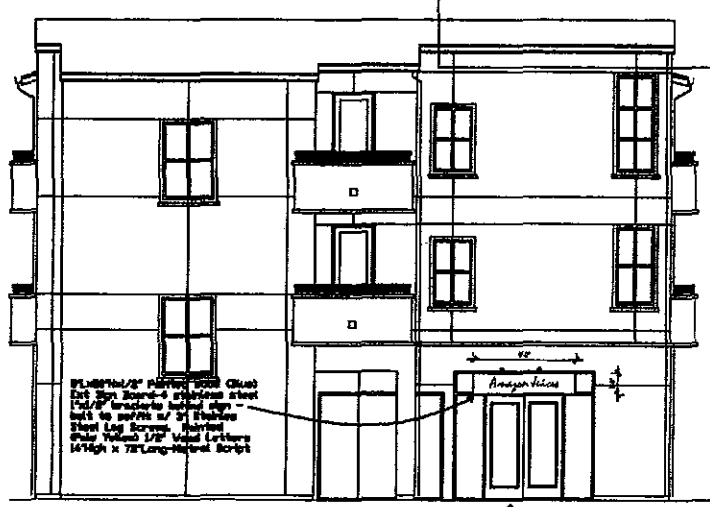
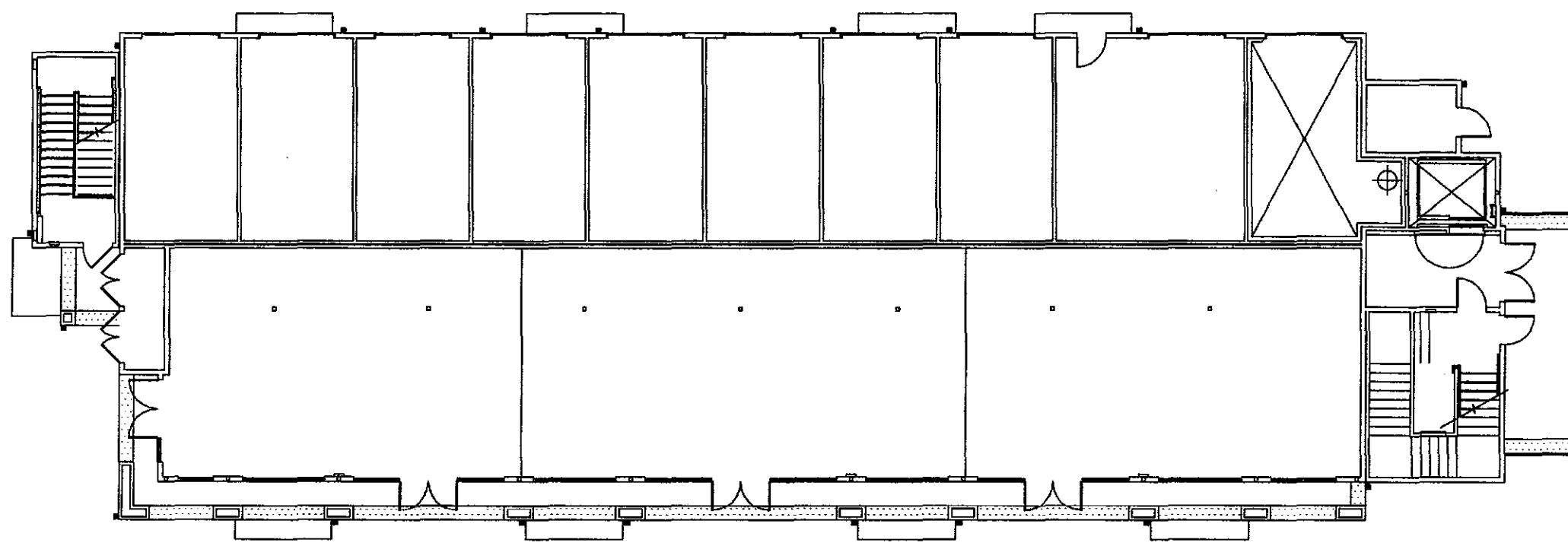
△ 4 MAR 2011

EXISTING WALLS NEW WALLS

23'-8" x 36'-5" = 862 GROSS S.F. SHOWING WALLS & COUNTERS

ALL WALLS & CEILING TO BE LIGHT COLOR, SMOOTH, DURABLE, CLEANABLE SURFACES (SUCH AS FRP & TILE)

