



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, September 7, 2017 – 7:00 PM

Chairperson Ed Newman
Commissioners Sam Storey
 Linda Smith
 TJ Welch
 Susan Westman

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

Short communications from the public concerning matters not on the Agenda. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes.

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Planning Commission – Regular Meeting – June 1, 2017

B. Planning Commission – Regular Meeting – July 20, 2017

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. 602 El Salto #17-077 APN: 036-142-03

Design Permit for a remodel and addition with secondary dwelling unit to an existing two-story residence in the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Alex & Judi MacDonell

Representative: Derek Van Alstine, filed: 5/22/17

B. 4810 Topaz Street #17-074 034-066-10

Design Permit to build a two-story single-family residence on a vacant property, located in the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Kari Cosentino

Representative: John Craycroft, filed: 5/18/17

C. Capitola Mall Redevelopment - Request to Continue to a date uncertain.**5. PUBLIC HEARINGS**

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

A. 210 Capitola Avenue #17-0280 APN: 035-183-20

Conditional Use Permit to convert a retail space into a take-out coffee and bakery, located in the CV (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Tuan Truong – Halejoi LLC

Representative: Fuse Architect, filed: 7/31/17

B. 723 El Salto Drive #15-185 APN: 036-143-35

Conditional Use Permit and Design Permit for an addition to an existing four-plex and a new detached garage and an extension of previously approved minor land division. The project is located in the VS/R-1 (Visitor Serving, Single-Family Residential) Zoning District.

This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Doug Dodds

Representative: Cove Britton , filed 11/12/15

6. DIRECTOR'S REPORT**7. COMMISSION COMMUNICATIONS****8. ADJOURNMENT**

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

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

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

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: www.cityofcapitola.org. 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 on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: www.cityofcapitola.org.



**DRAFT FINAL MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, JUNE 1, 2017
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioner TJ Welch: Present, Commissioner Linda Smith: Present, Chairperson Edward Newman: Present, Commissioner Susan Westman: Present, Commissioner Sam Storey: Present

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda – None

B. Public Comments – None

C. Commission Comments

Commissioner Welch reported on the Traffic and Parking Commission's work with Park Mobile for a Village employee parking program. Commissioner Storey announced that the Art & Cultural Commission's subcommittee reviewing public art funds will have its first meeting next Saturday.

D. Staff Comments

Director Grunow announced that the public review draft of the zoning code update is out today for a 60-day review period, with a recommendation hearing expected to take place in September, and acknowledged Senior Planner Herlihy's work in preparing the document.

3. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - Apr 6, 2017 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	TJ Welch, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Newman, Smith, Storey, Welch, Westman

4. CONSENT CALENDAR

A. 210 Esplanade #17-058 APN: 035-221-08/09

Sign Permit for wall sign and projecting sign for the Capitola Hotel located in the CV (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Corrie & Jeff Sid

Representative: FUSE Architects Inc., filed: 4/21/17

MOTION: Approve sign permit with the following conditions and findings:

Minutes Acceptance: Minutes of Jun 1, 2017 7:00 PM (Approval of Minutes)

CONDITIONS

1. The project approval consists of a 14-square-foot wall sign and a six-square-foot projecting sign at the Capitola Hotel at 210 Esplanade. The existing wall signs on the front and side façade of the hotel will be removed. The Capitola Hotel lettering above the arbor will remain. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 1, 2017, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The projecting sign may not expose any direct lighting or electrical. All electrical shall be concealed. The lettering on the projecting sign will be backlit. The letters shall be routed out and remain open.
3. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
4. Prior to issuance of building permit, all Planning fees associated with permit #17-058 shall be paid in full.
5. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
6. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
7. Compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
8. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
9. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

FINDINGS

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

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed signs will secure the purposes of the zoning ordinance and general plan.

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

Community Development Department Staff and the Planning Commission have reviewed the signs and determined that the signs maintain the character and integrity of the Central Village.

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 signs are proposed on an existing hotel in the Central Village. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Susan Westman, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Newman, Smith, Storey, Welch, Westman

B. 203 & 205 Sacramento Avenue #17-043 & 44 APN: 036-125-03 & 15

Major Revocable Encroachment Permit for a 42-inch fence and gate in the public right-of-way along Sacramento Avenue at two adjacent properties, located in the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Nicholas Cierkosz

Representative: Anna Cierkosz, filed: 3/28/17

Commissioners Welch and Storey recused themselves due to their proximity to the properties. Commissioner Smith acknowledged receipt and consideration of the letter that was received.

MOTION: Approve Major Revocable Encroachment Permit with the following conditions and findings:

CONDITIONS OF APPROVAL

1. The project approval consists of Major Revocable Encroachment Permit for two fences permanently affixed to the ground located approximately 10 feet in front of the property line into the public right-of-way at 203 and 205 Sacramento Ave.
2. There shall be no additional permanent structures located within the right-of-way without the issuance of a major revocable encroachment permit by the Planning Commission.
3. Prior to building permit issuance, a Major Revocable Encroachment Permit shall be recorded as issued by the Public Works Department.
4. Compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with

conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

5. Prior to issuance of permit, all Planning fees associated with permit #17-043 and #17-044 shall be paid in full.
6. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
8. The proposed fences shall be built in-line with the existing wooden fence at 510 El Salto Drive, approximately 10 feet into the public right-of-way.

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, and the Planning Commission have all reviewed the proposed fence in the public right-of-way. Conditions of approval have been included for the Major Revocable Encroachment Permit to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.
- B. **This project is categorically exempt under Section 15303 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15303 of the CEQA Guidelines accessory structures including fences. No adverse environmental impacts were discovered during review of the proposed project.

RESULT:	APPROVED [3 TO 0]
MOVER:	Susan Westman, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Newman, Smith, Westman
RECUSED:	Storey, Welch

- C. **212 Monterey Avenue #16-111 035-261-11**
Design Permit application for an exterior remodel and addition of 304 square feet to an existing two-story multi-family residential building, with a variance request to height, located in the CV (Central Village) Zoning District.
This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the city.
Environmental Determination: Categorical Exemption

Minutes Acceptance: Minutes of Jun 1, 2017 7:00 PM (Approval of Minutes)

Property Owner: Joe Mingione
 Representative: Derek Van Alstine, filed: 5/31/16

MOTION: Continue to July 20, 2017 Planning Commission Meeting

RESULT: CONTINUED [UNANIMOUS]
MOVER: Susan Westman, Commissioner
SECONDER: Linda Smith, Commissioner
AYES: Newman, Smith, Storey, Welch, Westman

D. Capitola Mall Redevelopment - Request to Continue to July 20, 2017

RESULT: CONTINUED [UNANIMOUS]
MOVER: Susan Westman, Commissioner
SECONDER: Linda Smith, Commissioner
AYES: Newman, Smith, Storey, Welch, Westman

5. PUBLIC HEARINGS

A. 2205 Wharf Road #16-041 APN: 034-141-34

Minor land division to create two lots of record and a design permit for a new Single-Family Residence for a property located in the RM-LM (Residential Multi-Family – Low-Medium Density) Zoning District.
 This project is not in the Coastal Zone and does not require a Coastal Development Permit.
 Environmental Determination: Categorical Exemption
 Property Owner: Christopher Wright
 Representative: Dennis Norton, filed: 3/14/16

MOTION: Continue item to next regular meeting on July 20, 2017

RESULT: CONTINUED [UNANIMOUS]
MOVER: Sam Storey, Commissioner
SECONDER: Susan Westman, Commissioner
AYES: Newman, Smith, Storey, Welch, Westman

B. 312 Park Avenue #17-027 036-094-16

Design Permit to demolish an existing residence and to construct a new, two-story residence with an attached Secondary Dwelling Unit in the R-1 (Single-Family Residential) zoning district.
 This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.
 Environmental Determination: Categorical Exemption
 Property Owner: Arthur Lin
 Representative: Dennis Norton, filed: 3/6/17

Commissioner Welch recused himself and left the dais. Assistant Planner Safty presented the project. Designer/Representative Dennis Norton spoke and stated

Minutes Acceptance: Minutes of Jun 1, 2017 7:00 PM (Approval of Minutes)

that Mr. Lin, the property owner, was in the audience. Tony Gator, a neighbor at 314 Park Avenue, spoke regarding his concerns about the fence location and it being moved.

Mr. Norton assured Mr. Gator that a property survey had been done and they will make sure the fence is on the property line.

Colleen Stobbe, the neighbor at 310 Park Avenue, addressed the Commission regarding her concerns about possible obstruction due to landscaping.

MOTION: Approve Design Permit and Coastal Development Permit with the following conditions and findings:

CONDITIONS OF APPROVAL

1. The project approval is for a new, two-story 2,684 square foot single-family residence and attached 320 square foot secondary dwelling unit at 312 Park Avenue. The maximum Floor Area Ratio (FAR) for the 5,164-square foot property is 60% (3,098 square feet) since a secondary dwelling unit is included. The total FAR of the project is 58% with a total of 3,004 square feet, compliant with the maximum FAR within the zone. The project received an exception to the maximum driveway width of 20-feet for the turnaround area. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 1st, 2017, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall show dripline irrigation and shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.
7. Prior to issuance of building permit, all Planning fees associated with permit #17-027 shall be paid in full.

8. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
9. Prior to issuance of a building permit, the applicant shall enter into a Deferred Improvement Agreement with the City for the required public sidewalk improvements along Park Avenue.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
11. Prior to issuance of a building permit, the plans must be revised to show the driveway approach complying with the 20-foot requirement. This does not include the turnaround portion of the driveway, which can exceed 20-feet per the exception granted by the Planning Commission at the June 1st, 2017 hearing.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.
22. Before obtaining a building permit for the secondary dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that the secondary dwelling unit shall not be sold separately, that the unit is restricted to the approved size, and that the owner must occupy either the main residence or secondary unit, pursuant to section 17.99.070 of the Capitola Municipal Code.
23. The [floor area](#) for secondary [dwelling](#) units shall not exceed 320 square feet as approved by the Planning Commission.
24. At time of submittal for building permit review, a water will serve letter for the second dwelling unit must be submitted to the City.
25. Affordable Housing in-lieu fees shall be paid prior to issuance of building permit, in accordance with chapter 18.02 of the Capitola Municipal Code.

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The new two-story residence and attached secondary dwelling unit, with the conditions imposed, secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for a new two-story residence and attached secondary dwelling unit. The proposed development, with the conditions imposed, will maintain the character and integrity of the neighborhood.
- C. **This project is categorically exempt under Section 15303 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15303(a) of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone. This project involves construction of a new single-family residence and attached secondary dwelling unit in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

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

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

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

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

- The proposed project is located at 312 Park Avenue. The project will not affect public access and recreation.

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

accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Park Avenue. The project will not affect shoreline accessibility of the public.

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

- There is not history of public use on the subject lot.

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

- The proposed project is located on private property on Park Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

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

- The proposed project is located on private property that will not impact access and recreation to the sea. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

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

- The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the***

agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

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

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

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

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

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

- The project is located on a residential lot.

b. Topographic constraints of the development site;

- The project is located on relatively flat, regularly shaped lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

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

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

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

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

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

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

SEC. 30222

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

- The project involves the demolition of an existing residence and construction of a new, 2-story single-family residence and attached secondary dwelling unit on a residential lot of record.

SEC. 30223

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

- The project involves the demolition of an existing residence and construction of a new, 2-story single-family residence and attached secondary dwelling unit on a residential lot of record.

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

- The project involves the demolition of an existing residence and construction of a new, 2-story single-family residence and attached secondary dwelling unit on a residential lot of record.

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

- The project involves the demolition of an existing residence and construction of a new, 2-story single-family residence and attached secondary dwelling unit on a residential lot of record. The project complies with parking standards.

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

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

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

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

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

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

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

- The project is located within proximity of the Capitola fire department. Water is available at the location.

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

- The project involves the demolition of an existing residence and construction of a new, 2-story single-family residence and attached secondary dwelling unit on a residential lot of record. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.

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

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

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

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

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

- Conditions of approval have been included to ensure compliance with established policies.

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

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

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

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

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

- Geologic/engineering reports are required at time of building permit submittal. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

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

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

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

- The proposed project complies with shoreline structure policies.

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

- This use is a principally permitted use consistent with the Single-Family Residential (R-1) zoning district.

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

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

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

The project site is not located within permit parking area; however, the project complies with the zoning code for on-site parking.

RESULT:	APPROVED [3 TO 1]
MOVER:	Sam Storey, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Storey, Westman
NAYS:	Newman
RECUSED:	Welch

6. DIRECTOR'S REPORT

None.

7. COMMISSION COMMUNICATIONS

Commissioner Westman inquired about the Draft Zoning Code being advertised to the public. Director Grunow confirmed that it will be advertised and copies will be available at City Hall, the Library, the City's scroll, and emails will be sent out to those interested residents that have participated throughout the Zoning Code Update process. Senior Planner Herlihy added that outreach has also included Facebook and Twitter.

Commissioner Storey asked if a date had been selected for the Special Meeting on the Zoning Code Update. Director Grunow confirmed that staff is still working with Commissioners on selecting a date for the special meeting. Commissioner Westman reminded staff that she will not be attending the regular Planning Commission meeting scheduled on July 20, 2017.

8. ADJOURNMENT

Minutes Acceptance: Minutes of Jun 1, 2017 7:00 PM (Approval of Minutes)



**DRAFT FINAL MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, JULY 20, 2017
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Chairperson Edward Newman: Present, Commissioner Linda Smith: Present, Commissioner Sam Storey: Present, Commissioner Susan Westman: Absent, Commissioner TJ Welch: Present

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda – None.

B. Public Comments

Derrick Van Alstine noted that he is concerned about safe access to the restaurant and the Capitola Mall across the street from Brown Ranch Marketplace. He suggested this might be a safety issue to consider before the restaurant is occupied.

C. Commission Comments – None.

D. Staff Comments

Community Development Director Rich Grunow recognized Ryan Safty and noted that this is his last Planning Commission meeting as he has accepted a new position with the City of Los Gatos. He also noted that the City is also losing Building Official Brian Van Son who has accepted a position with the City of Belvedere, and asked for everyone's patience during the next several weeks while those vacancies are filled.

3. APPROVAL OF MINUTES

A. Planning Commission - Regular Meeting - May 4, 2017

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Linda Smith, Commissioner
SECONDER:	Sam Storey, Commissioner
AYES:	Smith, Newman, Welch, Storey
ABSENT:	Westman

4. CONSENT CALENDAR

A. Capitola Mall Redevelopment - Request to Continue to September 7, 2017

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	TJ Welch, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Newman, Welch, Storey
ABSENT:	Westman

Minutes Acceptance: Minutes of Jul 20, 2017 7:00 PM (Approval of Minutes)

B. 212 Monterey Avenue #16-111 APN: 035-261-11

Design Permit application for an exterior remodel and addition of 304 square feet to an existing two-story multi-family residential building, located in the CV (Central Village) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Joe Mingione

Representative: Derek Van Alstine, filed: 5/31/16

MOTION: Approve Design Permit with the following conditions and findings:

CONDITIONS OF APPROVAL

1. The project approval is for an exterior remodel and addition to an existing, two-story fourplex at 212 Monterey Avenue. The project consists of a complete exterior remodel, 304 square foot bedroom addition on the second floor, and deck and stair replacements at the rear of the building. The existing building height will not be increased with this proposal. There is no maximum lot coverage or setback requirements in the CV (Central Village) zoning district as long as parking and landscaping standards are met. The 304-square foot addition constitutes a 9.8% FAR increase and therefore current parking standards do not need to be brought into compliance. The project complies with the landscaping requirement. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 20th, 2017, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall show dripline irrigation and shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.

7. Prior to issuance of building permit, all Planning fees associated with permit #16-111 shall be paid in full.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
12. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
13. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
14. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
15. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
16. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
17. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

18. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The addition and remodel project, with the conditions imposed, secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for an exterior remodel and bedroom addition to an existing two-story fourplex. The proposed remodel and addition, with the conditions imposed, will maintain the character and integrity of the Central Village.
- C. **This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area. This project involves the addition of 304 square feet to an existing two-story fourplex in the CV (Central Village) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	TJ Welch, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Newman, Welch, Storey
ABSENT:	Westman

- C. **4100 Auto Plaza Drive #17-026 APN: 034-141-29**
Design Permit and Conditional Use Permit for a carwash and Sign Permit for a monument sign at the existing Subaru dealership in the Community Commercial (CC) zoning district. This project is not in the Coastal Zone and does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: Santa Cruz Seaside Company
Representative: Peter Bagnall, filed 3/3/2017

Commissioner Storey requested that Item 4.C. be pulled from Consent for further discussion and was heard after Consent items and before the Public Hearings. The project as presented by Senior Planner Herlihy.

MOTION 1: Approve Design Permit and Conditional Use Permit for the car wash with the following conditions and findings:

MOTION 2: Approve Monument Sign with the following conditions and findings:

CONDITIONS

1. The project approval consists of a Conditional Use Permit, Design Permit, and a Sign Permit for carwash and new monument sign at the existing Subaru car dealership building at 4100 Auto Plaza Drive. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 20, 2017, except as modified through conditions imposed by the Planning Commission during the hearing
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit # 17-026 shall be paid in full.
7. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, the appropriate Water District, and Central Fire Protection District.
8. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
9. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
10. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
11. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.

12. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
13. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
14. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
15. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
16. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
17. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
18. In any case where the conditions to the granting of a permit have not been or are not complied with, the community development director shall give notice thereof to the permittee, which notice shall specify a reasonable period of time within which to perform said conditions and correct said violation. If the permittee fails to comply with said conditions, or to correct said violation, within the time allowed, notice shall be given to the permittee of intention to revoke such permit at a hearing to be held not less than thirty calendar days after the date of such notice. Following such hearing and, if good cause exists therefor, the Planning Commission may revoke the permit.

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. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development 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 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 15303(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15303 of the CEQA Guidelines exempts accessory structures for an existing commercial use. No adverse environmental impacts were discovered during review of the proposed project

- D. **The special signage, as designed and conditioned, is necessary and appropriate for the subject commercial site, in order to allow the site and the businesses located within it to be competitive with other businesses of a similar nature located elsewhere, and/or to be competitive with industry standards governing sale of the merchandise offered at the site.**
The allowance of a larger monument is appropriate for the auto dealership site. The site is located on a dead-end street with low visibility.

- E. **The special signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area.**
The special signage will complement the character and integrity of Auto Plaza Drive.

MOTION 1: Approve Design Permit and Conditional Use Permit for the car wash.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Smith
SECONDER:	Storey
AYES:	Newman, Smith, Storey, Welch
ABSENT:	Westman

MOTION 2: Approve Monument Sign.

RESULT:	APPROVED [3 TO 1]
MOVER:	Welch
SECONDER:	Smith
AYES:	Newman, Smith, Welch
NAYS:	Storey
ABSENT:	Westman

- D. **614 Capitola Avenue #17-080 APN: 035-302-06**
Conditional Use Permit to convert an existing mixed-use building to multi-family residence, located in the CN (Neighborhood Commercial) zoning district.
This project is in the Coastal Zone but does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: William & Mary Ivison
Representative: William & Mary Ivison, filed: 5/23/17

Minutes Acceptance: Minutes of Jul 20, 2017 7:00 PM (Approval of Minutes)

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

CONDITIONS

1. The project approval consists of a Conditional Use Permit to convert a mixed-use building to a multi-family residential use at 614 Capitola Avenue. Unit A is unique in that it is residential unit with an office use integrated into the unit. Unit B will be solely a residential use. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 20, 2017, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. A minimum of six onsite parking spaces are required for the property. Unit A requires four parking spaces and Unit B requires two spaces.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit # 17-026 shall be paid in full.
7. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, the appropriate Water District, and Central Fire Protection District.
8. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
9. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
10. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent

permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.

11. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
12. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
13. In any case where the conditions to the granting of a permit have not been or are not complied with, the community development director shall give notice thereof to the permittee, which notice shall specify a reasonable period of time within which to perform said conditions and correct said violation. If the permittee fails to comply with said conditions, or to correct said violation, within the time allowed, notice shall be given to the permittee of intention to revoke such permit at a hearing to be held not less than thirty calendar days after the date of such notice. Following such hearing and, if good cause exists therefor, the Planning Commission may revoke the permit.

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 and the Planning Commission have all reviewed the project. No exterior changes to the exterior of the building are proposed that would influence the development standards of the CN (Neighborhood Commercial) Zoning District. The conversion of a mixed use to a multi-family residential use requires approval of a conditional use permit. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff and the Planning Commission have all reviewed the project. A multifamily residential use with two units will maintain the character and integrity of the CN (Neighborhood Commercial) zoning district. The proposed use is less intense than the existing dentist office. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.
- C. **This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301 of the CEQA Guidelines exempts a conversion of a use within an existing structure from office to residential. No adverse environmental impacts were discovered during review of the proposed project

RESULT:	APPROVED [UNANIMOUS]
MOVER:	TJ Welch, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Newman, Welch, Storey
ABSENT:	Westman

5. PUBLIC HEARINGS

A. 5055 Jewel Street #17-015 034-043-09

Design Permit for a first-floor addition and construction of a new second floor to an existing one-story residence with variance requests to parking and driveway dimensions, located in the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Jeff Luchetti

Representative: Frank Phanton, filed: 2/8/17

Assistant Planner Ryan Safty presented the staff report. Written communications were received from persons unable to attend.

The applicant's architect/representative, Frank Phanton, addressed the Commission on the details of the project and reviewed the drawings.

Property owner Jeff Lucchetti addressed the Commission requesting approval of a variance and approval of an eight-foot door instead of a ten-foot door that is recommended by staff.

Neighbor Sue Draper addressed the Commission to offer her support in keeping the residence as is, so as not to lose the charm and character of the neighborhood and urged the Commission to approve the project. Al Carlson, also speaking on behalf of three other neighbors, advised the Commission that they were also here in support of the project.

Commissioner Smith had several comments about using the garage as a covered parking space and addressed the public comments received. Chairperson Newman spoke about the age and historical character of the house being sufficient justification for granting of the variance finding.

MOTION: Approve Design Permit and variances, with the following amended Conditions and Findings:

CONDITIONS

1. The project approval is for a remodel and addition to the existing, single-story single-family residence at 5055 Jewel St. The project consists of an exterior remodel, 179-square foot addition to the front of the existing residence, and a new 473 square foot second-story. The maximum Floor Area Ratio (FAR) for the 3,200-square foot property is 57% (1,824 square feet). The approved project consists of an 1,824 square foot two-story residence. The project includes approval of variances to covered parking dimensions and driveway landscaping requirement in order to preserve the existing driveway and detached garage configuration. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 20th, 2017, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall show dripline irrigation and shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.
7. Prior to issuance of building permit, all Planning fees associated with permit #17-015 shall be paid in full.
8. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the plans must be revised to show a functioning eight-foot wide garage door on the front of the detached garage.
12. With the variance, the detached garage must maintain a minimum covered parking space of eight feet by 16 feet. A sink may be located in the garage only if it does not occupy the portion of the garage required for the parking space.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.
22. Affordable Housing in-lieu fees shall be paid prior to issuance of building permit, in accordance with chapter 18.02 of the Capitola Municipal Code.

FINDINGS

A. The application, subject to the conditions imposed, ~~does not~~ secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. ~~The variance requests to covered parking and driveway dimensions for the addition and remodel project have been denied.~~ The proposed project and variances would ~~not~~ secure the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.

B. The application will ~~not~~ maintain the character and integrity of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for a remodel and addition to an existing single-story residence. The proposed project, and associated variances, ~~would constitute a special privilege and would not~~ maintain the character and integrity of the residential neighborhood.

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

Section 15303(a) of the CEQA Guidelines exempts a single-family residence within a residential zone. This project involves a remodel and addition to an existing single-family residence within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project. ~~However, the project has been denied due to the variance requests.~~

D. Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, ~~do not~~ exist on the site and the strict application of this title is ~~not~~ found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;

~~There are not special circumstances applicable to the property that deprive the subject property of privileges enjoyed by others. The subject property is regularly shaped, of standard size for the neighborhood, and flat.~~

The special circumstance applicable to the subject property is the historic charm of the existing residence. Although the property is not deemed “historic”, the existing cottage home is very old and represents the character of the neighborhood. Variances were granted in order to preserve the cottage feel of the existing residence. Without the variances, the applicant could not comply with covered parking without adding an attached garage to the front of the home and thus altering the historic charm of the residence.

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

The granting of variances to covered parking and driveway dimensions would not constitute a grant of a special privilege. Several neighboring properties in the Jewel Box neighborhood similarly do not comply with parking and driveway dimensions. Variances were granted to help preserve the historic charm of the existing residence.

