



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, September 2, 2021 – 7:00 PM

Chairperson Mick Routh
Commissioners Courtney Christiansen
 Ed Newman
 Susan Westman
 Peter Wilk

NOTICE OF REMOTE ACCESS ONLY:

In accordance with the current Order from Santa Cruz County Health Services and Executive Order regarding social distancing, the Planning Commission meeting will not be physically open to the public and in person attendance cannot be accommodated.

To watch:

1. Attend Zoom Meeting (link and phone numbers below)

To participate remotely and make public comment:

1. Send email:
 - a. Prior to the meeting day, send additional materials to the Planning Commission via planningcommission@ci.capitola.ca.us by 5 p.m. the Tuesday before the meeting and they will be distributed to agenda recipients.
 - b. During the meeting, send comments via email to publiccomment@ci.capitola.ca.us
 - Identify the item you wish to comment on in your email's subject line. Emailed comments will be accepted during the Public Comments meeting item.
 - Emailed comments on each General Government/ Public Hearing item will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.
 - Emailed comments should be a maximum of 450 words, which corresponds to approximately 3 minutes of speaking time.
 - Each emailed comment will be read aloud for up to three minutes and/or displayed on a screen.
 - Emails received by publiccomment@ci.capitola.ca.us outside of the comment period outlined above will not be included in the record.
2. Zoom Meeting (Via Computer or Phone)
 - a. Please click the link below to join the meeting:
 - <https://us02web.zoom.us/j/81338919520?pwd=aXk5M0ppcGtLUDBkZUpDVzc4S1hpQT09> (link is external)
 - If prompted for a password, enter **366365**
 - Use participant option to "raise hand" during the public comment period for the item you wish to speak on. Once unmuted, you will have up to 3 minutes to speak
 - b. Dial in with phone:
 - Before the start of the item you wish to comment on, call any of the numbers below. If one is busy, try the next one
 - **1 669 900 6833**

- **1 408 638 0968**
- **1 346 248 7799**
- **1 253 215 8782**
- **1 301 715 8592**
- **1 312 626 6799**
- **1 646 876 9923**
- Enter the meeting ID number: **853 4364 4060**
- When prompted for a Participant ID, press #
- Press ***9** on your phone to “raise your hand” when the Chairman calls for public comment. It will be your turn to speak when the Chairman unmutes you. You will hear an announcement that you have been unmuted. You may need to press ***6** to enable talking. The timer will then be set to 3 minutes.

REGULAR MEETING OF THE PLANNING COMMISSION – 7 PM

All correspondences received prior to 5:00 p.m. on the Tuesday preceding an Planning Commission Meeting will be distributed to Committee members to review prior to the meeting. Information submitted after 5 p.m. on that Tuesday may not have time to reach Committee members, nor be read by them prior to consideration of an item.

All matters listed on the Regular Meeting of the Capitola Planning Commission Agenda shall be considered as Public Hearings.

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. 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. 325 Cherry Avenue #21-0255 APN: 035-181-19

Design Permit and Historical Alteration Permit for first- and second-story modifications to a historic single-family residence located within the Mixed Use Village (MU-V) zoning district and the Village Residential (VR) overlay zone. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Craig Paxton

Representative: Craig Paxton, Filed: 06.04.21

B. 1501 41st Avenue Ste. I #21-0262 APN: 034-151-20

Conditional Use Permit Amendment to change the allowed sale of beer and wine to include the sale of distilled spirits for on-site consumption at the East End Gastropub restaurant located within the C-C (Community Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Ow Commercial

Representative: Quinn Cormier, Filed: 06.04.21

C. 720 Hill Street Conceptual Review #21-0284 APN: 036-011-28

Conceptual Review to receive guidance on a preliminary development concept for a new three-story 42-room boutique hotel with 30 new onsite parking spaces adjacent to an existing hotel in the C-C (Community Commercial) Zoning District and the AHO (Affordable Housing Overlay) District.

This project is a conceptual review; therefore, a Coastal Development Permit is not required.

CEQA review not required for conceptual review

Owner: Dhanesh Patel

Representative: Gwen Jarick, Filed: 06.21.2021

4. DIRECTOR'S REPORT**5. COMMISSION COMMUNICATIONS****6. ADJOURNMENT**

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

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

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

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

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

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

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



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 2, 2021
 SUBJECT: **325 Cherry Avenue #21-0255 APN: 035-181-19**

Design Permit and Historical Alteration Permit for first- and second-story modifications to a historic single-family residence located within the Mixed Use Village (MU-V) zoning district and the Village Residential (VR) overlay zone.

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

Environmental Determination: Categorical Exemption

Property Owner: Craig Paxton

Representative: Craig Paxton, Filed: 06.04.21

APPLICANT PROPOSAL

The applicant is proposing to remodel a 986-square-foot, historic, single-family residence in the MU-V (Mixed Use Village) zoning district and VR (Village Residential) overlay zone. The application complies with all development standards of the zoning district. Modifications to historic structures require approval of a Design Permit and Historic Alteration Permit by the Planning Commission.

BACKGROUND

On July 28, 2021, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: informed the applicant they will need to include a site drainage plan at time of building permit submittal and that site runoff shall not drain onto adjacent parcels.

Building Department Representative, Robin Woodman: no comments.

Assistant Planner, Sean Sesanto: no comments.

Development Standards

The following table outlines the zoning code requirements for development in the MU-V Zoning District. The remodel of the single-family residence complies with all development standards of the MU-V zone.

Development Standards

Building Height				
MU-V Regulation		Existing	Proposed	
27 ft.		23 ft. 11 in.	23 ft. 11 in.	
Floor Area Ratio (FAR)				
MU-V Regulation		Existing	Proposed	
2.0		0.79	0.79	
Floor Area				
First Story Floor Area		497 sq. ft.	497 sq. ft.	
Second Story Floor Area		489 sq. ft.	489 sq. ft.	
Total Floor Area		986 sq. ft.	986 sq. ft.	
Setbacks				
	MU-V Regulation		Existing	Proposed
Front Yard 1st Story	Min: 0 ft. Max: 15 ft.		Main: 8 ft. 5 in. Porch: 9 in.	Main: 8 ft. 5 in. Porch: 9 in.
Front Yard 2nd Story	Min: 0 ft. Max: 15 ft.		8 ft. 5 in.	8 ft. 5 in.
Side Yard 1st Story	None		West: 3 ft. 2 in. East: 1 ft. 3 in.	West: 3 ft. 2 in. East: 1 ft. 3 in.
Side Yard 2nd Story	None		West: 3 ft. 2 in. East: 1 ft. 3 in.	West: 3 ft. 2 in. East: 1 ft. 3 in.
Rear Yard 1st Story	20% lot depth	Lot depth 60 ft. 12 ft. min	21 ft. 3 in.	21 ft. 3 in.
Rear Yard 2nd Story	20% lot depth	Lot depth 60 ft. 12 ft. min	21 ft. 3 in.	21 ft. 3 in.
Residential (up to 1,500 sq. ft.)	Required		Existing	Proposed
	2 spaces total		0 spaces total	0 spaces total Existing nonconforming
Underground Utilities: required with 25% increase in area				Not required.

DISCUSSION

The existing residence is a historic, two-story, single-family home on the south side of Cherry Avenue within the Capitola Village. The lot is surrounded by two-story residences on southern side of Cherry Avenue and split-level three-story residences to the north. The home is in disrepair and in need of major rehabilitation to the exterior, frame, and foundation. The project requires a Design Permit and an Historic Alteration Permit.

Design Permit

The applicant is proposing to remodel the existing residence, with exterior modifications on the side and rear elevations. Modifications to massing include a new rear covered entry. The applicant is also proposing a complete replacement of the shingle siding that is located on the rear elevation and a portion of the east side elevation with vertical board and batten siding. The shingle siding to be removed is not original and is located on a previous addition to the home which extended both floors six feet rearward. New siding will utilize batten spacing of nine inches rather than the existing 12 inches for historic differentiation. Modifications to the fenestration include the removal of numerous non-historic windows on both stories on the side

and rear elevations, new multipaned windows on the west (side) and south (rear) elevations, and a replacement door on the rear entry to complement the existing front door.

Historic Alteration Permit

The proposed project includes significant alteration to the historic structure at 325 Cherry Avenue. Significant alterations to a historic structure require approval of an Historic Alteration Permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA). Any modification to a historic resource must comply with the *Secretary of Interior's Standards for Rehabilitation* (Standards) to qualify for a CEQA exemption.

Architectural Historian Seth Bergstein reviewed the project for compatibility with the Standards. After reviewing the proposed plans and conducting an on-site review with Planning Staff and project representatives, Mr. Bergstein found that the proposed residential rehabilitation project has been designed to comply with the Standards and will correct structural inadequacies and wood deterioration. Therefore, the project qualifies for a CEQA exemption.

Parking

Single-family dwellings with a floor area less than 1,500 square feet are required to provide two parking spaces, neither of which must be covered. The lot currently provides no on-site parking and is therefore nonconforming in terms of parking. Pursuant to CMC §17.76.020(C)(2), the full amount of parking to serve the residential use is required when the floor area is increased by more than ten percent. The proposed project will not increase the floor area and is therefore not required to bring onsite parking into compliance.

CEQA

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Architectural Historian Seth Bergstein reviewed the project for compatibility with the Secretary of the Interior's Standards for Rehabilitation and found that the proposed residential rehabilitation would not impact the remaining character-defining features or overall historic integrity of the building. Therefore, the project qualifies for this CEQA exemption.

RECOMMENDATION

Staff recommends the Planning Commission approve project application #21-0255 based on the following Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of first- and second-story modifications to an existing 986-square-foot, historic, single-family residence. The maximum Floor Area Ratio for the 1,245 square foot property is 2.0 (2,490 square feet). The proposed project will not increase the existing total FAR of 0.79, which is 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 2, 2021, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be

consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. At time of submittal for building permit review, the applicant shall include a site drainage plan showing the location of all downspouts and the direction of flow. The applicant shall submit a copy of the Geotechnical Investigation Report prepared by Hossein Morshedian, dated March 16, 2021, for details.
6. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
7. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
8. Prior to issuance of building permit, all Planning fees associated with permit #21-0255 shall be paid in full.
9. Prior to issuance of building permit, the developer shall pay Affordable housing in-lieu fees as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
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 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, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

DESIGN PERMIT FINDINGS

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed proposed first- and second-story modifications to a single-family residence and determined complies with the development standards of the MU-V (Mixed Use Village) zoning district and VR (Village Residential) zone.

- B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff and the Planning Commission have reviewed the application for first- and second-story modifications to a single-family residence and

determined the project complies with all applicable provisions of the zoning code and municipal code.

- C. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.** Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. The proposed first- and second-story modifications to a single-family residence will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. The project will maintain the existing residential use which is compatible within the Mixed-Use Village (MU-V) zoning district.
- D. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).** The Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have reviewed the application. The proposed first- and second-story modifications to a single-family residence comply with all applicable design review criteria in Section 17.120.070.
- E. For projects in residential neighborhoods, the proposed project maintains the character, scale, and development pattern of the neighborhood. (Ord. 1017 § 2 (Exh. A) (part), 2018)** Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the first- and second-story modifications to a single-family residence. The project will repair or replace existing materials while preserving the historic significance of the home, which will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

HISTORIC ALTERATION PERMIT AND CEQA FINDINGS

- A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.** Community Development Staff and the Planning Commission have reviewed the proposed first- and second-story modifications to a single-family residence and determined it will retain and preserve the primary front elevation, maintain spatial relationships, and allow the structure to continue the existing residential use.
- B. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.** Community Development Staff and the Planning Commission have reviewed the proposed first- and second-story modifications to a single-family residence and determined that distinctive materials and design will be preserved.
- C. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.** Community Development Staff and the Planning Commission have reviewed the proposed first- and second-story modifications to a single-family residence and determined that the new rear shed roof is on a non-primary elevation and fenestration

changes are not readily visible to the public. Differentiation between new and original board-and-batten walls will be accomplished with narrower batten spacing.

D. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.

Community Development Staff and the Planning Commission have reviewed the proposed first- and second-story modifications to a single-family residence and determined that historic features will be repaired to the extent possible. Character-defining features, such as wood window surrounds and wood wall cladding will be repaired rather than replaced.

E. Archeological resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken.

Community Development Staff and the Planning Commission have reviewed the proposed first- and second-story modifications to a single-family residence and determined it will not disturb archeological resources.

F. The proposed project is consistent with the general plan, any applicable specific plan, the zoning code, and the California Environmental Quality Act (CEQA) and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Community Development Staff and the Planning Commission have reviewed the proposed first- and second-story modifications to a single-family residence and determined the project is consistent with the general plan and the zoning code for historic preservation. Section 15331 of the CEQA Guidelines categorically exempts rehabilitation projects of historic resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings. The proposed project is consistent with the Secretary of the Interior's Standards and no adverse environmental impacts were discovered by Planning Staff during the review of the proposed project.

ATTACHMENTS:

1. 325 Cherry Avenue - Plan Set
2. 325 Cherry Avenue - SOI Standards Review
3. Design Permit Design Review Criteria

Prepared By: Sean Sesanto

EXISTING CONDITIONS NOTE

(E) CONSTRUCTION:
FLOOR: WOOD FRAMED RAISED FLOOR (CRAWL SPACE)
EXT. WALLS: 1 X SINGLE WALL SIDING W/ BATTING
ROOFING: ASPHALT COMP. SHINGLES O/ O'1X6 SPACED SHEATHING

DEMOLITION LEGEND

..... WALL TO BE REMOVED

— WALL TO REMAIN

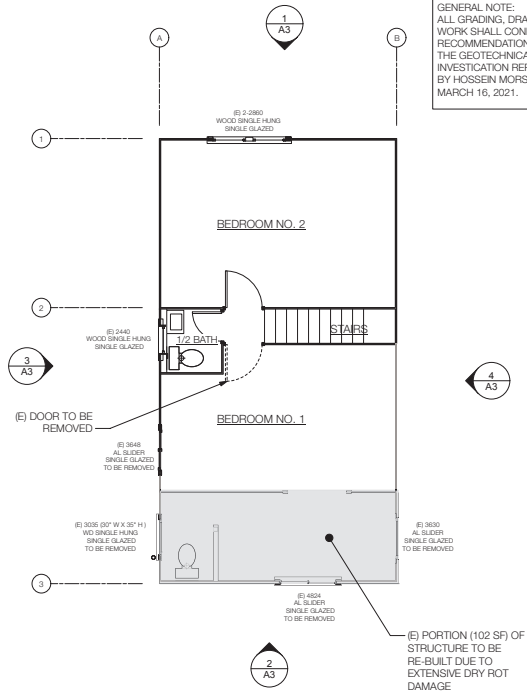
SITE PLAN NOTES

1. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS, BOUNDARY INCLINATIONS AND EXISTING GRADES BASED UPON SITE INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL INSPECT THE SITE AND SATISFY THEMSELVES AS TO THE ACTUAL GRADES, LEVELS, DIMENSIONS AND THE TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.

2. MINIMIZE DISTURBANCE OF EXISTING PLANTS AND TREES.

GENERAL NOTE:
ALL GRADING, DRAINAGE AND SITE WORK SHALL CONFORM TO THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY HOSSEIN MORSHEDIAN, DATED MARCH 16, 2021.

