



AGENDA
CAPITOLA PLANNING COMMISSION
THURSDAY, SEPTEMBER 6, 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. August 2, 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. 520 PILGRIM DRIVE
426 CAPITOLA AVENUE**

#12-077

**APN: 035-103-06
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

B. 820 BAY AVENUE

#12-097

APN: 036-011-33

Conditional Use Permit to expand an existing restaurant use (Sushi Garden) in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Capitola Crossroads LLC, filed 8/3/12

Representative: Bryant Wi

C. 405 LOMA AVENUE #12-087 APN: 036-092-17

Coastal Development Permit and Design Permit for the construction of a new 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 not appealable to the California Coastal Commission.

Owner: Matthew Howard, filed 7/3/12

Applicant: Peter Barnum

D. 1066 41ST AVENUE #12-091 APN: 034-711-01

Master Sign Program for the commercial portion of an existing mixed-use development (Capitola Villas) in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Macquarie Capitola Villas Inc, filed: 7/18/12

Representative: Steve Elmore

Consent Calendar Item #4.D to be continued to the October 2, 2012 Planning Commission meeting.

5. PRESENTATION

General Plan Update by The Planning Center | DC & E

6. 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. 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

C. 1575 38TH AVENUE #12-028 APN: 034-181-17

Planned Development Rezoning, Conditional Use Permit, and Design Permit to demolish a commercial salvage yard (Capitola Freight and Salvage) and construct a three-story, 23-unit residential senior housing project in the CN (Neighborhood Commercial) Zoning District.

Environmental Determination: Mitigated Negative Declaration

Property Owner: Maureen A. Romac, filed 3/2/12

Representative: Steve Thomas

7. DIRECTOR'S REPORT

8. COMMISSION COMMUNICATIONS

9. ADJOURNMENT

Adjourn to a Regular Meeting of the Planning Commission to be held on Thursday, October 4, 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, AUGUST 2, 2012
7:00 P.M. – CITY HALL COUNCIL CHAMBERS**

Chairperson Graves called the Regular Meeting of the Capitola Planning Commission to order at 7:03 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 – NONE
- B. Public Comments - NONE
- C. Commission Comments - NONE
- D. Staff Comments - NONE

3. APPROVAL OF MINUTES

- A. July 5, 2012 Regular Planning Commission Meeting

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER SMITH TO APPROVE THE JULY 5, 2012 MEETING MINUTES.

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

4. CONSENT CALENDAR

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

Commissioner Newman recused himself as he owns property within 300 feet of the subject property application.

Senior Planner Bane presented the staff report.

Commissioner Ortiz noted a discrepancy with the plans in the staff report and plan sets in the packet. The staff report discusses a double-sided monument sign, but plans show a parapet sign.

Senior Planner Bane stated the proposal is for a wall sign and a monument sign.

The public hearing was opened.

Mardeen Gordon, applicant's representative, spoke in support of the application. She commented the existing landscaping has become overgrown and covers the view of the building from the street. She proposed removing all the existing landscaping and installing low growing drought tolerant landscaping. She questioned who is responsible for maintaining the landscaping the City planted.

Senior Planner Bane responded that the landscaping in front of the building is the responsibility of the property owner, even though it is City owned property. The applicant would not need approval to remove and replant the landscaping.

The public hearing was closed.

Chairperson Graves stated a good landscape plan will emphasize and draw attention to a well designed sign. He suggested low growing ground cover so the sign will not be covered, and regulate the amount of landscaping proposed to be removed.

Commissioner Routh did not support carte blanche for the applicant to remove the landscaping and did not support the sign design as proposed, even though it meets the sign ordinance requirements.

Commissioner Ortiz stated the Commission is at a disadvantage for reviewing the application without a color and materials board. It is difficult to see what the sign will really look like without the overall design details.

Commissioner Smith commented that the proposed sign is bright and colorful in comparison to the existing wall sign. She was supportive of the monument sign with the existing landscaping to be replaced with low growing drought tolerant landscaping. She did not support having the landscape plan return to the Planning Commission for review, but wanted to ensure staff reviewed and approved a detailed landscape plan.

Chairperson Graves stated a recent change in the law allows the Commission to review and approve only the sign location and design not text. He did not support the amount of advertising on the proposed sign and suggested the applicant redesign the sign and submit a landscape plan.

Commissioner Routh stated the plans do not accurately represent the sign proposal in the proposed scale drawing.

MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER SMITH TO CONTINUE PROJECT APPLICATION #12-064 TO THE SEPTEMBER 6, 2012 MEETING.

Bruce Handloff, applicant, presented a description of the business. There are several different types of practitioners at the wellness center who are represented on the sign. The City planted the landscaping and oak tree in front of the building without the consent of the property owner and now the tree is too big for the site.

Commissioner Ortiz suggested that the proposed wall sign be more generalized and represent the overall business; and the monument sign detail the types of healthcare practices, e.g. wellness center at the top of the monument sign and list the services on the lower portion of the sign. She amended

her motion to require the drawings be rendered accurately to scale with the building and a color and materials board submitted for the next hearing. Commissioner Smith agreed to the amended motion.

Chairperson Graves concurred with Commissioner Ortiz. He stated that the oak tree and other landscaping are in the city right-of-way and were planted as part of the Capitola Road Streetscape landscape/design plan.

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

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

Senior Planner Bane presented the staff report.

Commissioner Ortiz supported the icon sign; however, there was too little information about materials, color and quality of the sign to support the application at this time.

The public hearing was opened.

Bo Zimkowski, business owner, stated that the sign will be made of plywood and painted. A friend will be making a flat sign and attaching the sign to the building wall with screws.

Chairperson Graves commented on the durability of marine grade plywood and suggested a similar synthetic material available at a local building supplier.

The public hearing was closed.

Commissioner Smith clarified that the lens area of the design will just be painted, not plexiglass as shown on the plans.

Commissioner Ortiz stated that the sign maker typically provides detailed plans. She supported the overall concept of the proposed icon sign, but stated that the quality of this type of sign determines its success or failure to add to the surrounding village environment.

Commissioner Routh concurred with Commissioner Ortiz and stated the quality of the materials to be used will affect the outcome of the sign.

Chairperson Graves concurred with the Commissioner Ortiz and Routh stating the applicant was on the right tract with the icon sign, but would like to see a better material for the sign.

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER ROUTH TO CONTINUE PROJECT APPLICATION #12-083 TO THE SEPTEMBER 6, 2012 MEETING.

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

5. PUBLIC HEARINGS

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

Senior Planner Bane presented the staff report, combining the presentation for Item 5.A and 5.B, and adding a finding pertaining to the Mello Act.

Commissioner Routh clarified that the comments from the Architectural and Site Review Committee regarding the driveway width and the landscaping have been addressed in the revised plans.

Commissioner Ortiz asked if all the palm trees are proposed for removal.

The public hearing was opened.

Peter Tiemann, property owner, spoke in support of the application. He would like to save the trees for someone to relocate, but all the palms are proposed for removal.

The public hearing was closed.

Commissioner Newman stated that the proposed homes meet the zoning district requirements, and therefore was supportive of the project. He noted the loss of multiple housing units on the site with the removal of the mobile homes.

Commissioner Routh supported the homes as proposed.

Commissioner Ortiz supported the homes as proposed. She requested that all future project applications provide a final landscape plan inclusive of the species, size, and the number of plantings. She suggested an amendment to condition #9 to incorporate the size and number of trees required for replanting for each tree removed. She noted that the interlocking pavers need to be permeable.

Commissioner Smith stated the landscape plan lacks detail. She also requested full landscape plans for future applications. She stated the design of the new homes will be compatible with the surrounding neighborhood and was glad to see the non-conforming use eliminated with this proposal.

Chairperson Grave concurred with Commissioner Ortiz and Smith. He too, requested full landscape plans for future applications.

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER NEWMAN TO APPROVE PROJECT APPLICATION #12-013 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

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. Two 15-gallon trees shall replace each tree removed. 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.

D. The Planning Commission finds that the Mello Act is not applicable for this project as the underlying R-1 Zoning does not allow for feasible replacement housing on site, nor does the City of Capitola have more than 50 acres of vacant private residential land in the coastal zone available for housing.

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

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

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER NEWMAN TO APPROVE PROJECT APPLICATION #12-014 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

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. Two 15-gallon trees shall replace each tree removed. 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.

- D. **The Planning Commission finds that the Mello Act is not applicable for this project as the underlying R-1 Zoning does not allow for feasible replacement housing on site, nor does the City of Capitola have more than 50 acres of vacant private residential land in the coastal zone available for housing.**

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

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

Commissioner Ortiz recused herself as she owns property within 300 feet of the subject property application.

Chairperson Graves acknowledged receiving an email letter from a neighbor in support of the application.

Senior Planner Bane presented the staff report.

The public hearing was opened.

William Fisher, project architect, spoke in support of the application.

Craig Sala, property owner, spoke in support of the application. He presented photos of the site and a petition signed by neighbors in support of the application.

John Steggie, neighbor, spoke in support of the application.

Nils Kisling, neighbor, spoke in support of the application.

Jack Karin, neighbor, spoke in support of the application.

The public hearing as closed.

Commissioner Smith clarified the location of the previously existing fence was closer to the street than the proposed fence. She initially was concerned about the proposed fence, but the number of U-turns out of the Shadowbrook parking lot poses a greater issue than maintaining the open front yard area along the street frontage.

Commissioner Routh stated the design of the fence incorporates the use of the front yard area into the home and the setback from the street allows for some street view.

Commissioner Newman stated that he would not like to see the whole west side of the street with fences and walls similar to east side of street. This wall would set a precedent for a six foot wall along the front property lines or in the front yard areas. It would be unfortunate if all neighbors propose walls along the street frontage.

Chairperson Graves stated that the fence is an improvement to what previously existed. He also would not want to see more walls on the west side of Wharf Road.

A MOTION WAS MADE BY COMMISSIONER SMITH AND SECONDED BY COMMISSIONER ROUTH TO APPROVE PROJECT APPLICATION #12-090 WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. The project approval consists of the construction of a new 6-foot tall stucco wall enclosing the front yard area for the residence at 1823 49th Avenue.
2. The existing landscaping shall remain. If any landscaping is to be removed as a part of the project, the applicant shall provide additional landscaping, to be approved by the Community Development Director prior to construction of the wall.
3. Applicant to obtain a Building Permit for the construction of the wall, from the City of Capitola Building Department.

FINDINGS

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

Both Planning Department Staff and the Planning Commission have reviewed the project and find that the project is consistent with the Zoning Ordinance and General Plan. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

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

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

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.

Senior Planner Bane presented the staff report.

Commissioner Ortiz asked if the façade is currently under construction.

Senior Planner Bane responded the façade is under construction and the builder was advised that the design required Planning Commission review.

Public hearing opened and closed.

Chairperson Graves stated the sign facing the freeway is a significant departure from previous signage requirements, but he was supportive due to the location of the building on the site. He suggested some type of landscaping near the building or up against the new façade, and landscaping on the Gross Road frontage would break up the paving and building on the site.

Stacy Robinson, property representative, spoke in support of the application. She commented that there is no area for additional planting on the site. There is a large tree in the corner of the site with a protected drip line.

Commissioner Ortiz suggested asphalt cuts by the building columns to allow for a vine material to grow up a trellis type structure.

Ms. Robinson agreed to consider additional landscaping with the project landscape architect

Commissioner Newman stated that this is a great use for a problematic site and building. The architecture is a positive change for a difficult corner.

Commissioner Smith concurred with Commissioner Newman's comments.

Chairperson Graves stated that the proposed façade design is a vast improvement for the existing building.

Commissioner Ortiz made a motion to amend condition #4 to incorporate landscaping to soften the facade and that irrigation is mandatory. Commissioner Smith seconded the motion.

Under discussion, Commissioner Newman stated that he was not supportive of requiring the additional landscaping, but suggested if additional landscaping was feasible then it should be incorporated in a revised site plan.

Commissioner Ortiz and Commissioner Smith agreed with Commissioner Newman's suggested condition amendment.

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER SMITH TO APPROVE PROJECT APPLICATION #12-092 WITH 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. If additional landscaping adjacent to the building is feasible, then it should be incorporated into a revised landscape plan for review and approval by the Community Development Director.

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

FINDINGS

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

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.

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

6. DIRECTOR'S REPORT - NONE

7. COMMISSION COMMUNICATIONS

Commissioner Ortiz requested that the Commission be informed of staff changes. She requested a status regarding the lack of landscape maintenance and banner at the new orthodontic business on 41st Avenue. She noted that this is a prominent commercial building in Capitola that completely lacks landscaping and maintenance for the new occupant.

Senior Planner Bane stated that landscape maintenance was not included as a condition of the permit, and the banner is an active code enforcement case.

Commissioner Ortiz recommended standard conditions for all permits to ensure that issues, such as landscape maintenance are not omitted from permits. She recommended that automatic irrigation systems be required for commercial properties and incorporated as a standard condition for permits. The landscape requirements for residential, commercial and industrial developments should be considered in the update of the General Plan and Zoning Ordinance.

Commissioner Newman requested that staff distribute the recent court ruling regarding sign regulations.

8. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:50 p.m. 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.

Approved by the Planning Commission on September 6, 2012

Danielle Uharriet, Minute Clerk



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 6, 2012

SUBJECT: **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

APPLICANT'S PROPOSAL

The applicant is requesting a lot line adjustment to convey a 385 square foot section of land from APN: 035-141-33 to APN: 035-103-06 for the purposes of correcting a building encroachment.

BACKGROUND

This project will convey a 385 square foot portion of property owned by the City of Capitola and currently used for the Pacific Cove Mobile Home Park to the owners of 520 Pilgrim Drive, a single family lot. This portion of land is located on top of the western edge of the property and is currently occupied and used as a portion of the single family dwelling.

DISCUSSION

The existing structures on 520 Pilgrim Avenue were originally built in the 1950's and a search of the building records indicate that the portion of building that was build over the property line was part of the original construction. The proposed lot line adjustment would place the entire structure at 520 Pilgrim on the single family lot with a 3 foot setback. There would be no impacts to the 426 Capitola Avenue lot.

CEQA REVIEW

This project is categorically exempt under Section(s) 15305(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 a lot line adjustment between two lots. Section 15305(a) of the CEQA Guidelines exempts lot line adjustments not resulting in the creation of any new parcel.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #12-077, subject to the following condition and findings:

CONDITIONS

1. The applicant shall have the deed prepared and recorded reflecting the Lot Line Adjustment and a copy of the recorded deed shall be provided to the Planning Department.
2. This permit approval shall be for one year after the date of granting thereof.

FINDINGS

- A. The proposed lot line adjustment is consistent with the General Plan and Zoning Ordinance.**

Community Development Department Staff and have all reviewed the project. The project to convey a 385 square foot section of property from APN 035-141-33 (Lot 1) to APN 035-103-55 (Lot 2) conforms to applicable provisions of the Subdivision Map Act and of local ordinances. The density and use are not changing with this application, and conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

- B. The lot line adjustment will not result in the creation of a greater number of parcels than currently exists.**

The tentative map for the lot line adjustment prepared by Bowman and Williams Engineers, dated May 31, 2012 shows the 385 square foot section of land that extends over and into the adjacent parcel, and the adjustment of the boundary lines between the two parcels. No new parcels will be created and the number of lots will remain the same.

ATTACHMENTS

- A. Map and legal description
- B. Aerial photo with boundary line

**Report Prepared By: Steven E. Jesberg
Public Works Director**

EXHIBIT A



File No. 23888-3.1
Drawn By DRS
Checked By SW
May 31, 2012
APN 035-141-33



DONALD R. SNYDER LS 5513 RENEWAL DATE 9/30/12

DESCRIPTION OF LANDS TO BE CONVEYED BY THE CITY OF CAPITOLA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA TO BUDISCH FOR A LOT LINE ADJUSTMENT

SITUATE IN THE CITY OF CAPITOLA, STATE OF CALIFORNIA AND

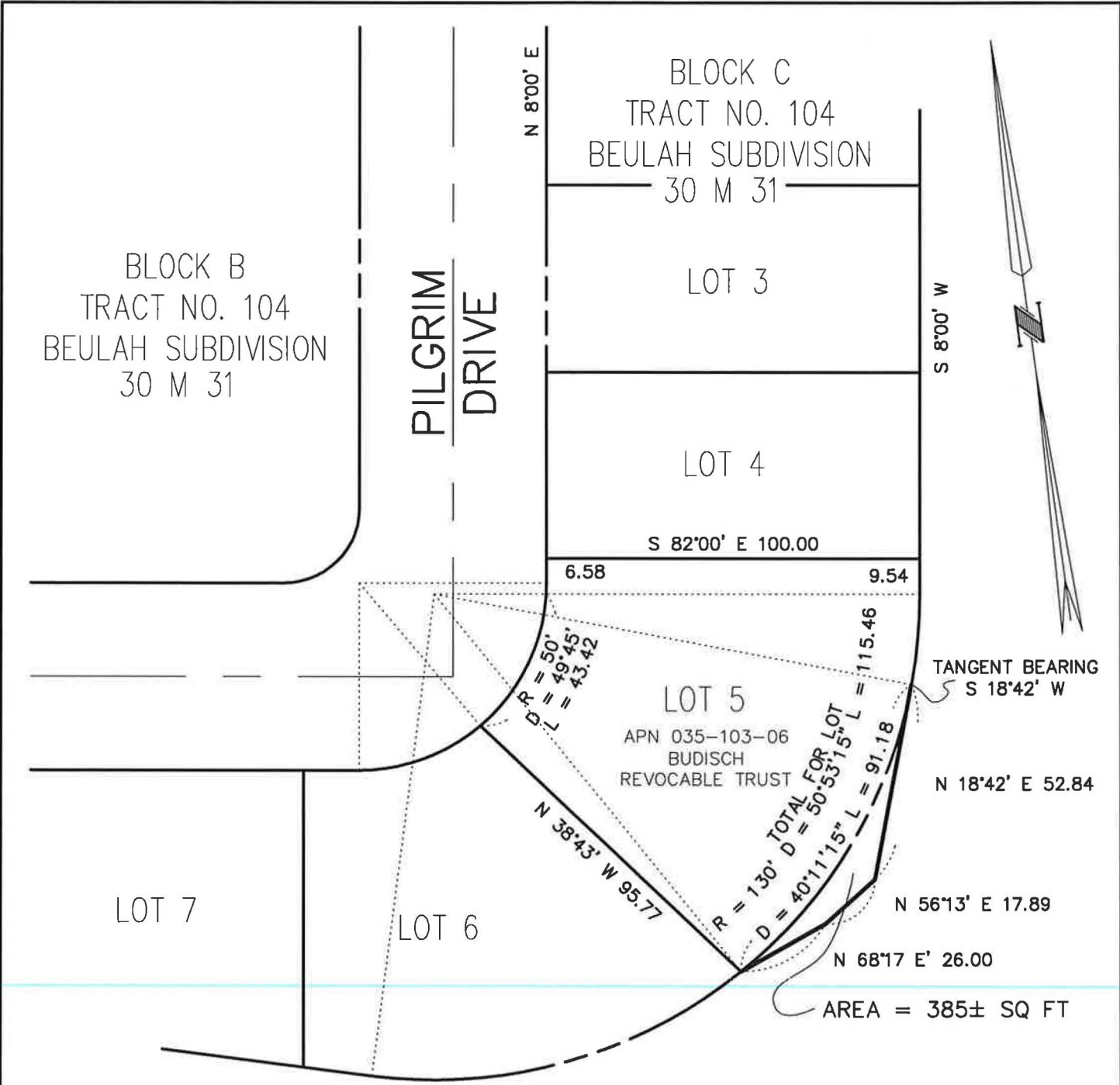
BEING a part of Parcel IVB of the lands conveyed to the City of Capitola, a political subdivision of the State of California by Grant Deed dated October 1, 1996, and recorded October 3, 1996, in Volume 5917 of Official Records at page 356 Santa Cruz County Records, and

BEGINNING at station in the northern boundary of said lands at the most southern corner of Lot 5 in Block C as said lot and block are shown and delineated on that certain subdivision map entitled "**Tract No. 104 Beulah Subdivision**" filed for record on February 9, 1950, in Book 30 of Maps at Page 31 Santa Cruz County Records, and

THENCE FROM SAID POINT OF BEGINNING leaving said northern boundary and across the lands of the City of Capitola North 68°17' East 26.00 feet; thence North 56° 13' East 17.89 feet; thence North 18°42' East 52.84 feet to a point of tangency in the eastern boundary of said Lot 5; thence along said last mentioned boundary from a tangent bearing South 18°42' West, southwesterly on a curve to the right with a radius of 130.00 feet through a central angle of 40°11'15" a distance of 91.18 feet to the place of beginning, and

CONTAINING 385 square feet of land a little more or less.

SURVEYED AND COMPILED IN JUNE MAY 2012, BY BOWMAN & WILLIAMS, CONSULTING CIVIL ENGINEERS FILE NO. 23888-3



J:\B&W\24600\24635\24635BDY.dwg, 5/31/2012 10:02:15 AM, \\www\HP5100PCL6

PARCEL IVB
 CITY OF CAPITOLA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
 5917 OR 356

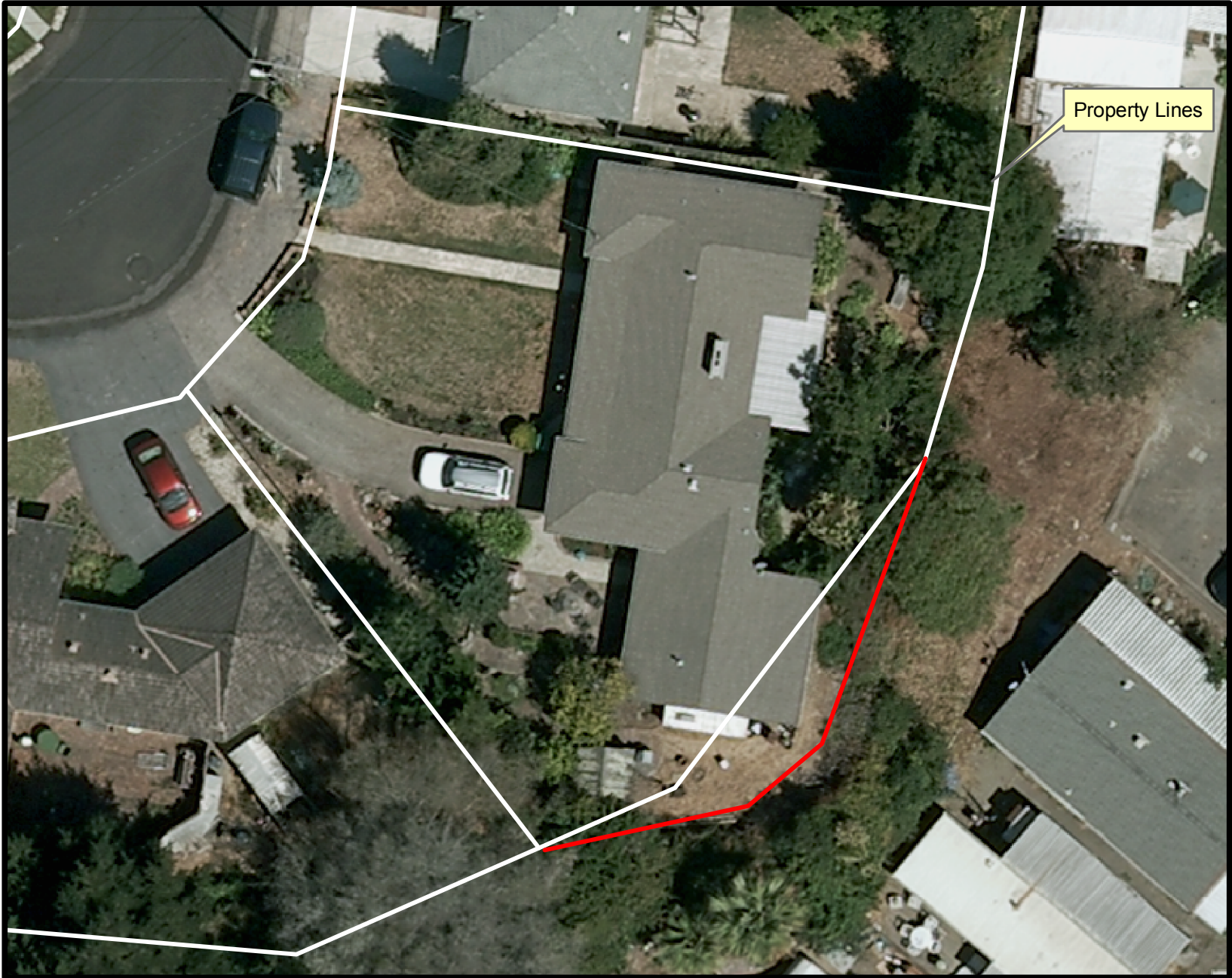
APN 035-141-33

EXHIBIT B

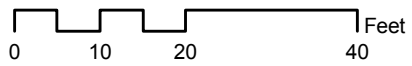
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ CA 426-3560	SCALE 1" = 40'	JOB NO. 24635
	DATE MAY 31, 2012	DWG NAME 24635BDY.DWG
	DRAWN DRS	FILE NO. 24635



520 Pilgrim Drive



Property Lines





STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 6, 2012

SUBJECT: **820 BAY AVENUE #12-097 APN: 036-011-33**
 Conditional Use Permit to expand an existing restaurant use (Sushi Garden) in the CC (Community Commercial) Zoning District.
 Environmental Determination: Categorical Exemption
 Property Owner: Capitola Crossroads LLC, filed 8/3/12
 Representative: Bryant Wi

APPLICANT’S PROPOSAL

The applicant is requesting an amendment to an existing Conditional Use Permit to expand an existing restaurant (*Sushi Garden*) within an existing vacant commercial space located at 820 Bay Avenue, Suite 148, in the CC (Community Commercial) Zoning District. A restaurant use is consistent with the General Plan and Zoning Ordinance with the issuance of a Conditional Use Permit.

DISCUSSION

The existing *Sushi Garden* restaurant is located in the Crossroads Center. The expansion would add approximately 1,102 square feet to the existing 1,806 square foot restaurant, for a total of 2,908 square feet. The vacant space was previously occupied with an office use.

Per the floor plan, tenant improvements will occur throughout the restaurant space, with the new area consisting of an entry/waiting area, dining area, office/storage, bathrooms, and a bar area. A total of 20 new seats are proposed as part of the addition. There are no major changes to the exterior of the structure, as well as no changes to the hours of operation, as they will remain 11:30-2:30 (lunch) and 5:00-9:30 (dinner) daily.

Parking

A restaurant use in the CC (Community Commercial) zoning district has a parking requirement of one space for every 60 square feet of floor available for dining, and one space for every 300 square feet for all other floor area.

Space Usage	Square Feet	Parking Requirement	Spaces Required
Interior Seating Area	1128	1 space/60 square feet	19
Interior Area (Non-seating)	1780	1 space/300 square feet	6
	2,908		25

Base on these requirements, a total of 25 parking spaces is required for the proposed restaurant use. The applicant has provided the following parking calculations for the uses within Crossroads Center:

<u>Use</u>	<u>Square Feet</u>	<u>Number of Spaces Required</u>
Dr. Small	1,255	5
Dr. Eurs	1,535	5
Dr. Bixby	1,565	5
Dr. Thu	1,215	5
Dr. Fogel	2,635	9
Sushi Garden	2,908	25
Retail (Kaleidoscope)	3,882	13
General Office	24,643	82
Total	39,638	149

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

RECOMMENDATION

Staff recommends that the Planning Commission **approve** project application #12-097 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of an amendment to an existing Conditional Use Permit to expand an existing restaurant (*Sushi Garden*) within an existing vacant commercial space located at 820 Bay Avenue, Suite 148.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
4. Business hours will be limited to 10:00 a.m. – 10:00 p.m.
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 and General Plan.**

Planning Staff and the Planning Commission have reviewed the application and determined that the proposed business is an allowable use in the CC Zoning District and, for reasons indicated in the Staff Report, will meet the requirements of Zoning District. Conditions of

approval have been included to ensure that the use of the restaurant is consistent with the Zoning Ordinance and General Plan.

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

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

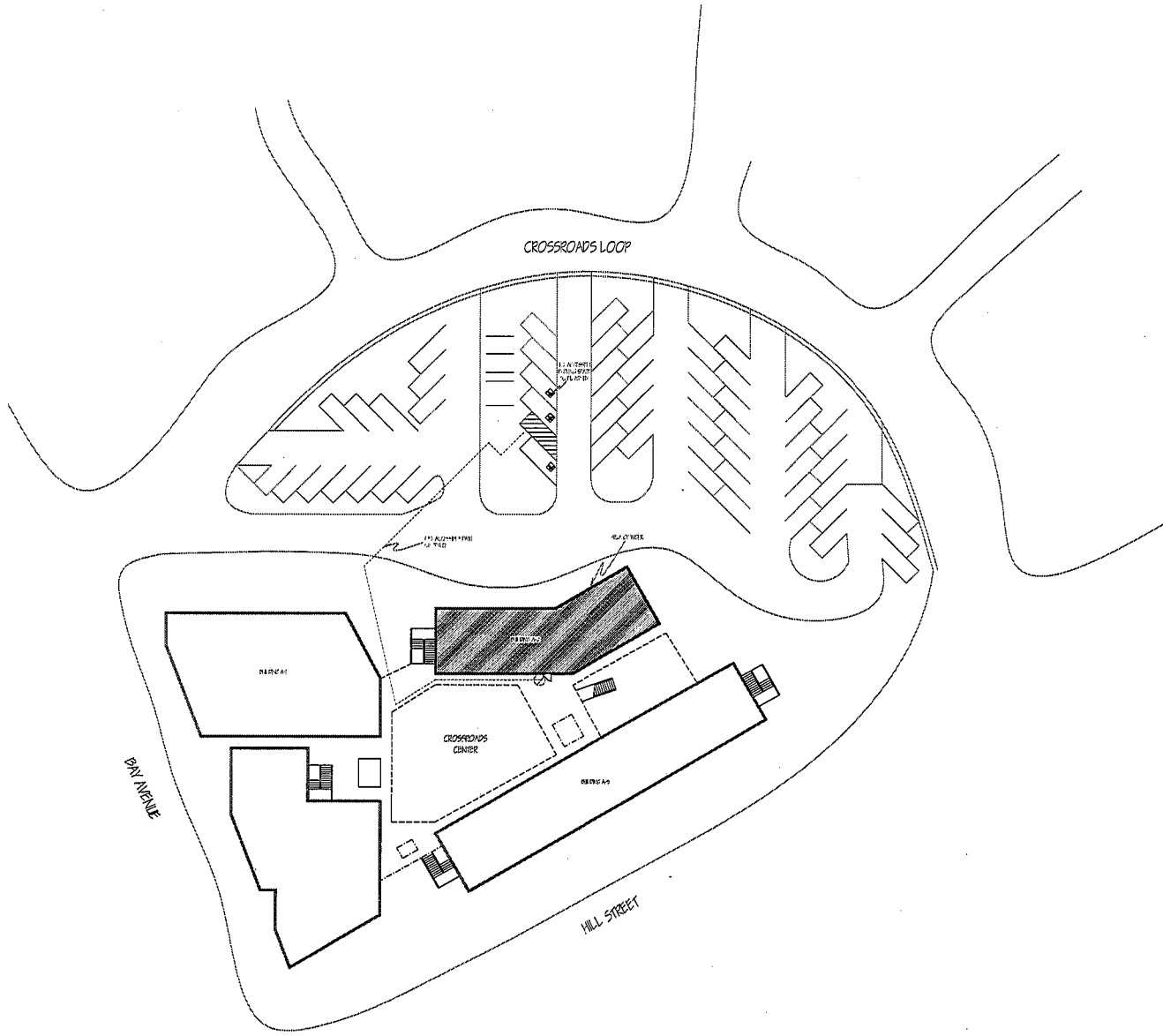
C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

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

ATTACHMENTS

A. Project Plans

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



REFERENCE SITE PLAN

NOTE: DRAWING IS NOT TO SCALE



NMB Design

Drawn by:
Nicole Brown
851-552-1245
nmb@nmbdesign.com

SITE PLAN

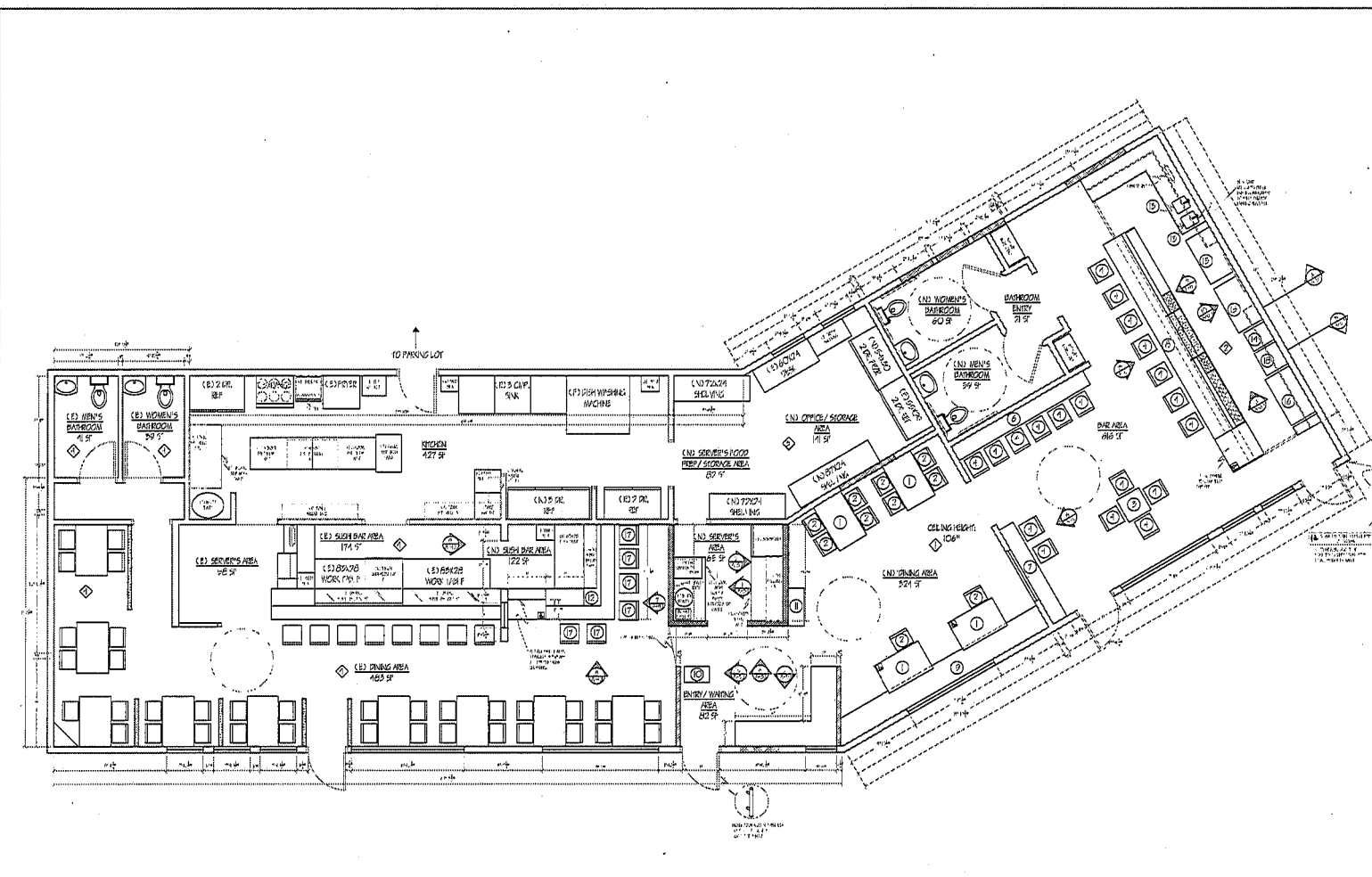
SUBI CARREN, INC.
620 HWY. 41, SUITE 100
CERRITOS, CA 94540

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

DATE: 03-29-12
DRAWN BY: NICOLE BROWN
SCALE: AS SHOWN
CONSP: 00

SITE PLAN
A-0.1



CONSTRUCTION LEGEND:

[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	NEW HULL HEIGHT WALL TO BE BUILT
[Symbol]	EXISTING WINDOW TO REMAIN
[Symbol]	NEW WALL TO BE BUILT @ 2" HIGH
[Symbol]	SEMI-G OPENING TO BE FILLED IN
[Symbol]	8 1/2" H GROSS PARTITION

KEYNOTES:

[Symbol]	EXISTING CARPET TO BE REMOVED, NEW 20-21 PATTERN WOODBLOCK TILE GOING TO BE INSTALLED
[Symbol]	EXISTING CARPET TO BE REMOVED, NEW TILE FLOORING TO BE INSTALLED
[Symbol]	EXISTING FLOORING TO BE REMOVED, NEW TILE FLOORING TO BE INSTALLED
[Symbol]	EXISTING TILE TO REMAIN

FURNITURE LEGEND:

1	21" X 41" X 41" DINING TABLE, TYPICAL DIMENSIONS SHOULD FOLLOW EXISTING FURNITURE IN ADJACENT SPACE
2	11" X 11" X 41" DINING TABLE, TYPICAL DIMENSIONS SHOULD FOLLOW EXISTING FURNITURE IN ADJACENT SPACE
3	21" X 21" X 41" BAR TABLE @ 40" HIGH
4	11" X 21" X 41" BAR TABLE @ 50" HIGH
5	21" X 21" X 41" BUILT IN BENCH SEATING @ 30" HIGH
6	11" X 21" X 41" BUILT IN BAR TABLE @ 40" HIGH
7	11" X 21" X 41" BUILT IN BAR TABLE @ 40" HIGH
8	BUILT IN BAR TO BE INSTALLED, SEE SHEET #1 FOR DIMENSIONS AND DETAILS
9	21" X 21" X 41" BUILT IN BENCH SEATING @ 30" HIGH
10	11" X 21" X 41" ACCESS SEATING
11	11" X 21" X 41" ACCESS SEATING
12	NEW BUILT IN BAR TO BE INSTALLED, TYPICAL SPECIFICATIONS SHOULD FOLLOW EXISTING BUILT IN BAR, APPROX. 30" H - 30"
13	12" W X 41" H BAR END
14	18" W X 41" X 22.5" H X 30" H CAC MACHINE
15	36" W X 41" H DOUBLE END RECEPTION
16	36" W X 50" H BUILT IN NOT-A-COOLER
17	CUSTOM BAR SEATING @ 25" H, TYPICAL SPECIFICATIONS TO FOLLOW EXISTING SEATING, APPROX. 30" H - 30"
18	24" W X 24" X 41" X 30" H BUILT IN BAR

PROPOSED FLOORPLAN

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

GENERAL NOTES:

- DO NOT SCALE DIMENSIONS - DESIGNER ASSUMES NO RESPONSIBILITY FOR ERRORS DUE TO THE SCALES OR DIMENSIONS ON CONSTRUCTION.
- CONTRACTORS SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCEMENT OF WORK AND SHALL REPORT ANY DISCREPANCIES OR OBSERVATIONS TO THE ARCHITECT OR CLIENT IMMEDIATELY.
- CONTRACTORS SHALL FURNISH AND INSTALL MATERIALS REQUIRED TO ADHERE TO THE DESIGN AS SHOWN ON THE DRAWINGS AND CONDITIONS REQUIRING DETAILING SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE DESIGNER, THE CONTRACTOR, AND THE ELECTRICAL SHALL COORDINATE BURIED HEIGHT OF LIGHTING FIXTURES WALL SOURCE LOCATIONS, AND LIGHTING ELEMENTS IN CABINETS.
- WATER SUPPLY, WASTE VENT, AND PLUMBING TO BE INSTALLED AS REQUIRED BY CODE. ALL WATER SUPPLY SHALL BE COPPER. ALL WASTE SHALL BE PVC PIPE. ALL VENTS SHALL BE PVC PLASTIC PIPE.
- NEW CONSTRUCTION WALLS NOT Labeled SHOWN RELOCATING.
- DIMENSIONS FOR INTERIOR WALLS ARE FACE-TO-FACE UNLESS OTHERWISE NOTED. DIMENSIONS NOT SHOWN AS - / - ARE NOT TO BE ASSUMED WITHOUT PRIOR APPROVAL OF THE DESIGNER.
- MECHANICAL, PLUMBING AND ELECTRICAL ENGINEERING HAS DESIGNATED ALL THE MAJOR CONTRACTORS INCLUDING ALL 24 COMPANIES (OWNERS). THEY ARE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR THEIR WORK.
- THESE PLANS ARE THE SOLE PROPERTY OF THE DESIGNER. THE UNAUTHORIZED REPRODUCTION OR USE OF THESE PLANS IS UNLAWFUL, AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE UNAUTHORIZED USE.
- EXISTING TREE DIMENSIONS AND SPACING SHALL BE PROVIDED AS PER SURVEY DRAWINGS AND CODE REQUIREMENTS.
- MECHANICAL AND ELECTRICAL CONTRACTORS TO MEET ALL STATE AND LOCAL ENERGY REQUIREMENTS AND PROVIDE APPROPRIATE HVAC.
- ALL EXISTING DOORS SHALL PROVIDE ACCESS WITHOUT THE USE OF A KEY OR ANY SPECIAL REQUIREMENT OR EFFORT PER CODE REQUIREMENTS. ALL EXISTING DOORS SHALL BE PROPERLY LABELED WITH APPROPRIATE EXIT SIGNS.
- ALL CONSTRUCTION SHALL FOLLOW THE 2010 INTERNATIONAL BUILDING CODE, THE 2010 NATIONAL ELECTRICAL CODE, THE 2010 INTERNATIONAL MECHANICAL CODE, THE 2010 INTERNATIONAL PLUMBING CODE, THE 2010 INTERNATIONAL FIRE CODE, THE 2010 INTERNATIONAL PROTECTIVE MECHANICAL CODE AND THE 2010 EXISTING BUILDING CODES.
- ALL EXTERIOR AND INTERIOR DOOR CLOSERS SHALL PROVIDE 5% MINIMUM FALL WITH THE EXCEPTION OF REQUIRED FIRE DOORS AT 15% MINIMUM PER CODE SECTION 10507.6

DATE: 08/10/12

Nicole Brown
201.332.4200
10101 Leland Ave., Suite 200, Dallas, TX 75243

PROPOSED PLAN

SLUSH GARDEN, INC.
3600 W. LBJ Fwy., Suite 100, Dallas, TX 75243

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 08/10/12
DRAWN BY: NICOLE BROWN
SCALE: AS SHOWN
CONTRACT: 0-0

PROPOSED PLAN
A-12



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 6, 2012

SUBJECT: **405 LOMA AVENUE** **#12-087** **APN: 036-092-17**
 Coastal Development Permit and Design Permit for the construction of a new 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 not appealable to the California Coastal Commission.
 Owner: Matthew Howard, filed 7/3/12
 Applicant: Peter Barnum

APPLICANT'S PROPOSAL

The applicant is proposing to construct a new 1,765 square foot two-story single-family structure with a 300 square foot detached garage at 405 Loma Avenue in the R-1 (Single Family Residence) zoning district. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

<u>STRUCTURAL DATA</u>				
<u>SETBACKS</u>		<u>Required</u>	<u>Proposed</u>	
Front Yard				
	1 st Story	15'	15'	
	2 nd Story	20'	21'	
Rear Yard				
	1 st Story	20'	44'-6"	
	2 nd Story	20'	44'-6"	
Side Yard				
	1 st Story	4'	4' (l) & 6' (r)	
	2 nd Story	6'	6' (l) & 6' (r)	
HEIGHT		25'	25'	
FLOOR AREA RATIO				
	Lot Size	MAX (55%)	Proposed (55%)	
	3,600 sq. ft	1,980 sq. ft.	1,965 sq. ft	

	Habitable Space	Garage	Covered Porch	Total
Proposed First Story	976 sq ft.	200 sq. ft.**	0 sq. ft.	1,176 sq. ft.
Proposed Second Story	789 sq. ft.	-	-	789 sq. ft.
Proposed TOTAL	1,765 sq. ft.	200 sq. ft.	0 sq. ft.	1,965 sq. ft.
<u>PARKING</u>				
	Required	Proposed		
	2 off-street spaces, one of which must be covered	1 covered space 1 uncovered space		
Total	2 spaces	2 spaces		

** One hundred square feet of ancillary area in a detached garage shall not be included in the floor area ratio calculation

BACKGROUND

On December 1, 2011 the Planning Commission approved a Certificate of Compliance to re-establish a previously existing lot line, thereby establishing a legal lot of record adjacent to the house at 403 Loma Avenue. As part of that approval, a portion of the existing single-family residence that straddled the lot line was demolished, as well as a carport that was located on the lot. The lot is currently vacant.

ARCHITECTURAL AND SITE REVIEW COMMITTEE

On July 11, 2012, the Architectural and Site Review Committee reviewed the application.

- 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 identified that the house exceeded the allowable FAR and that the garage did not meet the minimum interior 10’x20 dimensions. It was also suggested that a front porch would add some articulation to the front elevation.
- City Architect Derek Van Alstine expressed that he liked the proposed colors, encouraged the addition of a front porch and a belly band between stucco and shingle separation. He also suggested lowering the plate height of the second story to better “ground” the house, as the top floor appeared to be top heavy.
- City Landscape Architect Susan Suddjian approved of the proposed landscape plan.
- 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.

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

- The square footage of the house was reduced to meet FAR requirements.
- A redwood pergola was added to the front elevation to add some articulation
- The garage was widened to meet the minimum interior dimensions
- A belly band was added to differentiate between the stucco and shingle siding.

DISCUSSION

The subject property is a fairly flat 4,000 square foot lot within a developed single-family neighborhood. The vacant lot fronts on to Loma Avenue, with the rear portion abutting an alleyway running between Younger and Washburn Avenue. The 20' alley is an ingress/egress easement that falls on the rear 10' of the abutting parcels. Per Zoning Code Section 17.15.100 regarding Floor Area Ratio (FAR), "All vehicular rights of way which allow others to use the surface of the property, shall be excluded from the lot area for purposes of this section". This being the case for the subject property, the rear 400 square feet (40'x10') of the property is not counted as part of the lot area. The lot is therefore 3,600 square feet for the purposes of determining FAR limitations.

The new two-story home will consist of 1,780 square feet of living space and a 300 square foot detached one-car garage accessed off of the alleyway. It should be mentioned that per the FAR section of the R-1 Zoning Section, "One hundred square feet of ancillary area in a detached garage" is not to be included in the FAR calculation. The proposed house is a vernacular style, employing a mix of materials including a stucco first floor, hardie shingle siding for the second floor, Milgard vinyl clad windows, and a composition shingle roof. A color and materials board will be available for review at the Planning Commission meeting.

One multi-stem Olive trees located toward the rear of the parcel is proposed for removal, and all new landscaping is proposed for the property 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 all R-1 single-family development standards, including height, setbacks, parking, and floor area ratio (FAR).