~~Although several neighboring property owners contain detached garages and do not have comply with driveway dimensions, the granting of a variance here would constitute a special privilege. New applications for remodels and additions in the neighborhood would be required to comply with these regulations.~~

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	TJ Welch, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Newman, Welch, Storey
ABSENT:	Westman

B. 2205 Wharf Road #16-041 APN: 034-141-34

Minor land division to create two lots of record, design permit for a new single-family residence, and variance to lot design standards for the property located at 2205 Wharf Road in the RM-LM (Residential Multi-Family – Low-Medium Density) Zoning District.

Minutes Acceptance: Minutes of Jul 20, 2017 7:00 PM (Approval of Minutes)

This project is not in the Coastal Zone and does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: Christopher Wright
Representative: Dennis Norton, filed: 3/14/16

Senior Planner Katie Herlihy presented the staff report, reviewing the unique conditions on the lot, and displayed the fence photos, as requested at a previous meeting. Staff recommends approval, as amended.

The following persons spoke in support of the project: Dennis Norton, representative; Miles J. Dolinger, attorney for applicant; and Michael Levine, Capitola resident.

The following speakers were opposed to the project citing safety issues and concerns: Natalie Kirkish, with Wittwer & Parkin, attorney for Peter and Melody Taylor, residents at 2225 Wharf Road; and Peter Taylor, resident of 2225 Wharf Road.

Mr. Dolinger responded to concerns raised by Mr. Taylor.

The Commissioners discussed the project at length, including the subdivision, the variance request, the respective definitions, and safety concerns.

MOTION: Approve Minor Land Division, Design Permit, and variance, as amended with the following conditions and findings:

CONDITIONS

1. The project approval consists of design permit for a new single family home and a minor land division at 2205 Wharf Road. The new single-family home in the RM-M zone is reviewed for compliance with the R-1 (single family) zoning district development standards. The maximum Floor Area Ratio for the 5,233 square-foot property is 49% (2,865 square feet). The total FAR of the project is 2,480 square-feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 1, 2017, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The project consists of the subdivision of a 19,854 square foot lot into two lots. The minor land division will create a flag lot with shared driveway access. The tentative map identifies the front lot as Parcel B and the rear lot as Parcel A. Parcel A will be 14,006.94 square feet and Parcel B 5,847.31 square feet.
3. At time of building permit submittal, the plans must comply with the required 20 foot rear yard setback.
4. The applicant shall prepare a final parcel map by a registered civil engineer and shall submit the final map for review, approval, and recording by the City's surveyor and the Public Works Department. The parcel map shall include new legal descriptions.
5. Prior to recordation of the final parcel map, all plans and profiles of improvements shall be approved by the Director of Public Works and the construction of said improvements shall be in accordance with the City Specifications and shall be inspected by the Director of Public Works or his authorized agent, subject to fees appropriate for the services. Installation of a public sidewalk along Wharf Road is a required improvement. In lieu of installing this sidewalk the developer shall enter into a deferred improvement agreement with the City.

6. Prior to recordation of the final parcel map, a maintenance agreement and access easement for the shared driveway shall be recorded and referenced on the parcel map. The access easement must be reviewed and approved by the City attorney prior to recordation.
7. Available and necessary utilities, including CATV hookup facilities, with connections to each lot within the subdivision, shall be constructed in accordance with the utility's requirements. All utilities for the new single-family home on Parcel B shall be underground to the nearest utility pole.
8. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
9. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
10. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
11. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
12. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.
13. Prior to issuance of building permit, all Planning fees associated with permit #16-041 shall be paid in full.
14. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
15. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
16. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
17. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements

all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

18. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan. Erosion and sediment control shall be maintained throughout the duration of the construction project.
19. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
20. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
21. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
22. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
23. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
24. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.

FINDINGS

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff and the Planning Commission have reviewed the project. The minor land division, together with the provisions for its design and improvement, is consistent with the objectives of the Zoning Ordinance and General Plan. The new single-family home complies with requirements of the zoning district.
- B. **The application is consistent with the Subdivision Map Act and local Subdivision Ordinance.**
The minor land division was designed in accordance with the Subdivision Map Act and local ordinances enacted pursuant thereto. Per the Subdivision Map Act, the proposed

map is consistent with the General Plan, is physically suited for the proposed type and density of development, will not likely cause substantial environmental damage, or substantially and avoidably injure fish, wildlife or their habitats, will not cause serious public health problems, and will not conflict with public easements for access through, or use of, property within the proposed subdivision.

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

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

D. 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 design of the single-family home. The structures fit within the built environment of the neighborhood. The neighborhood is characterized by a mix of residential densities including single family homes, secondary structures, multi-family homes, apartments, and mobile homes.

E. Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

The project includes a variance request to §17.18.090, as well as the definitions of lot depth, front lot line, lot width, and street, to allow the new proposed lot to front a private driveway rather than Wharf Road. The special circumstances applicable to the subject property include the steep slope along Wharf Road and the emergency access/egress for the adjacent mobile home park. Additionally, creating a second driveway with direct access to Wharf Road would require extensive grading, retaining walls, and would present safety concerns. Other properties in the vicinity which were under identical zone classification and enjoy the privilege of shared access from Wharf Road including the adjacent six unit planned development on Woolsey Circle and the Riverview of Capitola condominiums across the street. The lots at Woolsey Circle front a private street not a public way.

F. The grant of a variance would not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the application is situated.

The adjacent six-unit development on Woolsey Circle and the Riverview of Capitola condominiums enjoy the privilege of the units having frontage on a shared access driveway or private street. There are several other subdivisions in the City which have been approved with private roads or driveways which provide access and frontage for internal residential lots. The variance would not constitute a grant of special privilege.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Linda Smith, Commissioner
SECONDER:	Sam Storey, Commissioner
AYES:	Smith, Newman, Welch, Storey
ABSENT:	Westman

6. DIRECTOR'S REPORT

There was Commission consensus with Director Grunow's suggestion to cancel August's Planning Commission meeting due to the short time frame and a light agenda.

7. COMMISSION COMMUNICATIONS

Commissioner Welch expressed his appreciation to Assistant Planner Safty for his service and the Commissioners all wished him well.

Commissioner Smith asked about the possibility of combining the upcoming September meetings currently scheduled. Director Grunow commented that it would not be recommended due to full agendas and limited staff availability.

8. ADJOURNMENT

Jacqueline Aluffi, Clerk to the Commission



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 7, 2017
 SUBJECT: **602 El Salto #17-077 APN: 036-142-03**

Design Permit for a remodel and addition with secondary dwelling unit to an existing two-story residence in the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Environmental Determination: Categorical Exemption
 Property Owner: Alex & Judi MacDonell
 Representative: Derek Van Alstine, filed: 5/22/17

APPLICANT PROPOSAL

The application is for a design permit for an interior remodel, addition, and new accessory dwelling unit to an existing two-story residence. The home is located in the R-1 (Single-Family) zoning district within the Depot Hill neighborhood.

BACKGROUND

On June 28th, the application was reviewed by the Architectural and Site Review committee.

Local Architect, Frank Phanton: appreciated the design and had no concerns.

Local Landscape Architect: position vacant.

Public Works, Danielle Uharriet, directed the applicant to show downspouts on the site plan and incorporate a minimum of one LID at time of building permit.

Building Official, Brian Van Son: informed the applicant that fire sprinklers will be required for both units and one-hour fire walls for the ADU. Building Official also advised applicant to contact Soquel Creek Water District regarding water.

Senior Planner, Katie Cattan: Informed applicant that the plans must include four legal parking spaces. The submittal included three spaces.

Following the Arch and Site meeting, the applicant made a few modifications to the exterior finishes and added a forth parking space.

ZONING SUMMARY

The following table outlines the zoning code requirements for development in the R-1(Single Family Residential) Zoning District relative to the application. The application complies with all development standards of the zone.

R-1 (Single Family Residential) Zoning District

Development Standards			
Building Height	R-1 Regulation		Proposed
	25 ft.		25 ft.
Floor Area Ratio (FAR)			
Lot Size			9,139 sq. ft.
Maximum Floor Area Ratio			60% (Max 5,478 sq. ft.)
First Floor w/ garage			2,440 sq. ft.
Second Floor			2,093 sq. ft.
Decks and Stairs (- 150 sf)			610 sq. ft.
TOTAL FAR			5,143 sq. ft.
Yards (setbacks are measured from the edge of the public right-of-way)			
Corner lot? If yes, update regulations for corner lots		Yes	
	R-1 Regulation		Proposed
Front Yard 1st Story	15 ft.		42.5 ft. from right-of-way
Front Yard 2nd Story & Garage	20 ft.		42.5 ft. from right-of-way
Street Side Yard	10 ft.		10 ft. from property line
Interior Side Yard	10% of width	Lot width 75 ft 7 ft. min	10 ft. from property line
Rear Yard	Match adjacent side yard 6 ft.		17 ft. from property line
Encroachments (list all)	Pool in rear yard. Stucco wall around edge.		No new encroachments proposed.
Parking			
	Required		Proposed
Residential over 4,000 sq. ft.	4 spaces total 1 covered 3 uncovered		4 spaces total 2 covered 2 uncovered
Underground Utilities: required with 25% increase in area			Utilities must be relocated underground to the nearest utility pole.

DISCUSSION

The 9,131 square-foot parcel is located on the corner of El Salto Drive and Sacramento Avenue. The property is large in comparison to the majority of lots in Depot Hill. The home is set back from the corner and the garage is accessed off Sacramento Avenue. There is established existing vegetation and a six feet high stucco wall around the property providing privacy. The neighborhood is a mix of single-family homes, multi-family residences, and two Visitor Serving Inns.

Design Permit

The applicant is proposing to build an addition to the existing single-family home at 602 El Salto Drive. Included in the design is a new, attached secondary dwelling unit with a kitchen, bedroom, and bathroom in 544 square feet of the first story. The applicant is proposing to upgrade the exterior of the home to a more contemporary look. The new exterior finishes will

consist of horizontal wood siding, vertical wood siding, larger roof overhangs with exposed rafter tails and new wood and cor-ten braces, and clad wood doors and windows throughout. The roof lines will be modified to introduce shed and pitched roofs creating a new look to the home. A defining feature of the home are the circular stair tower and round living room.

Parking

Homes over 4,000 square feet in size are required to have four parking spaces, one covered and three uncovered. The interior parking space is required to be ten by twenty feet in minimum dimensions. Exterior spaces are required to be ten feet wide by eighteen feet deep. The application includes one interior space that meets the ten by twenty requirement, and three additional spaces (one interior and two exterior) that are ten feet wide by eighteen feet deep. This complies with the intent of the code of having four spaces total one of which is covered.

CEQA

Section 15301(e) of the CEQA Guidelines exempts the construction of an addition to a single structure that will not result in an increase of more than 50% of the floor area of the existing structure. This project involves an addition to an existing two-story single-family residence in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application and approve project application #17-077 based on the findings and conditions.

CONDITIONS OF APPROVAL

1. The project approval is for the construction of remodel, addition, and new secondary dwelling unit at 620 El Salto Avenue. The maximum Floor Area Ratio for the 9,131 square foot property is 60% (5,478 square feet). The total FAR of the project is 56% with a total of 5,143 square feet of floor area, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 7th, 2017, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.
7. Prior to issuance of building permit, all Planning fees associated with permit #17-077 shall be paid in full.
8. Affordable Housing in-lieu fees are not required for this project because the addition is less than 50 percent of the square footage of the existing home.
9. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
13. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
16. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the

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

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

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed addition complies with the Zoning Ordinance and the project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the addition to the existing residence. The updated design will maintain the character and integrity of the neighborhood.
- C. **This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301(e) of the CEQA Guidelines exempts the construction of additions that are less than 50 percent of the existing structure. This project involves an addition to an existing, two-story single-family residence that is less than 50% of the square footage of the existing home. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

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

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

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

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

- The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

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

- No portion of the project is located along the shoreline or beach.

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

- There is not history of public use on the subject lot.

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

- The proposed project is located on private property. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

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

- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

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

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

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

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

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

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

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

- The project is located on a residential lot.

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

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

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

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

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

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

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

SEC. 30222

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

- The project involves a single family home on a residential lot of record.

SEC. 30223

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

- The project involves a single family home on a residential lot of record.

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

- The project involves a single family home on a residential lot of record.

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

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

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

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

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

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

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

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

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

- The project is located within close proximity of the Capitola fire department. Water is

available at the location.

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

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

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

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

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

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

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

- Conditions of approval have been included to ensure compliance with established policies.

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

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

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

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

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

- Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

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

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

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

- The proposed project complies with shoreline structure policies.

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

- This use is a principally permitted use consistent with the Single Family zoning district.

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

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

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

- The project site is not located within the area of the Capitola parking permit program; thus this requirement does not apply.

ATTACHMENTS:

1. 602 El Salto Plans

Prepared By: Katie Herlihy
Senior Planner

MacDONELL RESIDENCE

FIRE NOTES

- Smoke detectors & carbon monoxide detectors shall be installed.
- Address numbers shall be posted and maintained. Numbers shall be a minimum of four (4) inches in height and of a color contrasting to their background. Address numbers shall be permanently affixed and visible from the road, traveling either direction. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.
- Roof coverings to be no less than Class "B" rated roof.
- A 30 foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance. Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.
- A 100 foot clearance shall be maintained around and adjacent to the building or structure to provide additional fire protection or fire break by removing all brush flammable vegetation, or combustible growth.
- These plans are in compliance with California Building & Fire Codes (2016 edition) and District Amendments.
- The job copies of the building plans & permits must be on-site during inspections.

DRAINAGE NOTES

- EXISTING DRAINAGE PATTERN TO REMAIN UNCHANGED. EXISTING DOWNSPOUTS IN EXISTING LOCATIONS TO REMAIN.
- NO GRADING IS PROPOSED.
- DOWNSPOUTS TO BE DIRECTED TO LANDSCAPED AREAS.

EROSION CONTROL NOTES

- SEED & STRAW MULCH IS TO BE USED FOR SOIL DISTURBED AREAS AS A MEANS FOR TEMPORARY PROTECTION UNTIL PERMANENT STABILIZATION IS ESTABLISHED. SEED AND STRAW MULCH SHALL CONSIST OF SPREADING SEED (A MINIMUM OF 5 LBS./1,000 SQ. FT. OVER DISTURBED AREAS AND THEN PLACING A UNIFORM LAYER OF STRAW (2-3 BALES PER 1,000 SQ. FT.) INCORPORATING IT INTO THE SOIL WITH A STUDDED ROLLER OR ANCHORING IT WITH A TACKIFIER STABILIZING ENGLISHTON.
- DISTURB ONLY THOSE AREAS UNDER CONSTRUCTION. DO NOT LEAVE EXPOSED SOILS UNPROTECTED.
- STORMWATER DISTURBED TOPSOIL AND REDISTRIBUTE AROUND THE FINISHED SITE AS SEED BASE.

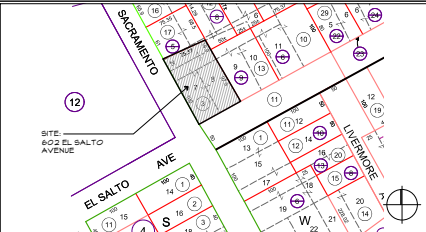
CODE COMPLIANCE

2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRIC CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA GREEN BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE

VICINITY MAP



PARCEL MAP



BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION:	INTERIOR REMODEL & TWO STORY ADDITION TO AN EXISTING TWO-STORY SINGLE FAMILY RESIDENCE. CONVERT A PORTION OF (E) RESIDENCE TO AN ATTACHED ACCESSORY DWELLING UNIT. MODIFICATIONS INCLUDE CONVERTING 497 SQ. FT. OF THE EXISTING LOWER LEVEL TO AN ADU WITH AN 87 SQ. FT. ADU ADDITION FOR A TOTAL 584 SQ. FT. ADU. NEW 288 SQ. FT. LOWER LEVEL ADDITION TO MAIN RESIDENCE & 126 SQ. FT. UPPER LEVEL ADDITION TO MAIN RESIDENCE.																																								
PROJECT ADDRESS:	602 EL SALTO AVENUE SACRAMENTO, CA 95810																																								
PARCEL NUMBER:	036-142-03																																								
ZONING:	R-1																																								
LOT AREA:	4,131 SQ. FT.																																								
OCCUPANCY CLASSIFICATION:	R-3																																								
CONSTRUCTION TYPE:	TYPE VB																																								
SQUARE FOOTAGES:	<table border="1"> <tr><td>PARCEL AREA:</td><td>4,131 SQ. FT.</td></tr> <tr><td>(E) LOWER LEVEL CONDITIONED:</td><td>1,637 SQ. FT.</td></tr> <tr><td>PORTION OF (E) RESIDENCE TO BE CONVERTED TO ATTACHED ADU:</td><td>-497 SQ. FT.</td></tr> <tr><td>(N) LOWER LEVEL ADDITION # RESIDENCE (SEE LEGEND SHEET A2):</td><td>286 SQ. FT.</td></tr> <tr><td>(N) LOWER LEVEL ADDITION # ADU (SEE LEGEND SHEET A2):</td><td>87 SQ. FT.</td></tr> <tr><td>NET TOTAL LOWER LEVEL # RESIDENCE:</td><td>1,466 SQ. FT.</td></tr> <tr><td>TOTAL ADU SQ. FT.:</td><td>844 SQ. FT.</td></tr> <tr><td>TOTAL LOWER LEVEL:</td><td>2,010 SQ. FT.</td></tr> <tr><td>RESIDENCE PLUS ADU (CONDITIONED):</td><td>2,854 SQ. FT.</td></tr> <tr><td>(E) UPPER LEVEL:</td><td>1,367 SQ. FT.</td></tr> <tr><td>(N) UPPER LEVEL ADDITION:</td><td>126 SQ. FT.</td></tr> <tr><td>TOTAL CONDITIONED # RESIDENCE:</td><td>9,994 SQ. FT.</td></tr> <tr><td>(NOT INCLUDING ADU):</td><td></td></tr> <tr><td>UPPER LEVEL DECKS:</td><td>260 SQ. FT.</td></tr> <tr><td>LOWER LEVEL COVERED AREAS:</td><td>349 SQ. FT.</td></tr> <tr><td>(N) EXTERIOR STAIRS & LANDING ABOVE:</td><td>101 SQ. FT.</td></tr> <tr><td>EXISTING GARAGE:</td><td>430 SQ. FT.</td></tr> <tr><td>TOTAL SQ. FT.:</td><td>5,435 SQ. FT.</td></tr> <tr><td>CREDIT FOR 190 SQ. FT. DECKS:</td><td>-150 SQ. FT.</td></tr> <tr><td>NET TOTAL SQUARE FOOTAGE:</td><td>8,149 SQ. FT.</td></tr> </table>	PARCEL AREA:	4,131 SQ. FT.	(E) LOWER LEVEL CONDITIONED:	1,637 SQ. FT.	PORTION OF (E) RESIDENCE TO BE CONVERTED TO ATTACHED ADU:	-497 SQ. FT.	(N) LOWER LEVEL ADDITION # RESIDENCE (SEE LEGEND SHEET A2):	286 SQ. FT.	(N) LOWER LEVEL ADDITION # ADU (SEE LEGEND SHEET A2):	87 SQ. FT.	NET TOTAL LOWER LEVEL # RESIDENCE:	1,466 SQ. FT.	TOTAL ADU SQ. FT.:	844 SQ. FT.	TOTAL LOWER LEVEL:	2,010 SQ. FT.	RESIDENCE PLUS ADU (CONDITIONED):	2,854 SQ. FT.	(E) UPPER LEVEL:	1,367 SQ. FT.	(N) UPPER LEVEL ADDITION:	126 SQ. FT.	TOTAL CONDITIONED # RESIDENCE:	9,994 SQ. FT.	(NOT INCLUDING ADU):		UPPER LEVEL DECKS:	260 SQ. FT.	LOWER LEVEL COVERED AREAS:	349 SQ. FT.	(N) EXTERIOR STAIRS & LANDING ABOVE:	101 SQ. FT.	EXISTING GARAGE:	430 SQ. FT.	TOTAL SQ. FT.:	5,435 SQ. FT.	CREDIT FOR 190 SQ. FT. DECKS:	-150 SQ. FT.	NET TOTAL SQUARE FOOTAGE:	8,149 SQ. FT.
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FLOOR AREA RATIO:	MAX. FAR ALLOWED= 60% (WITH ATTACHED ADU)= 5,470 SQ. FT.																																								
(E) PARKING PROVIDED:	6 SPACES (2 COVERED, 4 UNCOVERED)																																								
IMPERVIOUS AREA CALCULATIONS:	SEE SHEETS A.1 & A.1.2																																								

CONTACTS

OWNERS:
ALEX & JUDY MacDONELL
602 EL SALTO AVENUE
SACRAMENTO, CA 95810
(916) 426-8460

PROJECT DESIGNER:
DEREK VAN ALSTINE RESIDENTIAL DESIGN INC.
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SANTA CRUZ, CA 95062
PH: (831) 428-8460
FAX: (831) 426-8446
derekvanalstine.com

STRUCTURAL ENGINEER:
REDWOOD ENGINEERS, LEONARD WILLIS P.E.
1939 SEADBRIGHT AVENUE #200
SANTA CRUZ, CA 95062
PH: (831) 426-8444
FAX: (831) 426-2446
redwoodengineersprofdigital.net

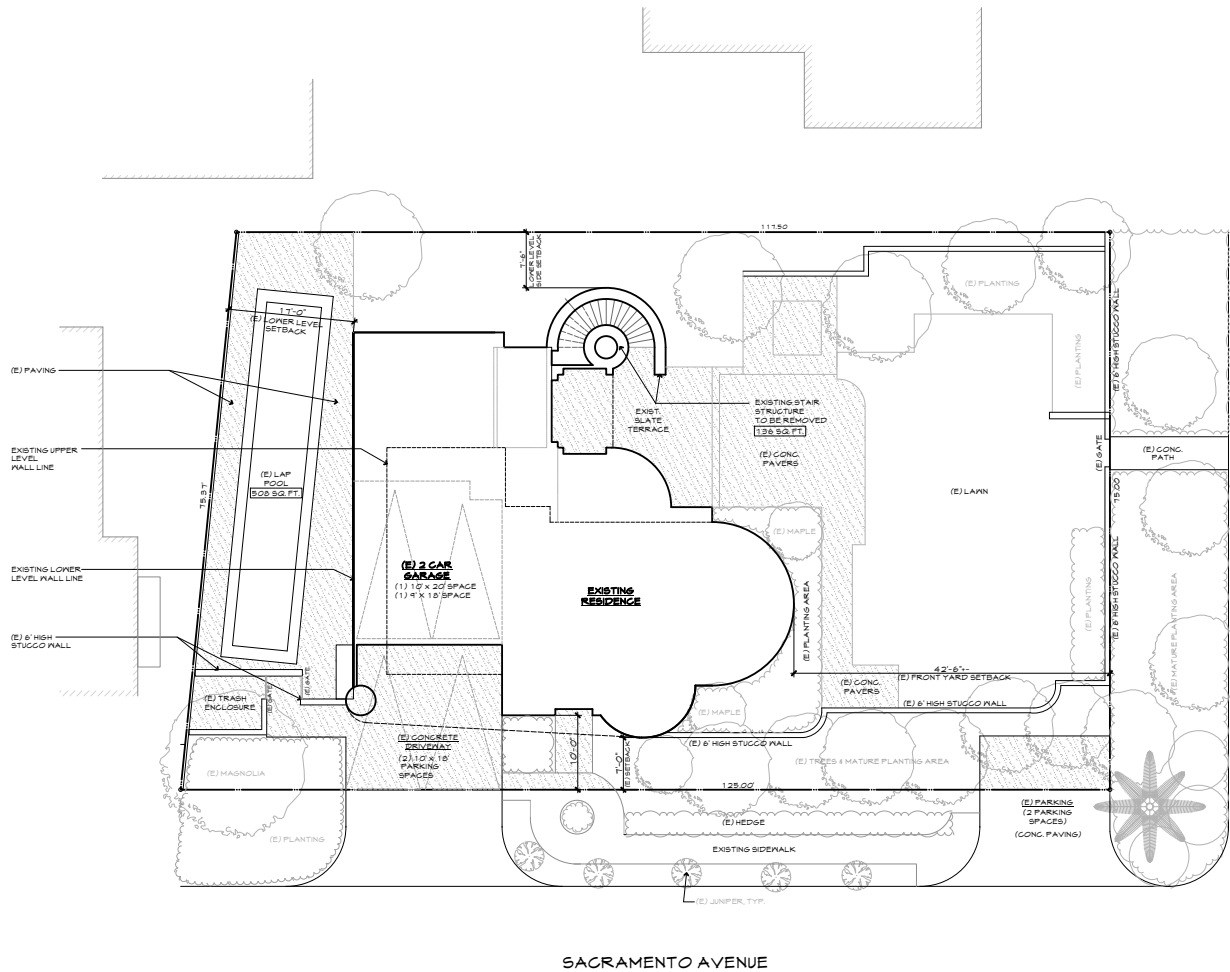
SURVEYOR/CIVIL ENGINEER:
EDMUNDSON LAND SURVEYING
(916) 425-1166

ENERGY COMPLIANCE:
LINDA BUTLER/CEPE
124 OTIS ST.
SANTA CRUZ, CA 95060
PH: (831) 345-1020

DRAWING INDEX

BUILDING DESIGN:	
T1:	TITLE SHEET
A1.1:	EXISTING SITE PLAN
A1.2:	PROPOSED SITE PLAN
A2:	EXISTING & PROPOSED LOWER FLOOR PLANS
A3:	EXISTING & PROPOSED UPPER FLOOR PLANS
A4:	EXISTING & PROPOSED ROOF PLANS
A5:	EXISTING & PROPOSED SOUTHWEST ELEVATIONS
A6:	EXISTING & PROPOSED SOUTHEAST ELEVATIONS
A7:	EXISTING & PROPOSED NORTHEAST ELEVATIONS
A8:	EXISTING & PROPOSED NORTHWEST ELEVATIONS