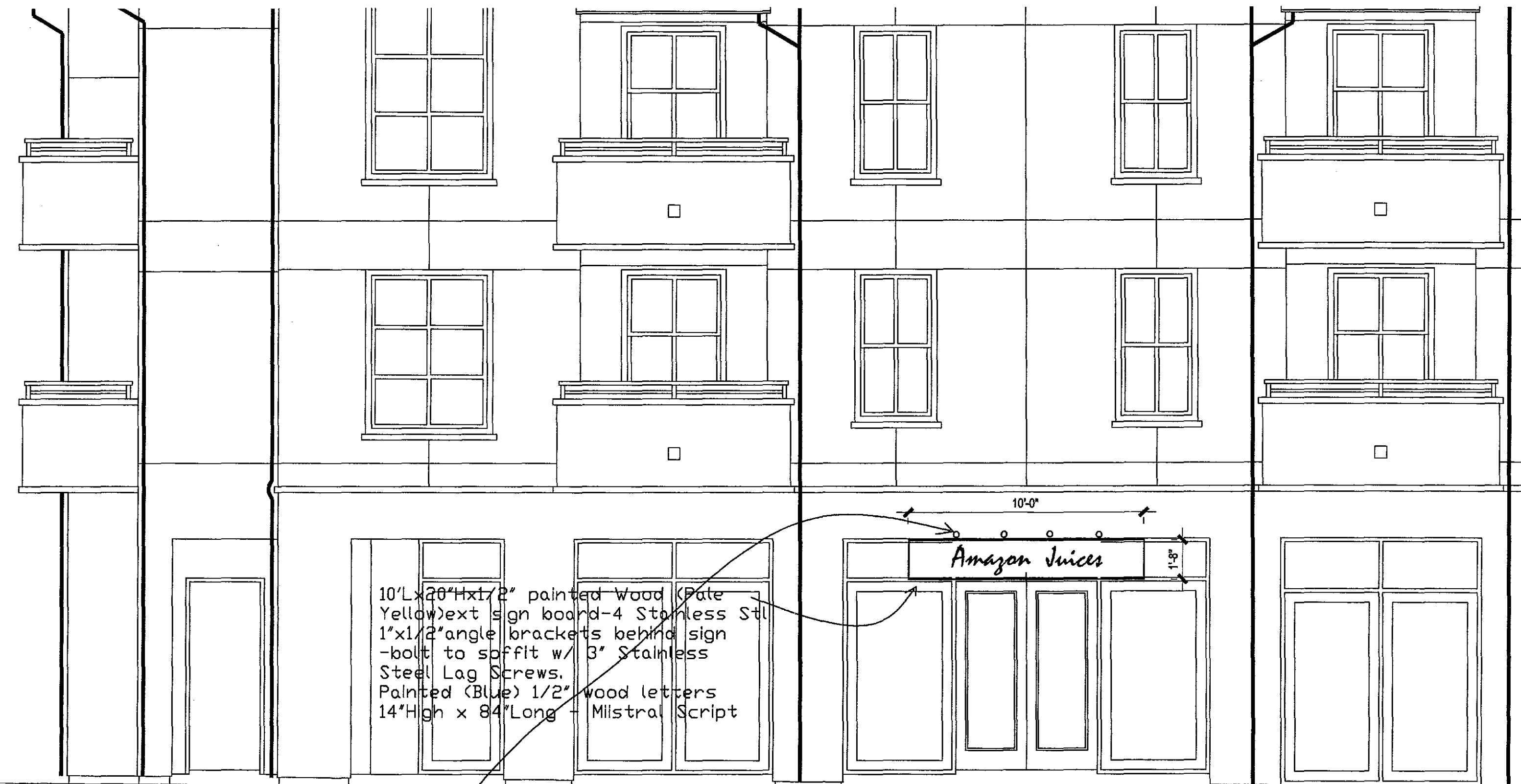
ALL BASE SHALL BE 3/8" COVE RADIUS TILE BASE



**NORTH ELEVATION
AMAZON JUICES**
7 June 2011



EAST ELEVATION - AMAZON JUICES
1250 41st Ave Capitola, CA
7 June 2011



10'Lx20"Hx1/2" painted Wood (Pale Yellow) ext sign board-4 Stainless Stl 1"x1/2" angle brackets behind sign -bolt to soffit w/ 3" Stainless Steel Lag Screws. Painted (Blue) 1/2" wood letters 14"High x 84"Long - Mistral Script

4 small 2.5' 40W L.E.D. Down Lights on 1'D Gooseneck Arms

7 June 2011

EAST ELEVATION - AMAZON JUICES
1250 41st Ave Capitola, CA



8'Lx20"Hx1/2" Painted wood (Blue)
 Ext Sign Board-4 stainless steel
 1"x1/2" brackets behind sign -
 bolt to soffit w/ 3" Stainles
 Steel Lag Screws. Painted
 (Pale Yellow) 1/2" Wood Letters
 14"High x 72"Long-Mistral Script

8'-0"

1'-6"

Amazon Juices

NORTH ELEVATION
 AMAZON JUICES

2 Small 2.5"Diam 40W L.E.D. Down
 Lights on 1"Diam Gooseneck Arms

7 June 2011

Amazon Juices

BUSINESS DESCRIPTION

Amazon Juices is a small TO GO JUICES BAR, that we want to open in suite 3 of the Capitola Villas project at 1266 41st Avenue, across the railroad tracks from the Spa Fitness Center.

We have successfully operated Café Brazil on the Westside of Santa Cruz for 15 years. The juice bar there is very, very popular and has become 1/3 of the gross income. There have been many, many requests to open a juice in mid county.

We will be selling a wide variety of delicious & healthy juice drinks, blends & smoothies, along with small sandwiches. There is a lot of people walking & running along 41st Ave at this point in front of Capitola Villas, and we feel many people will benefit from our juice bar.

The unique & exotic tropical juices we use are made from frozen pulp that is shipped to us from Brazil. These fruits are delicious & extremely Healthy:

- Acai fruit has 30 times the antioxidant value of red wine
- Acerola has 100 times the vitamin C of orange juice
- Mango, Passionfruit, etc are also very healthy & tasty

This compact little place has several table & chairs, two small stand up counters for runner & walker cool down. In good weather the tables could be moved outside. The hours are 7 days a week, from 8 am to 7 pm.

We purchased the commercial condominium Suite 3 over 2 years ago, and then the bank took over the property. After patiently waiting, the bank just gave us the go-ahead to proceed, and has approved our tenant improvement drawings.

We are very excited to open this new facility in Capitola.

