



AGENDA
CAPITOLA PLANNING COMMISSION
THURSDAY, AUGUST 2, 2012
7:00 P.M. – CITY HALL COUNCIL CHAMBERS

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

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

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

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

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

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. July 5, 2012 Regular Planning Commission Meeting

4. CONSENT CALENDAR

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

A. 4895 CAPITOLA ROAD

#12-064

APN: 034-023-14

Sign Permit for a wall sign and monument sign in the CN (Neighborhood Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Bruce Handloff, filed 5/7/12

Representative: Mardeen Gordon

B. 215 CAPITOLA AVENUE

#12-083

APN: 035-231-07

Sign Permit for a wall sign in the CV (Central Village) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Paul Ballantyne, filed 6/20/12

Representative: Bo Zimkowski

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. 205 SACRAMENTO AVENUE #12-013 APN: 036-125-03

Coastal Development Permit and Design Permit to discontinue a nonconforming mobile home park and construct a two-story single-family residence in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

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

Owner: Peter Tiemann, filed: 2/6/12

Applicant: Frank Ho

B. 205 SACRAMENTO AVENUE #12-014 APN: 036-125-15

Coastal Development Permit and Design Permit to discontinue a nonconforming mobile home park and construct a two-story single-family residence in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

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

Owner: Peter Tiemann, filed: 2/6/12

Applicant: Frank Ho

C. 1823 49th AVENUE #12-090 APN: 034-023-36

Fence Permit to construct a 6' stucco wall in the front setback for a single-family residence in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Craig Sala, filed: 7/17/12

Representative: Bill Fisher

D. 2265 41st AVENUE #12-092 APN: 034-191-03

Design Permit to construct façade improvements to a medical office building, and a Sign Permit for wall signs in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Capitola ASCRE, filed: 7/19/12

Representative: Avila Construction, Inc.

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

Adjourn to a Regular Meeting of the Planning Commission to be held on Thursday, September 6, 2012 at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

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

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

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

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

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

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

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



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, JULY 5, 2012
7:00 P.M. – CITY HALL COUNCIL CHAMBERS**

Chairperson Graves called the Regular Meeting of the Capitola Planning Commission to order at 7:00 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

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

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

Senior Planner Bane stated that Public Hearing Item 5.C was withdrawn by the applicants.

B. Public Comments - NONE

C. Commission Comments - NONE

D. Staff Comments -NONE

3. APPROVAL OF MINUTES

A. June 7, 2012 Regular Planning Commission Meeting

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER ROUTH TO APPROVE THE JUNE 7, 2012 MEETING MINUTES WITH CHANGES:

Verbatim minutes of Public Hearing Item 5.C: Amend Sign Ordinance 17.57, will be included in the staff report for the July 12, 2012 City Council meeting.

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

4. CONSENT CALENDAR

A. McGREGOR DRIVE

APN: 036-341-02

Planning Commission certification that the sale of .16 acres of City owned property on McGregor Drive (APN: 036-341-02), to the Soquel Creek Water District is in conformance with the City's adopted General Plan.

Consent Calendar Item #4.A to be continued to the September 6, 2012 Planning Commission meeting.

**B. 520 PILGRIM DRIVE #12-077 APN: 035-103-06
426 CAPITOLA AVENUE 035-141-33**

Lot line adjustment to correct a building encroachment between an R-1 (Single-Family Residence) and MHE (Mobile Home Exclusive) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: City of Capitola, filed 6/5/12

Representative: William and Joyce Budisch

Consent Calendar Item #4.B to be continued to the September 6, 2012 Planning Commission meeting.

5. PUBLIC HEARINGS

A. 4800 OPAL CLIFF DRIVE #12-035 APN: 034-462-05

Coastal Permit to install a blufftop stabilization system for a residential condominium complex (Opal Cliff West) in the AR/R-1 (Automatic Review/Single-Family Residence) Zoning District.

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

Environmental Determination: Mitigated Negative Declaration

Property Owner: Opal Cliff West HOA, filed 3/9/12

Representative: Suzanne Ise

Senior Planner Bane presented the staff report.

Commissioner Routh commented that the adjacent property bluff had been sloughing. He questioned whether this project will solve or affect the adjacent property.

Senior Planner Bane stated the adjacent property is located in the county and would require a county permit. The subject project does not address the adjacent property.

Commissioner Grave asked if the shotcrete will be seen. He was concerned about the bluff view from the ocean and if the shotcrete would be visible from the water.

Senior Planner Bane stated that there is not shotcrete on any ocean facing wall.

Commissioner Ortiz acknowledged a letter, submitted via email, in support of the project.

The public hearing was opened.

Susan Ise, homeowners' association representative, spoke in support of the application. She noted that the adjacent property has been unable to obtain a county permit. The proposed project is preventative work to avoid future erosion from occurring.

Rick Parks, project geotechnical engineer, explained the details of the proposed retaining wall engineering methods.

Commissioner Routh clarified that the shotcrete will be parallel to the existing wall and will be approximately five feet in height and one foot wide.

Mr. Parks further detailed the location of the shotcrete area.

Samantha Swan, neighbor spoke in support of the application.

The public hearing was closed.

Commissioner Newman asked if the adjacent neighbor in the county had been contacted regarding this project.

Ms. Ise, stated that she had discussed the project with the neighbor, who represented they were in support of the project.

Commissioner Grave questioned the immediacy of installing the shotcrete wall since the bluff is not currently sloughing off at this property.

Mr. Parks clarified that the applicant's are not requesting for a shotcrete wall, but rather the installation of a pier support system. The shotcrete is part of the future design as the bluff recedes and exposes the piers, but this is not the current condition..

Commissioner Routh recommended an additional condition to ensure the application submit a new application for any future shotcrete wall or improvements.

Commissioner Newman noted that issuing a Negative Declaration for this type of project may not be sufficient environmental review.

A MOTION WAS MADE BY COMMISSIONER ROUTH AND SECONDED BY COMMISSIONER ORTIZ TO APPROVE PROJECT APPLICATION #12-035 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project approval consists of a coastal permit to install a blufftop stabilization system for the Opal Cliffs West Condominiums at 4800 Opal Cliff Drive
2. Any significant modifications to the approved design 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. The applicant shall have the blufftop stabilization system inspected by a licensed engineer experienced in coastal erosion processes or an engineering geologist with similar experience at least every two years after long duration storms or severe seismic shaking to monitor the status of the soil pin wall and recommend maintenance if needed.
5. If monitoring inspections reveal exposure of soils between the soil pin piers, the applicant shall apply a structural shotcrete section between the soil pins and exposed soils in accordance with recommendations of a geotechnical engineer. The shotcrete should be colored so as to mimic the appearance of the adjacent natural bluff. Prior to installation of any shotcrete material, the applicant shall submit an application for a Design Permit to be reviewed by the Planning Commission.
6. The applicant shall notice the neighbors within 100' of the project a minimum of seven days prior to the start of construction. The notice shall describe the project and include the proposed dates of construction, construction times, and contact information should issues arise.

7. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain, including covering exposed piles of soil and dispose of all wastes properly; place trash receptacles on the site, cover open trash receptacles during wet weather; remove all construction debris).
8. All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. At a minimum, silt fences or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or

FINDINGS

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

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

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

A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act which concludes that no significant environmental impacts are associated with the project as conditioned.

COASTAL FINDINGS

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

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

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

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's

cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located on the top of a coastal bluff on a private property near the intersection of Cliff and Opal Cliff Drive. The project will not directly affect public access and coastal recreation areas as it involves the stabilization of an existing blufftop, with no intensification or build out and no affect on public trail or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes 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 on the top of a coastal bluff on a private property near the intersection of Cliff and Opal Cliff Drive. The coastal bluff at the project site is about 65 feet high and consists of about 23 feet of easily eroded, blufftop terrace deposits overlying fractured and jointed siltstone/sandstone bedrock. A blufftop, structural shotcrete compression plate type retaining wall with tieback anchors, and a blufftoe, "concrete-gravity" type seawall were constructed on the project site in 1998 to preserve the configuration of the bluff and to protect the blufftop parking area. The shotcrete compression plate retaining wall extends from the blufftop parking slab down to the base of the terrace deposits (43 feet elevation). The bluff toe at the adjacent upcoast parcel at 4790 Opal Cliff Drive is protected from wave action erosion by a concrete gravity type seawall continuously constructed to the seawall at 4800 Opal Cliff Drive. However, the upper bluff face and blufftop at 4790 Opal Cliff Drive is not protected by a retaining wall.

According to geotechnical reviews of the site, ongoing blufftop recession at the adjacent parcel is beginning to outflank the upcoast edge of the existing blufftop shotcrete wall and will undermine the parking area and jeopardize the integrity of the bluff face retaining wall. During maintenance monitoring of the existing bluff walls, installation of a soil pin retaining wall at the parking lot adjacent to the upcoast property was recommended. Although, the impact is less

than significant, and mitigation measures are not warranted, Conditions of Approval have been included to address recommendations in the geologic and geotechnical reports.

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

- The privately owned site has historically been used as private residences. There is no evidence of use of the site by members of the public for coastal access.

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

- The proposed project is located on the top of a coastal bluff on a private property near the intersection of Cliff and Opal Cliff Drive. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

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

- The proposed project is located on the top of a coastal bluff on a private property near the intersection of Cliff and Opal Cliff Drive. The blufftop stabilization system does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

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

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

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

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

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

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

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

b. Topographic constraints of the development site;

c. Recreational needs of the public;

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

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

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

- No Management Plan is required; therefore these findings do not apply

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

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

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

SEC. 30222

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

- The project involves a blufftop stabilization system for an existing residential use. No

new use or change in use is proposed.

SEC. 30223

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

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

SEC. 30250

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

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

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

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

- The project was reviewed by the Architectural and Site Review Committee and complies with the design guidelines and standards established by the Municipal Code, as well as the recommendations provided by the Committee.

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

- The proposed project is located on the top of a coastal bluff adjacent to Opal Cliff Drive that descends from the parking lot of an existing three-story condominium building to a small beach. The City's General Plan identifies "vista points" along Cliff Drive to the east of the project site. Panoramic views of the Monterey Bay, beaches, Capitola Wharf and Capitola Village are the prominent visual features in the project area to the east of the project site. The existing three-story condominium building on the project site blocks views to the ocean from Opal Cliff Drive.

The project site is not within a designated vista point or scenic view. The proposed project consists of an underground blufftop retaining wall beneath a concrete parking lot. The project would not obstruct or remove scenic coastal views as none exist in the area. Views from the beach in the project area are oriented toward the Monterey Bay with views of the coastal bluffs in the background. The existing bluff retaining walls on the coastal bluff area along the project site are visible from the beach. The project will not result in removal of trees or other resources that might be considered scenic

resources. Thus, the proposed project would not affect or remove scenic views or scenic resources.

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

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

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

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

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

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

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

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

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

- The project does not involve a condo conversion or mobile homes. The existing residential units on the property will not be changed as part of the project.

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

- A negative declaration has been prepared that identifies that natural resources, habitat and archaeological resources will be protected.

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

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

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

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

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

- Geologic/engineering reports have been prepared by qualified professionals for this project which is located in a geologic hazard zone. Conditions of approval have

been included to ensure the project complies with hazard protection policies.

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

- Geologic/engineering reports have been prepared by qualified professionals for this project which is located in a geologic hazard zone. Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

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

- The proposed project complies with shoreline structure policies.

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

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

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

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

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

- The project site is not located within the area of the Capitola parking permit program.

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

B. 410 BAY AVENUE

#12-052

APN: 036-062-35

Coastal Permit and Tentative Map for a two-lot subdivision in the RM (Multiple-Family Residence) Zoning District. This project requires a Coastal Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Lori Rast, filed: 4/18/12

Senior Planner Bane presented the staff report, commented that applicant was unable to be present.

Chairperson Graves inquired on the code provisions for flag lots.

Senior Planner Bane stated that the Municipal Code is silent on flag lot requirements.

Chairperson Graves spoke with concerns about the creation of the flag lot and the future maintenance of the flag portion of the lot. He asked if the applicant intended on utilizing the existing curb cuts to access the rear lot.

Senior Planner Bane stated that the flag is part of the rear lot. The applicant may use one of the existing curbs, but it is not required.

Commissioner Newman asked the reasoning for requiring 20' frontage on public roadway?

Consultant Susan Westman stated that applicant designed the lot split to minimum standards of the State Subdivision Map Act.

Commissioner Routh stated concerns about the potential for two units on the rear lot based on the building envelope shown on the tentative map.

Senior Planner Bane stated the building envelope shown on the tentative map is for a single family residence only and is not an approved envelope, it is shown as a representation.

Chairperson Graves stated the Planning Commission is only reviewing the tentative map and not the design of the lots. The Commission will have the opportunity to review the building designs when an application is submitted.

The public hearing was opened and closed.

Commissioner Routh suggested an additional condition clarifying the building envelopes shown on the tentative map are for information only.

Commissioner Smith stated the rear parcel will be difficult to build out. She suggested an additional condition specifying that the approval of the tentative map is not an approval for variances on the oddly configured rear lot.

A MOTION WAS MADE BY COMMISSIONER ROUTH AND SECONDED BY COMMISSIONER SMITH TO APPROVE PROJECT APPLICATION #12-052 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project consists of the subdivision of a 12,191 square foot lot into two residential lots in the RM-M (Multiple-Family Residence – Medium Density) Zoning District at 410 Bay Avenue.
2. Prior to the recordation of the parcel map, the applicant shall submit new legal descriptions for the two lots for review by the Community Development Department.
3. The subdivider shall comply with all of the provisions of the approved Tentative Map and all pertinent provisions of the Municipal Code.
4. All utility easements shall be provided on the parcel map in a configuration which meets the requirements of the utility companies and the Director of Public Works and/or City Engineer.
5. Prior to acceptance of the parcel map, the Developer shall contact the Capitola U.S. Postmaster to locate in the subdivision placement of "Neighborhood Delivery and Collection Boxes (NDCBU's). Any required easements shall be dedicated and shown on the parcel map within a public utility easement, as approved by City Staff and the Postmaster.
6. Prior to the recordation of the parcel map, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

7. The building envelopes shown on the tentative map prepared by Luke R. Beautz, dated May 2012, are for information only.
8. Variations would not be granted based on the unusual shape of the lot being created.