MacDONELL RESIDENCE
 DEREK VAN ALSTINE
 Attachment: 602 El Salto Plans (602 El Salto)

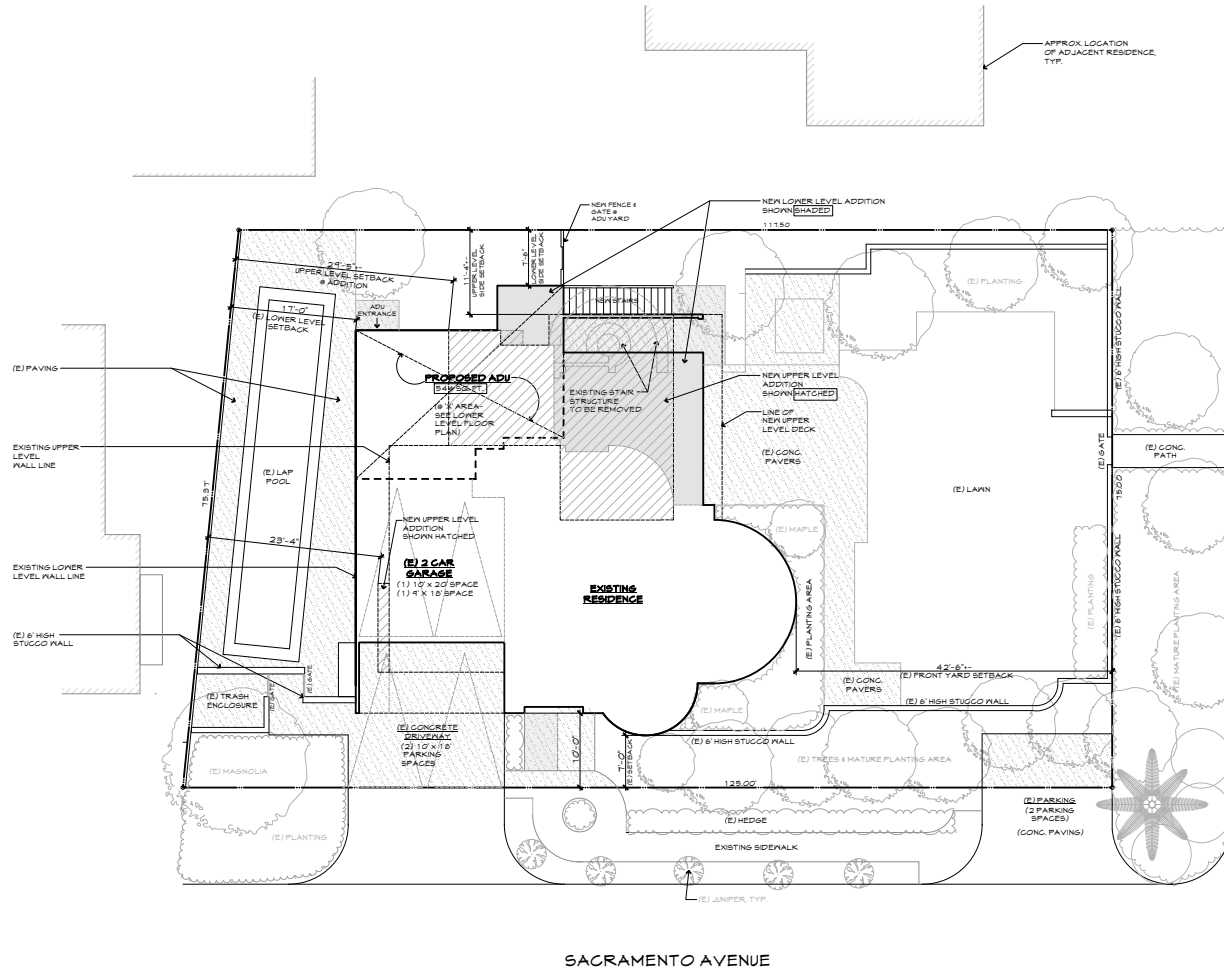


EXISTING IMPERVIOUS CALCULATIONS

TOTAL PARCEL AREA:	4,131 SQ. FT.
EXISTING BUILDING FOOTPRINT:	2,061 SQ. FT.
EXISTING EXTERIOR STAIR STRUCTURE (TO BE REMOVED):	136 SQ. FT.
EXISTING PAVED AREAS:	2316 SQ. FT.
EXISTING LAP POOL:	506 SQ. FT.
TOTAL IMPERVIOUS:	5,024 SQ. FT.
LANDSCAPED/PLANTING AREAS:	4,102 SQ. FT.

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

DEREK VAN ALSTINE
 ARCHITECT
 MacDONELL RESIDENCE
 Attachment: 602 El Salto Plans (602 El Salto)
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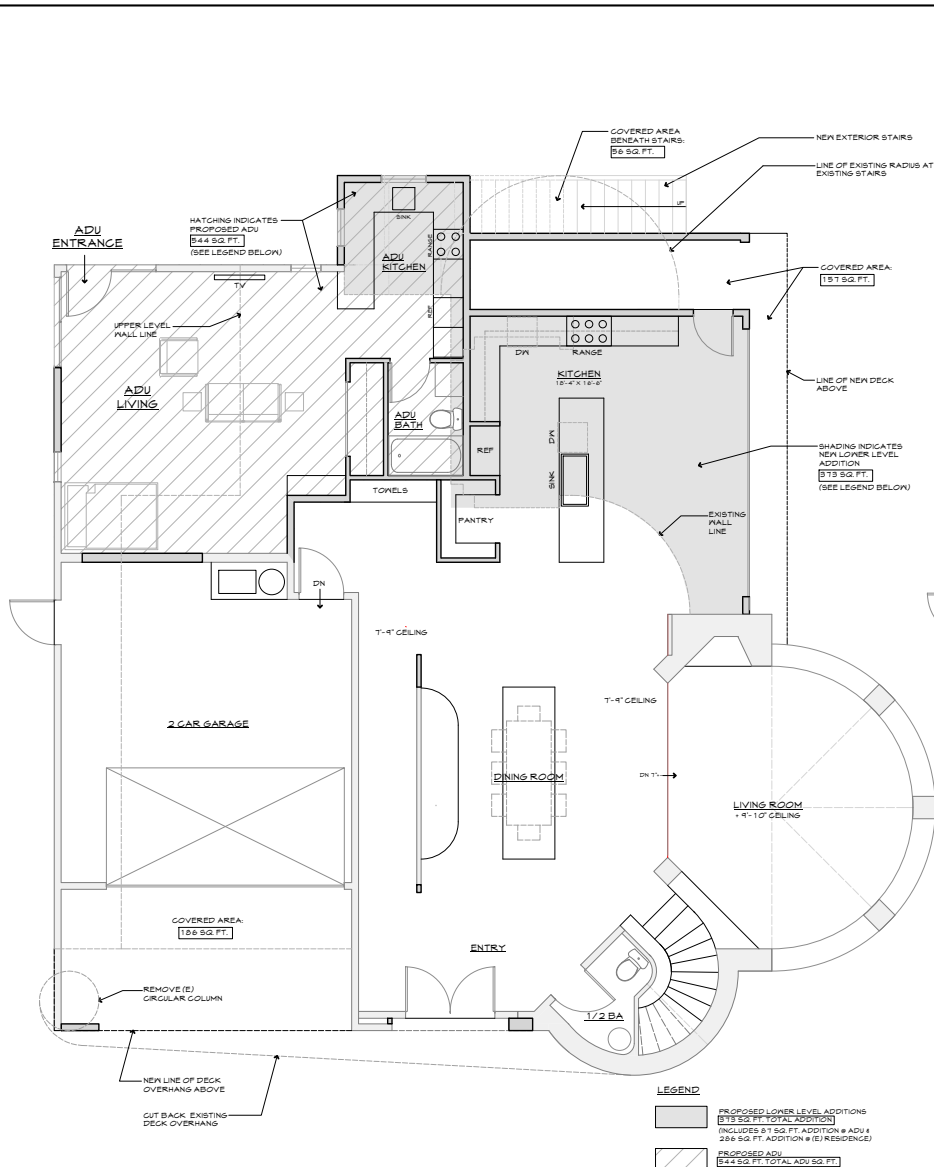
PROPOSED IMPERVIOUS CALCULATIONS

TOTAL PARCEL AREA:	9,131 SQ. FT.
PROPOSED BUILDING FOOTPRINT:	2,416 SQ. FT.
PROPOSED EXTERIOR STAIRS:	56 SQ. FT.
EXISTING PAVED AREAS REMAINING:	2,045 SQ. FT.
PROPOSED PAVED AREAS:	194 SQ. FT.
EXISTING LAP POOL:	500 SQ. FT.
TOTAL IMPERVIOUS:	5,211 SQ. FT.
LANDSCAPED/PLANTING AREAS:	3,922 SQ. FT.

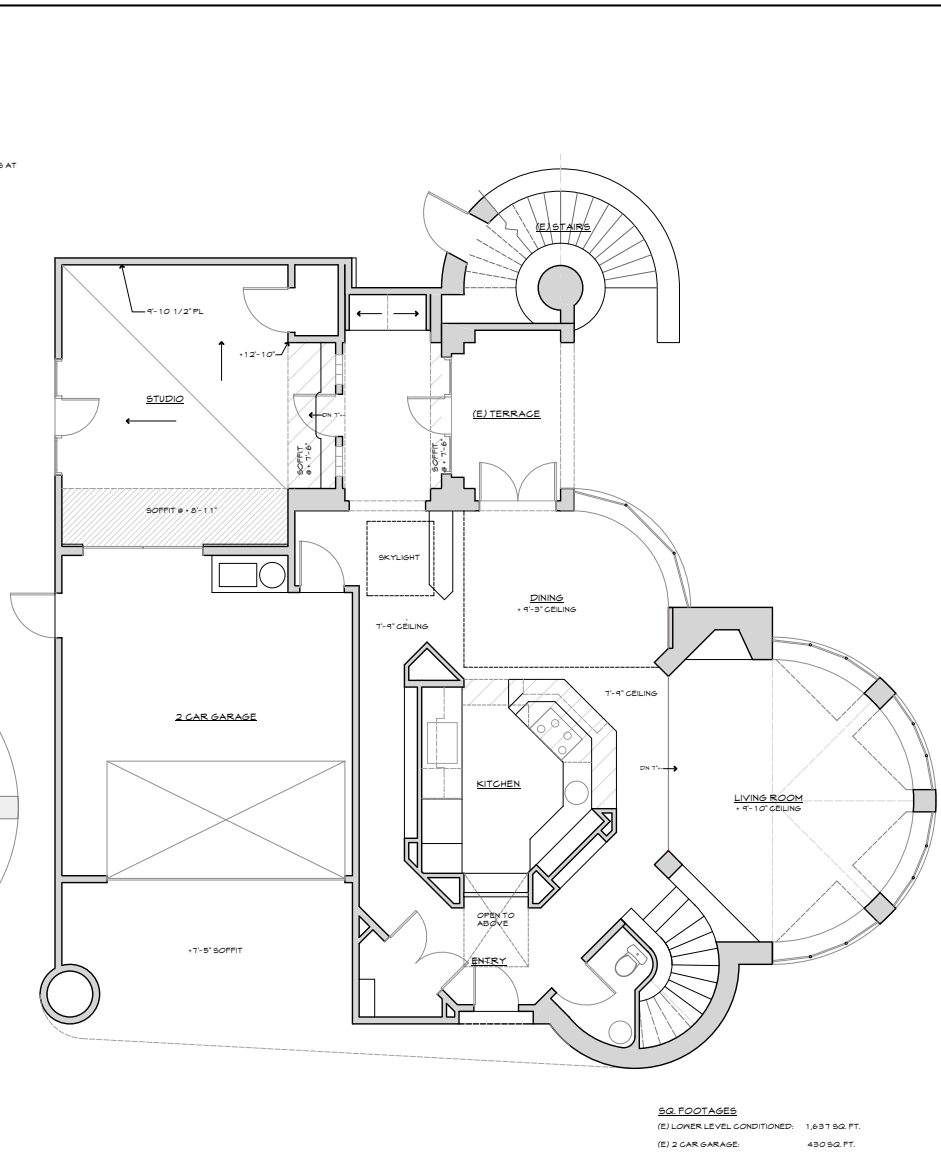
LEGEND

- (Hatched pattern) EXISTING PAVED AREAS
- (Solid gray) PROPOSED PAVED AREAS

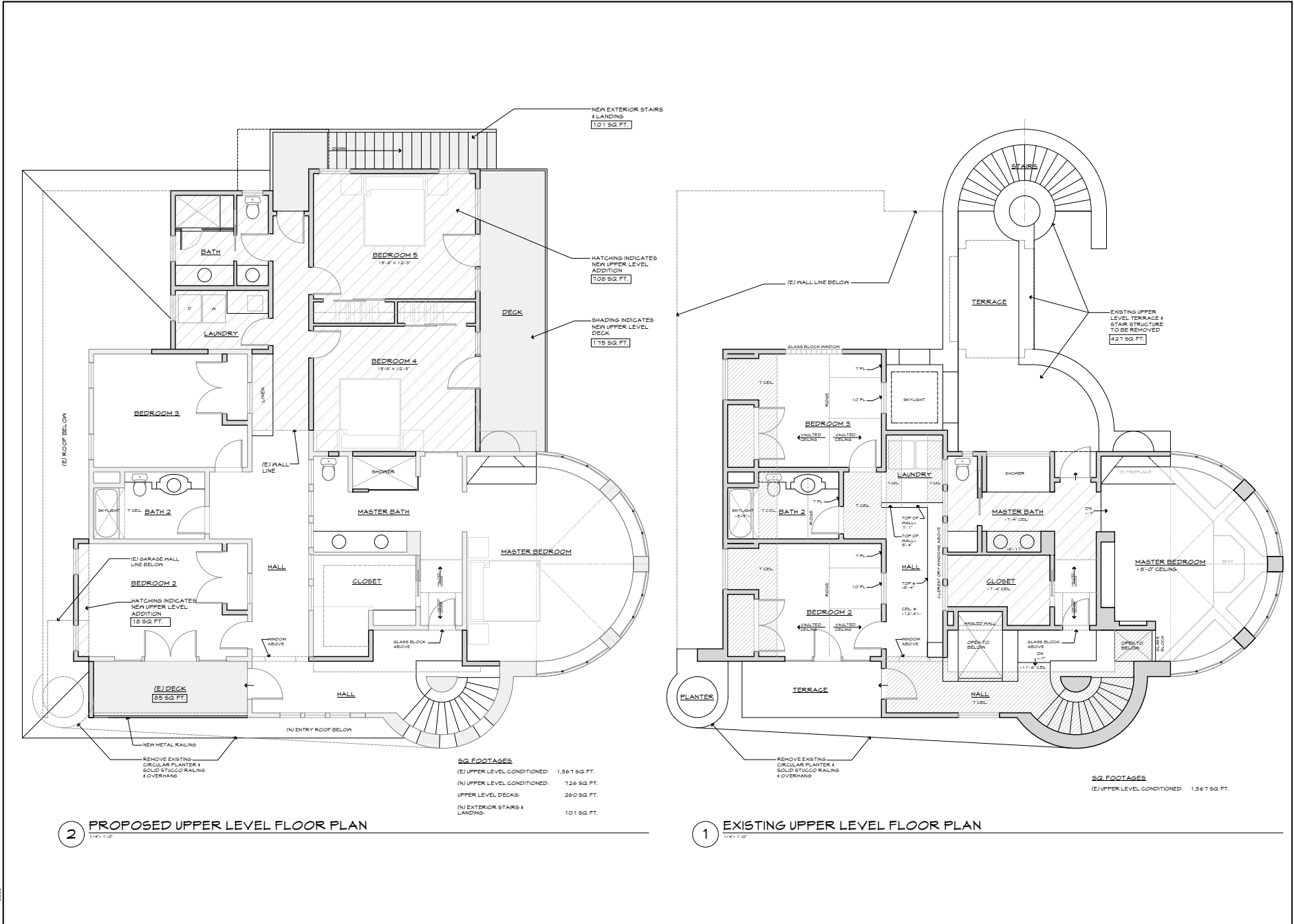
1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

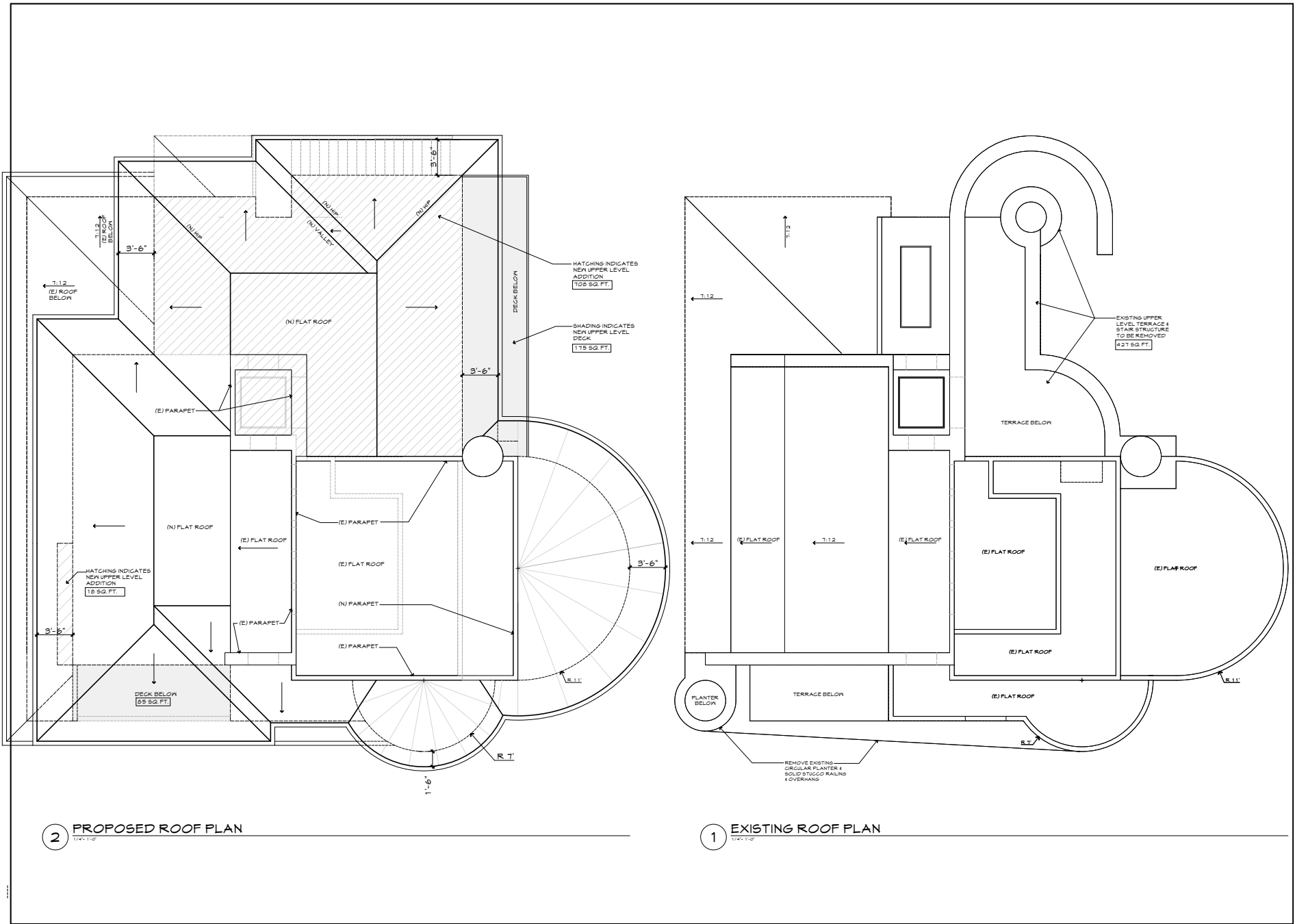


1 EXISTING LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

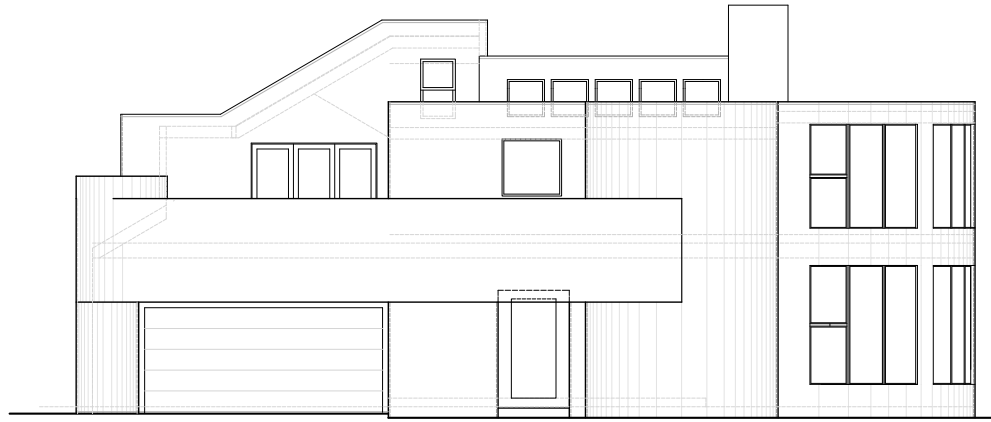


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 PLAN
 EXISTING PROPOSED UPPER LEVEL FLOOR PLAN

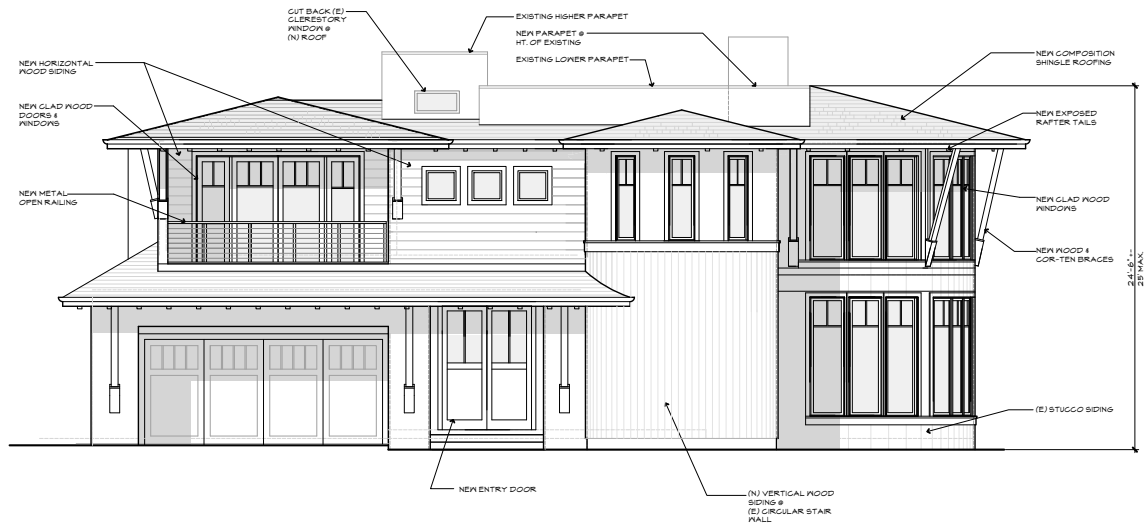
Attachment: 602 El Salto Plans (602 El Salto)