1266 41st Ave Suite 3 Capitola, Ca. 95010 831 - 334 - 4402

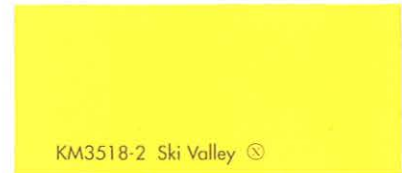
COLOR MATERIALS BOARD

AMAZON JUICES

1266 41st AVENUE Capitola, Ca

SIGN LETTERS for SIGN A

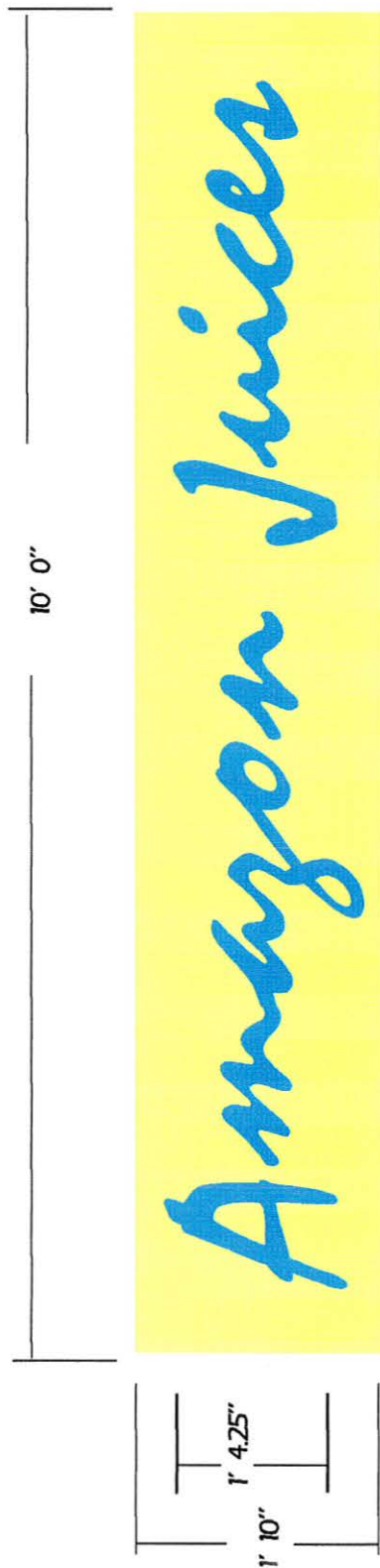
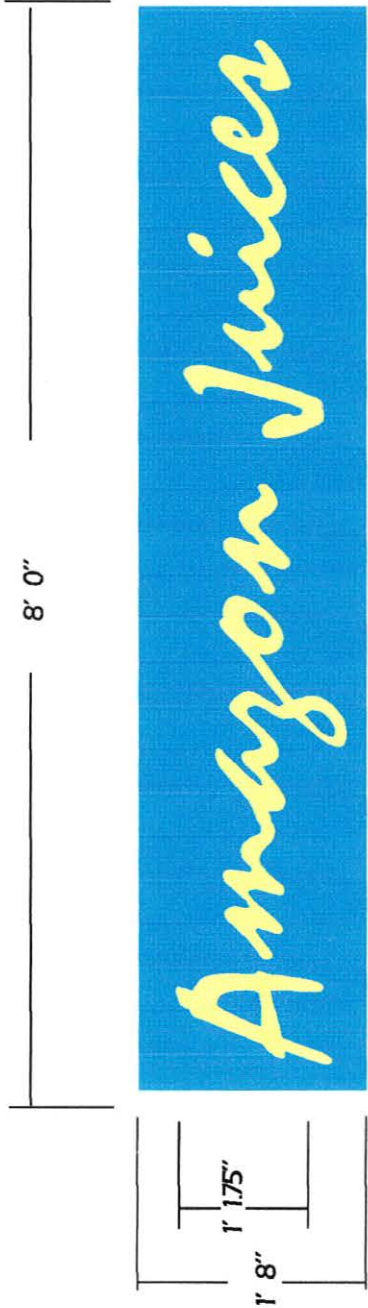
**PAINT - Kelley Moore –
Galleon Blue HL 4288-3
THIS COLOR IS FOR BACKGROUND OF SIGN A**