EXISTING UPPER FLOOR W/ DEMOLITION

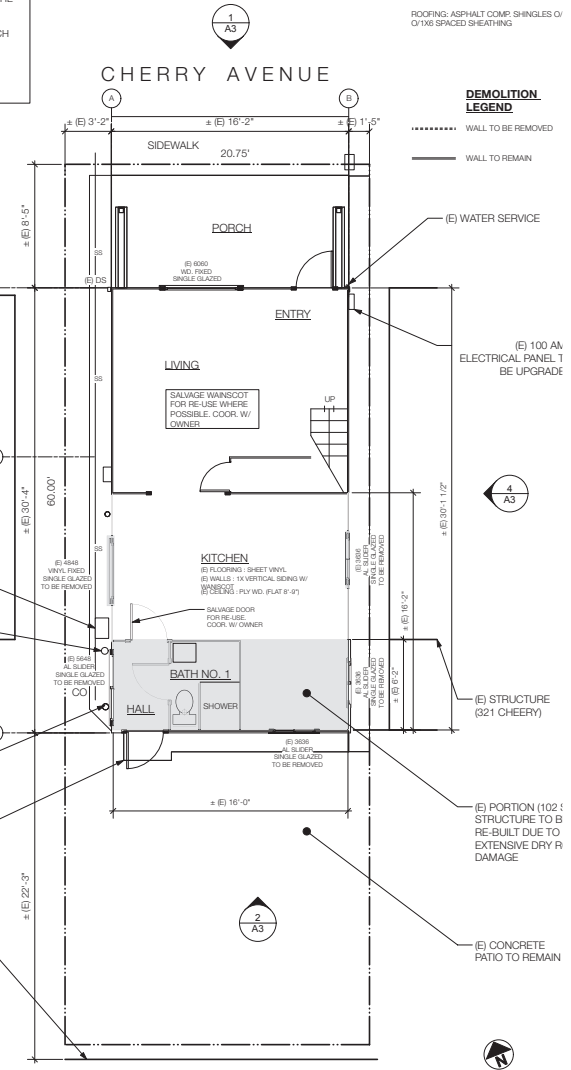


1/4" = 1'-0"

SITE PLAN W/ LOWER FLOOR DEMOLITION


APN 035-181-19

1245 SF
1/4" = 1'-0"



Attachment: 325 Cherry Avenue - Plan Set (325 Cherry Avenue)

REVISIONS



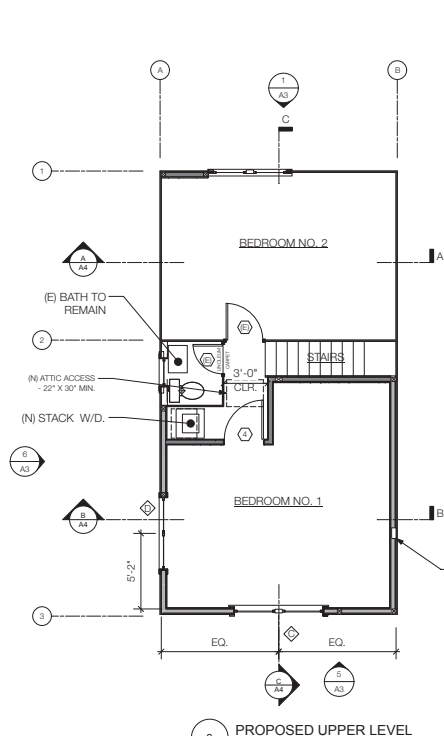
ARCHITECT

222 LINDEN ST.
SANTA CRUZ
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dhwagner022@gmail.com

APN 035-181-19

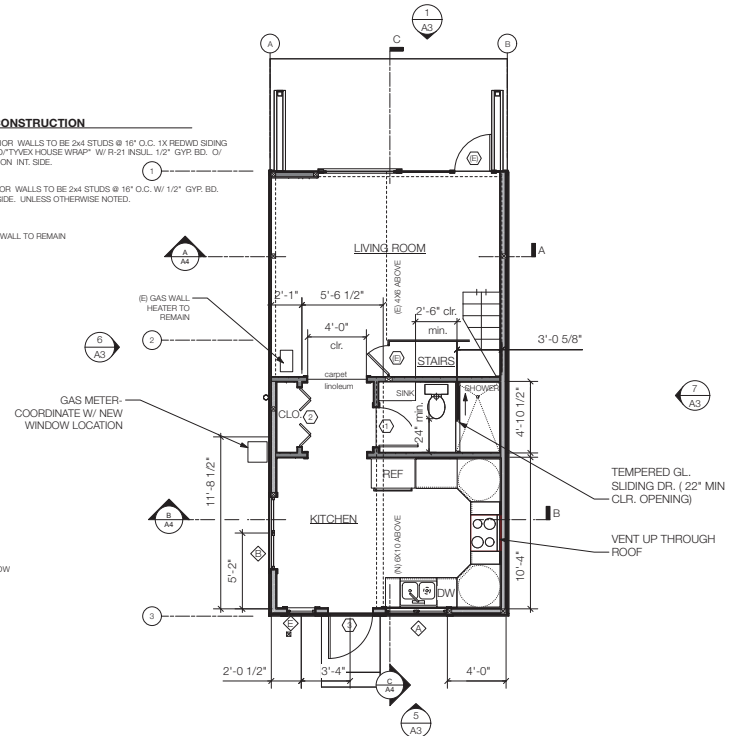
NEW FOUNDATION AND REMODEL FOR THE:
PAXTON RESIDENCE
325 CHERRY AVE., CAPITOLA, CA 95010

DATE: 25 APR 21
SCALE:
DRAWN: CJS
JOB: 2011
SHEET: **A1**



WALL CONSTRUCTION

1. IN EXTERIOR WALLS TO BE 2x4 STUDS @ 16" O.C. 1X REDWOOD SIDING TO MATCH O-TYEX-HOUSE WRAP W/R-21 INSUL. 1/2" GYP. BD. 1/2" PLWVD ON INT. SIDE.
2. IN INTERIOR WALLS TO BE 2x4 STUDS @ 16" O.C. W/ 1/2" GYP. BD. ON EACH SIDE, UNLESS OTHERWISE NOTED.
3. EXISTING WALL TO REMAIN



FLOOR PLAN NOTES

1. ALL WORK TO BE DONE TO CURRENT 2019 CA BUILDING CODES
2. ALL DIMENSIONS TO FACE OF STUD, U.O.N. SEE STRUCTURAL DRAWINGS FOR RELATIONSHIP OF FACE OF TO FACE OF FOOTING.
3. ALL NON-NORMAL ANGLES IN PLAN ARE 45°
4. BATH TUB AND SHOWER FLOORS AND WALLS ABOVE TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EX TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLO.
5. LOW FLOW SHOWER HEADS TO BE HIGH EFFICIENCY WITH A FLOW RATE LESS THAN OR EQUAL TO 1.8 G.P.M. (1.80 P.S.I.). WATER CLOSETS SHALL BE DUAL FLUSH OR HAV A MAX. OF 1.28 GALLON PER FLUSH; RESIDENTIAL LAVATORY AERATORS SHALL BE HIGH EFFICIENCY WITH / FLOW RATE LESS THAN OR EQUAL TO 1.2 G.P.M. @ 60 P.S.I. KITCHEN FAUCET AERATORS SHALL HAVE A MAX. 1.8 G.P.M. AND A HIGH PRESSURE REDUCING VALVE BETWEEN METER AND FIRST POINT OF USE (60 P.S.I. MAX.)
6. PROVIDE FIRE STOPS IN ACCORDANCE WITH CRC SECTION 302.11. FIRESTOPPING MATERIALS SHOULD COMPLY WITH CRC SECTION 302.11.1.
7. NOTE THAT WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED, OVER A VAPOR RETARDER IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY OR ON CEILING.
8. GLAZING IN WALLS, ENCLOSURES, OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATH-TUB, HOT TUB, SPA WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.
9. USE ONLY INTERIOR PAINTS/WOOD FINISHES AND ADHESIVES THAT CONTAIN LOW OR NO VOLATILE ORGANIC COMPOUNDS (VOCs).
10. ALL WALL AND CEILING PAINT SHALL BE LOW VOC. (GRAMS PER LITER (GPL).
11. MOISTURE CONTENT OF FRAMING MEMBERS SHALL BE VERIFIED IN ACCORDANCE WITH THE CA GREEN BUILDING STANDARDS, CHAPTER 4, DIVISION 4.505.3
12. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMF. DISC. WEB BASED REFERENCE OR OTHER MEDIA, ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PLACED IN THE BUILDING IN ACCORDANCE WITH THE CA GREEN BUILDING STANDARDS CODE DIVISION 4.4.
13. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES CONDUTS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS W/ CEM. MORTA CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
14. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IF THE BUILDING ENVELOPE TAHT ARE POTENTIAL SOURCE AIR LEAKAGE SHALL BE CALKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
15. AT THE TIME OF ROUGH INSTALLATION, DURING STOP ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP THE HEATING, COOLING AND VENTILATION EQUIPMENT, A DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONE OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATE DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.
13. CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4 THROUGH A11. A108.11, A118.1, A136.1 AND A137.1 [CRC R702.4.1]
14. FIBER - CEMENT, FIBER-MAT REINFORCED CEMENT/CEMENT BAKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1, RESPECTIVELY AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USE BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS / WALL PANELS IN SHOWER AREA [CRC R702.4.2]
15. AEROSOL PAINTS AND COATINGS SHALL BE COMPLY WITH PRODUCT WEIGHTED MIR LIMITS 4.504.2.3.
16. USE SOLVENT-FREE ADHESIVES 4.504.2.1
17. USE LOW VOC, FORMALDEHYDE-FREE COMPOSITE WOOD MATERIALS, PARTICLE BOARD & MDF. 4504.5
18. USE FINGER-JOINTED OR RECYCLED CONTENT TRIM

WINDOW SCHEDULE

OPENING	SIZE / W (ft./ft.)	GLAZING	OPERATION	REMARKS
A	4830	DEL. GLAZED CLR. L&E 365	COMPOSITE CASEMENT	
B	6048	DEL. GLAZED CLR. L&E 365	COMPOSITE CASEMENT	
C	7248	DEL. GLAZED CLR. L&E 365 TEMPERED	COMPOSITE CASEMENT	
D	6048	DEL. GLAZED CLR. L&E 365	COMPOSITE CASEMENT	EGRESS
E	2448	DEL. GLAZED CLR. L&E 365 TEMPERED	CASEMENT	

WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.

EGRESS WINDOWS FROM BEDROOMS SHALL HAVE A MINIMUM NET OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE SILL HEIGHT MUST BE BELOW 44" ABOVE THE FINISH FLOOR.

FENESTRATION DEFAULT MAX U-FACTOR 0.30 WINDOW NOTES

ALL WINDOWS SHALL BE SIGNATURE ULTIMATE COLLECTION AS MANUFACTURED BY MARVIN CO.

FACTORY APPLIED EXTERIOR FINISH- ALUMINUM CLAD
FACTORY APPLIED INTERIOR FINISH- PRIMED FOR PAINT

ALL OPERABLE WINDOW UNITS SHALL HAVE SCREENS

SAFETY GLASS: ANY GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SF AND
2. THE BOTTOM EDGE OF THE GLAZING IS LOCATED LESS THAN 18" ABOVE THE FLOOR; AND
3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR; AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.

DOOR SCHEDULE

OPENING	DOOR SIZE	TYPE	CONSTRUCTION	FACING FINISH	REMARKS
1	2'-8" X 6'-8"	A	PANELLED TO MATCH (B) HALF LIGHT	PAINT GRADE	PRIVACY LOCK
2	PR. 3'-0" X 6'-8"		PANELLED TO MATCH (B)	PAINT GRADE	
3	3'-0" X 6'-8"		PANELLED TO MATCH (B) HALF LIGHT	PAINT GRADE	OUTSWINGING TEMP GL
4	2'-8" X 6'-8"	A	PANELLED TO MATCH (B) HALF LIGHT	PAINT GRADE	PRIVACY LOCK

VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING. COMMUNICATE ANY DISCREPANCIES TO ARCHITECT.

DOOR NOTES

GLAZING IN DOORS: GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIAMETER SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLAZING.

GLAZING ADJACENT TO DOORS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
 2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SF AND
2. THE BOTTOM EDGE OF THE GLAZING IS LOCATED LESS THAN 18" ABOVE THE FLOOR; AND
3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR; AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.

Attachment: 325 Cherry Avenue - Plan Set (325 Cherry Avenue)

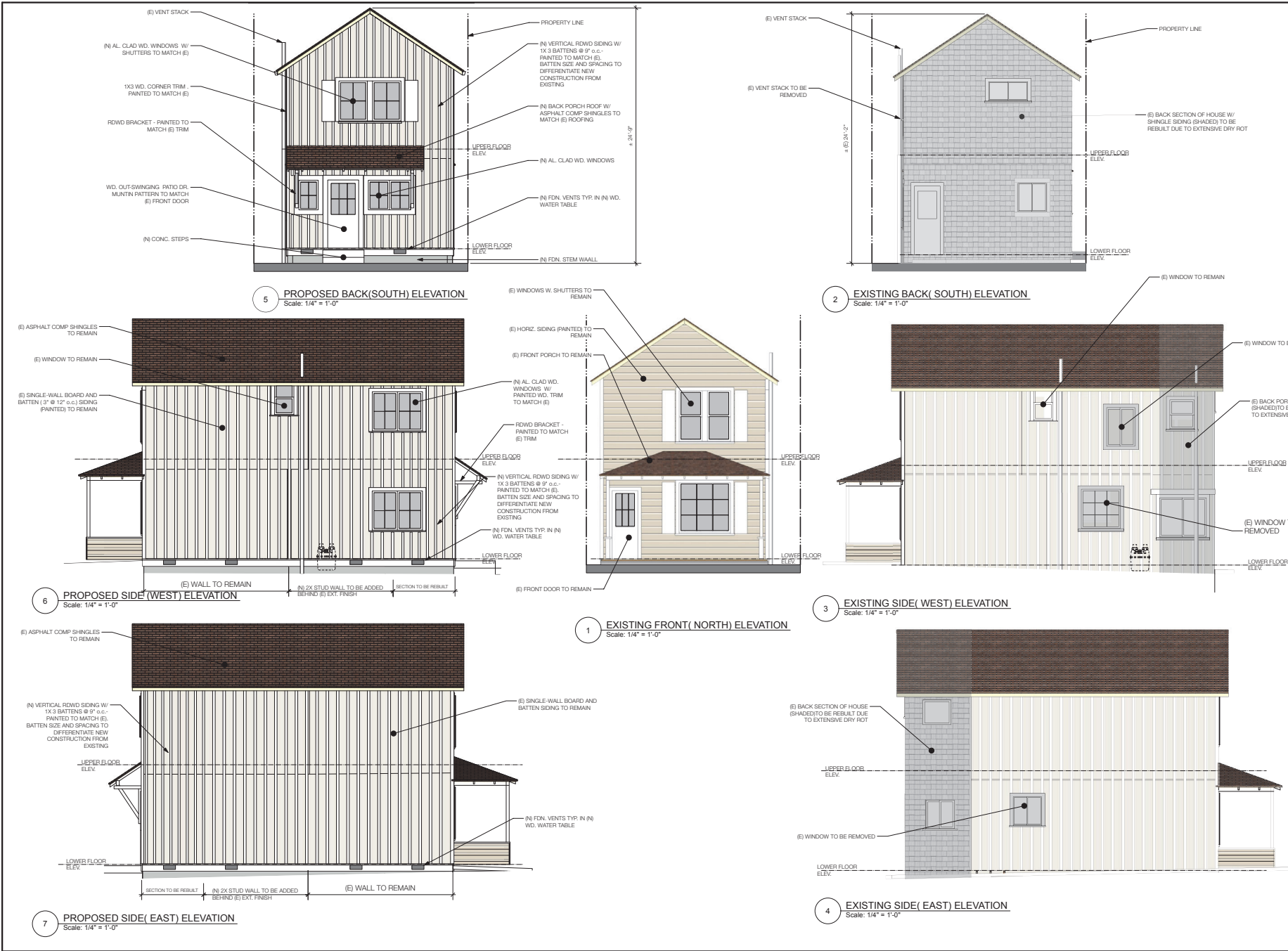
ARCHITECT
222 LINDEN ST.
SANTA CRUZ
CA 95062
831.425.6538 TEL
chiggins222@gmail.com

REVISIONS

APN 035-18-1-19

NEW FOUNDATION AND REMODEL FOR THE:
PAXTON RESIDENCE
325 CHERRY AVE. CAPITOLA, CA 95010

DATE: 25 APR 21
SCALE:
DRAWN: CG
JOB: 2011
SHEET: A2



Attachment: 325 Cherry Avenue - Plan Set (325 Cherry Avenue)

REVISIONS

222 LINDEN ST. SANTA CRUZ CA. 95062 831.425.6538 TEL dbr@chocompe222@gmail.com
APN 035-18-1-19
NEW FOUNDATION AND REMODEL FOR THE: PAXTON RESIDENCE 325 CHERRY AVE. CAPITOLA, CA 95010
DATE: 25 APR 21 SCALE: DRAWN: CIG JOB: 2011 SHEET:
<h1>A3</h1>

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

June 25, 2021

Sean Sesanto, Assistant Planner
City of Capitola Planning Department
420 Capitola Ave.
Capitola, CA 95010

Re: 325 Cherry Ave., Capitola, CA – SOI Standards Design Review Letter
APN. 035-181-19

Dear Mr. Sesanto:

This letter evaluates the proposed alterations to the property located at 325 Cherry Avenue, in Capitola, California. The subject property contains an altered two-story house (circa-1890) constructed in the Vernacular style that is listed as a local historic resource.

Project Methodology

On June 21, 2021 PAST Consultants, LLC (PAST) visited the subject property with you to view the existing conditions of the building and discuss the proposed building alterations. Design drawings by Christopher Grasso, AIA, dated 4/25/2021 were the design drawings reviewed at this site visit. The proposed project is the rehabilitation of the subject property, which includes the installation of a new foundation, rehabilitation of the existing walls of a circa-1930s rear addition, which is in poor condition, and the addition of a small shed roof to the rear elevation over a reconfigured rear entrance.

The building owner, architect and a representative from PAST attended this meeting. With recommendations by you and the design team, the following *Secretary of the Interior's Rehabilitation Standards* compliance review letter will suffice as the final historic review document for the subject project.