FINDINGS

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

Community Development Department Staff and the Planning Commission have reviewed the project. The subdivision, together with the provisions for its design and improvement, is consistent with the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

- C. The application is consistent with the Subdivision Map Act and local Subdivision Ordinance.**

The subdivision was designed in accordance with the Subdivision Map Act and local ordinances enacted pursuant thereto. Per the Subdivision Map Act, the proposed map is consistent with the General Plan and Local Coastal Plan, is physically suited for the proposed type and density of development, will not likely cause substantial environmental damage, or substantially and avoidably injure fish, wildlife or their habitats, will not cause serious public health problems, and will not conflict with public easements for access through, or use of, property within the proposed subdivision.

- C. This project is categorically exempt under Section 15315 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15315 of the CEQA Guidelines exempts minor land divisions in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning.

COASTAL FINDINGS

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

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

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

projects, and probable future projects, including development allowed under applicable planning and zoning.

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

- The project will not directly affect public access and coastal recreation areas as it involves the subdivision of a privately owned residential property with no intensification or build out and no public trail or beach access.

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

- The project is located in a developed neighborhood with no beach access. The approval of the minor land division will not affect the shoreline.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the

proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- The privately owned site has historically been used as private residence. There is no evidence of use of the site by members of the public for coastal access.

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

- The project is located in a developed neighborhood with no beach access. Beach access to the public will not be affected by the project, nor will the development block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

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

- The project is located in a developed neighborhood with no beach access, and not in the vicinity of a public recreation area. The minor land division does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

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

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

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

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

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

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

- a. **Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;**
- b. **Topographic constraints of the development site;**
- c. **Recreational needs of the public;**
- d. **Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;**
- e. **The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;**
- f. **Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.**

- No Management Plan is required; therefore these findings do not apply

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

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

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

SEC. 30222

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

- The project involves the minor land division of an existing residential use. No new use or change in use is proposed.

SEC. 30223

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

- The project involves the minor land division of an existing residential use. No new use or change in use is proposed.

SEC. 30250

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 the minor land division of an existing residential use. No new use or change in use is proposed.

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

- The project involves the minor land division of an existing residential use with no proposed new use at this time. There are no requirements for alternate means of transportation or traffic improvements as part of the minor land division.

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

- The project was reviewed by the Architectural and Site Review Committee and complies with the design guidelines and standards for the VS/R-1 zoning district, as well as the recommendations provided by the Committee.

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

- No public landmarks or public views to and along the shoreline are affected by the project.

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

- The minor land division does not include any additional units at this time, and therefore does not require new water or sewer services.

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

- The minor land division does not include any additional units, and therefore does not require new flow rates or fire response times.

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

- The project will be required to comply with water and energy conservation standards for the proposed landscaping and carport as part of the building plan check process.

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

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

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

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

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

- The minor land division does not impact natural resources, habitat, or archaeological resources.

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

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

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

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

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

- The project is not located within a geologically unstable area or near a coastal bluff.

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

- The project is not located within a geologically unstable area nor flood plain, and fire hazard are accounted for and will be mitigated in the project design.

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

- The project is not located along a shoreline.

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

- No uses are proposed at this time.

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

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

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

- The project site is not located within the area of the Capitola parking permit program.

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

C. 4140 CAPITOLA ROAD**#12-063****APN: 034-111-49**

Conditional Use Permit to establish a yoga studio use in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Cristina Properties, LLC, filed 5/4/12

Representative: CJ Popp & Jeanette LeHouillier

The application was withdrawn by the applicants.

7. DIRECTOR'S REPORT

Consultant Susan Westman clarified a signage question from a prior meeting stating that the Home Occupation regulations only allow for a sign that does not exceed one square foot, therefore any additional signage for a home occupation located within the CV zoning district is not eligible for any additional signs under the new CV sign regulations.

8. COMMISSION COMMUNICATIONS

Commissioner Newman stated the GPAC has discussed the Pacific Cove reuse and has recommended to the City Council the temporary use be a parking lot

8. ADJOURNMENT

The Planning Commission adjourned the meeting at 7:50 p.m. to a Regular Meeting of the Planning Commission to be held on Thursday, August 2, 2012 at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on August 2, 2012

Danielle Uharriet, Minute Clerk



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: AUGUST 2, 2012

SUBJECT: **4895 CAPITOLA ROAD #12-064 APN: 034-023-14**
Sign Permit for a wall sign and monument sign in the CN (Neighborhood Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Bruce Handloff, filed 5/7/12
Representative: Mardeen Gordon

PROJECT SUMMARY

The applicant is requesting a sign permit for a new wall sign and monument sign for an office building (*Capitola Health Center*) located at 4895 Capitola Road, in the CR (Commercial/Residential) zoning district.

PROPOSAL & DISCUSSION

The subject property is located on the corner of 49th Avenue and Capitola Road. Per the Sign Ordinance, businesses which are located adjacent to two streets (corner) are permitted signage to face each street. The applicant is proposing a wall sign to face 49th Avenue, and a monument sign along Capitola Road. It should be noted that the existing wall signs, one facing west toward the parking lot and the other facing Capitola Rd., will be removed as part of this application.

For the wall sign, the Sign Ordinance requires that the size of wall signs be no greater than one square foot of sign area for each foot of linear business frontage. With approximately 30 feet of business frontage along 49th Avenue, the 29.3 square foot sign (8' x 3.6') falls within the permitted sign area. The sign will be 1/8" composite aluminum /PVC panel with digitally printed graphics.

The monument sign is being proposed in the planter area fronting Capitola Road, adjacent to main entry door. The sign will be setback approximately 2' from the sidewalk, and will be oriented perpendicular to the building so as to be visible while driving along Capitola Road. While the property line is approximately 4' back from the sidewalk, an encroachment permit will be issued to allow the sign to encroach in to the city right-of-way approximately 2'. The Sign Ordinance requires that the height of a monument sign be no greater than four (4) feet, and that the sign area not exceed 35 square feet. The proposed sign will be four (4) feet in height and will have a sign area of 26.6 square feet (7.5'x 3.5'), meeting the ordinance requirements. The two-sided sign will be made of 1/8" composite aluminum/PVC panel with digitally printed

graphics and mounted to 4"x4" pressure treated wood posts. No lighting is proposed at this time.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** project application #12-064, subject to the following conditions and based on the following findings:

CONDITIONS

1. The project approval consists of a sign permit for a new wall sign and monument sign for an office building located at 4895 Capitola Road.
2. If minor modifications to the signs are desired by the applicant (i.e. lettering, materials, colors, illumination, etc.), the changes may be approved by the Community Development Department. Any significant changes shall require Planning Commission approval.
3. The applicant shall obtain an encroachment permit from the Public Works Department to allow for the 2' encroachment into the city right-of-way.
4. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
5. Prior to building permit sign off, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

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

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

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

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

- C. This project is categorically exempt under the Section 15311(a) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

This project involves the installation of a wall and monument sign for an existing office building. Section 15311(a) exempts on-premise signs appurtenant to existing commercial facilities.

ATTACHMENTS

A. Sign Plans

**Report Prepared By: Ryan Bane
Senior Planner**



Mardeen Gordon
 1201 Dundee Ave Ben Lomond, CA 95005
 Vox: 831-336-8497
 Fax: 831-336-8498


Page 1 of 5
 Date: 5-3-12
 REV: 6-11-12

Description: Building site with locations of proposed signs
 Sign area allowed: Building frontage = 53 ft - monument sign may be 35 sq ft
 49th Ave frontage = 30 ft - side wall sign may be 30 sq ft
 All existing signs will be removed

Location:
 4895 Capitola Rd.
 Capitola, Ca
 APN 034-023-14



EXISTING SIGN 4'X10'
WILL BE REMOVED

 <p>California SIGN GROUP DESIGN, PERMITS AND CONSULTING</p>	<p>Mardeen Gordon 1201 Dundee Ave Ben Lomond, CA 95005 Vox: 831-336-8497 Fax: 831-336-8498</p>	<p>Page 2 of 5 Date: 5-3-12 REV:6-11-12</p>	<p>Description: Building front with proposed monument sign (landscaping will be replaced with low drought tolerant ground cover) Total area of all proposed signs: 56 sq. ft. Total area of all existing signs: 80 sq. ft.</p>	<p>Location: 4895 Capitola Rd. Capitola, Ca APN 034-023-14</p>
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THIS FRONTAGE CURRENTLY HAS NO SIGN



EXISTING SIGN 4'X10' ON OPPOSITE WALL WILL BE REMOVED

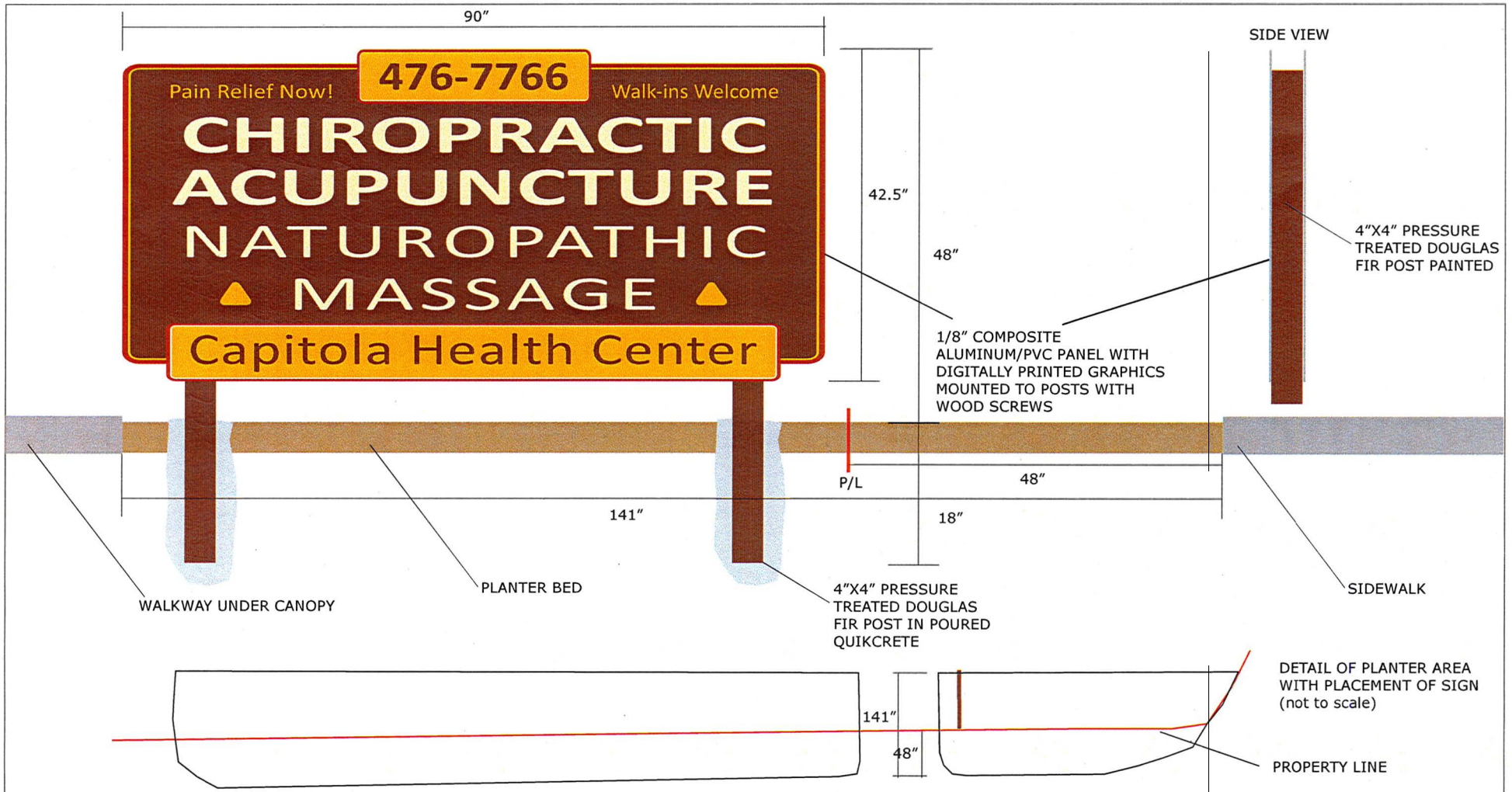


Mardeen Gordon
 1201 Dundee Ave Ben Lomond, CA 95005
 Vox: 831-336-8497
 Fax: 831-336-8498

Page 3 of 5
 Date: 5-3-12
 REV: 6-11-12

Description: Building side elevation with proposed wall mounted sign
 Sign Dimensions: 44x96 (Existing sign is 4'x10')
 Sign area: 29.3 sq ft (Existing sign area: 40 sq ft)
 Street frontage: 30 ft = Area allowance: 30 sq ft
 Total area of all proposed signs: 56 sq ft

Location:
 4895 Capitola Rd.
 Capitola, Ca
 APN 034-023-14



Mardeen Gordon
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 Vox: 831-336-8497
 Fax: 831-336-8498

Page 4 of 5
 Date: 5-3-12
 REV: 6-11-12

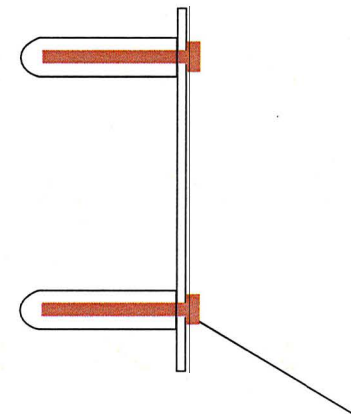
Description: Front projecting sign specs
 Scale: 1"=1'
 Sign Dimensions: 42.5x90
 Sign area: 26.6 sq ft
 Street frontage: 53 ft = Area allowance: 35 sq ft Height allowance: 4 ft

Location:
 4895 Capitola Rd.
 Capitola, Ca
 APN 034-023-14



1/8" COMPOSITE ALUMINUM/PVC PANEL WITH DIGITALLY PRINTED GRAPHICS

ATTACHMENT DETAIL



1/8" COMPOSITE ALUMINUM/PVC SIGN MATERIAL MOUNTED TO WALL WITH 3" LAG BOLTS AND SHIELDS FASTENED WITH EPOXY



Mardeen Gordon
 1201 Dundee Ave Ben Lomond, CA 95005
 Vox: 831-336-8497
 Fax: 831-336-8498

Page 5 of 5
 Date: 5-3-12
 REV: 6-11-12

Description: Side wall sign specs
 Scale: 1"=1'
 Sign Dimensions: 44X96 (Existing sign is 4x10)
 Sign area: 29.3 sq ft (Existing sign area: 40 sq ft)
 Street frontage: 30 ft = Area allowance: 30 sq ft

Location:
 4895 Capitola Rd.
 Capitola, Ca
 APN 034-023-14



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: AUGUST 2, 2012

SUBJECT: **215 CAPITOLA AVENUE #12-083 APN: 035-231-07**
Sign Permit for a wall sign in the CV (Central Village) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Paul Ballantyne, filed 6/20/12
Representative: Bo Zimkowski

PROJECT SUMMARY

The applicant is requesting a sign permit for a new wall sign for *Vanity by the Sea* retail store located at 215 Capitola Avenue, in the CV (Central Village) zoning district.