DEREK VAN ALSTINE
 ARCHITECT
 MACDONELL RESIDENCE
 Attachment: 602 El Salto Plans (602 El Salto)
 128
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 DATE
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 PROJ: 602
 RVP: 1

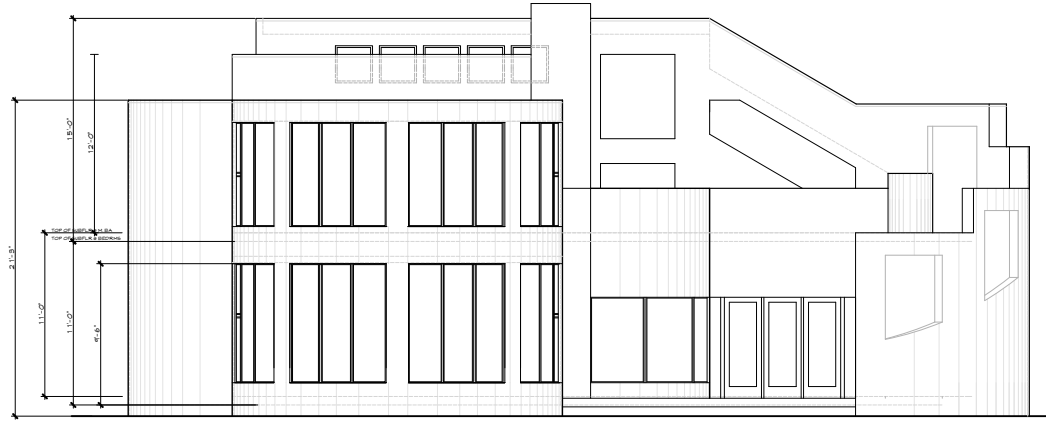


1 EXISTING SOUTHWEST ELEVATION
1/4" = 1'-0"

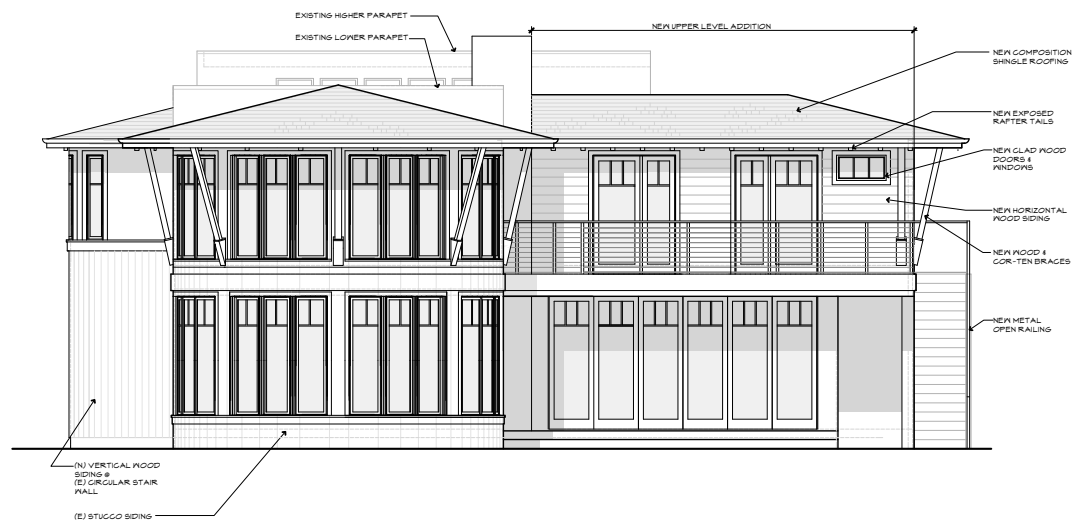


2 PROPOSED SOUTHWEST ELEVATION
1/4" = 1'-0"

DEREK VAN ALSTINE
 ARCHITECT
 MACDONELL RESIDENCE
 Attachment: 602 El Salto Plans (602 El Salto)
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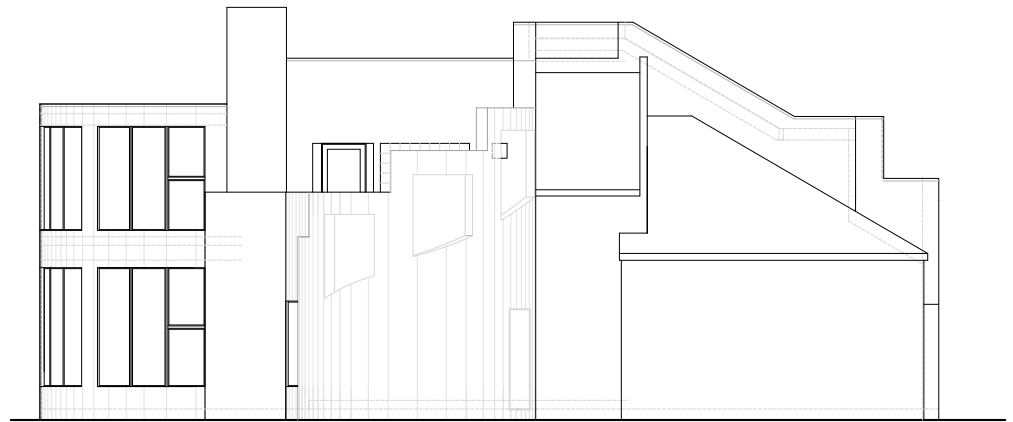


1 EXISTING SOUTHEAST ELEVATION
174-110

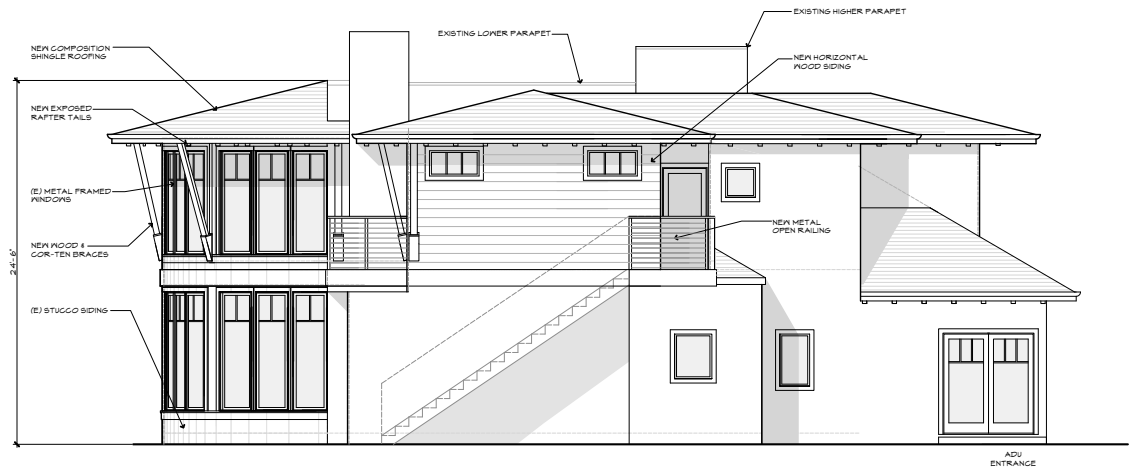


2 PROPOSED SOUTHEAST ELEVATION
174-110

MacDONELL RESIDENCE
 DEREK VAN ALSTINE
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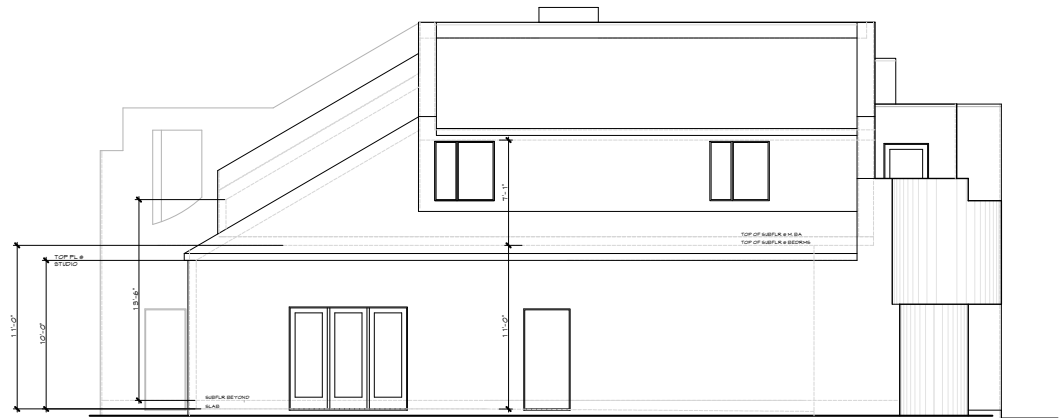
1 EXISTING NORTHEAST ELEVATION
1/4" = 1'-0"



2 NORTHEAST ELEVATION
1/4" = 1'-0"

MacDONELL RESIDENCE
 DEREK VAN ALSTINE
 ARCHITECT
 ISSUE # 138
 SCHEMATIC DESIGN
 PLANNING
 B/J BUILDING
 REVISIONS
 PLAN
 EASTING NORTH ELEVATION

Attachment: 602 El Salto Plans (602 El Salto)



1 EXISTING NORTHWEST ELEVATION
1/4" = 1'-0"



2 NORTHWEST ELEVATION
1/4" = 1'-0"

DEREK VAN ALSTINE

DESIGNED BY

MacDONELL RESIDENCE

1286

ISSUE

SCHEM

DESIGN

PLANNING

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Attachment: 602 El Salto Plans (602 El Salto)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 7, 2017
 SUBJECT: **4810 Topaz Street #17-074 034-066-10**

Design Permit to build a two-story single-family residence on a vacant property, located in the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.
 Environmental Determination: Categorical Exemption
 Property Owner: Kari Cosentino
 Representative: John Craycroft, filed: 5/18/17

APPLICANT PROPOSAL

The applicant is proposing to build a new, two-story residence on an existing vacant lot at 4810 Topaz Street. The property is located in the R-1 (Single-Family Residential) zoning district. The new single-family home requires a design permit and coastal development permit. The design complies with all the development standards of the R-1 zoning district.

BACKGROUND

On October 6th, 2016, the Planning Commission approved a new 1,824 square foot two-story residence at 4810 Topaz Street. The property was sold and the new owner has decided to pursue a craftsman design.

The Architectural and Site Review Committee reviewed the application on June 9th, 2017 and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: informed the applicant that Public Works Standard Detail Storm Water Best Management Practices must be incorporated into the construction plans.

Building Official, Brian Van Son: informed the applicant that fire sprinklers and a secondary water meter will be required for the new construction.

Local Architect, Frank Phanton: appreciated the design and did not have any concerns.

City Planner, Ryan Safty: requested that the location of neighboring buildings and window locations be shown on the site plan.

On June 22, 2017, the applicant submitted revised plans which addressed the concerns of the Architectural and Site Review Committee.

ZONING SUMMARY

The following table outlines the zoning code requirements for development in the R-1(Single Family Residential) Zoning District relative to the application. The application complies with all development standards of the zone.

R-1 (Single Family Residential) Zoning District

Development Standards			
Building Height	R-1 Regulation		Proposed
	25 ft.		24.5 ft.
Floor Area Ratio (FAR)			
Lot Size	3,200 sq. ft.		
Maximum Floor Area Ratio	57% (Max 1,824 sq. ft.)		
First Story Floor Area	914 sq. ft.		
Second Story Floor Area	648 sq. ft.		
Garage Floor Area	230 sq. ft.		
Covered Porch / Upper Deck Floor Area (150 square foot exemption)	180 sq. ft. (-150 sq. ft. credit) = 30 sq. ft.		
TOTAL FAR	1,822 sq. ft.		
Yards (setbacks are measured from the edge of the public right-of-way)			
	R-1 Regulation		Proposed
Front Yard 1st Story	15 ft.		24 ft. from right-of-way
Front Yard 2nd Story & Garage	20 ft.		22 ft. from right-of-way
Side Yard 1st Story	10% lot width	Lot width 40 4 ft. min.	6 ft. from property line – West 4 ft. from property line - East
Side Yard 2nd Story	15% of width	Lot width 40 6 ft. min	6 ft. from property line – West 6 ft. from property line - East
Rear Yard 1st Story	20% of lot depth	Lot depth 80 16 ft. min.	16 ft. from property line
Rear Yard 2nd Story	20% of lot depth	Lot depth 80 16 ft. min	16 ft. from property line
Encroachments (list all)	Exterior stairs in the rear yard legally encroaches 6 ft. into the 16 ft. rear yard setback area (§17.15.120.B)		
Parking			
	Required		Proposed
Residential (from <u>1,501</u> up to <u>2,000</u> sq. ft.)	2 spaces total 1 covered 1 uncovered		2 spaces total 1 covered 1 uncovered
Underground Utilities: required with 25% increase in area			Yes, required Condition of Approval #9

DISCUSSION

The applicant is proposing to construct a two-story, single-family residence on a vacant parcel at 4810 Topaz Street. The 3,200 square-foot parcel is flat and rectangular shaped. The subject property is located on Topaz Street just north of the Surf and Sand Mobile Home Park. The

neighborhood is a mix of single-family homes, mobile homes, and a public park with a pre-school.

Design Permit

The 1,822 square-foot craftsman style design includes tapered columns, wide eave overhangs, and triangular knee braces. The layout includes a reverse floor plan, with bedrooms on the first floor and the kitchen and dining on the second floor. The second story is setback 10 feet from the front façade. The cross gabled roof includes a centered shed dormer with four horizontal windows. There is a second story deck proposed on the back of the home with a spiral staircase leading to the back yard.

Landscaping

The applicant is proposing new landscaping throughout the existing vacant parcel, including four new trees with shrubs and groundcover throughout. The applicant is also proposing a three-foot tall picket fence in the front yard and a six-foot redwood fence along the side and rear property line.

CEQA

Section 15303(a) of the CEQA Guidelines exempts the construction of one single-family residence in a residential zone. This project involves the construction of a two-story single-family residence in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application and approve project application #17-074 based on the findings and conditions.

CONDITIONS OF APPROVAL

1. The project approval is for the construction of a new, two-story home at 4810 Topaz Street. The maximum Floor Area Ratio for the 3,200 square foot property is 57% (1,824 square feet). The total FAR of the project is 57% with a total of 1,822 square feet of floor area, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 7th, 2017, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any

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

6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.
7. Prior to issuance of building permit, all Planning fees associated with permit #17-074 shall be paid in full.
8. Affordable Housing in-lieu fees are required for this project and shall be paid prior to issuance of building permit, in accordance with chapter 18.02 of the Capitola Municipal Code.
9. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
13. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
16. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.

17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.

FINDINGS

- A. **The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed two-story residence complies with the Zoning Ordinance and the project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for a new two-story residence. The new two-story residence will maintain the character and integrity of the neighborhood.
- C. **This project is categorically exempt under Section 15303 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15303(a) of the CEQA Guidelines exempts the construction of one single-family residence in a residential zone. This project involves the construction of a new, two-story single-family residence on a vacant property in the R-1 (Single-Family Residential) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

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

limited to:

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

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

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

- The proposed project is located at 4810 Topaz Street. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

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

of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Topaz Street. No portion of the project is located along the shoreline or beach.

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

- There is not history of public use on the subject lot.

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

- The proposed project is located on private property. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

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

- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

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

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

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

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

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

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

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

- The project is located on a residential lot.

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

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

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

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

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

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

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

SEC. 30222

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

- The project involves a single family home on a residential lot of record.

SEC. 30223

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

- The project involves a single family home on a residential lot of record.

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

- The project involves a single family home on a residential lot of record.

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

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

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

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

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

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

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

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

services.

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

- The project is located within close proximity of the Capitola fire department. Water is available at the location.

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

- The project is for a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Sequel Creek Water District.

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

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

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

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

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

- Conditions of approval have been included to ensure compliance with established policies.

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

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

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

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

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

- Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and

mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

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

- The proposed project complies with shoreline structure policies.

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

- This use is a principally permitted use consistent with the Single Family zoning district.

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

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

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

- The project site is not located within the area of the Capitola parking permit program; thus this requirement does not apply.

ATTACHMENTS:

1. 4810 Topaz Plans

Prepared By: Ryan Safty
Assistant Planner

- LANDSCAPE NOTES:**
- ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH AN ADEQUATE PERMANENT IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE USED WHERE FEASIBLE. CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY NON-IRRIGATED AREAS, WALKS, ROADWAYS, OR STRUCTURES SHALL BE AVOIDED.
 - APPROPRIATE IRRIGATION EQUIPMENT, INCLUDING THE USE OF METERS, PRESSURE REGULATORS, BACK FLOW DEVICES, AUTOMATIC CONTROLLERS, LOW VOLUME SPRINKLER HEADS, RAIN SHUTOFF DEVICES, AND SEPARATION OF HYDROZONES SHALL BE USED TO MAXIMIZE THE EFFICIENCY OF WATER APPLIED TO THE LANDSCAPE.
 - LANDSCAPE IRRIGATION TO BE SCHEDULED BETWEEN 8 P.M. AND 11 A.M.
 - STREET TREES TO BE INSTALLED PER THE CITY OF CAPITOLA GUIDELINES.

- PLANTING NOTES:**
- IN ALL PLANTING AREAS, SOIL SHALL BE TILLED TO A DEPTH OF 6 INCHES AND AMENDED WITH SIX CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SQUARE FEET TO PROMOTE INFILTRATION AND WATER RETENTION. AFTER PLANTING, A MINIMUM OF 2 INCHES OF MULCH SHALL BE APPLIED TO ALL AREAS TO RETAIN MOISTURE, REDUCE EVAPORATION AND INHIBIT WEED GROWTH.
 - WATER PLANTS 8-12 HOURS BEFORE INSTALLATION TO THOROUGHLY WET ROOT BALL.
 - DO NOT PLANT HOLES AT LEAST 3 TIMES THE DIA. AND 2 TIMES THE DEPTH OF THE CONTAINER.
 - BACK FILL WITH AMENDED SOIL AND FERTILIZE PER MANUFACTURER RECOMMENDATION.
 - WATER TO ENSURE THAT ROOT BALL AND BACKFILL ARE THOROUGHLY WET.
 - INSTALL STAKES FOR TREES AS NEEDED.
 - INSTALL/ADJUST DRIP EMITTERS TO ALLOW ADEQUATE WATER DISTRIBUTION.
 - INSTALL MULCH TO COVER ALL BASE SOIL.

- IRRIGATION CONTROL STATIONS:**
- AUTOMATIC VALVES WITH BACKFLOW PREVENTION DEVICE
 - PRESSURE REGULATORS (AS NEEDED)
 - RAIN SHUTOFF DEVICE
 - CONTROL BOX MOUNTED TO BUILDING OR FENCE FOR COMMON AREA.
- TYPICAL AT EACH LOCATION:**
- 3/4" SCH. 40 PVC SUPPLY TO PLANTING AREAS
 - 1 1/2" PVC SLEEVES UNDER DRIVEWAYS AND SIDEWALKS FOR 3/4" SUPPLY LINES AS REQUIRED
 - 1/2" DRIP TUBING TO PLANTS
 - 2-1 GPH EMITTER MIN. PER PLANT
 - 8-1 GPH EMITTER MIN. PER TREE

Planting List

Small Shrubs & Groundcovers

- (A) Juncus-1 gal, space 12"
- (B) Statice-1 gal, space 24"
- (C) Salvia-1 gal, space 36"
- (D) Agave-1 gal, space 36"

Vines:

- (E) Creeping Fig (Ficus pumila)-1 gal
- (F) Jasmine Vine (Jasminum polyanthum)-1 gal

Shrubs:

- (G) Rhamus Eave's Case-5 gal
- (H) Ceanothus-5 gal
- (I) Arctostaphylos Howard McMinn-5 gal
- (J) Leucodendron-5 gal

Trees:

- (K) Olive Tree-Box
- (L) Queen Palm-15 gal

FIRE PROTECTION NOTES:

- THE PLANS ARE IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES (2016) AS AMENDED BY THE AUTHORITY HAVING JURISDICTION.
- THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF **MFGA 130** CURRENTLY ADOPTED IN CHAPTER 35 OF CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
- THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS MUST BE ONSITE DURING INSPECTIONS.
- A MINIMUM FIRE FLOW OF **1000 GPM for 120 min.** IS REQUIRED FROM 1 HYDRANT LOCATED WITHIN 150 FEET OF ANY BUILDING.
- THE DESIGNER/INSTALLER SHALL SUBMIT **TWO (2) SETS** OF PLANS, CALCULATIONS, and CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM TO THE AGENCY FOR APPROVAL. INSTALLATION SHALL FOLLOW GUIDE SHEET. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO PIPING, VALVES, GAUGES, AND SPRINKLER HEADS.
- PLANS FOR THE FIRE PROTECTION SYSTEM MUST BE PREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDBOOK.
- BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND STREET.
- INSTALL AN APPROVED SPARK ARRESTER ON THE TOP OF CHIMNEY. THE WIRE MESH SHALL BE 1/2 IN. MAX. AND 3/8" MIN.
- THE ROOF COVERING SHALL BE NO LESS THAN CLASS "B" FIRE RATED ROOFING.
- PLAN CHECK IS BASED UPON PLANS SUBMITTED TO FIRE AGENCY ANY CHANGES OR ALTERATIONS SHALL BE RE-SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.
- 72 HOUR MINIMUM NOTICE IS REQUIRED PRIOR TO ANY INSPECTION AND/OR TEST.

GRADING AND EROSION CONTROL NOTES:

- GRADING:**
 - NO GRADING IN EXCESS OF 100 YARDS IS PROPOSED.
 - NO UNNECESSARY GRADING AND DISTURBING OF SOIL.
 - NO FILLS GREATER THAN 2 FEET IN DEPTH.
 - NO FILLS PLACED ON SLOPES GREATER THAN 20%.
 - NO CUT SLOPE GREATER THAN 5 FEET.
 - NO STRUCTURE TO BE PLACED ON FULL SLOPES.
- EROSION CONTROL:**
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
 - BETWEEN OCTOBER 15TH AND APRIL 15TH NO GRADING WITHOUT WINTER GRADING PERMIT. ANY EXPOSED SOIL SHALL BE PROTECTED FROM EROSION DURING THIS PERIOD. HAY BALES, FILTER BERMS, SILT FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE.
 - DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM.
 - NOT PERMANENTLY LANDSCAPED, SHALL BE PROTECTED BY MULCHING AND PLANTING WITH THE FOLLOWING SCS APPROVED EROSION CONTROL MIX AT A RATE OF 35 LBS PER ACRE:
 - BLANCO BROME 50%
 - ROSE CLOVER 35%
 - CREeping RED FESCUE 15%
 - ZORRO ANNUAL FESCUE TRACE
 - WILDLOWERS TRACE
 - ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
 - ANY MATERIAL STOCKPILED ON-SITE SHALL BE COVERED WITH PLASTIC DURING THE WINTER MONTHS OR DURING PERIODS OF RAIN.
 - UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
 - EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET STAKED IN PLACE.
 - IT IS THE DEVELOPERS RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF SITE ARE IMPLEMENTED.