RECOMMENDATION

Staff recommends the Planning Commission approve project application #12-087 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a new 1,765 square foot two-story single-family structure with a 300 square foot detached garage at 405 Loma Avenue.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this requirement.
5. An encroachment permit shall be acquired for any work performed in the right-of-way.

6. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director.
7. 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.
8. 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.
9. 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.
10. 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 conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

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

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

ATTACHMENTS

A. Project Plans

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

DESIGNER:
PTB DESIGNS
PETER BARNUM
1851 SEASCAPE BLVD
APTOS, CA 95003
831.419.5363

ROOF TRUSS ENGINEER:
PACIFIC CONTINENTAL TRUSS INC.
ROBB ARROYO
8 HANGER WAY SUITE A
WATSONVILLE, CA 95076
831.728.9313

STRUCTURAL DESIGN:
TIM WANN
2941 PARK AVE
SOQUEL, CA 95073
831.479.1513

TITLE 24 ENERGY CALCULATIONS:
PTB DESIGNS
PETER BARNUM
1851 SEASCAPE BLVD
APTOS, CA 95003
831.419.5363

CONTRACTOR:
OWNER BUILDER

Schedule of Drawings

A1 SITE PLAN
A2 ELEVATIONS
A3 FLOOR PLANS
L1 LANDSCAPE PLAN
L2 PAVING PLAN

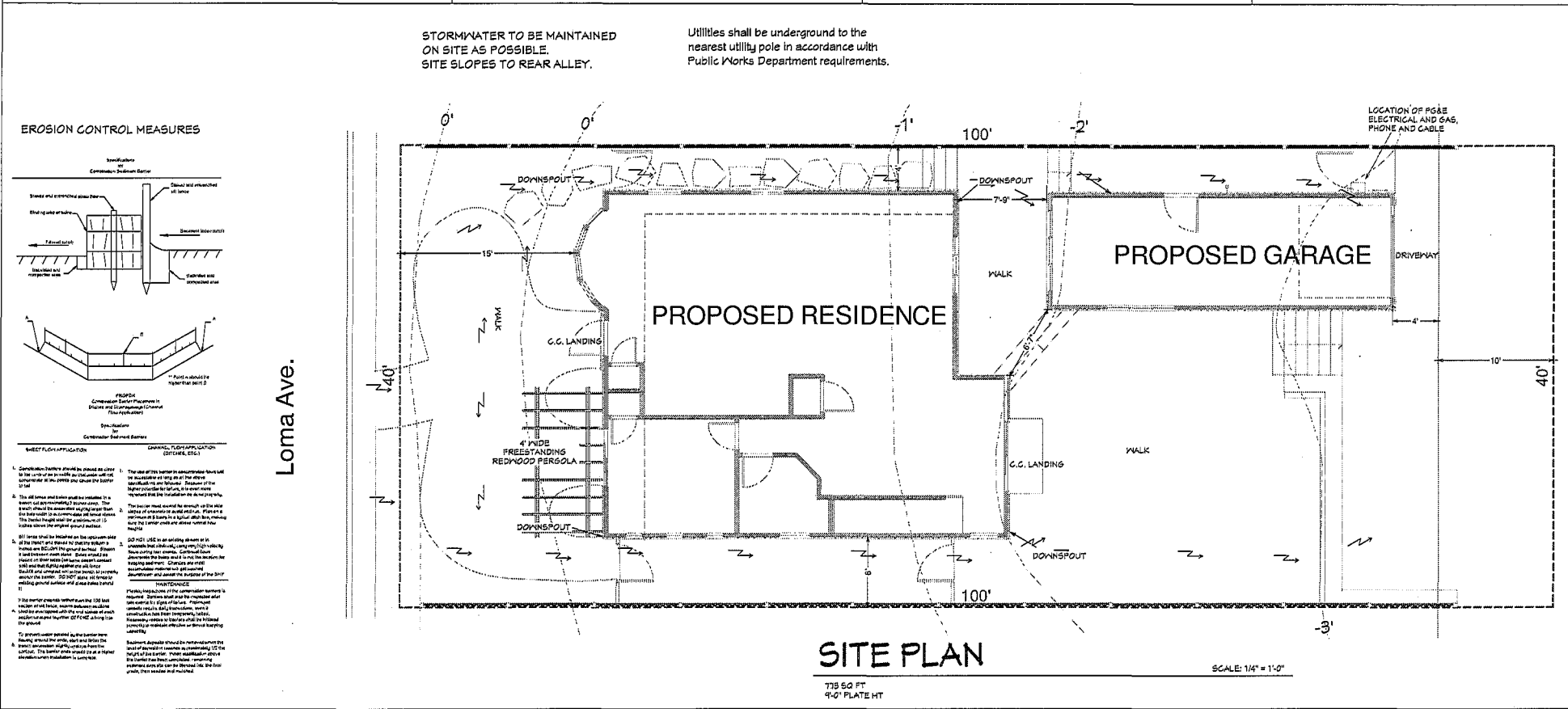
R3/U OCCUPATION CLASS
VB CONSTRUCTION
SPRINKLERS REQUIRED
LOCAL RESPONSIBILITY AREA (LRA)

Scope of Work:

CONSTRUCT A NEW 1,780 SF SINGLE FAMILY RESIDENCE WITH A DETACHED 300 SF ONE CAR GARAGE. RESIDENCE TO INCLUDE LAUNDRY, DINING ROOM, LIVING ROOM, THREE BEDROOMS, THREE FULL BATHROOMS.

1. ZONE DISTRICT:	R-1
2. PARCEL AREA:	4,000 SF
3. NET PARCEL AREA: (NO. 2 MINUS RIGHT-OF-WAY)	3,600 SF
4. COVERAGE BY STRUCTURE (> 18 INCHES IN HEIGHT)	1,801 SF
5. PARCEL COVERAGE PERCENTAGE: (NO. 4 DIVIDED BY NO. 3) X100	32.5%
6. FLOOR AREA RATIO (1,785 HOUSE + 200 GARAGE) = 1,975 SF	54.9% (55% MAX)
7. TOTAL HEATED AREA	1,780 SF
8. TOTAL UNHEATED AREAS GARAGE UTILITY	200 SF 100 SF
10. PARKING PROVIDED: (8 1/2 FT. X 18 FT.)	1 COVERED, 1 UNCOVERED

General Notes:



RENOVATIONS TO THE PROPERTY OF:
HOWARD BEACH HOUSE

OWNER ADDRESS:
40 BEEKWOOD
GATHERIA, CA

PROJECT ADDRESS:
403 LOMA AVE
APTOS, CA 95003

DATE: 01/20/2023

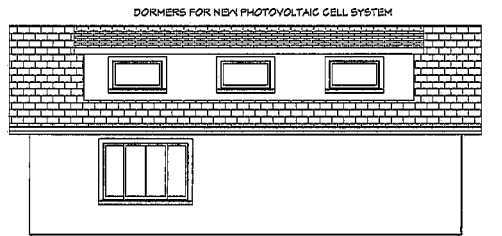
PROJECT #

1851 SEASCAPE BLVD
APTOS, CA 95003
831.419.5363
PTB@PTBDESIGNS.COM

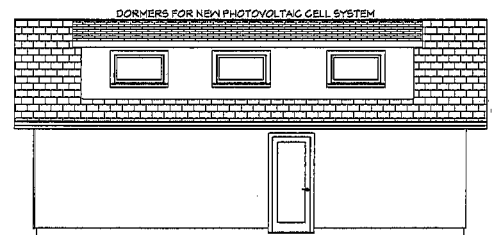
DESIGNBUILD

SITE PLAN

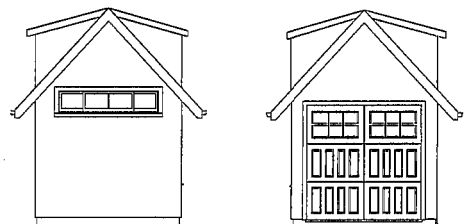
ATTACHMENT A



RIGHT ELEVATION - NORTH

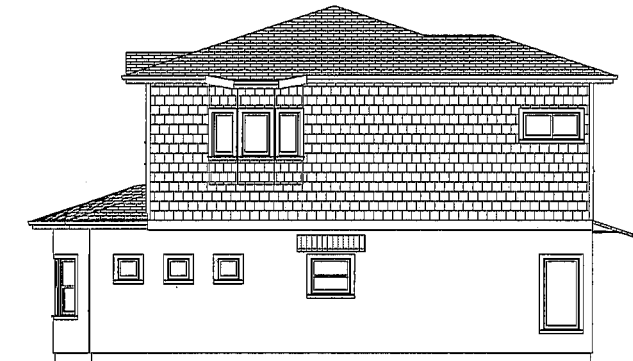


LEFT ELEVATION - SOUTH



FRONT - EAST REAR - WEST

ALL ELEVATIONS 1/4" = 1'-0"



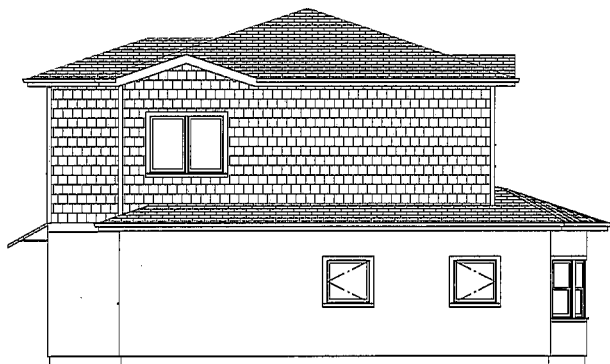
RIGHT ELEVATION - NORTH



FRONT ELEVATION - EAST

EXTERIOR NOTES:

1. FIRST FLOOR WALL: 3 COAT SMOOTH STUCCO
2. SECOND FLOOR: "JAMES HARDIE" SHINGLE SIDING OR BOARD AND BATTEN, OWNER TO DECIDE
3. 1X4 WINDOW CASING FOR SIDING ONLY, STUCCO TO WINDOWS ON LOWER FLOOR
4. OPENS CORNING 40 YR COMPOSITION SHINGLES
5. SLAB FOUNDATION, RADIANT HEATING
6. MILGARD VINYL CLAD "STYLELINE" WINDOWS/DOORS
7. EXPOSED 2X4 RAFTER TAILS
8. ALL EXPOSED BAYES TO BE T&G ROOF SHEATHING
9. 12" OVERHANGS



LEFT ELEVATION - SOUTH



REAR ELEVATION - WEST

ALL ELEVATIONS 1/4" = 1'-0"

DESIGN BUILD
 ELEVATIONS
 2

PROJECT ADDRESS:
 445 LOMA AVE #9010
 SAN ANTONIO, TX 78209

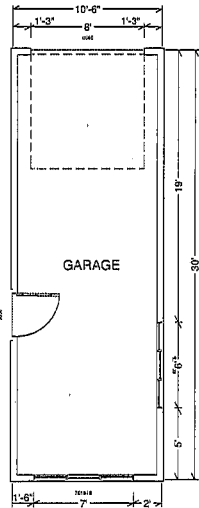
RENOVATIONS TO THE PROPERTY OF:
 HOWARD BEACH HOUSE
 445 LOMA AVE #9010
 SAN ANTONIO, TX 78209

DESIGNER:
 JPM
 ARCHITECTS

1501 SEASCAPE BLVD
 APTON, CA 95020
 Phone: 925.261.8888
 Fax: 925.261.8889
 www.designbuild.com

PROJECT FILE
 Name: JTB
 Date: 11/11/11
 User: KOBZB

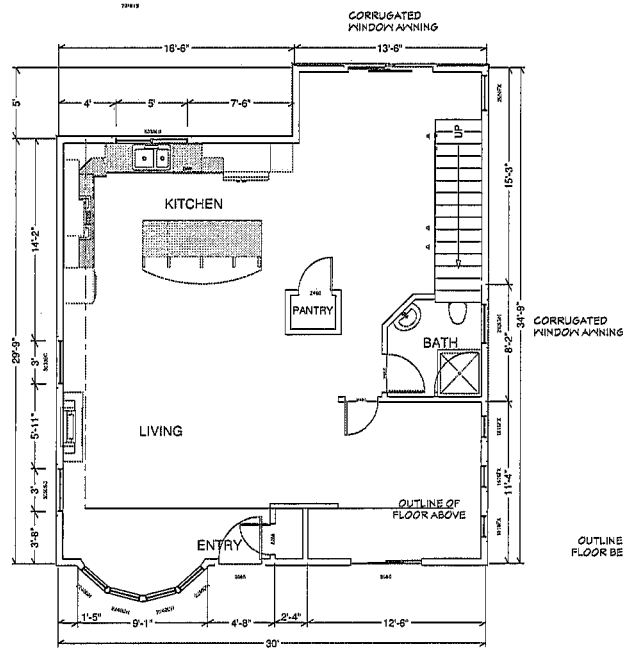
A | B D



GARAGE PLAN

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

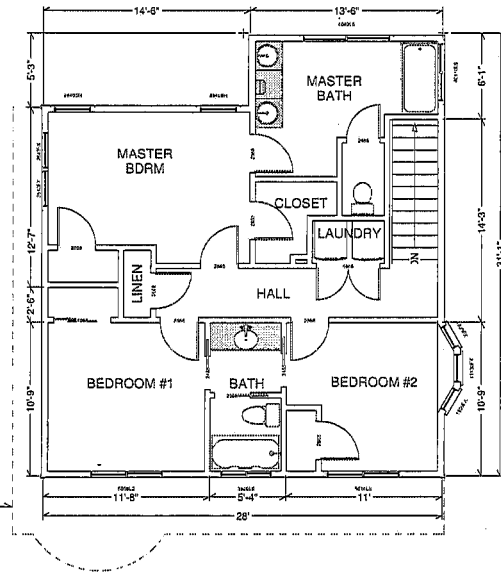
200 SQ FT
9'-0" PLATE HT
15'-0" MAX HEIGHT
SLAB FOUNDATION



FIRST FLOOR PLAN

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

976 SQ FT
9'-0" PLATE HT
SLAB FOUNDATION



SECOND FLOOR PLAN

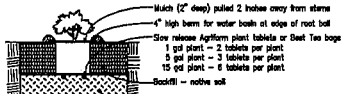
SCALE: 1/4" = 1'-0"

789 SQ FT
9'-0" PLATE HT

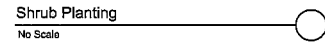
RENOVATIONS TO THE PROPERTY OF:
HOWARD BEACH HOUSE
 PROJECT ADDRESS:
 465 LOMA VISTA DRIVE
 FIDELITY, CA 94021
 PHONE: 415-947-1317

DESIGNBUILD
 1851 SEASCAPE BLVD
 ATYOC, CA 94020
 PHONE: 415-947-1317
 FIDELITYDESIGN.COM

FLOOR PLANS
3



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
- 3) Remove this mixture in bottom half of hole and add on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of watering soil. Fill hole with water.
- 4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Slightly rootball water in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
- 5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping and around rootball. Fill hole with water.
- 6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
- 7) Make the water basin.
- 8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
- 9) Install mulch.



Plant Notes

- 1) Building permit plans to include an drip irrigation plan that meets all Imperial Creek Water District Landscape Water Conservation requirements.
- 2) Exact location of plants on site to be adjusted as one to best coordinate with irrigation component locations, lights, drainage features, and utilities.
- 3) Use 5' high deep top dress mulch in all planting areas - Use Dark brown, mulching grade mulch made from Virgin Recycling. Provide optional bid for medium FV bark.
- 4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8" wide is 5 gal. size and any circle scaled larger is 15 gal. size.
- 5) The plan is schematic. Don't install plants too close to edges of paving or buildings.
- 6) All landscaping shall be maintained in a live and healthy condition free of weeds.
- 7) Locate trees at least 1 feet from sewer laterals and street lights and at least 5 feet from water laterals, gas laterals, fire hydrant, driveway aprons, and landscape/structural foundation bases.
- 8) Fill and amend all planting areas, not just the plant pits.
- 9) See Civil Engineers Grading Plan.
- 10) There is 200 sq.ft. of proposed planting area not including potted plants. At least 20% of plants are for water use. There is no lawn.

Paving

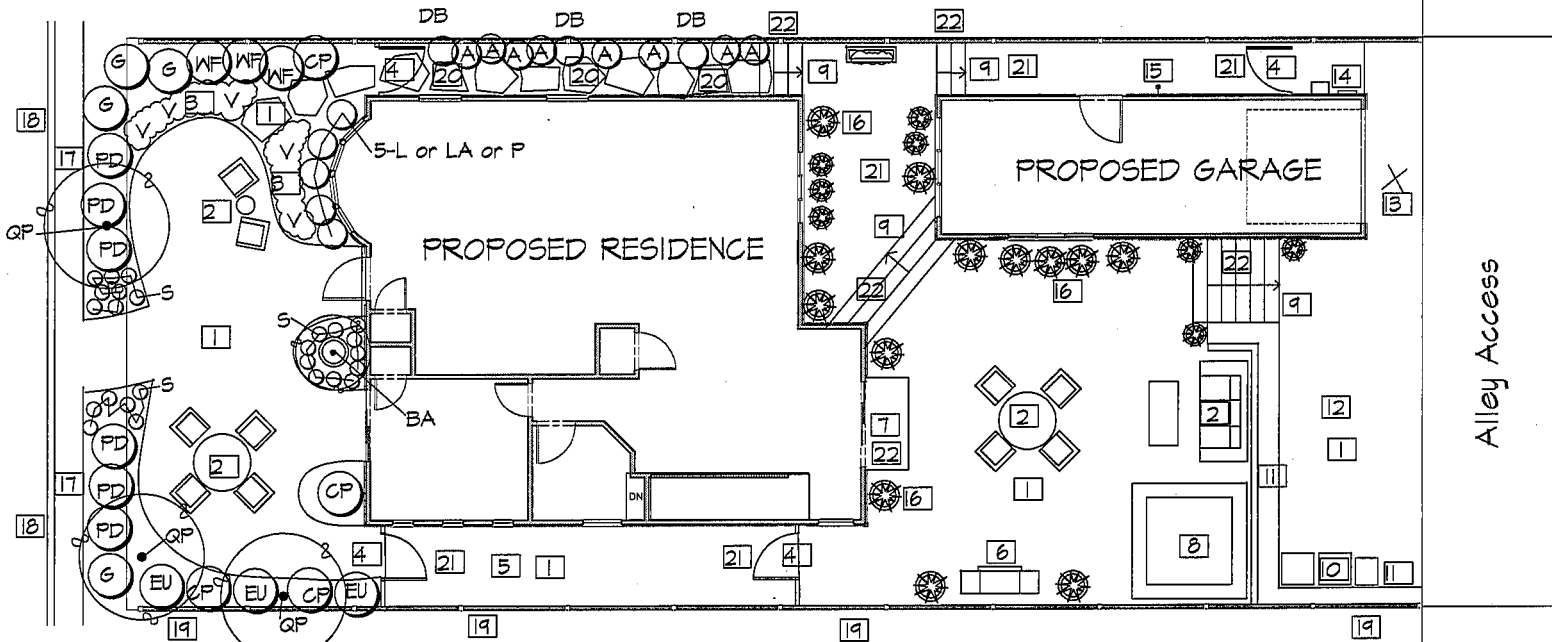
See L2 for permeable and impermeable area colorations

Landscape Site Legend

- 1 Permeable Paving such as Cold Stone Quarry Stone Permeable Paving System with gravel reservoir underneath. For edges use small size pavers mortared to concrete footing or 2" conc. strip to match pavers, or plastic power edge. Use irregular appearing pattern.
- 2 Sealing Area
- 3 Vegetable Garden area
- 4 Gate - 6" tall, lockable, seal closing, solid wood
- 5 Barford, Bikes, Beach Stuff Storage
- 6 Portable BBQ
- 7 Ramped Landscaping - Concrete to match pavers or pavers mortared to conc. base
- 8 Portable Spa with locking cover
- 9 Steps - Concrete to match pavers or pavers mortared to conc. base. Provide hand rails as per most current Building Code.
- 10 Recycle and garbage containers
- 11 Retaining wall - max. 2' high with 2" solid wood fence on top
- 12 Partial parking space
- 13 Remove existing 6", 8", 12", 12" multistem Olive tree
- 14 Proposed utilities - Gas, Elec., Telephone
- 15 Outdoor Shower
- 16 Potted Plants - Use mostly 10" to 24" dia. pots
- 17 2" wide Permeable Paver strip
- 18 Ex. A.C. Grb and existing on street paving
- 19 Ex. New solid wood fence 6' high
- 20 Permeable paving such as large Flagstones with 1/2" Maja river gravel between them.
- 21 Impermeable paving such as lawn fresh concrete, possibly with color to match pavers used in other locations or use regular pavers that don't have 1/2" wide gravel filled joints and a gravel reservoir underneath. Do use polymer sand.
- 22 Impermeable paving at landings and steps such as lawn fresh concrete colored to match pavers or pavers with a concrete base.

Plant Legend

KEY	SIZE	BOTANICAL NAME	COMMON NAME
QP	5	Agave americana/Parsons	Queen Palm
SHRUBS			
PD	5	Polyscias l. dactyloides Petite Dumberry	Compact Sweet Flag shrub
WF	5	Washingtonia Howlandi Light	Compact Pencilcane
P	5	Platanus Torreyana	Small Plane
LA	5	Larodendron elaeagnifolium or argenteifolium	Manzanita
S	5	Salvia leucantha	Blue Sage Shrub
DB	5	Dalmanella laevis	Blood Red Trumpet Vine (train on fence)
BA	5	Bambusa l. large pot or small variety	Japanese Maple in large pot
GROUND COVERS			
CP	2	Cordyline Electric Pink	Small, colorful Cordyline
L	1	Limonium peruvianum	Sea Lavender
EU	1	Euphorbia x marginata	Euphorbia
A	1	Adonisvernia Peter Pan	Small Lily of the Nile
V	1	Vegetable Garden planted by owners	
SUCCULENTS			
5		Assorted succulents including the following:	
		1 Schwaneria succulenta - Vera and Christine	
		There are also some types with ruffled leaves that are nice	
		1 Echinops griseus - driver plants	
		1 Senecio mandraliscae	
		1 Agave attenuata	
Dig 1 gal. Echinops Driver Plants and Agave if the budget allows and use as featured succulents.			
Use round river rock top dress match 2 inches deep in succulent areas			
POTTED PLANTS			
Possible plants include:			
1		Succulents	
5		Phoradendron	
1		Small palms	
1		Vegetables	
2		Cordyline Electric Pink	



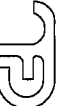
Landscape Site/Planting Plan

1/4" = 1'-0"
 0' 4' 8'



Revision

6/17/18
 GREGORY LEWIS LANDSCAPE ARCHITECT
 7338 Van Ness, San Francisco, CA 94133-1177
 greg@greglewis.com



Howard Beach House
 405 Loma Ave., Capitola, CA

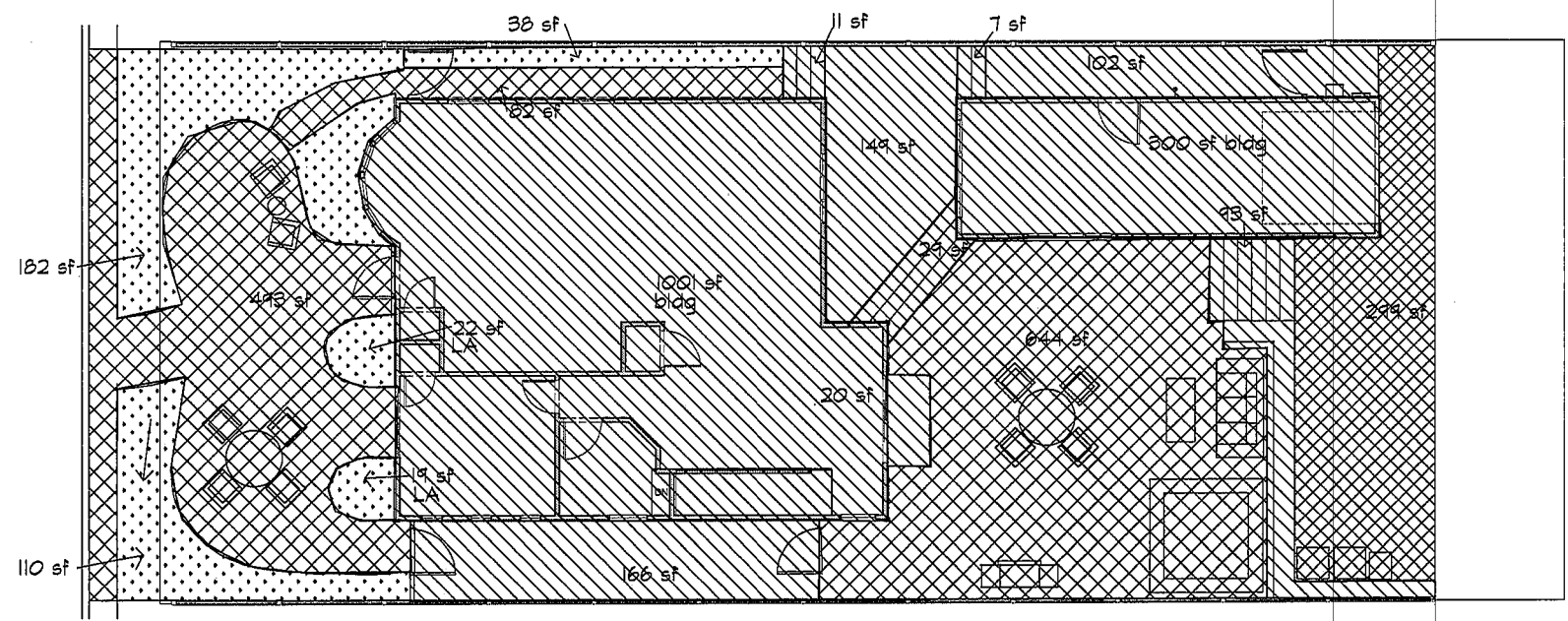
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 Sheet: L1

2

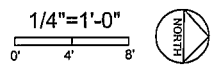
Permeable/Impermeable Surface Calcs.

IMPERMEABLE	
Residence	1001 sf
Garage	500 sf
Subtotal	1501 sf
Paving	
east side of house	156 sf
rear landing of house	30 sf
west side of garage	122 sf
patio between house and garage	144 sf
steps and rail to alley	24 sf
steps	11 sf
Subtotal	577 sf
TOTAL IMPERMEABLE SURFACE	2078 sf 80%
PERMEABLE	
Permeable Paving	52 sf
Flagstone	475 sf
front patio	644 sf
rear patio	298 sf
Subtotal	1469 sf
Paving	110 sf
front	82 sf
west side of house	28 sf
Subtotal	378 sf
TOTAL PERMEABLE SURFACE	1847 sf 60%
TOTAL SURFACE	3925 sf 100%

Revision
 2/11/12
 GREGORY LEWIS, LANDSCAPE ARCHITECT
 210 East 17th Street, Suite 202, CA 94063 (415) 762-1177
 greg@greglewis.com



Permeable and Impermeable Paving Plan



Howard Beach House
 405 Loma Ave., Capitola, CA

Date: 2/12/12
 Scale: As Noted
 Drawn: GML
 Job Sheet: L2



STAFF REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
DATE: SEPTEMBER 6, 2012
SUBJECT: UPDATE ON THE GENERAL PLAN PROCESS AND SCHEDULE

Recommended Action: Receive Information

PURPOSE

The purpose of tonight's meeting is to give the Planning Commission an update on the overall general plan process and where we are in the schedule. The complete Draft General Plan/Coastal Land Use Plan will be presented to the Planning Commission for your official review next year and you will hold noticed public hearings on the new Draft General Plan/Local Coastal Plan at that time.

In an attempt to produce a document which is going to reflect the goals, desire and values of Capitola it is important to continually receive input from various groups both formally and informally. Information presented to the GPAC will now routinely be sent to the Planning Commission to keep you advised of data the GPAC is reviewing. We welcome any comments you might have on the GPAC information you receive. This will help both staff and the consultants in the preparation of the draft documents.

The Planning Commission received the draft Land Use Plan map reviewed by the GPAC on August 8. Below is a very brief summary of the items which the GPAC discussed at their August 8 meeting.

Land Use Density Designations:

For residential development the standard will be the number of units per acre. The City's Zoning Regulations will continue to have standards about floor area ratio (FAR) similar to what is in the current zoning regulations but the General Plan land use map will not. Restrictions on property or use take two forms. The General Plan is intended to be general. Zoning Regulations will be much more details and will refine what is in the General Plan. This will be particularly true in the areas which are zoned for multi-family residential. Some areas in the zoning ordinance will be listed as low, medium or high density residential. The refinement is not being made on the General Plan Land Use Map.

The new standard for single family reduces the lot size requirement for new lots from 5,000 square feet to 4,356 square feet. The zoning regulations will need to deal

with existing subdivisions such as Cliff Wood Heights so we don't find ourselves in the positions where two lots are created from existing lots in that subdivision which currently exceed 10,000 square feet.

Commercial property will be designated by FAR because the concern in commercial districts is not how many businesses are located in a shopping center but the size of the businesses.

Mobile Home Park

This General Plan Designation will be modified to allow for public facilities.

Village Mixed-Use

The development standards in the Village will be established in the zoning ordinance and will be based on setback, height, lot coverage, parking and other development standards. The Village Mixed Use will not have a limit on the number of dwelling units per acres nor an FAR.

Neighborhood Mixed-Use

This is the district which generated discussion regarding hotels, small visitor serving facilities (bed and breakfast) and other types of uses. This district will have an extensive list of permitted types of businesses and residential use. The goal is to have an eclectic neighborhood-oriented mixed use district.

This district will have both restrictions on the number of dwelling units per acre and the FAR. The FAR being recommended is 1.0. The reason for both is that you could have residential development on one parcel and commercial on another or a combination of the two.

Regional Commercial

The GPAC added residential as part of a mixed used project so long as the residential is secondary to the commercial use. The FAR is being review to make certain that multi level development such as the new Fairfield Hotel will work in this district.

Industrial

The Industrial District was modified to include homeless shelters.

The GPAC consider a number of minor map modification such as designating the park next to the Stockton Street Bridge. Those changes are reflected in the map being presented to you as you are receiving the same map presented to the GPAC.

NEW ZONING ORDINANCE

The consultants are scheduled to start working with the Planning Commission in the spring of 2013 on a new zoning ordinance. We would like to ask you to plan on having two meeting a month during February, March, April and May. One meeting will be the regular Planning Commission business and one meeting will be to discuss the new zoning regulations.

ATTACHMENTS

- A. GPAC August 8, 2012 materials.
- B. General Plan Schedule

**Report Prepared By: Susan Westman
General Plan Coordinator**



General Plan Advisory Committee (GPAC) Meeting #10

Transmittal Memorandum

To: GPAC Members

From: Community Development Department

Re: Meeting Materials for GPAC Meeting #11

Attached to this memorandum are the following materials for GPAC Meeting #11 to be held on August 8th, 2012:

- ◆ Meeting Agenda
- ◆ June 20, 2012 GPAC Meeting Action Minutes
- ◆ Citywide Draft Land Use Map
- ◆ Land Use Designations
- ◆ Draft Land Use Map by Neighborhood showing changes to existing Land Use Map
- ◆ Draft General Plan Guiding Principles

Please review these materials prior to the August 8th GPAC meeting. Below is additional information to help you prepare for the meeting. Specific tasks GPAC members should do to prepare for the meeting are identified below in underlined text.

Agenda Items

1. Role Call.
2. Announcements. City staff and GPAC members may provide announcements relevant to the General Plan Update.
3. Review of Minutes from the June 20, 2012 GPAC Meeting.
4. Public Comments for Items not on the Agenda
5. Draft Land Use Map Presentation

The General Plan is required to contain a Land Use Map that shows the location and intensity of permitted land uses in Capitola. Based on input received to this point, City staff and consultants have prepared an updated Land Use Map, which will be the focus of discussion at the August 8, 2012 GPAC Meeting. Included in the GPAC packet is a citywide Land Use Map with a description of the land use designations. Also included in the GPAC packet are zoomed-in Land Use Maps for neighborhoods with notes that identify changes to the existing Land Use Map.

The General Plan Land Use Map provides a basic policy foundation for permitted land uses and development intensities in Capitola. The Land Use Map will be further implemented by the Zoning Map, which will provide additional detail and allow for variation within Land Use Designations. For example, the Land Use Map contains just one multi-family land use designation. The Zoning Map will contain two or more multi-family zoning districts with different permitted density ranges to implement this single multi-family land use designation. The same will be true for the commercial Land Use designations.

The draft updated Land Use Map also contains changes to Land Use Designations in the Coastal Zone. A number of Coastal Zone-specific designations have been eliminated or modified in order to simplify and clarify the Land Use Map. For example, the central village is changed from Visitor Serving to Village Mixed Use. The intent of this change is to make the Land Use Designation name more consistent with the community's vision for the village: a mixed-use district with stores, services, housing, and recreational uses that serve residents as well as visitors. City staff and consultants believe that the Coastal Commission will support these and other changes within the Coastal Zone provided that the underlying policies relating to visitor-serving uses remains in place. City staff will discuss these changes with Coastal Commission staff in the upcoming months.

At the August 8th GPAC meeting, City staff and consultants will present the draft Land Use Map and explain how the map reflects the input received to date, particularly for the special study areas such as 41st Avenue and Bay Avenue. We will also walk through changes to the Land Use Designations within each residential neighborhood. In general, changes within neighborhoods were made to correct errors with the existing Land Use Map, to make the designation consistent with the existing use, or to make the designation consistent with existing zoning.

The existing General Plan Land Use Map and Zoning Map can be viewed in Existing Conditions White Paper #1 at [www.plancapitola.com/PDF/White Paper One.pdf](http://www.plancapitola.com/PDF/White_Paper_One.pdf)

Prior to the August 8th meeting, GPAC members should review the citywide draft Land Use Map, the Land Use Designation descriptions, and the annotated Land Use Maps for individual neighborhoods. Prior to the meeting, GPAC members should identify any desired changes to the draft Land Use Map.

6. **Public Comments on the Draft Land Use Map**

7. **GPAC Discussion of the Draft Land Use Map**

At the August 8th meeting, GPAC discussion will focus on the following questions:

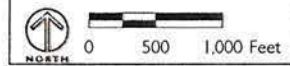
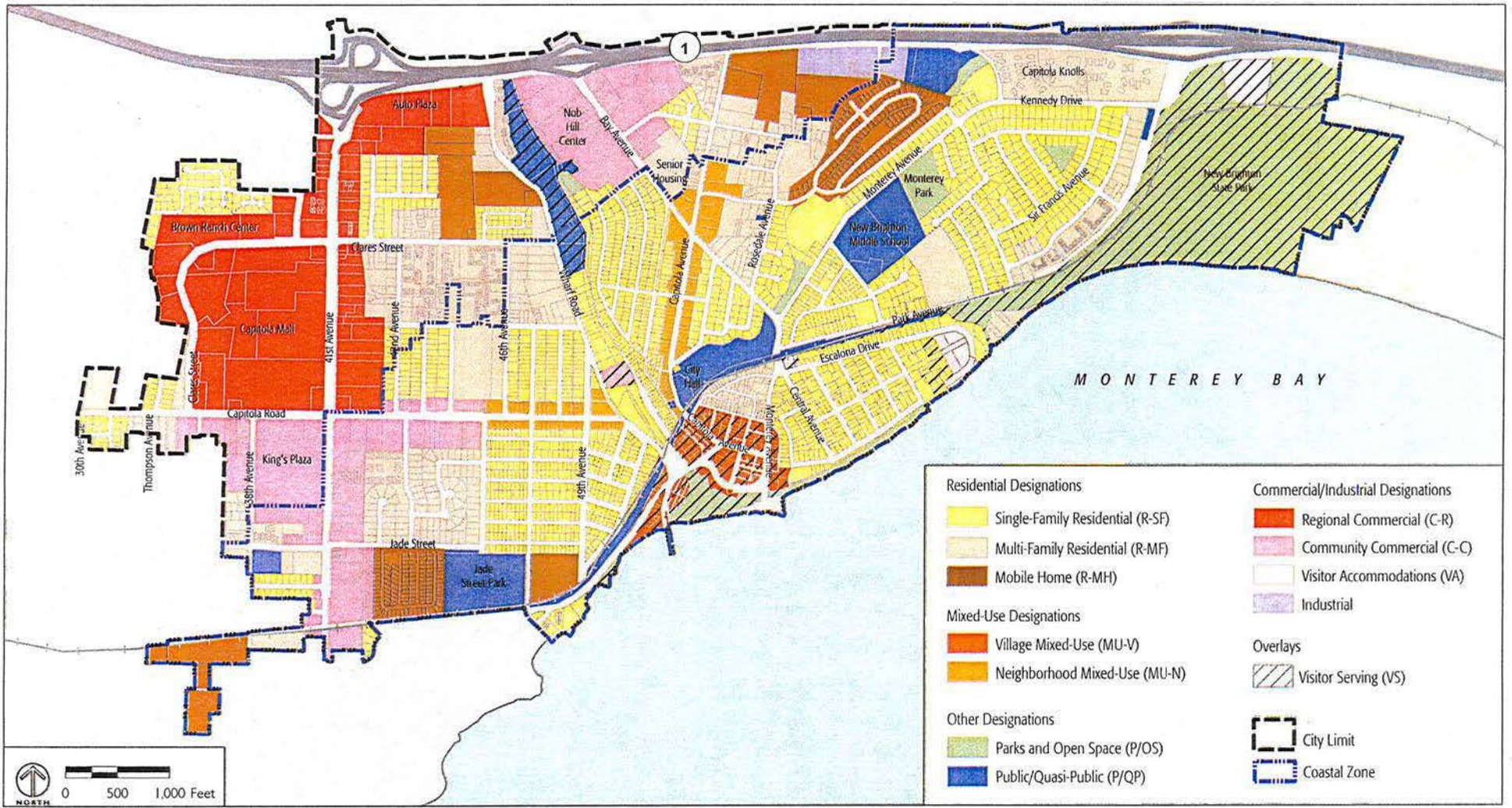
- ◆ Does the Draft Land Use Map properly reflect community goals and needs as expressed at community workshops?
- ◆ Is the Draft Land Use Map consistent with the Draft General Plan Guiding Principles as prepared by the GPAC? (Draft Guiding Principles attached)
- ◆ Does the Draft Land Use Map allow for desired land uses in the appropriate locations?
- ◆ Does the Draft Land Use Map allow for appropriate intensity of development?

Prior to the June 20th GPAC meeting please think about your answers to these questions.

8. **Upcoming GPAC Meetings**

Included in the meeting packet is an updated schedule of remaining GPAC meetings. The next GPAC meeting is scheduled for September 12^h, at which the GPAC will review and provide comments on goals, policies, and actions for the Land Use Element.

9. **Adjourn.**



Source: City of Capitola, 2010.

Draft General Plan Land Use Designations – August 1, 2012

Residential Designations

Single-Family Residential (R-SF). The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes. Permitted land uses include single-family homes and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF is 10 dwelling units per acre.

Multi-Family Residential (R-MF). The R-MF designation applies to areas primarily intended for multi-family residential development. All residential uses are permitted in the R-MF designation, including single-family homes, duplex homes, townhomes, and multi-family structures. Public facilities, such as schools, religious institutions, parks, and other community facilities appropriate within a multi-family residential setting are also permitted. The maximum permitted residential density in the R-MF ranges from 10 to 20 dwelling units per acre. [Note: The R-MF designation will be implemented in the Zoning Code by two or three multi-family zones with more specific permitted density ranges.]

Mobile Home Park (MH). The MH designation provides areas for use as mobile home parks to provide a valuable source of affordable housing for Capitola residents. Mobile home coaches and other land uses typically associated with mobile home parks are permitted within the MH designation. A maximum of 20 mobile homes per acre are permitted in the MH designation.

Mixed-Use Designations

Village Mixed-Use (MU-V). The MU-V designation applies to the central Capitola Village area and supports a vibrant pedestrian-friendly environment that is the heart of Capitola. A fine-grain mixture of commercial, residential, visitor-serving, recreational, and public uses are permitted in the MU-V designation. Permitted development intensity within the MU-V designation is determined not by dwelling units per acre (du/acre) or floor area ratio (FAR) but rather by setback, height, lot coverage, parking and other development standards contained in the Capitola Zoning Code.

Neighborhood Mixed-Use (MU-N). The MU-N designation applies to pedestrian-oriented mixed-use areas with an emphasis on resident-serving stores and services. Permitted uses in the MU-N designation include single-family homes, multi-family developments, retail, personal services, community facilities, and other uses compatible with an eclectic neighborhood-oriented mixed-use district. The maximum permitted residential density in the MU-N designation is 20 dwelling units per acre; the maximum permitted floor area ratio (FAR) is 1.0.

Commercial and Industrial Designations

Regional Commercial (C-R). The C-R designation provides an area for general retail and services for Capitola residents and regional shoppers. Permitted land uses include shopping malls, auto sales, general retail, personal and business services, restaurants, offices, and similar commercial uses. The maximum permitted floor area ratio (FAR) in the C-R designation is 1.0.

Community Commercial (C-C). The C-C designation provides an area for commercial uses primarily serving Capitola residents. Permitted land uses include general retail, personal services, restaurants, offices, and multi-family housing as part of a mixed-use project. The maximum permitted residential density in the C-C designation is 20 dwelling units per acre; the maximum permitted floor area ratio (FAR) is 1.0.

Visitor Accommodations (VA). The VA designation applies to areas that provide overnight visitor accommodations. Permitted land uses in the VA designation include hotels, motels, hostels, bed and breakfast lodgings, campgrounds, resorts, and ancillary visitor-serving food and service establishments. The maximum permitted floor area ratio (FAR) in the VA designation is 0.25.

Industrial (I). The I designation provides an area in Capitola for light industrial and other employment uses. Permitted land uses include manufacturing facilities, vehicle repair, research and development laboratories, administrative offices; and warehouses, homeless shelters. The maximum permitted floor area ratio (FAR) in the I designation is 0.4.

Other Designations

Parks and Open Space (P/OS). The P/OS designation applies to public parks and open space intended for recreational use and/or natural resource preservation. Parks, playgrounds, trails, recreational facilities, visitor centers, and other similar uses are permitted in the P/OS designation. The maximum permitted floor area ratio (FAR) in the I designation is 0.25.

Public/Quasi-Public Facility (P/QP). The P/QP designation provides areas for public and community facilities serving Capitola residents and visitors. Permitted land uses in the P/QP designation include governmental offices, police and fire stations, community centers, schools, libraries, churches, and other similar uses. The maximum permitted floor area ratio (FAR) in the P/QP designation is 1.0.

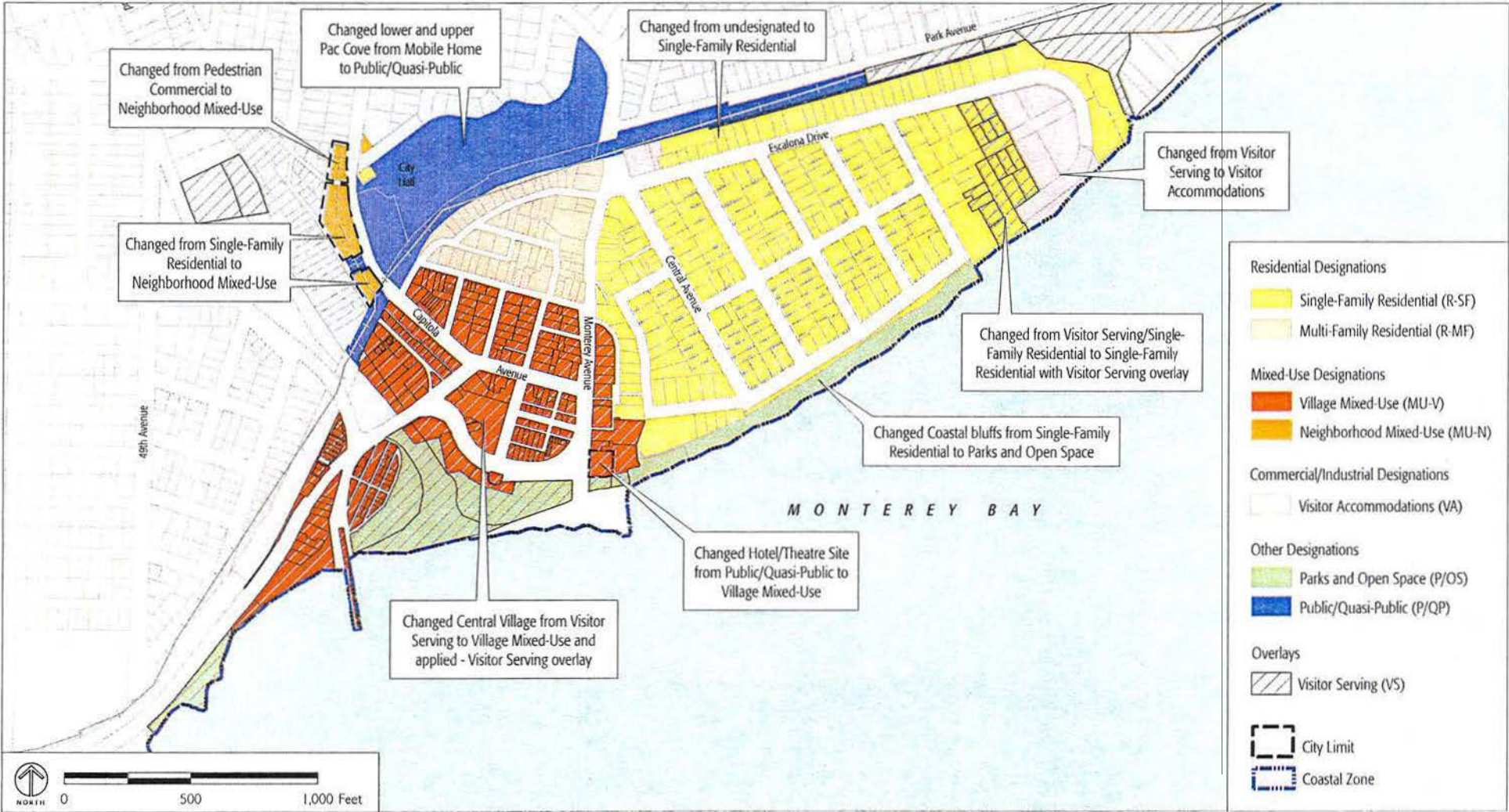
Overlay Designations

Visitor Serving (-VS). The -VS overlay designation applies to areas where additional visitor-serving are permitted in addition to the land uses permitted by the base designation. Additional visitor-serving land uses permitted in the -VS designation include hotels, motels, hostels, bed and breakfast lodgings,

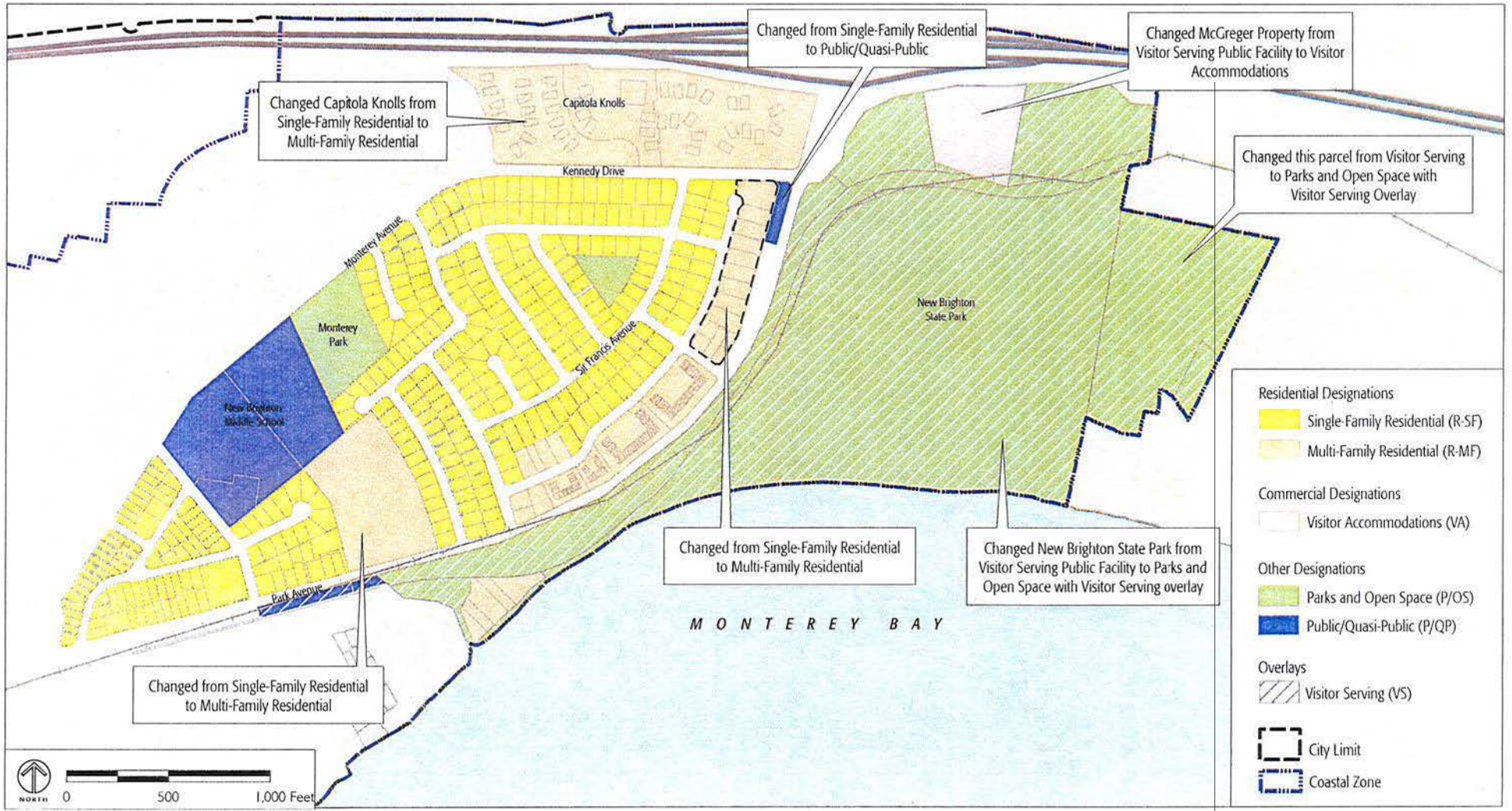
campgrounds, resorts, and ancillary visitor-serving food and service establishments. The maximum permitted development intensity within the -VS overlay designation is determined by the applicable base designation.