The following report provides a brief historical summary of the subject property's development, a description of the historic resource, an estimated building chronology, a list of remaining character defining features and an evaluation of the proposed alteration's conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

P.O. Box 721
Pacific Grove, CA 93950
www.pastconsultants.com

Attachment: 325 Cherry Avenue - SOI Standards Review (325 Cherry Avenue)

Historical Summary

Early development of Capitola was the result of the efforts of German entrepreneur Frederick A. Hihn, who settled in the Soquel area. Hihn named the town, “Capitola,” a play on the word “capitol” and quickly sought to make the hamlet a leading tourist destination. With the completion of the Santa Cruz Railroad Company line to Pajaro, Camp Capitola became a destination for Central Valley tourists seeking a respite from the heat that frequently plagued the valley. Until Hihn’s passing in 1913, the real estate entrepreneur purchased numerous buildings, constructing hotels and boarding houses along the hamlet’s primary arteries, Capitola and Cherry avenues, and the surrounding streets. The subject property was one of a series of rooming houses constructed in the late 1890s (**Figure 1**).¹

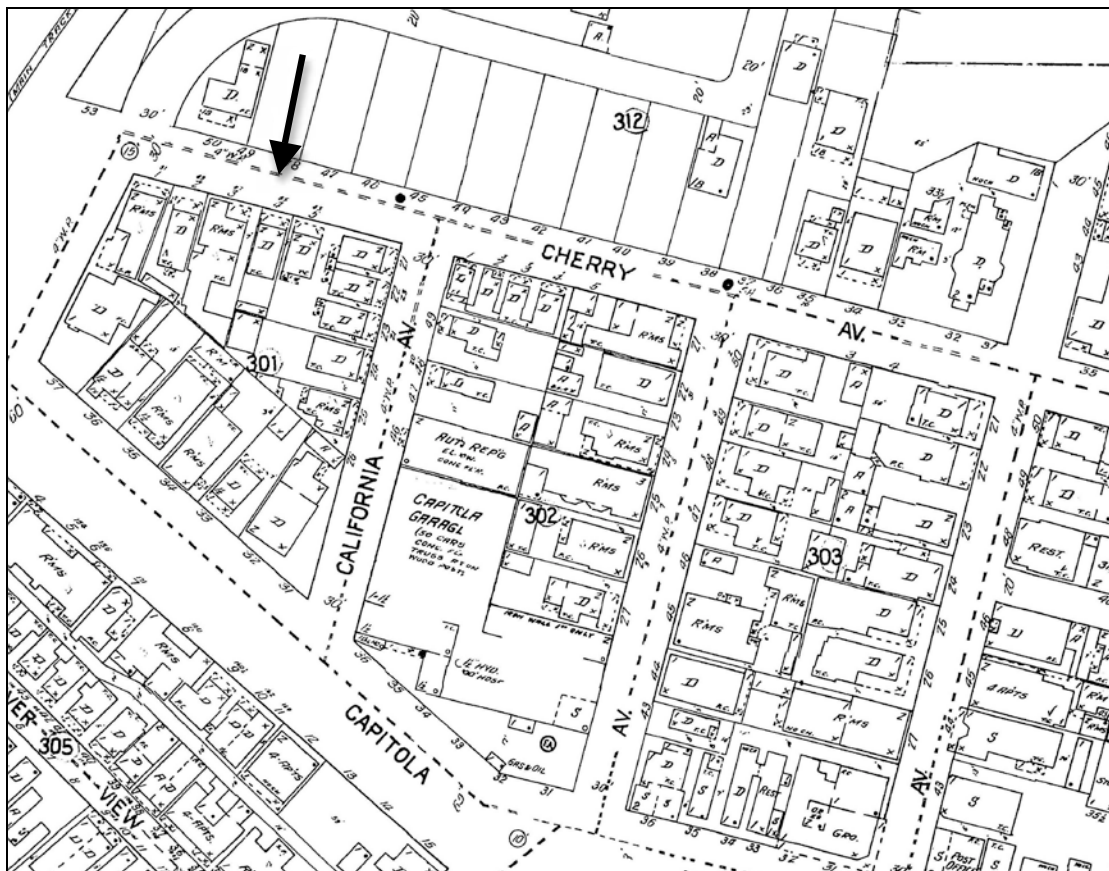


Figure 1. 1933 Sanborn map of the project site (arrow), showing numerous boarding houses on surrounding streets.

The subject building is one of a series of nearly identical Vernacular-style boarding houses constructed on Cherry Avenue. Originally, the two-story buildings consisted of four separate units,

¹ “Old Riverview Avenue Historic District of Capitola,”
<https://history.santacruzpl.org/omeka/files/original/02edc22e0d6a8572591cdd16e5d5b5fc.pdf>.

with no kitchens or plumbing. The upper units were accessed via wood staircases that led to exterior entry doors (**Figure 2**). By the time of the 1933 Sanborn map publication, the boarding houses were converted to single-family residences.



Figure 2. Current image of the Vernacular-style boarding houses on Cherry Avenue. The central building is the subject property. Note the upper-floor entry doors on the left side of the buildings, with the opening on the subject property enclosed with wood siding (arrow).

Existing Site Conditions

The site contains a modified two-story house (circa-1890) constructed in the Vernacular Style. The building has a gable roof with gable end facing the street, wide roof fascia boards, original paired two-over-two, double-hung wood-sash windows in the upper story, a hipped-roof front porch and replaced, multi-pane wood window beneath the porch roof. The rear elevation contains a circa-1930s rear addition, finished with wood shingles. Fenestration has been modified in the addition, with aluminum slider windows replacing wood windows in the 1950s (**Figures 3 - 5**).



Figures 3 - 5. Left image shows the front (north) elevation, as viewed from the street. Center image shows the rear elevation, with circa-1930s rear addition clad in shingles. Right image details the rear and left side elevations, showing the border between the original wall and rear addition with an arrow.

Construction Chronology

Based on the permit records from the City of Capitola Planning Department, the following is the estimated building chronology:

- Circa-1890. Construct original building as a four-unit (two upstairs and two downstairs) vacation residence.
- Circa-1930s. Install rear addition with wood shingles.
- Circa-1950s. Install aluminum slider windows at various locations. Remove original paired, wood-sash windows from first floor, front elevation opening and replace with a multi-pane window.

Remaining Character Defining Features

The remaining character-defining features are:

- Gable roof with gable end facing street.
- Hipped roof front porch (roof and columns replaced).
- Wood details, including roof fascia boards, corner boards and wood-window surrounds.
- Wood siding of outer walls, including horizontal boards on the front elevation and board-and-batten with 3-inch battens spaced at 12 inches on the side elevations.
- Paired, two-over-two, double-hung wood sash in north elevation, upper floor.

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.²

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

² *The Secretary of the Interior's Standards for the Treatment of Historic Properties*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, 1995, 62.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Summary of Proposed Alterations

Presently, the building has single-wall construction (with existing plumbing infrastructure outside the exterior walls), suffers from a lack of adequate foundation support and displays significant wood deterioration in the outer walls, particularly where they meet the existing wood sill plate. The sill plate appears to be in direct contact with the ground and will likely need to be replaced. Existing board-and-batten wood siding will require selective replacement. The existing wood shingles of the rear addition are in poor condition with substantial termite damage and wood deterioration.

Design drawings by Christopher Grasso, AIA, dated 4/25/2021, were the design drawings reviewed for this historic evaluation. Proposed alterations affecting the building exterior include:

- Lift building and construct new concrete foundation. Inspect wood structural members, including sill plates, posts and wall studs and replace in-kind as necessary.
- Remove termite damaged exterior wall shingles of the circa-1930s rear addition, repair wood structural members, as needed.
- On rear elevation, remove non-historic, rear-elevation upper floor slider window and install paired windows with shutters centered in gable end. Remove first-floor, rear-elevation entrance and non-historic window and replace with new rear entrance flanked by multi-paned windows. Construct small shed roof to provide shelter for new entrance.
- Remove non-historic window openings on the rear of the side elevations. On the east elevation, remove three windows and infill with board-and-batten siding to match existing. On the west elevation, remove three non-historic windows and replace with two multi-pane windows on the first and second floors, respectively.

Evaluation of Proposed Alterations

For the proposed alterations to the subject building, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

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

The proposed alterations will allow the building to continue its residential building use, while retaining the existing character defining features that remain on the building, in keeping with this *Standard*.

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

The proposed building alterations do not remove any distinctive materials that characterize the property. Existing spatial relationships will be maintained in conformance with this *Standard*.

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

The proposed rehabilitation design does not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the existing building, in keeping with this *Standard*.

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

This *Standard* does not apply as no changes have achieved historic significance.

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

The proposed alterations maintain distinctive materials, features and finishes that characterize the property, including the building's wood character-defining features, in keeping with this *Standard*.

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

The proposed alterations will repair the remaining character defining features listed above. Severely deteriorated features, such as decayed wood window surrounds and wood wall cladding will be repaired, rather than replaced, using established rehabilitation techniques for a given substrate.

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

Physical treatments to repair deteriorated woodwork, including the removal of paint, will be undertaken using methods that will not further damage the historic wood, in keeping with this *Standard*.

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

This *Standard* does not apply, as archaeological features are not identified at the site.

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

The proposed alterations will correct the structural inadequacies and wood deterioration of the building and do not alter any of the existing building's spatial relationships. Existing conditions and wood character-defining features of the front and primary elevation will be retained and rehabilitated.

The proposed shed roof installation and fenestration modifications are on the rear and non-primary elevation of the building as recommended by this *Standard*. Fenestration modifications on the side elevations are toward the rear of the elevations and are not visible from the street, in accordance with this *Standard*.

Differentiation between the original and completed board-and-batten walls will be accomplished by using a batten spacing of 9 inches, rather than the historic batten spacing of 12 inches for the original walls. For these reasons, the proposed rehabilitation design meets this *Standard*.

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

If desired, the proposed alterations could be removed and the building reversed to its original configuration, as the primary elevations are not being impacted by the proposed rehabilitation design. Since the remaining character defining features of the subject building will be maintained, the property will maintain adequate historic integrity and satisfy this *Standard*.

Conclusion

In conclusion, the proposed design alterations to 325 Cherry Avenue, Capitola, meet the *Secretary of the Interior's Standards for Rehabilitation*. The proposed changes do not impact the remaining character-defining features or overall historic integrity of the building. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me with any questions regarding this design review letter.

Sincerely,



Seth A. Bergstein
Principal

Design Permit Design Review Criteria

17.120.070 Design review criteria. When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the following criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply.

- A. **Community Character.** The overall project design including site plan, height, massing, architectural style, materials, and landscaping contribute to Capitola's unique coastal village character and distinctive sense of place.
- B. **Neighborhood Compatibility.** The project is designed to respect and complement adjacent properties. The project height, massing, and intensity is compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.
- C. **Historic Character.** Renovations and additions respect and preserve existing historic structure. New structures and additions to non-historic structures reflect and complement the historic character of nearby properties and the community at large.
- D. **Sustainability.** The project supports natural resource protection and environmental sustainability through features such as on-site renewable energy generation, passive solar design, enhanced energy efficiency, water conservation measures, and other green building techniques.
- E. **Pedestrian Environment.** The primary entrances are oriented towards and visible from the street to support an active public realm and an inviting pedestrian environment.
- F. **Privacy.** The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimizes privacy impacts on adjacent properties and provides adequate privacy for project occupants.
- G. **Safety.** The project promotes public safety and minimizes opportunities for crime through design features such as property access controls (e.g., placement of entrances, fences), increased visibility and features that promote a sense of ownership of outdoor space.
- H. **Massing and Scale.** The massing and scale of buildings complement and respect neighboring structures and correspond to the scale of the human form. Large volumes are divided into small components through varying wall planes, heights, and setbacks. Building placement and massing avoids impacts to public views and solar access.
- I. **Architectural Style.** Buildings feature an architectural style that is compatible with the surrounding built and natural environment, is an authentic implementation of appropriate established architectural styles, and reflects Capitola's unique coastal village character.
- J. **Articulation and Visual Interest.** Building facades are well articulated to add visual interest, distinctiveness, and human scale. Building elements such as roofs, doors, windows, and

porches are part of an integrated design and relate to the human scale. Architectural details such as trim, eaves, window boxes, and brackets contribute to the visual interest of the building.

- K. **Materials.** Building facades include a mix of natural, high quality, and durable materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.
- L. **Parking and Access.** Parking areas are located and designed to minimize visual impacts and maintain Capitola's distinctive neighborhoods and pedestrian-friendly environment. Safe and convenient connections are provided for pedestrians and bicyclists.
- M. **Landscaping.** Landscaping is an integral part of the overall project design, is appropriate to the site and structures, and enhances the surrounding area.
- N. **Drainage.** The site plan is designed to maximize efficiency of on-site drainage with runoff directed towards permeable surface areas and engineered retention.
- O. **Open Space and Public Places.** Single-family dwellings feature inviting front yards that enhance Capitola's distinctive neighborhoods. Multifamily residential projects include public and private open space that is attractive, accessible, and functional. Nonresidential development provides semi-public outdoor spaces, such as plazas and courtyards, which help support pedestrian activity within an active and engaging public realm.
- P. **Signs.** The number, location, size, and design of signs complement the project design and are compatible with the surrounding context.
- Q. **Lighting.** Exterior lighting is an integral part of the project design with light fixtures designed, located, and positioned to minimize illumination of the sky and adjacent properties.
- R. **Accessory Structures.** The design of detached garages, sheds, fences, walls, and other accessory structures relates to the primary structure and is compatible with adjacent properties.
- S. **Mechanical Equipment, Trash Receptacles, and Utilities.** Mechanical equipment, trash receptacles, and utilities are contained within architectural enclosures or fencing, sited in unobtrusive locations, and/or screened by landscaping.



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 2, 2021
 SUBJECT: **1501 41st Avenue Ste. I #21-0262 APN: 034-151-20**

Conditional Use Permit Amendment to change the allowed sale of beer and wine to include the sale of distilled spirits for on-site consumption at the East End Gastropub restaurant located within the C-C (Community Commercial) zoning district.
 This project is not in the Coastal Zone and does not require a Coastal Development Permit.
 Environmental Determination: Categorical Exemption
 Property Owner: Ow Commercial
 Representative: Quinn Cormier, Filed: 06.04.21

APPLICANT PROPOSAL

The applicant is requesting a Conditional Use Permit (CUP) Amendment to include the sale of distilled spirits in addition to the existing sale of beer and wine at the East End Gastropub restaurant at 1501 41st Avenue Suite I in the C-C (Community Commercial) zoning district.

BACKGROUND

In 1978, the Planning Commission approved a CUP for a pizza restaurant that included the sale of beer and wine for on-site consumption.

DISCUSSION

1501 41st Avenue is a multi-tenant structure on the western side of the King's Plaza shopping center, between OSH and CineLux Theatre. East End Gastropub occupies approximately 3,600 square feet on the southern end of the structure. The restaurant is near a variety of commercial uses within the shopping center and a mix of commercial and residential uses along 38th Avenue.

In the Community Commercial zoning district, the sale of alcoholic beverages for on-site consumption at a restaurant requires a conditional use permit (CUP). The original site approval was exclusively for beer and wine, so the addition of hard alcohol sales requires an amendment to the CUP.

The restaurant currently has a Type 41 license for "On Sale Beer and Wine – Eating Place". The applicant is seeking an "On Sale General – Eating Place" Type 47 license. The only difference between the two licenses is that a Type 47 allows the sale of distilled spirits for on-site consumption. Both license types allow the sale of beer and wine for on- or off-site

consumption (retail), provided the establishment produces and makes substantial sales from the on-site consumption of meals.

The restaurant currently opens at variable hours but closes nightly at 10pm. The applicant is not proposing to expand the size of the restaurant. They are proposing to alter their business model to provide full bar services.

Chief of Police, Terry McManus, has reviewed the application, conducted a site visit, and made findings that support the approval of the CUP for a Type 47 license at the restaurant. The supportive findings were prepared with the condition that the sale of hard alcohol mini bottles would be prohibited in the CUP. Chief McManus provided a letter of necessity and convenience for the project, which is required by the ABC if the application is for a location in a high crime area and/or a census tract with an over-concentration of off-sale alcohol outlets (Attachment 3). The original CUP did not include conditions related the restaurant or alcohol use. Staff has included standard conditions of approval for the CUP amendment. Condition #2 outlines alcohol sales and restricts the sale of hard alcohol mini bottles.

CEQA

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 the sale of alcohol within an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission approve project application #21-0262 based on the following Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of an amendment to a Conditional Use Permit to include the on-site consumption of distilled spirits in addition to beer and wine for an existing restaurant at 1501 41st Avenue Suite I. The proposed amendment is approved as outlined in the analysis of the staff report reviewed and approved by the Planning Commission on September 2, 2021, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The conditional use permit allows the restaurant to operate with a California Department of Alcoholic Beverage Control (ABC), Type 47 license for "on sale general eating place. The sale of beer, wine, and distilled spirits shall be permitted for on-site consumption. Retail sale of beer and wine for off-site consumption is permissible as an accessory use to the primary restaurant use and must comply with any and all restrictions from the ABC. The retail sale of distilled spirits and alcoholic "mini-bottles" for off-site consumption is prohibited.
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 sale of distilled spirits, all Planning fees associated with permit #21-0262 shall be paid in full.

5. 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.
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 17.156.080.
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.