DRAINAGE NOTES:

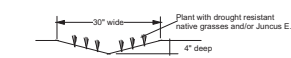
- BUILDING SITE IS NEARLY FLAT
- MINIMUM FINISH SLOPE GRADIENTS OF 2 PERCENT SHOULD DIVERT SURFACE RUNOFF AWAY FROM IMPROVEMENTS AND INTO LANDSCAPING AND/OR BIOSWALES
- INSTALL GUTTERS AND DOWNSPOUTS @ ROOF EAVES. DISCHARGE FROM RAIN GUTTERS TO BE DISCHARGED TO RETENTION BARREL, SPREADBLOCKS OR GRAVEL. DISCHARGE TO BE DIRECTED TO LANDSCAPING AND VEGETATED SWALES AS SHOWN
- REFER TO RESOURCE GUIDE: [Slope & Spread & Sink &](#) by Resource Conservation District of Santa Cruz County

KEY TO DRAINAGE FEATURES:

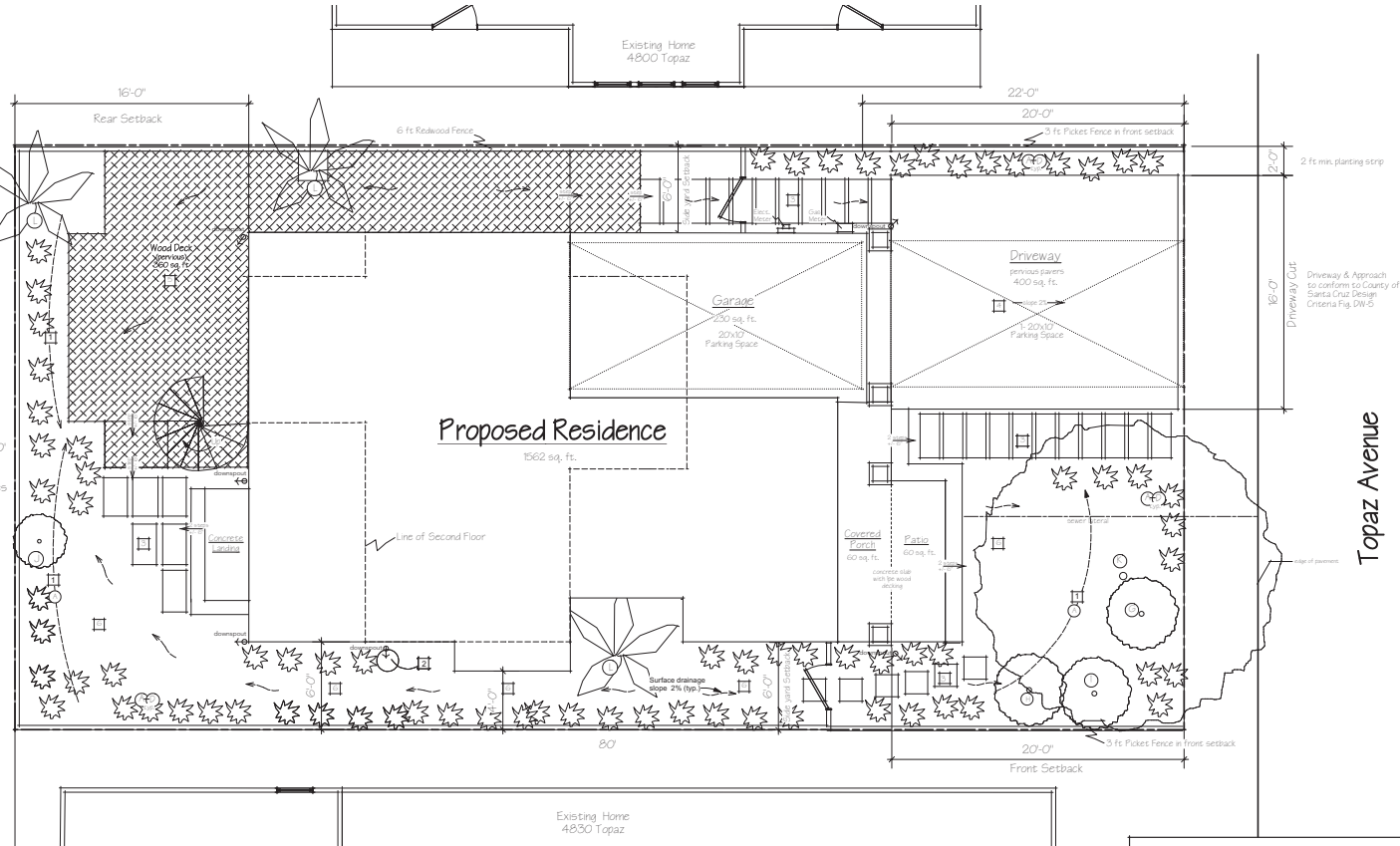
- VEGETATED BIO-RETENTION SWALE
- RAIN COLLECTION BARRELL
- PAVING STONES SET IN GRAVEL
- PERVIOUS PAVERS
- WOOD DECK (PERVIOUS)
- GRAVEL (PERVIOUS)

IMPERVIOUS AREAS:

RESIDENCE AND GARAGE= 1144 SQ. FT.
 COVERED PORCH = 60 SQ. FT.
 CONCRETE PATIO = 76 SQ. FT.
 TOTAL = 1340 SQ. FT.



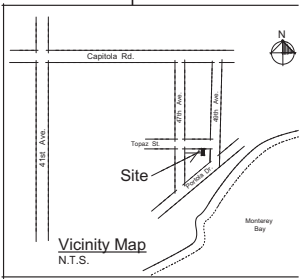
GRASS LINED SWALE
N.T.S.



Preliminary Site, Landscape and Drainage Plan
Scale: 1/4" = 1'-0"

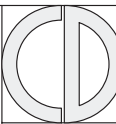
Project Description:
 Construct a new single family residence on a vacant lot: 1526 sq. ft. heated area with 3 bedrooms, 2 1/2 bathrooms

Lot Size	3200 sq. ft.
Floor Area Ratio	47%
Maximum Area	1524 sq. ft.
Floor Area Ratio Calculations	
First Floor	914 sq. ft.
Second Floor	648 sq. ft.
Garage	230 sq. ft.
Covered Porch	60 sq. ft.
2nd Floor Deck	120 sq. ft.
Porch Credit	-150 sq. ft.
Total FAR Area	1822 sq. ft.



Sheet Index

A1.1	Site/Landscape Plan
A2.1	Floor Plans
A3.1	Elevations



CRAYCROFT DESIGN
 455 Happy Valley Way
 Santa Cruz, CA 95065
 831-427-3048



Attachment: 4810 Topaz Plans (4810 Topaz Street)

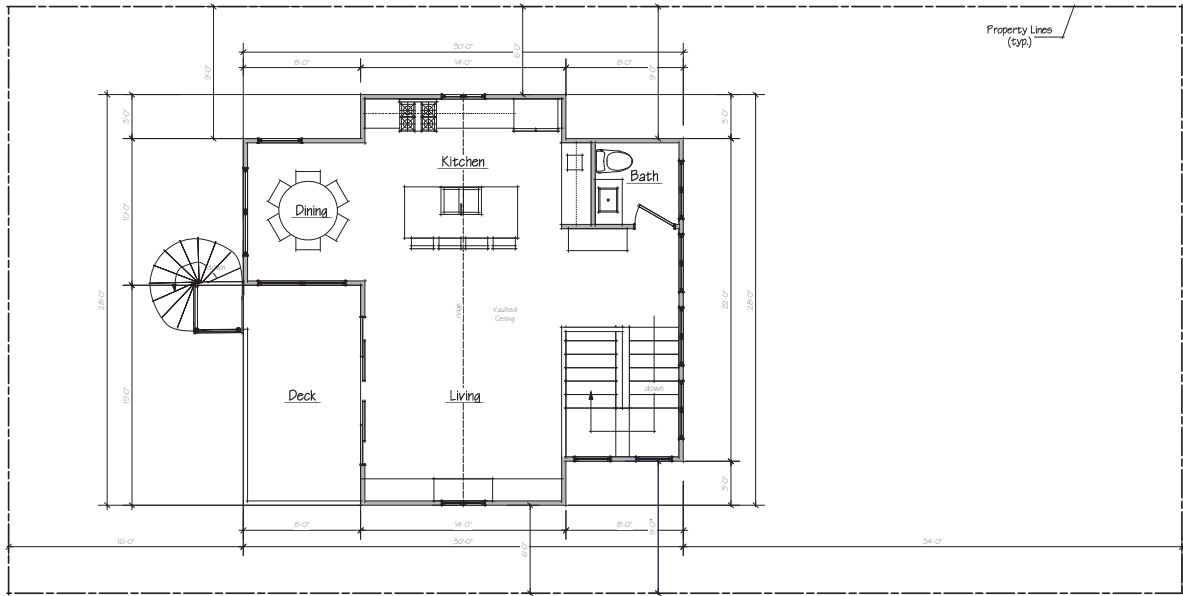
OWNERS
 Christopher Lochhead & Kari Cosentino
 2730 Fresno Street
 Santa Cruz, CA 95062
 408-203-9376

PROJECT:
 Proposed Residence
 4810 Topaz Street
 Capitola, CA 95010
 APN: 034-066-10

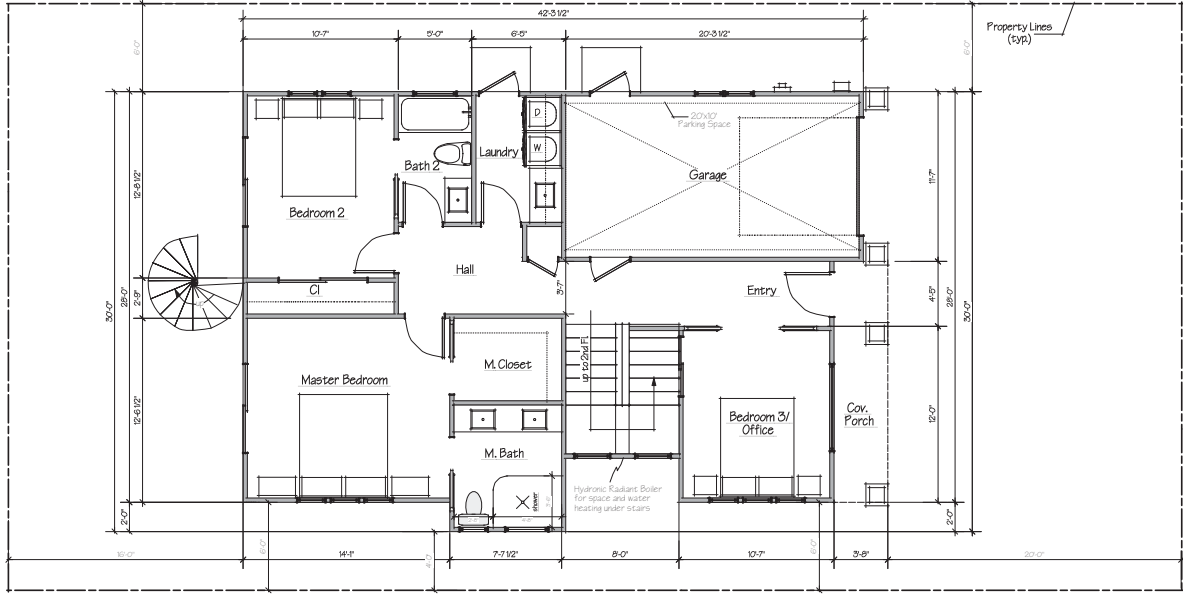
VERSION	date	remarks
4/19/17		
6/16/17		
7/11/17		

Site Plan

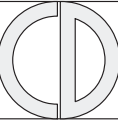
A1.1



1 Second Floor Plan
Scale: 1/4" = 1'-0"



2 First Floor Plan
Scale: 1/4" = 1'-0"



CRAYCROFT DESIGN
455 Happy Valley Way
Santa Cruz, CA 95065
831-427-3048



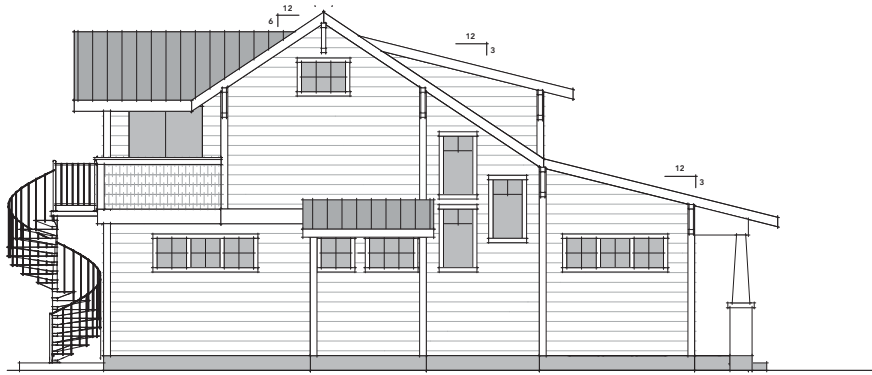
Attachment: 4810 Topaz Plans (4810 Topaz Street)

OWNERS
Christopher Lochhead
& Kari Cosentino
2730 Fresno Street
Santa Cruz, CA 95062
408-203-9376

PROJECT:
Proposed Residence
4810 Topaz Street
Capitola, CA 95010
APN: 034-066-10

VERSION	
date	remarks
4/19/17	

Floor Plans
A2.1

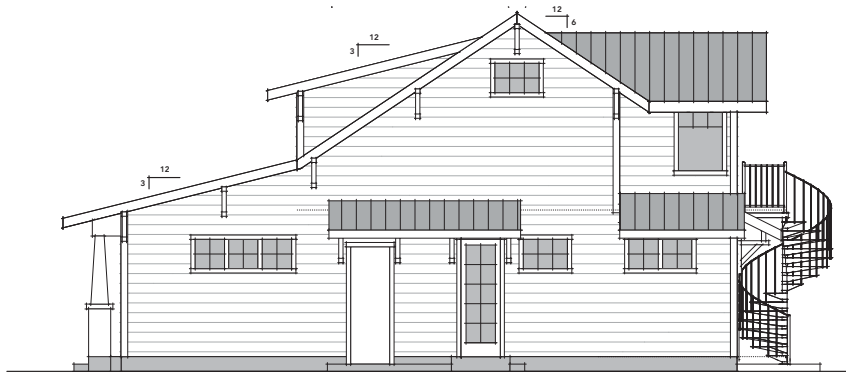


1 East (Left) Elevation
Scale: 1/4" = 1'-0"

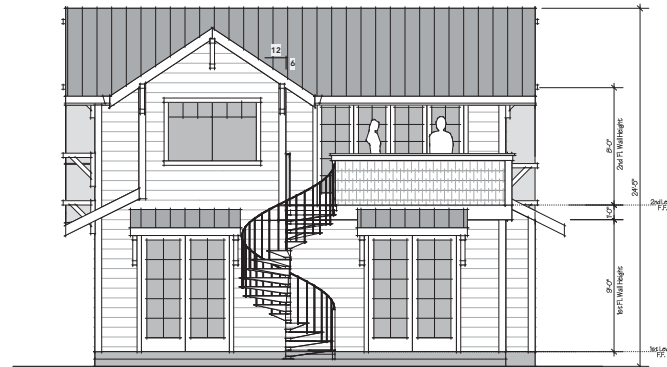


2 North (Front) Elevation
Scale: 1/4" = 1'-0"

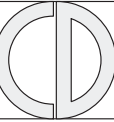
Exterior Colors & Materials
Horizontal Wood Siding
 Color: White
 Benjamin Moore:
 White Diamond OC-61 or equiv
Metal Roofing
 MR Roofing - Classic Rib
 Color: Charcoal



3 West (Right) Elevation
Scale: 1/4" = 1'-0"



4 South (Rear) Elevation
Scale: 1/4" = 1'-0"



CRAYCROFT DESIGN
 455 Happy Valley Way
 Santa Cruz, CA 95065
 831-427-3048



Attachment: 4810 Topaz Plans (4810 Topaz Street)

OWNERS
 Christopher Lochhead
 & Kari Cosentino
 2730 Fresno Street
 Santa Cruz, CA 95062
 408-203-9376

PROJECT:
 Proposed Residence
 4810 Topaz Street
 Capitola, CA 95010
 APN: 034-066-10

VERSION	
date	remarks
4/19/17	

Elevations
A3.1



STAFF REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT
DATE: SEPTEMBER 7, 2017
SUBJECT: **Capitola Mall Redevelopment - Request to Continue to a date uncertain.**

Prepared By: Katie Herlihy
Senior Planner



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 7, 2017
 SUBJECT: **210 Capitola Avenue#17-0280 APN: 035-183-20**

Conditional Use Permit to convert a retail space into a take-out coffee and bakery, located in the CV (Central Village) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.
 Environmental Determination: Categorical Exemption
 Property Owner: Tuan Truong – Halejoi LLC
 Representative: Fuse Architect, filed: 7/31/17

APPLICANT PROPOSAL

The application is for a conditional use permit (CUP) to convert an existing retail space to a take-out coffee shop with baked goods at 210 Capitola Avenue. No signs or changes to the exterior of the building are proposed. The property is located in the CV (Central Village) zoning district.

BACKGROUND

The property at 210 Capitola Avenue has two commercial spaces on the first floor and two residential units on the second and third floor. On December 1, 2016, the Planning Commission reviewed a design permit for a remodel and small residential addition. The application was continued and an updated design has not been received by the City. The current application is a conditional use permit to replace the children's clothing retail store on the first floor with "Batter" a take-out coffee and bakery.

ANALYSIS

A take-out eating establishment in the CV zoning district requires a CUP. The space will be modified to have a food counter in the front and a commercial kitchen in the back. The bakery will operate from 6 am to 4 pm. The trash and recycling will be stored in the back alley behind the tenant's rental space and moved to the street on trash pick-up day. The bakery will serve local patrons and online customers.

Parking

Take-out food establishment with six or fewer seats require one space for every 240 square feet of gross floor area. Retail uses have the same requirement of one space per 240 square feet; therefore, there is no additional parking required for the take-out restaurant.

The building does not have onsite parking. Pursuant to §17.51.135.A., due to the change in use not increasing the onsite parking requirement, the intensity of the use has not increased and no additional parking is required. The floor plans do not include any seating at this time. The permit will be conditioned that the business will not have more than 6 seats at any given time.

In issuing a conditional use permit, the Commission may impose requirements and conditions with respect to location, design, siting, maintenance and operation for the particular use, as may be necessary for the protection of the adjacent properties and in the public interest. Staff does not foresee any negative impacts from the proposed conversion as the intensity of the use will remain the same. Conditions of approval have been added to ensure construction is permitted, future signs are permitted, and seats are limit to six.

CEQA REVIEW

This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations. The proposed project involves an existing structure with an existing commercial use converting to a new commercial use. No adverse environmental impacts were discovered during project review by either the Community Development Department Staff or the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #17-0280 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a Conditional Use Permit for a take-out food establishment at 210 Capitola Avenue. The take-out establishment will sell coffee and baked goods. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 7, 1017, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. There is not intensification of use in converting a retail establishment to a take-out establishment limited to six seats. A maximum of six seats is allowed within the take-out food establishment.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit # 17-0280 shall be paid in full.

7. The application did not include a submittal for a new exterior sign. Prior to installation of a sign on the exterior of the structure, a sign permit application must be submitted to and approved by the City of Capitola, as required by the municipal code.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, the appropriate Water District, and Central Fire Protection District.
9. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
10. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
11. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
12. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
13. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
14. In any case where the conditions to the granting of a permit have not been or are not complied with, the community development director shall give notice thereof to the permittee, which notice shall specify a reasonable period of time within which to perform said conditions and correct said violation. If the permittee fails to comply with said conditions, or to correct said violation, within the time allowed, notice shall be given to the permittee of intention to revoke such permit at a hearing to be held not less than thirty calendar days after the date of such notice. Following such hearing and, if good cause exists therefor, the Planning Commission may revoke the permit.

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 and the Planning Commission have all reviewed the project. No exterior changes are proposed that would influence the

development standards of the CN (Neighborhood Commercial) Zoning District. The conversion of a retail commercial use to a take-out food establishment requires approval of a conditional use permit. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

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

Community Development Department Staff and the Planning Commission have all reviewed the project. A take-out food establishment will maintain the character and integrity of the CV (Central Village) zoning district. The proposed use is the same intensity as the existing use. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

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

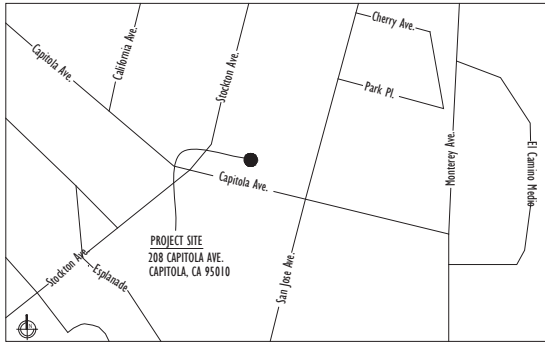
Section 15301 of the CEQA Guidelines exempts a conversion of a use within an existing structure. No adverse environmental impacts were discovered during review of the proposed project

ATTACHMENTS:

1. 210 Capitola Ave Plans

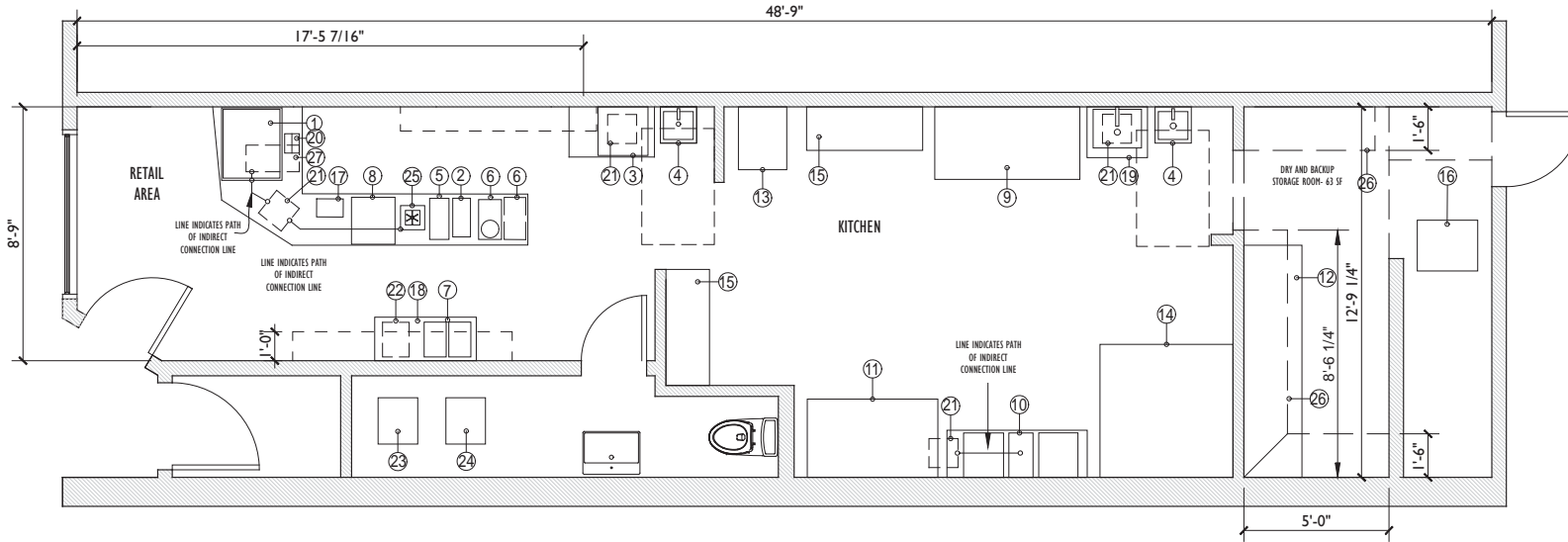
Prepared By: Katie Herlihy
Senior Planner

VICINITY MAP



Follow CA-1 S to Bay Ave in Capitola. Take exit 437 from CA-1 S. Exit Bay Ave. and stay on Capitola Ave. Continue on Capitola Ave and stay left. Destination will be on the right. 208 Capitola Ave.

EQUIPMENT SPECIFICATIONS		
1 LA MARZOCCO ESPRESSO MACHINE	11 TWO SECTION SOLID DOOR REFRIGERATOR	21 FLOOR SINK COUNT: 4
2 BUNN COFFEE GRINDER	12 WORKTABLE WITH UNDERSHELF	22 TRASH BIN
3 CURTIS TWIN BREWER	13 PAN END LOAD NESTING BIN SHEET PAN RACK	23 CLEANING SUPPLIES
4 HAND SINK COUNT: 2	14 BAKERS PROBE DOUBLE DECK ELECTRIC CONNECTION OVEN	24 EMPLOYEE LOCKERS
5 SIMONELLI GRINDER	15 SHELF KIT, 4 SHELVES PER UNIT 18" X 48" COUNT: 2	25 WINE SINK-ESPRESSO PARTS
6 MALZER GRINDER	16 POP SINK	26 BUILT IN DRY STORAGE SHELVES
7 CURTIS GALLON SERVER COUNT: 2	17 CLOVER PAY STATION	27 UNDER COUNTER REFRIGERATOR
8 DISPLAY CASE NOT REFRIGERATED	18 FONDANT COUNTER	
9 WORKTABLES WITH 4" BACKPLASH	19 FOOD PREPARATION SINK 18" X 18" PLUS DRAINBOARD	
10 THREE COMPARTMENT SINK WITH 2 DRAINBOARDS	20 HOPP BIN	



PROPOSED FLOOR PLAN

SCALE: 1/2" = 1'-0"



PROJECT DATA

A.P.N.: 03518320
 ADDRESS: 208 CAPITOLA AVE.
 ZONING: C-1

ARCHITECT

Daniel Townsend
 PH. 831.479.9295

Fuse Architects Inc.
 411 Capitola Avenue
 Capitola, CA 95010
 fuse@fusearchitecture.com

CLIENT

Megan Campbell
 PH. 831.246.3623

5465 Golf Drive
 Soquel, CA 95073

Batter - Capitola



411 capitola avenue
 capitola, california
 95010
 www.fusearchitecture.com
 fuse@fusearchitecture.com

Attachment: 210 Capitola Ave Plans (210 Capitola Avenue)

IUSU architects inc

Principals
 daniel townsend / architect
 daniel townsend / architect

Batter - Capitola

APN#
 210 Capitola Rd, Capitola, CA 95010



Proposed floor plan

A2.1



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 7, 2017
 SUBJECT: **723 El Salto Drive #15-185 APN: 036-143-35**

Conditional Use Permit and Design Permit for an addition to an existing four-plex and a new detached garage and an extension of previously approved minor land division. The project is located in the VS/R-1 (Visitor Serving, Single-Family Residential) Zoning District.