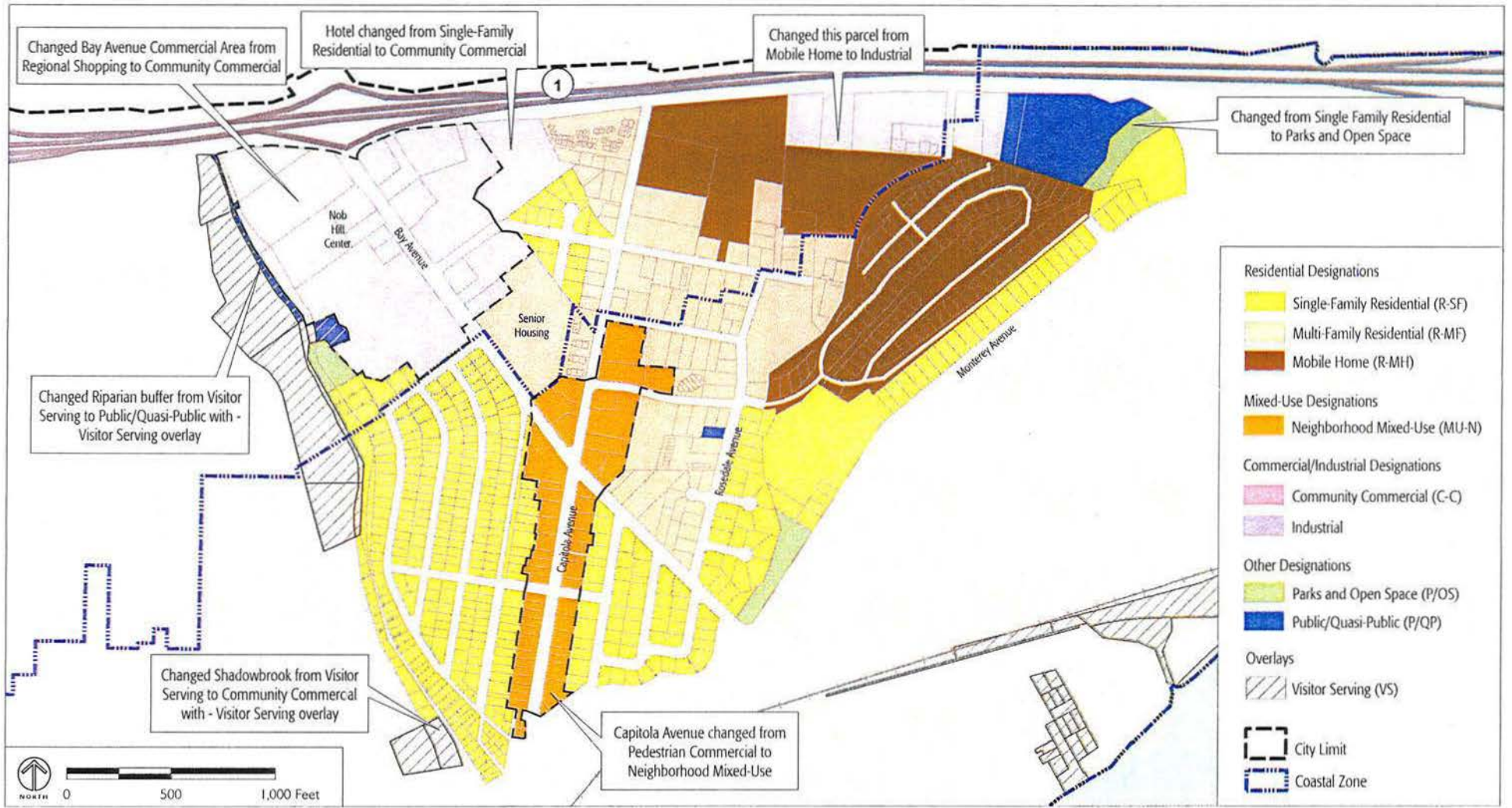
Draft Guiding Principles for the General Plan Update

- ◆ **Community Identity.** Preserve and enhance Capitola’s intimate small-town feel and coastal village charm. Ensure that all areas of Capitola possess a unique and appealing identity. Promote Capitola’s reputation as a community that values its history and its natural resources and provides a safe and friendly environment for all residents and visitors.
- ◆ **Community Connections.** Provide year-round opportunities for residents of all ages to meet and gather in public places. Enhance the ability for residents to engage in civic life. Ensure that all neighborhoods enjoy access to high quality community events, services, and amenities that foster community connections.
- ◆ **Neighborhoods and Housing.** Protect and enhance the quality of life within residential neighborhoods. Strive for neighborhood improvements that foster identity and build stability, inclusiveness and interaction. Minimize impacts to neighborhoods—such as noise, cut-through traffic, and overflow parking. Ensure that in-fill development and neighborhood improvements are designed with careful attention to scale, minimized impacts, and community benefits.
- ◆ **Environmental Resources.** Embrace environmental sustainability as a foundation for Capitola’s way-of-life. Protect and enhance all natural resources—including the beaches, creeks, ocean, and lagoon.—Reduce greenhouse gas emissions and prepare for the effects of global climate change, including increased flooding and coastal erosion caused by sea-level rise.
- ◆ **Economy.** Support a local economy that is vibrant, diverse, and dynamic that balances out service and retail needs for residents and visitors. Create a brand identity for Capitola that is grounded in the city’s unique identity. Support local businesses, “green” businesses, and employers that provide jobs for Capitola residents.
- ◆ **Fiscal Responsibility.** Practice fiscally-responsible municipal decision making to avoid shifting today’s costs to future generations.
- ◆ **Mobility.** Provide a balanced transportation system that accommodates automobiles, pedestrians, bicycles and other forms of transit. Reduce dependence on the automobile with a complete network of sidewalks, trails, and natural pathways, and support development patterns that encourage the use of public transportation. Promote transportation options that are safe and convenient for all residents, including youth, seniors, and persons with disabilities.
- ◆ **Health and Safety.** Promote a safe and healthy community for people of all ages. Ensure that residents, businesses, and visitors are protected from natural and man-made disasters. Continue to provide excellent public services that support the public well-being while enhancing a sense of community.

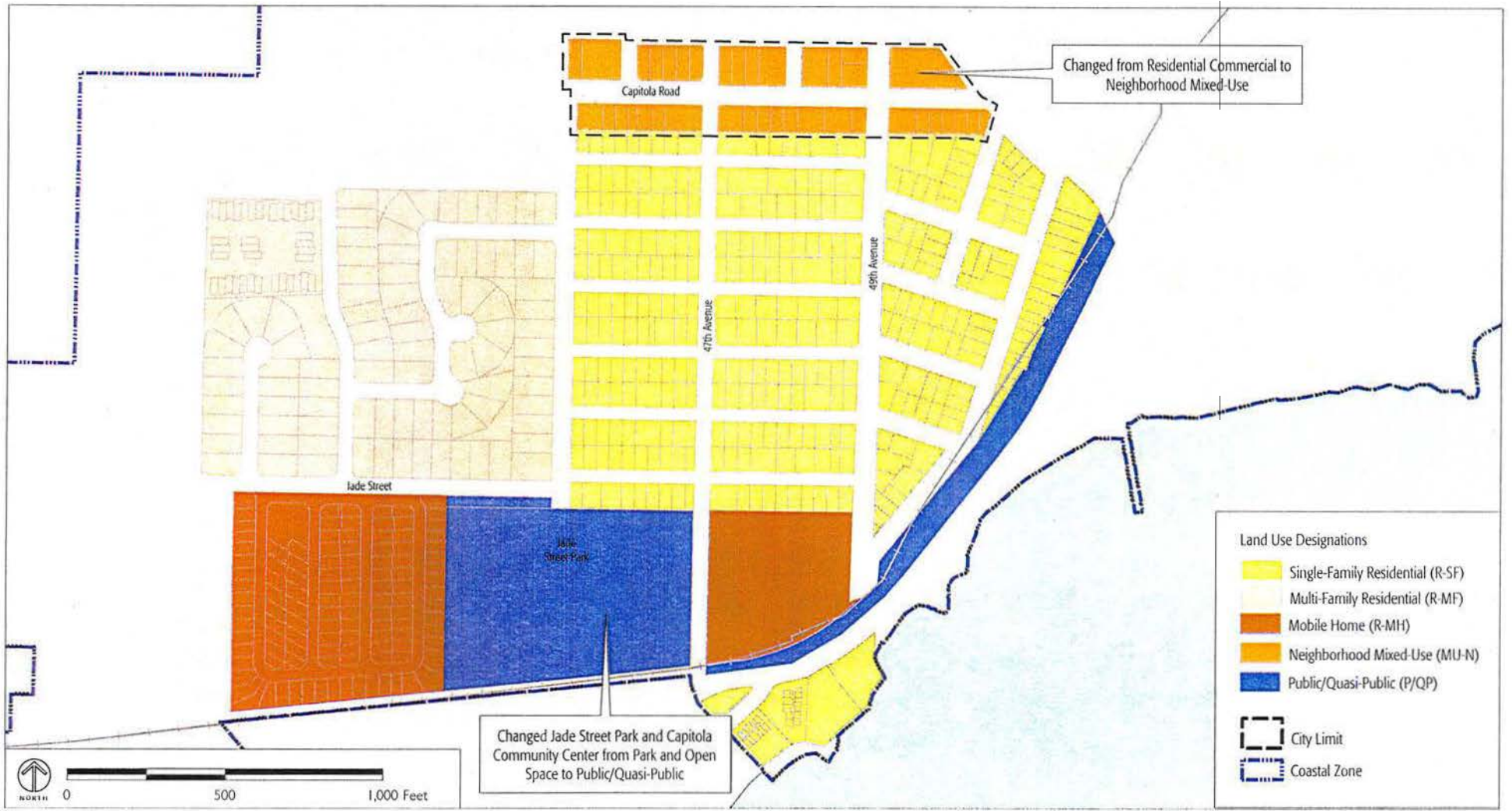


Source: City of Capitola, 2010.

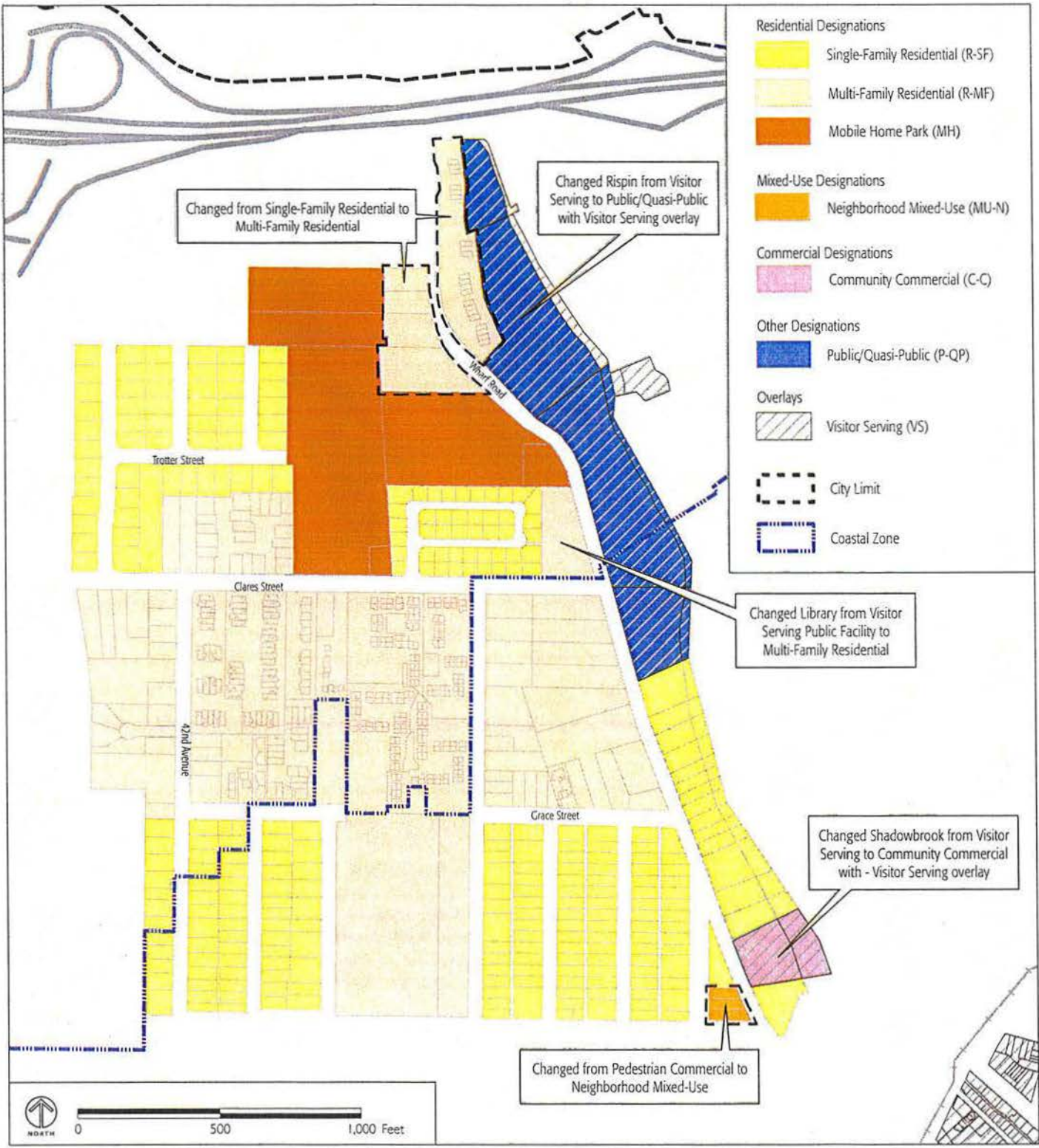




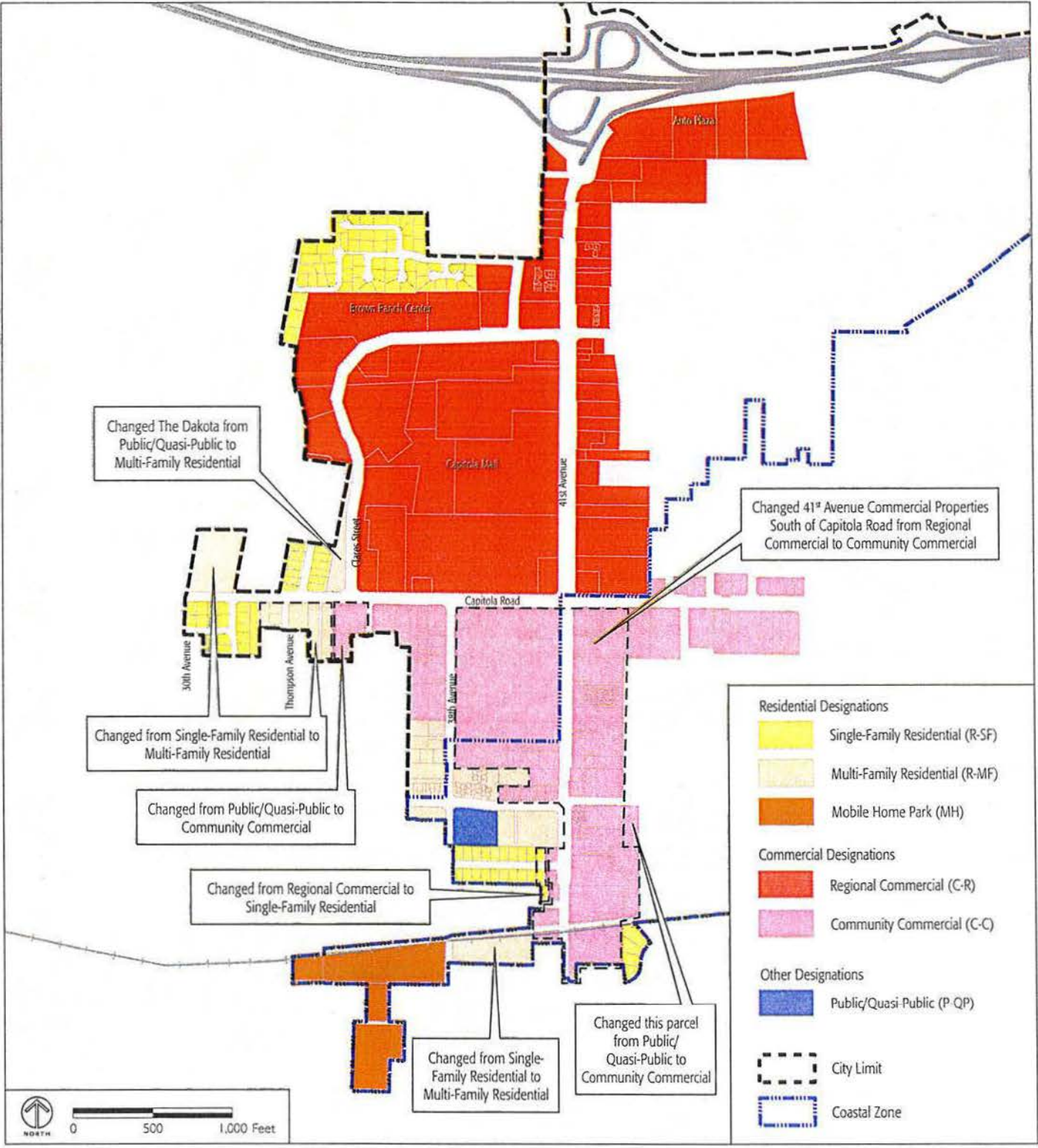
Source: City of Capitola, 2010.



Source: City of Capitola, 2010.



Source: City of Capitola, 2010.



Source: City of Capitola, 2010.

Capitola General Plan Update Schedule
Updated 1/5/12

Task F: Capitola Village Special Study Area	
GPAC Meeting on Hotel Design and Parking Management	January 18, 2011
Draft Parking Management Plan	February 2012
Final Parking Management Plan	March 2012
Final Hotel Guiding Principles and Illustrations	March 2012
Sea Level Rise Analysis from PWA	April 2012
Coastal Hazards Task Force Meetings	May 2012
Draft Coastal Hazards Policies and Action	June 2012
Task Q: City Hall/Pac Cove Special Study Area	
Stakeholder Work Session	February 2012
Municipal Service Relocation Alternatives	April 2012
Redevelopment Alternatives	April 2012
Community Workshop	May 2012
GPAC Meeting	June 2012
Summary Memorandum	July 2012
Task H: Proposed Land Use Map	
Draft Change Area Map	August 2012
GPAC Meeting	August 2012
Draft Land Use Map	September 2012
Task I: Goals, Policies, and Actions Development	
Goals and Policies Recommendations	July 2012
GPAC Meeting	September 2012
Final Draft Goals, Policies, and Actions	October 2012
Task J: Draft General Plan	
Administrative Draft General Plan	November 2012
Public Review Draft General Plan	February 2013
Task K: Climate Action Plan	
Administrative Draft Climate Action Plan	December 2012
Public Review Draft Climate Action Plan	February 2013
GPAC Meeting	March 2013
Task L: Draft Zoning Code Update	
Staff Work Session	September 2012
Stakeholder Interviews	October 2012
Sustainability Audit	November 2012
City Council Study Session	December 2012
Zoning Code Outline	January 2013

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



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 6, 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.

BACKGROUND

The item was last heard at the August 2, 2012 Planning Commission meeting where it was continued with the following direction:

- The Commission supported the locations of the signs;
- Redesign the signs to be more generalized and represent the overall business;
- Provide rendered drawings that are accurate to scale with the building;
- Provide a color and materials board; and
- Provide a landscape plan.

DISCUSSION

The applicant has revised the plans and redesigned the signs, simplifying the content by identifying the building as the *Capitola Health Center* and listing the services on the lower portion, including chiropractic, acupuncture, massage and naturopathic. In addition, the wall sign has been reduced in size from 29.3 square feet to 16.6 square feet. A preliminary landscape plan is being completed, and will be forwarded to the Planning Commission prior to the meeting. A color and materials board will be provided at the Planning Commission meeting.

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 16.5 square foot sign (6' x 2.75') 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 consider the revisions proposed, and if satisfied with the proposed changes, **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
- B. August 2, 2012 DRAFT Planning Commission Minutes

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



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

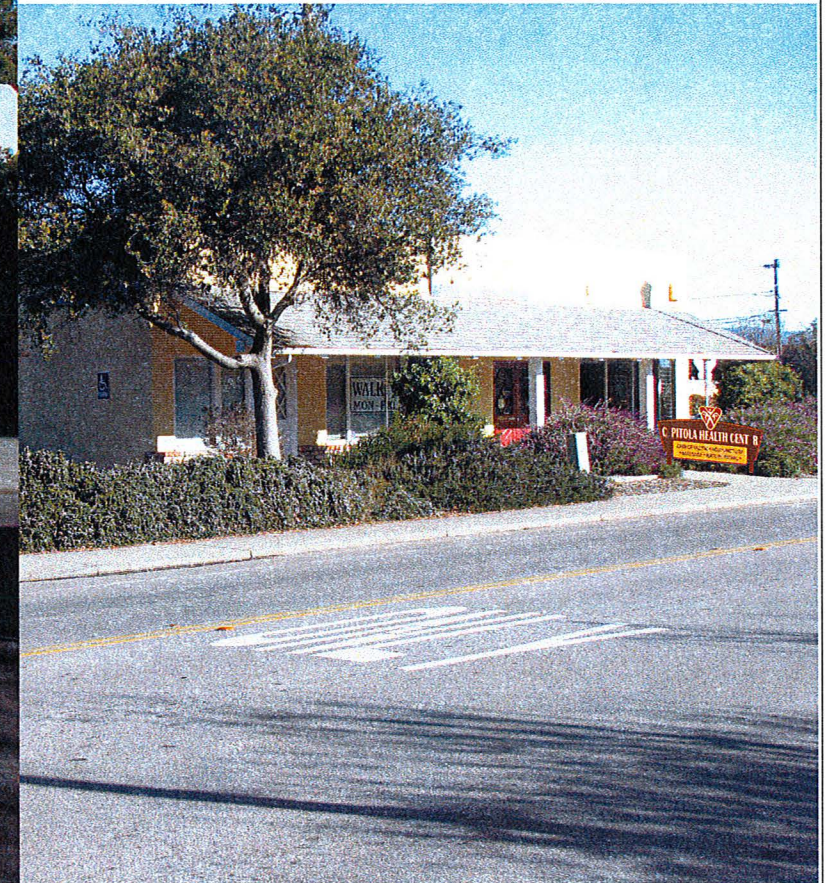
Page 1 of 5
 Date: 5-3-12
 REV: 6-11-12

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



VIEW SOUTHBOUND CAPITOLA RD.



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

Page 2 of 5
Date: 5-3-12
REV:6-11-12
8-14-12

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.

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



THIS FRONTAGE CURRENTLY HAS NO SIGN



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

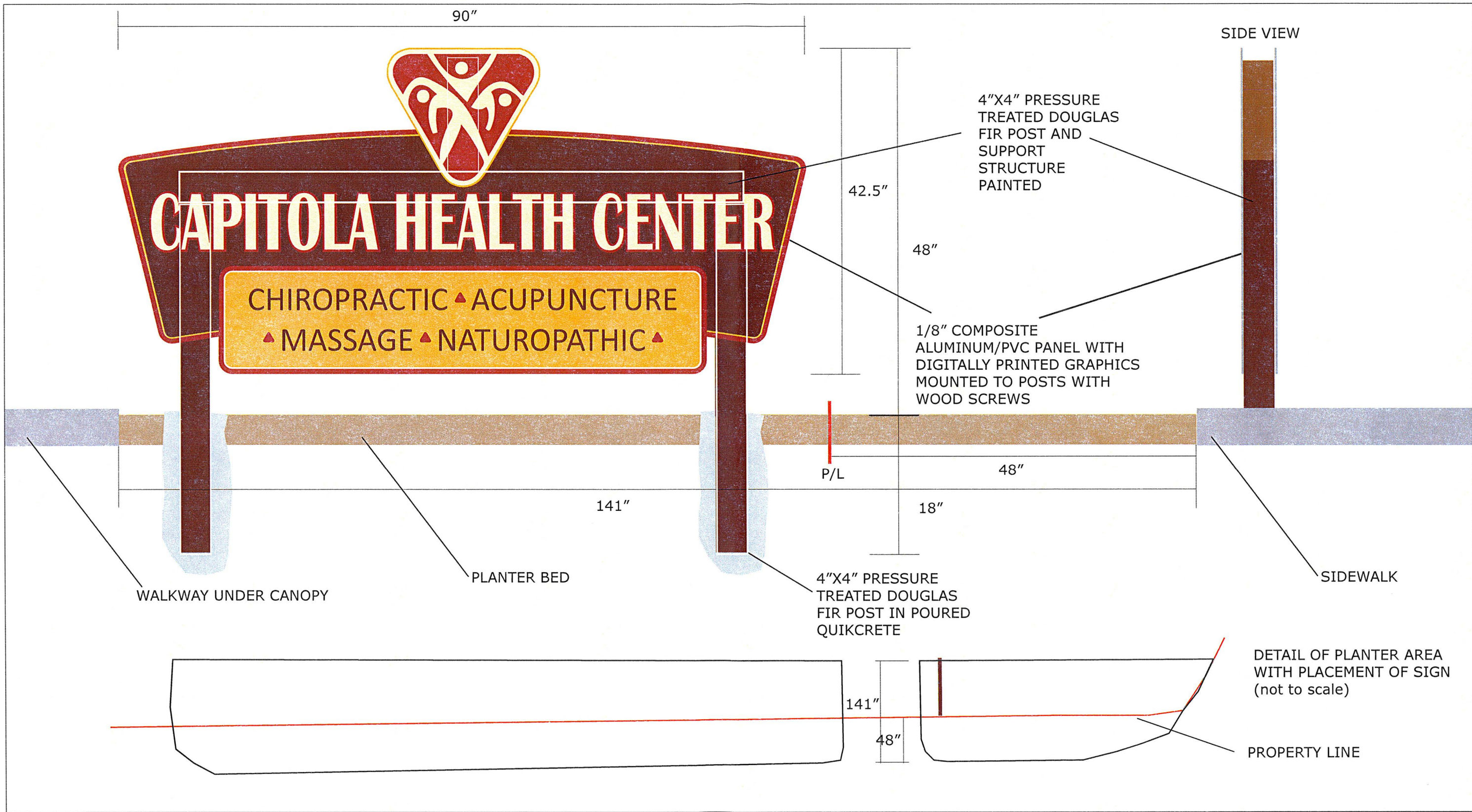


Mardeen Gordon
 1201 Dundee Ave Ben Lomond, CA 95005
 Vox: 831-336-8497
 Fax: 831-336-8498

Page 3 of 5
 Date: 5-3-12
 REV: 6-11-12
 8-14-12

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

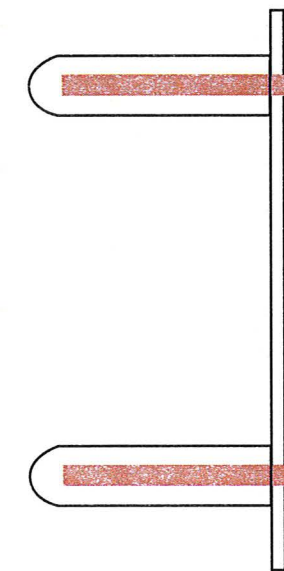
Location:
 4895 Capitola Rd.
 Capitola, Ca
 APN 034-023-14





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: 8-14-12

Description: Side wall sign specs
 Scale: 1"=1'
 Sign Dimensions: 33x72 (Existing sign is 4x10)
 Sign area: 16.5 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



**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, AUGUST 2, 2012
7:00 P.M. – CITY HALL COUNCIL CHAMBERS**

Chairperson Graves called the Regular Meeting of the Capitola Planning Commission to order at 7:03 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 – NONE
- B. Public Comments - NONE
- C. Commission Comments - NONE
- D. Staff Comments - NONE

3. APPROVAL OF MINUTES

- A. July 5, 2012 Regular Planning Commission Meeting

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER SMITH TO APPROVE THE JULY 5, 2012 MEETING MINUTES.

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

4. CONSENT CALENDAR

- 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

Commissioner Newman recused himself as he owns property within 300 feet of the subject property application.

Senior Planner Bane presented the staff report.

Commissioner Ortiz noted a discrepancy with the plans in the staff report and plan sets in the packet. The staff report discusses a double-sided monument sign, but plans show a parapet sign.

Senior Planner Bane stated the proposal is for a wall sign and a monument sign.

The public hearing was opened.

Mardeen Gordon, applicant's representative, spoke in support of the application. She commented the existing landscaping has become overgrown and covers the view of the building from the street. She proposed removing all the existing landscaping and installing low growing drought tolerant landscaping. She questioned who is responsible for maintaining the landscaping the City planted.

Senior Planner Bane responded that the landscaping in front of the building is the responsibility of the property owner, even though it is City owned property. The applicant would not need approval to remove and replant the landscaping.

The public hearing was closed.

Chairperson Graves stated a good landscape plan will emphasize and draw attention to a well designed sign. He suggested low growing ground cover so the sign will not be covered, and regulate the amount of landscaping proposed to be removed.

Commissioner Routh did not support carte blanche for the applicant to remove the landscaping and did not support the sign design as proposed, even though it meets the sign ordinance requirements.

Commissioner Ortiz stated the Commission is at a disadvantage for reviewing the application without a color and materials board. It is difficult to see what the sign will really look like without the overall design details.

Commissioner Smith commented that the proposed sign is bright and colorful in comparison to the existing wall sign. She was supportive of the monument sign with the existing landscaping to be replaced with low growing drought tolerant landscaping. She did not support having the landscape plan return to the Planning Commission for review, but wanted to ensure staff reviewed and approved a detailed landscape plan.

Chairperson Graves stated a recent change in the law allows the Commission to review and approve only the sign location and design not text. He did not support the amount of advertising on the proposed sign and suggested the applicant redesign the sign and submit a landscape plan.

Commissioner Routh stated the plans do not accurately represent the sign proposal in the proposed scale drawing.

MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER SMITH TO CONTINUE PROJECT APPLICATION #12-064 TO THE SEPTEMBER 6, 2012 MEETING.

Bruce Handloff, applicant, presented a description of the business. There are several different types of practitioners at the wellness center who are represented on the sign. The City planted the landscaping and oak tree in front of the building without the consent of the property owner and now the tree is too big for the site.

Commissioner Ortiz suggested that the proposed wall sign be more generalized and represent the overall business; and the monument sign detail the types of healthcare practices, e.g. wellness center at the top of the monument sign and list the services on the lower portion of the sign. She amended

her motion to require the drawings be rendered accurately to scale with the building and a color and materials board submitted for the next hearing. Commissioner Smith agreed to the amended motion.

Chairperson Graves concurred with Commissioner Ortiz. He stated that the oak tree and other landscaping are in the city right-of-way and were planted as part of the Capitola Road Streetscape landscape/design plan.

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

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

Senior Planner Bane presented the staff report.

Commissioner Ortiz supported the icon sign; however, there was too little information about materials, color and quality of the sign to support the application at this time.

The public hearing was opened.

Bo Zimkowski, business owner, stated that the sign will be made of plywood and painted. A friend will be making a flat sign and attaching the sign to the building wall with screws.

Chairperson Graves commented on the durability of marine grade plywood and suggested a similar synthetic material available at a local building supplier.

The public hearing was closed.

Commissioner Smith clarified that the lens area of the design will just be painted, not plexiglass as shown on the plans.

Commissioner Ortiz stated that the sign maker typically provides detailed plans. She supported the overall concept of the proposed icon sign, but stated that the quality of this type of sign determines its success or failure to add to the surrounding village environment.

Commissioner Routh concurred with Commissioner Ortiz and stated the quality of the materials to be used will affect the outcome of the sign.

Chairperson Graves concurred with the Commissioner Ortiz and Routh stating the applicant was on the right tract with the icon sign, but would like to see a better material for the sign.

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER ROUTH TO CONTINUE PROJECT APPLICATION #12-083 TO THE SEPTEMBER 6, 2012 MEETING.

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



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 6, 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.

BACKGROUND

The item was last heard at the August 2, 2012 Planning Commission meeting where it was continued with the following direction:

- The Commission supported the overall concept of the sign;
- Provide more detailed sign plans; and
- Propose a higher quality material for the sign.

DISCUSSION

The applicant has provided new sign plans that provide more detail and are in color. The sign material has also been changed from 3/8" marine grade plywood to a cut aluminum with gloss laminate finish.

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 16' of linear frontage along Capitola Avenue, the approximately 10 square foot (5' x 2') sign falls well within the Sign Ordinance requirements in terms of size. 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 consider the revisions proposed, and if satisfied with the proposed changes, **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.**

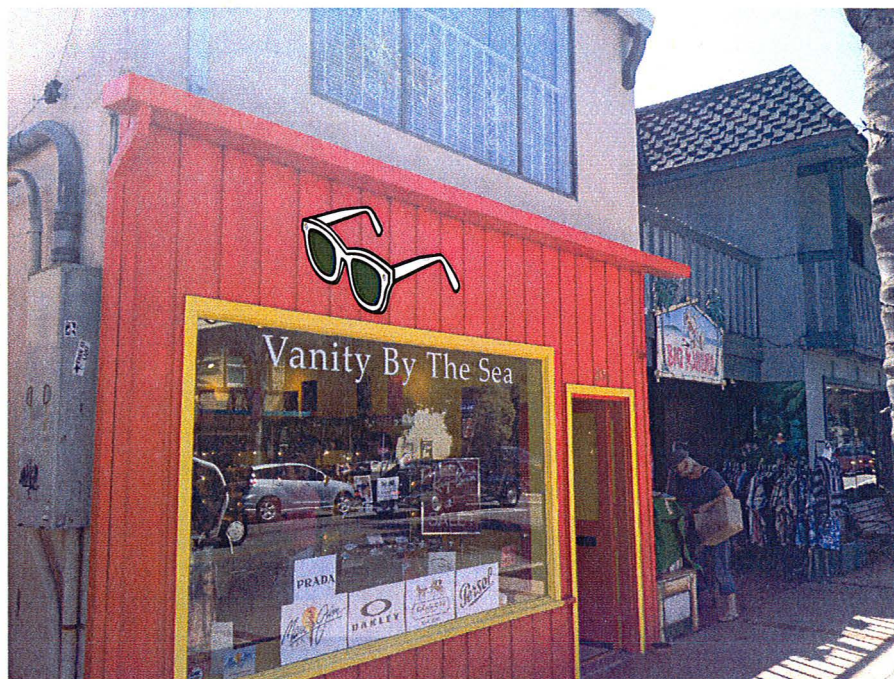
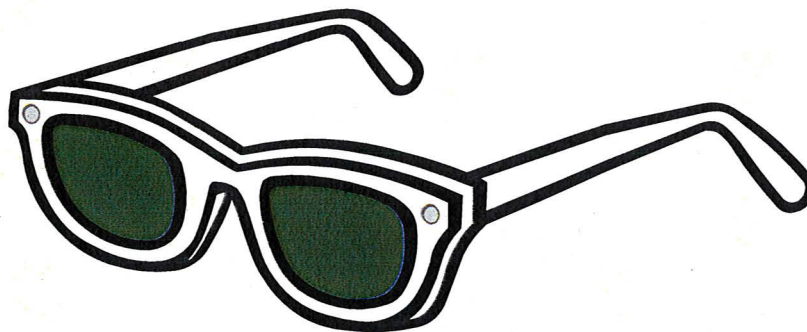
This project involves the installation of an on-premise sign. Section 15311(a) exempts on-premise signs appurtenant to existing commercial facilities.

ATTACHMENTS

- A. Sign Plans
- B. August 2, 2012 DRAFT Planning Commission Minutes

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

Custom shape cut aluminum sign,
printed full color - gloss laminate
mounted with screws onto wood fascia
Overall size is 24"x60"



her motion to require the drawings be rendered accurately to scale with the building and a color and materials board submitted for the next hearing. Commissioner Smith agreed to the amended motion.

Chairperson Graves concurred with Commissioner Ortiz. He stated that the oak tree and other landscaping are in the city right-of-way and were planted as part of the Capitola Road Streetscape landscape/design plan.

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

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

Senior Planner Bane presented the staff report.

Commissioner Ortiz supported the icon sign; however, there was too little information about materials, color and quality of the sign to support the application at this time.

The public hearing was opened.

Bo Zimkowski, business owner, stated that the sign will be made of plywood and painted. A friend will be making a flat sign and attaching the sign to the building wall with screws.

Chairperson Graves commented on the durability of marine grade plywood and suggested a similar synthetic material available at a local building supplier.

The public hearing was closed.

Commissioner Smith clarified that the lens area of the design will just be painted, not plexiglass as shown on the plans.

Commissioner Ortiz stated that the sign maker typically provides detailed plans. She supported the overall concept of the proposed icon sign, but stated that the quality of this type of sign determines its success or failure to add to the surrounding village environment.

Commissioner Routh concurred with Commissioner Ortiz and stated the quality of the materials to be used will affect the outcome of the sign.

Chairperson Graves concurred with the Commissioner Ortiz and Routh stating the applicant was on the right tract with the icon sign, but would like to see a better material for the sign.

A MOTION WAS MADE BY COMMISSIONER ORTIZ AND SECONDED BY COMMISSIONER ROUTH TO CONTINUE PROJECT APPLICATION #12-083 TO THE SEPTEMBER 6, 2012 MEETING.

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



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 6, 2012

SUBJECT: **1575 38th AVENUE** **#12-028** **APN: 034-181-17**
Planned Development Rezoning, Conditional Use Permit, and Design Permit to demolish a commercial salvage yard (Capitola Freight and Salvage) and construct a three-story, 23-unit residential senior housing project in the CN (Neighborhood Commercial) Zoning District.
Environmental Determination: Mitigated Negative Declaration
Property Owner: Maureen A. Romac, filed 3/2/12
Representative: Steve Thomas

APPLICANT'S PROPOSAL

The applicant is proposing a planned development rezoning at 1575 38th Avenue in the CN (Neighborhood Commercial) zoning district. The project site currently contains a commercial salvage yard which is proposed to be removed as part of the project. The proposal is a three-story, 23-unit market rate senior housing development on the 31,365 square foot (.72 acre).

BACKGROUND

A preliminary proposal for a four-story, 67-unit senior housing planned development was reviewed by the Planning Commission and City Council in the fall of 2011. On September 1, 2011, the Planning Commission considered the preliminary development plan and commented on the project. The following are some of the issues that were raised, but it should be noted that not all of the commissioners shared the same concerns:

- Concern with the mass, scale and height of the building, and its relationship to the surrounding neighborhood;
- Lack of articulation on all four sides of the structure;
- Insufficient parking provided on site; and
- Lack of landscaping and outdoor space.

The Planning Commission minutes from the September 1, 2011 meeting are attached (Attachment E) for your information.

On October 13, 2011 the City Council considered the same preliminary application. The following is a summary of the recommendations and concerns expressed by the City Council. It should be noted that not all of the council members shared the same concerns and recommendations:

- The use was supported as there is a need for active senior housing in the community.

- Concern with the mass, scale and height of the building. Also a concern with the minimal setbacks provided and the building's relationship to the surrounding neighborhood.
- A three story design could be supported with the right design, suggest increased setbacks for the second and third stories.
- Concern with the density and potential for additional traffic and parking congestion. A parking study will be required, and sufficient parking will be essential.
- Architectural design will be important, detail and interest will be needed. Would want a design that would look nice a 100 years from now. A Mediterranean design was suggested.
- It is important that the applicant meet and work with the neighbors.
- It was stressed that landscaping would be very important.
- Good location for this type of use, as it is close to many amenities.
- Suggest using stepping back of building to create decks for open space, use open interior for common space.
- Recommend partial undergrounding of the garage in order to reduce overall height of the building.
- Important to have sidewalks to connect to nearby commercial uses.
- Important to have recreational activities for seniors, such as bocce ball, etc.

The City Council minutes from the October 13, 2011 meeting are attached (Attachment F) for you information. Based on comments and direction, the applicant has redesigned the project and submitted a formal Planned Development application.

ARCHITECTURAL AND SITE REVIEW

The Architectural and Site Review Committee considered this project on March 14, 2012. The following issues were raised by various members of the Committee:

Ryan Bane, Senior Planner

- Provide a colors and material board, as well as indicated materials on the plan elevations.
- Provide section drawings that show existing grade, proposed grades, and building heights.
- Provide a letter that describes the project in detail.
- Light will need to be directed down and shielded from adjacent properties. The guidelines also require light to be contained on the property.
- A minimum 6' high concrete block wall (measured from project finished grade) will be required along the western property line adjacent to residential properties.
- Provide a detailed sign plan for any proposed signage.
- For a project of this size, it is recommended that you contact the Santa Cruz County Public Works Drainage Department in order to identify any drainage improvements that will be required as part of the development.
- Staff recommends that you begin work with the Santa Cruz City Water District to determine what will be required to create new water meters for the proposed units.

Derek Van Alstine, City Architect

- Expressed that he liked the overall design, and pointed out that the break in the roof line really helps break up the massing of the structure.
- Complimented the roof color.
- Recommended using color variation in the stucco in order to create depth.
- Suggested that additional handicap spaces be included for a senior housing use.

Steve Jesberg, Public Works Director

- He recommended working with the County Zone 5 Drainage Dept., County Sanitation Dept., and Santa Cruz City Water early on in the process.
- He indicated that a traffic study would be required, and that the impacts to the Capitola Road/38th Avenue intersection would need to be studied.
- Installation of public sidewalk would be required along 38th Avenue.

Susan Suddjian, City Landscape Architect

- Expressed that she like the project and the plant selection.
- She stated that the olive trees go well with the Mediterranean architecture.

The applicant has submitted revised plans as well as the requested materials to address these issues.

DISCUSSION

The 31,365 square foot (.72 acre) project site is located on 38th Avenue between Capitola Road and Brommer Street. The relatively flat site currently contains a commercial salvage yard which is proposed to be removed as part of the project. Abutting the west property line are single-family homes located in the County, while to the south of the property is a self storage facility. Across the street is the King's Plaza shopping center, while to the north is a combination of office and commercial properties.



1575 38th Avenue – APN 034-181-17

The project consists of demolition of the existing salvage yard and its accessory buildings and construction of a 23-unit rental (market rate), “unassisted” senior housing development. The project applications to be considered by the City include: Planned Development Rezoning, Conditional Use Permit, and Design Permit for the demolition and construction.

The proposed project will be contained within an approximate 70,000 square foot, three-story building. The somewhat contemporary Mediterranean architecture incorporates a mix of smooth stucco finish, cast stone balustrades, wrought iron railings, and barrel tile roof. A color and materials board will be available for review at the Planning Commission meeting. The proposed housing units will be located on the second and third floors. The planned units include 11 studio units, nine one-bedroom units, two one-bedroom with study units, and one two-bedroom with study unit.

The ground level includes an enclosed 36-space enclosed parking garage with a porte cochere for pick-up and drop-off of residents and guests. An approximate 520 square foot “private coffee bar” also is located on the ground floor adjacent to the parking area, which will serve meals in a dining room, coffee bar or poolside cabana. The restaurant area (with an approximate 520 square foot kitchen) is intended for residents only, where meals will be served three times a day. A lobby area is located on the second, and a 480-square foot pool with spa and cabana is proposed on the third floor. A community rooftop deck has also been incorporated.