DISCUSSION

The sunglasses shaped wall sign will be located on a first story wall above an existing window facing Capitola Avenue. The Sign Ordinance requires that the size of wall signs be no greater than one square foot of sign area for each foot of linear business frontage. With approximately 16' of linear frontage along Capitola Avenue, the 10.8 square foot (5'-5" x 2') sign falls well within the Sign Ordinance requirements in terms of size.

The sign is to be made of 3/8" marine grade plywood and be painted with oil based paint, with the exception of the sunglass lenses which are to be 1/8" tinted plexiglass. The sunglass frames will be painted white and black, with green plexiglass lenses. All edges of the sign are to be sanded and beveled. No lighting is being proposed at this time. The sign meets the requirements of the Sign Ordinance and the Central Village District Design Guidelines, relating to the village surroundings in terms of size, shape, and character.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** project application #12-083, subject to the following conditions and based on the following findings:

CONDITIONS

1. The project approval consists of a sign permit for a new wall sign for *Vanity by the Sea* retail store located at 215 Capitola Avenue.

2. If minor modifications to the signs are desired by the applicant (i.e. lettering, materials, colors, illumination, etc.), the changes may be approved by the Community Development Department. Any significant changes shall require Planning Commission approval.
3. The applicant shall obtain a building permit for the sign prior to installation.
4. Prior to building permit sign off, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

FINDINGS

A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan and Central Village Design Guidelines.

The Planning Commission finds that the proposed sign complies with the Sign Ordinance regulations and the Central Village Design Guidelines in terms of size, shape, color, texture, lighting and design.

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

The Planning Commission finds that the project, as conditioned, complies with the Sign Ordinance and the Central Village Design Guidelines, which were developed to ensure projects maintain the character and integrity of this area of the City. The sign is complimentary to the overall design of the building and is not in visual competition with other conforming signs in the area.

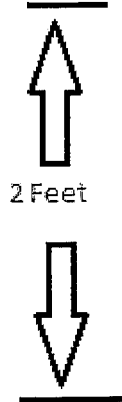
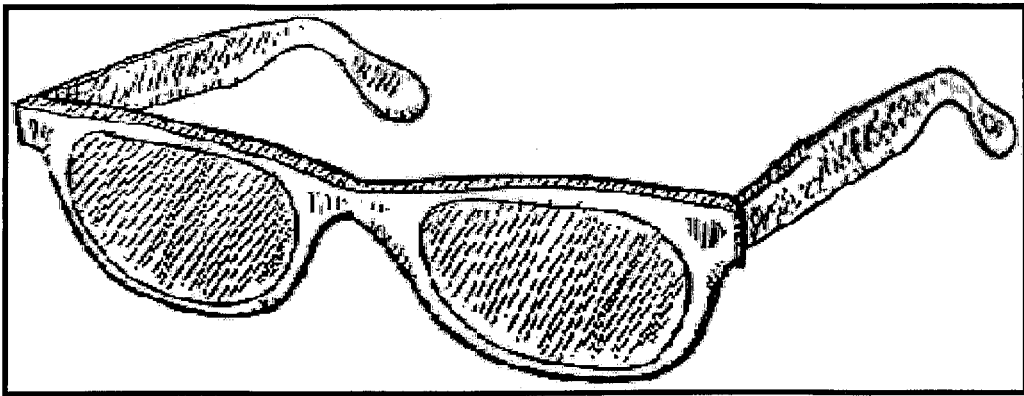
C. This project is categorically exempt under Section 15311(a) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

This project involves the installation of an on-premise sign. Section 15311(a) exempts on-premise signs appurtenant to existing commercial facilities.

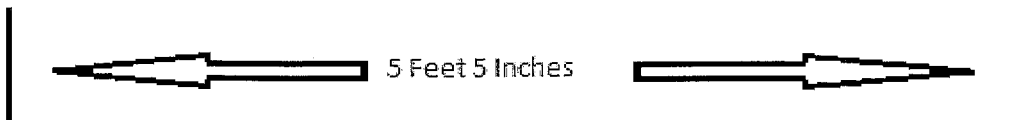
ATTACHMENTS

- A. Sign Plan
- B. Sign Elevation

**Report Prepared By: Ryan Bane
Senior Planner**



2 Feet



5 Feet 5 Inches

10.8 Sq. Ft.

SUNGLASSES TO BE MADE W/ 3/8"

MARINE GRADE PLYWOOD PAINTED W/ OIL PAINT

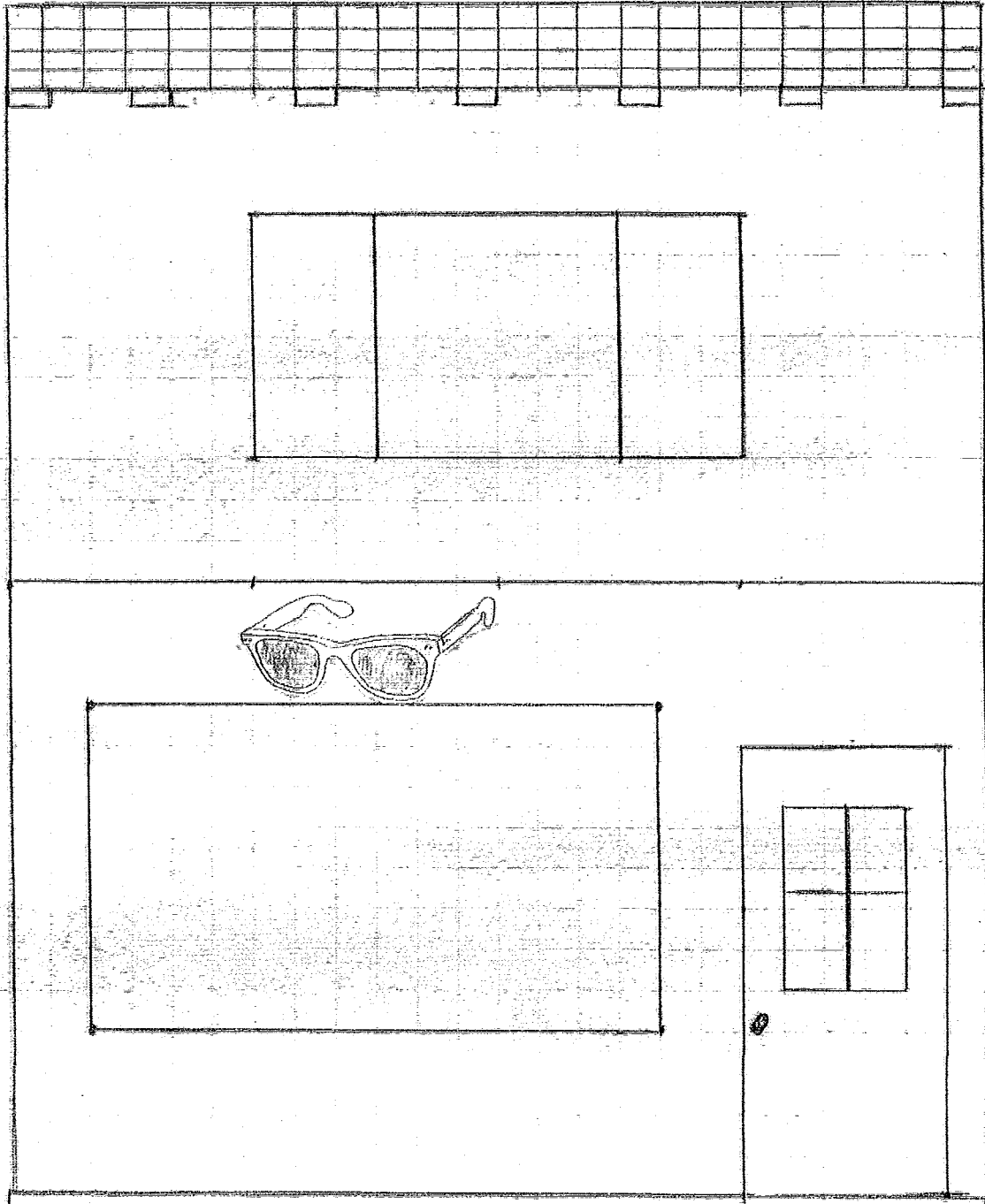
PAINT ALL SIDES. ALL EDGES TO BE Sanded & BEVELLED

LENSES TO BE 1/8" THICK PLEXIGLASS W/ 1/4" DISTANCE FROM WOOD TO

ALLOW FOR EXPANSION

Appt. above

WINDOW
IS 5'0" X
8'0"



WINDOW
IS 5'4" X
9'6"

8'
9' 6"
10' 6"

16'



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: AUGUST 2, 2012

SUBJECT: **205 SACRAMENTO AVENUE #12-013 APN: 036-125-03**

Coastal Development Permit and Design Permit to discontinue a nonconforming mobile home park and construct a two-story single-family residence in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

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

Owner: Peter Tiemann, filed: 2/6/12

Applicant: Frank Ho

205 SACRAMENTO AVENUE #12-014 APN: 036-125-15

Coastal Development Permit and Design Permit to discontinue a nonconforming mobile home park and construct a two-story single-family residence in the R-1 (Single-Family Residence) Zoning District.

Environmental Determination: Categorical Exemption

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

Owner: Peter Tiemann, filed: 2/6/12

Applicant: Frank Ho

PROJECT SUMMARY

The applicant has discontinued a nonconforming mobile home park use (Gemini Trailer Court) located on two legal lots of record, and is proposing to construct two new single-family homes on each parcel at 205 Sacramento Avenue in the R-1 (Single Family Residence) zoning district. The uses are consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

BACKGROUND

On March 26, 1985 the City Council approved a 30-year amortization period for the nonconforming six unit mobile home park use. A "Permit and Agreement to Abide By Terms of Permit to Continue Nonconforming Use" (Attachment A) was recorded whereby it was agreed that the nonconforming use could continue until September 27, 2015, at which time it must be terminated without further notice. In accordance with the agreement, the applicant has proceeded with the closure of the park. All six units were owned by the property owner, and tenants have left the property over the past year. The coaches were removed soon after, and the property is now vacant with the exception of the utility hook-ups and driveway.

ARCHITECTURAL AND SITE REVIEW COMMITTEE

On April 25, 2012, the Architectural and Site Review Committee reviewed the applications.

- City Architect Derek Van Alstine expressed that he didn't care for the massing on the front of the homes, specifically stating that the entries were too large. He suggested breaking up the amount of stucco by incorporating a different exterior material for the first or second floors. He also recommended that the stucco bands around the windows be eliminated, that the windows be mulled together, and that earth tone colors be used.
- City Landscape Architect Susan Suddjian suggested more and larger plants to soften the front entry area. She also recommended more vertical shrubbery, that the paths be permeable, that drainage be directed to the landscaping, and that boulders/rocks be incorporated.
- Public Works Director Steve Jesberg 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.
- Senior Planner Bane 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. He also noted that an additional off-street parking space would be required, that a second story setback was not being met, and that the type of windows should be identified on the plans.

In order to address the committee's comments, the applicant revised the drawings, making the following changes:

- The front entry for the left house (APN 036-125-003) was lowered.
- Horizontal wood siding has been incorporated on the second floor exteriors of both houses.
- Windows have been mulled together, and stucco bands removed.
- The color boards have been changed to earth tone colors.
- Additional landscaping has been added to the entry ways.
- The driveways have been widened to provide the three off-street parking spaces required. However in the process, the required 2' of landscape planting between the parking area and the side property line has been reduced. A condition requiring the minimum 2' of landscaping has been added to the conditions of approval.

DISCUSSION

The subject site is a fairly flat pair of parcels within a developed single-family neighborhood. With the mobile home units removed, all that remains on the parcels is the shared driveway, utility hook-ups and three 16' palm trees that are proposed to be removed. The application is to construct two new single-family homes, one on each legal lot of record.

APN 036-125-003

The larger of the two lots is a standard 4,000 square foot parcel. The new two-story home will consist of 1,941 square feet of living space and a 214 square foot one-car garage. The proposed house is a vernacular style, employing a mix of materials including a stucco first floor, horizontal wood siding for the second floor, brown Milgard vinyl frame windows, and a tiled 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. The project is located in a curb, gutter, and sidewalk exempt area, therefore no street improvements are proposed. Utilities will be required to be undergrounded. The proposed house conforms to the R-1 single-family development standards, including height, setbacks, parking, and floor area ratio (FAR).

STRUCTURAL DATA – APN 036-125-03				
SETBACKS		Required	Proposed	
Front Yard				
	Driveway	18'	20'	
	1 st Story	15'	19'	
	2 nd Story	20'	33'-7"	
Rear Yard				
	1 st Story	20'	26'-1"	
	2 nd Story	20'	26'-1"	
Side Yard				
	1 st Story	4' (l) & 4' (r)	4' (l) & 4' (r)	
	2 nd Story	6' (l) & 6' (r)	8'-6" (l) & 6' (r)	
HEIGHT		25'	24'-9"	
FLOOR AREA RATIO		Lot Size	MAX (54%)	Proposed (54%)
		4,000 sq. ft	2,160 sq. ft.	2,155 sq. ft
	Habitable Space	Garage	Covered Porch	Total
Proposed First Story	1,254 sq. ft.	214 sq. ft.	58 sq. ft.**	1,468 sq. ft.
Proposed Second Story	687 sq. ft.	-	-	687 sq. ft.
Proposed TOTAL	1,941 sq. ft.	214 sq. ft.	58 sq. ft.**	2,155 sq. ft.
PARKING		Required	Proposed	
		3 off-street spaces, one of which must be covered	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 58 sq. ft. does not count towards the projects FAR.