This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Doug Dodds

Representative: Cove Britton , filed 11/12/15

APPLICANT PROPOSAL

The application is for a conditional use permit, design permit, and coastal development permit for a 1,113 square foot addition to an existing fourplex and a 1,139 square foot new garage located in the VS/R-1 (Visitor Serving/Single-Family) Zoning District. Within the VS district, an accessory structure on the El Salto parcels requires approval of a conditional use permit. The applicant is also requesting a third extension of the approved minor land division.

BACKGROUND

On February 4, 2010, the Planning Commission approved a coastal development permit and a two-lot minor land division at 723 El Salto Drive (Application 08-041). The Planning Commission subsequently reviewed and approved a second minor land division application (10-082) on January 20, 2011 to convert the four-unit apartment within Parcel B to four individual condominium units. The Planning Commission later approved time extensions for the subdivision on March 1, 2012; January 17, 2013; December 5, 2013; and January 21, 2016.

The approval is set to expire in January 2018. One condition of the minor land division is a requirement to construct covered parking for the fourplex prior to recordation of the map. The current application includes a design permit for the new garage to comply with this condition of approval. The applicant is requesting another extension to provide adequate time for construction of the garage and recordation of the map. There have been no changes in the subdivision regulation standards since the 2011 approval; therefore, approval of an extension is supported by staff to ensure the condition of approval for the garage is met prior to recordation of the map. Also, with the two year extension, the map will have received the full 72 months allowed for map extensions under the California Subdivision Map Act §66463.5.(c).

On November 8, 2015, the Architectural and Site Committee reviewed the application and provided the following recommendations.

- Public Works Representative, Daniel Uharriet: provided the applicant with stormwater standard conditions.
- Building Official, Brian Van Son: explained fire code regulations relevant to the four-plex without an addition.
- Local Architect, Frank Phanton: supported the design of the garage with a pitched roof finding it compatible with the neighborhood.
- Landscape Architect, Craig Waltz: stated concern with the impacts of a new driveway on the existing 32-inch oak tree. He suggested that an onsite arborist be required to monitor excavation and installation of the driveway.
- Planner, Katie Herlihy: requested that the applicant update the plans to show trash enclosures, reduce the driveway width, and provide a geologic/engineering report to establish the geologic setback from the cliff.

Following the Architectural and Site Review Committee meeting, the applicant made the requested revisions and provided the required studies. Condition of Approval four was added to require an onsite arborist during grading and installation of the driveway to protect the oak tree. The applicant decided to modify the original submittal of the garage to include an addition to the exiting fourplex. This additional submittal took significant time and caused the application to be in incomplete status for a long period.

ZONING SUMMARY

The following table outlines the zoning code requirements for development in the VS/R-1 Zoning District relative to the application.

VS (Visitor Serving)/R-1 (Single Family Residential) Zoning District

Building Height	VS Regulation	Proposed
	30 ft.	26 ft. fourplex 20 ft. garage
Site		
Lot Size	28,959 sq. ft.	
Maximum Impervious Site Coverage	50 % (Max 14,479 sq. ft.)	
Fourplex	3,019 sq. ft.	
Garage	1,139 sq. ft.	
Driveway	3,650 sq. ft.	
Total Impervious Site Coverage	7,808 sq. ft.	
Yards (setbacks are measured from the edge of the public right-of-way)		
	VS Regulation	Proposed
YARDS: Front, side, and rear yard setbacks may be required through architectural and site approval in order to provide adequate light and air, assure sufficient distance between adjoining uses to minimize any incompatibility and to promote excellence of development. Front yards shall not be used for required parking facilities. New development shall adhere to the 50 year geologic hazard setback.		Garage 40 feet from front property line and 5 feet from the side property line.
Geological Setback: Bluff and cliff top development shall be permitted only if the design and setback provisions are designed to assure stability and structural integrity for the expected life of the development (at least fifty years) and if		Two parking spaces are located along the street frontage. Arch and Site committee raised concern with maximum driveway width of 20 feet. Applicant requesting exception to maximum driveway width.

the development (including storm runoff, foot traffic, grading and irrigation) will neither create nor contribute significantly to erosion problems or geological instability of the site or surrounding areas.		The new development is not located within the 50-year setback.
Parking		
	Required	Proposed
Multi-family: One covered space for each unit, plus one and one-half spaces uncovered for each dwelling	10 spaces total 4 covered 6 uncovered	10 spaces total 4 covered 6 uncovered
Underground Utilities: required with 25% increase in square footage		Required

DISCUSSION

Design Permit

The applicant is proposing to remodel the existing fourplex and add a 1,112 square foot addition. The existing fourplex is a two-story structure with two units on the bottom floor and two units on the top floor. The new addition is proposed on the front of the building in the location of the existing staircase. The exterior of the building will be completely upgraded with a mix of stucco and stone finishes on the first story, white horizontal plank siding on the second story, new windows and doors throughout, and a new roof with dormers. The new garage will complement the fourplex with matching stone, windows, and roofing material; white board and batten siding; and a decorative dovecote on the rooftop.

Conditional Use Permit

Within the VS zoning district, an accessory structure on the El Salto parcels requires approval of a conditional use permit. No impacts from the new garage have been identified that require mitigation. The propose garage will provide covered parking onsite that will bring the fourplex into compliance with the zoning code. There was previously a carport on the property that crossed a newly created property line within the subdivision application. The proposed garage is a great improvement to the site as it complements the architecture of the fourplex.

Driveway Width

The site plan includes a fourteen foot wide driveway leading to the garage as well as a twenty foot wide driveway for two parking spaces accessed directly off the street. Pursuant to 17.15.140, driveway width for residential uses shall not exceed twenty feet unless an exception is granted by the Planning Commission due to unusual lot configuration, landscaping, or site design considerations. This standard is specific to the R-1 (Single-Family) zoning district. The property is in the VS/R-1 district. Chapter 12.32 establishes the citywide maximum driveway width of thirty feet and 40 percent of the width of the lot at the street. The lot is 80 feet wide at the street, therefore the maximum lot width is 32 feet. The combined driveways are a total of 34 feet wide. The site is unique as it is in the VS/R-1 zoning district with an existing fourplex, not a single-family home. The requirement of ten parking spaces on a R-1 lot is not typical. Staff suggests approving the exception to the maximum width of 30 feet and require that the 20 feet driveway width for the two parking spaces located along the street be decreased to 18 feet. The minimum width for parking spaces for a remodel is nine feet. By creating a maximum of 18 feet, the site plan with comply with parking space requirements and the 40 percent maximum driveway width. Condition of approval #2 has been added to require the width of the parking area along El Salto be limited to a maximum of 18 feet.

CEQA REVIEW

Section 15303 of the CEQA Guidelines exempts multifamily residential projects up to four units and construction of accessory structures. This project involves an addition to an existing fourplex and construction of a new four-car garage. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #15-185 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a conditional use permit and design permit for the construction of a 1,113 square foot addition to the existing fourplex and a new 1,138 square foot garage. The approval also includes a two year extension of the previous minor land division and condominium conversion. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 7, 2017, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The parking area fronting El Salto Drive shall be reduced from 20 feet wide to a maximum width of 18 feet.
3. Existing overhead utility lines shall be placed underground to the nearest utility pole.
4. During grading of the site and installation of driveway, a certified arborist shall be onsite monitoring work to ensure mitigation to protect the tree roots.
5. The recommendations within the Zinn Geology 2016 geologist report shall be adhered to through the permitting and construction process.
6. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
7. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
8. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
9. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
10. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect

the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.

11. Prior to issuance of building permit, all Planning fees associated with permit #15-185 shall be paid in full.
12. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
13. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
14. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
15. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
16. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
17. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
18. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
19. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
20. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

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

FINDINGS

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

Community Development Department Staff and the Planning Commission have reviewed the project. The minor land division, together with the provisions for its design and improvement, is consistent with the objectives of the Zoning Ordinance, General Plan and Local Coastal 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 application for an exterior remodel and bedroom addition to an existing two-story fourplex. The proposed remodel and addition, with the conditions imposed, will maintain the character and integrity of the Central Village.

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

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area. This project involves the addition of 304 square feet to an existing two-story fourplex in the CV (Central Village) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

- D. **A substantial change of circumstances has not occurred since the original Planning Commission approval of application 10-082 on January 20, 2011 or the two year extensions granted in December 2015 and January 2017, would not be detrimental to the purpose of the certified local coastal program and zoning ordinance.**

The Planning Commission finds that neither the physical characteristics of the lot nor the zoning ordinance has changed since approval of the permit on January 20, 2011. Therefore, a forth extension of said permit is appropriate.

COASTAL FINDINGS

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

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

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

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

- The project will not directly affect public access and coastal recreation areas as it involves a new garage, small addition, and a the minor land division of a privately owned residential property with no intensification or build out and no public trail or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any

reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The project is located atop a bluff along the shoreline, with no beach access. The approval will not affect any portions of the lot adjacent to the bluff, nor impact the character of the beach below.

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

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

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

- The project is located atop a bluff along the shoreline. The tall bluff does not allow for beach access. Beach access to the public will not be affected by the project, nor will the development block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

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

- The site is located atop a bluff along the shoreline, but not in the vicinity of a public recreation area. The minor land division does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual

or recreational value of public use areas.

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

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

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

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

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

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

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

b. Topographic constraints of the development site;

c. Recreational needs of the public;

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

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

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

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

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and

as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

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

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

SEC. 30222

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

- No new use or change in use is proposed.

SEC. 30223

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

- No new use or change in use is proposed.

SEC. 30250

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

- No new use or change in use is proposed.

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

- The project meets zoning standards for required parking and pedestrian access. There are no requirements for alternate means of transportation or traffic improvements as part of the minor land division.

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

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

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

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

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

- No additional units are proposed and therefore does not require new water or sewer services.

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

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

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

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

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

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

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

- The project complies with the coastal housing policies and condominium conversion ordinance. The four unit apartments are converted to condos within the application as part of the minor land division.

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

- The project does not impact natural resources, habitat, or archaeological resources.

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

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

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

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

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

- A geological/engineering report has been prepared by a professional for the project and complies with the hazard protection policies including provisions of appropriate

setbacks and mitigation measure. The mitigations suggested within the geological report shall be a required as a condition of approval.

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

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

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

- The project complies with shoreline structure policies.

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

- The residential uses that exist are consistent with the permitted or conditional uses in the VS/R-1 zoning district.

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

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

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

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

ATTACHMENTS:

1. 723 El Salto Plans
2. 723 El Salto Tentative Map.pdf

Prepared By: Katie Herlihy
Senior Planner

ARCHITECTS:

BLISS ARCHITECTS
728 N. BRANCO DRIVE
SANTA CRUZ, CA 95062
PHONE: 831-4265044

LANDSCAPE ARCHITECT:

LANDSCAPE ARCHITECT
303 POREDO STREET, STE. 42-202
SANTA CRUZ, CA 95060
PHONE: 831-4265044

CONSULTANTS

LOT SIZE
30,992.31

EXISTING
FIRST FLOOR CONDITIONED AREA
2,354.85 SF
SECOND FLOOR CONDITIONED AREA
2,468 SF
TOTAL CONDITIONED AREA
4,822.85 SF

PROPOSED
FIRST FLOOR CONDITIONED AREA
429.15 SF
4-CAR GARAGE
1,138.5 SF
TOTAL NEW CONDITIONED AREA
1,113.1 SF
NEW COVERED DECK AREA
116 SF

PROPOSED, NEW + EXISTING
FIRST FLOOR CONDITIONED AREA
2,983.95 SF
EXISTING 2,354.8 SF + NEW 629.15 SF
TOTAL EXISTING + PROPOSED AREA
2,968 SF
TOTAL PROPOSED NEW + EXISTING
7,090.4 SF

FLOOR AREA RATIO (FAR)
TOTAL PROPOSED NEW + EXISTING
DIVIDED BY LOT SIZE (29,359 SF)
24.5%

LOT COVERAGE
FIRST FLOOR FOOTPRINT
3,019.64 SF + GARAGE 1,138.5 SF
DIVIDED BY LOT SIZE (29,359 SF)
14.35%

PROJECT CALCULATIONS

SURVEYING:

BLISS SURVEYING, INC.
385 C. SODAR AVENUE
SANTA CRUZ, CA 95062
PHONE: 831-4611463

EL MARINERO

723 EL SALTO DRIVE
CAPITOLA, CA 95010
A.P.N. 036-143-35

OWNER:

DOUG DODDS
P.O. BOX 510
CAPITOLA, CA 95010
036-143-35
R-1/VS
R-1 (PER 2013 C.R.C.)

CONSTRUCTION TYPE:

REMODEL/ADDITION TO EXISTING 4-UNIT RESIDENTIAL BUILDING WITH
NEW GARAGE AND UNCOVERED PARKING, WITH
TWO VISITOR PARKING SPACES AND FOUR ADDITIONAL PARKING SPACES. TEN
TOTAL PARKING SPACES INCLUDING FOUR COVERED SPACES (4 CAR GARAGE),
PERMIT EXTENSION #13-155.

PROJECT DESCRIPTION:

REMODEL/ADDITION TO EXISTING 4-UNIT RESIDENTIAL BUILDING WITH
NEW GARAGE AND UNCOVERED PARKING

PROJECT INFORMATION

- P1 TITLESHEET / SITE PLAN
- P2 EXISTING FIRST FLOOR PLANS
- P3 PROPOSED FIRST FLOOR PLAN
- P4 PROPOSED SECOND FLOOR PLAN
- P5 EXTERIOR BUILDING ELEVATIONS
- P6 EXTERIOR BUILDING ELEVATIONS
- P7 PROPOSED GARAGE PLAN
- P8 GARAGE EXTERIOR ELEVATIONS
- P9 EXISTING BUILDING EXTERIOR ELEVATIONS
- C-1 DEMO PLAN
- C-2 DEMO AND DRAINAGE
- C-3 SECTIONS AND DETAILS
- C-4 STORMWATER POLLUTION CONTROL PLAN
- SU-1 SURVEY PLAN
- L1 LANDSCAPE PLAN

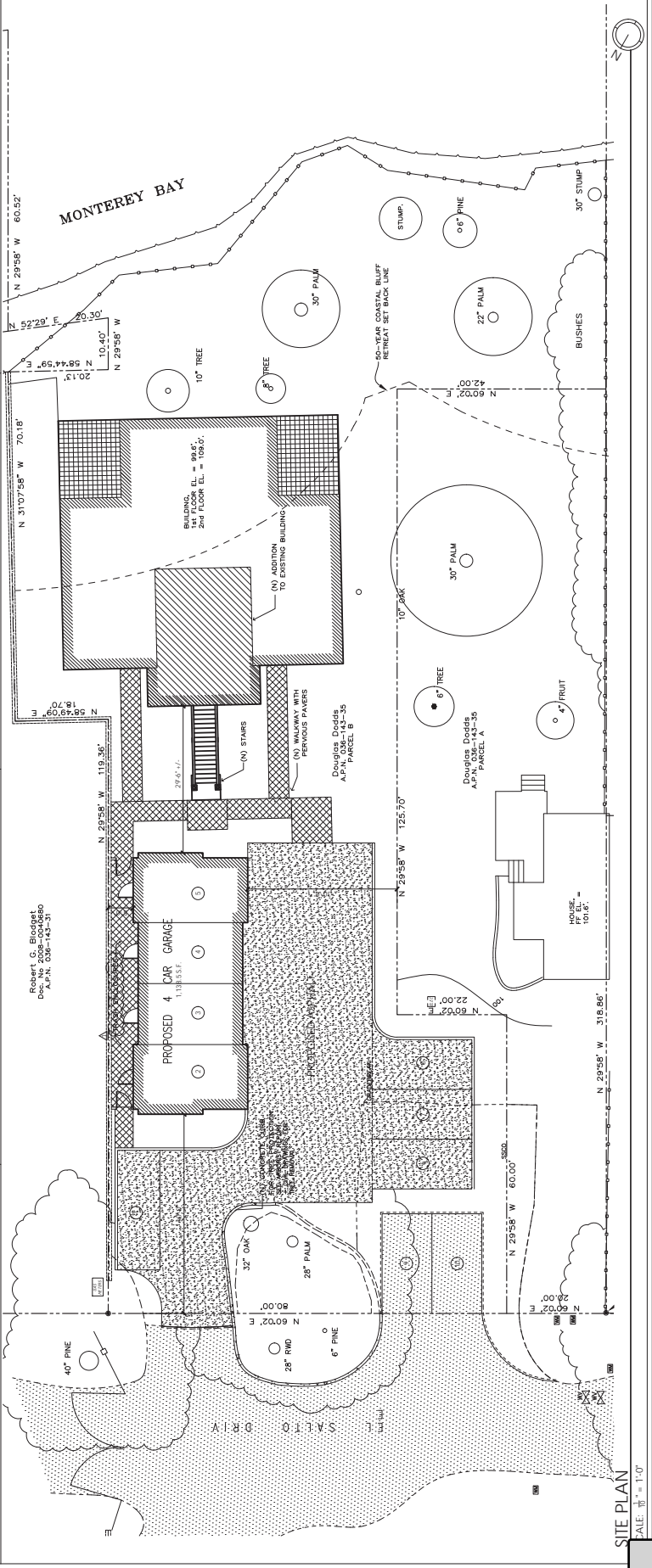
SHEET INDEX



PARCEL MAP



VICINITY MAP



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



BLISS ARCHITECTS
728 N. BRANCO DRIVE
SANTA CRUZ, CA 95062
PHONE: 831-4265044

EL MARINERO
4-UNIT RESIDENTIAL
723 EL SALTO DRIVE
CAPITOLA, CA 95010
A.P.N. 036-143-35

TITLE SHEET



D	4/7/16
E	ECS
F	EL MARINERO

P1



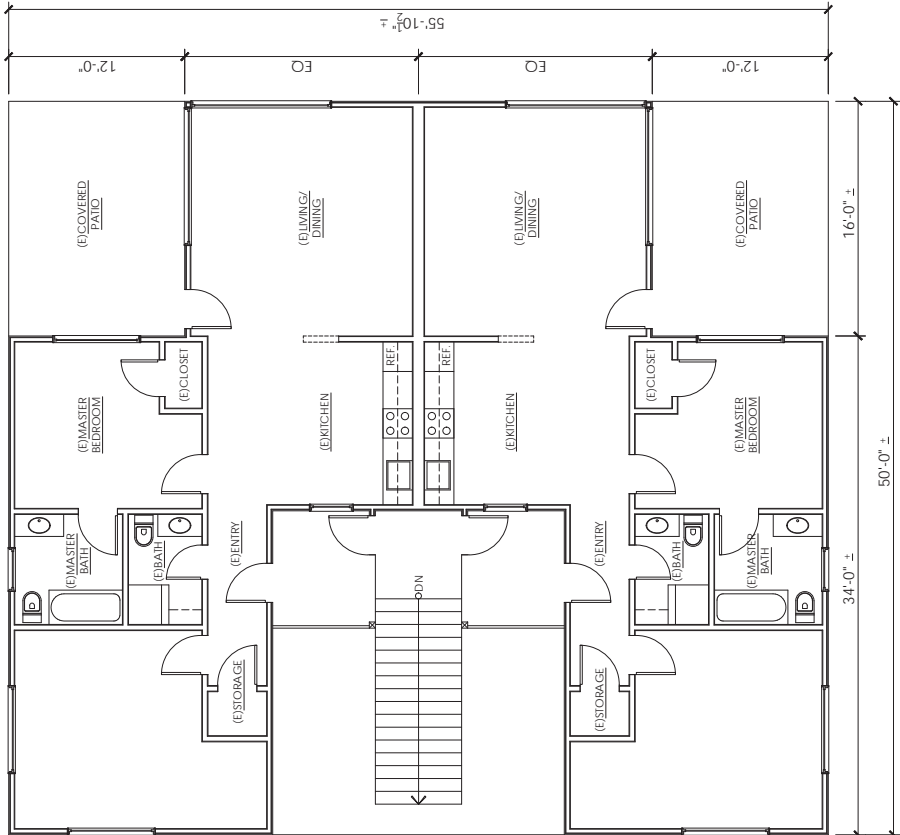
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APPROVED FOR THE CITY OF SAN FRANCISCO
 4-UNIT RESIDENTIAL
 723 EL SALTO DRIVE
 CARPENA, CA 95010
 A.P.N. 036-143-35
 EL MARINERO

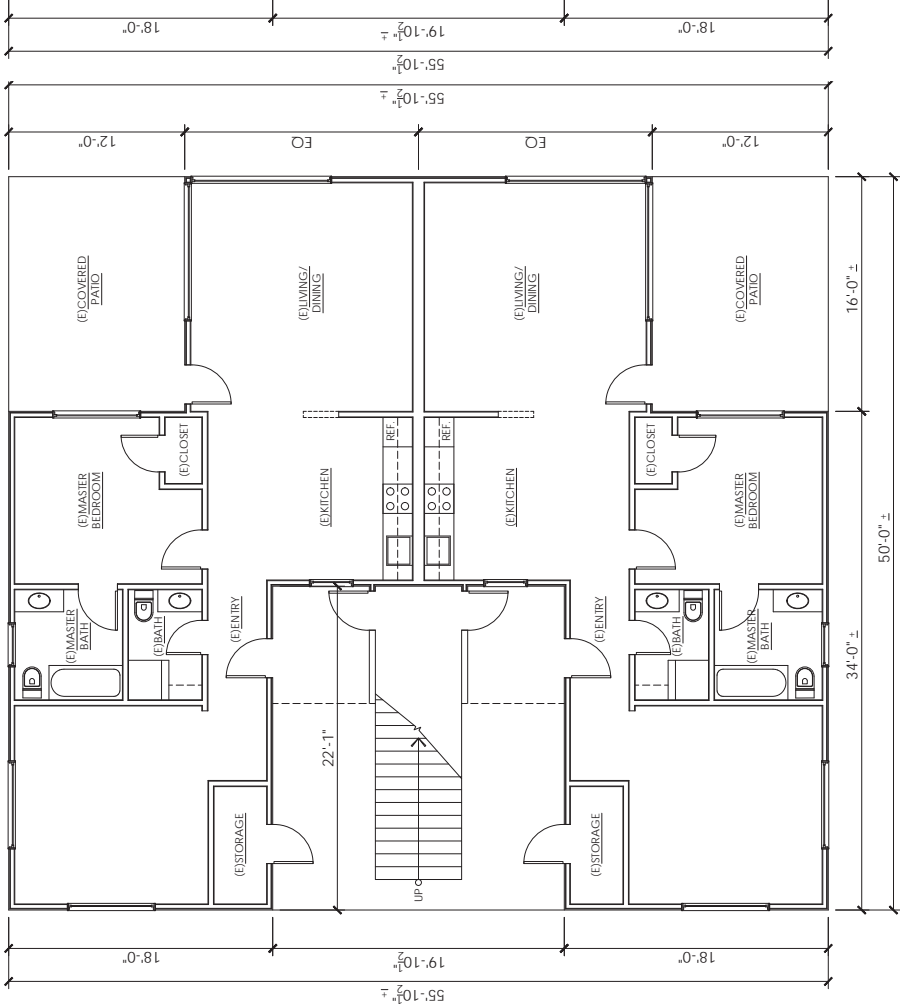
EXISTING FLOOR PLANS



1	4/7/16
2	ECS
3	EL MARINERO
4	P2



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



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



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ARCHITECT

PROJECT #1

EL MARINERO
 4-UNIT RESIDENTIAL
 723 EL SALTO DRIVE
 CAPITOLA, CA 95010
 A.P.N. 036-143-35

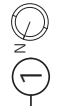
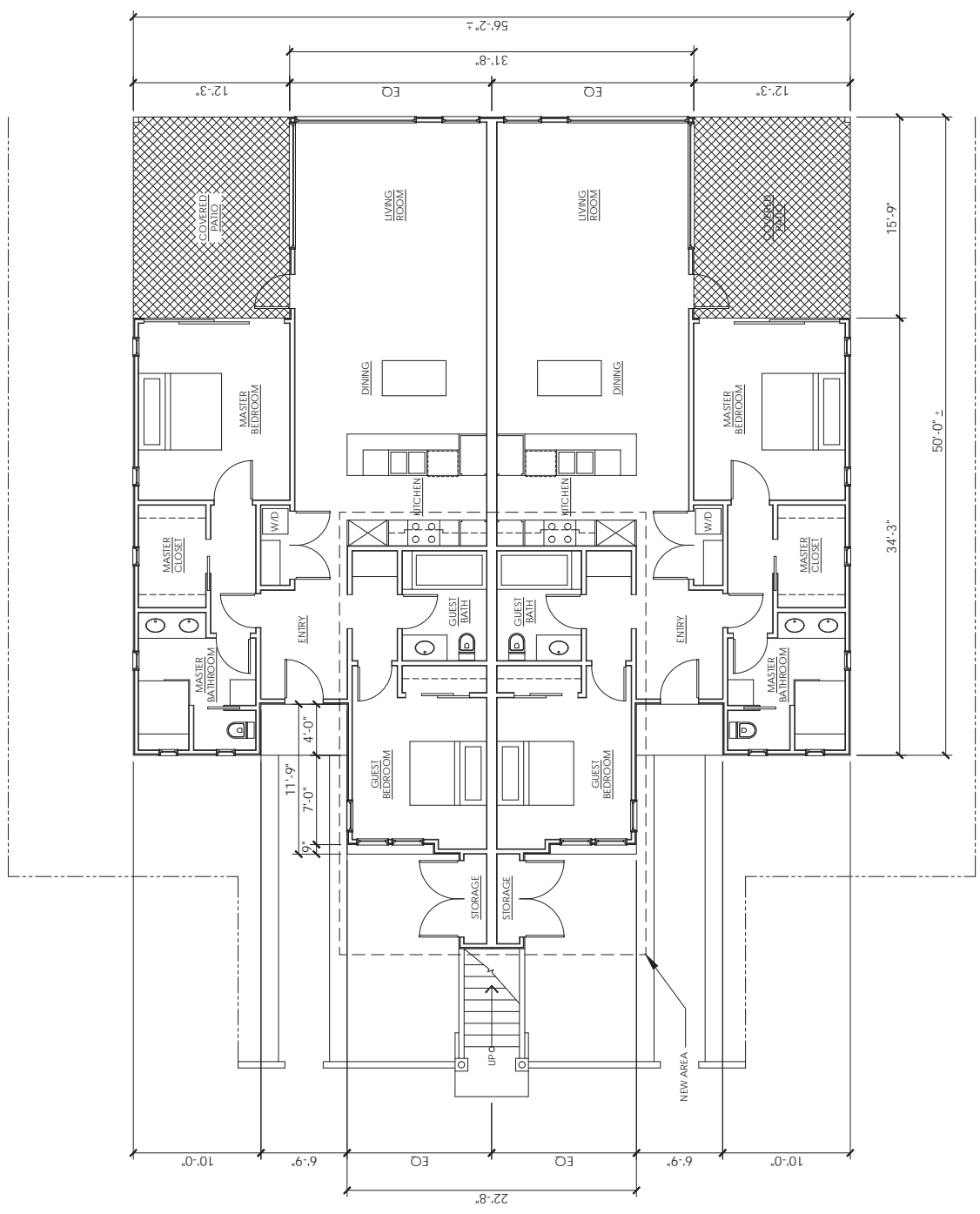
PROPOSED FIRST FLOOR PLAN