In addition to serving meals throughout the day, a number of amenities will be provided for senior residents, including a swimming pool, bocci ball, hobbies, exercise, yoga, massage, book club, classes, educational speakers, wifi, and a shuttle service that will provide supplemental transportation for residents.

General Plan

The General Plan Designation for the site is C-LC (Commercial – Shopping Local). The designation is described as “Commercial areas that serve local neighborhoods.” The Housing Element lists the site as a Mixed-Use Residential/Commercial opportunity site. The following is an excerpt from the Housing Element:

The current use of this parcel (APN # 034-181-17) (not in the coastal zone) is the “Capitola Freight and Salvage”, a used building materials operation. The site is approximately 0.7 acres in size and is in the Neighborhood Commercial (CN) zoning district and is close to public transit, shopping and other amenities. The CN zone allows residential-commercial mixed-use development as a principally permitted or “by-right” use. The current use of the site is not seen as a barrier to future development as it significantly underutilizes the site, and will not be continued when redeveloped. Currently there are several dilapidated buildings on the site that are used for the Capitola Freight and Salvage business. The buildings do not contain residential units and cover approximately 20% of the site.

It is anticipated that due to the age and poor condition of the existing structures, that the site will be redeveloped in the current planning period. Given current zoning and proximity to public services the site is appropriate for a future mixed residential/commercial development project. Taking into consideration the setbacks, parking, and other design requirements of the CN district, it is possible to build 17 residential units above commercial on this site or 25 dwelling units per acre. Going by the standards set by the California State Department of Housing and Community Development, a density of 20 dwelling units/acre equates to low and very low income affordability. Although this site qualifies under State Housing Element requirements for the development of low-income housing units, the City of Capitola is choosing to show this site as being developed for moderate and above moderate income households. While a net of 17 units are possible on this site, the City has anticipated development at about 50% of the net new units, for a total of eight units.

Though it is stated that a net of 17 units are possible on the site, it is certainly possible to develop more. The CN zoning district does not have a specific maximum lot coverage or

minimum lot area per unit. Therefore, density is indirectly controlled by the need to meet parking requirements.

Zoning District

The parcel is currently zoned CN (Neighborhood Commercial). The purpose of the existing CN districts is “to accommodate, at convenient locations, those limited commercial uses which are necessary to meet frequently occurring basic shopping and service needs of persons residing in adjacent areas and to implement the harmonious intermingling of pedestrian, commercial and residential activities. The style and scale of development should be consistent with the foregoing and the intensity of uses should have low impact on the neighborhood.”

This is a neighborhood commercial district that permits single family residential and residential/commercial mixed use development as principal permitted uses. Multifamily residential is permitted with a conditional use permit. This district has permissive development standards: there is no specific maximum lot coverage or minimum lot area per unit, density is indirectly controlled by the need to meet parking requirements. Required setbacks are 15 feet at the front, 10% of lot width for the first floor side, and 15% of the lot width for the second floor side yards. The rear set back requirement is 10 feet for commercial developments and 20% of lot depth for residential projects.

PD Rezoning Process

As proposed, it is clear to see that the development does not meet the current CN zoning district development standards. Thus a Planned Development (PD) application has been submitted. Section 17.39.010 of the Zoning Ordinance states that the purpose of the Planned Development District is “to encourage and provide a means for effectuating desirable development, redevelopment, rehabilitation, and conservation in the city, which features variation in siting, mixed land uses, and/or varied dwelling types. The amenities and compatibility of PD districts is to be insured through adoption of a general development plan, showing proper orientation, desirable design character and compatible land uses.” This would allow some flexibility to the development standards in order to achieve the desired result.

Requested Exceptions

The PD district provides that standards for area, coverage, density, yard requirements, parking and screening for PD district uses shall be governed by the standards of the zoning district most similar in nature and function to the proposed PD district use as determined by the Planning Commission. In this case, we are looking at the CN zoning. Per the PD ordinance, exceptions to standards are allowed when it is found that the exceptions “encourage a desirable living environment and are warranted in terms of the total proposed development or unit thereof.” The following is a summary of the CN exceptions requested as part of the PD rezoning.

<u>Development Standard</u>	<u>CN Minimum Requirement</u>	<u>Proposed</u>
Front Yard Setback	15'	0'
Rear Yard Setback(Residential)	48'	15'
Rear Yard Setback (Commercial)	10'	15'
First Floor Side Yard Setback	13'	0' & 6'-10"
Second Floor Side Yard Setback	19'-7"	0' & 6'-10"
Maximum Height	27'	42'

Traffic/Circulation

A Forecast Trip Generation, On-Site Parking Analysis and Pedestrian Warrant Analysis report was prepared by RBF consulting (Attachment D) to evaluate the potential impacts of the project in accordance with the standards set forth by the City of Capitola. The proposed project is estimated to result in a net increase of 39 daily weekday trips based on trip generation rates for senior housing and warehouse uses published by the Institute of Transportation Engineers. Traffic from the existing salvage yard was deducted from the total trips generated by the proposed senior housing project. The proposed project is estimated to result in a slight decrease in AM and PM peak trips compared to the existing use. The addition of approximately 40 project trips to study intersections throughout the day would not have a noticeable effect. Thus, the project’s traffic would result in a less-than-significant impact, and no mitigation measures are required.

For vehicular circulation, site access for the proposed project is planned via one inbound driveway and one outbound driveway located along 38th Avenue. Due to the site location, the proposed driveways are planned to be offset from the two existing driveways serving the existing retail center located across the project site on 38th Avenue. The project design would not result in increased hazards or inadequate emergency access.

In regards to pedestrian circulation, a 9’ sidewalk is proposed along the street frontage of the property. While not currently proposed as part of the project, the RBF report evaluated the potential for the installation of an unsignalized mid-block pedestrian crossing to connect the project to the King’s Plaza commercial property. The analysis presents that the pedestrian volume does not warrant a crossing, however, installation would be at the discretion of the City.

Parking

The Forecast Trip Generation, On-Site Parking Analysis and Pedestrian Warrant Analysis report prepared by RBF consulting (Attachment D) also looked at parking for the proposed use. The City of Capitola Municipal Code does not specifically include a parking requirement for a senior housing type use. The closest comparison would likely be our requirement for multiple-family residential, such as apartments and condominiums, which are 2.5 spaces per unit. Based on this requirement, a total of 58 spaces would be required.

Considering the fact that this is a senior complex, it is anticipated that the parking demand will be far less than a standard market rate apartment complex. In RBF’s analysis they provide an evaluation of the number of on-site parking spaces required for the proposed project utilizing guidelines specifically designed for senior housing land use as set forth by jurisdictions in the vicinity as well as information contained in other published guidelines used as industry standard.

Guideline Source	Senior Housing Parking Requirement Per Guideline	Project Size	On-Site Parking Spaces Required	On-Site Parking Spaces Planned	Adequate Parking Spaces Planned
City of Live Oak Municipal Code	0.6 Parking Spaces Per Unit	23 du	14	36 ²	Yes
City of Santa Cruz Municipal Code	1 Parking Space for each 3 Dwelling Units		8		Yes
City of Seaside Municipal Code	1 Parking Space for Each Unit With Half the Spaces Covered Plus 1 Guest Parking Space for Each 10 Units		26		Yes
ITE Parking Generation, 3rd Edition	1.4 Parking Spaces per dwelling unit ¹		33		Yes

Notes: du = Dwelling Unit

1 = Observed peak parking demand of 50%.

2 = Parking supply is based on *Villa Capitola Unassisted Senior Housing Site Plan (Nancy Huyck, 05/17/2012)*

Based on the above table, the range of parking requirements for a similar project would vary from 8 to 33 parking spaces. With a total of 36 spaces provided, the project will provide an adequate number of parking spaces to serve the proposed senior housing use.

Landscaping

With the proposed structure covering the majority of the site, there are limited opportunities for landscaping. Along the rear property line, a row of 15 24" box English Laurel trees will be planted to provide screening. On the north side of the building, a mix of Olive trees and Camellia plants are proposed, in addition to a continuous walkway that wraps around to the rear of the property. The front elevation also incorporates a mix of olive trees, star jasmine and a water fountain that go well with the Mediterranean architecture. Potted plants will also be introduced throughout the project on the multiple decks and pool area.

Lighting

Overall lighting will need to be directed down and shielded from adjacent properties. The guidelines also require light to be contained on the property. An exterior lighting plan which delineates the type, height and location of the proposed lighting will be required as part of the building submittal.

Walls/Fencing

A 6'-8" high concrete block wall (measured from project finished grade) will be required along the western property line adjacent to residential properties. In addition, a 6'-8" wrought iron fence is proposed along the north property line.

Public Improvements

New curb, gutter and sidewalk will be installed along the 38th Avenue frontage. The sidewalk will have a 9' width, with tree wells incorporated for Olive trees. All utilities will be required to be undergrounded.

Environmental Review

The Initial Study (Attachment C) was prepared and circulated per CEQA requirements, and a Mitigated Negative Declaration (Attachment C) prepared for adoption based on the determination that the project will not have a significant effect on the environment. Only one mitigation measure has been included regarding noise, requiring preparation of an acoustical study with building permit submittal and requires building plans to incorporate any recommended building or window design measures, if needed to achieve required indoor noise levels. All other potentially significant impacts were deemed less than significant based on the project design, preliminary studies, or standard conditions of approval relating to the building code and city regulations. The City Council will be making the final decision on both the application and the environmental review but the Planning Commission must make a recommendation on the environmental review as well as the proposed project.

RECOMMENDATION

Staff is supportive of the senior housing use. The site's central location adjacent to a mix of commercial uses is convenient for seniors, including a movie theatre, several restaurants, drug store, and grocery store, as well as the Capitola Mall. The applicant has addressed many of the issues raised during the preliminary review process, including:

- Reducing the project from 64 units to 23 units.

- Reducing the height of the project from 4 stories to 3 stories, effectively decreasing the height from 51' to 42'.
- Increasing the rear setback from 10' to 15', as well as the side setback from 5' to 6'-10".
- Significantly stepping back the 2nd and 3rd stories, creating outdoor deck space and providing articulation.
- Preparing a parking study to ensure adequate parking on-site.
- Designing a structure with architectural interest, articulation, and detailing on all four sides of the building.

Staff recommends that the Planning Commission recommend adoption of the Negative Declaration, and recommend **approval** of application #12-028 to the City Council, subject to the following conditions and based on the following findings:

CONDITIONS

1. The project approval consists of a planned development at 1575 38th Avenue in the CN (Neighborhood Commercial) zoning district. Approval includes demolition of the commercial salvage yard and related structures, and construction of a three-story, 23-unit market rate senior housing development.
2. Any significant modifications to the size or exterior appearance of the approved design must be approved by the Planning Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission.
3. 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.
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. Air-conditioning equipment and other roof top equipment shall be screened from view and fall within the allowable city permitted decibel levels.
6. 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.
7. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director and approved by Santa Cruz County's Zone 5 Drainage District.
8. 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. Landscaping shall be installed prior to final building occupancy.
9. An erosion control plan shall be approved and in place prior to grading and construction on site.
10. Prior to Certificates of Occupancy being issued, the project Developer shall be responsible for installing all required frontage improvements including curb, gutter, and sidewalk, along 38th Avenue for the length of the property frontage. All sidewalks are to meet the standards for ADA accessibility.

11. All lighting shall be shielded and directed on to subject property, away from adjacent residential properties. Lighting intensity shall be reviewed and approved by staff prior to final occupancy and shall be reviewed by the Planning Commission upon receipt of a complaint.
12. No roof equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with, building permit submittal.
13. A 6'-8" high concrete block wall (measured from project finished grade) will be constructed along the western property line adjacent to residential properties.
14. Prior to issuance of a building permit, any necessary encroachment permit shall be obtained from the Public Works Director.
15. 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. Underground utility vaults shall be located in a paved surface area outside of the landscaped area.
16. The applicant shall comply with all requirements of the Santa Cruz City Water District regarding landscape irrigation and/or water fixture requirements, as well as any infrastructure improvements. Final building plans shall be reviewed and approved by the District prior to issuance of building permits.
17. Require implementation of "Best Management" construction practices to control dust and PM₁₀ emissions during grading and site development. The MBUAPCD identifies the following construction practices to control dust:
 - Water all active construction areas at least twice daily;
 - Prohibit all grading activities during periods of high winds (over 15 mph);
 - Cover all trucks hauling dirt, sand or loose materials.
 - Cover or water stockpiles of debris, soil and other materials which can become windblown;
 - Install wheel washers at the entrance to construction sites for all existing trucks;
 - Sweep streets if visible soil material is carried out from the construction site;
 - Apply chemical soil stabilizers on inactive construction sites;
 - Plant vegetative ground cover in disturbed areas as soon as possible.
18. The applicant shall submit a construction plan for approval prior to building permit issuance. The plan shall include, but not be limited to, identifying construction hours, access to the site, contractor parking locations, office trailer locations, material storage, etc.
19. If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Disturbance shall not resume until the significance of the archaeological resources is determined and appropriate mitigations to preserve the resource on the site are established. If human remains are encountered during construction or any other phase of development, work in the area of discovery must be halted, the Santa Cruz County coroner notified, and the provisions of

Public Resources Code 5097.98-99, Health and Safety Code 7050.5 carried out. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours as required by Public Resources Code 5097.

FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project and determined that the project, subject to the conditions with the Planned Development Zoning designation, are consistent with the purposes of the Planned Development District. Conditions of approval have been included to carry out the objectives of the PD district and General Plan.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project and determined that the proposed senior housing use will maintain the character and integrity of the area, implementing the harmonious intermingling of pedestrian, commercial and residential activities. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

C. A Negative Declaration has been prepared for this project based upon the completion of an Initial Study which identified that the project will not have a significant effect on the environment.

The Initial Study was prepared and circulated per CEQA requirements, and a Mitigated Negative Declaration prepared for adoption based on the determination that the project will not have a significant effect on the environment.

D. Planned Development Findings (Section 17.39.050)

- The proposed PD district, and the development associated with it, can be substantially completed within two years of the establishment of the district. The plans for the development and environmental review have been completed, demonstrating a readiness to move forward with the project.
- The proposed market rate senior housing development will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts by providing much needed housing to a growing population of seniors in a central location adjacent to a mix of commercial uses, including a movie theatre, several restaurants, drug store, and grocery store, as well as the Capitola Mall.
- The requested exceptions to development standards are warranted by the design and amenities incorporated into the development which focuses on providing an independent senior living experience for a growing population of seniors, maximizing the use of this relatively unconstrained and centrally located site, already identified for infill development.

- The PD district and general development plan are compatible with the general plan and the most recently adopted Housing Element.
 - 1) The site is located in a central location close to all services, and alternative transportation.
 - 2) The site is unconstrained with regard to biotic or other natural resources and therefore could be developed in the manner proposed without having significant impacts on trees, streams, wildlife, archaeological or historic resources, etc.
 - 3) The proposed development plan is located adjacent to commercial uses along 41st Avenue, and is consistent with economic and housing goals for the City which seeks to provide a range of housing types.

Attachment A – Project Plans

Attachment B – Project Description provided by the Applicant

Attachment C – Initial Study and Mitigated Negative Declaration

Attachment D – Forecast Trip Generation, On-Site Parking Analysis and Pedestrian Warrant Analysis prepared by RBF Consulting, dated June 8, 2012

Attachment E – Planning Commission Minutes from September 1, 2011

Attachment F – City Council Minutes from October 13, 2011

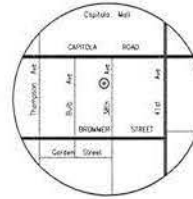
ATTACHMENTS

- A. Project Plans
- B. Project Description provided by the Applicant
- C. Initial Study and Mitigated Negative Declaration
- D. Forecast Trip Generation, On-Site Parking Analysis and Pedestrian Warrant Analysis prepared by RBF Consulting, dated June 8, 2012
- E. Planning Commission Minutes from September 1, 2011
- F. City Council Minutes from October 13, 2011

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



VILLA CAPITOLA
Unassisted Senior Housing
1575 38th Avenue
Santa Cruz, CA 95062



VICINITY MAP
NO SCALE



PROJECT DATA

OWNER: Steve Thomas and Maureen Romoc
OWNER'S AGENT: Nancy Huyck
ASSESSOR PARCEL NUMBER: 034-181-17
PARCEL AREA: Approximately 31,000 sf (130'-3" +/- x 240'-4" +/-)
ZONED: PD (Planned Development)
SETBACKS: Front (east) 5'-0" (to allow for a 9'-0" sidewalk)
Side (north) 6'-10"; Side (south) 6'-2"
Rear (west) 15'-0"
AREAS: Garage and Associated functions on Ground Floor: 24,315sf
Second Floor (including all decks): 24,157sf
Third Floor (including all decks + pool area): 21,463sf
UNIT COUNT: 23 Units Total
Studio: 11
One Bedroom: 9
One Bedroom w/ Study: 2
Two Bedroom w/ Study: 1
PARKING COUNT: 36 Stalls Total
BUILDING HEIGHT: 42' +/- Average
(43'-4" Maximum Height @ Southwest
Corner of Site - Facing Storage Facility)
(Does not include Stair or Elevator Towers)

CODE + CONSTRUCTION DATA

NUMBER OF STORES: 3 (Garage + Second and Third Story Apartments)
BUILDING OCCUPANCY CLASSIFICATION: R-2 Residential
OCCUPANT LOAD FOR EACH FLOOR:
Garage: (xxxx)
Second Story: (xxxx)
Third Story: (xxxx)
TYPE OF CONSTRUCTION: SA
FIRE PROTECTION: Automatic Fire Sprinkler System Throughout

SCHEDULE OF DRAWINGS:

GENERAL	G-1	GENERAL INFORMATION
	G-2	RENDERINGS
	G-3	RENDERINGS
CIVIL	C-1	SURVEYORS MAP
ARCHITECTURAL	A-1	DEMOLITION PLAN (Aerial Photo)
	A-2	SITE PLAN
	A-3	FIRST FLOOR GARAGE PLAN
	A-4	SECOND FLOOR PLAN
	A-5	THIRD FLOOR PLAN
	A-6	ROOF PLAN
	A-7	EXTERIOR ELEVATIONS
	A-8	EXTERIOR ELEVATIONS
	A-9	BUILDING SECTIONS
	A-10	BUILDING SECTIONS
	A-11	LANDSCAPE + SITE LIGHTING
	A-12	SIDEWALK and STREETSCAPE

NANCY HUYCK
ARCHITECT

8200 SOQUEL DRIVE
APTOS, CA 95003
PHONE: (831)685-1206
FAX: (831)688-3205

Progress
08-22-12

no.	date	description

REVISIONS

PROJECT TITLE
VILLA CAPITOLA
UNASSISTED
SENIOR HOUSING
1575 38th AVENUE
SANTA CRUZ, CA 95062
APN: 034-181-17

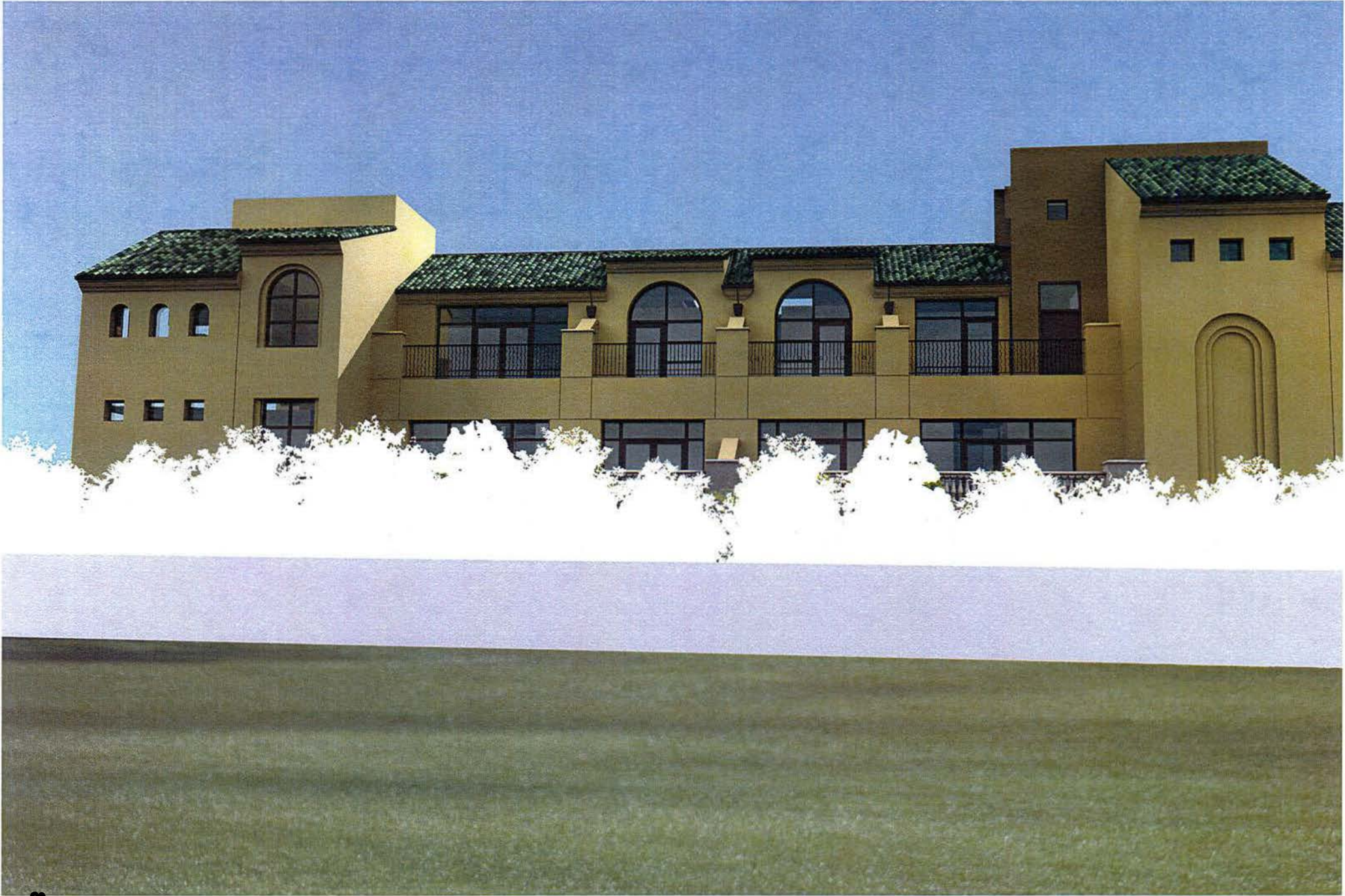
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GENERAL
INFORMATION

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JOB NO.: N1140
DWC NO.: N1140-G-1

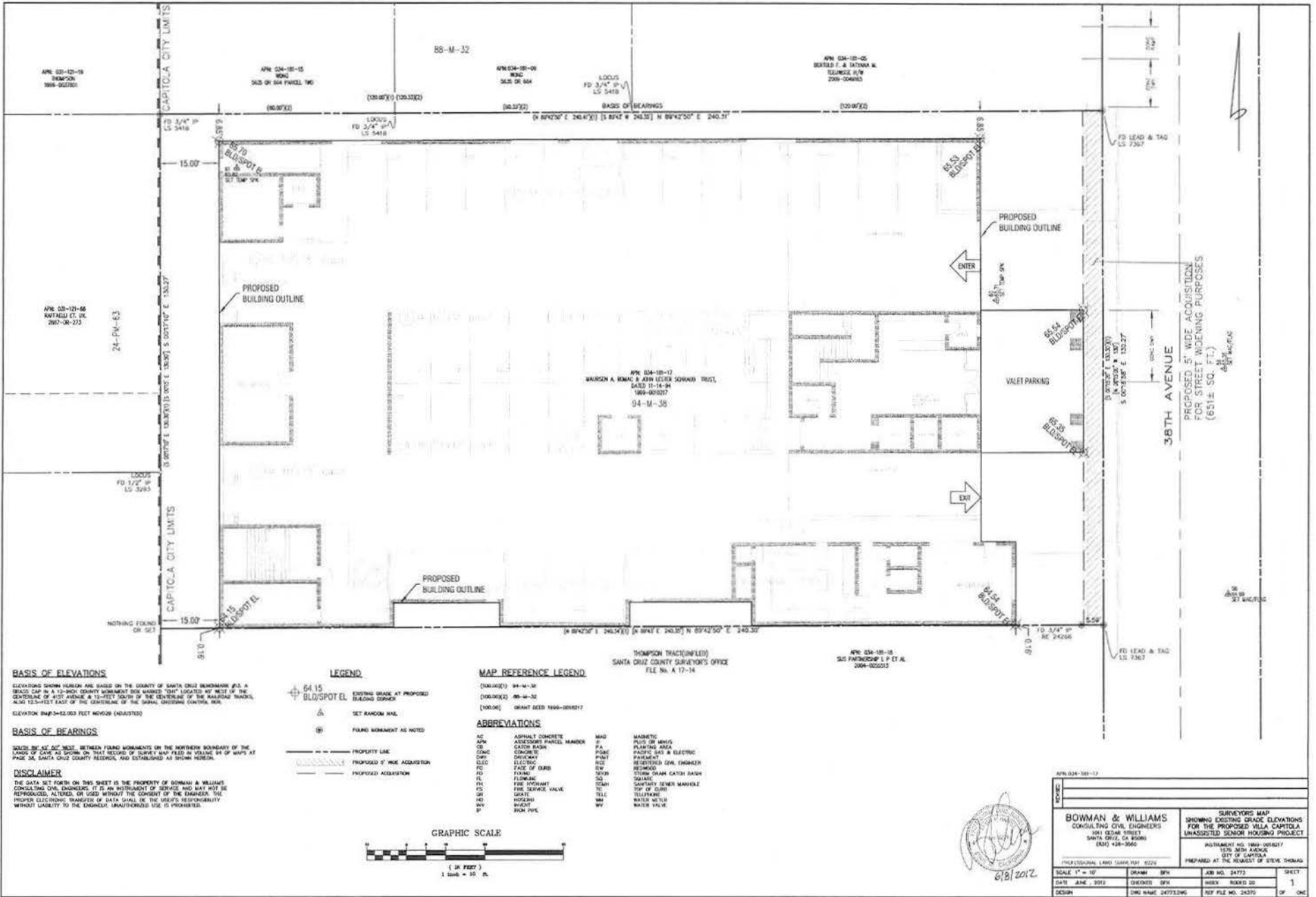
G-1
sheet of sheets











BASIS OF ELEVATIONS

ELEVATIONS SHOWN HEREON ARE BASED ON THE COUNTY OF SANTA CRUZ BENCHMARK #15, A BRASS CAP IN A 12-INCH COUNTY SURVEYOR'S BOX MARKED "CST" LOCATED 40' WEST OF THE CENTERLINE OF 437TH AVENUE, & 12-1/2 FEET SOUTH OF THE CENTERLINE OF THE MAINLINE TRUNK, ALSO 12.5 FEET EAST OF THE CENTERLINE OF THE SIGNAL CONTROLING CONTROL BOX. ELEVATION 844.3=82.053 FEET NGVD2011 (ADJUSTED)

BASIS OF BEARINGS

SHOULD BE 47' 00" WEST BETWEEN FOUND MONUMENTS ON THE NORTHERN BOUNDARY OF THE LOTS OF LANE AS SHOWN ON THAT RECORD OF SURVEY MAP FILED IN VOLUME 84 OF MAPS AT PAGE 24, SANTA CRUZ COUNTY RECORDS, AND ESTABLISHED AS SHOWN HEREON.

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

LEGEND

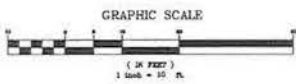
- 64.15 BLD/SPOT EL. ELEVATION DATA AT PROPOSED BLDG/SPOT
- SET RANDOM NAIL
- FOUND MONUMENT AS NOTED
- PROPERTY LINE
- PROPOSED 5' WIDE ACQUISITION
- PROPOSED ACQUISITION

MAP REFERENCE LEGEND

- (000.0002) 94-M-38
- (000.0002) 88-M-32
- (000.0006) GRANT DEED 1999-000217

ABBREVIATIONS

- | | | | |
|------|-------------------------|-----|---------------------------|
| AC | ASPHALT CONCRETE | MAG | MAGNETIC |
| ADM | ADJUSTED PIVOTAL MARKER | PA | PLANT OR WEEDS |
| CGR | CATCH BASIN | PC | PLAINING AREA |
| CNC | CONCRETE | PE | PAVING SAND & ELECTRIC |
| DR | DRAINAGE | PL | PAVEMENT |
| ELEC | ELECTRIC | REG | REGISTERED CIVIL ENGINEER |
| FL | FACE OF CURB | RE | REINFORCED |
| FO | FOUND | SE | SEWER |
| FLM | FLUMES | SM | STEEL MANHOLE CATCH BASIN |
| FLI | FIRE HYDRANT | SMH | SANITARY SEWER MANHOLE |
| FS | FIRE SERVICE VALVE | TOP | TOP OF CURB |
| GR | GRADE | TV | TELEPHONE |
| HD | HOLE | W | WATER |
| HW | HOUSING | WV | WATER VALVE |
| IP | IRON PIPE | | |



APR 034-181-12

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SANTA CRUZ, CA 95060
(831) 426-3560

PROFESSIONAL LAND SURVEYOR #222

SCALE 1" = 10'

DATE APR - 2012

DESIGN

DRAWN SPK

CHECKED SPK

ENG NAME 24773.DWG

JOB NO. 24773

INDEX BOOKED 00

107 FILE NO. 24370

PREPARED AT THE REQUEST OF STEVE THOMAS
1570 MAIN AVENUE
CITY OF CAPITOLA

SURVEYOR'S MAP
SHOWING EXISTING GRADE ELEVATIONS
FOR THE PROPOSED VILLA CAPITOLA
UNASSISTED SENIOR HOUSING PROJECT

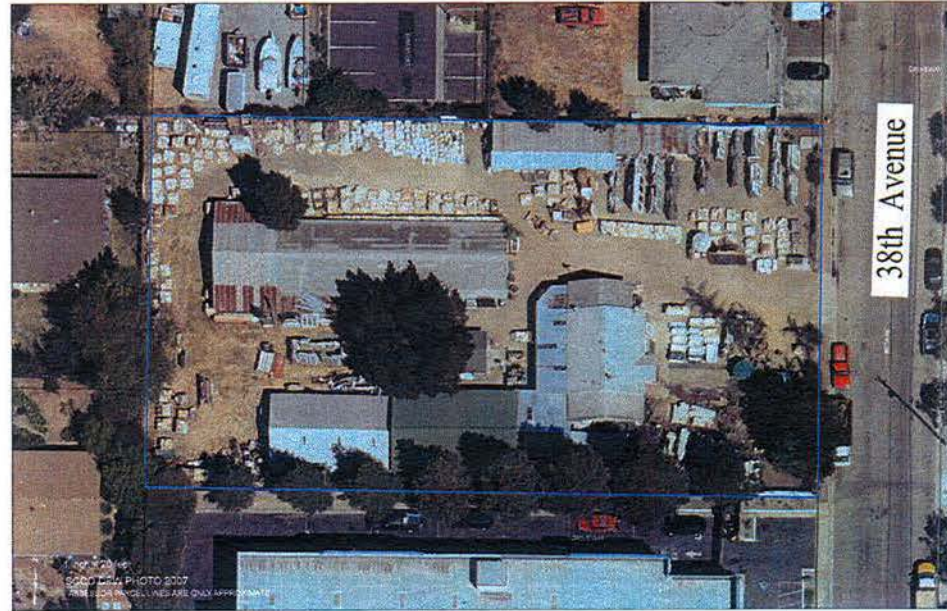
INSTRUMENT NO. 1999-000517

SHEET 1 OF ONE





Existing Vicinity Parcels / Drainage Lines



Existing Site Conditions

NANCY HUYCK

ARCHITECT

9200 SOQUEL DRIVE

APTOS, CA 95003

PHONE: (831)685-1206

FAX: (831)688-3205

Progress
08-22-12

△	08-08-12	XXX
---	----------	-----

no.	date	description
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REVISIONS

PROJECT TITLE
 VILLA CAPITOLA
 UNASSISTED
 SENIOR HOUSING
 1575 38th AVENUE
 SANTA CRUZ, CA
 APN: 034-181-17

SHEET TITLE
 EXISTING
 CONDITIONS for
 DEMOLITION

SCALE: NA

DATE: 08-22-12

DRAWN BY: HA

JOB NO.: N1140

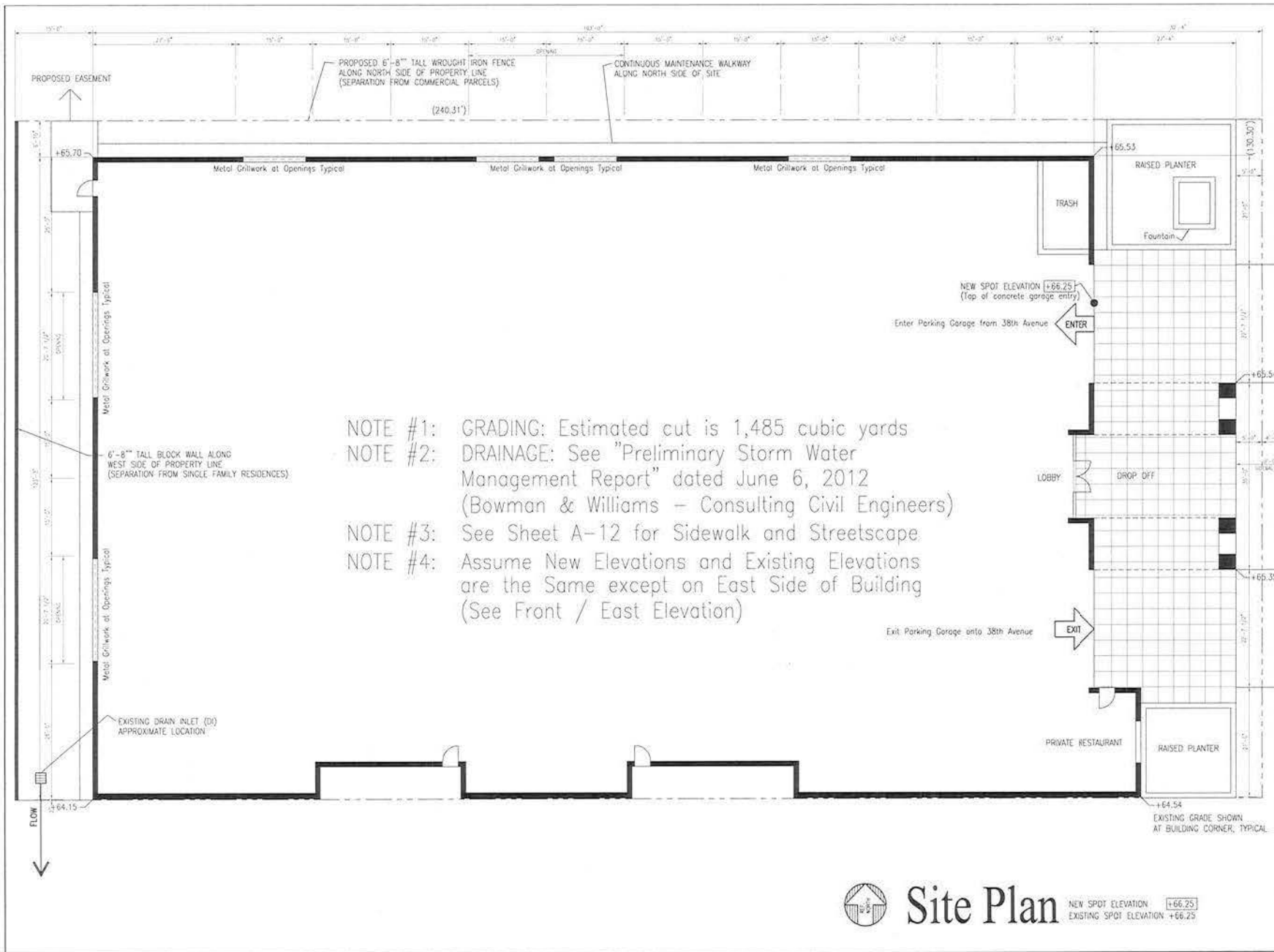
DWG. NO.: N1140-4-1

A-1

sheet of sheets



Existing Conditions for Demolition



- NOTE #1: GRADING: Estimated cut is 1,485 cubic yards
 NOTE #2: DRAINAGE: See "Preliminary Storm Water Management Report" dated June 6, 2012 (Bowman & Williams – Consulting Civil Engineers)
 NOTE #3: See Sheet A-12 for Sidewalk and Streetscape
 NOTE #4: Assume New Elevations and Existing Elevations are the Same except on East Side of Building (See Front / East Elevation)

NANCY HUYCK
 ARCHITECT

9200 SOQUEL DRIVE
 APTOS, CA 95003
 PHONE (831)685-1206
 FAX (831)688-3205

Progress
 08-22-12

no.	date	description
REVISIONS		

PROJECT TITLE
 VILLA CAPITOLA
 UNASSISTED
 SENIOR HOUSING
 1575 38th AVENUE
 SANTA CRUZ, CA
 APN: 034-181-17

SHEET TITLE
 SITE PLAN

SCALE: 1/8" = 1'-0"
 DATE: 08-22-12
 DRAWN BY: NLH
 JOB NO.: N1140
 DWG. NO.: N1140-A-2

A-2

sheet of sheets

 **Site Plan**
 NEW SPOT ELEVATION +66.25
 EXISTING SPOT ELEVATION +66.25



NANCY HUYCK
ARCHITECT

9200 SOQUEL DRIVE
APTOS, CA 95003
PHONE: (831)685-1206
FAX: (831)688-3205

Progress
08-22-12

REVISIONS

no.	date	description
1	08-22-12	ISS

PROJECT TITLE

VILLA CAPITOLA
UNASSISTED
SENIOR HOUSING
1575 38th AVENUE
SANTA CRUZ, CA
APN: 034-181-17

SHEET TITLE

FIRST FLOOR
GARAGE PLAN

SCALE: 1/8" = 1'-0"
DATE: 08-22-12
DRAWN BY: NLH
JOB NO.: N1140
DWG. NO.: N1140-A-3

(36 total parking stalls)



First Floor Garage Plan

A-3

sheet of sheets



NANCY HUYCK
ARCHITECT

9200 SQUEL DRIVE
APTOS, CA 95003
PHONE: (831)685-1206
FAX: (831)688-3205

Progress
08-22-12

no.	date	description

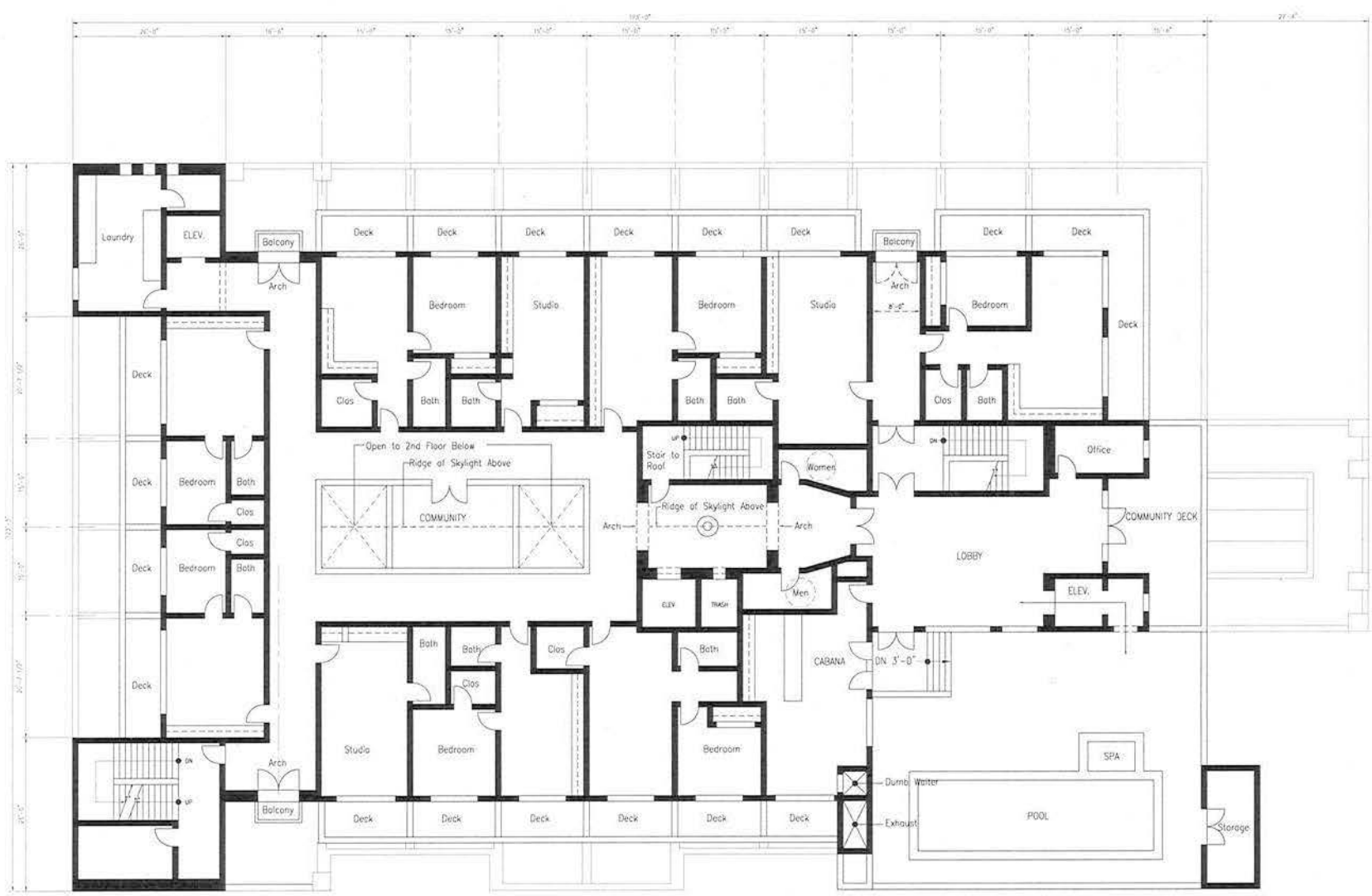
PROJECT TITLE:
VILLA CAPITOLA
UNASSISTED
SENIOR HOUSING
1575 38th AVENUE
SANTA CRUZ, CA
APN: 034-181-17

SHEET TITLE:
SECOND FLOOR
PLAN

SCALE: 1/8" = 1'-0"
DATE: 08-22-12
DRAWN BY: NLH
JOB NO.: N1140
DWG. NO.: N1140-A-4

A-4
sheet of sheets

 Second Floor Plan



NANCY HUYCK
 ARCHITECT
 9200 SOQUEL DRIVE
 APTOS, CA 95003
 PHONE (831)685-1206
 FAX (831)688-3205

Progress
 08-22-12

no.	date	description

REVISIONS

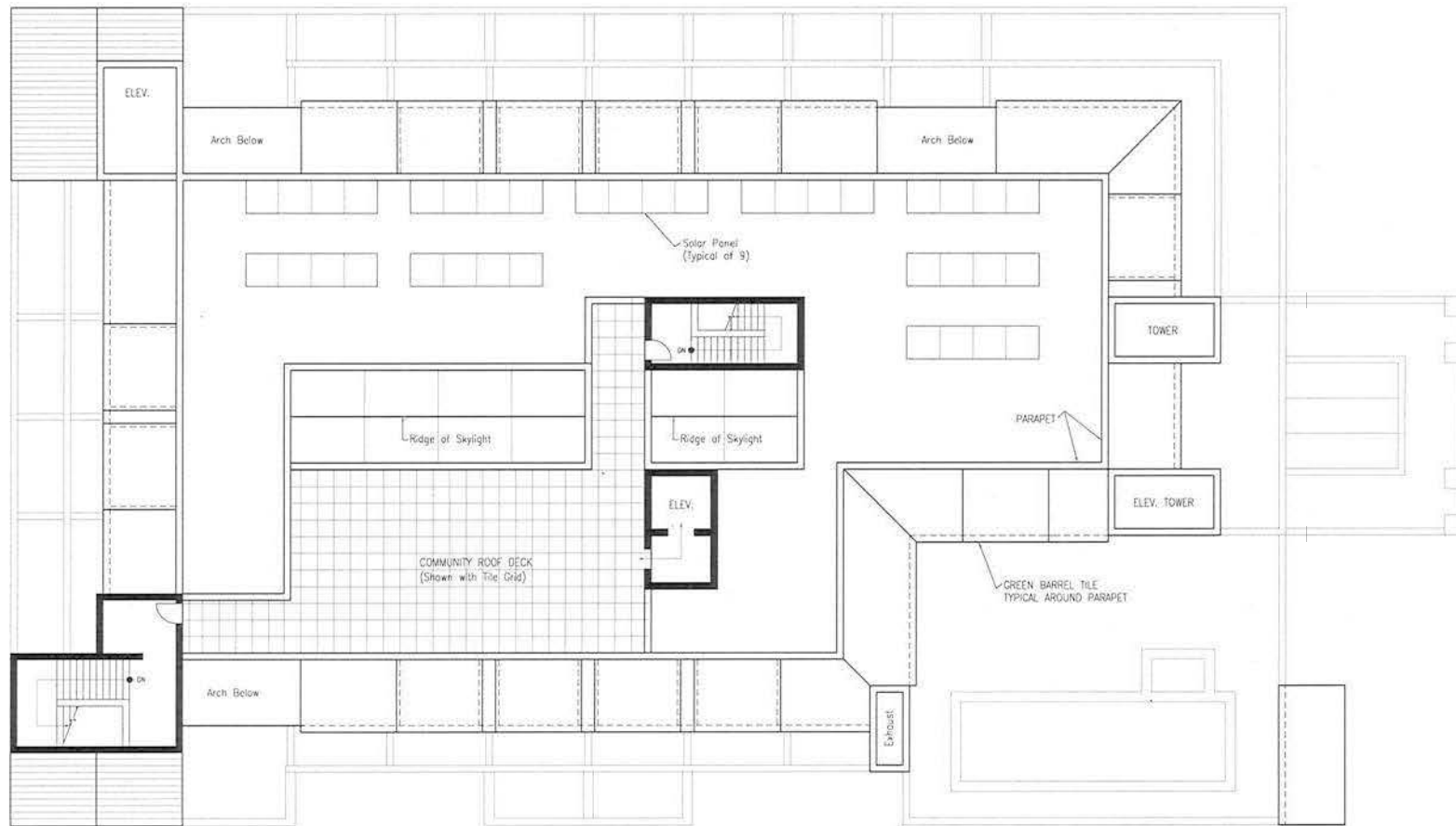
PROJECT TITLE
 VILLA CAPITOLA
 UNASSISTED
 SENIOR HOUSING
 1575 38th AVENUE
 SANTA CRUZ, CA
 APN: 034-181-17