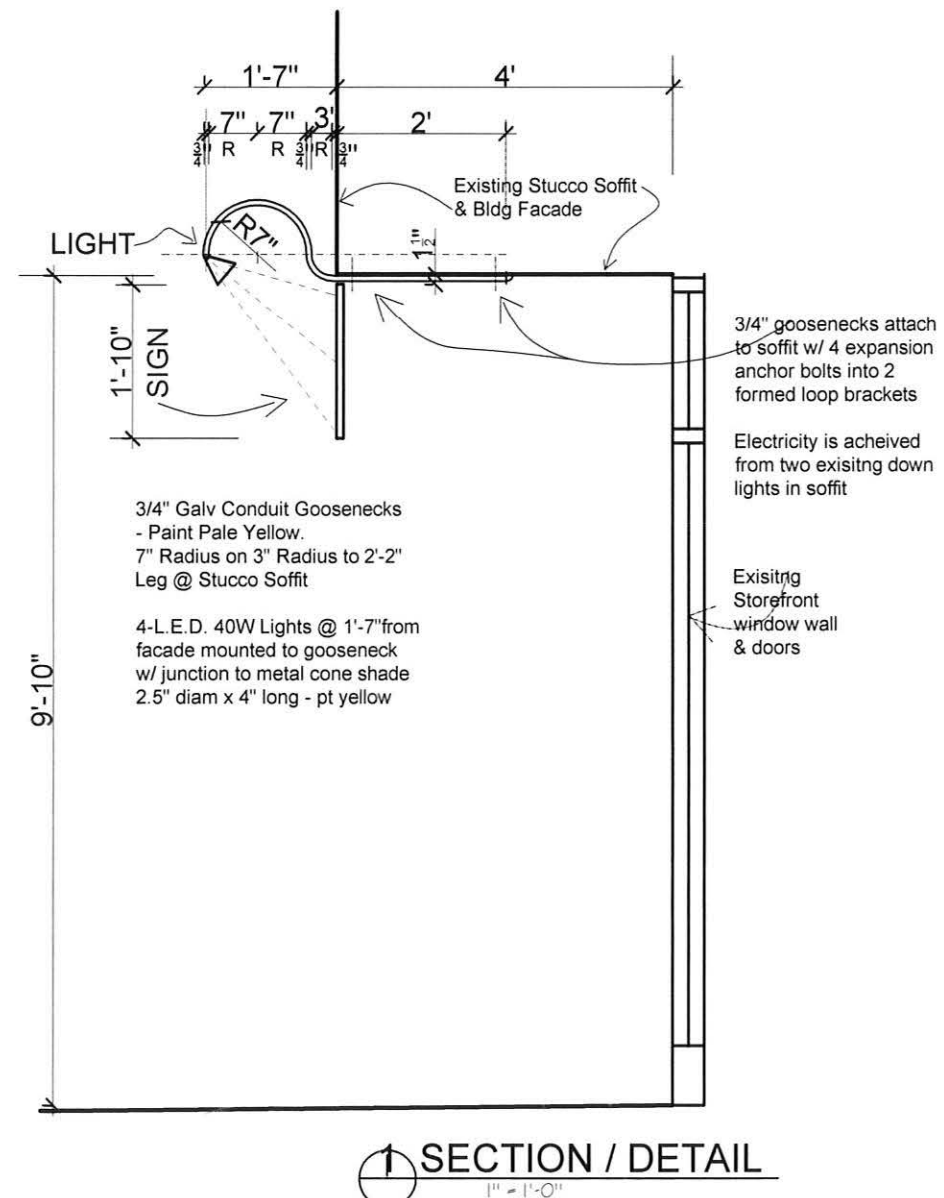
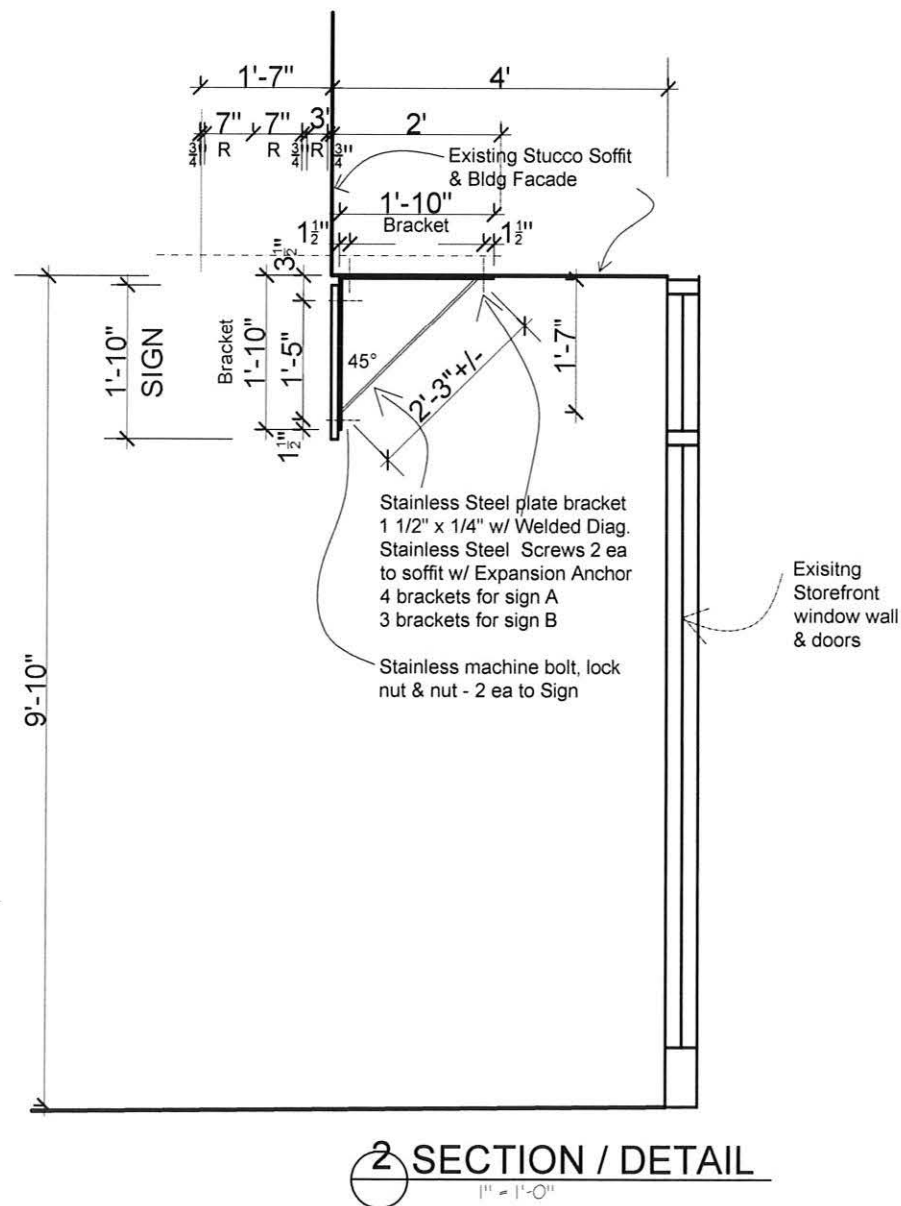
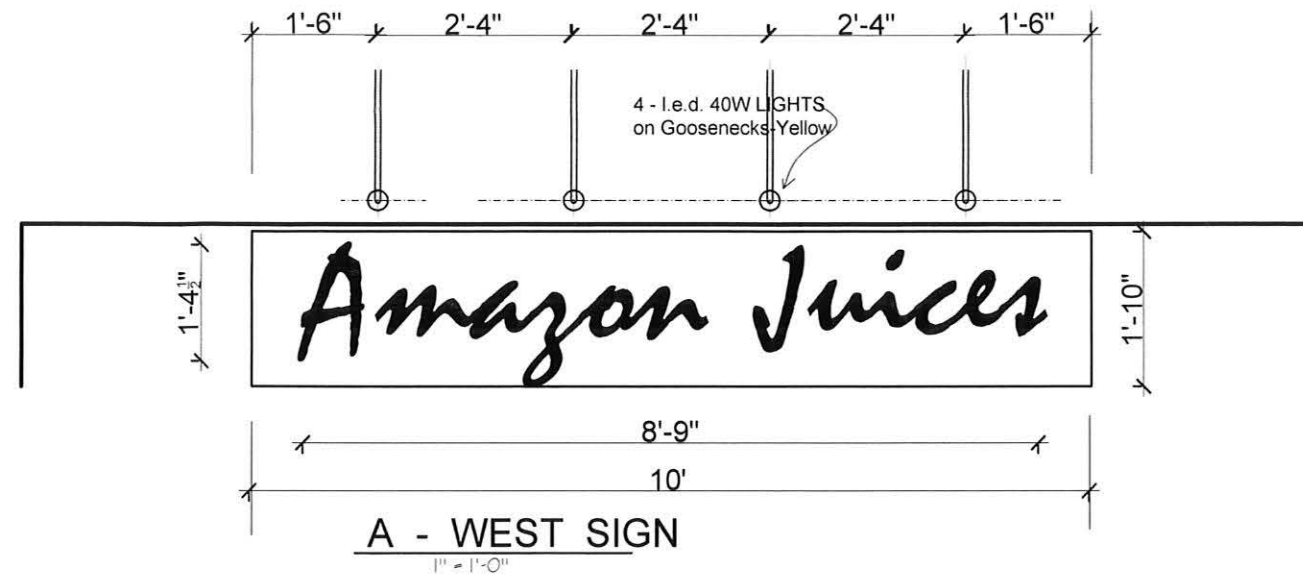
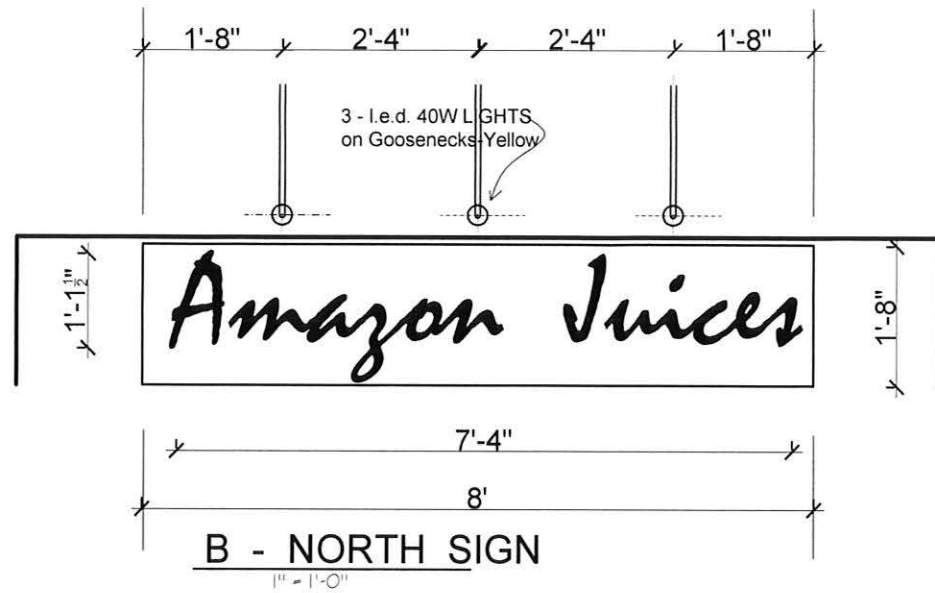
SIGN BACKGROUND for SIGN A