APN 036-125-015

The smaller of the two lots is 3,800 square feet. The new two-story home will be 1,836 square feet with a 211 square foot attached one-car garage. Similar in design, the vernacular style employs a mix of materials including a stucco first floor, horizontal wood siding for the second floor, stone wainscoting, brown Milgard vinyl frame windows, and a tiled 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. The project is located in a curb, gutter, and sidewalk exempt area, therefore no street improvements are proposed. Utilities will be required to be undergrounded. The proposed house conforms to the R-1 single-family development standards, including height, setbacks, parking, and floor area ratio (FAR).

STRUCTURAL DATA – APN 036-125-15				
SETBACKS		Required	Proposed	
Front Yard				
	Driveway	18'	25'-6"	
	1 st Story	15'	18'-6"	
	2 nd Story	20'	25'-6"	
Rear Yard				
	1 st Story	20'	30'-2"	
	2 nd Story	20'	36'-3"	
Side Yard				
	1 st Story	3'-10" (l) & 3'-10" (r)	4' (l) & 4' (r)	
	2 nd Story	5'-8" (l) & 5'-8" (r)	8'-6" (l) & 5'-8" (r)	
HEIGHT		25'	24'-3"	
FLOOR AREA RATIO		Lot Size	MAX (54%)	Proposed (54%)
		3,800 sq. ft	2,052 sq. ft.	2,047 sq. ft
	Habitable Space	Garage	Covered Porch	Total
Proposed First Story	1,160 sq. ft.	211 sq. ft.	42 sq. ft.**	1,371 sq. ft.
Proposed Second Story	676 sq. ft.	-	-	676 sq. ft.
Proposed TOTAL	1,836 sq. ft.	211 sq. ft.	42 sq. ft.**	2,047 sq. ft.
PARKING		Required	Proposed	
		3 off-street spaces, one of which must be covered	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 42 sq. ft. does not count towards the projects FAR.

RECOMMENDATION

Staff supports the application as it discontinues a nonconforming use and brings the properties in to conformity with the underlying R-1 zoning district. It is recommended that the Planning Commission **approve** project applications #12-013 and #12-014 based on the following Conditions and Findings for Approval:

CONDITIONS

1. The project approval consists of the termination of a nonconforming mobile home park use (Gemini Trailer Court) located on two legal lots of record, and construction of two new two-story single-family residences on each lot at 205 Sacramento Avenue.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. A minimum of two feet of landscape planting shall be required in the front yard setback between the parking area and the side property line. This revision shall be included in the plans submitted for building permit approval.
4. 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.
5. 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.
6. An encroachment permit shall be acquired for any work performed in the right-of-way.
7. A drainage plan or design 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. 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 generally 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 generally 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 two new single-family residences in the R-1 (single family residence) Zoning District. Section 15303 of the CEQA Guidelines exempts the construction of up to three single-family residences in an urbanized area.

ATTACHMENTS

- A. Permit and Agreement to Abide by Terms of Permit to Continue Nonconforming Use
- B. Project Plans for 5.A (APN: 036-125-003)
- C. Project Plans for 5.B (APN: 036-125-015)

**Report Prepared By: Ryan Bane
Senior Planner**

010557
ATTACHMENT A
RECORDED
AT THE REQUEST OF
City of Capitola
FEB 27 2 00 PM '86

RICHARD W. BEDAL
RECORDER
SANTA CRUZ COUNTY
RECORDS

RECEIVED MAR 17 1986

FOR RECORDER'S USE ONLY

Recording at the request of
and when recorded mail to:

City of Capitola
420 Capitola Avenue
Capitola, California 95010

PERMIT AND AGREEMENT TO ABIDE BY TERMS OF
PERMIT TO CONTINUE NONCONFORMING USE

RECITALS:

1. "Property" as used herein means that certain real property commonly known as 205 Sacramento, City of Capitola, and more particularly described in that certain grant deed wherein Carlos Coronado and Jennie Coronado are the grantors and Florine A. Katz and Lana Locoshonas are the grantees, a copy of which was recorded on January 5, 1971 in Book 2064 at Page 223, and in that certain grant deed wherein Lana Locoshonas is the grantor and Anna A. Gamboa is the grantee, a copy of which was recorded on July 16, 1973 in Book 2329 at Page 632 of the Santa Cruz County Records.

2. The undersigned, Anna A. Gamboa and Florine A. Katz are the owners of the property.

3. They carry on a business (described below in Paragraph 3) under Capitola City Business License No. 1529. The current "use" of the property as that term as currently used under the zoning ordinances of the City of Capitola (Title 17 of the Capitola Municipal Code) is as follows:

Six spaces exist on the property. Upon those spaces are located travel trailers. Some of those spaces are occupied by persons who own the coaches located upon the space; other spaces are occupied by persons who rent both the space and the trailer.

4. The property is presently zoned "R-1," as defined and regulated by Chapter 17. 15 of the Capitola Municipal Code. The above described use is neither a "permitted" nor a "conditional" use in an R-1 zone, but rather is a "nonconforming" use within the meaning of Municipal Code Section 17.72.040. Under Municipal Code Section 17.72.060A, said nonconforming use would have to be expeditiously terminated upon notice by the City to the property owner. However, that section allows the City Council, upon application, to approve a longer period of time during which the nonconforming use may continue. On September 26, 1985, the Capitola City Council heard such an application and approved it upon the terms stated below:

PERMIT:

The City of Capitola hereby grants permission to said Anna A. Gamboa and Florine A. Katz, and their successors in interest, to operate the above described business on the following terms and conditions:

(a) The use described in Paragraph 3 may continue until September 27, 2015, at which time it must be terminated without further notice.

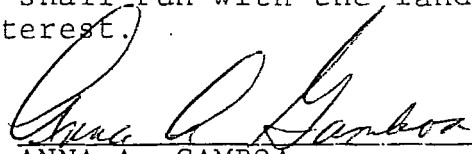
(b) Said use may not be enlarged, extended, reconstructed, structurally altered or otherwise changed, however, existing coaches may be replaced with other coaches of approximately the same size and the identity of the tenants of the spaces and coaches may change from time-to-time.

(c) Except as expressly herein provided, this Agreement shall not limit the police powers of the City or the applicability of its zoning ordinances to such property.

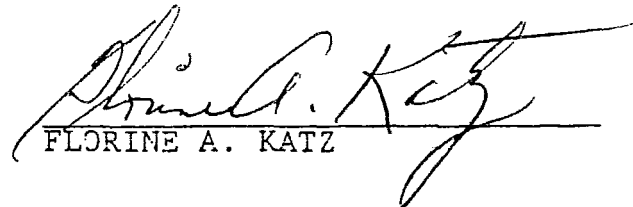
AGREEMENT

We, Anna A. Gamboa and Florine A. Katz, in consideration of receiving the above-described permit, hereby agree to abide by and be bound by conditions (a), (b) and (c) set forth above. We further agree to that said conditions shall run with the land and be binding upon our successors in interest.

Dated: 2-14-86


ANNA A. GAMBOA

Dated: 2-14-86

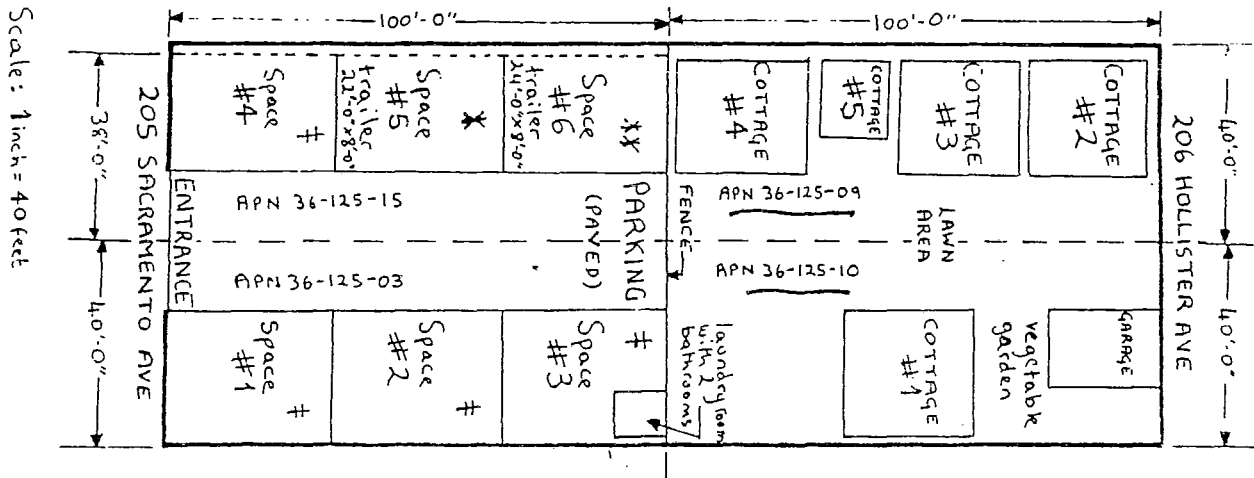
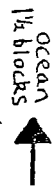

FLORINE A. KATZ

Dated: 2-25-86

CITY OF CAPITOLA, a Municipal Corporation

BY 
Steve Burrell
City Manager

Additional parking available on Hollister Avenue



Scale: 1 inch = 40 feet

* = trailer apartment
 *X = trailer and travel trailer apartment
 † = space rent only



P. 408.892.5020, F. 408.871.8923

Project:
 Santa Cruz Capital
 Mr. Peter Tamann
 Mrs. Hui Jiang
 New Custom Homes
 206 Sacramento Avenue
 Capitola, CA 95010

Applicant/Owner:
 Santa Cruz Capital
 Mr. Peter Tamann
 Mrs. Hui Jiang
 New Custom Homes
 1860 43rd Avenue
 Capitola, CA 95010

Architect:
 STUDIO 61 ARCHITECTS, Inc.
 12480 Saratoga Ave.
 Saratoga, CA 95070
 T: (408) 892-5020
 F: (408) 871-8923
 Email: FRANKLHUI@YAHOO.COM



STRUCTURE ENGINEER:
 HD DESIGN & ENGINEER
 1570 MISSION AVENUE
 MORGAN HILL, CA 95037
 T: (408) 825-8869
 F: (408) 351-7463

NO. Revision Date
 Drawn By: Date:

FILE:

ISSUED:

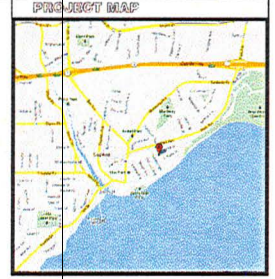
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Sheet Title:
 PLOT PLAN
 ROOF PLAN

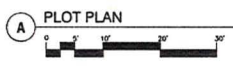
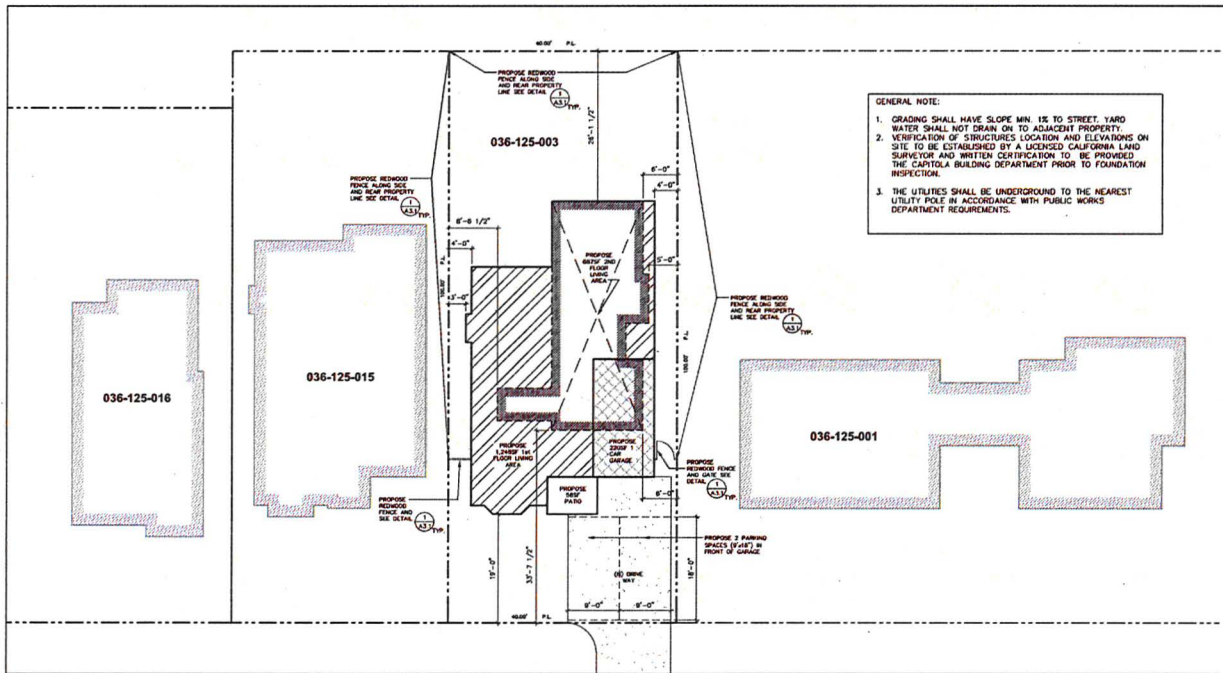
Sheet No.:

A0.1

PROJECT INDEX	PROJECT DATA
ARCHITECTURAL	JOB LOCATION: 206 SACRAMENTO AVE. JURISDICTION: CAPITOLA APN: 036-125-003 PERMIT NUMBER: 12-013 TRACT NUMBER: - LOT SIZE: 4,000SF ZONING: - OCC TYPE: R3/1H CONSTRUCTION TYPE: V-B SPRINKLERS: YES 2010 CEC, CPC, CMC, CEC, AND 2010 CRC CAPITOLA MUNICIPAL CODE
A0.1 PLOT PLAN & STREET ELEVATION. A0.2 1ST & 2ND FLOOR AREA DIAGRAM, ROOF PLAN, LANDSCAPE PLAN. A2.1 FIRST & SECOND FLOOR PLAN A3.1 ELEVATIONS AND SECTIONS	PROPOSE: FIRST FLOOR LIVING: 1,254SF GARAGE: 214SF SECOND FLOOR LIVING: 687SF TOTAL LIVING AREA: 1,941SF TOTAL BUILDING AREA: 2,155SF F.A.R.: =57% x 4,000SF = 2,160SF
ENERGY NOTES	PROJECT SCOPE
<ol style="list-style-type: none"> CONTRACTOR TO PROVIDE AND POST ON THE STRUCTURE AT FINAL INSPECTION A COMPLETED INSULATION CERTIFICATE AND INSTALLATION CERTIFICATE. NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER INSULATION INSPECTION IS COMPLETED. PROVIDE 2 COPIES OF UPDATED CEC COMPLIANCE FORMS OF -IR AND MF-IR. NEW FLUORESCENT LIGHTING IN KITCHEN MAY NOT EXCEED 90% OF THE TOTAL WATTAGE OF PERMANENTLY INSTALLED LIGHTING. FILL OUT FORM OF -98-110-D PRIOR FINAL INSPECTION 	<ol style="list-style-type: none"> PROPOSE 2 STORES BUILDING WITH 1 BEDROOM AND 1 BATHROOM ON FIRST FLOOR AND 2 BEDROOMS, 2 BATHROOMS ON SECOND FLOOR. REMOVE ALL (E) STRUCTURE ON SITE. ALL TREES TO REMAIN.