SHEET TITLE
 THIRD FLOOR
 PLAN

SCALE: 1/8" = 1'-0"
 DATE: 08-22-12
 DRAWN BY: NLH
 JOB NO.: N1140
 DWG. NO.: N1140-A-5

A-5
 sheet of sheets

 Third Floor Plan



NANCY HUYCK
 ARCHITECT
 9200 SOQUEL DRIVE
 APTOS, CA 95003
 PHONE (831)685-1206
 FAX (831)688-3205

Progress
 08-22-12

no.	date	description

REVISIONS

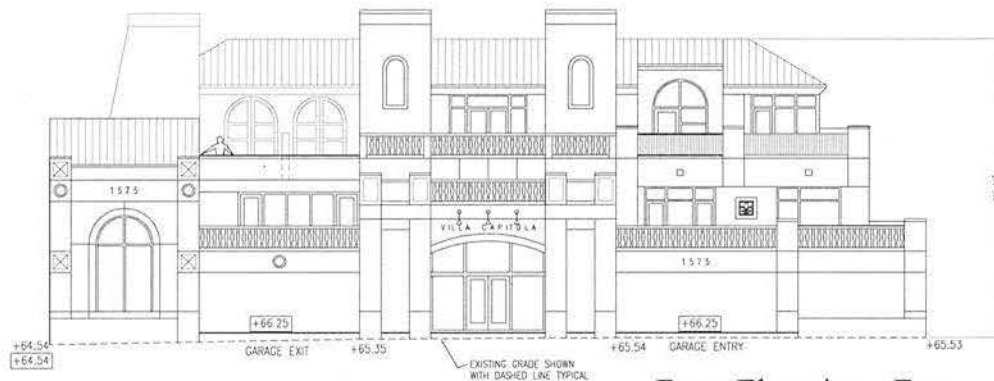
PROJECT TITLE
 VILLA CAPITOLA
 UNASSISTED
 SENIOR HOUSING
 1575 38th AVENUE
 SANTA CRUZ, CA
 APN: 034-181-17

SHEET TITLE
 ROOF
 PLAN

SCALE: 1/8" = 1'-0"
 DATE: 08-22-12
 DRAWN BY: NCH
 JOB NO.: N1140
 DWG. NO.: N1140-A-6

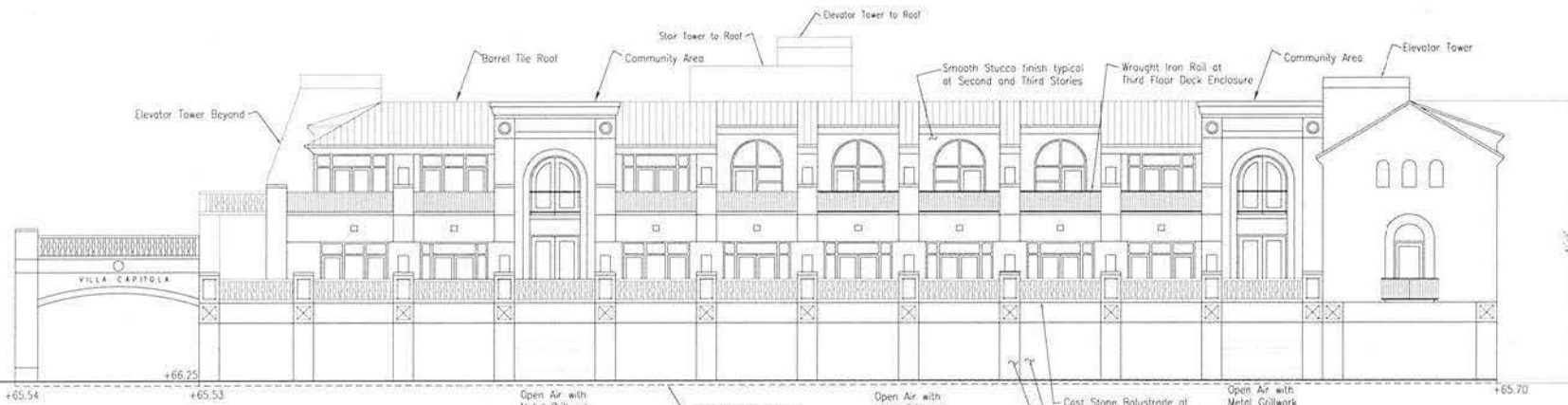
 Roof Plan

A-6
 sheet of sheets



Front Elevation - East

NEW SPOT ELEVATION +66.25
EXISTING SPOT ELEVATION +66.25



Side Elevation - North

NEW SPOT ELEVATION +66.25
EXISTING SPOT ELEVATION +66.25

NANCY HUYCK
ARCHITECT

9200 SOQUEL DRIVE
APTOS, CA 95003
PHONE (831)685-1206
FAX (831)688-3205

Progress
08-22-12

no.	date	description

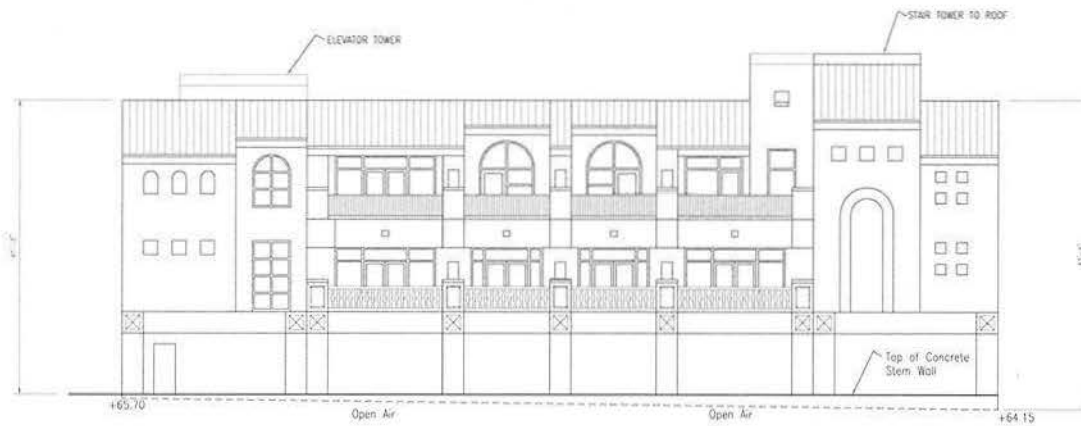
REVISIONS

PROJECT TITLE
VILLA CAPITOLA
UNASSISTED
SENIOR HOUSING
1575 38th AVENUE
SANTA CRUZ, CA
APN: 034-181-17

SHEET TITLE
EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"
DATE: 08-22-12
DRAWN BY: NLH
JOB NO.: N1140
DWG. NO.: N1140-A-7

A-7
sheet of sheets



Rear Elevation - West



Side Elevation Facing Storage - South

NANCY HUYCK

ARCHITECT

9200 SQUEL DRIVE
 APTOS, CA 95003
 PHONE (831)685-1206
 FAX (831)688-3200

Progress
 08-22-12

no.	date	description

REVISIONS

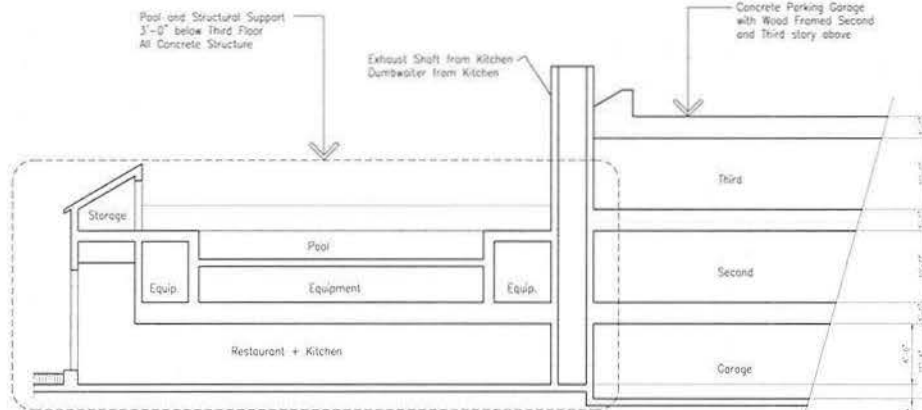
PROJECT TITLE
 VILLA CAPITOLA
 UNASSISTED
 SENIOR HOUSING
 1575 38th AVENUE
 SANTA CRUZ, CA
 APN: 034-181-17

SHEET TITLE
 EXTERIOR
 ELEVATIONS

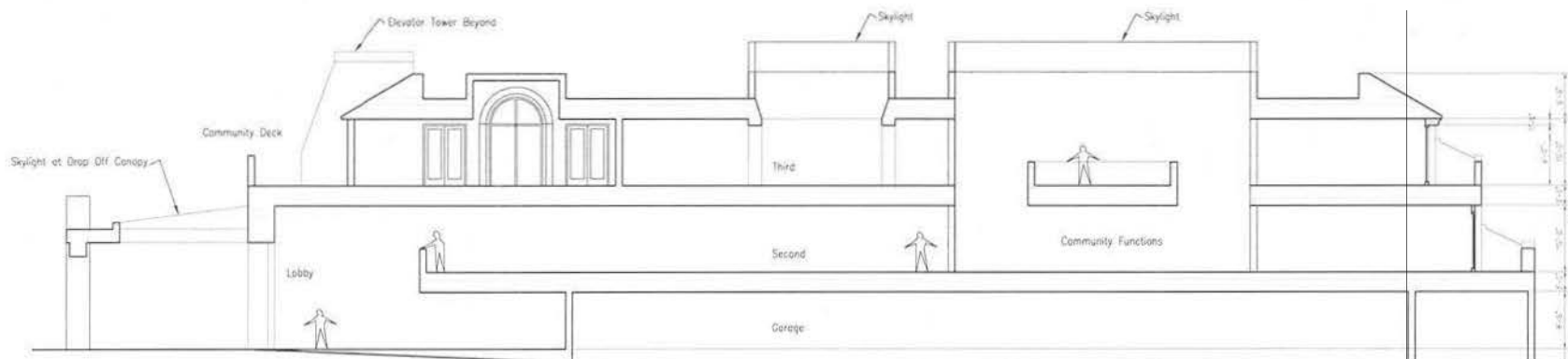
SCALE: 1/8" = 1'-0"
 DATE: 08-22-12
 DRAWN BY: NLH
 JOB NO.: N1140
 DWG. NO.: N1140-A-B

A-8

sheet of sheets



Longitudinal Section through Swimming Pool - (facing south)



Longitudinal Section through Middle of Building - (facing south)

NANCY HUYCK
ARCHITECT

9200 SQUEL DRIVE
MPTOS, CA 95003
PHONE (831)685-1206
FAX (831)688-3205

Progress
08-22-12

no.	date	description

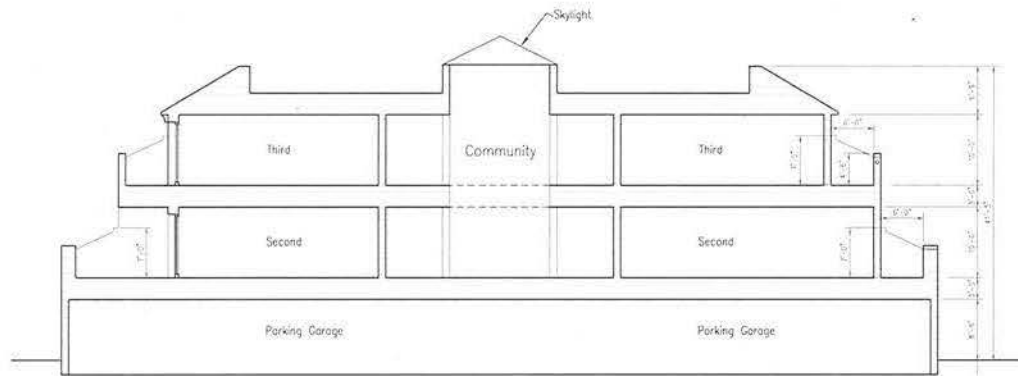
REVISIONS

PROJECT TITLE
VILLA CAPITOLA
UNASSISTED
SENIOR HOUSING
1575 38th AVENUE
SANTA CRUZ, CA
APN: 034-181-17

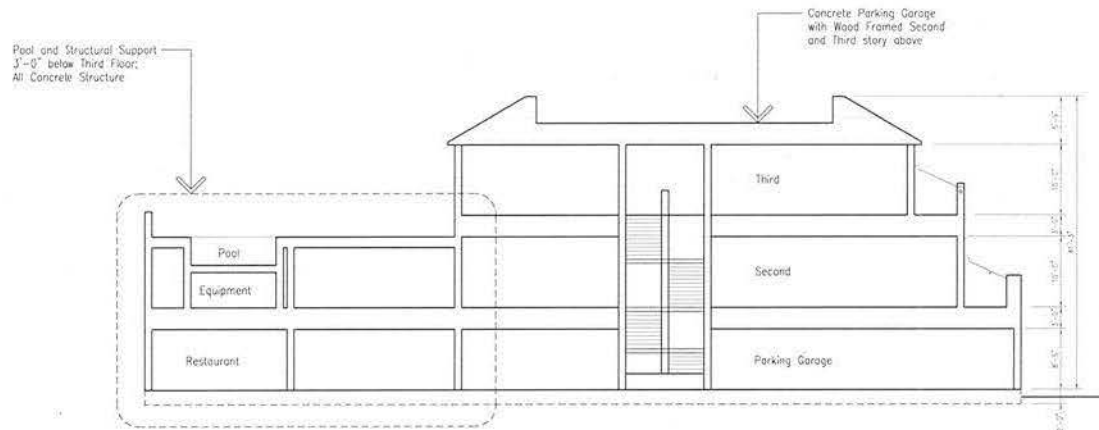
SHEET TITLE
BUILDING
SECTIONS

SCALE: 1/8" = 1'-0"
DATE: 08-22-12
DRAWN BY: NLH
JOB NO.: N1140
DWG. NO.: N1140-A-9

A-9
sheet of sheets



Cross Section through middle Community Lightwell - Facing West



Cross Section through Swimming Pool - Facing West

NANCY HUYCK
ARCHITECT

9200 SOQUEL DRIVE
APTOS, CA 95003
PHONE (831)685-1206
FAX (831)688-3205

Progress
08-22-12

no.	date	description

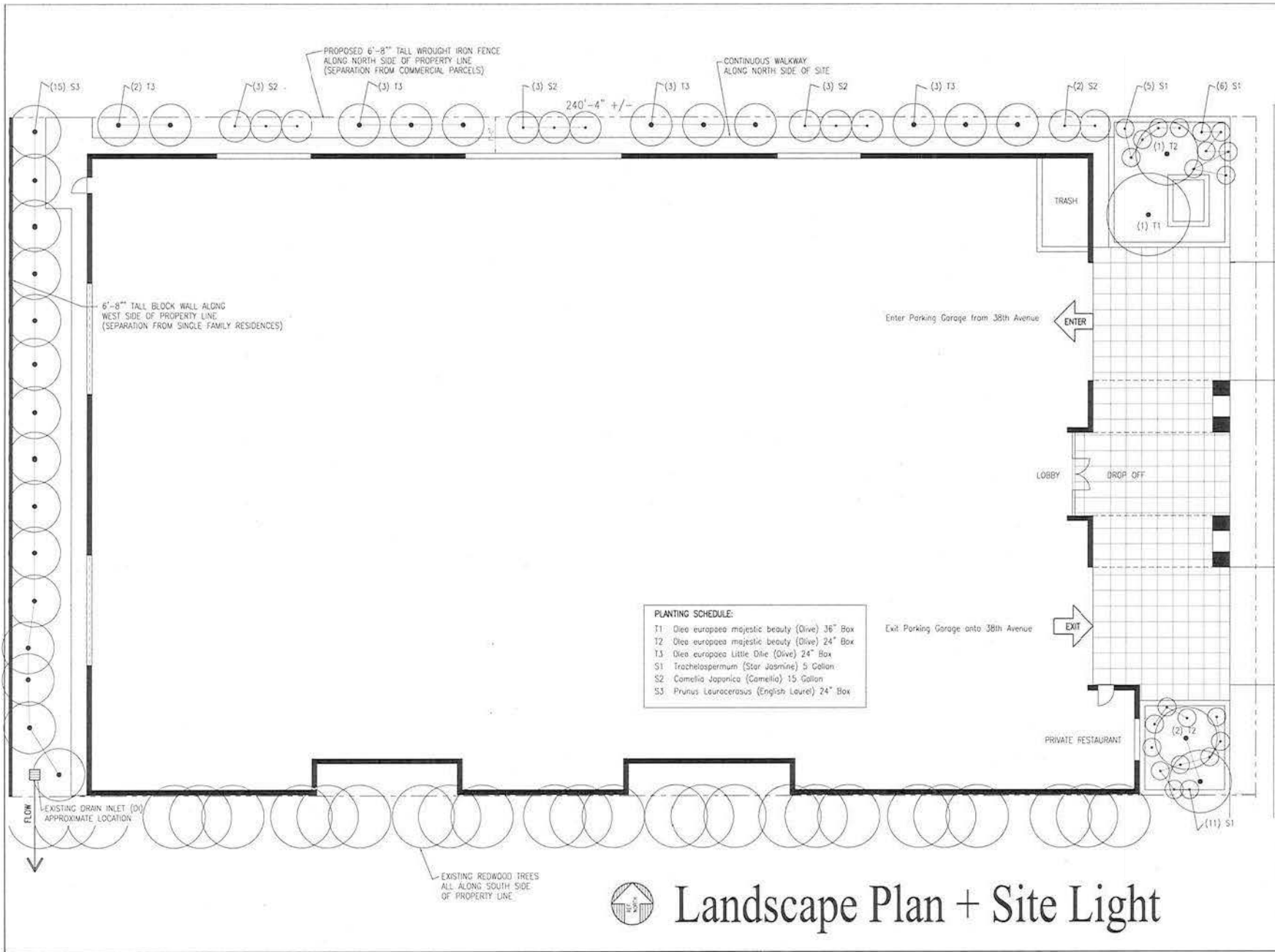
REVISIONS

PROJECT TITLE
VILLA CAPITOLA
UNASSISTED
SENIOR HOUSING
1575 38th AVENUE
SANTA CRUZ, CA
APN: 034-181-17

SHEET TITLE
BUILDING
SECTIONS

SCALE: 1/8" = 1'-0"
DATE: 08-22-12
DRAWN BY: NLH
JOB NO.: N1140
DWG. NO.: N1140-A-10

A-10
sheet of sheets



NANCY HUYCK
ARCHITECT

9200 SOQUEL DRIVE
APTOS, CA 95003
PHONE (831)685-1206
FAX (831)688-3200

Progress
08-22-12

no.	date	description
REVISIONS		

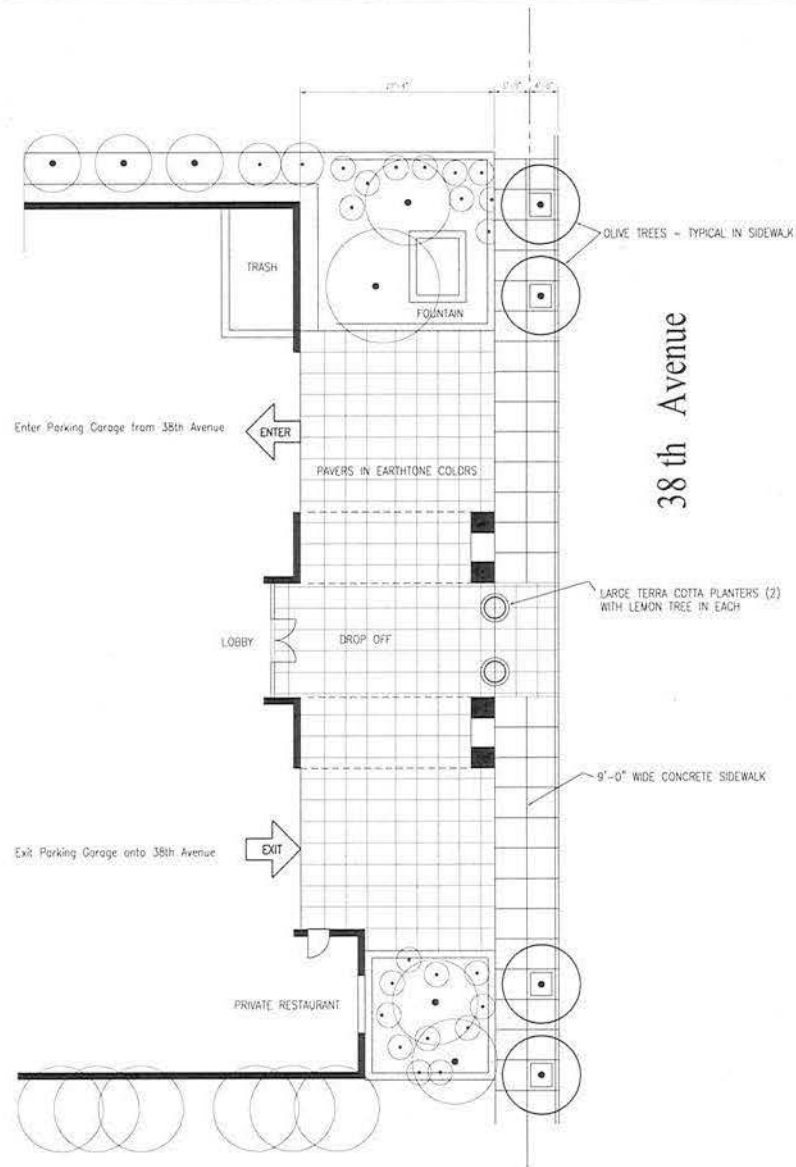
PROJECT TITLE
VILLA CAPITOLA
UNASSISTED
SENIOR HOUSING
1575 38th AVENUE
SANTA CRUZ, CA
APN: 034-181-17

SHEET TITLE
LANDSCAPE PLAN
and
SITE LIGHTING

SCALE: 1/8" = 1'-0"
DATE: 08-22-12
DRAWN BY: NLH
JOB NO.: N1140
DWG. NO.: N1140-A-11

A-11
sheet of sheets

Landscape Plan + Site Light



NANCY HUYCK
 ARCHITECT
 9200 SOQUEL DRIVE
 APTOS, CA 95003
 PHONE (831)685-1206
 FAX (831)688-3205

Progress
 08-22-12

no.	date	description
REVISIONS		

PROJECT TITLE
 VILLA CAPITOLA
 UNASSISTED
 SENIOR HOUSING
 1575 38th AVENUE
 SANTA CRUZ, CA
 APN: 034-161-17

SHEET TITLE
 SIDEWALK
 and
 STREETSCAPE

SCALE: 1/8" = 1'-0"
 DATE: 08-22-12
 DRAWN BY: NLH
 JOB NO.: N1140
 DWG. NO.: N1140-A-12

A-12
 sheet of sheets

 Sidewalk and Streetscape (Schematic)

VILLA CAPITOLA
1575 38th Avenue
Capitola, CA 95010

August 24, 2012

Ryan Bane, Senior Planner
Steve Jesberg, P. E. Public Works Director
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Dear Ryan and Steve,

Villa Capitola offers retirement living at its best, in a small town environment with big city benefits. It draws its inspiration from the Mediterranean style of Italy. This independent senior living complex consists of 23 units of high quality architecture with a variety of floor plans including studios, one-bedroom and two bedroom residences. Villa Capitola is a new kind of retirement village for a new kind of retiree. In this ideal location residents can stay within the complex and enjoy many activities such as swimming, bocci ball, hobbies, exercise, yoga, massage, book club, classes, educational speakers, wifi, and dining. In addition, residents can walk to nearby book stores, theaters, restaurants, and numerous retail outlets and services. Shuttle service will provide supplemental transportation for residents to a variety of popular locations and destinations along our beautiful coast. The on-site restaurant will serve meals in a dining room, coffee bar, or poolside cabana. Residents will be surrounded with an invigorating sense of community in the heart of Capitola.

Significant changes in this senior living complex have been made since our submittal last October. These revisions were made in response to feedback from the City Council, the Planning Commission and our neighbors on 38th Avenue. With assistance from Capitola Planning Department and Public Works the following changes have been made:

- A Significant reduction in scope of project.
- Increased setbacks on side, front, and rear.
- Height reduction from 4 stories with 67 units to 3 stories with 23 units.
- Completed traffic study indicating little measurable impact.
- Completed parking study finding 36 spaces more than sufficient.
- A Mitigated Negative Environmental Declaration.

The building has been totally redesigned to be consistent with the existing neighborhood while taking into consideration future development in the area. We have discussed with the Capitola Public Works Department how a combined effort can make our portion of 38th Avenue roadway a snapshot of what future redevelopment could be.

Villa Capitola has been designed, engineered, and will be constructed by Santa Cruz county's most reputable professionals. In keeping with world class standards in green building, our energy source will be supplemented by a comprehensive solar system. Recirculation of rain water from an on- site reservoir will decrease use of public water sources.

We look forward to working with the City of Capitola to make this senior living complex an asset to the community.

Regards,

Stephen Mathew Thomas

Maureen Romac-Thomas

ATTACHMENTS:

Drawings: (7) sets dated 08-22-12

Materials Board: (submitted previously)

Cardboard Massing Model: (1)

Prelim. Storm Water Management Report (Bowman & Williams): (2) booklets (submitted previously)

PROJECT DATA:

Villa Capitola: Unassisted Senior Rental Units for ages 55 and older

Location: 1575 38th Avenue, Capitola, CA (mailing address is Santa Cruz, CA 95062)

APN: 034-181-17

Parcel Size: Approximately 31,300 sf (130' x 240' approximately)

Zoning: PD

Number of Stories: Three

Number of Residential Units: 23

Number of Parking Stalls: 36

Building Height: 42 feet average height

PROPOSED PROJECT TEAM:

Developer: Steve Thomas and Maureen Romac-Thomas

Land Surveyor: Bowman and Williams

3D Rendering: Alan Hymes (Animatehouse)

Architect: Huyck Architects

Civil Engineer: Bowman & Williams

Structural Engineer: McLucas Engineers

Mechanical Engineer: Axiom Engineers

Electrical Engineer: Prime Design

Landscape Design: Huyck Architects

Construction Consultant: Tewolde Berhane

General Contractor: Slatter Construction

**CITY OF CAPITOLA
Notice of Intent to
Adopt a Mitigated Negative Declaration**



PROJECT: Villa Capitola Senior Housing **APPLICATION #:** 12-028

PROJECT LOCATION: 1575 38th Avenue, Capitola, CA 95010

APPLICANT: Nancy Huyck

PROJECT DESCRIPTION: The project consists of demolition of an existing commercial salvage yard and accessory buildings and construction of a 23-unit market-rate rental, "unassisted" senior housing development within a new three-story building. The project applications to be considered by the City include: Planned Development Rezoning, Conditional Use Permit, and Design Permit for the demolition and construction in a Neighborhood Commercial zone district.

Significant Effects on the Environment: Exposure to Noise.

The City of Capitola has reviewed the proposed project and has determined that the project will not have a significant effect on the environment with mitigation measures included as conditions of project approval. A copy of the Mitigated Negative Declaration and Initial Study document may be reviewed or obtained at the address below or is available on the City of Capitola website at www.ci.capitola.ca.us:

City of Capitola
420 Capitola Avenue
Capitola, Ca 95010

Comments on the Mitigated Negative Declaration should be submitted in writing to Ryan Bane at the address listed above from August 15, 2012 through September 3, 2012. The Mitigated Negative Declaration and project will be considered at a public hearing before the City of Capitola Planning Commission on September 6, 2012 at 7 PM at the Capitola City Hall at the address above.

If you have any questions or comments, please contact Ryan Bane in the Community Development Department at (831) 475-7300 or email at: rbane@ci.capitola.ca.us.

THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 8/15 2012
AND ENDING 9/15 2012

**CITY OF CAPITOLA
Notice of Intent to
Adopt a Mitigated Negative Declaration**

PROJECT: Villa Capitola Senior Housing **APPLICATION #:** 12-028

PROJECT LOCATION: 1575 38th Avenue, Capitola, CA 95010

APPLICANT: Nancy Huyck

PROJECT DESCRIPTION: The project consists of demolition of an existing commercial salvage yard and accessory buildings and construction of a 23-unit market-rate rental, “unassisted” senior housing development within a new three-story building. The project applications to be considered by the City include: Planned Development Rezoning, Conditional Use Permit, and Design Permit for the demolition and construction in a Neighborhood Commercial zone district.

Significant Effects on the Environment: Exposure to Noise.

The City of Capitola has reviewed the proposed project and has determined that the project will not have a significant effect on the environment with mitigation measures included as conditions of project approval. A copy of the Mitigated Negative Declaration and Initial Study document may be reviewed or obtained at the address below or is available on the City of Capitola website at www.ci.capitola.ca.us:

City of Capitola
420 Capitola Avenue
Capitola, Ca 95010

Comments on the Mitigated Negative Declaration should be submitted in writing to Ryan Bane at the address listed above from August 15, 2012 through September 3, 2012. The Mitigated Negative Declaration and project will be considered at a public hearing before the City of Capitola Planning Commission on September 6, 2012 at 7 PM at the Capitola City Hall at the address above.

If you have any questions or comments, please contact Ryan Bane in the Community Development Department at (831) 475-7300 or email at: rbane@ci.capitola.ca.us.

**Villa Capitola
MND-Initial Study
DISTRIBUTION LIST**

Association of Monterey Bay Area
Governments--AMBAG
P.O. Box 809
Marina, CA 93933-0809

County Clerk
c/o Clerk of the Board
701 Ocean Street
Santa Cruz, CA 95060

Santa Cruz County
Public Works Department, Room 410
701 Ocean St.
Santa Cruz, CA 95060

Santa Cruz County Planning Dept.
Kathy Previsich, Director
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

City of Santa Cruz Water Department
212 Locust Street
Santa Cruz, CA 95060

**CITY OF CAPITOLA
MITIGATED NEGATIVE DECLARATION**

The City of Capitola has prepared this Mitigated Negative Declaration for the following described project:

PROJECT: Villa Capitola Senior Housing **APPLICATION #:** 12-028

PROJECT LOCATION: 1575 38th Avenue, CA 95010

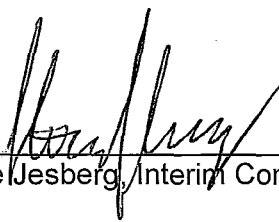
APPLICANT: Nancy Huyck

PROJECT DESCRIPTION: The project consists of demolition of an existing commercial salvage yard and accessory buildings and construction of a 23-unit market-rate rental, "unassisted" senior housing development within a new three-story building. The project applications to be considered by the City include: Planned Development Rezoning, Conditional Use Permit, and Design Permit for the demolition and construction in a Neighborhood Commercial zone district.

FINDINGS: The City of Capitola Community Development Department has reviewed the proposed project and has determined, based on the attached Initial Study, that the project will not have a significant effect on the environment with implementation of mitigation measures. Consequently, adoption of a Mitigated Negative Declaration is appropriate. An Environmental Impact Report is not required pursuant to the *California Environmental Quality Act of 1970 (CEQA)*. This environmental review process and completion of the Initial Study and Mitigated Negative Declaration were conducted in accordance with the State *CEQA Guidelines*.

The following mitigation measures will be incorporated into the project design or as conditions of approval, to ensure that any potential environmental impacts will not be significant.

<u>Impact</u>	<u>Mitigation</u>
Exposure to Noise.	MITIGATION MEASURE 1: Require preparation of an acoustical study with building permit submittal and require building plans to incorporate any recommended building or window design measures, if needed to achieve required indoor noise levels.


By: Steve Jesberg, Interim Community Development Director

7-31-12
Date

CITY OF CAPITOLA

420 CAPITOLA AVENUE
CAPITOLA, CA 95010
PHONE: (831) 475-7300 FAX: (831) 479-8879

INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Villa Capitola Unassisted Senior Housing
Application No.:	#12-028
Project Location:	1575 38 th Avenue
Name of Property Owner:	Steve Thomas and Maureen Romac
Name of Applicant:	Nancy Huyck
Assessor's Parcel Number(s):	034-181-17
Acreage of Property:	31,365 square feet (0.72± acres)
General Plan Designation:	C-LC (Shopping - Local)
Zoning District:	CN (Neighborhood Commercial)
Lead Agency:	City of Capitola
Prepared By:	Stephanie Strelow, Strelow Consulting
Date Prepared:	July 30, 2012
Contact Person:	Ryan Bane, Senior Planner
Phone Number:	(831) 475-7300

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Environmental Setting and Surrounding Land Uses

This project site is located within the western portion of the City of Capitola, south of Capitola Road on the west side of 38th Avenue. The site is located at 1575 38th Avenue, just south of the Capitola Mall (see Figure 1). The site is bordered by 38th Avenue and the Kings Plaza Shopping Center on the east, commercial uses on the north and south, and residential uses on the west. The properties to the west are located within the unincorporated area of Santa Cruz County.

The project site is flat and currently is developed with a commercial salvage yard (Capitola Freight and Salvage) that consists of areas of stockpiled building elements (windows, doors, cabinets) and appliances, several older structures and an unpaved parking area. Approximately seven trees are located on the property, primarily at the edges.

The surrounding neighborhood is primarily characterized as commercial, except for residential uses that are located to the west of the site. A storage facility with parking is located immediately south of the project site; a row of redwood trees on this adjacent property borders the property line. Two older single-family homes are located adjacent to the project site on the north, which appear to be used for commercial purposes and are located within a commercial zone. A parking lot serving commercial uses along Capitola Road also borders the project site on the north. Older single-family homes are located to the west of the project site. An aerial photo with the existing site conditions is presented on Figure 2.

B. Project Description

Background. A preliminary proposal for the project site consisted of a four-story, 67-unit senior housing planned developed that was reviewed by Capitola's Architectural and Site Review Committee, Planning Commission and City Council in the fall of 2011. Based on comments and direction given at that time, the applicant redesigned the project and submitted a formal Planned Development application. The current proposal has been reduced in size to a three-story, 23-unit project as further described below.

Project Description. The project consists of demolition of the existing salvage yard and its accessory buildings and construction of a 23-unit rental (market rate), "unassisted" senior housing development. The project applications to be considered by the City include: Planned Development Rezoning, Conditional Use Permit, and Design Permit for the demolition and construction.

The proposed project will be contained within an approximate 70,000 square foot, three-story building. The proposed housing units will be located on the second and third floors. The planned units include 11 studio units, nine one-bedroom units, two one-bedroom with study units, and one two-bedroom with study unit.

The ground level includes an enclosed 36-space enclosed parking garage. An approximate 520 square foot "private restaurant" also is located on the ground floor adjacent to the parking area, which would serve meals in a dining room, coffee bar or poolside cabana. The restaurant area (with an approximate 520 square foot kitchen) is intended for residents only, where meals will be

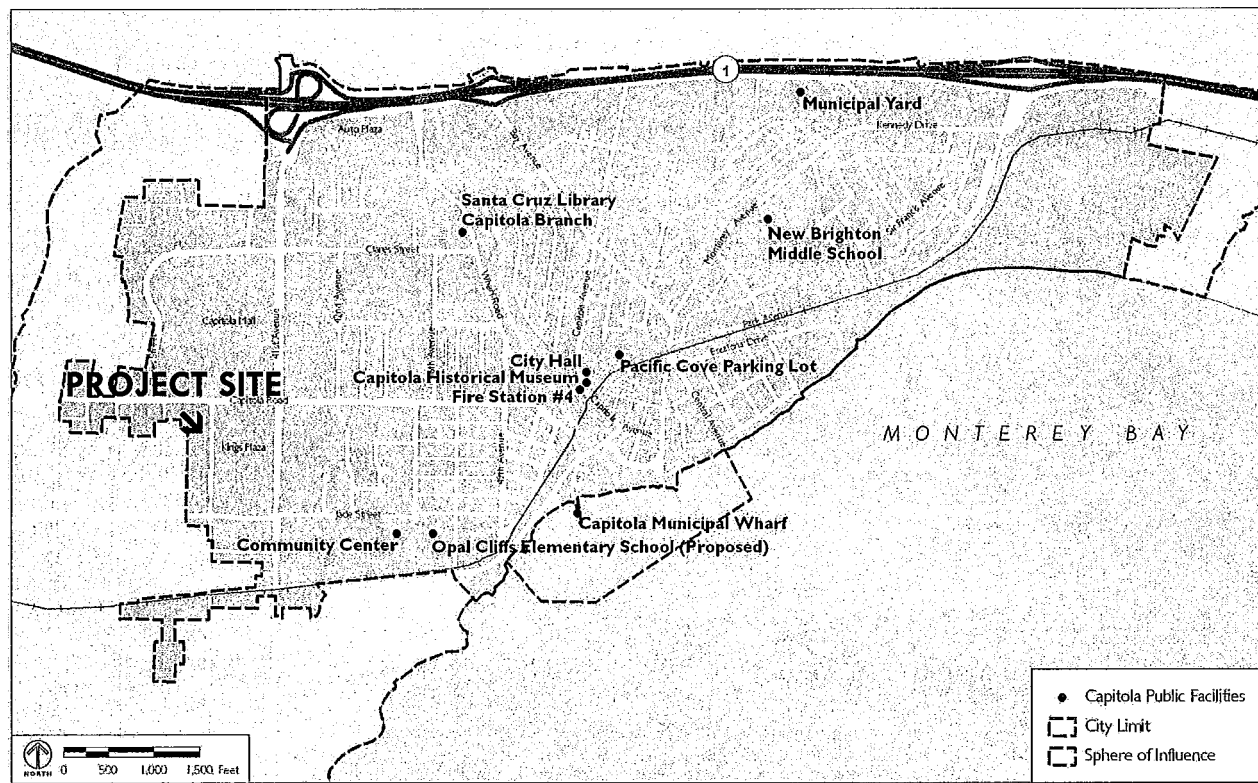
served three times a day. A lobby area is located on the second, and a 480-square foot pool with spa and cabana is proposed on the third floor. The site plan with the first two floors is shown on Figure 3.

Access will be provided via 38th Avenue with a separate entrance and exit. Information provided by the applicant indicates that shuttle service will be provided for supplemental transportation for residents.

C. Agencies whose approval is required (and permits needed)

None are known other than the City of Capitola.

FIGURE 1: Vicinity Location



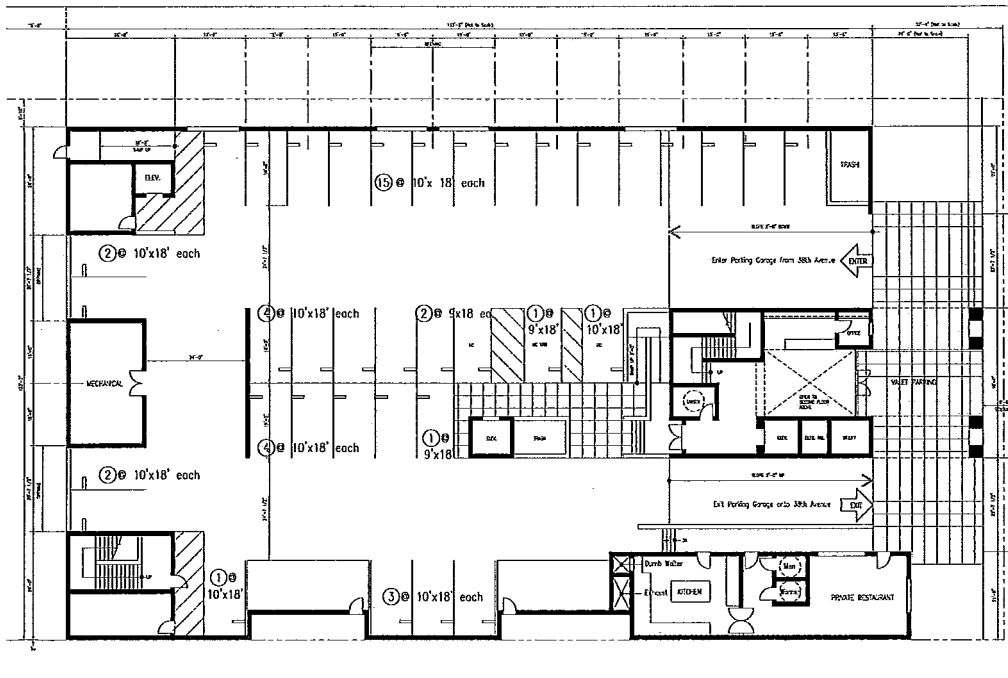
SOURCE: Imagine Capitola – City of Capitola General Plan Update

FIGURE 2: Existing Site Conditions

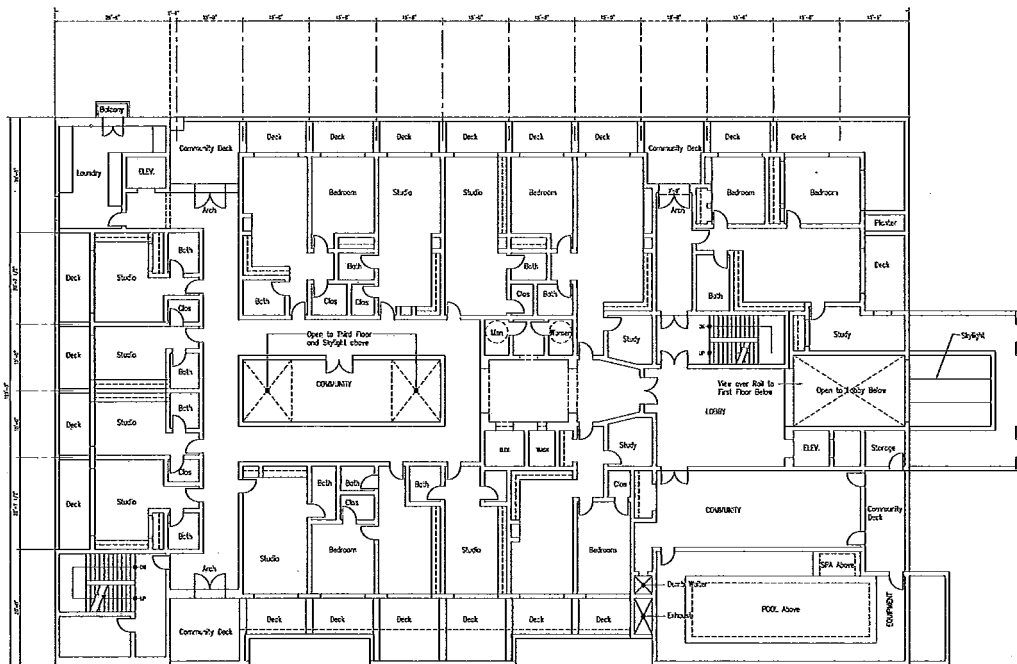


Existing Site Conditions

FIGURE 3: Site Plan - First & Second Floor Plans



(36 total parking stalls)  First Floor Garage Plan



 Second Floor Plan

III. ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected by the Project: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

✓	Aesthetics		Agriculture & Forest Resources	✓	Air Quality
✓	Biological Resources		Cultural Resources	✓	Geology / Soils
✓	Greenhouse Gas Emissions	✓	Hazards & Hazardous Materials	✓	Hydrology / Water Quality
	Land Use / Planning		Mineral Resources	✓	Noise
✓	Population / Housing	✓	Public Services		Recreation
✓	Transportation / Traffic	✓	Utilities / Service Systems	✓	Mandatory Findings of Significance

A. Instructions to Environmental Checklist

1. A brief explanation is required (see VI. "Explanation of Environmental Checklist Responses") for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question (see V. Source List, attached). A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that any effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated: applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier Analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:
 - a) *Earlier analysis used.* Identify earlier analyses and state where they are available for review.

- b) *Impacts adequately addressed.* Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) *Mitigation measures.* For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 8. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

B. Use of Earlier Analyses

The project site is located within the service area of the City of Santa Cruz Water Department. In December 2011, the Santa Cruz City Council adopted the *2010 Urban Water Management Plan (UWMP)*, which evaluates water supply and demand within the City's service area over the next 20 years. Additionally, the City of Santa Cruz updated its General Plan, which was adopted by the City Council in June 2012 and certified an EIR for the *General Plan 2030* at the same time. The EIR provides a comprehensive analysis of impacts of water demand within the City's service area. Both the UWMP and General Plan EIR assess future water demand within the City's water service area that is located outside Santa Cruz city limits.

The preparation of this Initial Study has drawn from data and analyses contained in both the City of Santa Cruz adopted 2010 UWMP and certified General Plan 2030 EIR. These documents are hereby "incorporated by reference" pursuant to the State CEQA Guidelines section 15150. Where an EIR or Negative Declaration uses incorporation by reference, the incorporated part of the referenced document shall be briefly summarized where possible or briefly described if the data or information cannot be summarized. The EIR analyses and conclusions and relevant findings of the 2010 UWMP are summarized in subsections 17(b,d) and 18(b) of this Initial Study. The documents are on file and may be reviewed at the City of Capitola during business hours (Monday through Friday, 8 AM to 12 PM and 1-5 PM), located at 420 Capitola Avenue, Capitola, CA. The documents are also available on the City of Santa Cruz website.¹

¹ City of Santa Cruz Planning Department: <http://www.cityofsantacruz.com/index.aspx?page=348> and City of Santa Cruz Water Department: <http://www.cityofsantacruz.com/Modules/ShowDocument.aspx?documentid=24687>.