USE PERMIT FINDINGS

A. The proposed use is allowed in the applicable zoning district.

Community Development Staff and the Planning Commission have reviewed the project and determined restaurants with alcohol sales requires a are allowed with the issuance of a Conditional Use Permit within the C-C (Community Commercial) zoning district.

B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

Community Development Staff and the Planning Commission have reviewed the proposed Conditional Use Permit and determined it complies with all development standards and meets the intent and purpose of the C-C (Community Commercial) zoning district.

C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.

Community Development Staff and the Planning Commission have reviewed the proposed use and determined it fits well with the existing blend of commercial uses found within the Kings Plaza shopping center and the zoning district.

D. The proposed use will not be detrimental to the public health, safety, and welfare.

Community Development Staff, and the Planning Commission have reviewed the proposed use and determined it will not be detrimental to the public health, safety, or welfare. Conditions of approval have been included to carry out these objectives.

E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure

The proposed use is located along within the Kings Plaza shopping center near 38th Avenue within the city and are already adequately served by existing services and infrastructure.

CEQA FINDINGS

A. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15301 of the CEQA Guidelines exempts the permitting, licensing, and minor alterations to existing private facilities. This project involves an existing commercial space with a change in the type of alcohol sales within the C-C (Community Commercial) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS:

1. 1501 41st Avenue Ste. I - Plan Set
2. 1501 41st Avenue Ste. I - Project Letter
3. 1501 41st Avenue Ste. I - PCN Letter

Prepared By: Sean Sesanto

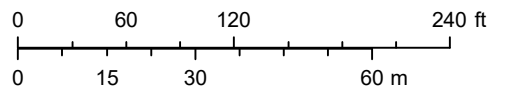
1501 41st Avenue Ste. I - Site Map



Attachment: 1501 41st Avenue Ste. I - Plan Set (1501 41st Avenue Ste. I)

June 23, 2021

1:1,280



County of Santa Cruz

YOUNG
AMERICA
CREATIVE

125 PENNSYLVANIA AVE
SANTA CRUZ, CA 95062
(831) 254 2058



FORTYFIRST AVE.

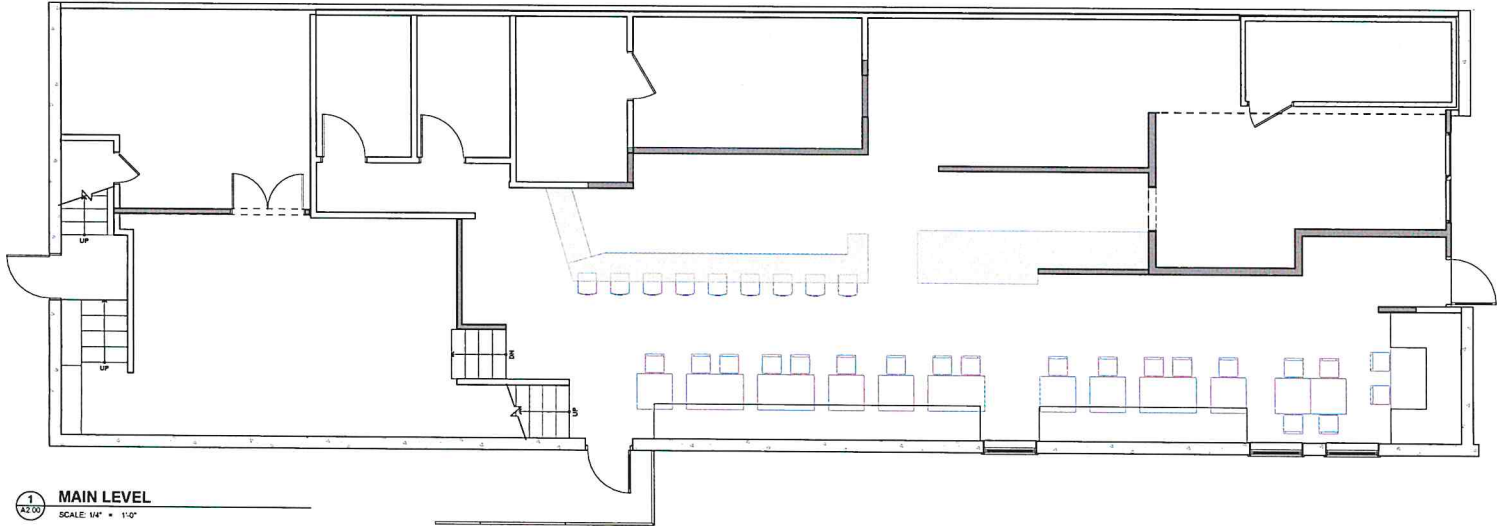
1501-I 41ST AVE.
CAPITOLA, CA 95010

A.P.N.: 03415120

Attachment: 1501 41st Avenue Ste. I - Plan Set (1501 41st Avenue Ste. I)



1
A2.00 **UPPER LEVEL**
SCALE: 1/4" = 1'-0"



1
A2.00 **MAIN LEVEL**
SCALE: 1/4" = 1'-0"

ISSUED:	
PERMIT SUBMITTAL	06/24/2015
REVISION DELTA 1	09/15/2015
CONSTRUCTION DRAWINGS	10/06/2015
LIGHTING REVISION	11/12/2015

PROPOSED MAIN LEVEL
PLAN (1)

SCALE: AS NOTED

JOB NUMBER: #67th

SHEET: **A2.00**

SCALE: 1/4" = 1'-0" (VERTICAL DIMENSIONS ONLY) UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED

East End Gastropub:

East End Gastropub is a neighborhood eatery where people come together for a dining experience. We opened our doors in 2006 in King Plaza Shopping center in Capitola. We serve seasonal and innovative food, craft beer and local wine.

Our target demographics is 30-60. Couples on a date or a family coming together to celebrate a night out! We have a 12-seat bar, where singles or more can come enjoy dinner and a drink. We would now like to offer our customers craft spirits in addition to beer and wine. We will serve the majority of our spirits at tables, accompanying dinner. For this change, it requires the City of Capitola to allow a change of our Type 41 license to a Type 47.

Our business model will not change. We will serve the same menu style, with the addition of cocktails to our beer and wine menu. Our hours will stay the same 11:30am-10pm.

All of our servers and bartenders are experienced employees and trained to ID everyone ordering alcohol that looks under 35 years old. We will continue this practice. No one under 21 is allowed to sit at the bar. All alcohol that is unsealed must be consumed within our restaurant.

Thank You for your consideration.



TERRY MCMANUS
CHIEF OF POLICE

422 CAPITOLA AVENUE
CAPITOLA, CALIFORNIA 95010
TELEPHONE (831) 475-4242
FAX (831) 479-8881

June 25, 2021

District Administrator
California Department of Alcoholic Beverage Control
1137 Westridge Parkway
Salinas, CA 93907

Reference: East End Gastropub
1501 41st Avenue Suite I, Capitola, CA 95010
Type 47 On-Site General – Eating Place

Dear Administrator,

The applicant, East End Gastropub, applied to the City of Capitola on June 21, 2021, to change their ABC license #563214 from a Type 41 (On-Site Beer & Wine) to a Type 47 (On-Site General – Eating Place), authorizing the sale of spirits, in addition to beer and wine at their business located at 1501 41st Avenue Suite I, Capitola CA.

The proposed business is located in police responsibility area 4401 and U.S. census tract number 1217.00. The site is in a high crime area and the census tract is over-concentrated (6 off-sale licenses authorized and 14 currently existing) with “off sale” alcohol outlets, thus requiring a letter of necessity and convenience.

The Local Governing Body has determined, according to §23958.4 of the Business and Professions Code, that the applicant serves the public convenience (§23958.4 b(2) B & P) and California Department of Alcoholic Beverage Control (ABC) should approve the requested change from an alcohol license Type 41 On-Site Beer & Wine to an alcohol license Type 47, On-Site General - Eating.

This letter is being issued with the understanding that conditions placed by the city of Capitola on the businesses’ special use permit, be incorporated in the Type 47 On-Site General license issued by ABC.

Attachment: 1501 41st Avenue Ste. I - PCN Letter (1501 41st Avenue Ste. I)

Page 2
June 25, 2021

In 1994, the California legislature provided amendments to the law that allowed for local control of some alcohol licenses. The purpose of this legislation is to help fight blighted and crime-impacted areas. The City Council appointed the Chief of Police as the local governing body in decisions related to public convenience or necessity in the issuance of certain alcohol licenses as required by section §23958.4 B. & P.

In the several years that we have been working with these new laws, we have applied the law of undue concentration and high crime areas as defined by the legislation. As part of our review, we look at all the circumstances that could be negative or positive about the determination of convenience or necessity.

We also weigh both sides as it applies to a specific location in the City and the specific applicant. Does the proposed establishment fit the goals of the city? Does the proposed establishment promote rather than detract from economic goals, plans, or redevelopment of the city? Does the proposed establishment pose a law enforcement or public health problem? Does the establishment help alleviate blight or a crime-affected area?

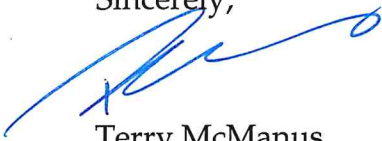
In deciding on public convenience or necessity in the aforementioned application, the following facts were considered;

1. The business has operated successfully within the city of Capitola under the currently issued ABC license and related conditions.
2. The company participates in an employee training program, with a curriculum that includes not only business-related activities but also a section on ABC Laws. The business is committed to training people and has agreed to take part in future ABC LEADS (Licensee Education on Alcohol and Drugs) workshops.
3. The Capitola Police Department has conducted a site visit of the company's current location and found it to be a professional-looking, clean, well-run business, which fits with the types of businesses the City supports in our community.
4. The business has agreed to prohibit the sale of "mini bottles" of alcohol which have proven to create nuisance-type activity and present problems to communities and law enforcement.

Page 3
June 25, 2021

In summary, East End Gastropub has been an existing and successful business in our City, and I believe they will continue to provide positive economic vitality with very few public safety concerns should the issuance of the requested license change be approved.

Sincerely,



Terry McManus
Chief of Police

TM/ajd

cc: Sean Sesanto, Assistant Planner, Community Development Department

Attachment: 1501 41st Avenue Ste. I - PCN Letter (1501 41st Avenue Ste. I)



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: SEPTEMBER 2, 2021

SUBJECT: **720 Hill Street Conceptual Review** #21-0284 APN: 036-011-28

720 Hill Street #21-0284 APN: 036-011-28

Conceptual Review to receive guidance on a preliminary development concept for a new three-story 42-room boutique hotel with 30 new onsite parking spaces adjacent to an existing hotel in the C-C (Community Commercial) Zoning District and the AHO (Affordable Housing Overlay) District.

This project is a conceptual review; therefore, a Coastal Development Permit is not required.

CEQA review not required for conceptual review

Owner: Dhanesh Patel

Representative: Gwen Jarick, Filed: 06.21.2021

APPLICANT PROPOSAL

The applicant applied for a conceptual review to add a three-story, 42-room hotel at 720 Hill Street. The property is located in the C-C (Community Commercial) zoning district and the AHO (Affordable Housing Overlay) District. There is currently a 55-room Quality Inn located on the north end of the three-acre site. The new hotel is proposed within the same property.

BACKGROUND

On January 16, 1978, the Planning Commission approved use permit #1145, which included a 96-room hotel within six buildings. Four of the six building were constructed with a total of 55 hotel rooms. Two of the six approved buildings were not constructed.

On April 21, 1989, the Planning Commission approved Design Permit/Conditional Use Permit #88-189, which included the addition of 30 units plus conference and office space. On May 17, 1990, the Planning Commission approved a one-year extension of AS/CUP #88-189. The approval was never acted upon, so on June 8, 1991, the permit expired.

On June 6, 2002, the Planning Commission approved a new larger portico and a remodel of the existing hotel under permit AS #02-014. The portico that was approved was not constructed.

On April 20, 2005, the City Council and Planning Commission jointly reviewed a Preliminary Development Plan for the demolition of the Capitola Inn Hotel and a proposed planned

development rezoning for a 34-lot subdivision and construction of 34 single-family residences and unanimously agreed that housing was not appropriate for this site.

DISCUSSION

The property owner submitted a conceptual review application for an additional hotel at 720 Hill Street. A conceptual review allows an applicant to receive preliminary, nonbinding input from the Planning Commission and City Council on a proposed project prior to formal permit application and environmental review.

Development Standards

The following table includes the development standards of the C-C (Community Commercial) Zoning District. The table includes the information for the entire site, which includes the existing Quality Inn.

Development Standards for the C-C Zoning District

	C-C	Existing	Proposed
Site Requirements			
Floor Area Ratio, Maximum	1.0 134,426 sf	0.26 34,492 sf	0.39 52,671 sf
Parking and Loading	One space for each guest room plus 1 per 300 sq. ft. of office area	55 rooms 88 sf. Office 56 spaces required 73 spaces exist	42 rooms, 97 total 438 sf. office space 99 spaces required 103 spaces proposed
Structure Requirements			
Setbacks			
Front	15 ft. and building placement allows for min. 10-foot sidewalk	32 ft.	16 ft. from face of curb
Rear	20 ft. adjacent to a residential zoning district	52 ft.	52 ft.
Interior Side	15 ft.	104 ft.	46 ft.
Street Side	Min: 0 ft. Max: 15 ft.	15 ft.	15 ft.
Height, Maximum	40 ft.	30 ft. (approximate height to be verified)	40 ft.
Residential Transition Standards – Daylight Plane	No structure shall extend above or beyond a daylight plane having a height of twenty-five feet at the setback (15 ft.) from the residential property line and extending into the parcel at an angle of forty-five degrees.	Complies	The staircase on the southeast side exceeds the height limit. Does Not Comply
Landscaped Open Space	5%		26%
Residential Transition	10 ft. Landscaping strip with trees every 15 ft.		Application does not include required 10

Standards - Landscaping			foot landscape buffer or required trees. Does Not Comply
-------------------------	--	--	--

DISCUSSION

The three-acre site is located on the northern border of the City of Capitola, stretching from Highway 1 to the intersection of Hill Street and Crossroads Loop behind the Crossroads Center. The parcel is on the eastern edge of the Community Commercial zone and bordered by a mix of zones including the R-1 Single-Family Residential to the south, Multi-Family Medium Density Residential and Mixed-Use Neighborhood parcels to the east which are accessed off of Capitola Avenue, and Highway 1 to the north. The property is also located in the Affordable Housing Overlay zone. The parcel extends to the middle of Crossroads Loop, which is a private road.

The site contains an existing hotel, Quality Inn and Suites, that comprises four buildings on the north side of the parcel adjacent to Highway 1. The southern half of the parcel contains a portion of the parking lot serving the existing hotel and vacant land. The vacant area slopes downwards towards Crossroads Loop. The proposed hotel would be located on the vacant land on the southern portion of the parcel.

Height and Residential Transitions

Pursuant to §17.48.020.A, height is measured as the vertical distance from the assumed ground surface to the highest point of the building. The hotel is proposed on a hillside; therefore, the height must be measured around the perimeter wall to ensure compliance as the grade changes. The hotel complies with the forty-foot maximum height. However, the commercial use is located next to residential uses and is required to comply with residential transition standards. The current design does not comply with two of the four standards (daylight plane and landscape), as outlined below.

Standard 2: Daylight Plane. No structure shall extend above or beyond a daylight plane having a height of twenty-five feet at the setback from the residential property line and extending into the parcel at an angle of forty-five degrees, as shown in Figure 17.24-3.

Staff Analysis: This standard is not met within the current design. The staircase located on the south end of the hotel extends above the daylight plane.

Standard 3: Landscaping. A landscaped planting area, extending a minimum of ten feet from the property line, shall be provided along all residential property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen feet.

Staff Analysis: This standard is not met within the current design. The landscape plan does not include a ten feet wide landscape buffer along the property line and trees are not proposed at 15 foot intervals. Also, additional parking spaces are proposed approximately five feet from the property line adjacent several residential properties.

The applicant must modify the plans to conform with all residential transition standards prior to submitting the design permit and conditional use permit application.

Design Review Criteria

When considering design permit applications, the Planning Commission evaluates applications to ensure the proposal satisfies the 19 design permit criteria of §17.120.070.A-S, to the extent the criteria apply. The 19 design criteria are included as attachment B. A design permit for a commercial development requires review by a city-contracted architect. Although this

application is for a conceptual design, staff recommended the architectural review occur at this step collect all comments regarding design during the conceptual review. The City contracted RRM design to review the proposed hotel design in relation to the design criteria. The memo for RRM design is included as attachment C. On pages 12 and 13 of the memo, RRM Design included a summary of recommendations related to site planning, architecture, landscaping, and general comments.

Conditional Use Permit Criteria

A hotel in the Community Commercial zoning district requires approval of a conditional use permit (CUP) by the Planning Commission. When evaluating a condition use, the Planning Commission must consider the following characteristic of the proposed use:

- A. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
- B. Availability of adequate public services and infrastructure.
- C. Potential impacts to the natural environment.
- D. Physical suitability of the subject site for the proposed use in terms of design, location, operating characteristics, shape, size, topography.