4/7/16
 EGS
 EL MARINERO

P3

5.E



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



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PROJECT: 271717



EL MARINERO
 4-UNIT RESIDENTIAL
 723 EL SALTO DRIVE
 CARPONA, CA 95010
 A.P.N. 036-143-35

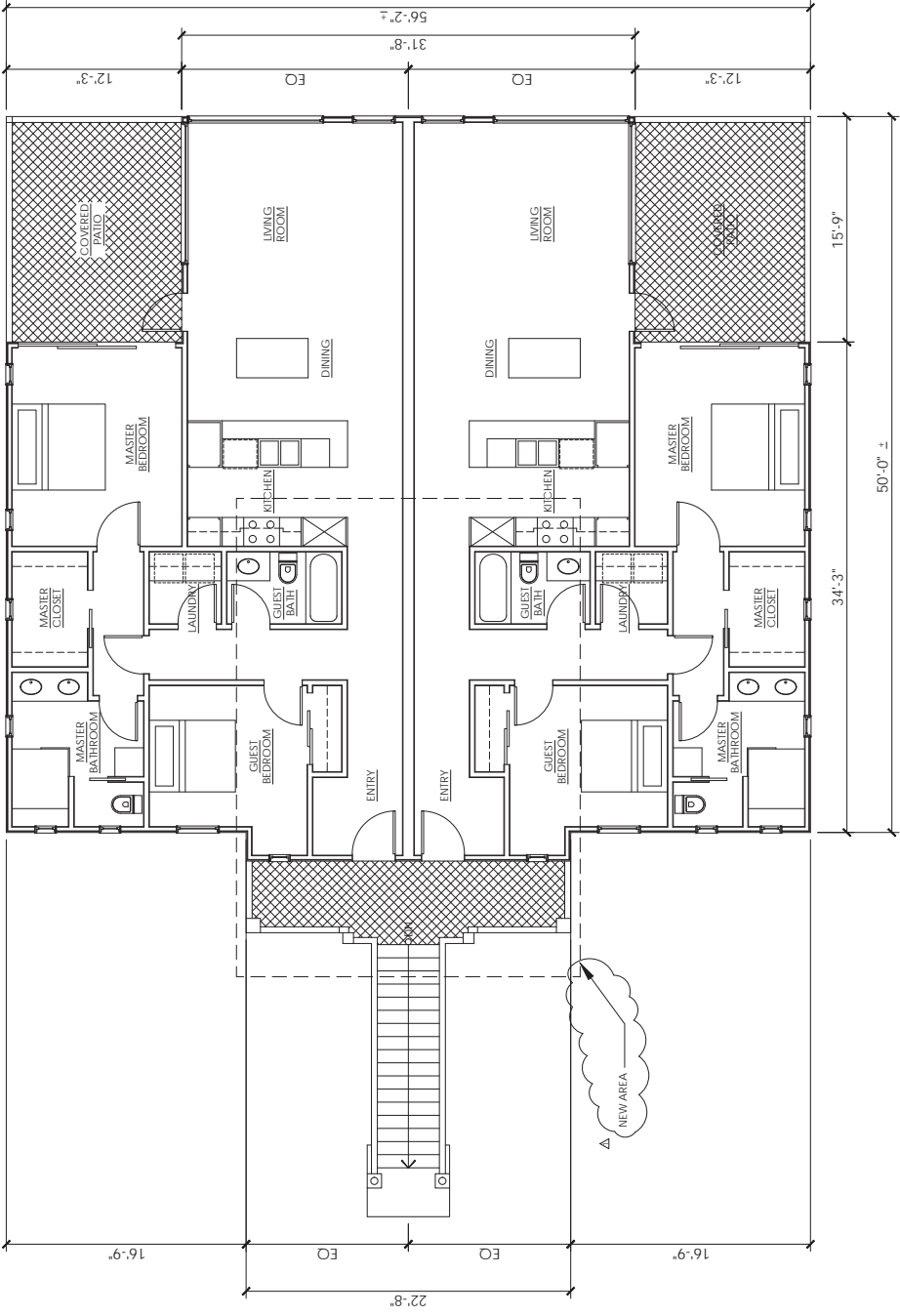
PROPOSED SECOND
 FLOOR PLAN



4/7/16
 EGS
 EL MARINERO

P4

5.E



SECOND FLOOR PLAN
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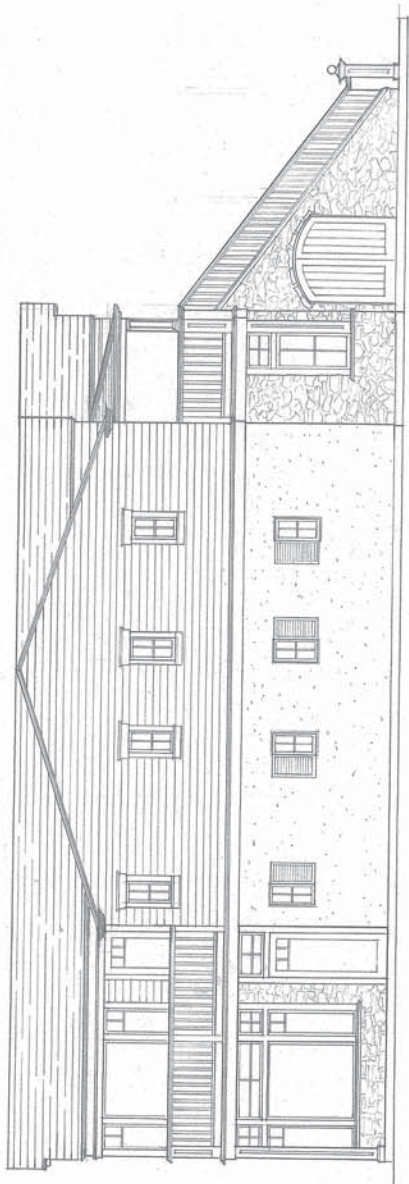


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DESIGNED	
CHECKED	
DATE	
BY	
SCALE	

PL

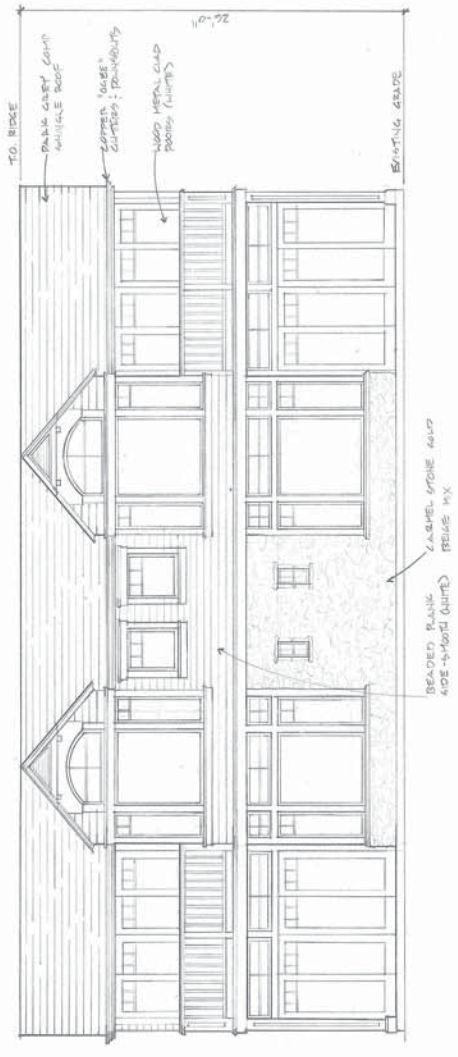


NORTH ELEVATION
SCALE: 1/8"=1'-0"

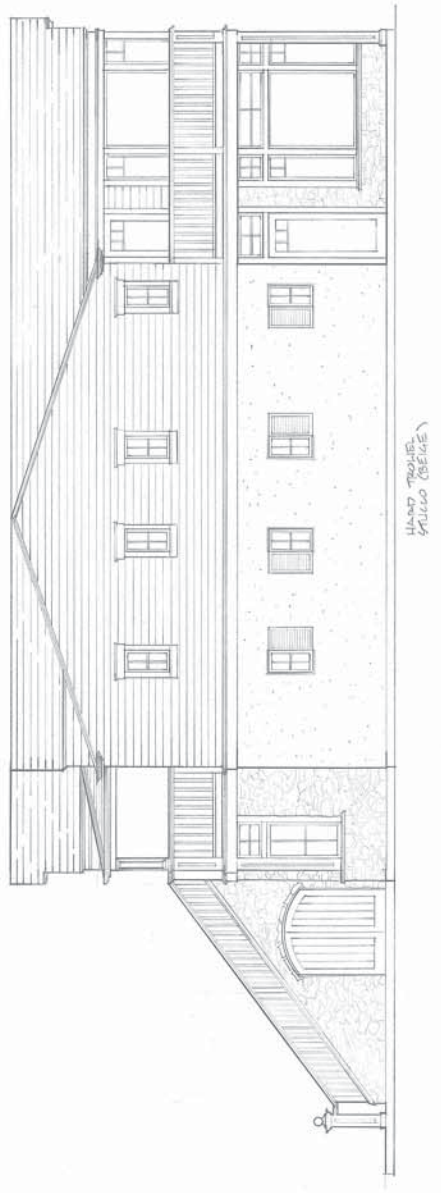


EAST ELEVATION
SCALE: 1/8"=1'-0"

2



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



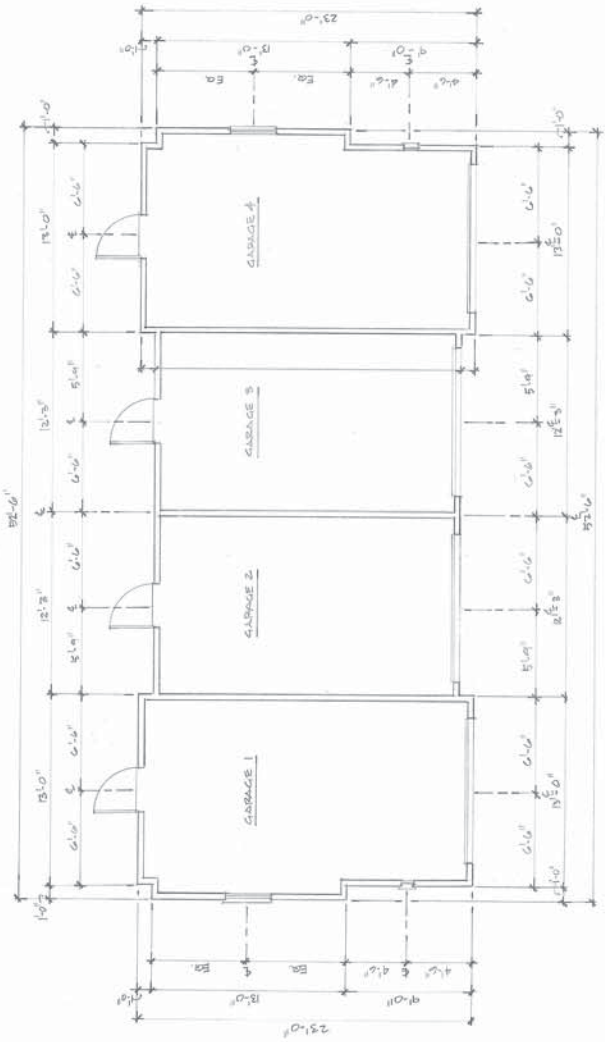
EAST ELEVATION
SCALE 1/4" = 1'-0"



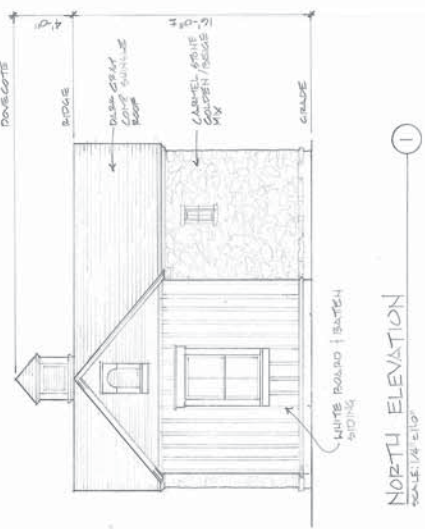
El Martnero
 4201 BROADWAY
 723 El Salto
 Capitola, CA 95010
 PHN 035-143-35

1	DATE	1/10/18
2	BY	CS
3	PROJECT	DPPDO
4	SCALE	
5	NO.	P7

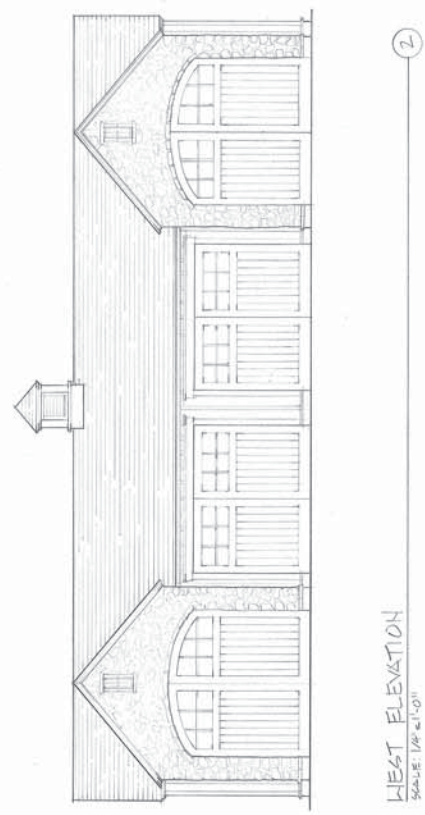
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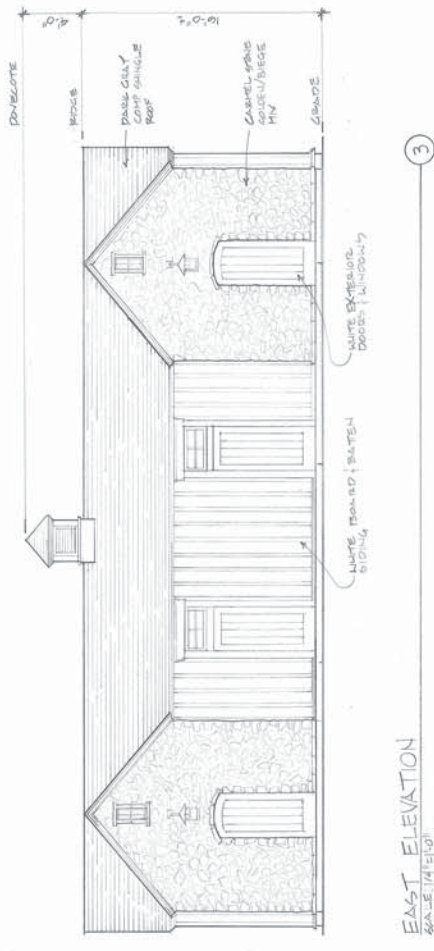
FOUR CAR GARAGE PLAN
 SCALE: 1/4" = 1'-0"



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



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



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



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



123 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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ARCHITECT
 MAYSON

EL MARINERO
 4-UNIT RESIDENTIAL
 723 EL SALTO DRIVE
 CARPUELA, CA 95010
 A.P.N. 036-143-35

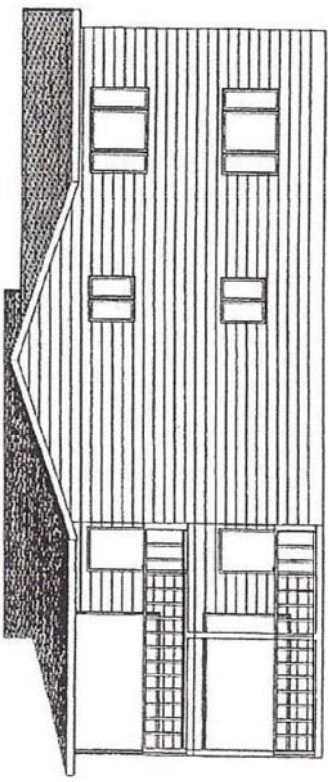
EXISTING EXTERIOR
 BUILDING ELEVATIONS

4/7/16
 EGS

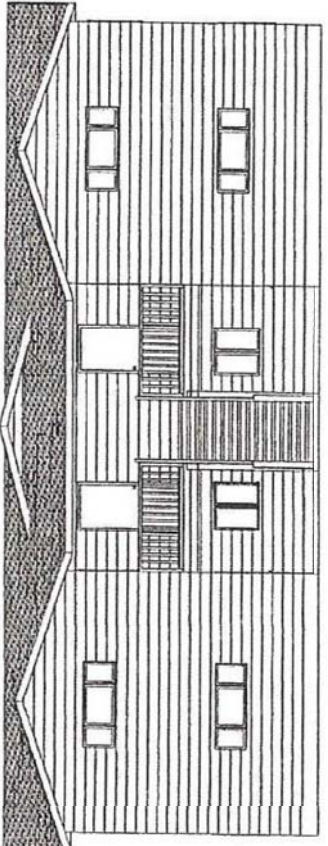
EL MARINERO

P9

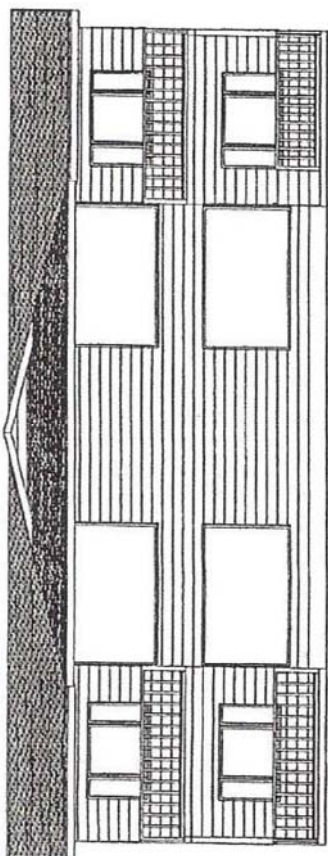
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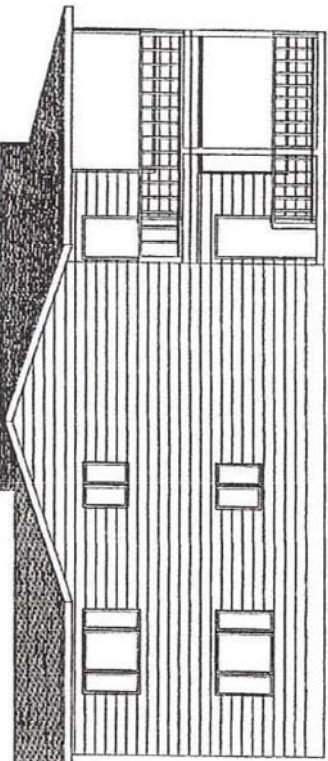
East Elevation



North Elevation



South Elevation



West Elevation

EXISTING EXTERIOR BUILDING ELEVATIONS

SCALE: NTS



CONTRACT NO. 15-065-1

DATE: JULY 2017

SCALE

TWO LOT SUBDIVISION
 FOR
 DOUG DODDS & PATRICK FAY
 723 EL SALTO DRIVE
 CARROLLA, CALIFORNIA
 APN 096-143-35

SECTIONS AND DETAILS

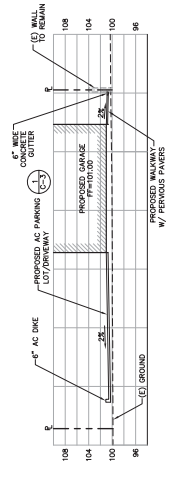
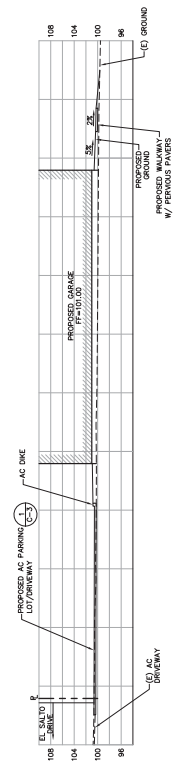
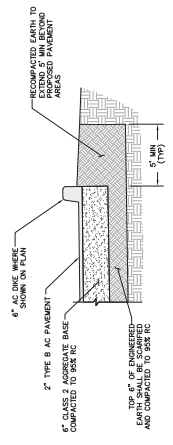
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
 831-425-3901 www.r1engineering.com

R1 Engineering, Inc.