**PAINT - Kelley Moore –
Ski Valley KM 3518-2
THIS COLOR IS FOR LETTERS ON SIGN B**





- NOTES:
- 1 MATERIAL: 1/2" MDO PLYWOOD
 - 2 COLORS: YELLOW & BLUE AS SHOWN



SIGN DETAILS

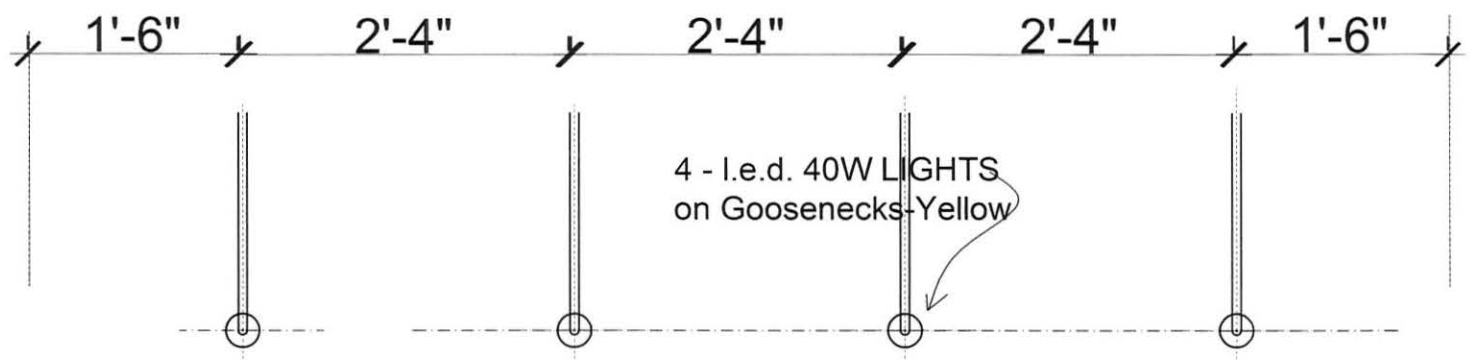
Amazon Juices
1266 41st Ave Capitola, Ca
A.P.N.