The CUP criteria will be analyzed in further detail at the time of complete application. Currently there is a limited-service hotel operating on the site, which provides a free breakfast for guest and does not provide a full service restaurant. The proposed new hotel will also provide limited services. The property owner has been in contact with Soquel Creek Water District, County Sanitation, and Central Fire District to ensure there is adequate public services and infrastructure for the use. The potential impacts to the natural environment will be further reviewed with CEQA at the time of application. The development standards and design review looked at the physical suitability of the site. The project will have to come into compliance with the residential transitional standards prior to application submittal. Design recommendations of the Planning Commission should also be incorporated into the formal application.

Affordable Housing Overlay

The hotel property is located in the City's Affordable Housing Overlay zone and also identified in Capitola's Housing Element inventory of opportunity sites. The Housing Element projected 61 units would be developed on the site, including 46 lower income units and 15 moderate income units. In order to develop the site as commercial, rather than affordable housing, the City is required to make findings of "no net loss" before entitling a non-residential project. At the time of application review, staff analysis will include documentation that there will be adequate sites available for affordable housing to provide for the 143 units required to meet Capitola's regional housing needs identified within the RHNA 5th Cycle, even with the loss of 720 Hill Street from the site inventory. Staff will be able to provide this analysis as the majority of our mixed use and commercial properties have potential to redevelop with additional housing. The housing element will be update in 2023, and new sites will have to be identified to ensure RHNA numbers can be accommodated.

CEQA

This project will require an environmental review prior to moving forward for review. The property is also located within a "High Sensitivity Prehistoric Resources" area on the City of Capitola resource map. The environmental review will cover the potential environmental impacts of the project, including traffic, parking, and archeology.

GUIDANCE REQUESTED

1. Does the Planning Commission agree with the recommendations made by RRM Design group?

2. Does the Planning Commission have comments or recommendations regarding potential impacts to adjacent properties or the public?
3. Does the Planning Commission have additional recommendations for the applicant prior to application submittal?
4. Does the Planning Commission generally support the removal of the site from the Affordable Housing Element site inventory if staff can identify better alternatives within commercial, mixed use, or residential sites.?

CONDITIONS OF APPROVAL

FINDINGS

ATTACHMENTS:

1. 720 Hill Street Plans
2. Design Permit Design Review Criteria
3. Design Review of 720 Hill Street

Prepared By: Katie Herlihy
Community Development Director



Design Narrative – Boutique Hotel 720 Hill Street

The design intent for the intimate boutique hotel on Hill Street is to integrate the building into the landscape as well as have as little impact on the neighborhood while capturing the commercial side of the site to enhance its presence.

The hotel ground floor is integrated completely into the hillside thus only having 2 levels above grade on the upside of the property. By placing the front of the building along Crossroads Loop and having the drive up to the drop off and entrance to the hotel along the corner of Crossroads Loop and the private drive the single-family residential side is minimally disturbed. No vehicular traffic will be along the residential side of the property other than the already existing parking lot.

The building mass provides the opportunity for signage to be seen from Bay Ave and gives guests the initial cue of where to find the hotel as well as providing an attractive terminus to Hill Street at Crossroads Loop.

Having the entrance, lobby, guest amenities, and back of house spaces on the ground level allows the front to be open and activated along Crossroads Loop. Again, the activation occurs away from the single-family homes. The guestrooms are primarily orientated north, east, and west. The few rooms that are facing south are a large distance from the property line and well shielded by landscape and trees.

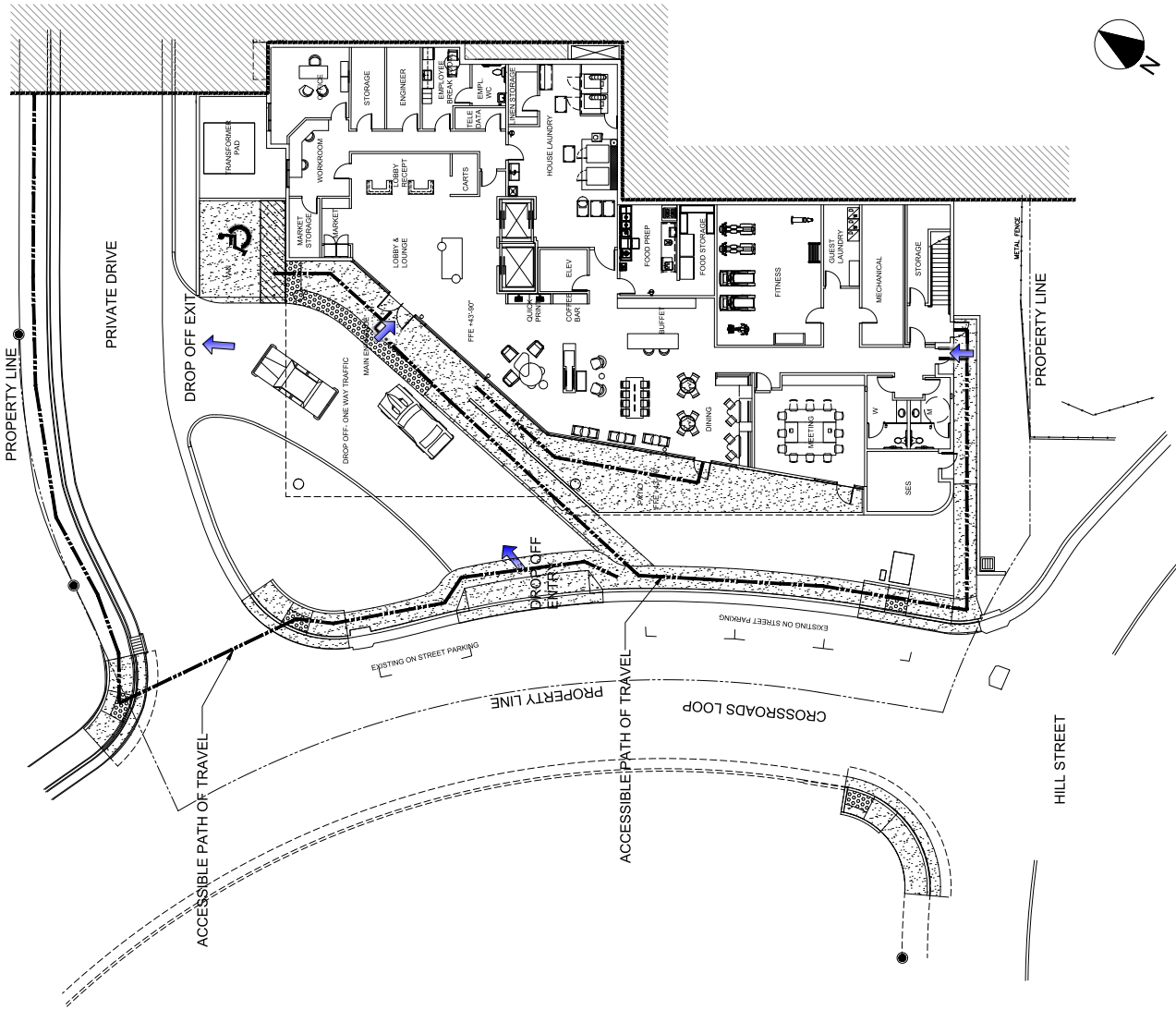
The rooftop patio is on the opposite side away from the single-family home residential property lines and only have views north, east, and west. This patio also provides the opportunity for small trees and landscaping on the roof which in turn softens the edges of the upper roof line.

The design feel of the building was to provide a clean modern look that reflects the west coast lightness but traditional weathered wood with white stucco and black trim (frames). The deep shadows that change as you move under the building at the drop off and the angled glass façade on the ground level provides a stark 3 dimensionality. The building provides a dynamic element through the changing wood look material sizes as well as the rounded edges. The rounded elements soften the building mass as well providing an interesting change in shadows throughout the day.

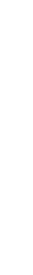


LOCATION MAP
 APN #: 036-011-28

SITE PLAN DATA	
New 3-Story Hotel, 42 Guestrooms	
Site	134,426 sqf 3.085 Acres
New Parking Prov	30 Parking Spaces (2 H.C. Spaces, 5 Compact)
Existing Parking	73 Parking Spaces (3 H.C. Spaces)
Total Parking Prov	103 Parking Spaces
Existing Guestroom Count	55
Total Guestrooms	97
Zoning	C-C
Total Lot Coverage	16.6%
Total FAR	.32
Building GBA New	18,261 sqf
1st Floor	7,650 sqf
2nd Floor	9,895 sqf
3rd Floor	9,895 sqf
Roof	821 sqf



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





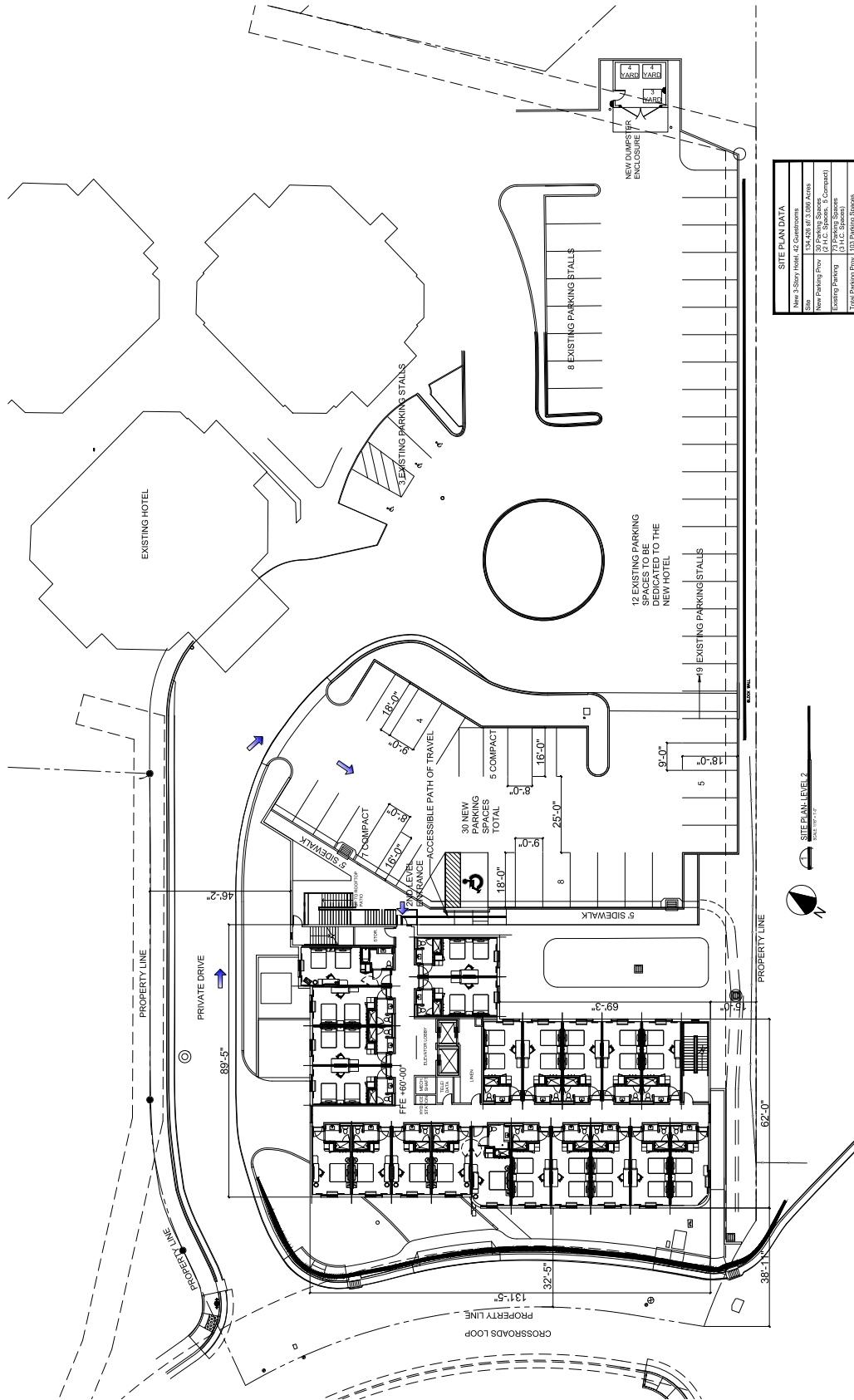
720 HILL STREET CAPITAL
 1702 E. CANTON AVENUE, SUITE 100
 HOUSTON, TEXAS 77002
 713.460.8100
 info@720hillstreet.com

BOUQUET HOTEL 720 Hill Street Capitola, CA

DATE: 10/20/21
 REVISION DATE:
 GENERATION:
 LEVEL 2 SITE PLAN

A101
 NOT FOR CONSTRUCTION

3.C.1



SITE PLAN DATA	
New 2-Story Hotel, 42 Guestrooms	
Site	134,400 sq ft, 3,000 sq ft
New Parking Pools	30 Parking Spaces (Compact)
Existing Parking	73 Parking Spaces
Total Parking Pools	103 C. Spaces
Existing Guestroom	55
Count	57
100% Guestrooms	57
Total F.A.R. Change	14.6%
Total F.A.R.	32
Building GSA Area	18,261 sq ft
1st Floor	7,600 sq ft
2nd Floor	9,895 sq ft
3rd Floor	8,866 sq ft
4th Floor	1,900 sq ft





Hill Street Properties, LLC
 1720 E. Camelback Rd.
 Phoenix, AZ 85016
 phone@hillstreet.com

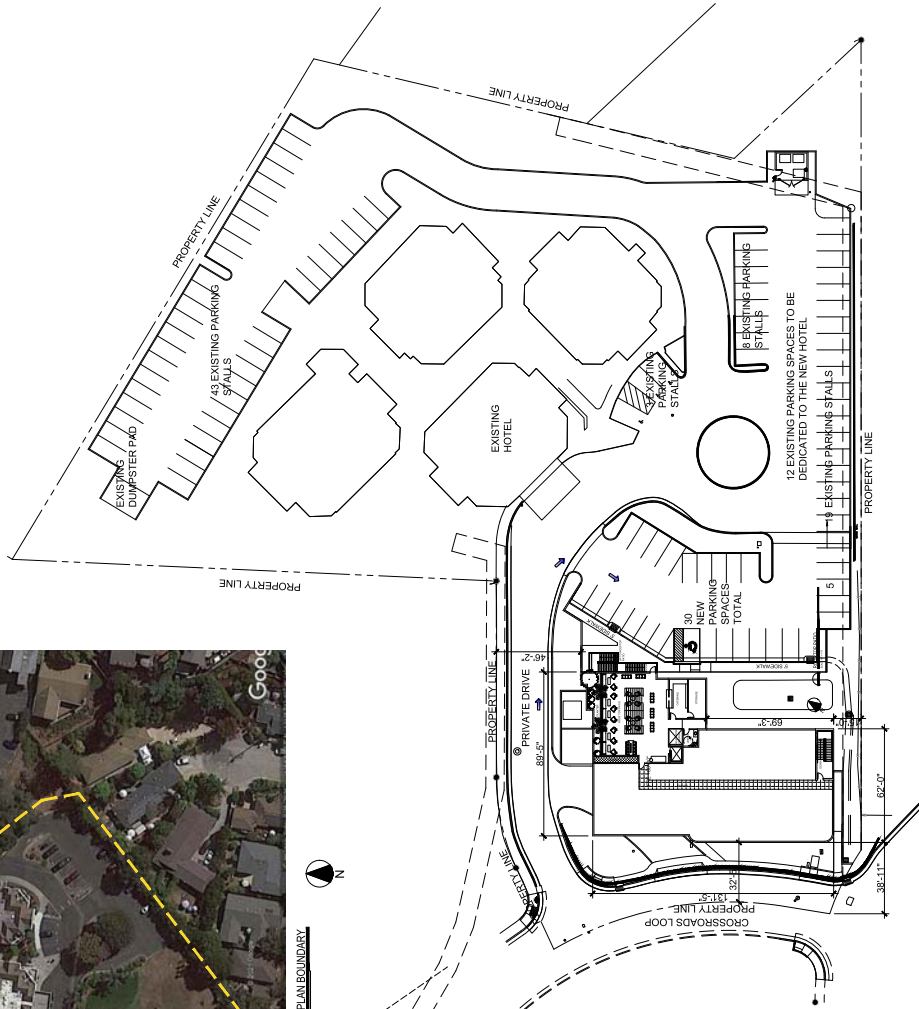
BOUTIQUE HOTEL 720 Hill Street Capitola, CA

ISSUE DATE: 06/2021
 REVISION DATE:
 GENERATION:
 DRAWING NO.:

OVERALL SITE PLAN

A102
 NOT FOR CONSTRUCTION

3.C.1



SITE PLAN DATA	
New 4-Story Hotel: 42 Guestrooms	
Site:	134,408 sq ft (3,068 Acres)
New Parking Priv	1,100 Parking Spaces (2,112 Spaces: 5 Compact)
Existing Parking	731 Parking Spaces (2,112 Spaces: 5 Compact)
Total Parking Priv	1,831 Parking Spaces
Total Landscaped Area (Net)	134,408 SF ± (3.068 ± 0.231 Acres)
Total Landscaped Area (Gross)	34,026 SF
Existing Guestroom	151 (Total GBA w/ existing is 34,410 SF)
Total Guestrooms	193
Zoning	C-C
Total Lot Coverage	16.6% (with existing 20%)
Total FAR	3.2 (with existing 3.5)
Total GBA New	134,408 SF
1st Floor	9,005 sf
2nd Floor	9,005 sf
3rd Floor	9,005 sf
Roof	821 sf





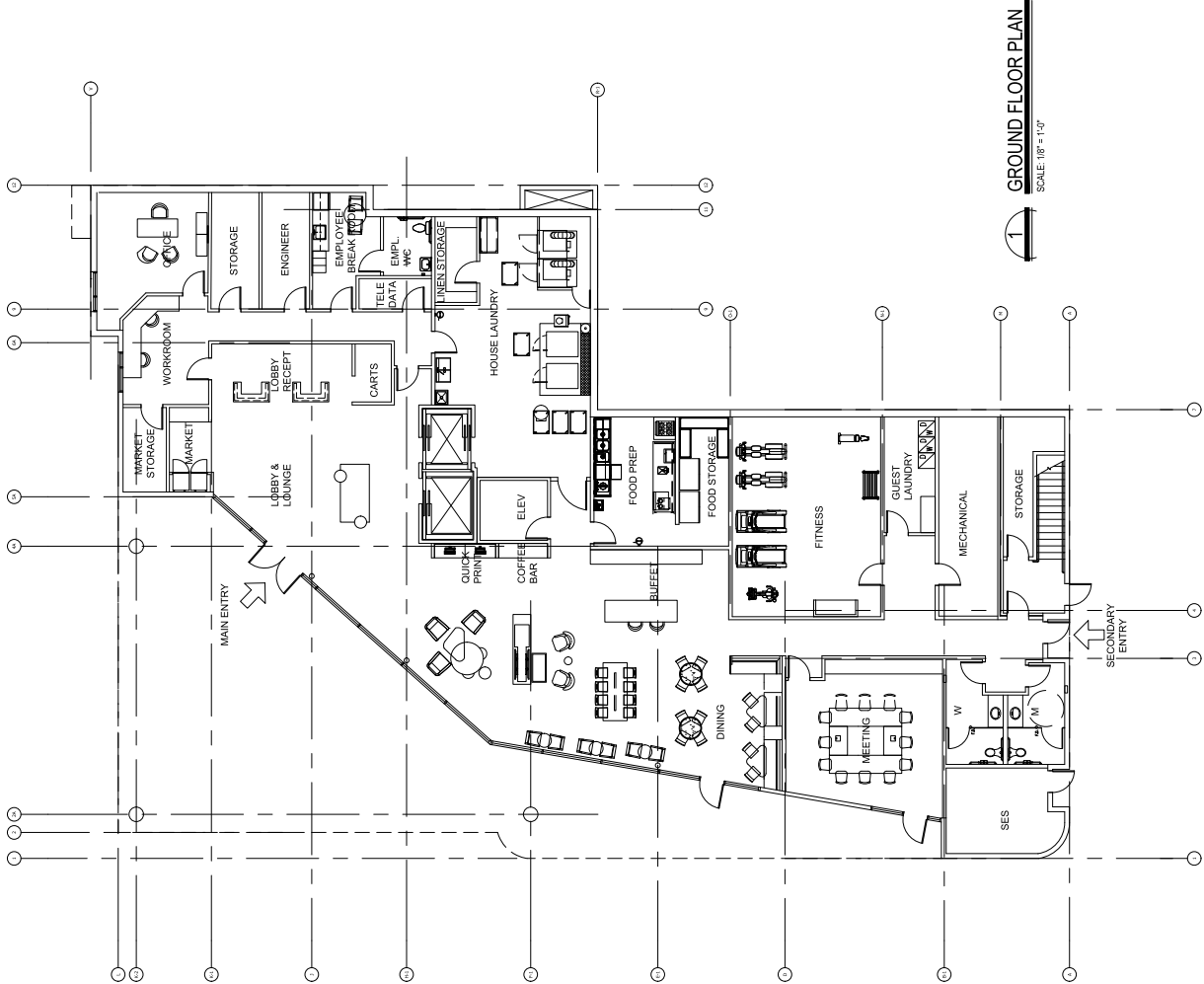
G&A ARCHITECTS, INC.
 1720 E. CHANDLER BLVD.
 PHOENIX, AZ 85024
 PH: 602.998.8888
 GANDARCHITECTS.COM

BOUQUET HOTEL
 720 Hill Street Capitola, CA

ISSUE DATE: 09/2021
 REVISION DATE:
 GENERATION:
 PROJECT:
 GROUND FLOOR PLAN

A201
 NOT FOR CONSTRUCTION

3.C.1



1 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



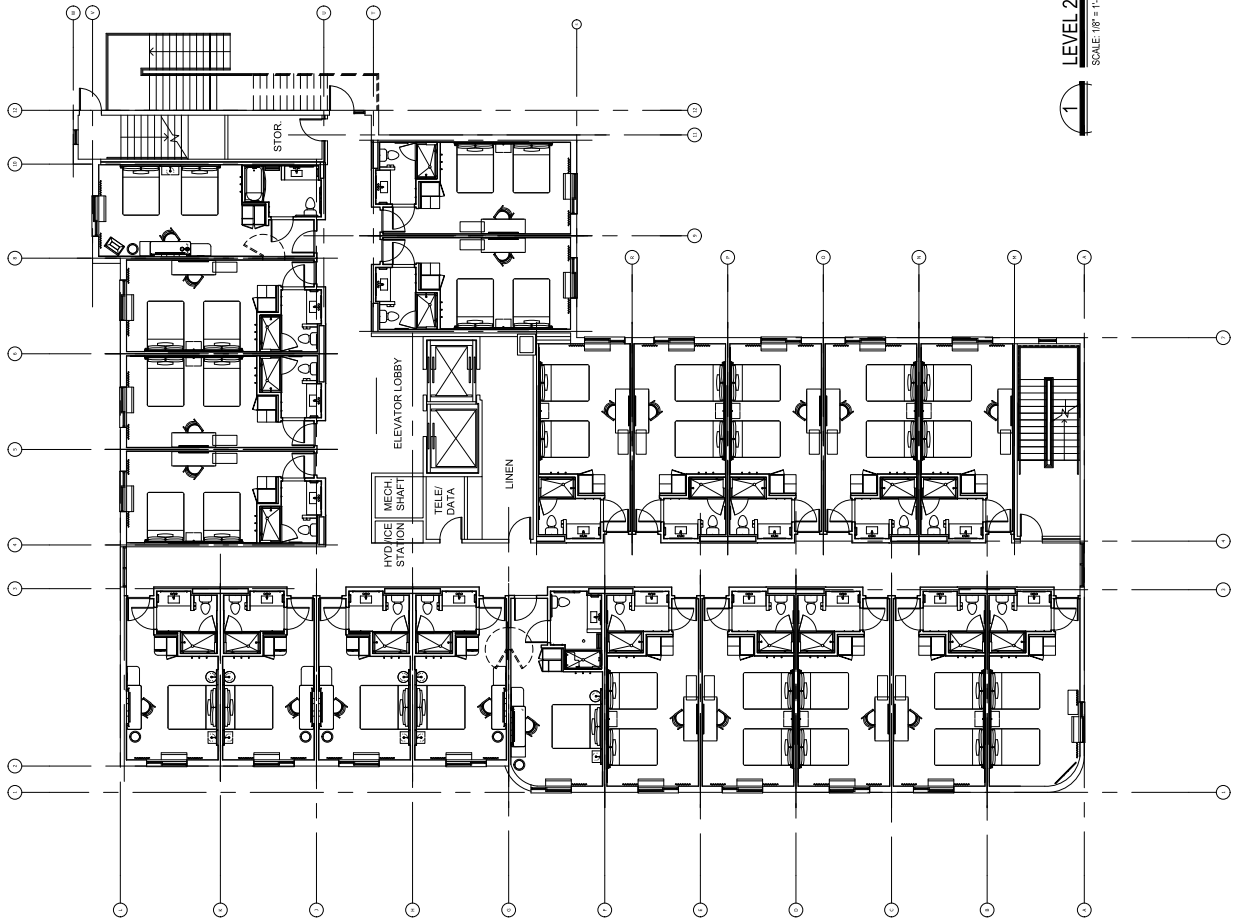
REYNOLDS & SMITH ARCHITECTS, LLC
 1702 E. Camelback Rd.
 Phoenix, AZ 85016
 phone: 602.955.1100
 rsm@randsa.com

BOUQUET HOTEL
 720 Hill Street Capitola, CA

DATE: 03/2021
 REVISION DATE:
 GENERATION:
 LEVEL 2 FLOOR PLAN

A202
 NOT FOR CONSTRUCTION

3.C.1



LEVEL 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



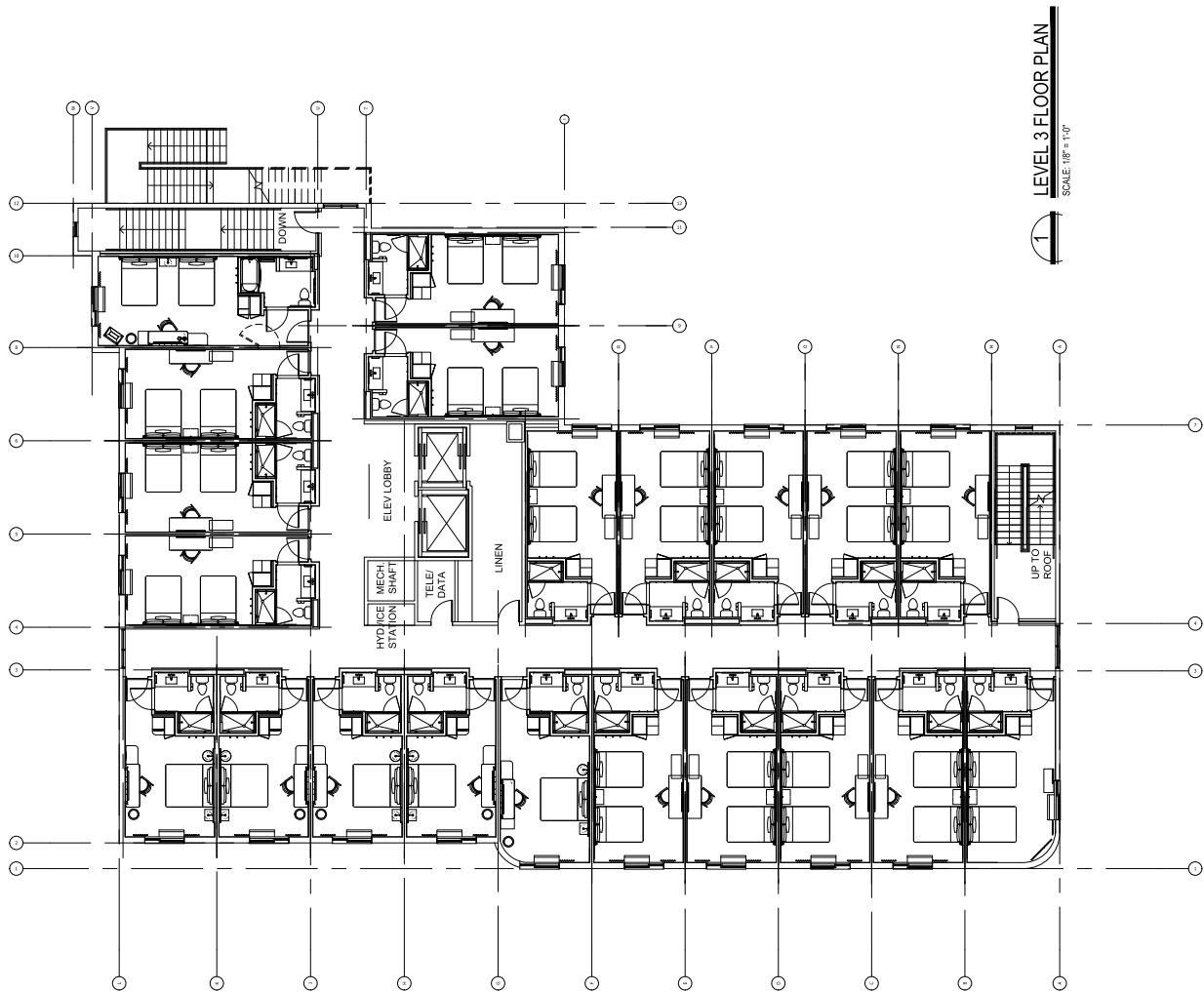
10000 N. CENTRAL EXPRESSWAY, SUITE 100
 PHOENIX, AZ 85028
 PHOENIX, AZ 85028
 PHOENIX, AZ 85028
 PHOENIX, AZ 85028

BOUTIQUE HOTEL 720 Hill Street Capitola, CA

SHEET DATE: 03/2021
 REVISION DATE:
 GENERATION:
 PROJECT:
 LEVEL 3 FLOOR PLAN

A203
 NOT FOR CONSTRUCTION

3.C.1



LEVEL 3 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



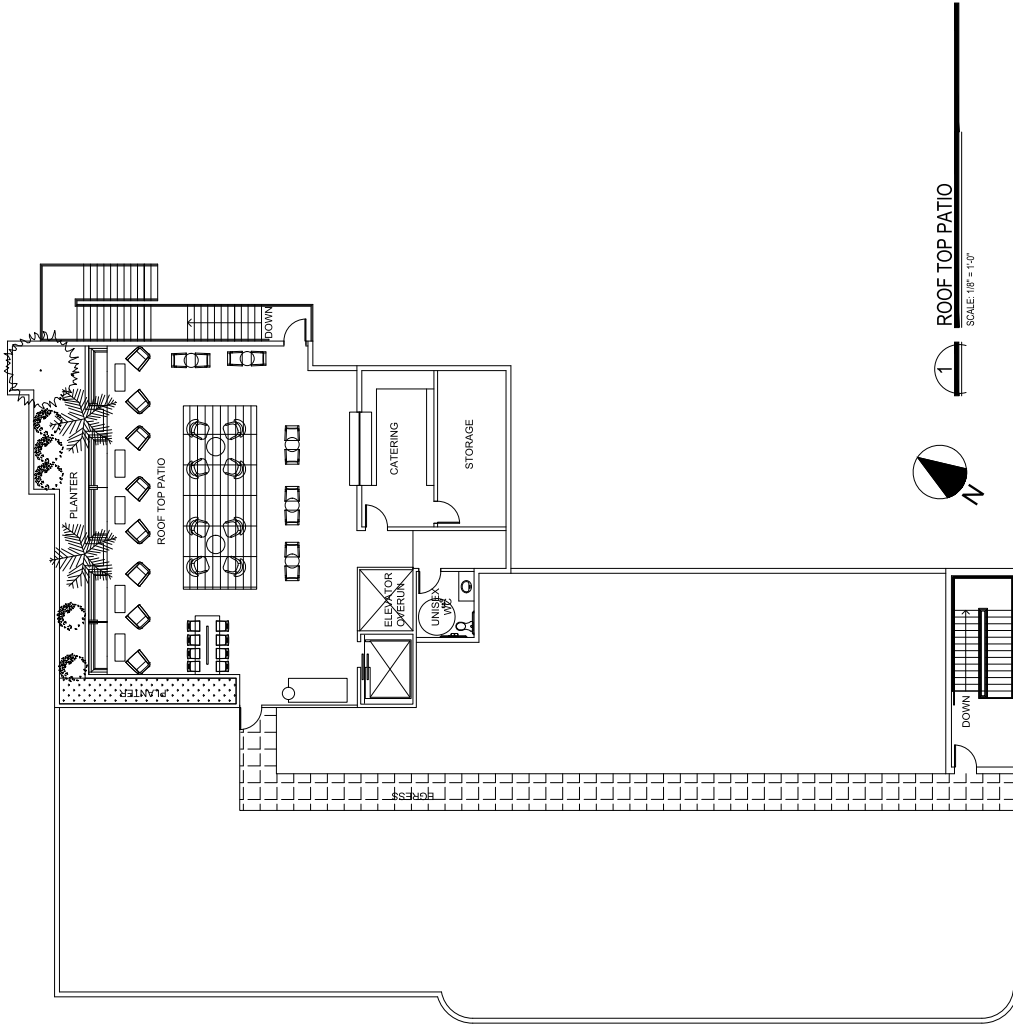
720 HILL STREET CAPITOL, CA
 720 HILL STREET CAPITOL, LLC
 1720 E. CENTRAL AVENUE
 PHOENIX, AZ 85004
 602.441.1111
 720hillstreet.com