GENERAL NOTE:
 1. GRADING SHALL HAVE SLOPE MIN. 1% TO STREET. YARD WATER SHALL NOT DRAIN ON TO ADJACENT PROPERTY.
 2. VERIFICATION OF STRUCTURES LOCATION AND ELEVATIONS ON SITE TO BE ESTABLISHED BY A LICENSED CALIFORNIA LAND SURVEYOR AND WRITTEN CERTIFICATION TO BE PROVIDED THE CAPITOLA BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.
 3. THE UTILITIES SHALL BE UNDERGROUND TO THE NEAREST UTILITY POLE IN ACCORDANCE WITH PUBLIC WORKS DEPARTMENT REQUIREMENTS.



A PLOT PLAN

1"=10'-0"



B STREET ELEVATION

1/8"=1'-0"

Project:
 Santa Cruz Capital
 Mr. Peter Tsamann
 Mrs. Hui Jiang
 New Custom Homes
 209 Sacramento Avenue
 Capitola, CA 95010

Applicant/Owner:
 Santa Cruz Capital
 Mr. Peter Tsamann
 Mrs. Hui Jiang
 New Custom Homes
 1860 43rd Avenue
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Architect:
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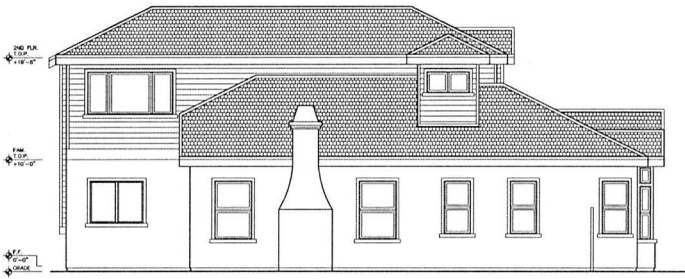


STRUCTURE ENGINEER:
 HD DESIGN & ENGINEER
 1570 MISSION AVENUE
 MORGAN HILL, CA 95037
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 F: (408) 951-7363

- GENERAL NOTE:
1. ALL INTERIOR SIDE OF WALL SHALL HAVE 1/2" GYP. BD.
 2. ALL CEILING SHALL HAVE 5/8" GYP. BD.
 3. ALL FIRST FLOOR EXTERIOR FINISH ARE STUCCO AND PAINTED WITH EARTH TONE COLOR.
 4. ALL SECOND FLOOR EXTERIOR FINISH ARE SIDING AND PAINTED WITH EARTH TONE COLOR.
 5. ROOF COVER WITH CERAMIC TILE.
 6. GARAGE CEILING SHALL HAVE 5/8" TYPE "X" GYP. BD. GARAGE WALL SHALL HAVE 1/2" GYP. BD. FROM SILL PLATE TO UNDER SIDE OF CEILING.
 7. R-19 UNDER FLOOR, R-30 AT ALL ATTIC, R-19 AT VAULTED CEILING ONLY, AND R-13 AT ALL EXTERIOR WALL, U.O.N.
 8. ALL WINDOW AND PATIO DOOR SHALL BE MILGARD TUSANY, VINYL FRAME, COLOR BROWN.
 9. FRONT DOOR: FEATHER RIVER DOORS LAKEWOOD CENTER ARCH WITH CENTER ARCH SIDELITES, MATERIAL: OAK WOOD GRAIN FIBERGLASS



A FRONT ELEVATION 3/16"=1'-0" 24'-9 1/2"



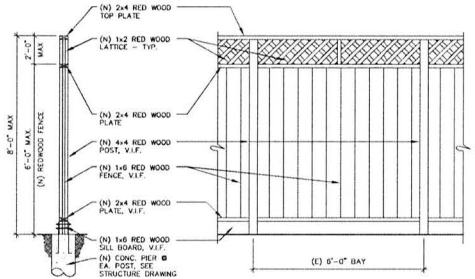
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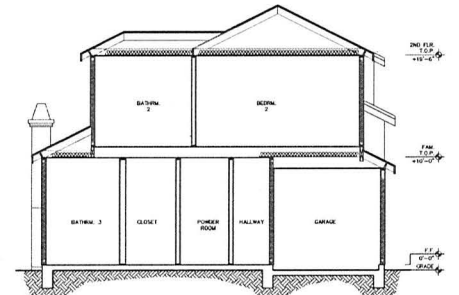
B REAR ELEVATION 3/16"=1'-0" 24'-9 1/2"



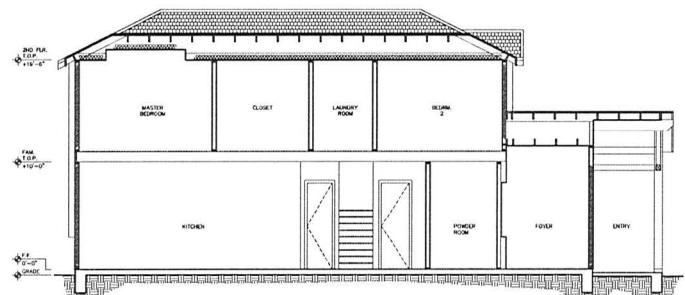
D RIGHT ELEVATION 3/16"=1'-0"



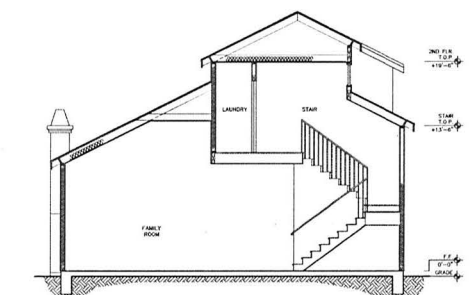
1 REDWOOD FENCE DETAIL N.T.S.



E SECTION 3/16"=1'-0"



F SECTION 3/16"=1'-0"



G SECTION 3/16"=1'-0"

NO.	Revision	Date
Drawn By:		Date:
File:		
Issue:		
Date:	1.28.2012	
Sheet Title:	ELEVATIONS AND SECTIONS	
Sheet No.:		

Project:
 Santa Cruz Capital
 Mr. Peter Tianman
 Mrs. Hui Jiang
 New Custom Homes
 203 Sacramento Avenue
 Capitola, CA 95010

Applicant/Owner:
 Santa Cruz Capital
 Mr. Peter Tianman
 Mrs. Hui Jiang
 New Custom Homes
 1800 43rd Avenue
 Capitola, CA 95010

Architect:
 STUDIO 61 ARCHITECTS, Inc.
 12480 Saratoga Ave.
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STRUCTURE ENGINEER:
 HD DESIGN & ENGINEER
 1570 MISSION AVENUE
 MOHGAN HILL, CA 95037
 T: (408) 605-8859
 F: (408) 351-7463

△	Plan Check Comment	5.18.12
NO.	Revision	Date

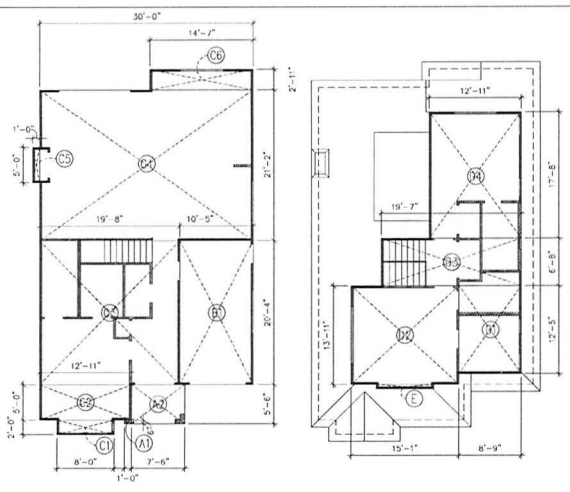
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Issue: _____

Date: 1.28.2012

Sheet Title: 1ST & 2ND FLR. AREA DIAGRAM, LANDSCAPE AREA DIAGRAM, ROOF PLAN

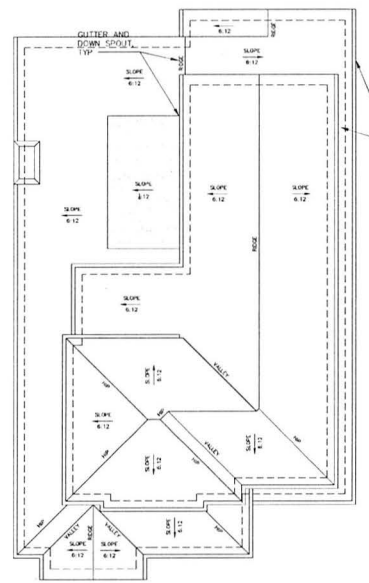
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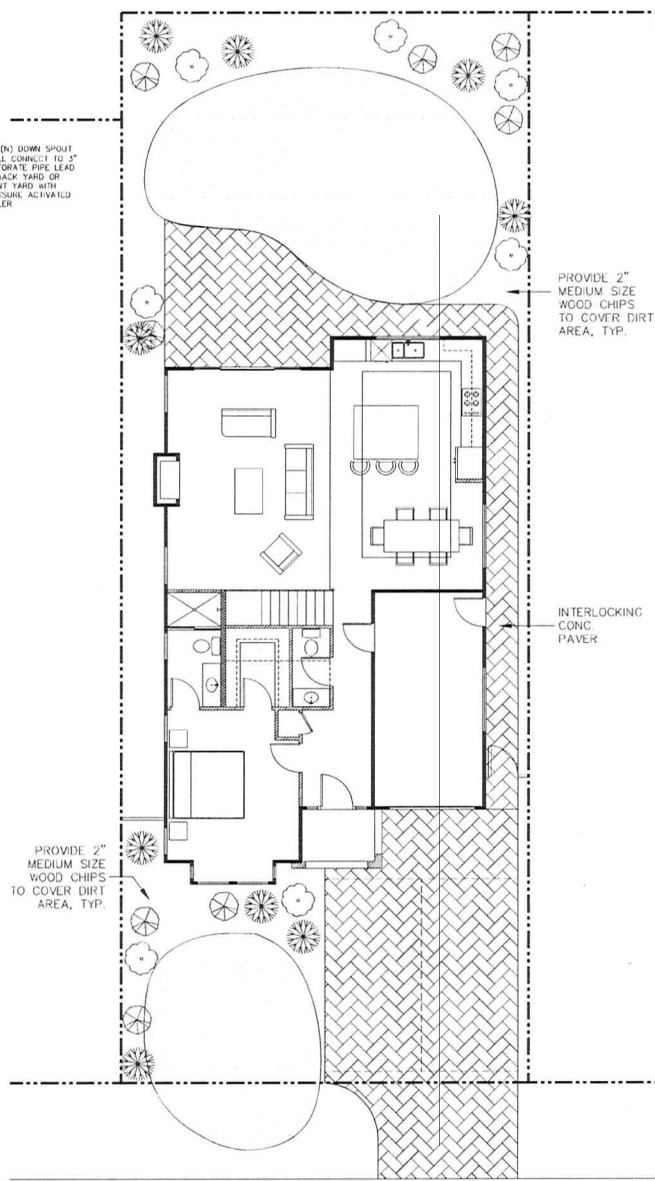
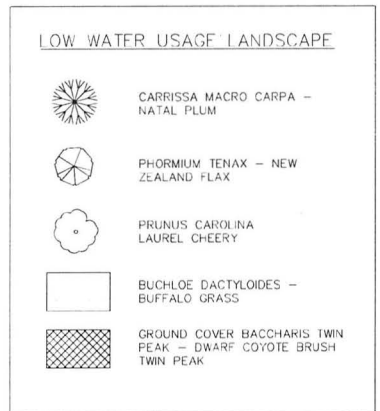
C FIRST AND SECOND FLOOR AREA DIAGRAM CALCULATION
 1/8" = 1'-0"

FIRST FLOOR:	
FRONT PORCH	
Ⓐ 1'-0" x 6'-6"	= 0.55SF
Ⓑ 7'-6" x 5'-6"	= 41.025SF
TOTAL	41.525SF = 4.25SF
GARAGE	
Ⓗ 10'-5" x 20'-4"	= 210.535SF
LIVING AREA	
Ⓒ 8'-0" x 2'-0"	= 16SF
Ⓓ 12'-11" x 5'-0"	= 64.385SF
Ⓘ 19'-8" x 20'-4"	= 398.225SF
Ⓚ 30'-0" x 21'-2"	= 633.75SF
Ⓛ 1'-0" x 5'-0"	= 5.00SF
Ⓜ 14'-7" x 2'-11"	= 41.85SF
TOTAL	1,159.153SF = 1,160SF

SECOND FLOOR:	
LIVING AREA	
Ⓝ 8'-9" x 12'-5"	= 108.135SF
Ⓞ 15'-11" x 13'-11"	= 209.915SF
Ⓟ 19'-7" x 6'-8"	= 130.565SF
Ⓠ 12'-11" x 17'-2"	= 226.925SF
TOTAL	675.525SF = 676SF
OTHER	
Ⓦ WINDOW PROJECT < 12", NOT COUNT	



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



A LANDSCAPE PLAN
 3/16" = 1'-0"