Steven A. Elmore - Architect
1557 Taylor Lane
Santa Cruz, CA 95062
831 - 332 - 1366

9 Jun 2011

DETAILS

1" = 1'-0" Sign



Amazon Juices

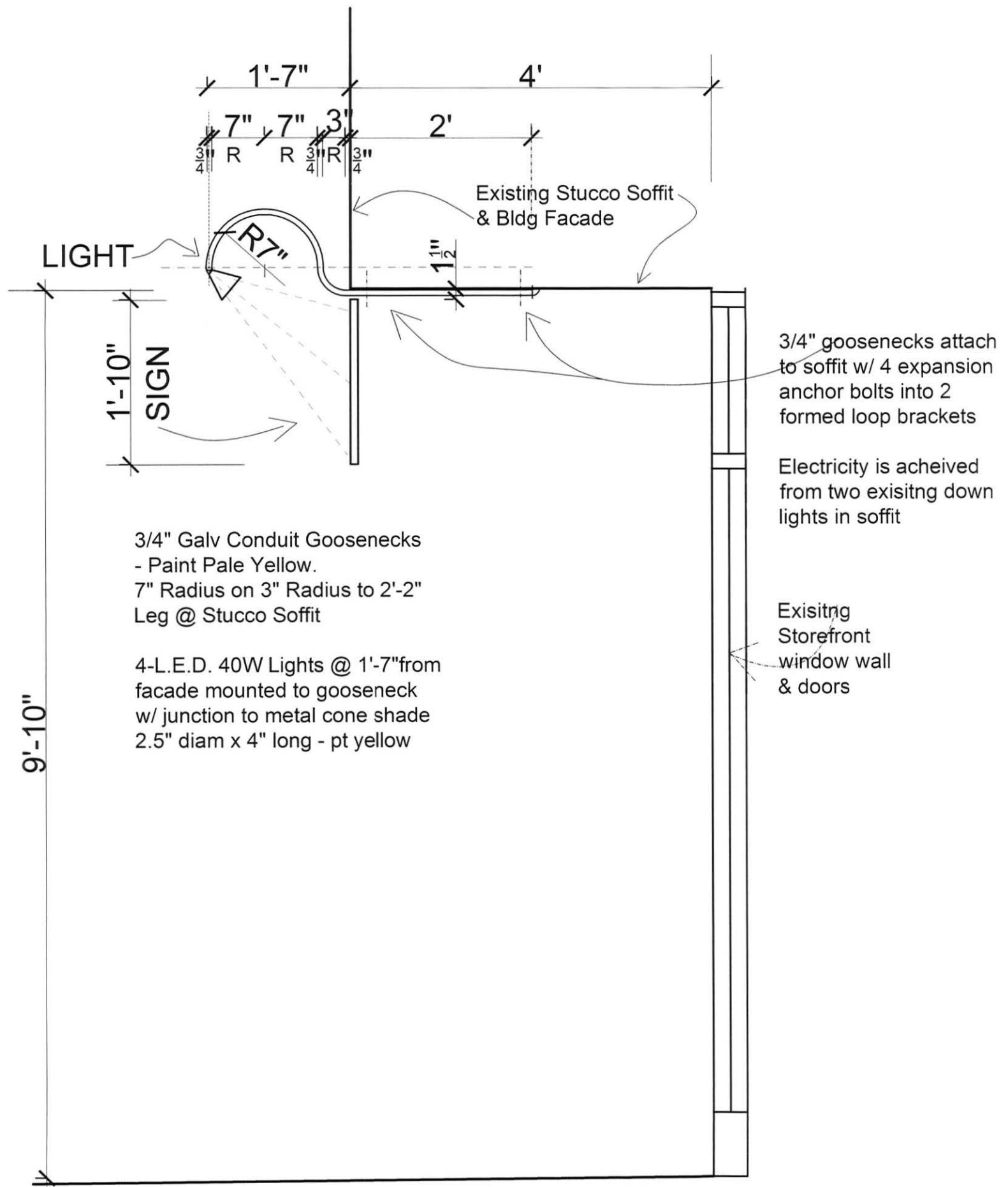
1'-4 1/2"

1'-10"