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	
2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (V.4)				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute to an existing or projected air quality violation?			✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	
e) Create objectionable odors affecting a substantial number of people?				✓
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?				✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d) Disturb any human remains, including those interred outside of formal cemeteries?				✓
6. GEOLOGY AND SOILS. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?				✓
b) Strong seismic ground shaking?			✓	
c) Seismic-related ground failure, including liquefaction?				✓
d) Landslides?				✓
e) Would the project result in substantial soil erosion or the loss of topsoil?			✓	
f) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
h) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.				✓
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				✓
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (for example, the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.				✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				✓
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			✓	
f) Otherwise substantially degrade water quality?			✓	
g) Place housing within a 100-year flood-hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (V.1α)				✓
h) Place within a 100-year flood-hazard area structures which would impede or redirect flood flows? (V.1α)				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (V.1)				✓
j) Inundation by seiche, tsunami, or mudflow? (V.1α)				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?				✓
11. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (V.1 a)				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (V.1 a)				✓
12. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?		✓		
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				✓
c) Substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
13. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?				✓
d) Parks?			✓	
e) Other public facilities?				✓
15. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

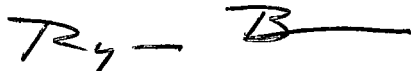
ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				✓
e) Result in inadequate emergency access?				✓
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (for example, bus turnouts, bicycle racks.)				✓
17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g) Comply with federal, state, and local statutes and regulations related to solid waste?				✓
18. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)			✓	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

IV. DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	✓
I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a potentially significant or a potentially significant unless mitigated impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	



 Ryan Bane, Senior Planner

8/7/12

 Date

V. SOURCE LIST

1. City of Capitola.
 - a) Adopted September 28, 1989. *General Plan City of Capitola*. Prepared by Freitas + Freitas.
 - b) Adopted February 11, 2010. "City of Capitola Housing Element of the General Plan 2007-2014."
2. "Imagine Capitola" – City of Capitola General Plan Update.
 - a) "General Plan Update Existing Conditions White Paper #1. March 2011. Prepared by Design, Community & Environment for the City of Capitola.
 - b) "White Paper #3 – Transportation & Parking". April 2011. Prepared by RBF Consulting and Kimley-Horn and Associates.
 - c) "White Paper #4 – Environmental Resources & Hazards". April 2011. Prepared by RBF Consulting.
 - d) "White Paper #5 – Environmental Resources & Hazards". April 2011. Prepared by RBF Consulting.
3. City of Santa Cruz.
 - a) June 26, 2012. Adopted. *General Plan 2030*.
 - b) April 2012. "City of Santa Cruz General Plan 2030 Final EIR."
 - c) September 2011. "City of Santa Cruz General Plan 2030 Draft EIR."
 - d) December 2011. Adopted. "City of Santa Cruz Urban Water Management Plan 2010."
4. California Department of Conservation. 2007. "Farmland Mapping and Monitoring Program."
5. Monterey Bay Unified Air Pollution Control District.
 - a) August 2008. *2008 Air Quality Management Plan for the Monterey Bay Region*.
 - b) February 2008. "CEQA Air Quality Guidelines."
 - c) May 18, 2011. Staff Report regarding "Presentation on Thresholds of Significance for Greenhouse Gases and Provide Suggestions to Staff for the Recommendation to be Presented at the June 2011 Board Meeting."
 - d) July 12, 2011. Staff Agenda Item for Board Meeting on June 15, 2011 regarding "Consider Adoption of a Resolution Approving Proposed Revisions to the District Consistency Procedure."
6. Donald Ballanti, Certified Consulting Meteorologist. June 22, 2012. "Greenhouse Gas Analysis for the Villa Capitola Project, Capitola, California."
7. Bowman & Williams. June 6, 2012. "Preliminary Storm Water Management Report for Senior Housing, APN: 034-181-17, 1575 38th Avenue, Santa Cruz, California."

8. RBF Consulting. June 8, 2012. "Forecast Trip Generation, On-site Parking Analysis and Pedestrian Warrant Analysis for the Proposed Villa Capitola Senior Housing Project."
9. Global Climate Change References:
 - a) California Air Resources Board. September 22, 2010 (Last Updated). "Greenhouse Gas Inventory Data – 2000 to 2008." Online at: <http://www.arb.ca.gov/cc/inventory/data/data.htm>
 - MAY 12, 2010. "California Greenhouse Gas Inventory for 2000-2008 – By — by Category as Defined in the Scoping Plan"
 - May 28, 2010. "Trends in California Greenhouse Gas Emissions for 2000 to 2008 – by Category as Defined in the Scoping Plan."
 - b) California Air Resources Board. December 2008. *Climate Change Proposed Scoping Plan – A Framework for Change.* December 2008. Online at: http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf
 - c) California Climate Action Team. December 2010. "Climate Action Team Report to governor Schwarzenegger and the California Legislature." California Environmental Protection Agency.
 - d) California Governor's Office of Planning and Research. June 19, 2008. "CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review."
 - e) California Natural Resources Agency. "2009 California Climate Adaptation Strategy." A Report to the Governor of the State of California in Response to Executive Order S-13-2008.
 - f) Bay Area Air Quality Management District. June 2010. "California Environmental Quality Act Guidelines." Online at: <http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Updated-CEQA-Guidelines.aspx>

VI. EXPLANATION OF ENVIRONMENTAL CHECKLIST RESPONSES

1. Aesthetics.

(a) Scenic Views. The proposed project is located within a developed commercial area within the City of Capitola. The City's General Plan does not identify any "vista points" in the project vicinity. The project site is not visible from a designated vista point nor is it within an identified or observed scenic view. There are no scenic views across or from the project site. The project would not obstruct or remove scenic coastal views as none exist in the area.

(b) Scenic Resources. The site contains seven trees, including two large pine trees, one redwood and four smaller ornamental trees. The two large pines are taller than other onsite trees and are visible in the immediate vicinity of the project site. Generally, trees are planted along 38th Avenue.

Impact Analysis. All onsite trees will be removed for project development. None of the trees are visually prominent or distinctive, and they do not represent a significant visual element of the surrounding area, which is characterized by existing commercial development with landscaping. The pine tree in the southeast corner of the site is the most visible and is prominent in the immediate vicinity of the project site, but it does not possess unique or unusual aesthetic features for this type of tree. Trees are planted along 38th Avenue, including redwood trees further south of the site, and as a result, the street appears lined with trees that partially screen some existing buildings. While any tree may be considered to possess aesthetic attributes, the trees on the project site do not possess qualities under which they would be considered scenic, such as being visually prominent from a wide area, visually distinctive and/or being an exceptional specimen of a particular species. Thus, the onsite trees are not considered a scenic resource, and the project would not have an adverse effect on scenic resources. Tree removal in relation to City tree removal regulations is reviewed below under subsection 4(e).

(c) Visual Effects upon Surrounding Area. The visual quality of the project vicinity is characterized primarily by a mix of developed commercial uses. Commercial uses are prominent along the segment of 38th Avenue in which the project site is located, including the Kings Plaza Shopping Center to the east and the Capitola Mall to the north. Commercial development dominates the visual character in the area, although some older homes of mixed styles and age are located further south of the project site along 38th Avenue. Trees are planted along 38th Avenue.

Impact Analysis. The proposed project would result in construction of a new three-story building within a predominantly commercial area. The building will occupy nearly the entire site. It will be of similar scale and mass as the storage facility to the south and other larger commercial buildings in the area, including those at the Kings Plaza Shopping Center to the east and at the Capitola Mall to the north. The proposed building would be one taller than existing buildings, and would be more massive than residential properties to the west.

Building elevations provided as part of the site plan are shown on Figure 4. The overall building mass is broken up by architectural recesses and windows along each side. Additionally, the upper floors are slightly set back from the ground floor on the front and partially on the rear, which also reduces the overall building mass.

The building height of 42 feet exceeds the height limit of 27 feet for the CN zone in which the site is located. However, the proposal includes a rezoning to Planned Development in which building heights can vary. The project site is located at the edge of the Community Commercial district in which heights of 40 feet are permitted. Given this proximity, the proposed building height would not be substantially different than permitted heights in the adjacent district or some structures in the area and along 41st Avenue. The building height likely would be

most noticeable from residential properties to the west, although landscaping would be provided along this boundary.

Overall, the project building mass and scale is similar to other commercial buildings in the vicinity, and the project would not substantially degrade the visual character of the surrounding area. The building height would be greater than other nearby buildings, but is not likely to appear out of scale with vicinity commercial buildings. With the planned architectural and building design features, materials, and colors, the proposed building would not substantially degrade the existing visual character of the surrounding area. Removal of the onsite trees (as discussed above in subsection 1b) would not be highly noticeable given the commercial character of the area and other tree cover that is present along 38th Avenue. Therefore, the project would have a less-than-significant impact on the visual character of the surrounding area. Further review of design details will be made by the City Planning Commission as part of the Architectural and Site approval that is required for permitted or conditional uses in a CN district as provided in Chapter 17.63 of the City's Municipal Code.

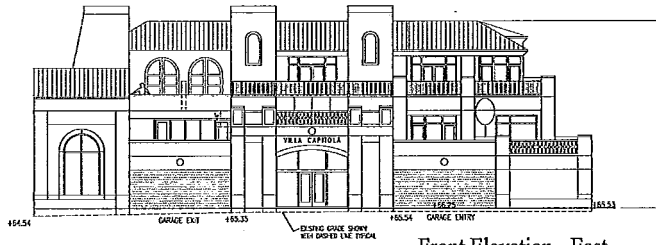
(d) Light and Glare. The project will not result in introduction of a major new source of light and glare, although there will be exterior building lighting typically associated with residential and planned development buildings. This is not expected to create significant visual impacts on the surrounding neighborhood. Further review of design details will be made as part of the Architectural and Site review process. Additionally, standard conditions of approval require that all lighting shall be shielded and directed on to the property, away from adjacent residential properties. Lighting intensity shall be reviewed and approved by staff prior to final occupancy and shall be reviewed by the Planning Commission upon receipt of a complaint.

- 2. Agricultural and Forest Resources.** The project site is located in a developed urban area. The project site is not in agricultural production or located adjacent to or near agricultural uses. The project site, as all of Capitola, is designated "Urban and Built-Up" by the California Department of Conservation Farmland Mapping and Monitoring Program (SOURCE V.4). Similarly, the project site is located within a developed commercial area and is not designated for timber resource production. The proposed project would have no effects on agricultural or forest resources.

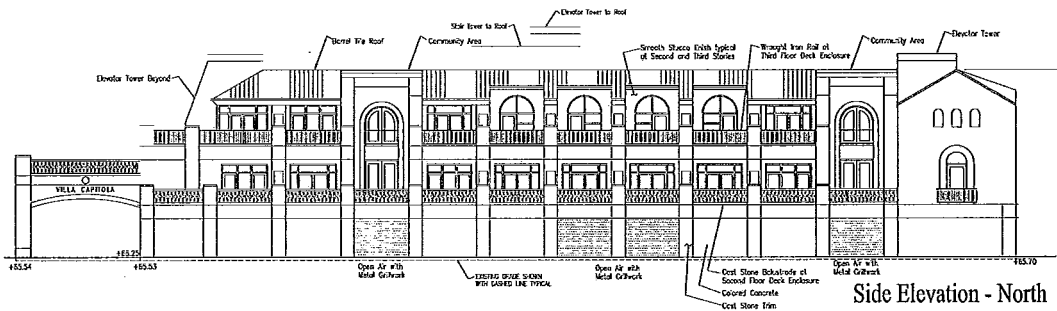
3. Air Quality.

(a) Consistency with Air Quality Management Plan. The proposed project will result in construction of 23 senior residential units. On June 15, 2011 the Monterey Bay Unified Air Pollution Control District (MBUAPCD) Board approved a new procedure for determining consistency with the *Air Quality Management Plan* (AQMP), effective September 1, 2011. In the past, the Association of Monterey Bay Area Governments (AMBAG) determined whether population increases would remain within AMBAG's population forecasts used in the AQMP. The new procedure uses AMBAG's adopted housing unit forecast instead of population (SOURCE V.5d).

FIGURE 4: Building Elevations



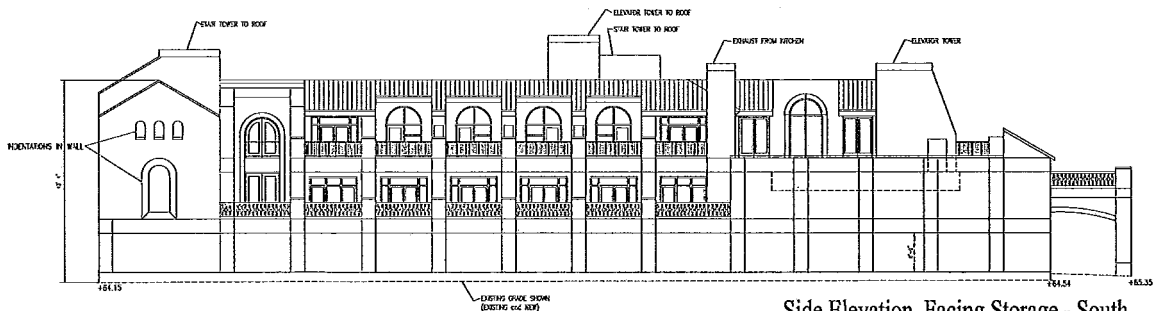
Front Elevation - East



Side Elevation - North



Rear Elevation - West



Side Elevation Facing Storage - South

The Air District's adopted procedure was used to determine project consistency with the AQMP. The city of Capitola had 5,537 existing dwelling units as of January 1, 2012.² According to Capitola City staff, there are four residential units that are under construction or have been approved. With these four units and the project (23 units), there would be a total of 5,564 residential units within the City which is below the AMBAG forecast of 5,601 units projected in 2015. Therefore, the proposed project is consistent with the AQMP, and would not conflict with or obstruct implementation of the AQMP.

(b) Project Emissions. To protect public health, both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards (AAQS) that are the maximum levels of ambient (background) air pollutants considered safe, with an adequate margin of safety to protect public health and welfare. The national standards address six criteria pollutants, including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, fine particulate matter (both PM₁₀ and PM_{2.5}, which refer to particles less than 10 microns and 2.5 microns, respectively), and lead. The state standards, which are generally more stringent than the federal standards, apply to the same pollutants as the federal standards do, but also include sulfate, hydrogen sulfide, and vinyl chloride.

The North Central Coast Air Basin (NCCAB), in which the project site is located, is under the jurisdiction of the Monterey Bay Air Pollution Control District (MBUAPCD) and includes Santa Cruz, Monterey and San Benito Counties. The NCCAB is currently in attainment for the federal PM₁₀ (particulate less than 10 microns in diameter), ozone, nitrogen dioxide, sulfur dioxide, and carbon monoxide standards and is unclassified or attainment for the federal PM₂₅ and lead standards. The basin is designated non-attainment for the state ozone and PM₁₀ standards, and is in attainment for all other state standards, except for carbon monoxide for which it is unclassified (SOURCE V.5a).

Impact Analysis. The proposed project consists of construction of 23 senior housing units. There would be vehicular traffic increases associated with the proposed project, but emissions would not exceed MBUAPCD's criteria for significance. According to the MBUAPCD's CEQA Guidelines (February 2008), the proposed number of new residential units is below the District's screening level for potential significant ozone impacts for apartments and condominiums (SOURCE V.5b). Furthermore, the project does not include operations that would result in stationary emissions. Thus, the project would not violate current air quality standards, and would result in a less-than-significant impact related to air emissions.

Demolition, excavation and construction could result in generation of dust and PM₁₀ emissions. According to MBUAPCD's "CEQA Air Quality Guidelines" (as

² Per California Department of Finance, "E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012" (May 2012). Online at: <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>.

updated in June 2008), 8.1 acres could be graded per day with minimal earthmoving or 2.2 acres per day with grading and excavation without exceeding the MBUAPCD's PM₁₀ threshold of 82 lbs/day. The project site area is approximately 0.72 acres, which would be below the 2.2 acre grading threshold. Thus, potential construction-related PM₁₀ emissions would be less-than-significant.

(c) Cumulative Pollutant Increases. According to the MBUAPCD CEQA Guidelines, projects that are consistent with the "Air Quality Management Plan" (AQMP) would not result in cumulative impacts as regional emissions have been factored into the Plan. The MBUAPCD prepares air quality plans, which address attainment of the state and federal emission standards, and which, incorporate growth forecasts developed by AMBAG. As indicated in subsection 3(a) above, the proposed project is consistent with the AQMP, which takes into account cumulative development within the City, and thus, cumulative emissions have been accounted for in the Plan.

(d) Sensitive Receptors. The project site is located within a developed area of the City of Capitola and is surrounded primarily by commercial development, except for residential development on the west. As indicated above, the proposed project would not result in stationary emissions. Thus, the proposed project will not expose sensitive receptors to substantial pollutant concentrations.

Diesel particulate matter was identified as a toxic air contaminant (TAC) by the State of California in 1998. Following the identification of diesel as a TAC, the California Air Resources Board (CARB) developed a comprehensive strategy to control diesel PM emissions. The "Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles"—a document approved by CARB in September 2000—set goals to reduce diesel PM emissions in California by 75% by 2010 and 85% by 2020. This objective would be achieved by a combination of approaches (including emission regulations for new diesel engines and low sulfur fuel program). An important part of the Diesel Risk Reduction Plan is a series of measures for various categories of in-use on- and off-road diesel engines, which are generally based on the following types of controls:

- Retrofitting engines with emission control systems, such as diesel particulate filters or oxidation catalysts,
- Replacement of existing engines with new technology diesel engines or natural gas engines, and
- Restrictions placed on the operation of existing equipment.

Once the Diesel Risk Reduction Plan was adopted, the ARB started developing emission regulations for a number of categories of in-use diesel vehicles and equipment. In July 2007, the ARB adopted regulations for in-use, off-road diesel vehicles that will significantly reduce particulate matter emissions by requiring fleet owners to accelerate turnover to cleaner engines and install exhaust retrofits.

Impact Analysis. Demolition, excavation, grading and project construction could involve the use of diesel trucks and equipment that will emit diesel exhaust,

including diesel particulate matter, which is classified as a toxic air contaminant. Adjacent residents and businesses would be exposed to construction-related diesel emissions, but activities that would use diesel equipment would be of temporary and of short-term duration. Thus, potential exposure to adjacent residents is considered a less-than-significant impact.

There are existing residential units adjacent to the site on the west. Construction-related diesel emissions would be of limited duration (i.e., primarily during grading) and would be temporary. CARB has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project excavation and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days out of a 70-year (365 day per year, 24-hour per day) period. Because exposure to diesel exhaust will be well below the 70-year exposure period, and given the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location. Thus, the project would not expose sensitive receptors to substantial pollutant concentrations, and potential exposure of sensitive receptors to diesel emissions and associated risks is considered a less-than-significant impact.

(e) Odors. The planned residential use will not create objectionable odors.

4. Biological Resources.

The project site is located along 38th Avenue, west of 41st Avenue, which is a major transportation and commercial arterial. The site is developed with a commercial salvage materials business, and is located within a developed commercial area. There are no known biological resources on the project site or in the vicinity. The site is not mapped in the City's General Plan as being located in a riparian corridor or monarch butterfly grove (SOURCE V.1a).

(e) Tree Removal. There are seven existing trees on the project property, including two large pine trees, one redwood and four smaller ornamental trees. The majority of the trees are located on the perimeter of the site. The trees on the project site are not considered "heritage" trees under City of Capitola regulations (Chapter 12.12 – Community Tree and Forest Management). However, removal of non-heritage trees requires a permit pursuant to section 12.12.160 of the City's Municipal Code with the following findings:

1. The tree removal is in the public interest based on one of the following:
 - a. Because of the health or condition of the tree, with respect to disease infestation, or danger of falling;
 - b. Safety considerations; or
 - c. In situations where a tree has caused, or has the potential to cause, unreasonable property damage and/or interference with existing utility services.
2. All possible and feasible alternatives to tree removal have been evaluated, including, but not limited to undergrounding of utilities, selective root cutting, trimming and relocation.
3. The type, size and schedule for planting replacement trees are specified and shall be concurrent with the tree removal or prior to it.
4. The removal of the tree would not be contrary to the purposes of Chapter 12.12 – “Community Tree and Forest Management” and Chapter 17.95 – Environmental Sensitive Habitats.
5. Replacement trees in a ratio of two to one as needed to ensure that with replacement trees, a canopy coverage of at least fifteen percent will result, and location(s) for tree replanting are selected, and/or as a last resort, in-lieu fees have been paid as a condition of the permit in accordance with Section 12.12.190. Replacement trees and/or in-lieu fees are not required if post-removal tree canopy coverage on the site or parcel will be thirty percent or more.

Impact Analysis. The proposed project will result in removal of seven trees, but none are considered heritage trees under City regulations. Removal would not conflict with City regulations with approval of a permit and replanting replacement trees. Thus, the impact is considered less-than-significant.

None of the existing onsite trees will be retained. An arborist report has not been prepared, and thus, the condition of the trees is unknown. The trees are on the edge of the property, except for four smaller trees within the site. The trees located at the edges of the property may ultimately damage sidewalks or utilities. The proposed landscaping plan shows planting of 15 olive trees along the eastern and northern property boundaries. This represents one tree over the a 2-to-1 replacement ratio required under City regulations, and thus, exceeds the City’s replanting ratio requirement. Thus, it appears that planned tree removal would not conflict with City regulations, but City staff will provide further review as part of the tree removal permit process.

Existing redwood trees located on adjacent property to the south would be retained. These could be inadvertently damaged during grading and construction. Grading and soil compaction and inadvertent damage due to construction equipment could damage the root zones unless the trees and root zones are adequately protected during construction. Although no mitigation measures are required, the following Condition of Approval is recommended to ensure protection of adjacent trees.

RECOMMENDED CONDITION OF APPROVAL: Implement measures to protect existing redwood trees along the property boundary in order to minimize damage to the trees and their root zones during construction as recommended by a certified arborist review.

(f) Conflicts with Plans. There are no adopted Habitat Conservation Plans in the vicinity.

5. Cultural Resources. There are no historical resources on the project site.

(b) Archaeological Resources. According to the City maps, the project site is not located within an archaeologically sensitive area. The project site has been previously graded and disturbed. Thus, there would be no impacts to cultural resources. However, the following Condition of Approval is recommended in the event that unknown resources are discovered during project grading and excavation.

RECOMMENDED CONDITION OF APPROVAL: If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Disturbance shall not resume until the significance of the archaeological resources is determined and appropriate mitigations to preserve the resource on the site are established. If human remains are encountered during construction or any other phase of development, work in the area of discovery must be halted, the Santa Cruz County coroner notified, and the provisions of Public Resources Code 5097.98-99, Health and Safety Code 7050.5 carried out. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours as required by Public Resources Code 5097.

(c) Paleontological/Unique Geological Resources. No unique geologic features have been identified. The proposed demolition and construction of the proposed senior housing project will have no effect on any unanticipated paleontological resources.

6. Geology and Soils.

(a-c) Seismic Hazards. The project site is located in a seismically active region of California. There are no active faults which underlie the City of Capitola, but active faults are located nearby in the Santa Cruz Mountains and offshore in Monterey Bay (SOURCE V.1a). The regional faults of significance potentially affecting Capitola include the San Andreas, the Zayante, and the Palo Colorado-San Gregorio.

The most probable seismic hazards to Capitola are from the San Andreas Fault (in the Santa Cruz Mountains) and, further south, the Palo Colorado-San Gregorio fault. Seismic historical records of the area show that earthquakes of 6.5 – 7.0 magnitude occur periodically on the San Andreas Fault. The main trace of the San Andreas Fault is approximately nine miles northeast of Capitola. One of the largest earthquakes in the Santa Cruz area occurred on October 17, 1989 due to movement

on this fault and measured 7.1 on the Richter scale. The epicenter of the Loma Prieta earthquake was approximately five (5) miles southeast of Capitola (SOURCE V.2c).

The Zayante fault is located approximately five miles northeast of Capitola, and the Palo Colorado-San Gregorio is located approximately 14 miles southwest of Capitola. The California Division of Mines and Geology considers the Zayante fault active (SOURCE V.2c). The Palo Colorado-San Gregorio fault is not well understood, but is considered potentially active with an estimates maximum credible magnitude of 7.7 and a recurrence level of 800+ years (Ibid.).

The primary seismic hazard that could affect the project is seismic shaking. The site is located in an area subject to high seismic shaking hazards according to maps in the City's General Plan (SOURCE V.1a). Liquefaction, differential compaction of near surface soils, and lateral spreading can present seismic hazards during earthquakes. The potential for these hazards to occur are dependent on soil conditions and geologic patterns (SOURCE V.2c). Soil liquefaction occurs when loose, saturated sandy soil deposits lose internal strength and transform from a solid to a liquefied state due to reduced stresses within the soils mass. The site is in a low liquefaction potential zone (Ibid.).

The California Building Standards Code (CBC) design standards have a primary objective of ensuring public safety and a secondary goal of minimizing property damage and maintaining function during and following a seismic event. The CBC prescribes seismic design criteria for different types of structures, and provides methods to obtain ground motion inputs. The CBC also requires analysis of liquefaction potential, slope instability, differential settlement, and surface displacement due to faulting or lateral spreading for various categories of construction. Recognizing that the risk of severe seismic ground motion varies from place to place, the CBC provisions vary depending on location within the state.

Impact Analysis. The project site is located in an area of high seismic activity and will be subject to strong seismic shaking during an earthquake. Preparation of a geotechnical report will be required prior to issuance of a building permit per California Building Code requirements, and the building will be required to be designed in accordance with the latest edition of the California Building Code, which sets forth structural design parameters for buildings to withstand seismic shaking without substantial structural damage. Structures built in accordance with the latest edition of the California Building Code and recommendations in the required geotechnical report have an increased potential for experiencing relatively minor damage which should be repairable. Thus, this is considered a less-than-significant impact.

(e,g) Soils and Erosion. According to the Soil Conservation Service *Soil Survey of Santa Cruz* (August 1980), onsite soils are classified as Pinto loam and Elkhorn sandy loam. These soils are classified as having a low to moderate shrink-swell potential depending on soil depth, and erosion hazard is slight to moderate.

Impact Analysis. Soils with potential shrink-swell conditions could result in structural damage if not properly designed. The required geotechnical report will set forth site preparation and foundation requirements that will be address onsite soil constraints determined through soil borings and testing. Thus, impacts related to soils constraints are considered less-than-significant.

The onsite project soils are classified as having a slight to moderate erosion hazard. Project development will include excavation and grading, although the project site is relatively flat and located within a developed urban area. Approximately 1,485 cubic yards of material will be excavated, which will require submittal of a grading plan with erosion control measures in accordance with City regulations. The project site is not located adjacent to existing water bodies. With implementation of required erosion control measures as part of the required grading plan, the potential for offsite erosion and inadvertent transport of soils into the municipal storm drain system is considered less-than-significant. Although mitigation measures are not required, the following Condition of Approval is recommended.

RECOMMENDED CONDITION OF APPROVAL: Implement erosion control measures, including, but not limited to: conduct grading prior to the rainy season if possible; protect disturbed areas during the rainy season; implement other Best Management Practices (BMPs) during construction to protect water quality; and immediately revegetate disturbed areas.

(h) Soil Suitability for Septic Systems. The site is currently served by sewer as is the balance of the City, therefore there are no impacts associated with new septic systems.

7. Greenhouse Gas Emissions.

(a) Greenhouse Gas Emissions. Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of greenhouse house gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities (SOURCE V.9d).

Climate change models predict changes in temperature, precipitation patterns, water availability, and rising sea levels, and these altered conditions can have impacts on natural and human systems in California (SOURCE V.9c). Changes in temperature,

precipitation, and sea levels can affect California's public health, habitats, ocean and coastal resources, water supplies, agriculture, forestry, and energy use (Ibid.), as well as result in increased droughts and flooding. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity (SOURCE V.6).

The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide (SOURCE V.9d). The primary contributors to GHG emissions in California (as of 2008) are transportation (about 37%), electric power production (24%), industry (20%), agriculture and forestry (6%), and other sources, including commercial and residential uses (13%). Approximately 81% of California's emissions are carbon dioxide produced from fossil fuel combustion (SOURCE V.9a).

The State of California passed the Global Warming Solutions Act of 2006 (AB 32), which seeks to reduce GHG emissions generated by California. The Governor's Executive Order S-3-05 and AB 32 (Health & Safety Code, § 38501 et seq.) both seek to achieve 1990 emissions levels by the year 2020. Executive Order S-3-05 further requires that California's GHG emissions be 80 percent below 1990 levels by the year 2050. AB 32 defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrocarbons, perfluorocarbons and sulfur hexafluoride.

The California Air Resources Board (CARB) is the lead agency for implementing AB32. In accordance with provisions of AB 32, CARB has completed a statewide Greenhouse Gas (GHG) Inventory that provides estimates of the amount of GHGs emitted to, and removed from, the atmosphere by human activities within California. Based on review of this inventory, in December 2007 CARB approved a 2020 emissions limit of 427 CO₂ equivalent million metric tons (MMT CO₂e)³, which is equivalent to the 1990 emissions level. In accordance with requirements of AB32, a Scoping Plan was released in October 2008 and adopted by CARB in December 2008. Key elements for reducing the state's greenhouse emissions to 1990 levels by 2020 include:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
- Achieving a statewide renewables energy mix of 33 percent;
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system;

³ The CO₂ equivalent emissions are commonly expressed as "million metric tons of carbon dioxide equivalent (MMT CO₂e)". The carbon dioxide equivalent for a gas is derived by multiplying the tons of the gas by the associated Global Warming Potential (GWP).

- Establishing targets for transportation-related greenhouse gas emissions for regions throughout California, and pursuing policies and incentives to achieve those targets;
- Adopting and implementing measures pursuant to existing State laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon fuel Standard; and
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State's long-term commitment to AB 32 implementation (SOURCE V.9b).

The Scoping Plan identifies 18 emissions reduction measures that address cap-and-trade programs, vehicle gas standards, energy efficiency, low carbon fuel standards, renewable energy, regional transportation-related greenhouse gas targets, vehicle efficiency measures, goods movement, solar roofs program, industrial emissions, high speed rail, green building strategy, recycling, sustainable forests, water and air (SOURCE V.9b).

Senate Bill 375, signed in 2008, aims to reduce greenhouse gas emissions by discouraging urban sprawl and reducing vehicle miles traveled. Among other things, SB 375 requires regional transportation plans to include a "sustainable community strategy" (SCS) to meet greenhouse gas reduction targets set by the California Air Resources Board. AMBAG is currently developing such a plan in cooperation with local jurisdictions. To encourage smart growth development, SB 375 also provides streamlined review under CEQA for certain projects consistent with the SCS: transit priority projects (projects comprising at least 50 percent residential use, a residential density of at least 20 units per net acre and located within one half mile of a regional transit corridor) and residential or mixed use projects with a residential component requiring at least 75 percent of the total square footage.

Senate Bill 375 established a basis for identifying regional reduction targets related to transportation and land use. It is one of the CARB's Scoping Plan strategies to reduce greenhouse gas emissions from the transportation sector, and the Scoping Plan estimates a reduction of statewide GHG emissions by 5 million metric tons (SOURCE V.9b), approximately 3% of the total statewide GHG emissions reduction identified in the strategies outlined in the *Scoping Plan*. In order to achieve these reductions, SB 375 requires metropolitan transportation plans to include a "Sustainable Communities Strategy" (SCS) to meet GHG reduction targets for vehicle travel. In September of 2010, the CARB adopted regional per capita greenhouse gas targets for each of California's eighteen metropolitan planning regions as required under SB 375. The Monterey Bay area's specific mandate is to reduce per capita greenhouse gas emissions from cars and light trucks to 2005 levels by 2020 and to reduce per capita levels to 5% below 2005 levels by 2035. This results in a regional per capita GHG emissions target of 14.1 pounds per day per capita for 2020 and 13.4 pounds per day per capita for 2035.

The City of Capitola is in the process of updating its General Plan, which will include preparation of a Climate Action Plan. The Association of Monterey Bay Area Governments (AMBAG) completed GHG emissions inventories for all member jurisdictions, including the City of Capitola. The City of Capitola inventory identifies citywide GHG emissions as well as emissions produced solely from City government operations occurring in the year 2005. In 2005, approximately 76,020 metric tons of CO₂ were emitted within the community of Capitola (SOURCE V.2c).

Impact Analysis. The proposed project will result in the construction of 23 senior housing units. The project site currently is developed with a materials salvage yard that will be demolished. The project will result in an increase in GHG emissions, primarily due to project-related traffic, energy use, and construction-related traffic and energy use.

The project is estimated to result in a net increase of GHG emissions of approximately 296 metric tons CO₂e annually due to project operation (i.e., traffic, energy use, etc.), and approximately 772 metric tons due to construction (SOURCE V.6). To date, no state agency has adopted significance criteria for GHG emissions. In June 2010, the Bay Area Air Quality Management District (BAAQMD) in the San Francisco Bay area revised and adopted its CEQA Guidelines, which include thresholds of significance for greenhouse gas emissions. The BAAQMD was the first regional air district to adopt numeric thresholds for greenhouse gas emissions from residential and commercial projects. The guidelines identified 1,100 MT CO₂e/yr or 4.6 MT/year per service population (residents/employees) as a numeric emissions level below which a project's contribution to global climate change would be less than "cumulatively considerable" (SOURCE V.9f).

The project site is located within the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD), which to date, has not adopted significance criteria or thresholds. However, in June 2011, the MBUAPCD initiated a process to develop GHG emission thresholds for project and plan level impact analyses. At that time, District staff recommended a threshold of 4.6 MT/year per service population (residents/employees) for land use projects, which is similar to the threshold adopted by the BAAQMD. This approach is based on the total emissions estimated for the land use sector for the state of California divided by the state's projected service population. This reflects the total number of jobs and residents provided by a project, such that the project would ensure consistency with the goals of AB 32 (i.e., 1990 GHG emissions levels by 2020) (Ibid.). GHG thresholds are under review by the MBUAPCD, but have not yet been adopted

Although, neither the city of Capitola nor the MBUAPCD has adopted GHG emission significance thresholds, the project's estimated GHG emissions (about 296 MT/year CO₂e) are below significance thresholds proposed in the San Francisco Bay area (1,100 MT/yr). While this threshold is adopted for the San Francisco Bay area, the area is adjacent to the MBUAPCD region, and it does support the conclusion that the project-level emissions are less

than significant and less than cumulatively considerable. The estimated increase in residential population resulting from the project would represent 8.5 MT/year. This is below the AMBAG target of 14.1 MT/year. (See discussion below under section 13 regarding estimated project population.)

The project's estimated GHG emissions are below targets adopted by AMBAG and significance thresholds adopted by the BAAQMD. The GHG emissions calculated by the project would be partially offset by emissions related to the existing onsite use. It is also expected that GHG emissions resulting from the proposed project would be partially offset by the incorporation of energy and water conserving features and "green" building designs that would be required under State building regulations. The applicant has indicated that the project will be a "LEED" certified development. Furthermore, the project site is within walking distance to commercial and shopping facilities, and it is located within an area served by transit, bicycle and pedestrian facilities. Bus stops are located near the site on Capitola Road and 38th Avenue within walking distance to the project site. The project represents infill development with a density of approximately 22 units per acre. The proposed residential use and proximity to a transit corridor are consistent with SB375 priority projects. Therefore, greenhouse gas emissions resulting from development of the project is considered a less-than-significant impact, and the project's incremental effect is less-than-cumulatively considerable.

(b) Conflict with Applicable Plans. The project would not conflict with implementation of state plans adopted for the purpose of reducing greenhouse gas emissions. The City of Capitola is in the process of updating its General Plan and preparing a Climate Action Plan to address citywide greenhouse emissions, but a plan has not been completed or adopted.

8. Hazards.

(a,c-d) Hazardous Materials/Wastes. The proposed project does not involve the transport, use, or disposal of hazardous materials or wastes and would not result in creation of a public health hazard. The project consists of a 23-unit senior housing project. As such, the proposed use will not result in creation of risks associated with hazardous material use, exposure to health hazards, or creation of a health hazard.

(b) Hazardous Materials Release. The project site is currently used as a commercial salvage yard that sells used windows, doors, cabinets, appliances, and tiles and other building components. Several older structures are present on the site. The existing onsite buildings will be demolished. It is not known whether existing buildings may contain asbestos or lead-based paint. Any demolition of buildings containing asbestos would be required to comply with the Monterey Bay Unified Air Pollution Control District's Rule 306 that requires reporting and investigation of certain buildings with asbestos as established under federal law. The National Emissions Standards for Hazardous Air Pollutants (NESHAPS) as set forth in the

Code of Federal Regulations—40CFR61—is designed to prevent “visible emissions” of asbestos when buildings are renovated or demolished. Under federal law, a building must be inspected for asbestos prior to demolition or renovation, and federal and state agencies must be notified prior to demolition. According to the State Air Resources Control board, removal and disposal of asbestos procedures and controls must be specified in the notification form.

Impact Analysis. Construction workers may be exposed to asbestos during demolition of existing buildings if found. However, demolition would need to comply with local and federal standards and permit requirements if asbestos is found. Therefore, this is considered a less-than-significant impact. Although mitigation measures are not required, the following Conditions of Approval are recommended.

RECOMMENDED CONDITION OF APPROVAL: All demolition activities to be undertaken according to MBUAPCD Rule 306 requirements and OSHA standards to protect workers from asbestos and lead based paint, if found within buildings to be demolished. Specific measures include air monitoring during demolition/construction activities, which include existing buildings.

RECOMMENDED CONDITION OF APPROVAL: Any building materials classified as hazardous materials will be disposed of in conformance with Federal, State, and local laws.

(e-f) Airport Safety. The project site is not located near a public airport or private airstrip.

(g) Emergency Response. The site location and scale have no impact on emergency response or emergency evacuation.

9. Hydrology.

(a-b) Water Quality Standards and Groundwater. The project is located on a developed site within a developed urban area and will not affect groundwater recharge.

(c-e) Drainage. The City of Capitola maintains its street drainage systems and relies on the County to provide major storm drain services through the Santa Cruz County Flood Control & Water Conservation District Zone 5. The infrastructure associated with flood protection and stormwater drainage includes underground systems; above ground drainage ditches and water courses; pump stations, catch basins and outfalls. Storm drainage from most of the 41st Avenue area flows to a Santa Cruz County flood control drainage basin near 38th Avenue/Brommer Street, and then flows into Moran Lake, north and west of Capitola (SOURCE V.2d). Capitola prepared a Draft Stormwater Management Plan in 2008 that contains policies and measures to

implement best management practices related to its drainage infrastructure, including outfall inspection and cleaning, annual storm drain cleaning in the fall, and zero discharge sidewalk cleaning (Ibid.).

Impact Analysis. The proposed project will result in an increase of impervious surfacing, although the site currently contains impervious surfacing due to the presence of buildings and sheds. The proposed project would result in approximately 26,600 square feet of impervious surfacing, including replacement of approximately 50% of the existing impervious surfacing on the site (SOURCE v.7). Runoff flows from the site will increase from 0.37 cubic feet per second (cfs) to 1.18 cfs for a 10-year storm event and from 0.48 cfs to 1.56 cfs for a 25-year storm event (Ibid.). The project will not alter existing drainage patterns. All site runoff from roof and hardscape areas will be routed to an underground detention system, consisting of a chamber that will provide detention storage (Ibid.). Detained runoff will be released at pre-development rates to an offsite storm drain system that ultimately discharges to the County-maintained detention basin located at the southeast corner of the Brommer and 39th Avenue intersection. Thus, project runoff and drainage is considered a less-than-significant impact. Drainage improvements will be required to be designed in accordance with City standards and Public Works requirements.

(f) Water Quality. Within urbanized areas such as the City of Capitola, pollutants frequently associated with storm water include sediment, nutrients, oil and grease, heavy metals, and litter. The primary sources of storm water pollution in urban areas include automobiles, parking lots, landscape maintenance, construction, illegal connections to the storm water system, accidental spills and illegal dumping.

Urban runoff and other “non-point source” discharges are regulated by the 1972 Federal Clean Water Act (CWA), through the National Pollutant Discharge Elimination System (NPDES) permit program that has been implemented in two phases through the California Regional Water Quality Control Boards (RWQCB). Phase I regulations, effective since 1990, require NPDES permits for storm water discharges for certain specific industrial facilities and construction activities, and for municipalities with a population size greater than 100,000. Phase II regulations expand the NPDES program to include all municipalities with urbanized areas and municipalities with a population size greater than 10,000 and a population density greater than 1,000 persons per square mile. Phase II regulations also expand the NPDES program to include construction sites of one to five acres.

Cities and districts maintaining stormwater systems must obtain coverage under a NPDES stormwater permit and implement stormwater pollution prevention plans or stormwater management programs (both using best management practices) that effectively reduce or prevent the discharge of pollutants into receiving waters. For most jurisdictions, the best management practices have resulted in higher operations and maintenance costs for their stormwater systems. The City of Capitola is working on a joint effort with other jurisdictions to develop guidelines to implement

the state's requirement for storm water retention on new construction sites (SOURCE V.2d).

Impact Analysis. Project runoff would not result in significant water quality degradation as the proposed parking area will be an enclosed parking garage as part of the first floor, which would limit urban pollutants from vehicles from entering storm drainage facilities. Additionally, the project stormwater management plan calls for use of Best Management Practices (BMPs) to treat runoff prior to discharge into the underground detention basin, which may consist of treating runoff through vegetated areas or by utilizing a mechanical treatment unit (SOURCE V.7). Thus, no impacts to water quality are anticipated as a result of project stormwater runoff.

Project excavation and grading could result in potential off-site transport of sediments into the municipal storm drain system. An erosion control plan has not yet been prepared. However, as discussed in subsection 6(e,g) above, project grading is regulated by the City, which requires submittal of a grading plan with erosion control measures. Implementation of erosion control measures would prevent sediments from inadvertently entering storm drains.

- 10. Land Use and Planning.** The project is located within a developed area of the city of Capitola, and is located on a site that is currently developed. The proposed demolition of the existing salvage yard and development of the proposed senior housing project would not divide an established community. There are no known Habitat Conservation or Natural Community Conservation Plans that would be applicable to the site.

(b-c) Consistency with Local Policies/ Plans. The project site is designated for commercial uses in the City's General Plan and Zoning Ordinance. The CN (Neighborhood Commercial) zone district allows multiple residential with the issuance of a Conditional Use Permit. However, the project includes a proposed rezoning to a PD (Planned Development) district. As indicated in the City's current Housing Element (SOURCE V.1b), development standards in the PD zone are flexible, tailored to the constraints of the site and needs of the development. The Housing Element identifies the PD zone as a way to allow site-specific density increases. Additionally, the project site is identified as a housing opportunity site in the Housing Element. The project does not conflict with any policies or regulations adopted for the purpose of avoiding or mitigating an environmental impact.

- 11. Mineral Resources.** The General Plan determined that no known mineral resources were located within the General Plan Area which would be of value to the region or state, and the site is already developed with a residential use.

12. Noise.

(a-b) Noise Exposure. The project site is not located near an airport or private airstrip. However, the site is located within a commercial area that is affected by traffic noise, primarily along Capitola Road and 41st Avenue. According to information developed as part of the City's General Plan update, the project site is located with an area that could experience very high noise intensity levels, although specific ambient noise levels are not identified (SOURCE V.2c).

The City General Plan identifies land use compatibility standards for noise levels. For multi-family residential uses, normally acceptable exterior noise levels 60-65 decibels and conditionally acceptable levels are identified as 60-70 decibels. These standards indicated that new development in a conditionally acceptable noise range should be undertaken only after a detailed analysis of noise reduction requirements is made. Interior noise levels are limited to 45 decibels pursuant to state regulations.

Impact Analysis. The proposal consists of construction of 23 senior housing units. Project interior and outdoor areas may be exposed to noise levels that exceed City standards due to traffic noise along 38th Avenue and nearby Capitola Road. This is considered a potentially significant impact.

The City of Capitola General Plan sets forth noise and land use compatibility standards. Noise levels of 60 to 70 CNEL are considered conditionally acceptable for multi-family residential uses, and may need additional noise insulation or attenuation in building designs. City and State standards require interior noise levels of 45 decibels (dB) or less. Closed windows, building materials and design features, such as insulation and noise-attenuating windows, can reduce interior noise levels. Preparation of an acoustical study as recommended in the City's General Plan (Policy 8) with Implementation of recommendations in the study will reduce the impact to a less-than-significant level.

MITIGATION MEASURE 1: Require preparation of an acoustical study with building permit submittal and require building plans to incorporate any recommended building or window design measures, if needed to achieve required indoor noise levels.

Monitoring: *Include measure as Condition of Project Approval. Require applicant to submit acoustical study to Planning Department staff prior to construction for approval. City Planning and Building staff are responsible for reviewing building plans to ensure recommended measures are incorporated into the building design.*

(c) Permanent Noise Increases. The immediate project vicinity is characterized by commercial uses, except for residential uses to the west. The proposed residential uses would not result in significant increases in ambient noise levels, especially with regards to existing commercial business activity and traffic. A swimming pool is

proposed on the third floor along the 38th Avenue frontage, and would be located away from existing residences. There is no planned exterior mechanical equipment that would generate increased sound levels or noise.

(d) Temporary Noise. There will be a temporary increase in existing noise levels during demolition, grading and construction. Adjacent residential uses to the west are considered sensitive receptors. Anticipated equipment includes, but is not limited to equipment that would be used for excavation, grading, and building construction, as well as trucks.

Impact Analysis. Construction activities could cause temporary annoyance and activity interference at adjacent residences. Construction-related noise levels would vary throughout the day, depending on the type of equipment in use at any one time. Conventional construction activities are expected to generate noise levels in the range of 75 to 85 decibels at a distance of 50 feet. Noise levels would decrease with distance from the site. Noise levels associated with construction will vary throughout the construction period and throughout any given day, depending on the type of equipment in use. Noise levels associated with use of heavy equipment would be intermittent throughout a given day. Because construction-related impacts are temporary and noise levels are variable, construction-related noise impacts are considered less-than-significant. Although mitigation measures are not required, Best Management Practices are recommended as a Condition of Approval to be included in the project construction specifications.

RECOMMENDED CONDITION OF APPROVAL: Require implementation of the following measures during construction:

- Prohibit construction on weekends and limit construction to weekdays between 8 AM and 5 PM.
- Require proper maintenance of construction equipment.
- Require all stockpiling and vehicle staging areas and stationary noise-generating construction equipment to be located as far as possible from nearby residences as practicable.
- As part of construction specifications, require all equipment to be kept in good repair and fitted with superior quality mufflers. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
- Require the contractor to assure that mobile noise-generating equipment and machinery are shut off when not in use.

13. Population and Housing.

(a) Population Growth. The city of Capitola had 5,537 existing dwelling units as of January 1, 2012 with a total population of 9,981 residents.⁴ The proposed project will result in construction of 23 senior housing units. The resulting population increases is estimated at approximately 35 new residents assuming one person per studio unit and up to two persons per one- and two-bedroom units. The City's overall average household size is 2.124 residents per dwelling unit. The City's population would total 10,016 residents with the proposed project, which would not AMBAG's population forecast of 10,222 residents by the year 2015. Thus, the population expected with the proposed project is within population growth projections for the City, and the project would not result in a substantial increase in population growth.

(b-c) Removal of Housing/Displacement of People. The project site currently is in commercial use, and the project will not result in removal of existing housing or displacement of people.

14. Public Services.

(a-b) Fire and Police Protection Services. The proposed project will be served by existing services and utilities. The project will have no measurable effect on existing public services in that the incremental increase in demand will not require expansion of any services to serve the project. Construction of new fire or police facilities to serve the project would not be warranted. New development will be required to install automatic fire sprinklers and alarms in accordance with City requirements and comply with other Fire Department recommendations regarding access. Thus, the proposed project would not result in significant impacts to fire and police protection services.

(c) Schools. The proposed project would result in construction of 23 senior housing rental units. As a senior housing project, there would be no increase in study enrollments or impacts to existing school facilities.

(d) Parks. See discussion below under subsection 15 – Recreation.

15. Recreation.

The proposed project's net increase of 23 senior residential units and the associated population of 35 estimated residents will result in an incremental increased demand for recreational facilities, but is not expected to result in a significant increased use to existing parks and facilities to the extent that a substantial physical deterioration would occur. The project does provide onsite swimming pool and spa.

⁴ Per California Department of Finance, "E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012" (May 2012). Online at: <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>.