BOUQUET HOTEL 720 Hill Street Capitol, CA

ISSUE DATE: 03/2021
 REVISION DATE:
 GENERATION:
 DRAWING NO.:
 ROOF TOP PATIO PLAN

A204
 NOT FOR CONSTRUCTION

3.C.1





ARCHITECTURE
CONSULTANTS
1702 E. CHANDLER BLVD.
SUITE 100
PHOENIX, AZ 85024
PH: 602.498.8888
WWW.ACCONLINE.COM

BOULIQUE HOTEL 720 Hill Street Capitola, CA

DATE: 03/2021
REVISION DATE:
GENERATION:
ELEVATIONS

A302
NOT FOR CONSTRUCTION

3.C.1

KEY NOTES:

- 1 APPROXIMATE LINE OF BRIDGE
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ARCHITECTURAL LIGHTING LEGEND:

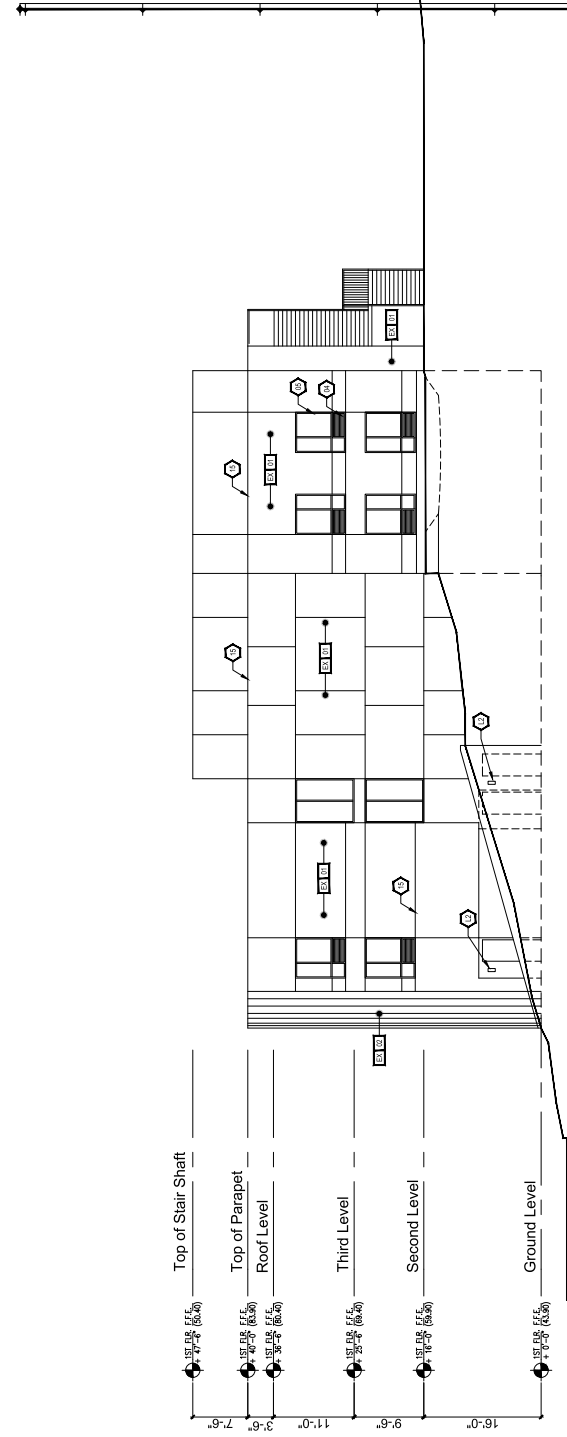
L1 EXTERIOR LIGHT FIXTURE
L2 WALL SCONCE AT DOOR

BUILDING SIGNAGE:

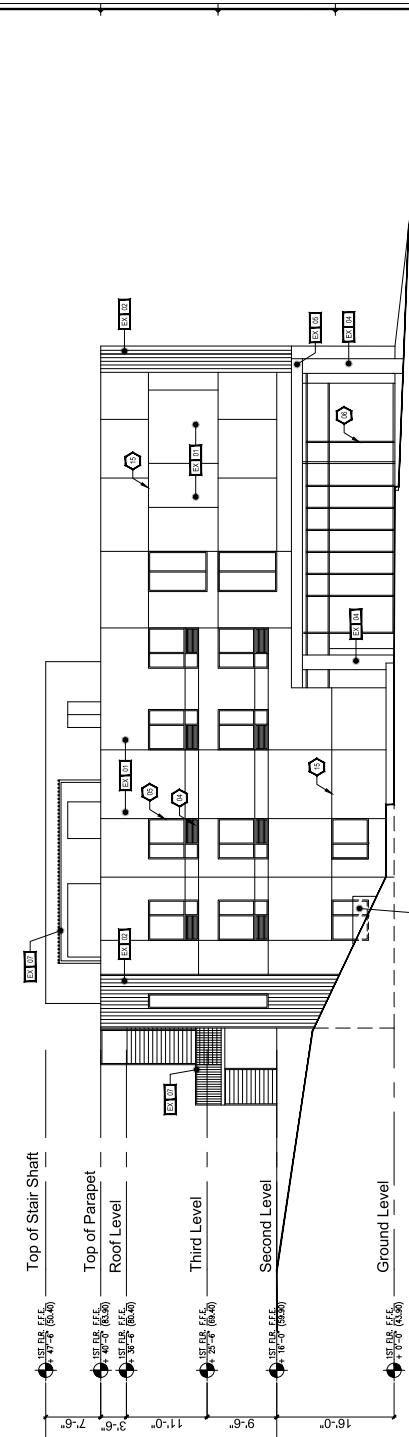
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FINISH LEGEND:

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



2 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST BUILDING ELEVATION

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



2 EAST BUILDING ELEVATION

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



G+A ARCHITECTURE
CONSULTANTS
1000 AVENUE OF THE ARTS
SUITE 1000
HOUSTON, TEXAS 77002
TEL: 713.866.2200

BOUTIQUE HOTEL 720 Hill Street Capitola, CA

DATE: 10/20/2021
REVISION: 01/20/2021
DRAWING: 01/20/2021
JOB NO: 2021-001
RERENDERED ELEVATIONS

A302
NOT FOR CONSTRUCTION

3.C.1





STONE: SOLTICE STONE- ANDALUSIAN- FINE COMBED
EX-03



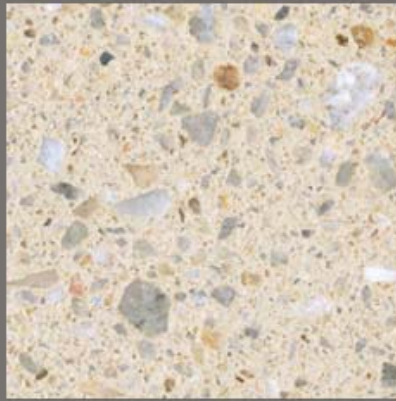
EXPOSED CONCRETE
EX-04



ALUMINUM COMPOSITE
PANEL: ALCOA-
EXTRA WHITE
EX-05



SW 6993
BLACK OF NIGHT
EX-07



DECORATIVE GRANITE: TRENDSTONE-
MISSION WHITE WEST
EX-08



RESIN PANEL: TRESPA METEON-
NW28 HALMSTAD MATT
EX-02



DRYVIT 628ST WHITE HAZE
EX-01



STOREFRONT AND WINDOW
ARCADIA AB-8 BLACK
EX-09

Boutique Hotel - Hill Street Capitola, CA

MATERIAL BOARD | MARCH 20 2021



ARCHITECTURE
PLANNING & DESIGN

Design Permit Design Review Criteria

17.120.070 Design review criteria. When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the following criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply.

- A. **Community Character.** The overall project design including site plan, height, massing, architectural style, materials, and landscaping contribute to Capitola's unique coastal village character and distinctive sense of place.
- B. **Neighborhood Compatibility.** The project is designed to respect and complement adjacent properties. The project height, massing, and intensity is compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.
- C. **Historic Character.** Renovations and additions respect and preserve existing historic structure. New structures and additions to non-historic structures reflect and complement the historic character of nearby properties and the community at large.
- D. **Sustainability.** The project supports natural resource protection and environmental sustainability through features such as on-site renewable energy generation, passive solar design, enhanced energy efficiency, water conservation measures, and other green building techniques.
- E. **Pedestrian Environment.** The primary entrances are oriented towards and visible from the street to support an active public realm and an inviting pedestrian environment.
- F. **Privacy.** The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimizes privacy impacts on adjacent properties and provides adequate privacy for project occupants.
- G. **Safety.** The project promotes public safety and minimizes opportunities for crime through design features such as property access controls (e.g., placement of entrances, fences), increased visibility and features that promote a sense of ownership of outdoor space.
- H. **Massing and Scale.** The massing and scale of buildings complement and respect neighboring structures and correspond to the scale of the human form. Large volumes are divided into small components through varying wall planes, heights, and setbacks. Building placement and massing avoids impacts to public views and solar access.
- I. **Architectural Style.** Buildings feature an architectural style that is compatible with the surrounding built and natural environment, is an authentic implementation of appropriate established architectural styles, and reflects Capitola's unique coastal village character.
- J. **Articulation and Visual Interest.** Building facades are well articulated to add visual interest, distinctiveness, and human scale. Building elements such as roofs, doors, windows, and

porches are part of an integrated design and relate to the human scale. Architectural details such as trim, eaves, window boxes, and brackets contribute to the visual interest of the building.

- K. **Materials.** Building facades include a mix of natural, high quality, and durable materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.
- L. **Parking and Access.** Parking areas are located and designed to minimize visual impacts and maintain Capitola's distinctive neighborhoods and pedestrian-friendly environment. Safe and convenient connections are provided for pedestrians and bicyclists.
- M. **Landscaping.** Landscaping is an integral part of the overall project design, is appropriate to the site and structures, and enhances the surrounding area.
- N. **Drainage.** The site plan is designed to maximize efficiency of on-site drainage with runoff directed towards permeable surface areas and engineered retention.
- O. **Open Space and Public Places.** Single-family dwellings feature inviting front yards that enhance Capitola's distinctive neighborhoods. Multifamily residential projects include public and private open space that is attractive, accessible, and functional. Nonresidential development provides semi-public outdoor spaces, such as plazas and courtyards, which help support pedestrian activity within an active and engaging public realm.
- P. **Signs.** The number, location, size, and design of signs complement the project design and are compatible with the surrounding context.
- Q. **Lighting.** Exterior lighting is an integral part of the project design with light fixtures designed, located, and positioned to minimize illumination of the sky and adjacent properties.
- R. **Accessory Structures.** The design of detached garages, sheds, fences, walls, and other accessory structures relates to the primary structure and is compatible with adjacent properties.
- S. **Mechanical Equipment, Trash Receptacles, and Utilities.** Mechanical equipment, trash receptacles, and utilities are contained within architectural enclosures or fencing, sited in unobtrusive locations, and/or screened by landscaping.



MEMORANDUM

Date: August 26, 2021	
To: Katie Herlihy, Community Development Director	Organization: City of Capitola
From: RRM Design Group	Title: Design Review Team
Project Name: Capitola Hotel Design Peer Review	Project Number: 1783-02-CU21 (A.01)
Topic: 720 Hill Street – Boutique Hotel Review	

Dear Katie,

We have reviewed the proposed design for compliance with the City of Capitola Municipal Code (CMC) Design Review Criteria, specifically Chapter 17.120.070.

Project documents reviewed include Design Review Package Page 1 Elevation, Design Narrative, Level 1 Site Plan Sheet A100, Level 2 Site Plan Sheet A101, Overall Site Plan Sheet A102, Ground Floor Plan Sheet A201, Level 2 Floor Plan Sheet A202, Level 3 Floor Plan Sheet A203, Roof Top Patio Plan Sheet A204, Elevations Sheet A301, Elevations Sheet A302, Rendered Elevations Sheet A301, Rendered Elevations Sheet A302, and Material Board. While it is assumed a conceptual landscape design is forthcoming from the applicant, this review examines landscaping as provided in the provided plan set.

Neighborhood Character and Patterns

The project site is zoned Community Commercial (CC) and has an Affordable Housing Overlay (AHO). The parcel is located along Hill Street and Crossroads Loop and currently contains an existing hotel and parking area and the project proposes to be developed on a vacant portion of this site. The area immediately surrounding the project site is characterized by a variety of residential and commercial uses, including California State Route 1 to the north, Community Commercial (CC) to the west, Community Commercial (CC) and Single-Family Residential (R-1) to the south, and Multi-Family Residential, Medium Density (RM-M), Single-Family Residential (R-1), and Mixed-Use Neighborhood (MU-N) to the east.



Project Location

Project Design Review

The project proposal consists of a three-story, 42 room boutique hotel located along Hill Street, which includes lobby and lounge space, meeting and fitness space, roof deck, and dining and patio areas, among others. The project also proposes to include thirty (30) new parking spaces located to the rear of the building that will be combined with existing parking spaces from the adjacent existing hotel. The proposed architectural style most closely resembles “Modern” with a coastal theme and will be referred to as “Modern” going forward within this review.

It should be acknowledged that the project applicant owns the adjacent Quality Inn property for which the proposed project will be sharing vehicular access and parking areas. While not a part of the scope of this review, the applicant should consider exterior upgrades to the Quality Inn in the near term to enhance the aesthetic and visual connection between these two facilities and that of the overall visitor experience. Future consideration should also be given to ensure the proposed project does not hinder the redevelopment of the site, in terms of potential additions that may be considered in the future.



While not within the scope of this review, consider exterior upgrades to the Quality Inn to enhance aesthetic and visual connection between two facilities.



Proposed project aesthetic.

West Elevation

Attachment: Design Review of 720 Hill Street (720 Hill Street Conceptual Review)

Community Character

As indicated in the City's General Plan, one of the primary guiding principles for the City is Community Identity. Community Identity highlights the desire of the Capitola community to ensure new development enhances the small-town feel and coastal village charm while also ensuring that all areas of the City possess a unique, memorable, and high-quality identity. Moreover, CMC Section 17.120.070.A takes this further, identifying that a development's site plan, height, massing, architectural style, materials, and landscaping all collectively contribute to the unique coastal village character and distinctive sense of place. In reviewing the provided plan set for the Boutique Hotel project, it is clear the applicant has begun to introduce a variety of elements throughout the project to create the community's desired unique, high-quality identity while also fostering the character and distinctive sense of place that is Capitola. However, as further discussed in greater detail within this conceptual review below, there are a number of opportunities for the applicant to individually address that would collectively create a project that more closely exudes the unique coastal village character and distinctive sense of place that is Capitola.

Examples of Existing Community Character within Capitola.

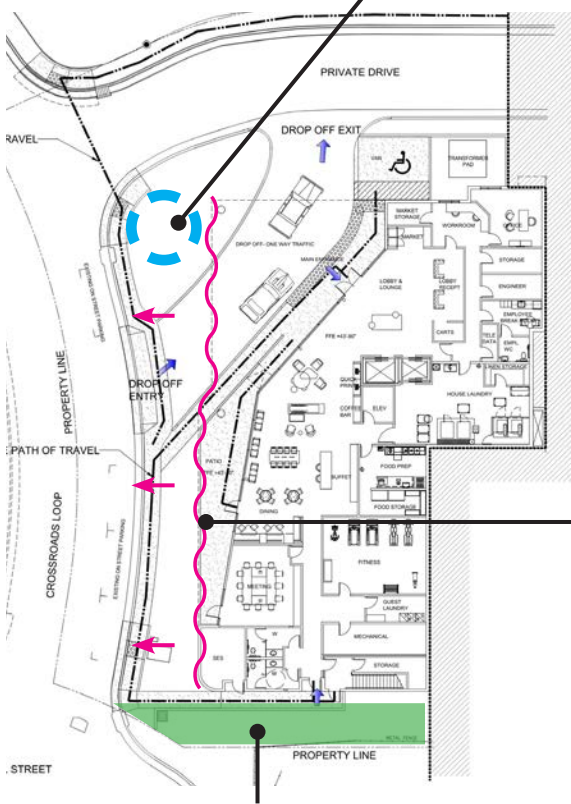


Site Planning and Neighborhood Compatibility

The proposed hotel has been appropriately sited to be oriented towards Crossroads Loop, addressing the street and positioned away from existing single-family residences to the south. The project has provided easily accessible and adjacent on-site parking, logical points of vehicular ingress/egress, and adequate internal vehicle circulation within the site, as shown in Overall Site Plan Sheet A102. To minimize parking visibility and traffic issues, on-site parking is located to the rear of the hotel (CMC 17.120.070.L) and is proposed to be shared with the existing, adjacent hotel to support future guests, thereby reducing the potential for overflow parking into adjacent residential areas (CMC 17.120.070.B). While a rooftop patio is proposed as part of the project, it has been appropriately sited at the north end of the building, away from the existing single-family residences to the south, with views obstructed by both stair tower and catering/storage building elements (CMC 17.120.070.B). To enhance screening and minimize potential privacy impacts to adjacent single-family residences, the applicant should consider integrating screening at the egress walkway/stair tower while also considering refinement of the stair tower (CMC 17.120.070.B/.F). The project design does include rooms located on the south side of building, however window placement on this elevation has been minimized and due to the combination of both topography and existing vegetation, it is anticipated that any privacy impacts will be minimized (CMC

17.120.070.F). As part of a project landscape plan, the applicant should look for opportunities to introduce fast-growing, evergreen landscaping along the southern property line adjacent to the existing single-family residences to further enhance screening.