RESEVED DRIVEWAY PAVING, 07-17-2017
 ADDITIONAL C-2 IMPERVIOUS AREA NOTES ADDED, 08-16-2017

SUBMITTAL SET



PROJECT NO. 15-050-1 DATE 15 JULY 2017 SCALE AS SHOWN DRAWN BY GWD/RRH/B CHECKED BY CML/LJG	TWO LOT SUBDIVISION DONG OODS & PATRICK FOR 723 E. SALT DRIVE CAPITOLA, CA 95010 491 026-143-35	STORM WATER POLLUTION CONTROL PLAN	303 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.rtiengineering.com	
--	---	---------------------------------------	--	--

EROSION CONTROL MEASURES

- EROSION IS TO BE CONTROLLED AT ALL TIMES THROUGHOUT A MINIMUM OF OCTOBER 15TH TO BE IMPLEMENTED AT THE END OF CONSTRUCTION.
- UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, THE FOLLOWING MEASURES SHALL BE APPLIED TO ALL EXPOSED SLOPES TO PREVENT EROSION AND TO MAINTAIN THE STABILITY OF EXISTING SLOPES. MEASURES SHALL BE IN THE LOCATIONS SHOWN ON THE PLAN.
- CONSTRUCTION OF EXPOSED SLOPES SHALL BE TO MAINTAIN EXISTING SLOPES AND PREVENT SEDIMENT FROM ENTERING NEARBY WATERWAYS. THE DEVELOPER'S RESPONSIBILITY IS TO MAINTAIN EXISTING SLOPES AND PREVENT SEDIMENT FROM ENTERING NEARBY WATERWAYS. THE DEVELOPER'S RESPONSIBILITY IS TO MAINTAIN EXISTING SLOPES AND PREVENT SEDIMENT FROM ENTERING NEARBY WATERWAYS.
- ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR SEED MATURING SHALL BE SEeded WITH THE FOLLOWING:
 - WINTER BARLEY 25#/ACRE
 - (LAKS) LINDER.
 - AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (LAKS) LINDER.
 - IF THE SEEDING IS NOT COMPLETED BY 10/15/17, SEED SHALL BE APPLIED AT A RATE OF 30 LBS PER ACRE ON SLOPES AND 45 LBS PER ACRE ON FLATS. MULCH BLANKET (NORTH AMERICAN ORIENT) SHALL BE APPLIED.
 - SEED BARRIERS SHALL BE PLACED END TO END AND SLOPES DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SEEDING AND MULCHING SHALL BE INSTALLED AND MAINTAINED IN PLACE BY OCTOBER 15TH, THE BEGINNING OF RECORD BUILDING PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE TO INSPECT AND MAINTAIN EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

- COVER ALL EXPOSED SLOPES
- STRAW 2 TONS/ACRE ON SLOPES < 30% WITH 50% MULCH
- USE 2000-3000 AMERICAN GREEN C105 OR EQUAL ON SLOPES > 30%

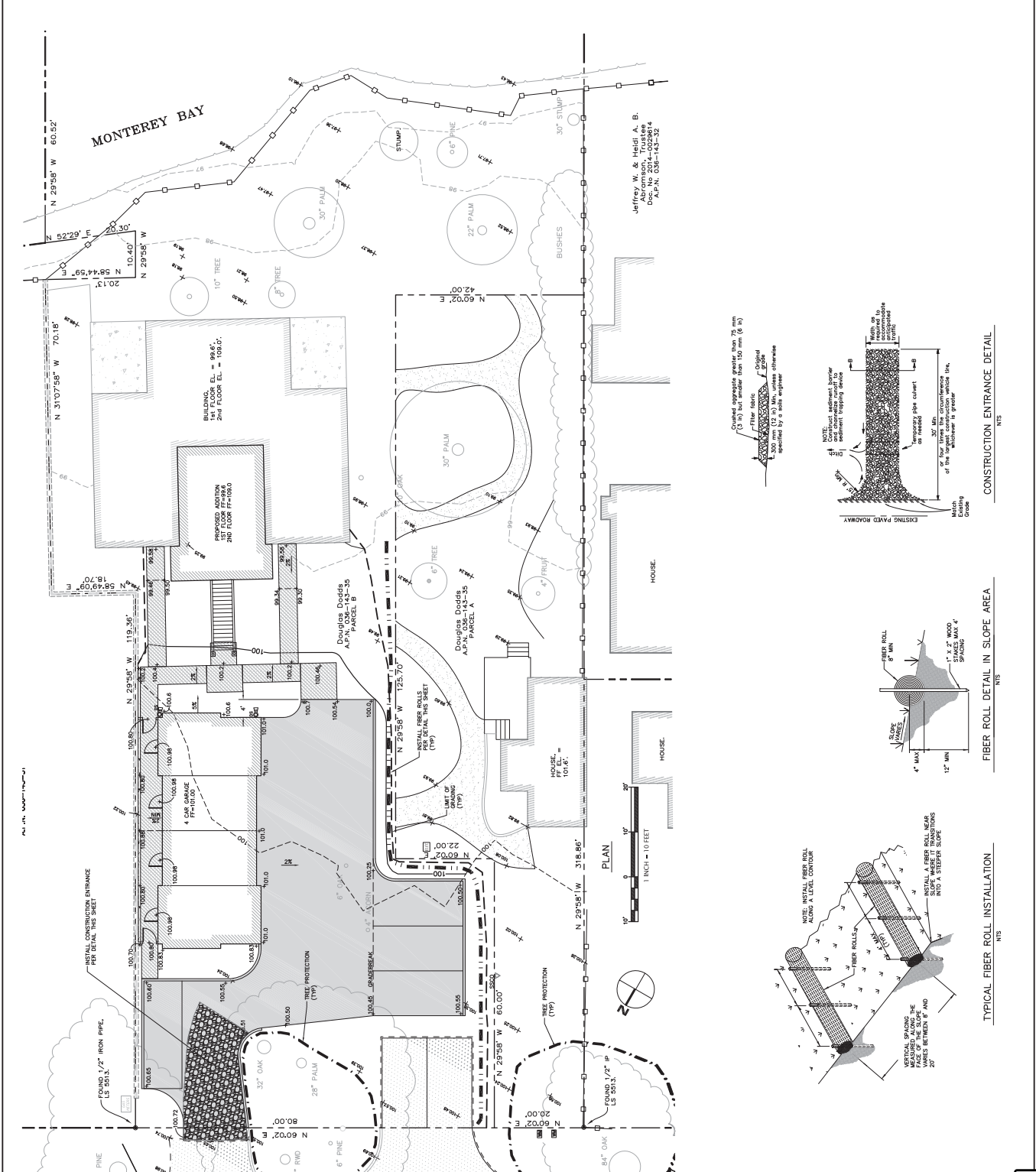
EROSION CONTROL LEGEND

- INSTALL FIBER ROLL PER DETAILS
- INSTALL STRAW MULCH COMBINATION WITH MULCH BLANKET PER DETAILS
- SEED MATURING AREAS TO BE REMOVED OR PROTECTED

TOTAL AREA OF DISTURBANCE = 7,000 S.F.

SITE HOUSEKEEPING REQUIREMENTS

- EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING SHALL BE CONDUCTED IN A DESIGNATED AREA. EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING SHALL BE CONDUCTED IN A DESIGNATED AREA. EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING SHALL BE CONDUCTED IN A DESIGNATED AREA.
- WASTE AND DEBRIS SHALL BE STORED IN A DESIGNATED AREA. WASTE AND DEBRIS SHALL BE STORED IN A DESIGNATED AREA. WASTE AND DEBRIS SHALL BE STORED IN A DESIGNATED AREA.
- SPILLAGE OF OIL, FUEL, AND OTHER FLUIDS SHALL BE PREVENTED. SPILLAGE OF OIL, FUEL, AND OTHER FLUIDS SHALL BE PREVENTED. SPILLAGE OF OIL, FUEL, AND OTHER FLUIDS SHALL BE PREVENTED.
- VEHICLES SHALL BE STORED IN A DESIGNATED AREA. VEHICLES SHALL BE STORED IN A DESIGNATED AREA. VEHICLES SHALL BE STORED IN A DESIGNATED AREA.
- RECYCLE OIL, FUEL, AND OTHER FLUIDS, AND VEHICLE PARTS WHENEVER POSSIBLE.
- CONSTRUCTION MATERIALS AND SUPPLIES SHALL BE STORED AWAY FROM CUTTERS, STORM DRAINAGE, AND OTHER SENSITIVE AREAS. CONSTRUCTION MATERIALS AND SUPPLIES SHALL BE STORED AWAY FROM CUTTERS, STORM DRAINAGE, AND OTHER SENSITIVE AREAS.
- STORM DRAINAGE SHALL BE KEPT CLEAR OF OBSTRUCTIONS. STORM DRAINAGE SHALL BE KEPT CLEAR OF OBSTRUCTIONS. STORM DRAINAGE SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
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APPROVED
REVISION

HANAGAN LAND SURVEYING, INC.
305-C BOQUEL AVE., SANTA CRUZ, CA 95062
PHONE 831-453-9328

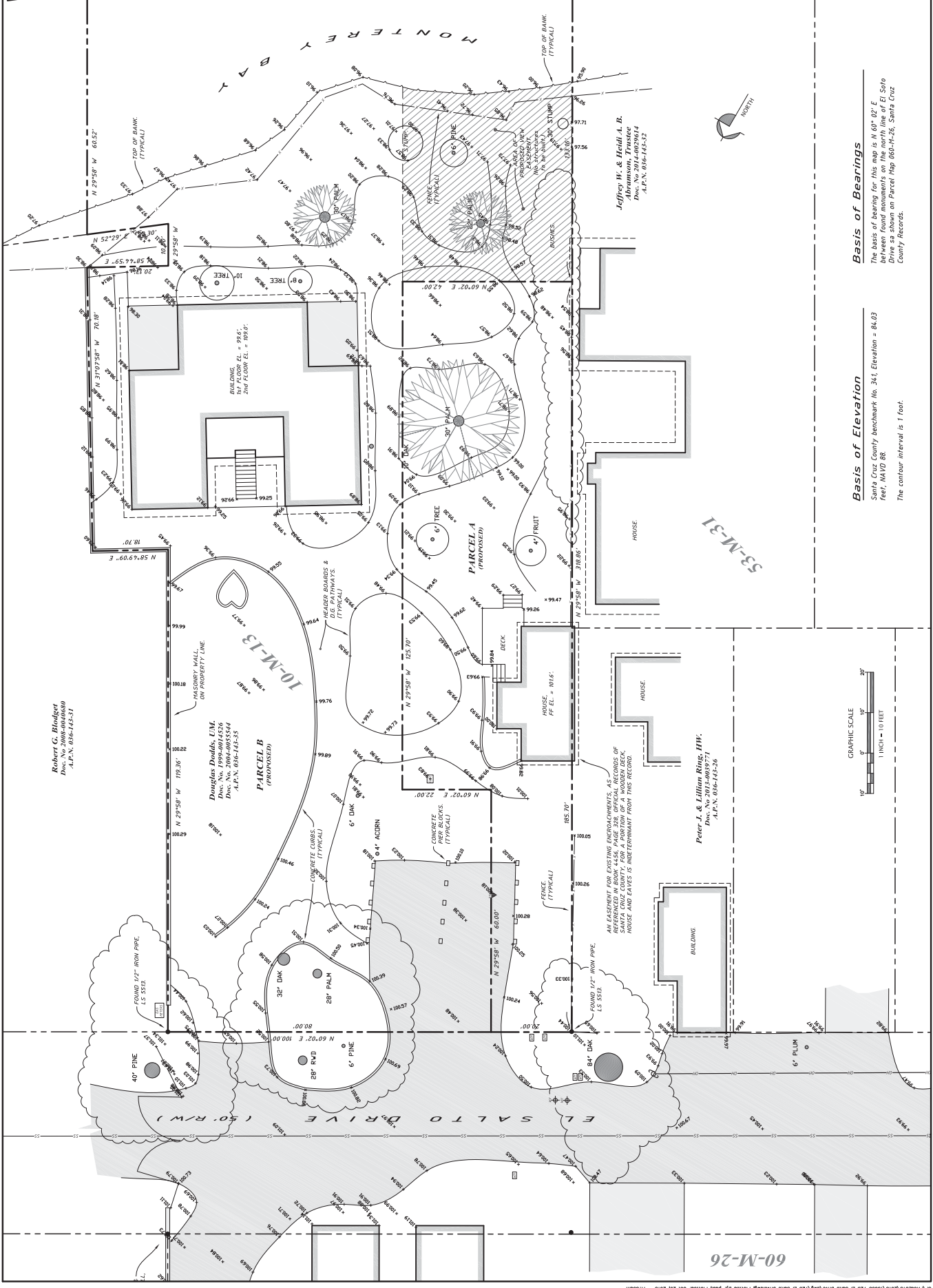


723 El Salto Drive, Capitola, CA 95010

Douglas Dodds
Boundary and Topographic Map, The Lands Of:
A.P.N. 036-143-35

DATE 10/20/2015
DESIGN
BRAUN P. HANAGAN
SCALE 1" = 10'

SHEET SU-1
JOB NO. 15053



Robert C. Blodger
Doc. No. 2009-0000680
A.P.N. 036-143-31

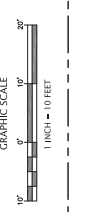
Douglas Dodds, UTM
Doc. No. 1999-0014526
Doc. No. 2004-0005544
A.P.N. 036-143-33

Jeffrey W. & Heidi A. B. Abramson, Trustee
Doc. No. 2014-0029614
A.P.N. 036-143-32

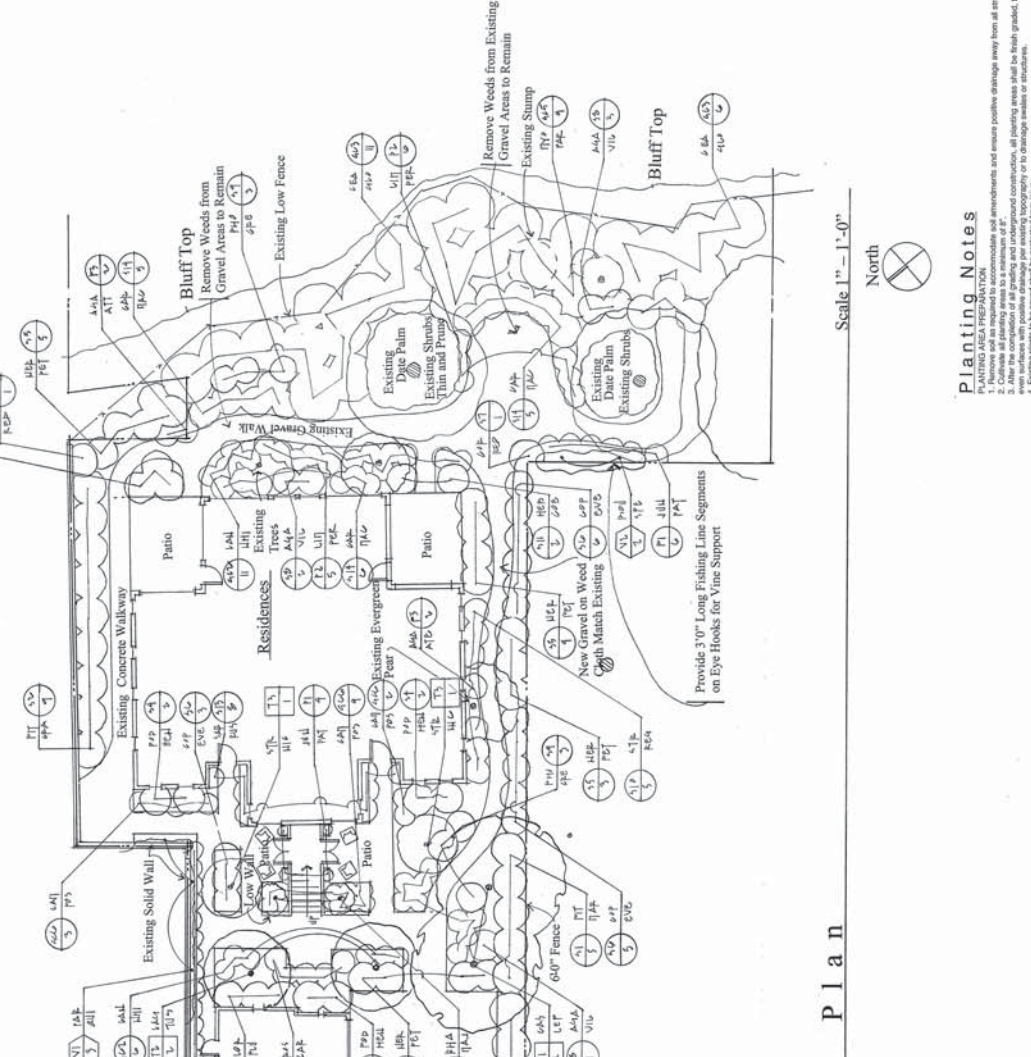
Peter F. & Jillian Bishop, III
Doc. No. 2011-009277
A.P.N. 036-143-26

Basis of Bearings
The basis of bearings for this map is N 69° 02' E between found monuments on the north line of El Salto Drive as shown on Parcel Map 060-M-26, Santa Cruz County Records.

Basis of Elevation
Santa Cruz County benchmark No. 344, Elevation = 84.03 feet, NAVD 88.
The contour interval is 1 foot.



Note:
All rain gardens shall be mulched with 2" pea gravel below the flood line.



Planting Notes

PLANTING AREA PREPARATION:

1. After the completion of all grading and underground construction, all planting areas shall be fresh graded, to smooth, and compacted to a minimum of 2".
2. All planting areas shall be mulched with 2" pea gravel below the flood line.
3. No stumps of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.

QUALITY OF PLANT MATERIALS

All plants shall be healthy and free from disease and pests.

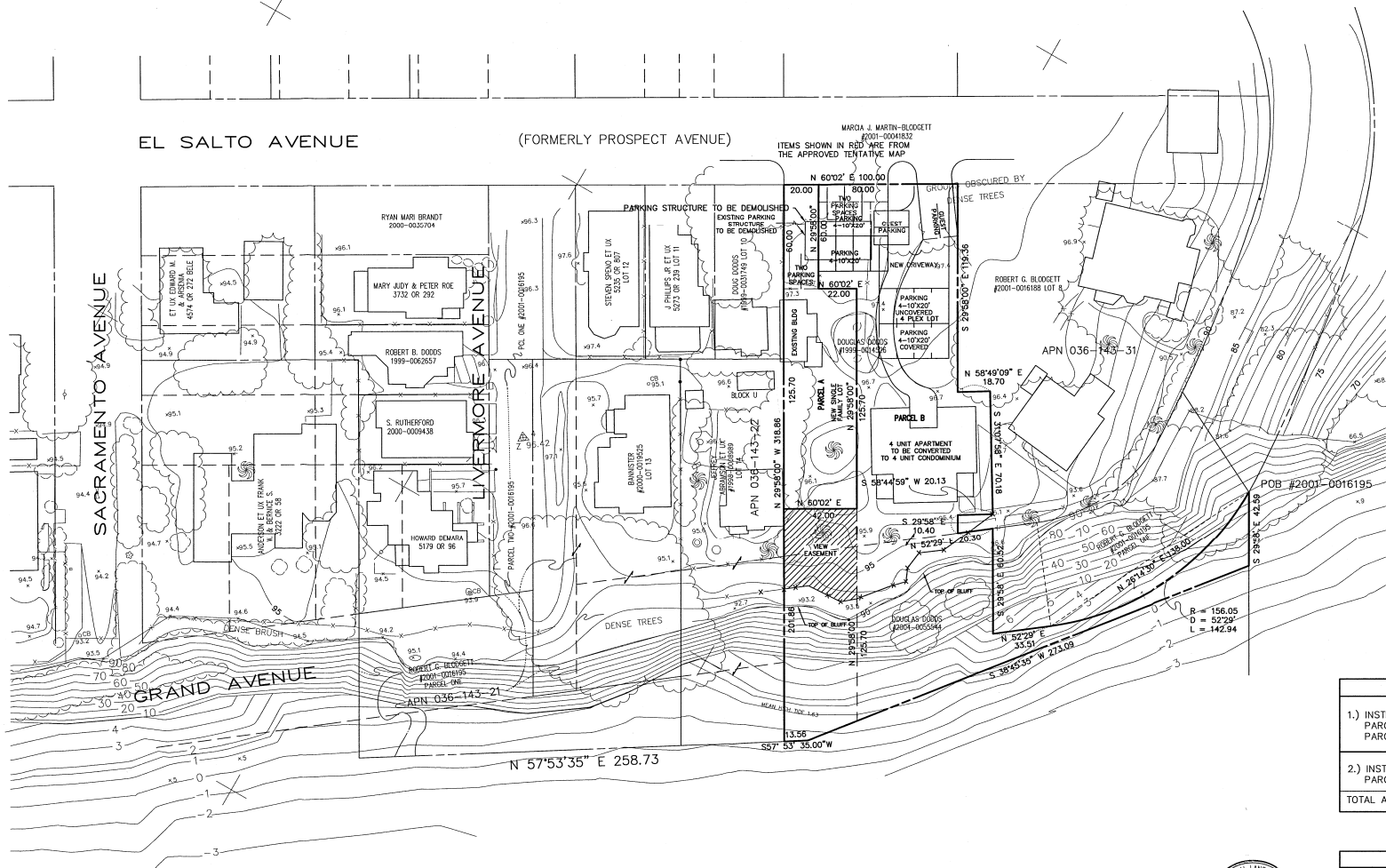
1. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect shall be replaced at the contractor's expense.
2. Plants shall be protected from injury, theft, and damage during planting and storage.

INSTALLATION:

1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
2. Backfill soil shall be made of all good soil from the site and 20% loam medium compost, equal carbon measure or other approved material.
3. All trees shall be staked with 2" x 2" x 10' long poles made outside the root ball and secured with two stabilizer ties.

Botanical Name	Common Name	Size	Qty
T1 <i>Casea leptophylla</i>	Gold Medallion Tree	24 Box	2
T2 <i>Lagerstrœmia "Muskogee"</i>	Voicer Creeper Myrtle	150C	2
T3 <i>Stenotaphrum secundatum</i>	Guest Bird of Paradise	150C	2
S1 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	150C	15
S2 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	20
S3 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	4
S4 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	6
S5 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	16
S6 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	14
S7 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	2
S8 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	6
S9 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	6
S10 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	5
S11 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	5
S12 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	11
S13 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	8
S14 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	15
S15 <i>Platanus "Mirrored Chameleon"</i>	Vegetated Platanum	50C	2
F1 <i>Juniperus "Blue Plume"</i>	California Juniper	10C	41
F2 <i>Juniperus "Blue Plume"</i>	Sea Lavender	10C	16
F3 <i>Juniperus "Blue Plume"</i>	Large-leafed Agave	50C	4
S21 <i>Boea "Pink Carpet"</i>	Pink Carpet Rose	10C	5
S22 <i>Laetia "Dwarf White"</i>	White Trailing Lantana	10C	17
S23 <i>Ceanothus glaucus "P. Rayer"</i>	P. Rayer Ceanothus	10C	9
S24 <i>Prostratum annuiflorum "Kutah Creek"</i>	Creeper Prostratum	10C	26
S25 <i>Campsis "Purple Rain"</i>	Serbian Bellflower	50C	3
S26 <i>Platanus "Mirrored Chameleon"</i>	Virginia Creeper	50C	3
S27 <i>Platanus "Mirrored Chameleon"</i>	Purple Regenerilla	50C	4

Plant Legend



OWNER: DOUGLAS DODDS
 P.O. BOX 510
 CAPITOLA, CA. 95010

ASSESSOR'S PARCEL NUMBER: 036-143-35

ZONING: VS-R-1, COASTAL ZONE

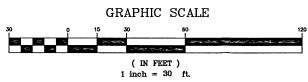
EXISTING LOT AREA TABLE	
LANDS OF DOUGLAS DODDS	
1.) INSTRUMENT #1999-0014526	
PARCEL ONE	= 20,680 ± SQ. FT.
PARCEL THREE	= 1,563 ± SQ. FT.
2.) INSTRUMENT #2004-0055544	
PARCEL ONE	= 13,416 ± SQ. FT.
TOTAL AREA LANDS OF DOUGLAS DODDS	= 35,439 ± SQ. FT.

PROPOSED LOT AREA TABLE	
1.) PARCEL A	6,480 ± SQ. FT.
2.) PARCEL B (GROSS)	28,959 ± SQ. FT.
PARCEL B (EASEMENT)	2,038 ± SQ. FT.
PARCEL B (BLUF AREA)	10,043 ± SQ. FT.
USEABLE SPACE PARCEL B (INCLUDES VIEW EASEMENT AREA)	18,916 ± SQ. FT.

APN 36-143-35



NOTES:
 EXISTING PARKING STRUCTURE ON PARCEL ONE TO BE DEMOLISHED
 2 10'x20' PARKING SPACES TO BE PROVIDED ON PARCEL 1
 10'x20' GUEST PARKING SPACES TO BE PROVIDED ON PARCEL TWO
 8 NEW PARKING SPACES WILL BE CONSTRUCTED ON PARCEL TWO
 A NEW DRIVEWAY WILL BE CONSTRUCTED ON PARCEL ONE & TWO



BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 SEDAW STREET SANTA CRUZ, CA 95060 (831) 426-3660	TENTATIVE MAP 2 LOT MINOR LAND DIVISION FOR DOUG DODDS
	#1999-0014526 & #2004-005554 SITING IN CAPITOLA, CALIFORNIA
LICENSED LAND SURVEYOR NO 8229	SCALE 1"=30' DRAWN DRS JOB NO. 24119
DATE NOVEMBER 7, 2013 CHECKED PLOTTER INDEX SOQUEL 2	DESIGN DRS DWG NAME 241191M6.DWG FILE NO. 24119

Attachment: 723 El Salto Tentative Map.pdf (723 El Salto Drive)