16. Transportation/Traffic.

(a-b,f) Traffic and Circulation. The project site is located on 38th Avenue, just south of Capitola Road and west of 41st Avenue. 38th Avenue is identified as a collector street in the City's existing General Plan, but is identified as a "minor" arterial in the background reports prepared for the General Plan Update that is in progress (SOURCE V.2b). The Capitola Road/38th Avenue intersection is signalized. There are no congestion management programs in effect in Capitola or county of Santa Cruz. The proposed project would not conflict with adopted policies or plans supporting alternative transportation.

Impact Analysis. The proposed project is estimated to result in an increase in daily traffic, but would result in reduced trips during peak hours. Thus, increased traffic as a result of the project is considered a less-than-significant impact.

The proposed project is estimated to result in a net increase of 39 daily weekday trips based on trip generation rates for senior housing and warehouse uses published by the Institute of Transportation Engineers (SOURCE V.8). Traffic from the existing salvage yard was deducted from the total trips generated by the proposed senior housing project. The proposed project is estimated to result in a slight decrease in AM and PM peak trips compared to the existing use. The addition of approximately 40 project trips to study intersections throughout the day would not have a noticeable effect. Thus, the project's traffic would result in a less-than-significant impact, and no mitigation measures are required.

(d-e) Access. Site access for the proposed project is planned via one inbound driveway and one outbound driveway located along 38th Avenue. Due to the site location, the proposed driveways are planned to be offset from the two existing driveways serving the existing retail center located across the project site on 38th Avenue. The project design would not result in increased hazards or inadequate emergency access.

17. Utilities and Service Systems.

The proposed project will be served by existing utilities and will have no measurable effect on existing sewer, water, or storm drainage utilities in that the incremental increased demand will not require expansion of any of those services or construction of new facilities to serve the project.

(a-b, e) Wastewater Collection and Treatment. Sanitary sewer service for the City of Capitola is provided under contract through the Santa Cruz County Sanitation District, which provides sewage collection and disposal services to the Live Oak, Capitola, Soquel, and Aptos areas. The City of Capitola is not responsible for nor has the authority to maintain the sanitary sewers. The District's customers generate approximately 5-6 million gallons a day (mgd) of wastewater that flows to the Lode Street treatment facility and is then pumped to the City of Santa Cruz wastewater treatment plant at Neary Lagoon (SOURCE V.2d).

Wastewater treatment is provided by the City's wastewater treatment plant that has an average dry weather flow capacity of 17 million gallons per day (mgd) and currently operates at approximately 62 percent of its capacity with a remaining capacity of approximately 10.5 mgd. As part of the total capacity, the Santa Cruz County Sanitation District has treatment capacity rights of 8 million gallons per day. The Sanitation District contributes 5.5 mgd with a remaining capacity of 2.5 mgd (SOURCE V.3b). The treatment plant has adequate capacity to serve the project, which is estimated to generate approximately 0.001 mgd of wastewater based on a conservative estimate that 90 percent of the estimated project water use would result in wastewater generation.

(b,d) Water Supply. The project site is located within the service area of the City of Santa Cruz Water Department. The City of Santa Cruz Water Department serves approximately 22,000 connections in an approximate 20 square mile area that includes lands within existing City limits, a portion of UCSC, a portion of Live Oak in the unincorporated area of Santa Cruz County, a small part of the City of Capitola and coastal agricultural lands outside City limits.

In December 2011, the Santa Cruz City Council adopted the *2010 Urban Water Management Plan (UWMP)* in accordance with State law, which evaluates water supply and demand within the City's service area over the next 20 years. Additionally, the City of Santa Cruz updated its General Plan, which was adopted by the City Council in June 2012. The City of Santa Cruz *General Plan 2030 EIR* was certified at the same time. The EIR provides a comprehensive analysis of impacts of water demand within the City's service area. Both the UWMP and General Plan EIR assess future water demand within the City's water service area that is located outside Santa Cruz city limits based on population growth projections developed by the Association of Monterey Bay Area Governments (AMBAG). The following section summarizes background information contained in these documents, which are incorporated by reference as indicated in section III.B of this Initial Study. A summary of existing conditions is presented; the full water supply review and analysis is provided on pages 4.5-1 to 4.5-44 of the Draft EIR volume and pages 3-2 to 3-19 of the Final EIR volume.)

Water Supplies. The City's water system is comprised of four main sources of supply: North Coast sources; San Lorenzo River diversions; Loch Lomond Reservoir; and Live Oak wells. On average, about 84 percent of the City's annual water supply needs are met by surface diversions from the coastal streams and San Lorenzo River, while approximately 12 percent is supplied by Loch Lomond Reservoir and four percent of the supply is derived from the Live Oak Well system (SOURCE V.3d). Major facilities include two water treatment plants, several pump stations and 16 distribution reservoirs storing almost 15 million gallons of treated water. There are also about 300 miles of water pipelines throughout the service area (Ibid.).

Water production has fluctuated over the past ten years; annual production has ranged from a high of nearly 4,500 MGY in 2000 to a low of approximately 3,200

MGY in 2009 (SOURCE V.3d). Average water production between 1985 and 2010 was approximately 3,900 MGY, while average water production between 2006 and 2010 averaged approximately 3,500 MGY (Ibid.).

The 2010 UWMP estimates future water supplies in the year 2030 as 4,160 MGY, depending on the outcome of negotiations between the City and regulatory agencies regarding releases for fish habitat. Continued access to the same amount of North Coast supply sources will depend on the outcome of a Section 10 "incidental take" permit application and accompanying Habitat Conservation Plan (HCP) that are being prepared by the City pursuant to the federal Endangered Species Act for City activities designed to prevent take of a listed federal species. The permit and plan must be approved by the U.S. Fish and Wildlife Service and NOAA National Marine Fisheries Service (NMFS). The City entered into the HCP process in 2001, and over the past 6 years, the City has coordinated and met with U.S. Fish and Wildlife Service and NMFS on HCP-related issues and has conducted a number of studies. A draft HCP has not yet been completed, but the City has prepared and submitted a Draft Conservation Strategy that identifies minimum in-stream flows at City diversions to minimize the effect of diversions on habitat conditions for steelhead and coho salmon.

The water supply estimates in the 2010 UWMP were developed using the City's water supply operations model and incorporates the best available information about future operations beginning in 2015 under a yet to be approved Habitat Conservation Plan (HCP). The final outcome is not known as the City of Santa Cruz is currently negotiations with the federal agencies on flow requirements.

Water Demand. The adopted 2010 UWMP estimates a water demand of between 4,046 and 4,537 MGY in the year 2030 within the entire water service area. This is based on two scenarios; the higher demand reflects water use trends experienced between 1999 and 2004, while the lower demand reflects more recent water use trends experienced in 2007-08. The 2010 UWMP indicates that the lower demand scenario is more reasonable given recent trends and state mandates for water conservation (SOURCE V.3d).

In 2009, the state of California enacted SB7, which sets a goal of reducing urban per capita water use by 20% by December 31, 2020. Under the law, each urban retail water supplier must include a base daily water use, a 2020 urban water use target and an interim (2015) water use target in its UWMP. The baseline water use value for California as a whole is 192 gallons per capita per day (gpcd); the value for the Central Coast Region, which encompasses the area from Santa Cruz to Santa Barbara, is 154 gpcd (SOURCE V.3d). Over the last 10-year period, per capita water use within the City of Santa Cruz water service area has declined from about 126 gpcd in 2001 to 93 gpcd in 2010 (SOURCE V.3d). The City's 10-year baseline (ending 2010), determined in accordance with the state's technical methodologies, is 113 gpcd. In accordance with state methodologies, the UWMP includes a 2020 target of 110 gpcd, and the City would be in compliance with state law if it maintains its per capita demand at or below this level.

Water Supply Reliability. The primary water reliability issue currently facing the City of Santa Cruz is the lack of adequate water supply during droughts due to the wide range in the yield of surface water sources from year to year and limited storage capacity. Updated modeling conducted for the 2010 UWMP found that the worst-year peak season shortage could range between 23 and 37% and between 42 and 51% with additional flow releases for fish habitat. Historically, one dry or critically dry year has not created a water shortage due to sufficient storage in Loch Lomond Reservoir. Based on past experience, however, a shortage is likely to occur when the central coast region experiences two or more dry or critically dry years in a row (SOURCE V.3d). The total water supply estimated to be available to the City in single dry years (i.e., 1994) is 3,900 MG (Ibid.). However, during an extreme two-year drought similar to the 1976-77 event, the estimated water supply available to the City in the second year of that event is 2,800 MG with a resulting deficit of approximately 1,200 MG (Ibid.). The peak season is between April and October since this is the period that would be most affected by a supply shortage due to peak water demand.

The City faces a series of ongoing challenges that potentially could lead to some loss of existing supply in the future, although it is uncertain at this time to what extent and which supplies might be affected. These considerations include: potential flow releases associated with the HCP as described above, the outcome of water rights petitions, groundwater availability and climate change issues. These considerations are described in section 4.5 of the City of Santa Cruz General Plan 2030 Draft EIR as updated by the Final EIR document.

The City of Santa Cruz has been actively considering possible new water supplies for nearly 20 years. In 2005, the City adopted an Integrated Water Plan (IWP), which identifies a water management strategy. The purpose of the IWP is to help the City reduce drought year water shortages and provide a reliable supply that meets long-term needs while ensuring protection of public health and safety. The adopted IWP water management strategy consists of the following three major components:

- Water conservation programs.
- Customer use curtailment (water use cutback) in times of shortage.
- Supplemental water supply for drought protection provided by a 2.5 million-gallon-per-day (mgd) desalination plant with potential for expansion up to 4.5 mgd in increments of one mgd.

The City is actively implementing water conservation programs. Additionally, the City and Soquel Creek Water District are pursuing regulatory approvals for a permanent, 2.5 mgd (with potential for expansion to 4.5 mgd) desalination plant. The facility would provide a backup water supply to the City in times of drought and would provide water to the District at other times to reduce its reliance on well water and avert the threat of seawater intrusion in local groundwater aquifers.

A one year of testing at a pilot desalination plant has been completed, and environmental review is underway for a permanent facility, which is expected to be constructed and in operation by the year 2016, pending completion of project-level

environmental review and regulatory permit approvals, e.g., approval of a coastal development permit from the California Coastal Commission.⁵ The design and environmental review phases are currently underway. There is some uncertainty related to the approval and timing of the permanent desalination plant construction and operation. The likelihood of construction of a permanent plant is currently uncertain as design plans have not been completed, and it cannot be predicted at this time whether the Coastal Commission and other agencies would issue the necessary approvals.

Impact Analysis. The proposed project is estimated to result in a net increase in water demand of approximately 0.53 MGY based on water use rates developed by the City Water Department for the residential uses, landscaping and swimming pools as summarized on Table 1. This estimate deducts estimated existing water demand at the site based on City of Santa Cruz rates. Additionally, the proposed project includes a restaurant-dining facility for residents only. Thus, project water use may be a slightly higher, i.e. 0.6 MGY. Discussions with staff of the City Water Department indicate that the estimate project water demand is consistent with water use at a nearby 25-unit senior housing project.

Table 1: Estimated Project Water Demand

Type of Use	Size	Water Demand Rate	Water Use (Million Gallons Per Year)
Multi-Family Residential Units	23 units	70 gpd / room	0.60
Landscaping	2,000 sq. ft.	0.02 x sq. ft. = billing units (100 cf) x 100 x 7.48 gallons	0.03
Swimming Pool	480 sq. ft	Area x 4 x 7.48 gallons	0.02
Total Project Water Use:			0.65
Existing Consumption Salvage Materials Yard	10,000 sq. ft.	12 gallons/sf/yr	0.12
Net Water Use			0.53

⁵ Other potential permits, approvals and/or consultations for a permanent desalination plant and supporting infrastructure (i.e., intake facility and distribution pipeline) may be required from various agencies, including, but not limited to U.S. Fish and Wildlife Service, State Lands Commission, and California Department of Health Services.

The estimated project water demand is within the 20-year estimated water demand for areas outside Santa Cruz city limits. The 2010 UWMP predicts that water supplies will be adequate in normal years to serve estimated growth within the City of Santa Cruz water service area. Therefore, increased water demand under normal conditions is a less-than-significant project impact.

During periods of drought, water customers would be subject to water curtailment as enacted by the City. The minimal increased water demand associated with the proposed project would not cause any noticeable effects on the level of curtailment that would be required of all water customers in a single dry year scenario. The proposed project's increased demand is considered minimal and would not have significant effects on the levels of curtailment that would be required throughout the service area. As indicated above, the City of Santa Cruz in partnership with the Soquel Creek Water District is pursuing development of a desalination facility that would serve the City during periods of drought.

(c) Storm Drainage Facilities. See discussion above under subsection 9 (c-e) regarding drainage.

(f) Solid Waste Disposal. Since 2007, the City of Capitola has a franchise agreement with Green Waste Recovery (GWR) for the collection of refuse, recycling, and yard waste. Solid waste collected in Capitola is transferred to the Monterey Peninsula Class III Landfill located in the City of Marina, which is operated by the Monterey Regional Waste Management District. It is a regional disposal facility that serves an 853 square mile area with a population of approximately 170,000. This landfill covers 475 acres and is comprised of both unlined and lined disposal areas. Waste types accepted and permitted at this facility include: agricultural, construction/demolition, sludge (biosolids), and mixed municipal. The landfill has a remaining waste capacity of approximately 40 million tons (74 million cubic yards) and has an anticipated life capacity of 100 years (SOURCE V2.d). Thus, there is adequate existing capacity to serve the proposed project.

18. Mandatory Findings of Significance.

(a) Quality of the Environment. The proposed project would have no effect on biological or cultural resources and would not result in elimination of important examples of major period of California history or prehistory. The project would not degrade the quality of the environmental or otherwise affect fish and wildlife habitat. No significant impacts were identified related to cultural historical resources.

(b) Cumulative Impacts. There are no cumulative projects pending in the city of Capitola, except for the opening of a Target store at the Capitola Mall to replace a former department store that closed within the last few years. The proposed project would contribute to cumulative water supply and global climate change impacts as

discussed below. There are no other known significant cumulative impacts to which the project would contribute.

Water Supply. The proposed project will contribute to cumulative water demand under normal and under drought conditions in which there are existing water shortages. Cumulative development and growth within the City's water service area could result in a cumulative increase in water demand of approximately 520 MGY by the year 2030 (SOURCE V.3b), which includes projected population growth outside city limits but within the City's water service area. This cumulative water demand estimate is based on population projections for areas outside city of Santa Cruz city limits, but does not include any additional growth that may be anticipated in the City of Capitola General Plan, which is being updated.

The City of Santa Cruz adopted 2010 UWMP indicates that there would be adequate supplies during a normal year to serve cumulative development within the service area based on expected water demand trends and usage. However, as indicated above in subsection 17(b-d), existing supplies may be reduced in the future with implementation of a Habitat Conservation Plan and resolution of petitions before the State Water Resources Control Board, although whether or not this may occur is uncertain at this time, and if so, to what extent and which supplies might be affected also are not known. If water demand in the City's water service area is higher than what was experienced in the last five years (instead of more recent lower water demand levels), cumulative development could result in a significant cumulative impact on water supply during normal years (SOURCE V3.c).

Additionally, cumulative water demand would also increase during drought periods in which City supplies cannot meet water demand under existing conditions. The 2010 UWMP estimates an annual shortfall of approximately 1,200 MGY in 2030 during a multiple-year drought. Thus, cumulative development and growth would result in a significant cumulative water impact as it results in additional demand in a system that does not currently have adequate water supplies during a drought condition.

As previously indicated in section 17 above, the City has been actively considering possible new water supplies for nearly 20 years, and its adopted *Integrated Water Plan* (IWP) identifies potential approaches to drought-year water supply options. The adopted IWP water management strategy includes three components: water conservation, water use curtailment during droughts, and a supplemental desalination water supply. The City is actively implementing water conservation programs. The City currently imposes a "System Development Charge" on all new connections based on meter size that is used to fund conservation programs and partially offset the desalination plant's costs.

The certified IWP EIR evaluates impacts of the construction of a desalination facility and associated pipelines on a programmatic level, which are summarized in the City of Santa Cruz General Plan 2030 EIR. Construction could have physical environmental effects, and the IWP EIR identified potentially significant impacts that could be mitigated to a less-than-significant level, except for temporary construction noise. The EIR also includes further review of population projections and City/County

land use planning documents prior to any expansion of a plant in ensure that development of an additional water supply is consistent with planned growth projections (SOURCE V.3c).

The City has completed a one-year operation of the pilot desalination plant, and design and environmental review for a permanent facility are currently underway. A permanent desalination plant is expected to be constructed and in operation by the year 2016, pending completion of project-level environmental review and acquisition of necessary regulatory approvals (e.g., from the California Coastal Commission). The desalination facility would provide a supplemental water supply during periods of drought and could be expanded at a future time to provide additional supply after additional environmental review and permitting. The City acknowledges some uncertainty related to the approval of and timing for construction of the permanent desalination facility as the project is subject to completion of environmental review and permit approvals, including a coastal permit from the California Coastal Commission.

The City's adopted IWP and 2010 UWMP identified seawater desalination as the only feasible alternative for a backup supply of drinking water during a drought. Recycled wastewater was determined to be potentially feasible for landscape irrigation, but is not the City's preferred water supply strategy, although the City's General Plan 2030 policy remains open to pursuing this option (SOURCE V.3d).

Cumulative Impact Analysis. Cumulative development and growth would result in a significant cumulative water impact as it results in additional future demand in a system that does not have adequate existing or long-term water supplies during drought conditions and may not have adequate future supplies in normal years. The project's incremental contribution to this situation would be less than one hundredth of one percent of the total cumulative demand.

The project will be required to include water conserving fixtures and landscaping in accordance with building code and City requirements. In addition, the project will pay the required "System Development Charge," which is used in part to implement conservation and desalination plant costs planned under the IWP. Under drought conditions, the project, like other City customers, would be required to curtail water use by varying amounts, depending on the severity of the drought. The minor increase in project water demand would not substantially exacerbate water supply reliability during a drought or in the future due to cumulative growth because, as explained above (in section 17[b,d]), and would not be expected to result in any noticeable increase in the curtailment in customer use that would be implemented during drought conditions. Thus, the incremental effects of the proposed project would not be cumulatively considerable.

Additionally, the City's adopted Integrated Water Plan includes a supplemental future supply of 2.5 MG/year from the proposed, but not yet approved or constructed desalination plant. The facility would provide a

supplemental water supply during periods of drought and could be expanded in the future to provide additional water to accommodate growth planned within the City's water service area. As indicated above (in section 17[b,d]), the City is in the process of completing design plans and preparing an EIR for the project. The City also regularly monitors water demand and water supply options via preparation of annual water demand reports to the City Council and five-year updates of the UWMP, which includes a 20-year planning horizon for water supply management.

Global Climate Change. See discussion above under subsection 7 above regarding global climate change.

(c) Substantial Adverse Effects on Human Beings. No environmental effects have been identified that would have direct or indirect adverse effects on human beings, except for potential exposure to noise, which can be mitigated to a less-than-significant level.



MEMORANDUM

To: Mr. Steve Jesberg – City of Capitola JN 70-100436
From: Frederik Venter, PE – RBF Consulting
Date: June 8, 2012
Subject: Forecast Trip Generation, On-Site Parking Analysis and Pedestrian Warrant Analysis for the Proposed Villa Capitola Senior Housing Project

This memorandum summarizes analysis of the following traffic and parking elements related to the proposed Villa Capitola Senior Housing Project:

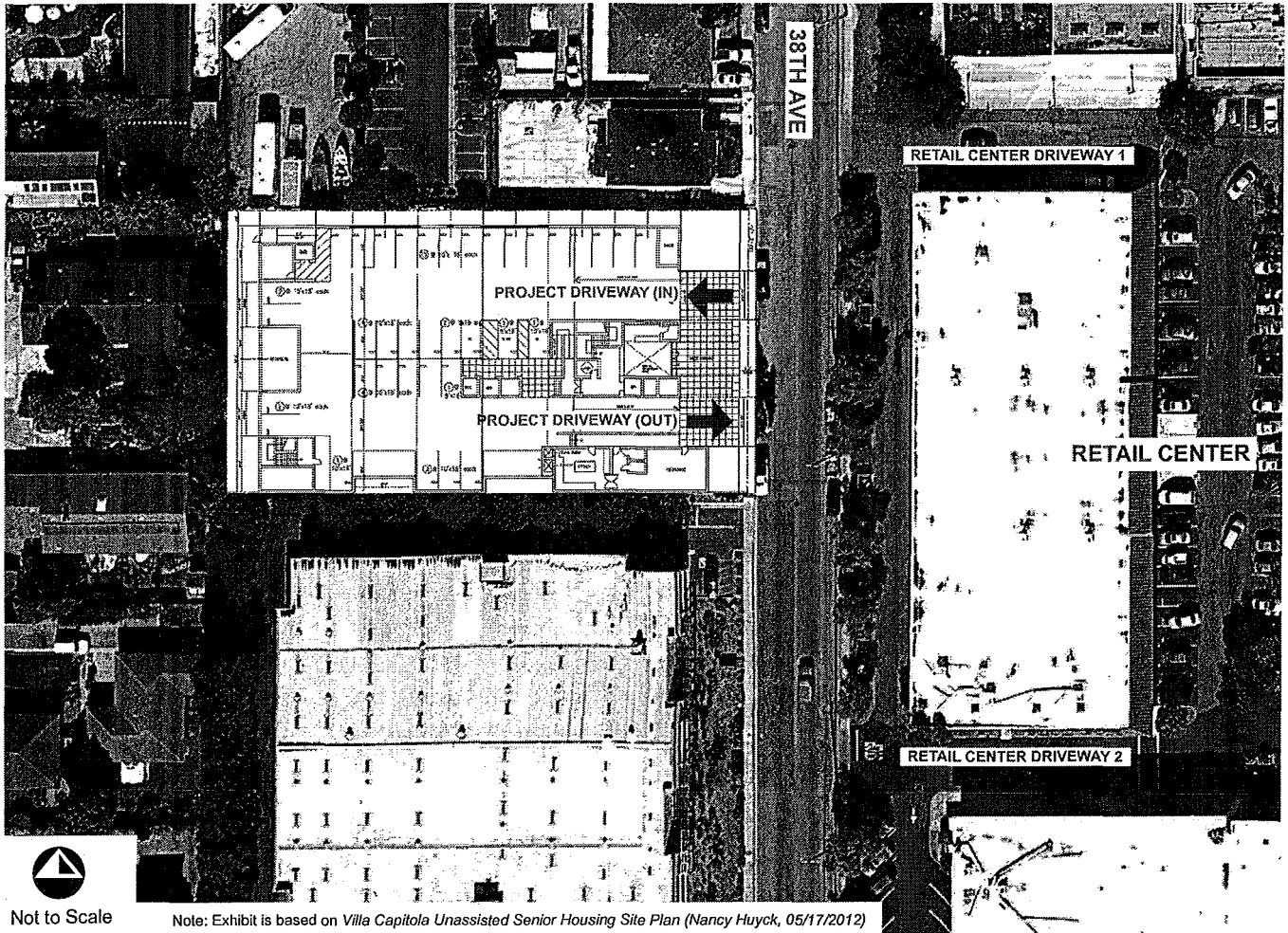
- Forecast net trip generation of the proposed project;
- Evaluation of on-site parking for the proposed project;
- Evaluation for the potential installation of an unsignalized mid-block pedestrian crossing between the project site and the retail center located across 38th Avenue; and
- Evaluation for the potential installation of a mid-block pedestrian crossing between the project site and the retail center located across 38th Avenue.

PROPOSED PROJECT

The proposed Villa Capitola Senior Housing project located at 1575 38th Avenue in the City of Capitola consists of construction of a three-story 23-unit attached senior housing. The proposed project is planned to displace the existing 0.72-acre commercial salvage yard and storage land use on the project site.

Site access for the proposed project is planned via one inbound driveway and one outbound driveway located along 38th Avenue. Due to the site location, the proposed driveways are planned to be offset from the two existing driveways serving the existing retail center located across the project site on 38th Avenue. Exhibit 1 shows the location of the project site and the planned driveways in relation to the existing retail center located across the project site on 38th Avenue.

Table 1 summarizes the dwelling unit types for the 23 proposed dwelling units.



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Proposed Project Driveways In Relation to Driveways Across 38th Avenue

Exhibit 1

**Table 1
Proposed Project Unit Types**

Unit Type	Count
Studio	11
One Bedroom	10
One Bedroom with Study	1
Two Bedroom	1
Total	23

FORECAST PROJECT TRIP GENERATION

To calculate trips forecast to be generated by the proposed project and the existing commercial salvage yard and storage, *Institute of Transportation Engineers (ITE)* trip generation rates were utilized. It should be noted that *ITE* does not have a specific land use category that defines the existing land use. As such, a comparable land use category was selected. The category selected is warehousing. Warehouses store materials and also have limited sales, per the *ITE* land use definition. A retail land use was not selected since the trip rate would have been unreasonably high and present unrealistic trip generation results. Table 2 summarizes the *ITE* trip generation rates used to calculate the number of trips forecast to be generated by the proposed project as well as the existing commercial salvage yard.

**Table 2
ITE Trip Generation Rates Per Unit of Land Use for Proposed Project & Existing Land Uses**

Land Use (<i>ITE</i> Code)	Units	AM Peak Hour Trip Generation Rate			PM Peak Hour Trip Generation Rate			Daily Trip Generation Rate
		In	Out	Total	In	Out	Total	
Proposed Project								
Senior Adult Housing - Attached (252) - Trips per dwelling unit	dwelling unit	0.05	0.08	0.13	0.10	0.06	0.16	3.48
Existing Land Use to be Displaced								
Warehousing (150) - Trips per acre	acres	7.22	2.81	10.03	3.04	5.65	8.69	57.23

Source: 2008 *ITE Trip Generation Manual, 8th Edition.*

Utilizing the trip rates shown in Table 2, Table 3 summarizes the net trips forecast to be generated by the proposed project accounting for the displaced land use on the project site.

**Table 3
Forecast Net Trip Generation of Proposed Project**

Land Use	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
	In	Out	Total	In	Out	Total	
Proposed Project Trip Generation							
23 Attached Senior Adult Housing Dwelling Units	1	2	3	2	2	4	80
Existing Land Use to be Displaced							
0.72 Acres of Warehousing/Storage	5	2	7	2	4	6	41
Total Forecast Net Trip Generation of Project (Proposed minus existing)	-4	0	-4	0	-2	-2	39

As shown in Table 3, when compared to the existing commercial salvage yard and storage, the proposed project is forecast to generate fewer trips during the a.m. and p.m. peak hours, but approximately 39 more trips during the day (the daily trips present a combination of non-peak hour and peak hour trips).

PARKING ANALYSIS

This section provides a summary of analysis for the following items related to the on-site parking for the proposed project:

- Number of on-site parking spaces required for the proposed project per the City of Capitola Municipal Code;
- Number of on-site parking spaces required for the proposed project utilizing guidelines for senior housing land use per other jurisdictions and standards;
- Parking space dimension requirements for the proposed project per the City of Capitola Municipal Code;
- Number of accessible parking spaces required for the proposed project per the *2010 ADA Standards for Accessible Design (Department of Justice, September 15, 2010)*;
- Accessible parking space width requirements for the proposed project per the *2010 ADA Standards for Accessible Design (Department of Justice, September 15, 2010)*; and
- Evaluation of vehicle maneuvers within the parking structure of the proposed project.

Number of On-Site Parking Spaces Required Per City of Capitola Municipal Code

The City of Capitola Municipal Code does not specifically include number of on-site parking space requirements for the senior housing land use category. Therefore, this analysis is based on the land use category which best fits the proposed project description and is covered in the City of Capitola Municipal Code which is the land use described as dwellings, apartments, and condominiums.

Hence, using the on-site parking requirements for Land Use C (dwellings, apartments, and condominiums) in Section 17.51.130 of the City of Capitola Municipal Code contained in Attachment A, the proposed project would be required to meet the following parking requirements:

- *Dwellings, apartments, and condominiums (townhouse) of more than four units, one covered space for each unit, plus one and one-half additional spaces on the site for each dwelling units. Each regular space must be a minimum of nine feet by eighteen feet. Forty percent of the spaces may be compact spaces of eight feet by sixteen feet.*

Table 4 summarizes the number of on-site parking spaces required according to City of Capitola Municipal Code utilizing guidelines established for dwellings, apartments, and condominiums land uses in comparison to the number of on-site parking spaces planned to be provided for the proposed project.

**Table 4
On-Site Parking Spaces Required Per City of Capitola Municipal Code
(Utilizing Dwellings, Apartments, & Condominiums Land Use Category)
and On-Site Parking Spaces Planned for Proposed Project**

Project Size and Land Use	City Parking Requirements ¹	On-Site Parking Spaces Required	On-Site Parking Spaces Planned	Adequate Parking Spaces Planned
23 du of attached senior adult housing	1 covered space per unit plus 1.5 space per unit ²	58	36 ³	No

Notes: du = Dwelling Unit

1 = Based on City of Capitola Municipal Code

2 = One of the spaces for each unit must be covered

3 = Parking supply is based on *Villa Capitola Unassisted Senior Housing Site Plan (Nancy Huyck, 05/17/2012)*

As shown in Table 4, based on the City of Capitola Municipal Code and utilizing the guidelines established for dwellings, apartments, and condominiums land uses, the proposed project is required to provide a total 58 parking spaces.

Based on the proposed project site plan dated May 17, 2012, the proposed project is planned to provide a total of 36 parking spaces. Hence, the proposed project is 22 parking spaces short of the parking requirements for the City of Capitola when utilizing guidelines established for dwellings, apartments and condominiums land use.

Number of On-Site Parking Spaces Required for Proposed Project Utilizing Guidelines for Senior Housing Land Use Per Other Jurisdictions and Guidelines

This section provides an evaluation and analysis of the number of on-site parking spaces required for the proposed project utilizing guidelines specifically designed for senior housing land use as set forth by other jurisdictions in the vicinity of the project site as well as information contained in other published guidelines used as industry standard.

The following standards and published guidelines were used in providing a comparative evaluation for the number of on-site parking spaces required for the proposed project:

- Number of on-site parking spaces required for senior housing land use per Section 17.25.030 of the City of Live Oak, California Municipal Code contained in Attachment B;
- Number of on-site parking spaces required for senior housing land use per Section 24.12.240 of the City of Santa Cruz, California Municipal Code contained in Attachment C;
- Number of on-site parking spaces required for senior housing land use per Section 17.34.040 of the City of Seaside, California Municipal Code contained in Attachment D; and
- Number of on-site parking spaces required for attached senior housing land use based on actual site surveys conducted and published in *Parking Generation, 3rd Edition* (Institute of Transportation Engineers, 2004) contained in Attachment E.

Table 5 summarizes the number of on-site parking spaces required for the proposed project utilizing guidelines specifically designed for senior housing land use as set forth by other jurisdictions in the vicinity of the project site as well as information contained in other published guidelines used as industry standard.

**Table 5
On-Site Parking Spaces Required For Senior Housing Utilizing Guidelines Set
Forth by Other Jurisdictions or Published in Other Industry Standard Documents**

Guideline Source	Senior Housing Parking Requirement Per Guideline	Project Size	On-Site Parking Spaces Required	On-Site Parking Spaces Planned	Adequate Parking Spaces Planned
City of Live Oak Municipal Code	0.6 Parking Spaces Per Unit	23 du	14	36 ²	Yes
City of Santa Cruz Municipal Code	1 Parking Space for each 3 Dwelling Units		8		Yes
City of Seaside Municipal Code	1 Parking Space for Each Unit With Half the Spaces Covered Plus 1 Guest Parking Space for Each 10 Units		26		Yes
ITE Parking Generation, 3 rd Edition	1.4 Parking Spaces per dwelling unit ¹		33		Yes

Notes: du = Dwelling Unit

1 = Observed peak parking demand of 50%.

2 = Parking supply is based on *Villa Capitola Unassisted Senior Housing Site Plan (Nancy Huyck, 05/17/2012)*

As shown in Table 5, utilizing guidelines specifically designed for senior housing land use as set forth by other jurisdictions in the vicinity of the project site as well as information contained in other published guidelines used as industry standard, the proposed project is required to provide a total of between 8 and 33 parking spaces.

Based on the proposed project site plan dated May 17, 2012, the proposed project is planned to provide a total of 36 parking spaces. Hence, based on guidelines for senior housing land use as set forth by City of Live Oak, City of Santa Cruz, City of Seaside and ITE, the proposed project is planned to provide adequate number of parking spaces.

Parking Space Dimension Requirements Per City of Capitola Municipal Code

As identified earlier, based on the City of Capitola Municipal Code, the minimum parking space width for the proposed project is 9 feet wide and 18 feet long. Additionally, based on the City of Capitola Municipal Code, forty percent of the parking spaces can be compact spaces of eight feet wide by sixteen feet long.

Based on the project site plan dated May 17, 2012, all of the 36 parking spaces planned to be provided by the proposed project are 18 feet long and range between 9 and 10 feet in width.

Therefore, based on the project site plan dated May 17, 2012, all of the planned parking spaces would meet the parking space dimension requirements per the City of Capitola Municipal Code and none of the parking spaces are planned to be compact size.

Number of On-Site Accessible Parking Spaces Required Per Americans with Disabilities Act

Table 6 summarizes the number of on-site parking spaces required for the proposed project per the *2010 ADA Standards for Accessible Design (Department of Justice, September 15, 2010)* in comparison to the number of on-site ADA parking spaces planned to be provided for the proposed project.

Table 6
On-Site Accessible Parking Spaces Required
and On-Site Accessible Parking Spaces Planned for Proposed Project

Total Number of Parking Spaces Provided	Minimum Number of Required Accessible Parking Spaces ¹	Number of On-Site Accessible Spaces Planned	Adequate Accessible Parking Spaces Planned
36 ²	2	3	Yes

Notes:

- 1 = Source: Table 208.2 of the *2010 ADA Standards for Accessible Design (Department of Justice, September 15, 2010)*
 2 = Parking supply is based on *Villa Capitola Unassisted Senior Housing Site Plan (Nancy Huyck, 05/17/2012)*.

As shown in Table 6, based on the *2010 ADA Standards for Accessible Design (Department of Justice, September 15, 2010)*, the proposed project is required to provide a total 2 accessible parking spaces. Based on the project site plan dated May 17, 2012 and contained in Attachment F, the proposed project is planned to provide a total of 3 accessible parking spaces which include one a van accessible parking space. Hence, the proposed project is planned to provide adequate accessible parking spaces per the *2010 ADA Standards for Accessible Design (Department of Justice, September 15, 2010)*.

Accessible Parking Space Width Requirements Per Americans with Disabilities Act

Table 7 summarizes the width requirements for the accessible parking spaces planned to be provided by the proposed project per the *2010 ADA Standards for Accessible Design (Department of Justice, September 15, 2010)* in comparison to the accessible parking space widths planned to be provided for the proposed project.

Table 7
On-Site Accessible Parking Spaces Width Requirements
and On-Site Accessible Parking Space Widths Planned for Proposed Project

Type of Accessible Parking Space	Minimum Width for Accessible Parking Space ¹	Minimum Width for Adjacent Access Aisle ²	Width of Accessible Parking Space Provided by Proposed Project ³	Width of Adjacent Access Aisle Provided by Proposed Project ³	ADA Width Requirements Met?
Van	8 feet	8 feet	9 feet	8 feet ⁴	Yes
Passenger Car	8 feet	5 feet	9 feet	8 feet ⁵	Yes
Passenger Car	8 feet	5 feet	10 feet	5 feet	Yes

Notes:

- 1 = Source: Section 502.2 of the *2010 ADA Standards for Accessible Design (Department of Justice, September 15, 2010)*.
 2 = Source: Section 502.3 of the *2010 ADA Standards for Accessible Design (Department of Justice, September 15, 2010)*.
 3 = Based on *Villa Capitola Unassisted Senior Housing Site Plan (Nancy Huyck, 05/17/2012)*.
 4 = Access aisle shared with the adjacent passenger car accessible parking space (see Exhibit 2).
 5 = Access aisle shared with the adjacent van accessible parking space (see Exhibit 2).

As shown in Table 7, based on the project site plan dated May 17, 2012 and contained in Attachment F, the planned accessible parking spaces for the proposed project are planned to meet the width requirements identified in the *2010 ADA Standards for Accessible Design (Department of Justice, September 15, 2010)*.

Evaluation of Vehicle Maneuvers Within The Parking Structure

An evaluation of passenger car parking and turning maneuvers has been performed to determine potential maneuverability issues for passenger cars when utilizing the proposed parking structure.

Based on the performed evaluation, passenger vehicles are anticipated to have the ability to turn the corners within the proposed parking structure. However, access to a few of the planned parking spaces located by the walls might require wide turning radiuses and the drivers would need to plan ahead when entering these parking spaces so that they can approach the parking stall with a wider turning radius. Additionally, access to one of the planned parking spaces might require the driver to backup into the parking space.

Exhibit 2 shows the site plan for the proposed project and the graphic evaluation of the turning movements within the proposed parking structure.

EVALAUATION FOR THE POTENTIAL INSTALLATION OF AN UNSIGNALIZED MID-BLOCK PEDESTRIAN CROSSING

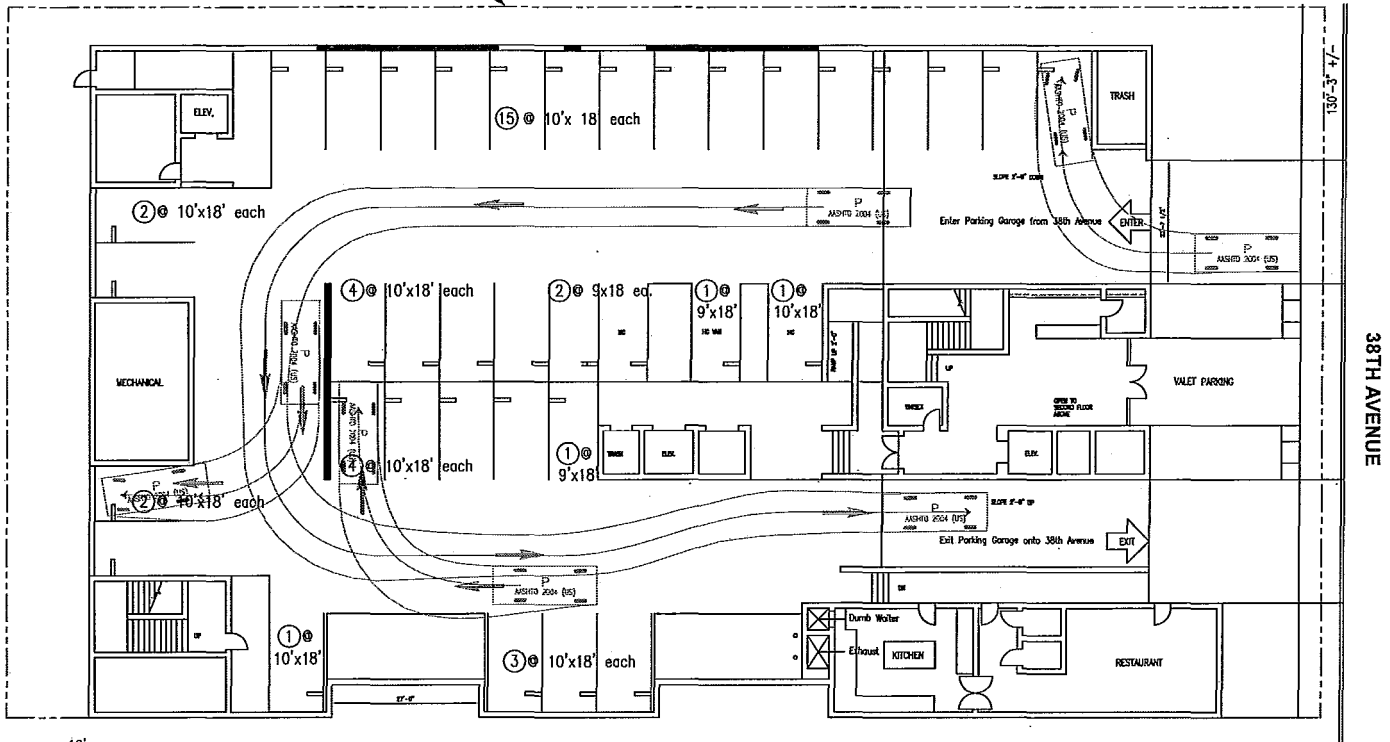
The *California Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) (Federal Highway Administration, 2009 Edition as amended for use in California)* does not specify any guidelines for determination of the need to install an unsignalized pedestrian crossing at a mid-block location. However, Section 3B.18 of the *MUTCD* states:

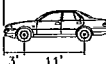
“Mid-block pedestrian crossings are generally unexpected by the motorist and should be discouraged unless, in the opinion of the engineer, there is a strong justification in favor of such installation. Particular attention should be given to roadways with two or more traffic lanes in one direction as a pedestrian may be hidden from view by a vehicle yielding the right-of-way to a pedestrian.”

Installation of a mid-block pedestrian crossing in front of the project site crossing 38th Avenue would be at the discretion of the City. However, it is recommended that the following issues be considered when planning and constructing an unsignalized mid-block pedestrian crossing:

- Provide adequate lighting to enhance the visibility of pedestrians to vehicular traffic;
- Provide a raised pedestrian crossing to enhance pedestrian visibility to vehicular traffic;
- Evaluate sight distance in the vicinity of the pedestrian crossing location and restrict parking adjacent to the pedestrian crossing location to provide better pedestrian visibility;
- Provide clear marking and advance warning signs per the *MUTCD* guidelines for vehicles approaching the pedestrian crossing location;

SITE BOUNDARY



19'	P—Passenger Car
	Width : 7'
3' 11"	Track : 6'
	Lock to Lock Time : 6.0
	Steering Angle : 31.6

Note: Exhibit is based on Villa Capitola Unassisted Senior Housing Site Plan (Nancy Huyck, 05/17/2012)

Not to Scale



Site Plan for Proposed Project & Passenger Vehicle Turning Manuevers

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MAY/2012

Exhibit 2

- Narrow the street cross section at the pedestrian crossing location by means such as installation of a bulb out;
- Provide cross-walk markings per the *MUTCD* guidelines; and
- Provide In-Roadway Warning Lights at the crosswalk as permitted and instructed in section 4N.02 and other related sections of the *MUTCD* .

Exhibit 5 shows a conceptual layout of the pedestrian crossing on 38th Avenue.

EVALAUATION FOR POTENTIAL INSTALLATION OF SIGNALIZED MID-BLOCK PEDESTRIAN CROSSING

To evaluate the need for installation of a signalized pedestrian crossing on 38th Avenue between the project site and the existing retail center across the project site, a peak hour pedestrian volume traffic signal warrant analysis (Warrant 4) has been prepared in accordance with the *California Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) (Federal Highway Administration, 2009 Edition as amended for use in California)*.

Pedestrian Volume Warrant (MUTCD Warrant 4)

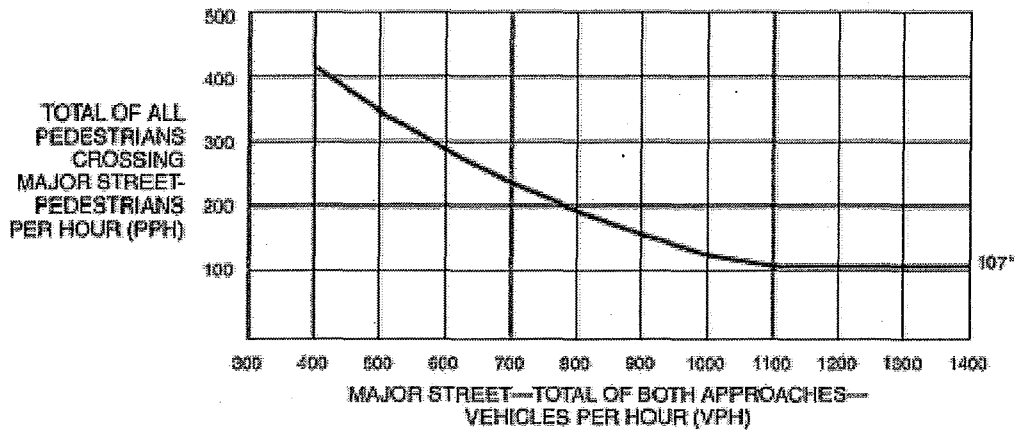
In accordance with the *MUTCD* guidelines, the need for a traffic control signal at an intersection or mid-block shall be considered if an engineering study finds that one of the following criteria is met:

- A. For each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) all fall above the curve in Figure 4C-5 of the *MUTCD*; or
- B. For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) falls above the curve in Figure 4C-7 of the *MUTCD*.

If the posted statutory speed limit or the 85th-percentile speed on the major street exceeds 35 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, *MUTCD* Figure 4C-6 may be used in place of *MUTCD* Figure 4C-5 to evaluate Criterion A, and *MUTCD* Figure 4C-8 may be used in place of *MUTCD* Figure 4C-7 to evaluate Criterion B.

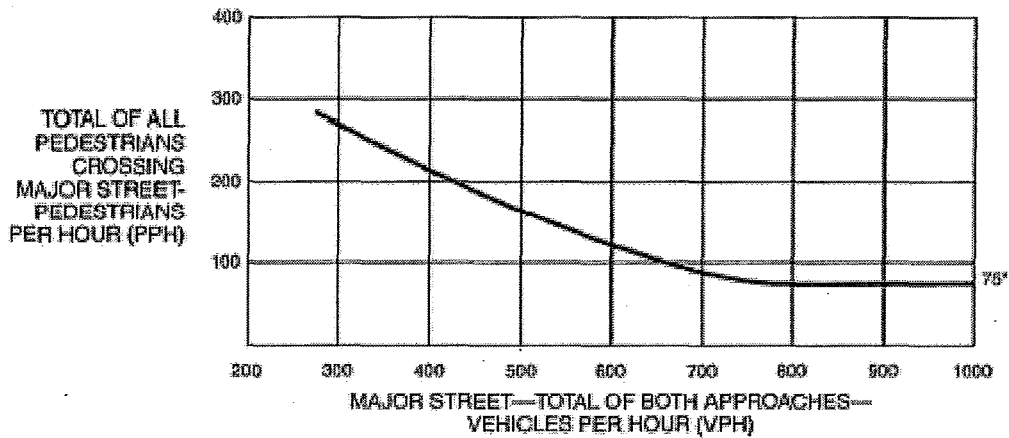
The Criterion for pedestrian volume crossing the major street may be reduced as much as 50 percent if the 15th-percentile crossing speed of pedestrians is less than 3.5 feet per second.

Figure 4C-5. Warrant 4, Pedestrian Four-Hour Volume



*Note: 107 pph applies as the lower threshold volume.