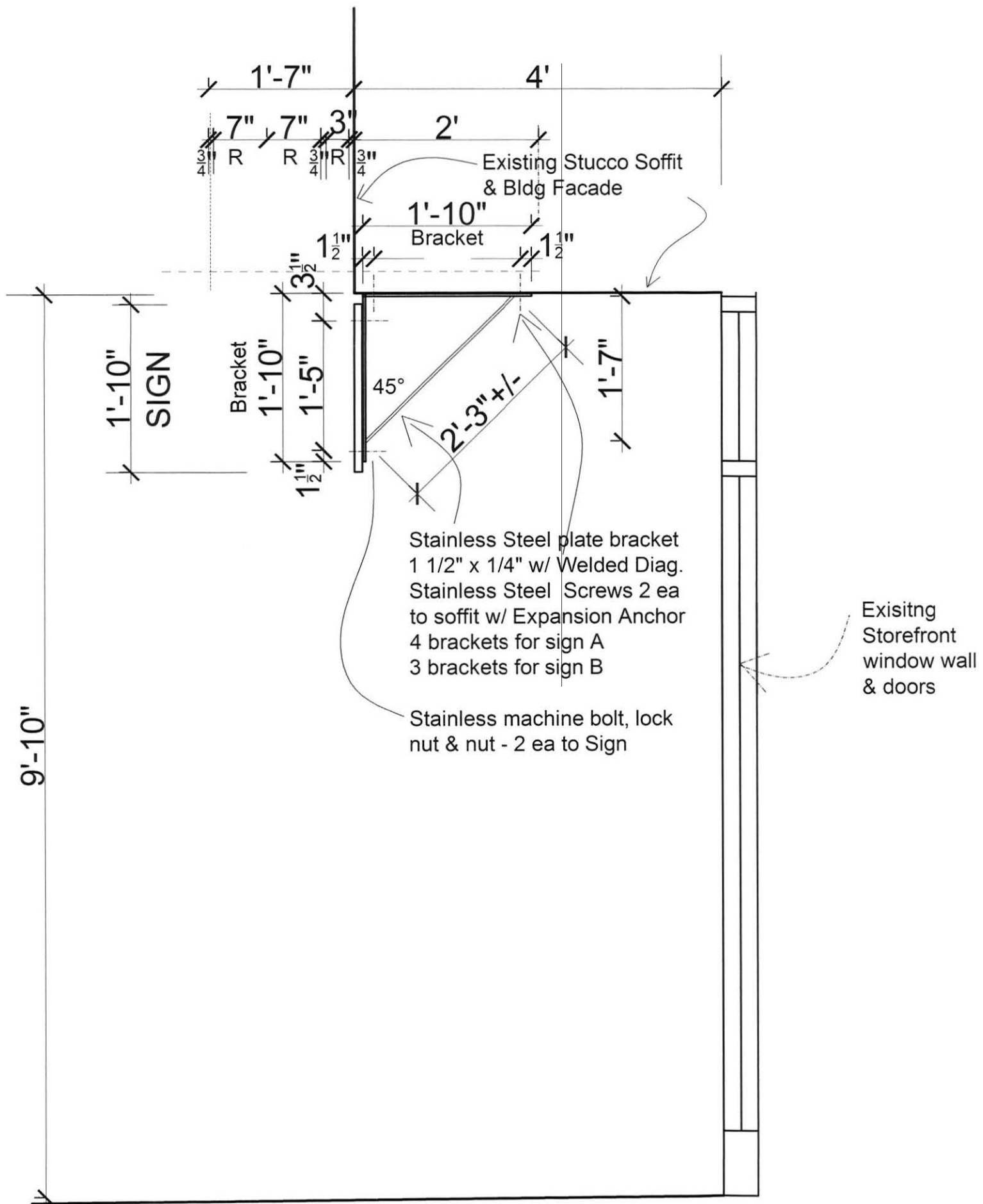
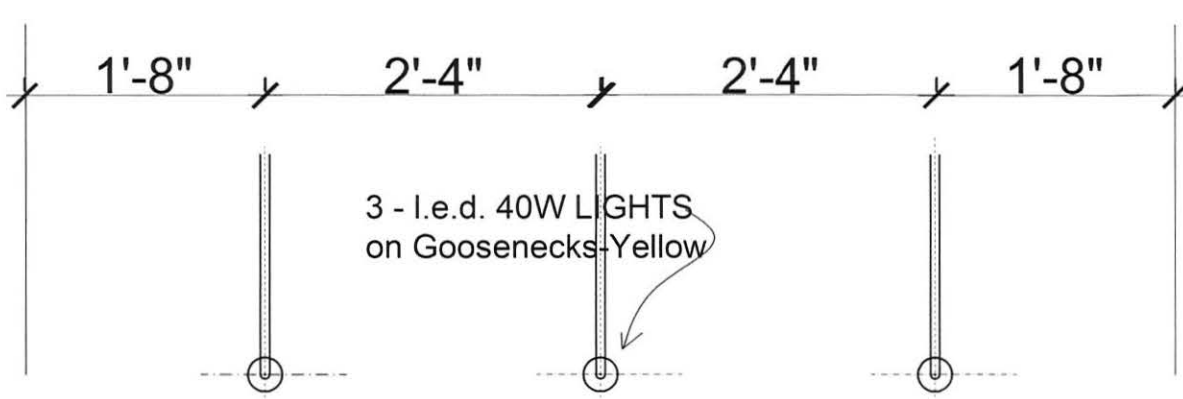
A - WEST SIGN

1" = 1'-0"



1 SECTION / DETAIL

1" = 1'-0"



2 SECTION / DETAIL

1" = 1'-0"



STAFF REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
DATE: JULY 1, 2011 (AGENDA: JULY 7, 2011)
SUBJECT: General Plan & Zoning Ordinance Discussion

BACKGROUND

At the January 2010 Planning Commission hearing, the Planning Commission identified a list of priorities included as Attachment #A for the Community Development Department to tackle as part of its annual work program. The majority of the list is proposed amendments to the City's zoning ordinance, which is now undergoing a comprehensive update as part of the General Plan update.

The purpose of this agenda item is for the Planning Commission to identify important components of the General Plan and Zoning Ordinance that need specific focus and attention as part of the General Plan Update.

DISCUSSION

The General Plan and implementing Zoning Ordinance is a guide in making decisions about land use issues. These documents, if properly developed and frequently updated, provide clear standards for property owners, architects, engineers, and decision makers when preparing plans and making final decisions on permits and projects.

The City's General Plan was adopted in 1989 and Chapter 17, the City's Zoning Ordinance, was adopted in 1975 with substantial amendments in 1989 in order to provide consistency with the General Plan. There have been dozens of updates to the Zoning Ordinance since 1989, mainly to refine issues related to design, floor area, parking, and other design and use aspects identified in reviewing projects.