Plan Check Comment 5.18.12

NO.	Revision	Date

Drawn By: _____ Date: _____

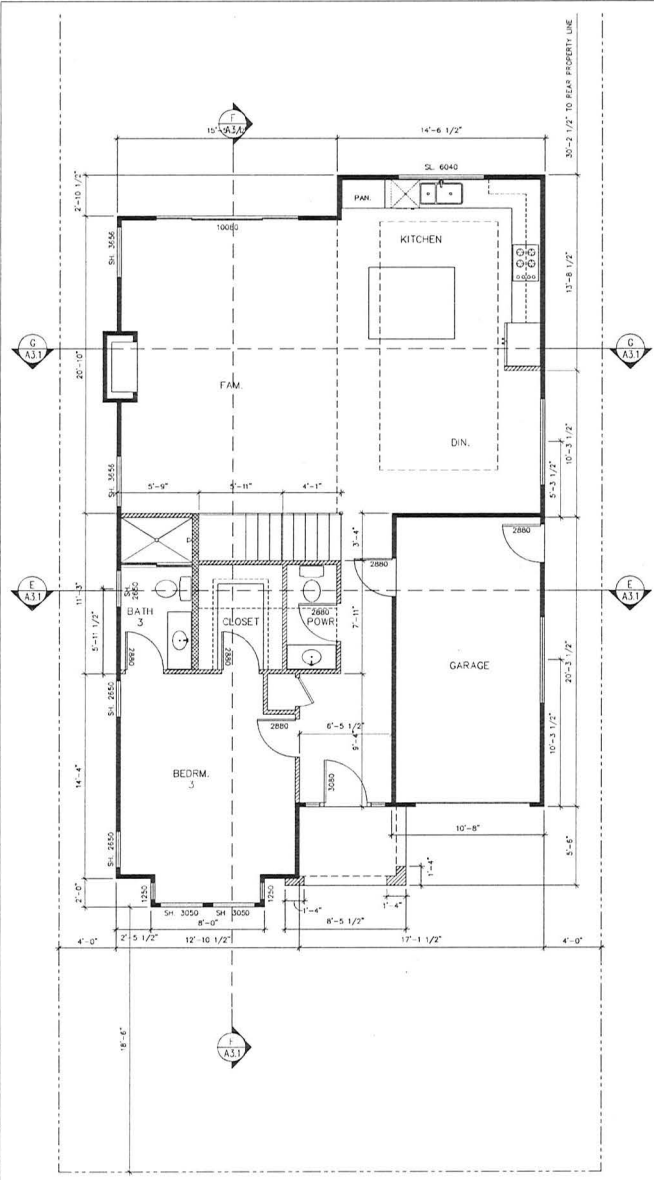
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Issue: _____

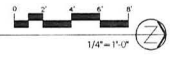
Date: 1.28.2012

Sheet Title:
 FIRST FLOOR PLAN
 SECOND FLOOR PLAN

Sheet No.: _____



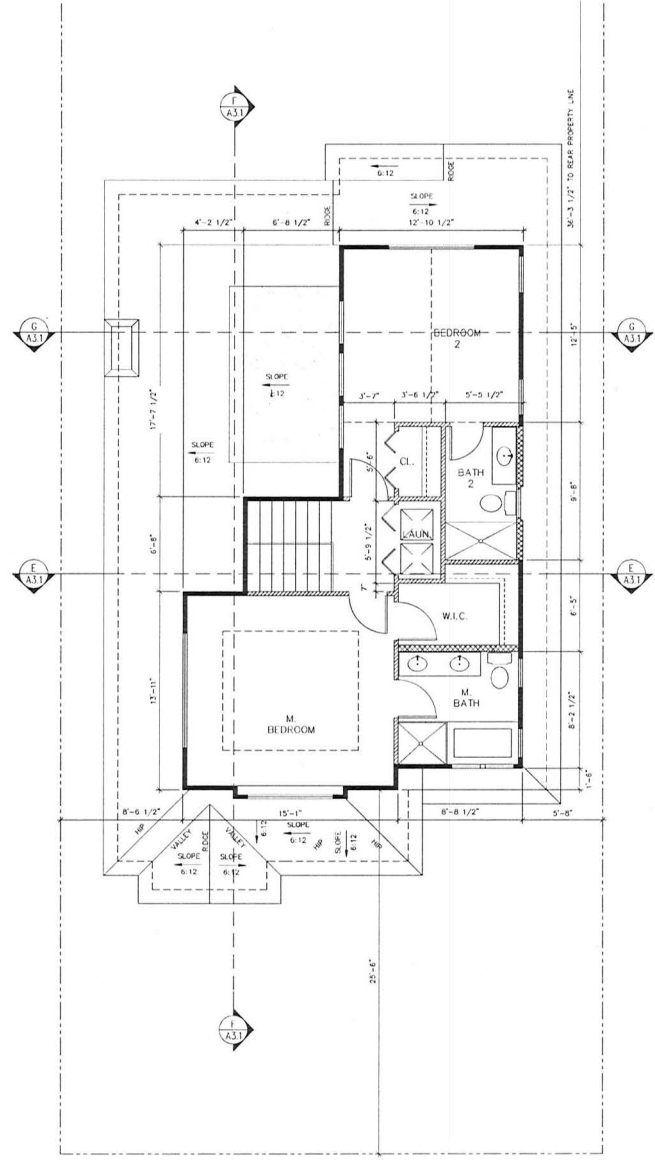
A FIRST FLOOR PLAN



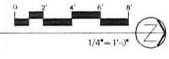
LEGEND:

- 2x6 @ 16" O.C. W/ R-19 INSULATION PLUMBING WALL
- EXTERIOR STUD WALL W/ MIN R-13 INSULATION. SEE STRUCTURE DRAWING FOR WALL SCHEDULE.
- INTERIOR STUD WALL. SEE STRUCTURE DRAWING FOR WALL SCHEDULE.
- VAULTED CEILING
- TEMPERED GLASS

EGRESS DOOR OR WINDOW, OPENING HEIGHT NOT OVER 44" ABOVE FLOOR. 5.05F OF OPEN AREA ON GROUND LEVEL. 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH. ALL EGRESS WINDOWS W/ TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.



B SECOND FLOOR PLAN





A FRONT ELEVATION
3/16"=1'-0"



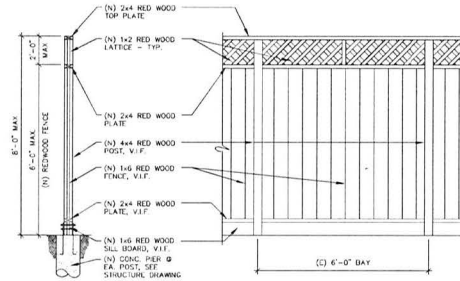
B LEFT ELEVATION
3/16"=1'-0"



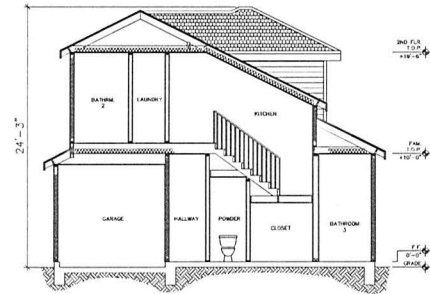
C REAR ELEVATION
3/16"=1'-0"



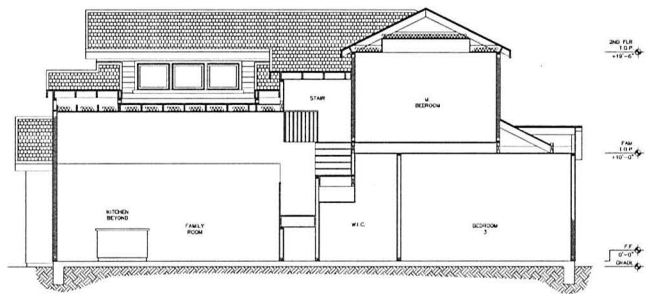
D RIGHT ELEVATION
3/16"=1'-0"



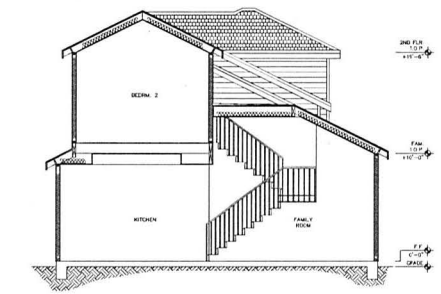
1 REDWOOD FENCE DETAIL
N.T.S.



E SECTION
3/16"=1'-0"



F SECTION
3/16"=1'-0"



G SECTION
3/16"=1'-0"

- GENERAL NOTE
1. ALL INTERIOR SIDE OF WALL SHALL HAVE 1/2" GYP. BD.
 2. ALL CEILING SHALL HAVE 1/2" GYP. BD.
 3. ALL FIRST FLOOR EXTERIOR FINISH ARE STUCCO AND PAINTED WITH EARTH TONE COLOR.
 4. ALL SECOND FLOOR EXTERIOR FINISH ARE SIDING AND PAINTED WITH EARTH TONE COLOR.
 5. ROOF COVER WITH CERAMIC TILE.
 6. GARAGE CEILING SHALL HAVE 1/2" TYPE 'X' GYP. BD. GARAGE WALL SHALL HAVE 1/2" GYP. BD. FROM SILL PLATE TO UNDER SIDE OF CEILING.
 7. R-19 UNDER FLOOR, R-30 AT ALL ATTIC, R-19 AT VAULTED CEILING ONLY, AND R-13 AT ALL EXTERIOR WALL, U.O.I.
 8. ALL WINDOW AND PATIO DOOR SHALL BE MILGARD TUSCANY, VINYL FRAME, COLOR BROWN.
 9. FRONT DOOR, FEATHER RIVER DOORS LAKEWOOD CENTER ARCH WITH CENTER ARCH SIDELITES, MATERIAL: OAK WOOD GRAIN FIBERGLASS.



P. 408.892.5020, F. 408.871.6923

Project:
Santa Cruz Capital
Mr. Peter Tianman
Mrs. Hui Jiang
New Custom Homes
203 Sacramento Avenue
Capitola, CA 95010

Applicant/Owner:
Santa Cruz Capital
Mr. Peter Tianman
Mrs. Hui Jiang
New Custom Homes
1860 43rd Avenue
Capitola, CA 95010

Architect:
STUDIO 61 ARCHITECTS, Inc.
12480 Saratoga Ave.
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T: (408) 892-5020
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STRUCTURE ENGINEER:
HD DESIGN & ENGINEER
1570 MISSION AVENUE
MORGAN HILL, CA 95037
T: (408) 605-8859
F: (408) 351-7463

Plan Check Comment: 5.18.12

NO. Revision Date

Drawn By: Date:

File:

Issue:

Date: 1.28.2012

Sheet Title: ELEVATIONS

Sheet No.:

A3.1



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: AUGUST 2, 2012

SUBJECT: **1823 49th AVENUE** **#12-090** **APN: 034-023-36**
Fence Permit to construct a 6' stucco wall in the front setback for a single-family residence in the R-1 (Single-Family Residence) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Craig Sala, filed 7/17/12
Representative: Bill Fisher

PROJECT SUMMARY

The applicant is requesting a fence permit for a new stucco wall for a single-family residence located at 1823 49th Avenue, in the R-1 (Single-Family Residence) zoning district.

BACKGROUND

On May 14, 2012 a red tag was issued for construction of a new fence in the front portion of the subject property. While a 5'-7" wood fence had existed in the same location (Attachment A), it is unclear when the fence was constructed, or if a fence permit had been issued. Following the red tag, the owner contacted the Community Development Department regarding the approval process for the 6' fence and has submitted an application.

PROPOSAL & DISCUSSION

Under the Fence Ordinance, the Planning Department is authorized to issue fence permits for fences up to 3½ feet high in a front yard. Pursuant to Code Section 17.54.020B, "Alternative locations, height, and material for fences shall be approved by the Planning Commission." With the proposed wall being 6' and located in the front yard, Planning Commission approval is required.

The proposed fence is a 6' stucco garden wall that will serve to enclose the front yard and create a garden patio area. The wall would be setback approximately 21' from the back of curb, or about 5'-6" from the front property line.

Many of the homes along the east side of Wharf Road have taller walls in the front yard. This development pattern is due to the properties being located on the slopes adjacent to Soquel Creek, therefore the structures have been developed closer to Wharf Road. Their reduced front setbacks and close proximity to the road has warranted the taller walls along that side of the street.

The subject property is located on the west side of Wharf Road, where many of the structures have fairly standard front yards and a substantial setback from the street. The development pattern along the western side of Wharf Road between Clares Street and Capitola Road consists of mostly open front yards, with several containing fences less than 3½' in height.

RECOMMENDATION

Staff does not support the proposed 6' wall, as it is not consistent with the development pattern along that portion of Wharf Road. It is recommended that the Planning Commission **deny** application #12-090.