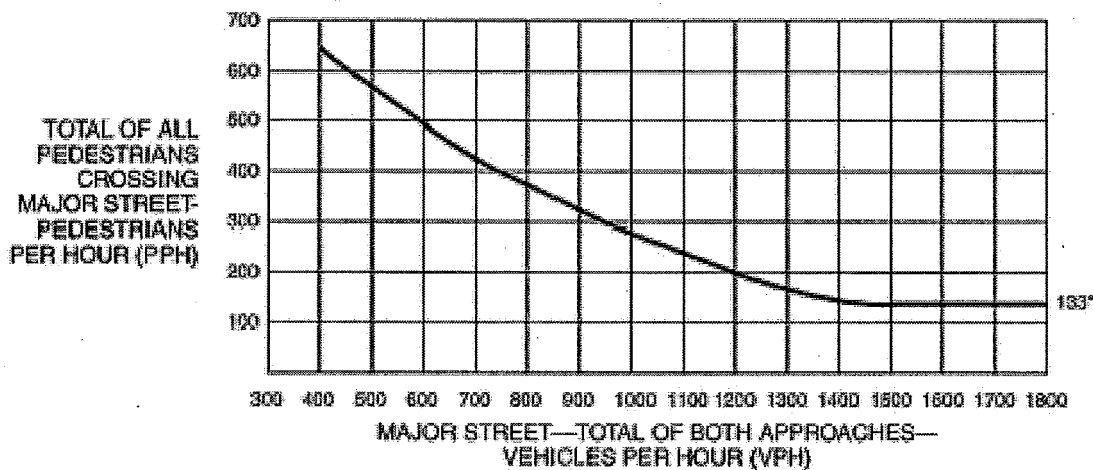
Figure 4C-6. Warrant 4, Pedestrian Four-Hour Volume (70% Factor)



*Note: 75 pph applies as the lower threshold volume.

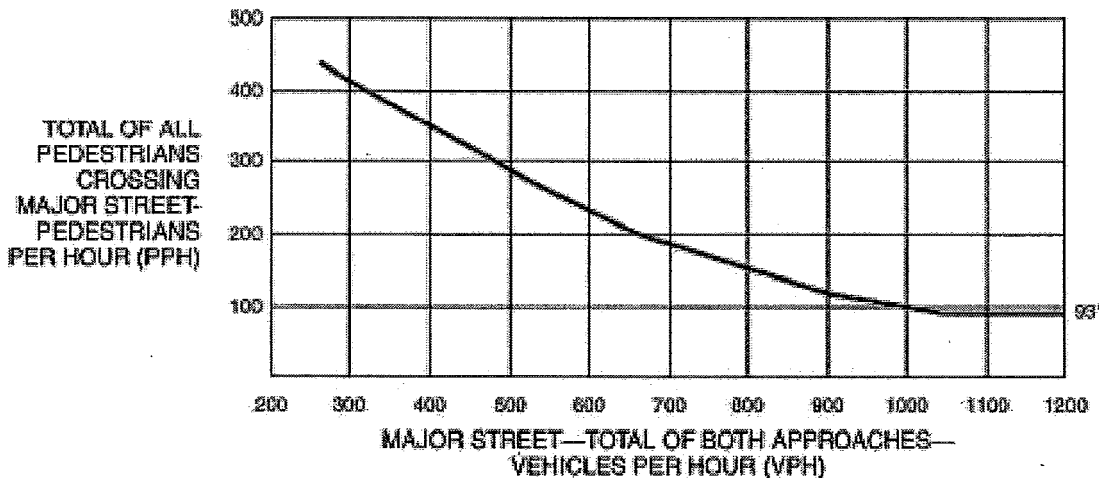
Source: 2012 MUTCD

Figure 4C-7. Warrant 4, Pedestrian Peak Hour



*Note: 133 pph applies as the lower threshold volume.

Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)



*Note: 93 pph applies as the lower threshold volume.

Pedestrian Volume Warrant (MUTCD Warrant 4) Calculations

Since the posted speed limit on the 38th Avenue is 25 miles per hour and the 15th-percentile crossing speed of pedestrians utilizing the crosswalk is forecast to be less than 3.5 feet per second, based on MUTCD guidelines, Figure 4C-7 with a 50-percent reduction for the required number of pedestrians crossing per hour is used to for the peak hour warrant calculations.

Based on information provided by the project applicant a maximum total of 92 persons associated with the project site are forecast to cross 38th Avenue to access the existing retail center and other land uses in the project site vicinity.

Existing peak hour vehicular traffic volumes utilized in this analysis are based on information contained in the Reposa Avenue Traffic Study recently prepared by RBF Consulting.

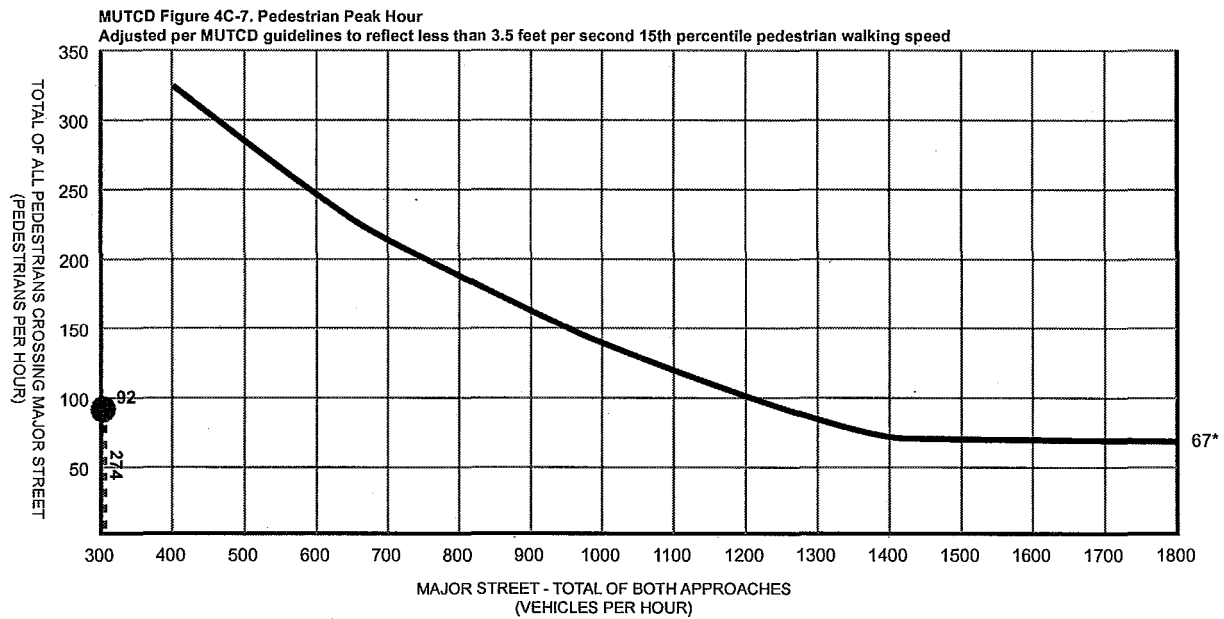
Table 8 summarizes the results of the Warrant 4 (Pedestrian Volume Warrant) analysis during the a.m. peak hour and the p.m. peak hour. Exhibit 3 shows the forecast pedestrian volume warrant analysis chart for the a.m. peak hour conditions. Exhibit 4 shows the forecast pedestrian volume warrant analysis chart for the p.m. peak hour conditions.

**Table 8
Summary of Warrant 4 – Pedestrian Volume Warrant Analysis**

Study Location	Warrant Satisfied?	
	AM Peak Hour	PM Peak Hour
Project Site Location at 38 th Avenue	No	No

As shown in Table 8, the *MUTCD* Pedestrian Volume Warrant is not satisfied for the study location. However, vehicular and pedestrian volumes at this location should be monitored and a signalized pedestrian crossing could be installed when the pedestrian and vehicular volumes become high enough to satisfy the warrant.

Meanwhile, installation of a signalized pedestrian crossing is at the discretion of the City. Exhibit 5 shows a conceptual layout of the pedestrian crossing on 38th Avenue.



Source: 2012 MUTCD

Notes: Vehicular volumes are based on data contained in the Reposa Avenue Traffic Analysis prepared by RBF Consulting
Pedestrian crossing volumes are based on data provided by project applicant

* 67 pedestrians per hour applies as the lower threshold volume adjusted per MUTCD guidelines to reflect less than 3.5 feet per second 15th percentile pedestrian walking speed

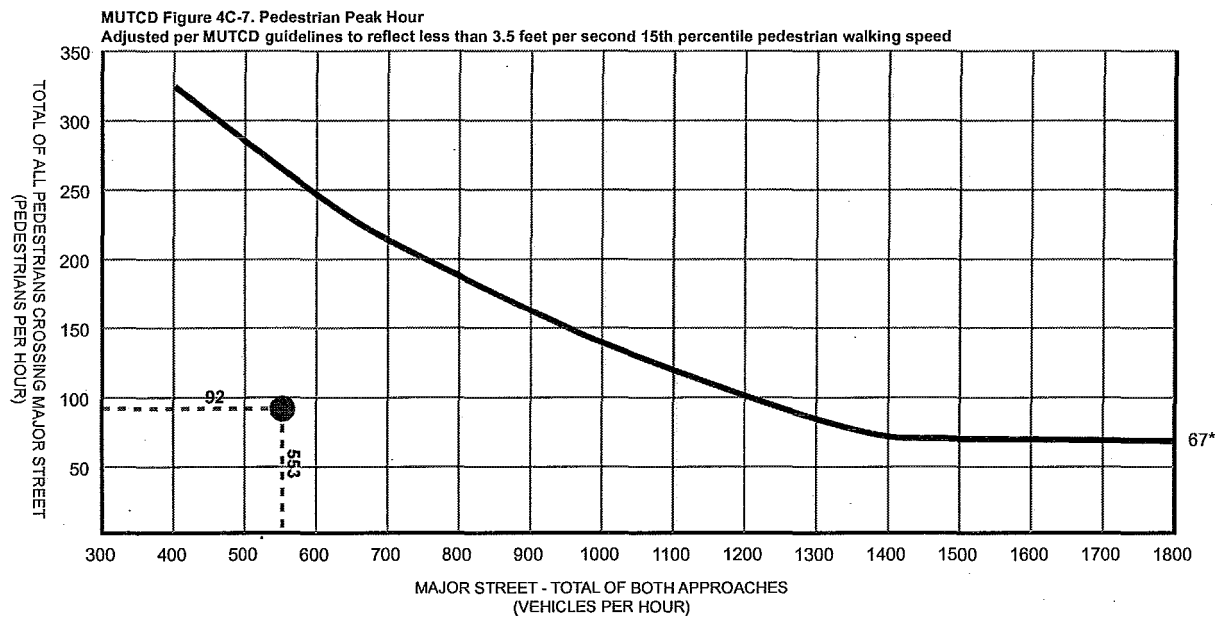
Forecast Existing AM Peak Hour Pedestrian Crossing Warrant Analysis for 38th Avenue



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MAY/2012

Exhibit 3



Source: 2012 MUTCD

Notes: Vehicular volumes are based on data contained in the Reposa Avenue Traffic Analysis prepared by RBF Consulting
Pedestrian crossing volumes are based on data provided by project applicant

* 67 pedestrians per hour applies as the lower threshold volume adjusted per MUTCD guidelines to reflect less than 3.5 feet per second 15th percentile pedestrian walking speed

Forecast Existing PM Peak Hour Pedestrian Crossing Warrant Analysis for 38th Avenue



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MAY/2012

Exhibit 4



SCALE: 1" = 20'



NORTH
 H:\PROJECTS\70100436\RBF CAD\70100436_STREET HARRONING EXHIBIT.DWG DGLAAGHER 5/18/12 10:07 am

**Exhibit 5 - Villa Capicola Senior Housing Project
 38th Street Pedestrian Crossing Conceptual Design**

ATTACHMENT A
City of Capitola Municipal Code
Parking Space Requirements

Capitola Municipal Code

[Up](#) [Previous](#) [Next](#) [Main](#) [Search](#) [Print](#) [No Frames](#)
[Title 17 ZONING](#)
[Chapter 17.51 PARKING AND LOADING](#)

17.51.130 Number of parking spaces required.

The number of off-street parking spaces required for each use shall be as follows:

Residential.

A. Residential Structures, Single-Family Detached.

1. The minimum parking requirement for single-family residential units up to one thousand five hundred square feet shall be two uncovered spaces.

2. For single-family residential units one thousand five hundred one square feet to two thousand square feet, the minimum requirement shall be two spaces, one of which must be covered.

3. For single-family residential units two thousand one square feet to two thousand six hundred square feet, the minimum parking requirement shall be three spaces, one of which must be covered.

4. For single-family residential units two thousand six hundred one square feet to four thousand square feet, the minimum parking requirement shall be four spaces, one of which must be covered.

5. For single-family residential units four thousand one square feet and larger, the minimum parking requirement shall be one covered space and three uncovered spaces unless the planning commission determines that additional parking is needed based on house size, location, and/or conditions in the neighborhood.

6. Interior (covered) parking spaces shall be a minimum of ten feet by twenty feet clear, as measured from the interior finished wall surfaces. An additional one hundred square feet of ancillary activity area, e.g., laundry, workshop, or storage, which is not included in the area subject to additional parking requirements, is permitted in conjunction with the first required covered space provided in a detached garage.

7. The planning commission may require additional uncovered parking spaces beyond the minimum requirement for residential units over four thousand square feet, or if a finding can be made that there is a parking problem in the neighborhood.

8. No additional square footage exceeding ten percent of the existing gross floor area may be added to an existing single-family residential unit, unless minimum parking requirements are met.

9. Uncovered parking spaces for single-family residential units shall be ten feet by twenty feet in the front setback (or eighteen feet minimum for lots located in sidewalk exempt areas), i.e., on the driveway apron, with two feet of landscaping provided along the side property line, except that for existing homes and remodels, uncovered parking spaces may be nine feet wide. Uncovered spaces provided in tandem on a single-width driveway beyond the front setback shall also be located within an eleven-foot (for remodels and additions) or twelve-foot (for new units) area that includes two feet of required landscaping adjacent to the side property line. Tandem spaces outside the front setback may be eighteen feet in length.

10. Two feet of landscape planting is required in the front yard setback between the parking area and the side property line.

11. Maximum width of driveways serving attached or detached garages is twenty feet, not including the landscaped area.

12. A twelve-foot driveway is required to access attached or detached single garages beyond the front setback for new homes; an eleven-foot driveway may be permitted for remodels and additions. Two cars may be parked in tandem in the driveway in front of a garage or carport.

13. Permeable driveway materials other than gravel are encouraged, as well as paved wheel strips for driveways, to increase extent of pervious surfaces on site.

B. Dwellings duplex or triplex, two for each unit, one space for each unit must be covered, tandem parking is permitted if the tandem parking is for an individual unit, each space must be a minimum of nine feet by eighteen feet.

C. Dwellings, apartments and condominiums (townhouse) of more than four units, one covered space for each unit, plus one and one-half additional spaces on the site for each dwelling unit. Each regular space must be a minimum of nine feet by eighteen feet. Forty percent of the spaces may be compact spaces of eight feet by sixteen feet.

D. Hotels and motels, one space for each guest room. Such additional spaces as the planning commission determines are necessary for the owners and employees. Each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

E. Bed-and-breakfast, one space for each bedroom rented, in addition to the spaces required for the single-family residence, each regular space must be a minimum of nine feet by eighteen feet. Fifty percent of the spaces may be compact spaces of eight feet by sixteen feet.

Quasi-public.

F. Churches, clubs, lodges, theaters,
one space for each forty square feet of floor area usable for seating or one for each three seats each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

G. Schools, one space for each employee, including teachers and administrators, plus additional spaces as determined by the planning commission to be adequate for student and visitor parking. Each regular space must be a minimum of nine feet by eighteen feet. Forty percent of the spaces may be compact spaces of eight feet by sixteen feet.

H. Sanitariums and nursing homes, one space for each six beds plus one space for each three employees, all nine feet by eighteen feet.

I. Medical office and clinics, one space for each three hundred square feet of gross floor area or five spaces per doctor, whichever is greater, all nine feet by eighteen feet.

Commercial.

J. Retail use and restaurants/take-out food establishments with six or fewer seats, one space for every two hundred forty square feet of gross floor area, each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

K. Wholesale establishments or warehouses, including mini-storage, one space per each five thousand square feet. Each space must be a minimum of nine feet by eighteen feet. No compact spaces are allowed.

L. Restaurants, one space per sixty square feet of gross floor area, each regular space must be a minimum of nine feet by eighteen feet. Fifty percent of the spaces may be compact spaces of eight feet by sixteen feet.

M. Bakeries, one space per two hundred forty square feet of gross floor area, each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

N. Bowling alleys, one space per five lanes, plus parking required for restaurant or retail uses associated with the facility, each regular space must be a minimum of nine by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

O. Offices, corporate, administrative, real estate, one space per two hundred forty square feet of gross

building space. Each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

P. Large community care residential facility or large family day care house, one for each employee not permanently residing at the facility or house. Parking requirements not specifically mentioned shall be determined by the planning commission. (Ord. 873 § 15, 2004; Ord. 718 § 1 (part), 1991; Ord. 700, 1990; Ord. 695, 1990; Ord. 623 (part), 1987; Ord. 608 § 10, 1986; Ord. 388 § 17.09, 1975)

ATTACHMENT B
City of Live Oak, CA Municipal Code Pages

17.25.110 Landscaping and Lighting

17.25.130 Maintenance

17.25.010 Purpose

The following requirements are intended to ensure that sufficient but not excessive off-street parking facilities are provided for all uses, and that parking facilities are designed to be attractive and unobtrusive.

17.25.020 Applicability

At the time of the installation, erection, enlargement or increase in capacity of any building, or at the time there is a change in the nature of occupancy or expansion of use of property, any of which would require increased parking, the following minimum off-street parking and loading spaces shall be provided, as well as adequate ingress and egress, in accordance with this Chapter.

17.25.030 Required Parking

- A. Number of required spaces:** The following number of spaces are required for each listed use, unless provided for elsewhere in this Chapter. The spaces shall be located on the same building site as the building or use, unless otherwise provided in this Chapter.

Table 17.25.030: Required Parking by Land Use

Residential Land Uses	Number of Required Parking Spaces
Single family residence	2 spaces.
Two family residence or half-plex	2 spaces per residence.
Multiple family residence	1 space per studio apartment or one-bedroom unit. 1.5 spaces per two-bedroom unit. 2 spaces per three-bedrooms or more. - Plus 1 guest space per 10 residences.
Second residence	1 space in addition to the 2 spaces for the primary residence.
Manufactured home park	2 spaces per residence (may be tandem) plus 1 guest space per 5 residences.
Bed and breakfast, boarding house	2 spaces plus 1 space per room for rent.
Residential care home, senior housing	.6 space per unit, or prepare a parking study based on type of residents, proximity to services (shopping, medical, etc.) and transit.

ATTACHMENT C
City of Santa Cruz, CA Municipal Code Pages

v.	Physical therapy	1 space per 200 square feet of floor area. In addition, 1 space per 50 square feet of pool (water) area				
w.	Residential Uses					
		Number of Bedrooms				
	Type	Efficiency	1	2	3	4 or more
	Single-family *(including townhouses)	1.0	1.0	2.0	2.0	3 + 1 for ea. addl. bedroom
	Houseboat, duplex, triplex, multiple mobilehome	1.0	1.5	2.0	2.0	3 + 0.5 for ea. addl. bedroom
	Lodging, rooming houses and bed-and-breakfast inns		2 spaces, plus 1 for each bedroom			
	Residence halls, dormitories		0.75 space for each guest or occupant			
	Senior housing development		1 for each 3 dwelling units or rooms intended for separate occupancy, plus an area of land equal to the required off-street parking for apartments, not including required open space, which could be converted to parking should the retirement center change to a multifamily residential use			
	Small ownership unit (SOU)		1 space for each dwelling unit			
	Single-room occupancy dwelling unit, less than 300 square feet**		0.75 for each dwelling unit			
	Single-room occupancy dwelling unit, 300 square feet or more**		1 for each dwelling unit			
	Accessory dwelling unit***		1 parking space, covered or uncovered, shall be provided on site for each bedroom in addition to the required parking for the primary residence			
	Community housing projects		In addition to meeting above residential parking requirements, 1 additional parking space for each 4 dwelling units shall be provided			
	Covered Parking. At least 1 of the required parking spaces for each dwelling unit shall be covered, within a carport or a garage unless otherwise specified within Title 24. Each standard-size parking space required to be located in a garage or carport for a residential unit shall be not less than nineteen feet in length by eight and one-half feet in width (19 ft. x 8 1/2 feet)					
	Covered Parking Exception. Exceptions to parking requirements may be granted to					

ATTACHMENT D
City of Seaside, CA Municipal Code Pages

17.34.040 - Number of parking spaces required.

Each land use shall be provided the number of off-street parking spaces required by this section. See Sections [17.34.060](#) and [17.34.070](#) for off-street parking requirements for bicycles and motorcycles, respectively.

- A. Parking requirements by Land Use.
1. Each land use shall provide the number of off-street parking spaces required by Table 3-7, except where a greater number of spaces is authorized through minor use permit or use permit approval in compliance with Section [17.52.070](#)
 2. A land use not specifically listed in Table 3-7 shall provide parking as required by the zoning administrator. The zoning administrator shall use the requirements in Table 3-7 as a guide in determining the appropriate number of off-street parking spaces required for the use.
 3. In any case where Table 3-7 expresses a parking requirement based on floor area in square feet (for example: one space for each one thousand sf), "sf" means square feet of gross interior leaseable floor area, unless stated otherwise (e.g., ground area).
 4. A single use with accessory components shall provide parking for each component. For example, a hotel with a gift shop shall provide the parking spaces required by Table 3-7 for a hotel (e.g., the guest rooms), and for a gift shop.
- B. Expansion of Structure, Change in Use. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this chapter. See also [Chapter 17.62](#) (Nonconforming Uses, Structures and Parcels).
- C. Multi-Tenant Sites.
1. A site with multiple tenants (e.g., two or more) shall provide the aggregate number of parking spaces required for each separate use (e.g., sum of the separate requirements for each use), except where the site is developed as an integrated shopping center with shared parking and no spaces reserved for a particular use. In this instance, the parking shall be provided as required by Table 3-7 for a shopping center.
 2. When a multi-tenant center includes one or more uses that will need more parking than retail uses (e.g., a health/fitness facility, restaurant, or theater) additional parking shall be required for the non-retail use unless a parking reduction is approved in compliance with Section [17.34.080](#) (Reduction of Parking Requirements), below.
- D. Alternate Use of Parking Areas Prohibited. Off-street parking areas shall not be used for the repair, servicing, or storage of vehicles or materials, the sale of any goods or services, or any other work area.
- E. No Reduction of Parking Facility Allowed. No off-street parking facility shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided in order to comply with the parking regulations of this chapter.
- F. Recreational Vehicle (RV) Parking Spaces. Off-street recreational vehicle (RV) parking spaces shall be provided as follows for retail uses, shopping centers, and visitor attractions that are required by this chapter to provide forty or more off-street parking spaces.
1. Number of RV Spaces Required. RV parking spaces shall provided at a minimum ratio of one RV space for each forty off-street vehicle parking spaces, or fraction thereof, required by this chapter.
 2. RV Stall Dimensions. Each RV parking space shall be designed as a pull-through space

with a minimum width of twelve feet and a minimum length of forty feet, with fourteen feet of vertical clearance.

3. Modifications by Zoning Administrator. The zoning administrator may modify the provisions of this subsection through a minor use permit granted in compliance with Section 17.52.070
- G. Excessive Parking.
1. The city discourages a land use being provided more off-street parking spaces than required by this chapter in order to avoid the inefficient use of land, unnecessary pavement, and excessive stormwater runoff from paved surfaces.
 2. The provision of off-street parking spaces in excess of the requirements in Table 3-7 is allowed only with minor use permit approval in compliance with Section 17.62.070, and only when additional landscaping, pedestrian amenities, and necessary storm drain improvements are provided to the satisfaction of the review authority.
- H. Rounding of Calculations. If a fractional number is obtained in calculations performed in compliance with this chapter, one additional parking space shall be required for a fractional unit of one-half or above, and no additional space shall be required for a fractional unit of less than one-half.
- I. Bench or Bleacher Seating. Where fixed seating is provided as benches, bleachers, pews, or similar seating, a seat shall be defined as twenty-four inches of bench space for the purpose of calculating the number of parking spaces required by Table 3-7.
- J. Parking Based on Employees. Whenever parking requirements are based on the number of employees, calculations shall be based on the largest number of employees on duty at any one time.
- K. Use of On-Street Parking—Exception. Available on-street parking spaces cannot be used to meet the parking requirements identified in this chapter. An exception to this provision may be granted for a licensed day care facility or a pre-school, subject to minor use permit approval in compliance with Section 17.52.070
1. The minor use permit may be issued if it meets all of the following criteria, in addition to the findings identified in Section 17.52.070
 - a. The exception shall be granted only for uses in an existing structure. It shall not be granted for any expansion of gross floor area to a structure, for new construction, or where the use of an existing building has been intensified by subletting portions of the building for additional uses.
 - b. The maximum amount of parking which is feasible shall be provided on-site.
 - c. The exception shall only be granted in situations where the city engineer has determined that the exception will not result in potentially unsafe conditions for vehicles or pedestrians.
 2. Each minor use permit that grants an exception to off-street parking requirements shall be reviewed on an annual basis and, if it is found that the use of on-street parking spaces by the facility is creating a nuisance, the city may initiate proceedings to revoke the minor use permit in compliance with Section 17.69.080 (Revocation of Permits).
- L. Nonconforming Parking. A use or structure with nonconforming off-street parking may be physically changed or undergo a change in use in compliance with the following provisions.
1. Residential Uses. No additional parking spaces shall be required; provided, the change does not increase the number of dwelling units, nor eliminate the only portion of the site that can be used for the required or existing parking or access.
 2. Nonresidential Uses.
 - a. The number of existing parking spaces shall be maintained on the site and additional parking shall be provided in compliance with this chapter for any

- additional floor area.
- b. If the use of the structure is changed to one that requires more parking than the previous use, only the difference between the number of parking spaces required for the previous use and those required for the new use shall be added.
 - c. The change shall not eliminate the only portion of the site that can be used for the required or existing parking or access.
3. Waiver of Requirements. The parking requirements of this chapter may be waived by the commission through use permit approval when a nonconforming structure is proposed for rehabilitation if the commission first finds that the existing structure location, parcel size, or topography renders the requirement unreasonable.

Table 3-7 Parking Requirements By Land Use

Land Use Type: Manufacturing Processing and Warehousing	Vehicle Spaces Required
All manufacturing, industrial, and processing uses, except the following	1 space for each 200 sf of office area;
	1 space for each 500 sf of floor and/or ground area devoted to other than office use;
	1 space for each 5,000 sf of open storage.
Media production	1 space for each 300 sf.
Recycling facilities	
Heavy or light processing facilities	Determined by use permit.
Large collection facilities	Determined by use permit.
Scrap/dismantling yards	1 space for each 300 sf, plus 1 space for each 10,000 sf of gross yard area.
Small collection facilities	Determined by minor use permit.
Wholesaling and distribution	1 space for each 500 sf.

Land Use Type: Recreation, Education, and Public Assembly	Vehicle Spaces Required
Clubs, community centers, lodges, and meeting halls	1 space for each 4 fixed seats or 1 space for each 100 sf where there are no fixed seats.
Commercial recreation facilities - Indoor, except for the following:	1 space for each 400 sf.
Arcades	1 space for each 200 sf.
Bowling alleys	4 spaces for each alley.
Pool and billiard rooms	2 spaces for each table.
Commercial recreation facilities - Outdoor	Determined by use permit.
Conference/convention and sports/entertainment facilities	1 space for each 200 sf.
Equestrian facilities	1 space for each 5 horses boarded.
Golf	
Golf courses and country clubs	4 spaces per hole, plus as required by this table for accessory uses (e.g., banquet room, bar, pro shop, restaurant, etc.)
Golf driving range	1 space for each tee.
Health/fitness facilities	1 space for each 200 sf.
Library, gallery, and museum	1 space for each 300 sf.
Schools (private or public)	
Kindergarten and nursery schools	1 space per employee plus 1 space for each 10 children.

(Middle) Elementary/junior highs	1 space per employee plus 1 space for each 10 students.
(Secondary) High schools	1 space per employee plus 1 space for each 10 students.
Colleges and universities (including trade, business, and art/music/dancing schools)	1 space per employee plus 1 space for each 5 students.
Studios (art, dance, martial arts, music, etc.)	1 space for each 200 sf.
Theaters, auditoriums, and places of assembly	1 space for each 4 seats or 1 space for each 100 sf, whichever would yield more spaces.

Land Use Type: Residential Uses	Vehicle Spaces Required
Condominiums and condominium conversions	2 covered spaces for each unit, plus 1 space for each unit for guest parking.
Duplex, triplex, or fourplex unit	1 covered space for each unit, plus 1 space for each 2 units for guest parking.
Live/work unit	2 spaces for each unit.
Mobilehome	
Outside of mobilehome park	1 covered space for each unit.
Within a mobilehome park	2 covered spaces for each mobilehome (tandem parking allowed in an attached carport), plus 1 guest parking spaces for each 4 units. Recreational vehicle parking shall be provided at the rate of 1 space for every 5 units.
Multi-family housing	
0 - 1,800 sf	1 covered space for each unit, plus 1 space for each 2 units for guest parking.
1,801+ sf	2 covered spaces for each unit, plus 1 space for each 2 units for guest parking.
Residential care facility	1 space for each 2 residential units, plus 1 space for each 4 units for guests and employees.
Residential second unit	1 additional parking space (Parking in the front or street side setback shall not count toward this parking requirement.
Senior housing	1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units.
Single dwelling with additions	
0 - 1,200 sf	No additional parking requirement.
1,201 - 1,800 sf	2 spaces, at least one covered.
1,801+ sf	2 covered spaces.
Single dwelling, attached	2 spaces within a garage for each unit, plus 1 space for each unit for guest parking.
Single dwelling, detached	2 spaces within a garage.

Land Use Type: Retail and Service Commercial	Vehicle Spaces Required
Parking Requirements. In an effort to simplify the calculation of parking demand and to anticipate future tenants, the list of nonresidential (e.g., retail and service commercial) off-street parking requirements shall be broken down into the following four distinct categories based on the anticipated level of parking demands. See also the parking requirements for other specific retail and service uses on the following page.	
Group One: Uses with "low parking demand." Examples include appliance, carpet, fabric, furniture, and tile stores; book, card, and stationary stores; camera, dry cleaning and laundry, flower, gift, glass, hardware,	1 space for each 500 sf or less, with a minimum requirement of 4 spaces.

heating and electrical, jewelry, paint, pet, plumbing, wallpaper stores; home improvement stores; photography studios, print shops; supermarkets; and other retail and light industrial uses determined to be similar by the zoning administrator.	
Group Two: Uses with "medium parking demand." Examples include bakeries, banks, barber shops, beauty shops, business and professional offices, convenience stores, department stores, donut and ice cream shops, liquor stores, secondhand stores, and other retail uses determined to be similar by the zoning administrator.	1 space for each 300 sf or less, with a minimum requirement of 5 spaces.
Group Three: Uses with "high parking demand." Examples include bars, coffee houses, dental and medical offices and clinics, health clubs, laundromats, restaurants and other intense uses determined to be similar by the zoning administrator.	1 space for each 200 sf.
Group Four: Uses with "unique parking demands." Examples include auto repair, auto sales, contractor's yards, funeral homes, gas stations, hotels and motels, large day care facilities (e.g., child care and seniors), large group homes, mini-warehouse, self-service car wash, theaters, and other uses determined to be similar by the zoning administrator.	
Auto and vehicle repair/service	4 spaces for each service or wash bay, plus spaces for any office as required by this section for offices.
Auto and vehicle sales and rental	1 space for each 400 sf of floor area for the showroom and offices, plus 1 space for each 2,000 sf of outdoor display area, plus spaces as required by this section for parts sales and vehicle repair/service.
Contractor's storage yards	1 space for each 3,000 sf of lot area, plus spaces for any office as required by this section for offices.
Gas stations without repair services	.25 space for each gas pump, plus 2 spaces for each gasoline pump island, plus spaces as required by this section for convenience goods sales.
Large day care facilities	1 space for each staff person, plus 1 space for each 3 occupants
Lodging - hotels and motels	1 space for each unit, plus 2 spaces for the manager or owner, plus required spaces for all accessory uses (e.g., conference center, restaurant, spa, or other recreational facilities).
Mortuary, funeral homes	1 space for each 300 sf of floor area within the facility or 1 space for each 4 seats in the sanctuary, whichever would yield more spaces.
Personal storage (mini-warehouses)	4 spaces for the manager's office.
Restaurant	1 space for each 3 seats.
Self-service car washes	1 space for each wash bay.
Theaters (e.g., movie)	1 space for each 4 seats or 1 space for each 100 sf, whichever would yield more spaces.

(Ord. 955 § 1(part), 2006).

ATTACHMENT E
ITE Parking Generation Senior Housing
Parking Survey Summary

Land Use: 252

Senior Adult Housing—Attached

Land Use Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253) and continuing care retirement community (Land Use 255) are related uses.

Database Description

The database consisted of two study sites.

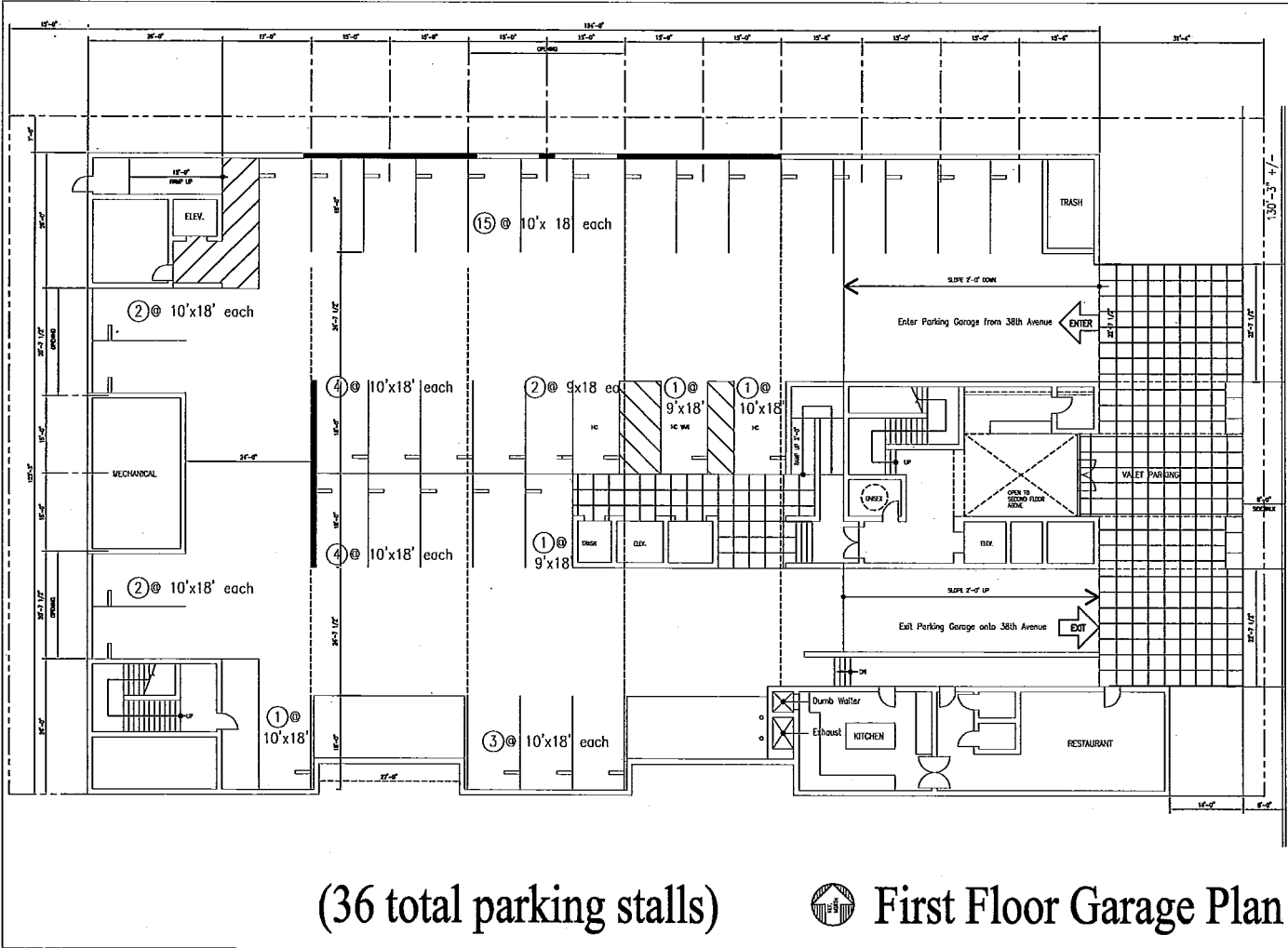
- The study sites had 46 and 91 dwelling units.
- Parking supply ratio: 1.2 and 1.4 spaces per dwelling unit, respectively.
- Weekday peak parking demand ratio: 0.50 and 0.33 parked vehicles per dwelling unit at the 46- and 91-unit sites, respectively.
- Saturday peak parking demand ratio: 0.50 and 0.34 parked vehicles per dwelling unit at the 46- and 91-unit sites, respectively.

Parking demand counts were submitted for the hours beginning at 9:00 a.m., 10:00 a.m., 2:00 p.m. and 5:00 p.m. From these limited data, no definitive peak hour or peak period was established.

Study Sites/Years

Huntington Beach, CA (1989)

ATTACHMENT F
Proposed Project site Plan



NANCY HUYCK
 ARCHITECT
 9200 SOQUEL DRIVE
 APFORS, CA 95003
 PHONE: (831)885-1206
 FAX: (831)888-3205
Progress
05-17-12

no.	date	description

REVISIONS

PROJECT TITLE
 VILLA CAPITOLA
 UNASSISTED
 SENIOR HOUSING
 1575 38th AVENUE
 SANTA CRUZ, CA
 APR: 034-181-17

SHEET TITLE
 FIRST FLOOR
 GARAGE PLAN

SCALE: 1/8" = 1'-0"
 DATE: 05-17-12
 DRAWN BY: NHH
 JOB NO.: N1140
 DWG. NO.: N1140-A-3

(36 total parking stalls)



First Floor Garage Plan

A-3
 sheet of sheets

- C. **This project is categorically exempt under Section 15301 and 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.**

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

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

D. 1575 38th AVENUE

#11-060

APN: 034-181-17

Preliminary Development Plan for a proposed Planned Development Rezoning to construct a four story, 67-unit senior housing project in the CN (Neighborhood Commercial) Zoning District.

Property Owner: Maureen A. Romac, filed 6/3/11

Representative: Steve Thomas

Community Development Director Johnson explained the Preliminary Development Plan review process and that this site has been identified as one of the General Plan key sites.

Senior Planner Bane presented the staff report.

The public hearing was opened.

Maureen Romac, property owner, spoke in support of the application. She listed the benefits of the project as filling the housing need for active seniors who do not need medical care. The project location is surrounded by all of the community amenities such as transit, and various types of shopping, and services. The building will be environmentally friendly and will contribute to the revitalization of the 41st Avenue area.

Six members of the public from the surrounding neighborhood, spoke in opposition to the project commenting that a four story building will have significant impacts on the adjacent neighborhoods; the proposed building is too large and out of scale for the location and exceeds any other building height in the area; the windows will destroy the privacy of adjacent businesses and residents; the high density proposed will impact parking and traffic circulation from an already congested area; the proposed design does not meet any ordinance requirements making this a difficult development to support in the neighborhood. The developer should discuss the plans with the neighbors and consider the input from the adjacent neighborhood review.

Daryl Fazekas, Project Architect, spoke in support of the application. He stated that a senior housing development is a good use for the site due to the surrounding amenities. A solar study of the proposed plans indicates minimal shadowing on adjacent properties.

Steve Thomas, property owner, spoke in support of the application. He highlighted the amenities that surround the property for a senior housing project. He discussed the green building technology to be incorporated into the project.

The public hearing was closed.

Commissioner Routh stated that this proposal is similar to several large scale development proposed in the city in the '70's. He stated that the CN (Neighborhood Commercial) zoning district is a transitional district and development proposals should consider the transitional nature of the intent of the district. The proposal does not meet parking requirements and is too large for the neighborhood. In addition the overall project doesn't meet any zoning district requirements.

Commissioner Graves concurred with Commissioner Routh's comments. He stated that CN zoning was never intended to support a four story project. The articulation of the elevations is non-existent in the proposed design. He suggested that the south side of the building could be closer to the property line and the elevation somewhat simple being close to the mini storage next door. He was concerned about the parking calculation and noted that the parking layout at 750 Bay Avenue is a problem. The proposed project is overbuilt and in the wrong location. There is not enough parking, design articulation and not enough landscaping. The project needs to conform to the CN zoning district regulations.

Commissioner Smith concurred with the previous Commissioner's comments, but was supportive of a senior housing concept, and stated the importance of providing quality landscaped outdoor space for occupants and guests to experience the outdoors in an urban setting. Parking may not be the issue for the residents, but parking will be an issue for the care takers and guests. The proposed development is too big for the site.

Chairperson Ortiz concurred with the all of the previous Commissioner's comments and the staff report recommendations. She stated that a detailed traffic study with mitigations will be essential for any development on the subject site. She acknowledged receiving a letter from the Ow Family Properties expressing concerns about allowing a large residential development adjacent to existing commercial uses.

Community Development Director Johnson stated that a parking study would be required. Design is the key to making this project successful. He cautioned the Commission about conforming product and discussed reasons for why the applicant has considered the planned development process.

Commissioner Graves stated that the proposed overlay project may eliminate existing street parking. He stated that the proposed project should be redesigned with less density and smaller scale for the adjacent area.

Commissioner Routh stated that the proposal is not just a design issue. He did not want staff to mislead the public with a project promoting economic viability driving design.

Chairperson Ortiz commented that it would be discouraging if the future of the local development culture is driven by medical uses and senior housing facilities.

Community Development Director Johnson stated that design incorporates building size, scale, bulk, articulation, lighting, landscaping, site and building access, hours of operation, etc. The transition between commercial and residential often results in conflicts from mixed uses, but the overall site and building design can address issues with mixed and transitional uses. He explained that the Commission comments will be forwarded to the City Council during the Council preliminary review process.

NO ACTION NECESSARY.

12093

CAPITOLA CITY COUNCIL/REDEVELOPMENT AGENCY – OCTOBER 13, 2011

Mayor Norton announced that he is reordering Item 5.A. at this time since Supervisors' Ellen Pirie and John Leopold were in attendance.

5. A. Discussion regarding Redistricting of Supervisorial Boundaries. Staff recommendation: receive report. [580-20]

Community Development Director Johnson summarized the written agenda report. The proposed redistricting map was placed on the screen for view during the discussion.

Santa Cruz County Supervisors John Leopold and Ellen Pirie addressed the council and responded to questions regarding the supervisorial boundary redistricting. Supervisor Pirie thanked the council for reordering this agenda item.

Mayor Norton explained his reasons for placing this matter on the agenda. He believes the most logical boundary would be Soquel Creek. Council members responded to the mayor's comments.

Mayor Norton thanked Supervisors Pirie and Leopold for attending tonight's meeting to respond to the council's concerns and questions regarding the redistricting issue.

ACTION: The City Council received the report and comments from Supervisors Pirie and Leopold. No action was taken.

The City Council then considered Public Hearing Item 4.A.

4. PUBLIC HEARINGS

A. Public Hearing to consider Application #11-060, a Preliminary Development Plan for a proposed Planned Development Rezoning to construct a four-story, 67-unit Senior Housing Project in the CN (Neighborhood Commercial) Zoning District, located at 1575 38th Avenue (APN 034-181-17). Property owner: Maureen A. Romac; Representative: Steve Thomas. Presentation: Community Development Department. [730-10]

Senior Planner Bane summarized the written agenda report and, utilizing a PowerPoint Presentation, discussed the proposed planned development project. He first discussed the plans reviewed by the Planning Commission and concerns that were expressed. Six members of the public spoke in opposition to the project at the Planning Commission meeting, expressing concerns regarding the mass, scale, and height of the proposed development.

Senior Planner Bane then discussed revised plans that were submitted after the Planning Commission meeting. Following his presentation, Senior Planner Bane responded to questions of Council Members.

Community Development Director Johnson commented that this site has been identified as an opportunity site. This could be one of the first projects to remake 38th Avenue and set the stage for future development.

At 9:45 p.m. Mayor Norton opened this item to the applicant for presentation.

Ric de la Cruz, representative for the applicants, introduced the applicants, Maureen Romac and Steve Thomas, who addressed the Council.

4. A. PUBLIC HEARINGS (Continued)

Maureen Romac discussed the benefits this project will have for active seniors in their community. This project will benefit commercial businesses adjacent to the site.

Steve Thomas, operator of Capitola Freight and Storage, currently located on the site, discussed the environmental aspects of the proposed building, the new plans resulting from comments from the Planning Commission, the need for this type of housing for seniors in our community, etc.

Mr. de la Cruz reviewed the proposed project utilizing a PowerPoint Presentation. He said their project team is interested in hearing from the council members as to whether he and his team are on the right track for this type of development.

Mayor Norton opened the public hearing at 10:12 p.m.

The following people expressed their **opposition** to and concerns about the impacts the development, as proposed, would have on the single family residences adjacent to the site. There were concerns about not enough green space, inadequate parking, mass and height of the building, density, inadequacy of the site for this type of development, proposed change in the zoning for the site, etc.

Kim Frey, resident on Bulb Avenue (submitted written information entitled, "*Green Space, urbanity, and health: how strong is the relation?*")

Don Mosegaard, resident on Bulb Avenue

Teresa, resident on Bulb Avenue

Bart, the owner of the commercial property adjacent to the site

The following people spoke in **support** of the proposed development:

Terry Westberg, encouraged the City to work with Maureen and Steve to develop this type of project in Capitola. She believes a development of this nature geared for active senior living would benefit the community.

Robert, resident since 1965, offered his support of the proposed development, as there is a need in our community for a project of this type.

Mayor Norton closed the hearing at 10:27 p.m.

Council Members asked staff for a comparison between the current CN Zoning requirements and Planned Development requirements for the site. They expressed concerns about the design, the scale, the zoning change to Planned Development, second-floor side yard setbacks, pedestrian safety along 38th Avenue, adequate parking for customers, residents, and guests, and impacts to the neighboring properties. The Council would hope that the applicant would work with the neighbors to address their concerns and create buffers between the project and the neighbors.

There was considerable council discussion and responses to council members' questions from Mr. de la Cruz, project architect Nancy Huyck, and property owner Steve Thomas.

ACTION: The City Council considered the proposed project in concept and provided comments to the applicant. No action was taken on this item.

At 11:05 p.m., Council Member Storey suggested looking at the agenda to see if there were any items that could be continued. The council decided to continue with the agenda items.