As the City embarks on the update of the General Plan and Zoning Ordinance, it is helpful to identify policy or issue areas that are important to address before a substantial amount of work is done and prior to initiation of environmental review. Additionally, policies that are unique to Capitola and are particularly effective in addressing local issues are equally important to identify. Planning staff is going through the entire Zoning Ordinance and is preparing a section-by-section analysis of what policies work well and those that clearly are ripe for modification. This analysis will incorporate any Planning Commission discussions.

Staff recommends that the Planning Commission organize comments about policies that particularly work well and those which require attention into land use categories (i.e. residential, commercial, industrial). Sub issue areas such as parking, landscaping, etc for each land use

category would additionally help focus attention and provide a common framework for discussion.

Attachment B is the current schedule for the General Plan Update process with specific tasks related to public outreach, focus on different special study areas, and drafting of the General Plan and Zoning Code update. While, drafting of the General Plan and Zoning Ordinance will occur next year, early identification of issue areas is critical so that Staff and Consultants can integrate Planning Commission's thoughts into initial drafts of the General Plan and Zoning Ordinance.

Report Prepared By: Derek Johnson
Community Development Director

Attachment A – January 2010 Planning Commission' Priorities
Attachment B—General Plan Update Project Schedule

Please rank each item on a scale between 1-4, with "1" being the most important projects.

Item	Estimate of Staff Requirement	Termini	Harlan	Ortiz	Newman	Burke	Recommendation
1 Construction hours	Low	1	4	3	4	1	2.6
2 Non-Conforming Ordinance update	High	3	1	2	1	2	1.8
3 Sanctuary Scenic Trail	Moderate	2	1	3	4	3	2.6
4 Code enforcement of sign ordinance	Varies	4	1	1	2	2	2.0
5 Ongoing revisions of the Municipal Code	Varies	2	1	4	2	2	2.2
6 Historic Ordinance update	Very High	2	4	1	1	3	2.2
7 Condo Conversion Ordinance update	High	2	1	1	4	3	2.2
8 Sign Ordinance update for vacations rentals	Low	3	1	1	4	3	2.4
9 Floor Area Ratio / Building Massing ordinance update	High	1	3	3	2	1	2.0
10 Establish location for carwash/fundraisers to keep runoff out of Soquel Creek	Moderate	1	1	3	4	4	2.6
11 Zoning code revision to address two story mobile homes - parking or other options	Very High	1	1	2	4	2	2.0
12 Street, or public ROW, fencing height limits (Prospect, Wharf, ect.)	TBD	3	2	2	3	2	2.4
	$\Sigma =$	25	21	26	35	28	

* lowest score is of highest priority

Capitola General Plan Update Schedule

Updated 6/22/11

Task D: Green/Environmental Economic Development Analysis	
Stakeholder Work Sessions	July 2011
Green Business and Green Jobs Trends	July 2011
Green Economy Recommendations and Growth Potential	July 2011
Final Green/Environmental Economic Development Report	August 2011
Task E: 41st Avenue/Capitola Mall Special Study Area	
Baseline Analysis	June 2011
GPAC Meeting	June 22 2011
Alternatives Workbook	July 2011
Community Workshop	July 2011
Draft Revisioning Plan	August 2011
Final Revisioning Plan	September 2011
Task F: Capitola Village Special Study Area	
Stakeholder Work Session	Late 2011
GPAC Meeting	Late 2011
Hotel Site Plan	Late 2011
Parking Management Plan	Late 2011
Community Workshop	Late 2011
Task G: Bay Avenue Special Study Area	
Stakeholder Work Session	April 2011
GPAC Meeting 5	August 2011
Summary Memo	October 2011
Task H: Proposed Land Use Map	
Draft Change Area Map	January 2012
GPAC Meeting	February 2012
Draft Land Use Map	March 2012
Task I: Goals, Policies, and Actions Development	
Goals and Policies Recommendations	May 2012
GPAC Meeting	June 2012
Final Draft Goals, Policies, and Actions	August 2012
Task J: Draft General Plan	
Administrative Draft General Plan	November 2012
Public Review Draft General Plan	February 2013

Task K: Climate Action Plan	
Administrative Draft Climate Action Plan	December 2012
Public Review Draft Climate Action Plan	February 2013
GPAC Meeting	March 2013
Task L: Draft Zoning Code Update	
Staff Work Session	September 2012
Stakeholder Interviews	October 2012
Sustainability Audit	November 2012
City Council Study Session	December 2012
Zoning Code Outline	January 2013
Planning Commission Study Session 1	February 2013
Planning Commission Study Session 2	March 2013
Planning Commission Study Session 3	April 2013
Administrative Draft Zoning Code	June 2013
Public Review Draft Zoning Code	August 2013
Task M: Draft Local Coastal Plan Update	
Administrative Draft Local Coastal Plan	April 2013
Public Review Draft Local Coastal Plan	May 2013
Task N: Draft General Plan, Update, Zoning Code Update, and Local Coastal Plan Update Review	
Community Workshop	June 2013
GPAC Meeting on General Plan and LCP	July 2013
GPAC Meeting on General Plan and LCP	August 2013
GPAC Meeting on Zoning Code	September 2013
Task O: Environmental Impact Report	
Notice of Preparation	August 2012
Scoping Meeting	September 2012
Administrative Draft EIR	December 2012
Draft EIR	February 2013
Task P: Public Review and Adoption	
Hearing on Draft EIR	April 2013
Final EIR	September 2013
Certification and Adoption Hearing with Planning Commission	October 2013
Certification and Adoption Hearing with Planning Commission	October 2013
Certification and Adoption Hearing with City Council	November 2013
Certification and Adoption Hearing with City Council	November 2013
Final General Plan, Zoning Code, Local Coastal Plan, and CAP	December 2013