ATTACHMENTS

- A. Street elevation photo prior to removal of the previous fence
- B. Front yard wall plans

**Report Prepared By: Ryan Bane
Senior Planner**



4
1

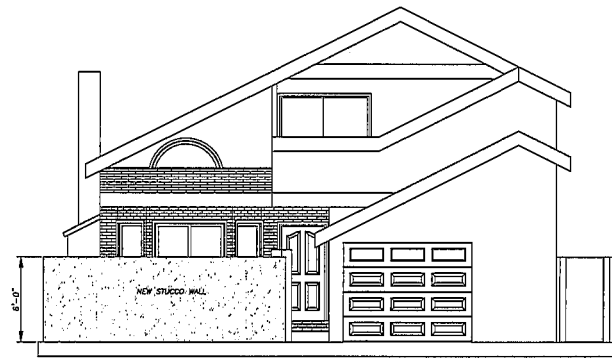
ATTACHMENT A



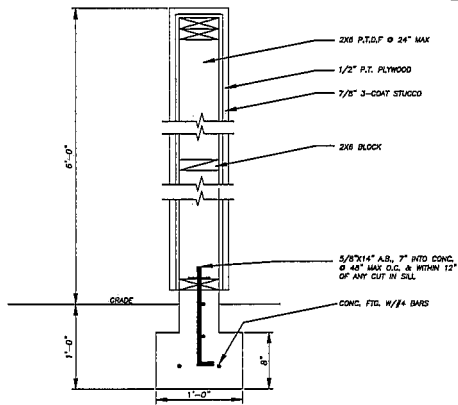
William Fisher Architecture, Inc.
 603 Front Street, Santa Cruz, California 95060
 Tel: (831) 426-0216
 www.williamfisherarchitecture.com



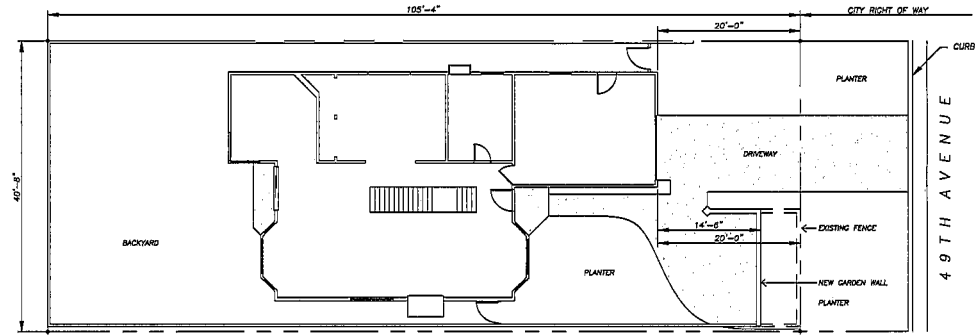
Existing Front Elevation
 1/4" = 1'-0"



Proposed Front Elevation
 1/4" = 1'-0"



TYPICAL NEW GARDEN WALL
 1-1/2" = 1'-0"



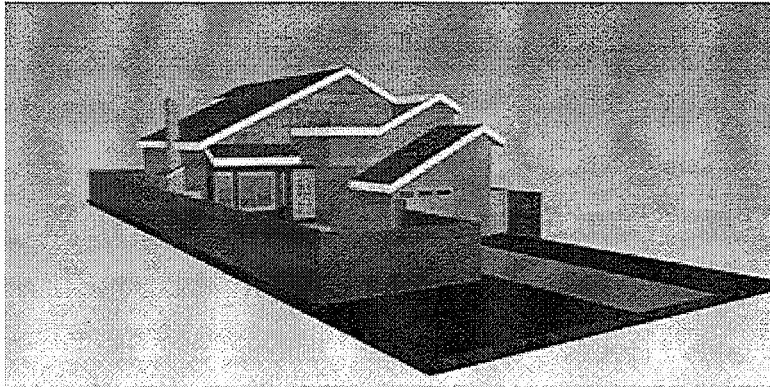
PROJECT CONSISTS OF REPLACING A 5'-7" HIGH FENCE WITH A NEW STUCCO 6' HIGH GARDEN WALL. THE NEW WALL WILL BE 5'-6" FURTHER FROM THE STREET THAN THE OLD FENCE.

Site Plan
 1/8" = 1'-0"

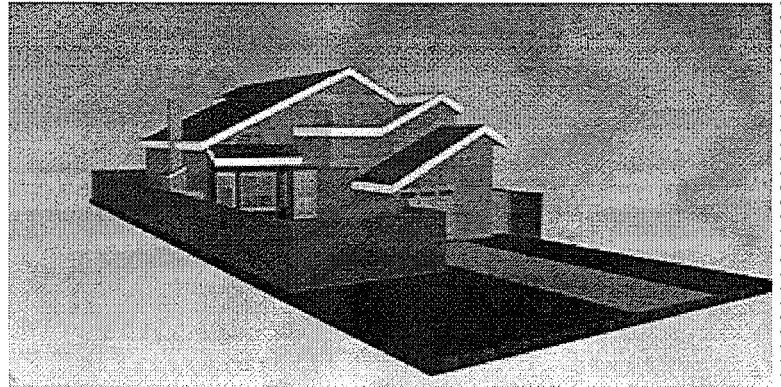
Front Yard Wall at 1823 49th Avenue, Capitola, California
 for Craig Sala
 APN 034-023-36

6-14-12
 1

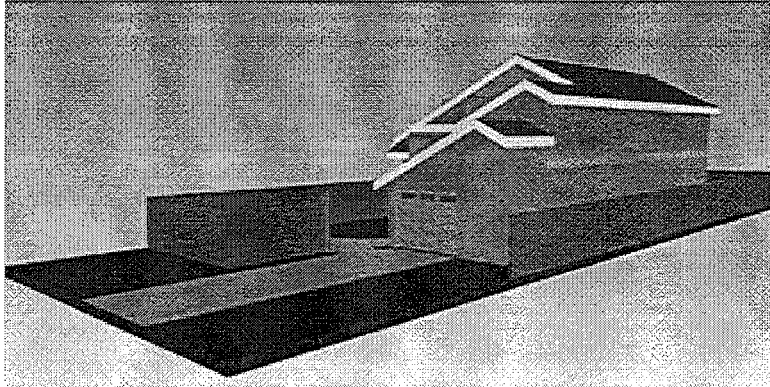
ATTACHMENT B



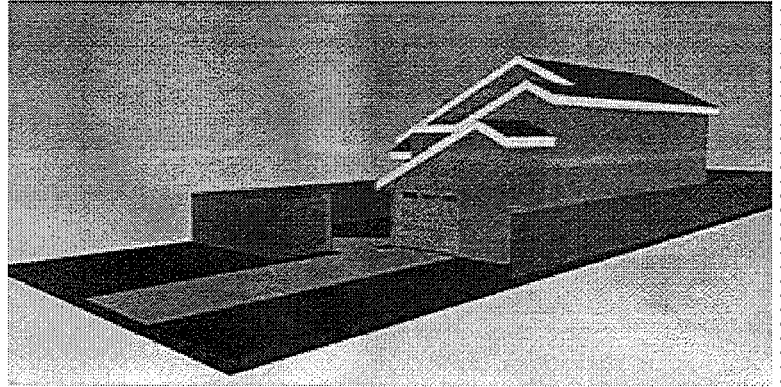
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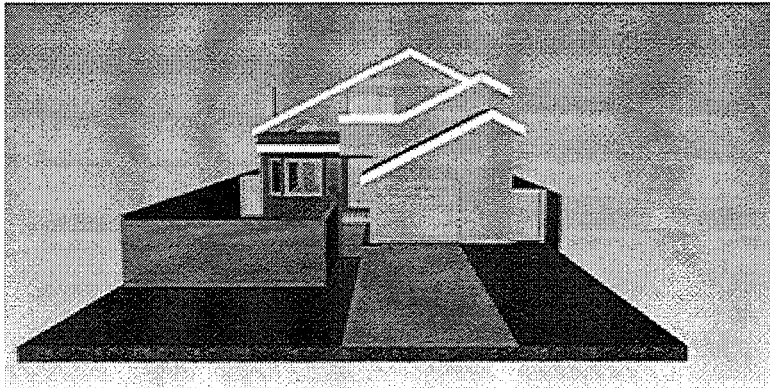
PROPOSED



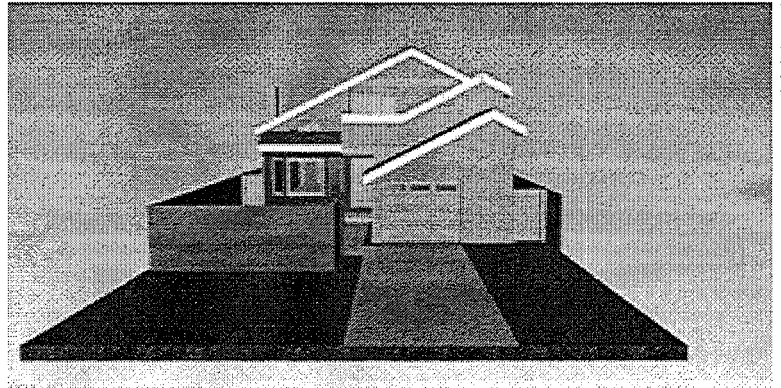
EXISTING



PROPOSED



EXISTING



PROPOSED



William Fisher Architecture, Inc.
603 Front Street, Santa Cruz, California 95060
831 425 7240, FAX: 831 457 0248 fisher@wfaa.com
www.modern-architecture.com

Front Yard Wall at 1823 48th Avenue, Capitola, California
for Craig Sale
APN 034-023-36

6-14-12



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: AUGUST 2, 2012

SUBJECT: **2265 41ST AVENUE** **#12-092** **APN 034-191-03**
Design Permit to construct façade improvements to a medical office building, and
a Sign Permit for wall signs in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Capitola ASCRE, filed: 7/19/12
Representative: Avila Construction, Inc.

PROJECT SUMMARY

The applicant is proposing exterior modifications and new signage for a medical office building at 2265 41st Avenue in the CC (Community Commercial) zoning district. No additional square footage or change of use is proposed. The use is consistent with the General Plan and Zoning Ordinance.

BACKGROUND

On November 3, 2100 the Planning Commission approved a Conditional Use Permit for an outpatient surgical center and medical office at the subject site. While there were extensive interior improvements approved as part of the application, exterior improvements were limited to new walkways adjacent to the building.

PROPOSAL & DISCUSSION

The project involves exterior improvements to the existing medical office as well as two new wall signs. A new stucco wall façade at the southwest corner of the building will help to update the older building which previously had an awning type cover that extended from the exterior wall (see Attachment A). The new parapet wall and columns will extend 6' from the existing building, providing cover over the new walkway and entrance. The wall will be approximately 20' in height, increasing the height of the entrance to the building by approximately 4'-6", and providing a more pronounced entrance to the new medical office. In addition to the building improvements, new landscaping is being planted.

Signage

The subject property is surrounded on three sides by roadways, Gross Road, 41st Avenue and the Highway 1 off ramp. Per the Sign Ordinance, businesses which are located adjacent to two streets (corner) are permitted one additional sign to the primary, which can face the second adjacent street. The applicant is proposing two wall signs, one to face Gross Road, and the other to face the Highway 1 off ramp.

The Sign Ordinance requires that the size of wall signs be no greater than one square foot of sign area for each foot of linear business frontage. With approximately 60 feet of business frontage along Gross Road, the 20 square foot "Capitola Surgery Center" sign facing Gross Road falls within the permitted sign area. In addition, with approximately 60 square foot of business frontage facing Highway 1, the 30 square foot "Capitola Surgery Center" sign facing the off ramp falls within the permitted sign area. Both signs will consist of individual stainless steel fabricated letters 1.5" deep to be attached to the stucco wall. Both will also be externally lit with gooseneck lighting located above each sign.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #12-092, subject to the following conditions and findings:

CONDITIONS

1. The project approval consists of exterior modifications and new signage for a medical office building at 2265 41st Avenue.
2. Any significant modifications to the proposed plan 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.
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. All landscaping must be maintained and non-maintenance will be a basis for review by the Planning Commission.
5. 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.

Community Development 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 CC (Community Commercial) Zoning District and the 41st Avenue Design Guidelines. 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 CC (Community Commercial) Zoning District and the 41st Avenue Design Guidelines. 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(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 interior or exterior alterations to existing structures. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS

- A. Street elevation photo prior to construction
- B. Project Plans
- C. Sign Plans

**Report Prepared By: Ryan Bane
Senior Planner**



2265 41st Avenue - Street Elevation Prior to Construction

PROJECT NUMBER
111661.00
DRAWN BY
J. VACA
DATE
02.03.12
REVISIONS
6 6/21/12 FACADE REVISIONS

BOULDER ASSOCIATES
ARCHITECTS

Boulder Associates, Inc.
Architecture + Interior Design
1331 21st Street
Sacramento, California 95811
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www.boulderassociates.com



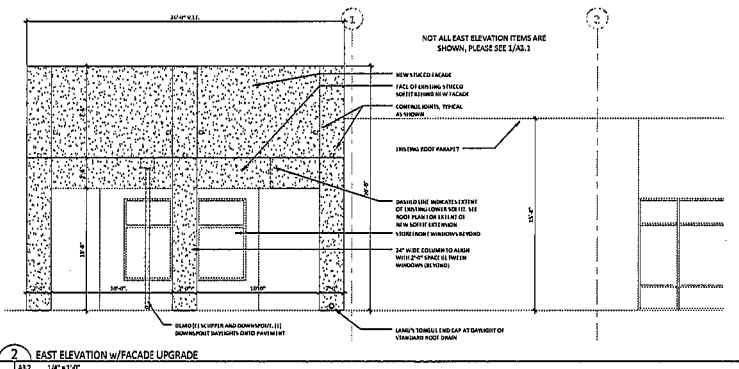
PROJECT
CAPITOLA AMBULATORY SURGERY CENTER
2205 41ST AVE
CAPITOLA, CA 95010

SHEET TITLE
FACADE ELEVATIONS AND DETAILS

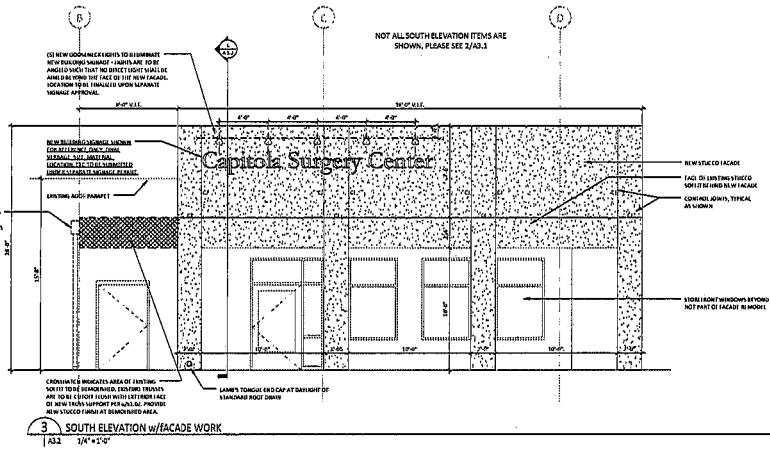
DESIGN NUMBER

A3.2

ATTACHMENT B



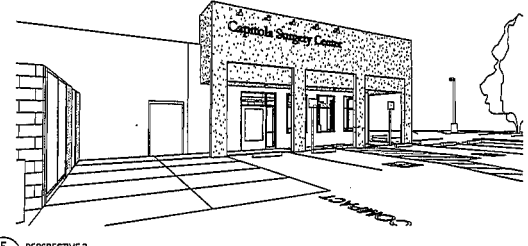
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A3.2 1/4" = 1'-0"



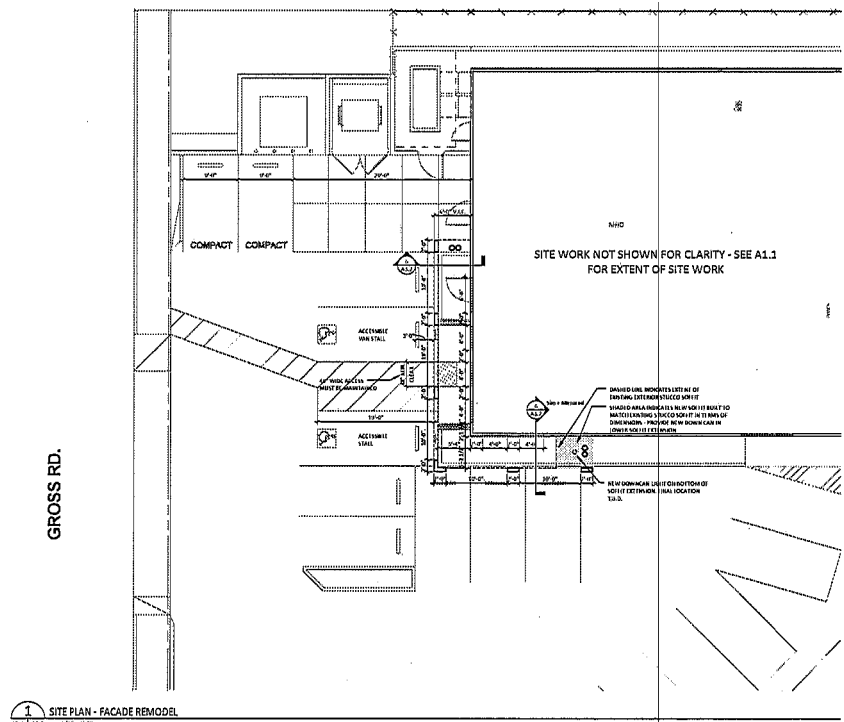
3 SOUTH ELEVATION w/FACADE WORK
A3.2 1/4" = 1'-0"



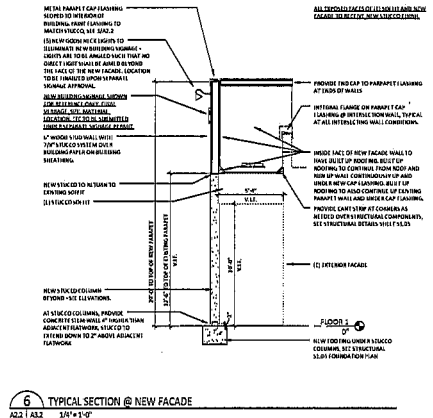
4 PERSPECTIVE 1
A3.2



5 PERSPECTIVE 2
A3.2



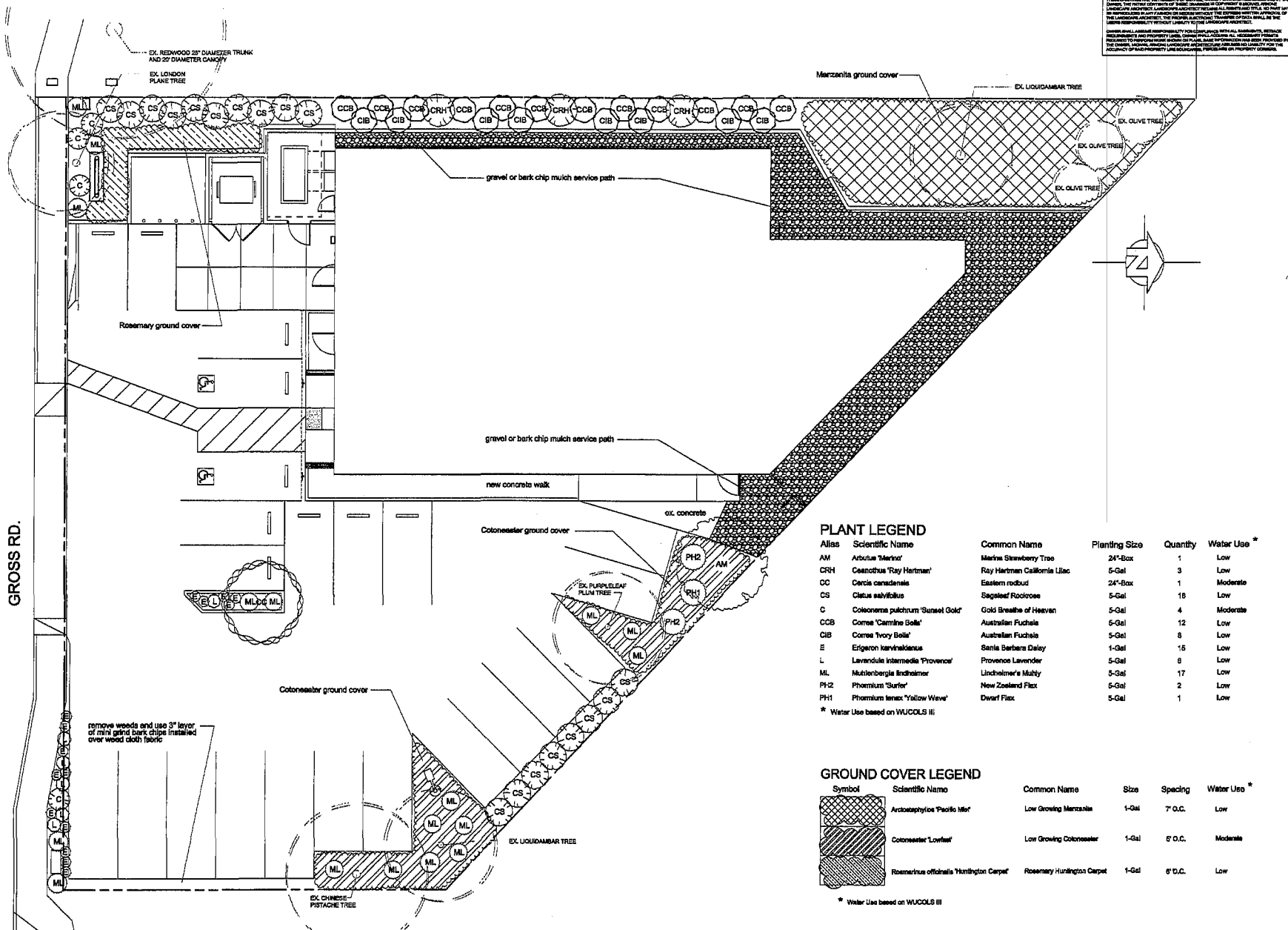
4 SITE PLAN - FACADE REMODEL
A3.2 1/8" = 1'-0"



6 TYPICAL SECTION @ NEW FACADE
A3.2 1/8" = 1'-0"

THIS SHEET IN ITS ENTIRETY IS NEW AND PART OF THE DELTA 2 - FACADE REMODEL REVISIONS

57



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PLANT LEGEND

Alias	Scientific Name	Common Name	Planting Size	Quantity	Water Use *
AM	Arctostaphylos 'Tillettii'	Marine Strawberry Tree	24"-Box	1	Low
CRH	Ceanothus 'Ray Hartman'	Ray Hartman California Lilac	5-Gal	3	Low
CC	Cercis canadensis	Eastern redbud	24"-Box	1	Moderate
CS	Cistus salvifolius	Sageleaf Rockrose	5-Gal	18	Low
C	Coleonema pulchrum 'Sunset Gold'	Gold Breeze of Heaven	5-Gal	4	Moderate
CCB	Cornus 'Carmine Belle'	Australian Fuchsia	5-Gal	12	Low
CIB	Cornus 'Ivory Belle'	Australian Fuchsia	5-Gal	8	Low
E	Erigeron karwinskianus	Santa Barbara Daisy	1-Gal	15	Low
L	Lavandula intermedia 'Provence'	Provence Lavender	5-Gal	6	Low
ML	Muhlenbergia lindheimeri	Linchheimer's Muihty	5-Gal	17	Low
PH2	Phormium 'Surfer'	New Zealand Flax	5-Gal	2	Low
PH1	Phormium tenax 'Yellow Wave'	Dwarf Flax	5-Gal	1	Low

* Water Use based on WUCOLS III

GROUND COVER LEGEND

Symbol	Scientific Name	Common Name	Size	Spacing	Water Use *
	Arctostaphylos 'Pacific Mist'	Low Growing Merzania	1-Gal	7" O.C.	Low
	Cotoneaster 'Lowfall'	Low Growing Cotoneaster	1-Gal	6" O.C.	Moderate
	Rosmarinus officinalis 'Huntington Carpet'	Rosemary Huntington Carpet	1-Gal	6" O.C.	Low

* Water Use based on WUCOLS III

see sheet L-3 for planting details and notes

Michael Arnone + Associates
 LANDSCAPE ARCHITECTURE
 3370 Saratoga Pl., Santa Cruz, CA 95062
 531.460.0001 | g@maad.com | www.maadlandscape.com

MONTEREY PENINSULA SURGERY CENTERS
 2265 41st AVENUE
 CAPITOLA, CALIFORNIA



DATE	PURPOSE	BY
6.8.12	first issue review	MAA
6.14.12	bid set issue 1	MAA

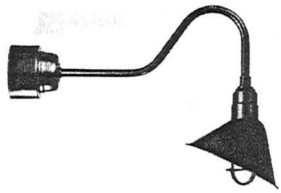
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 1/8" = 1' - 0"

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planting

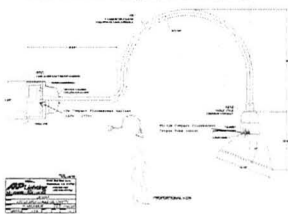
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L - 1
 of three



CAPITOLA SURGERY CENTER

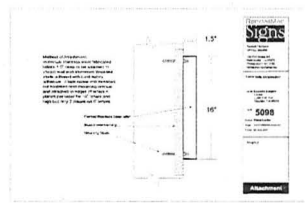


GOOSENECK LIGHT - COLOR IMAGE

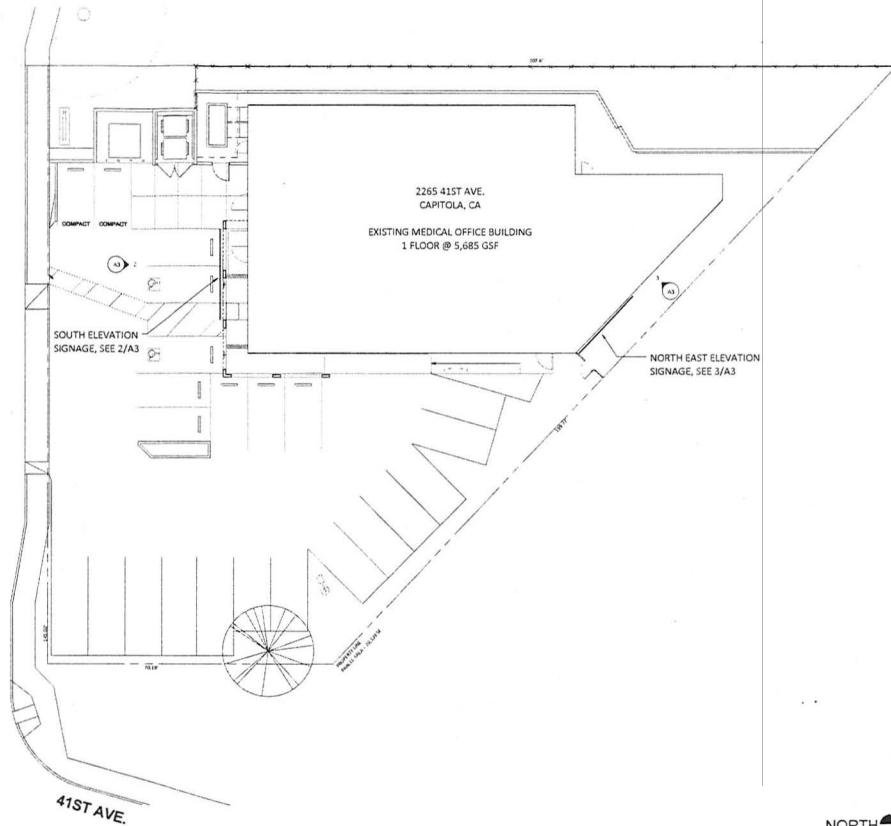


GOOSENECK LIGHT - SPEC SHEET

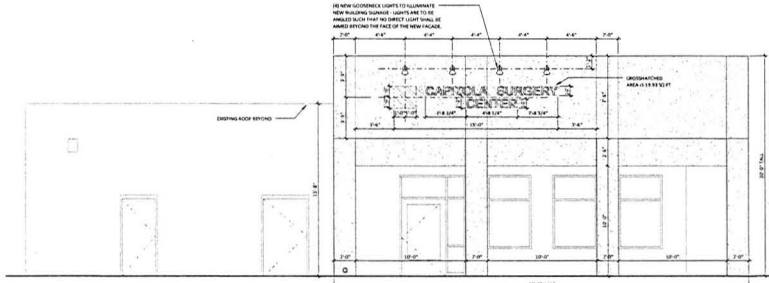
4 GOOSENECK LIGHT
A1 1/2" = 1'-0"



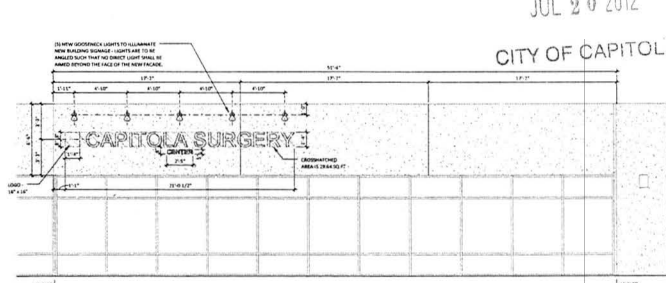
5 ATTACHMENT DETAILING
A1 1/2" = 1'-0"



1 SITE PLAN
A1 A3 1/8" = 1'-0"



2 BUILDING SIGNAGE - SOUTH ELEVATION
A1 A3 1/4" = 1'-0"



3 BUILDING SIGNAGE - NORTH EAST ELEVATION
A1 A3 1/4" = 1'-0"

RECEIVED
JUL 20 2012
CITY OF CAPITOLA

PROJECT NUMBER
111551.03

DRAWN BY
AldRuf

DATE
02.06.12

REVISIONS

BOULDER ASSOCIATES
ARCHITECTS

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PROJECT
CAPITOLA
AMBULATORY
SURGERY
CENTER

2265 41ST AVE
CAPITOLA, CA 95910

SHEET TITLE
BUILDING
SIGNAGE

SHEET NUMBER

A3