Site Plan



Integrate fast-growing, dense, and evergreen landscaping to provide additional screening from properties to the south.

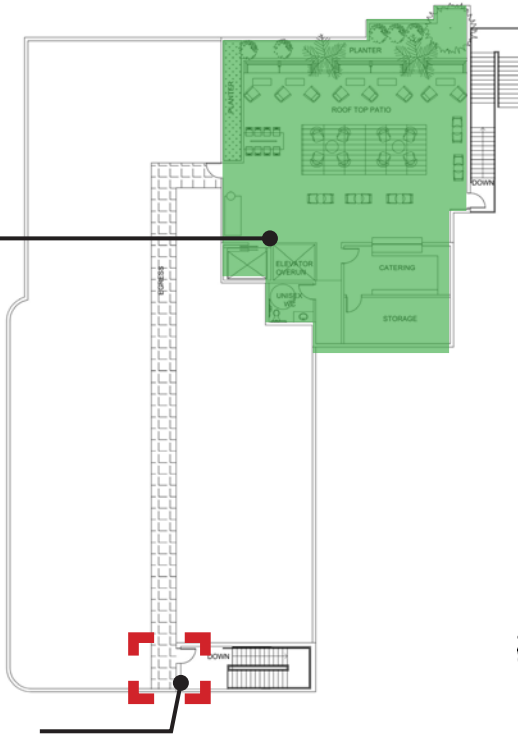
Consider integrating public art at Private Drive/Crossroads Loop intersection.

Roof top patio appropriately located at the north side of hotel, away from existing residences.

Hotel appropriately sited to be oriented towards Crossroads Loop road.

Consider integrating screening at egress walkway/stair tower and/or refine stair tower to minimize potential privacy issues to the south.

Rooftop Patio Plan



The project site plan includes a proposed pedestrian pathway that connects from the existing off-site sidewalk along Crossroads Loop directly to the primary hotel entry as well as to a secondary entry at the southern portion of the property, providing safe and convenient pedestrian access (CMC 17.120.070.L). While no pedestrian access outside of the building is proposed to connect to the parking area, an existing five-foot sidewalk at the north side of the Private Drive provides safe pedestrian access to the adjacent, existing hotel and rear parking areas. Where pedestrian pathways are proposed, the applicant should look for opportunities to incorporate unique paving, pedestrian lighting, enhanced landscaping, and/or other features to facilitate pedestrian access and enhance the overall project design (CMC 17.120.070.L). It is assumed that guests will also be able to access the hotel from the rear parking area at the second level and utilize the elevator to traverse down to the lobby area. To ensure ease of navigation by future guests from the parking area into the hotel, the applicant should provide adequate signage to direct and inform guests traveling from the parking area (CMC 17.120.070.L).

Attachment: Design Review of 720 Hill Street (720 Hill Street Conceptual Review)

Site Plan



Existing sidewalk at north side of Private Drive.

Provide adequate signage to direct future guests from parking area to lobby.

Incorporate unique paving, pedestrian lighting, enhanced landscaping, and/or other features to facilitate pedestrian access and enhance project design.

The applicant has successfully provided attractive and functional semi-public outdoor spaces at both the ground level and rooftop level (CMC 17.120.070.O). At the ground level, the project proposes to include a patio area that is connected to the internal buffet and dining area, as shown on Level 1 Site Plan Sheet A100. While it is expressed in the plan set that this area may be for outdoor dining, the applicant should confirm approach leisure space for hotel guests. Lastly, to further enhance and provide an attractive semi-public outdoor space, the applicant may consider locating any public art required as part of the project proposal at the intersection corner of the Private Drive/Crossroads Loop.

West Elevation

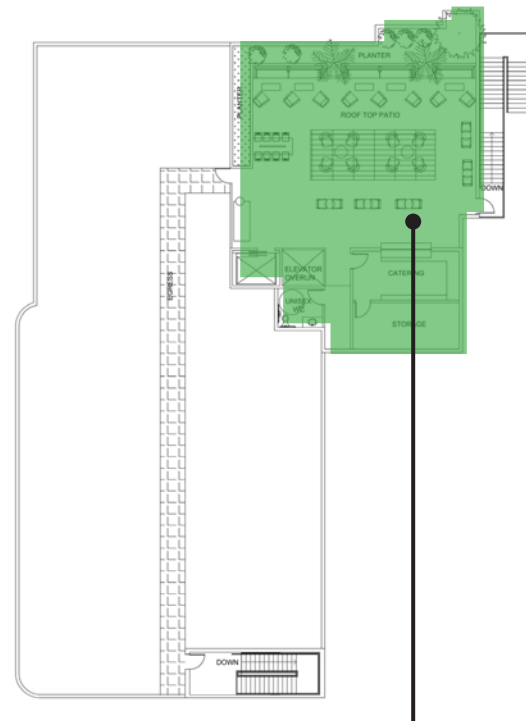


Confirm outdoor patio area to be used for outdoor dining and/or lounging by future guests. Enhance space to activate ground level activity.



Examples of patio areas with pedestrian scaled elements enhancing ground level activity.

Rooftop Patio Plan



Roof top patio, while not at ground level, will support pedestrian activity and leisure space for hotel guests.

Attachment: Design Review of 720 Hill Street (720 Hill Street Conceptual Review)

Architecture

The proposed project architecture generally incorporates good design practices related to massing, including utilizing varied projecting and recessed wall planes as well as wall heights to break up the overall building composition (CMC 17.120.070.H). Along the southern elevation, the applicant has appropriately stepped down the building massing to both reflect the site topography but also to respond to the surrounding context of the site. However, the building massing generally reflects a more horizontal emphasis and in order to balance the project proportions, the applicant should look for opportunities to introduce additional vertical elements into the project design (CMC 17.120.070.H). This could include expansion of projecting/recessed massing elements, enhanced massing at prominent areas such as the primary entry or building corners, among other possible design interventions. In addition, the proposed building massing portrays a number of blank wall planes, such as at the north, south, and east elevations (CMC 17.120.070.H). Going forward, the applicant should reduce these blank wall areas through additional design interventions. This could include continuation of windows/doors, materials/colors, among other possibilities.

West Elevation



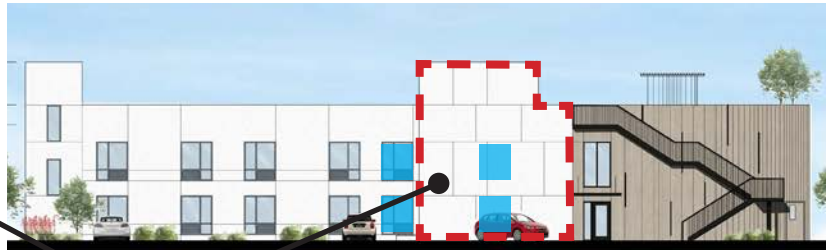
Expand vertical massing elements within design to provide proportional balance between the horizontal and vertical elements.

Strengthen massing with project design, such as expansion of projecting/recessed elements, at primary entry or building corners, among other possible design interventions.

North Elevation



East Elevation



Address blank walls within building design. Design interventions could include additional application of additional windows, additional colors/materials, espalier with vertical landscaping, among other possible design interventions.



Example of espalier with vertical landscaping providing screening of blank wall area.

Attachment: Design Review of 720 Hill Street (720 Hill Street Conceptual Review)

While the applicant has selected an architectural style that generally contains limited articulation/detailing, the current design approach still lacks an adequate level of articulation/detailing typical of the style that would further enhance the visual interest and the coastal aesthetic and character of the project (CMC 17.120.070.J). Additionally, while it is expected that the highest level of articulation/detailing will be placed on the public street facing elevation, similar and complementary articulation/detailing should be carried onto the other building elevations. Going forward, the applicant should look for opportunities to further enhance the visual interest and coastal aesthetic and character of the project design through additional articulation/detailing, consistent with the selected architectural style direction. For example, this could include incorporation of additional trim, wood or composite wood accents, other materials/colors, architectural features and/or other stylistic appropriate elements. Lastly, as seen on the east elevation, an exterior staircase is proposed to provide access to the rooftop patio area. While allowed by City Code, the applicant should look for opportunities to further enhance the stair design, such as decorative paneling, rather than metal picket. The applicant may also consider enclosing the exterior staircase, if appropriate.

West Elevation



Expand articulation/detailing to further enhance visual interest in project design. This could include trim, materials/colors, architectural features, and/or other stylistic appropriate elements.

East Elevation

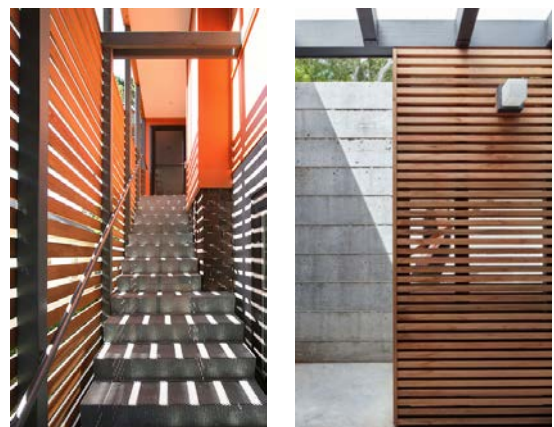
Enhance exterior staircase through incorporation of decorative panels, rather than metal picket railing as shown.



Source:Google.com



Example of enhanced massing, exterior articulation/detailing, and coastal material applications (stone, wood).



Examples of decorative exterior staircases with wood-like railing and screening elements.

Attachment: Design Review of 720 Hill Street (720 Hill Street Conceptual Review)

Proposed roof type for the project is shown as built-up parapet, considered appropriate to the selected architectural style (CMC 17.120.070.J). However, in order to enhance the visual interest and articulation of the project, it is recommended that the applicant provide additional roofline variation in order to break up the appearance of a continuous, unarticulated roof plane. This may also aide in breaking up the horizontal massing nature of the project referenced above.



Proposed roofline variation is lacking. Look for opportunities to vary height of roof to enhance visual interest of overall project.

West Elevation

The applicant has appropriately located the primary hotel entry towards Crossroads Loop and flanked by application of Andalusian solstice stone veneer, creating an inviting pedestrian environment and activating the public realm area (CMC 17.120.070.E). However, due to the cantilevered building design at the front elevation, the entryway appears lost within the overall building composition, lacking defining features. In order to enhance and further emphasis the primary hotel entry, the applicant should integrate additional design interventions at this location. This could include an awning/overhang, variation in window/door mullion system, varying material/color, public art, among other possible design interventions.

West Elevation

Enhance primary entry through awning/overhang, wood soffits, architectural features, variety in window/door mullion systems, change in color/materials, among others possible design interventions.



Source:Google.com



- Decorative transom element.
- Projecting awning/overhang.
- Accent wood soffit detailing.
- Coastal inspired shutter architectural features.
- Functional public art element.
- Wood material change.

Example of accentuated primary entry.

East Elevation



Awning at entry on East Elevation aids in defining point of entry while also accentuating design.

Proposed windows and doors portrayed in the provided plan set are considered appropriate for the selected architectural style and have been successfully integrated as part of the project design (CMC 17.120.070.J). The proposed storefront windows and doors feature black frames that complement the selected architectural style. However, in considering the boutique hotel project approach, the applicant should consider integration of a higher end window system with casement and/or operable windows to further enhance the visual interest of the project. In addition, while A/C units at individual rooms are not inappropriate, applicant should integrate decorative grilles to further enhance visual interest within the overall project design.

West Elevation



Consider integrating a higher end window system with casement and/or operable windows to enhance visual interest.

Integrate decorative grilles at window A/C units.

The applicant has successfully proposed a mix of high-quality and durable materials and colors that are appropriate to the selected architectural style (CMC 17.120.070.K). Materials proposed for the project include stone veneer – Andalusian Fine Combed, decorative CMU block - Trendstone Mission White West, resin panel – Trespa Meteon, exposed concrete, stucco – Dryvit White Haze, aluminum composite panel – Alcoa Extra Storefront, and aluminum storefront and window – Arcadia. Colors proposed for the project include White Haze, Extra White, Black of Night, Black, and other gray and beige earth-toned colors shown as part of the provided Colors/Materials Board for the project. However, in reviewing the overall material application for the project, there appears to be a number of locations where applied materials do not terminate at a logical location, such as the north and south elevations where resin panels are applied. Going forward, the applicant should ensure all materials utilized in the project terminate at an inside corner, rather than stopping hap-hazardously in the middle of a flat wall plane. Moreover, applicant should consider expansion of resin panels at north and south elevations to enhance visual interest and provide further refinement of the overall building design. Lastly, to further enhance the coastal village character of the project, the applicant should look for opportunities to integrate wood and/or composite wood-like materials into the project design.

South Elevation



Look for opportunities to expand material/color application and terminate at an inside corner, where appropriate.

Ensure all materials applied within the project design terminate at an inside corner. Many appear to stop haphazardly in the middle of a wall plane.

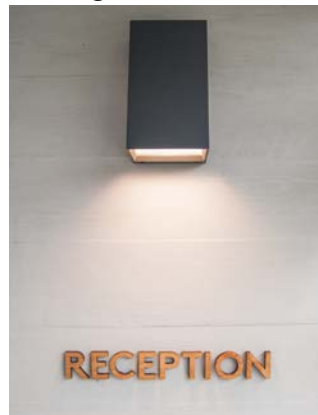
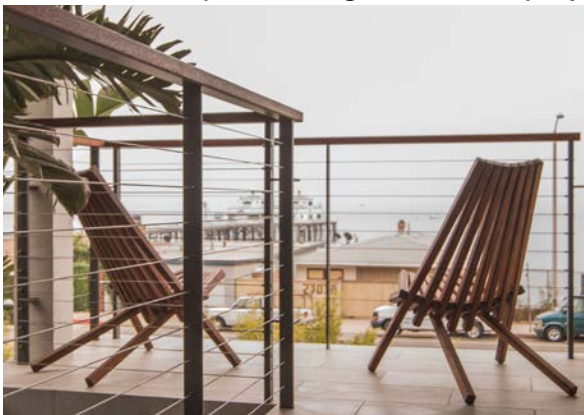


Example of coastal character exuded through wood/composite wood-like materials.

Landscaping

While landscaping is shown on various portions of the project plan set, no formal Conceptual Landscape Plan has been provided by the applicant. Going forward, the applicant should provide a Conceptual Landscape Plan to ensure adequate staff understanding. Per CMC 17.120.070.M, the project landscape design for the project should be appropriate to coastal character and aesthetic of the site location, complement the design of the building, and enhance the surrounding area of the project site. The conceptual landscape design should address the materials/colors aesthetic of the planters, outdoor dining furniture, signage, rooftop deck, bellhop desk, sidewalk experience, and other exterior elements to ensure consistency and coherency within the overall project design. In addition, specifically related to the building to ground plane connection, the applicant should look for opportunities to strategically place landscaping to soften the building transition at ground level and enhance the overall project design.

Example of consistent and coherent outdoor furniture, signage, lighting, and landscaping elements complementing the overall project design.



General Comments

No information was provided in the plan set regarding the sustainability aspects of the project. Going forward, the applicant should clarify any intended project features related to sustainability, such as on-site energy generation, passive solar design, enhanced energy efficiencies, water conservation measures, and/or other green building techniques to allow for adequate staff review (CMC 17.120.070.D).

No site or building lighting fixtures have been identified on the provided plan set. The applicant should ensure selected light fixtures are installed in parking areas, along pedestrian paths, rooftop patio, and other appropriate locations to ensure safety of future visitors and guests. All selected site and building light fixtures should complement and enhance the selected architectural style (CMC 17.120.070.Q). In addition, the applicant should ensure all site and building lighting fixtures are shielded and directed downward so as to minimize spillover onto adjacent properties and minimize illumination of the night sky (CMC 17.120.070.Q).

Mechanical equipment, trash receptacles, and utilities should be adequately screened within the project design to minimize their appearance and enhance an overall project design (CMC 17.120.070.S). The applicant has appropriately located a new trash enclosure within the parking area that will service the hotel(s). As shown on Sheet A301, the trash enclosure elevations are consistent with the design aesthetic of the boutique hotel, in terms of colors/materials, and includes a pedestrian door for ease of access. In reviewing Sheet A101, it appears that there is also existing utilities on the property near the intersection of Crossroads Loop and Hill Street. Additionally, a large transformer is identified along the Private Drive. It is unclear from the provided plan set whether or not these utilities will be adequately screened from view. Acknowledging utility provider required setbacks, the applicant should look to incorporate architectural enclosures, fencing, landscaping, and/or other design interventions consistent with the overall project design to appropriately screen these areas from view.

Applicant should clarify if existing monument signage located at the intersection corner of Crossroads Loop and Hill Street will remain and/or be revised as part of the proposed project. If revised, design should be consistent with the new boutique hotel aesthetic given its immediate adjacency.

Rendered Elevations Sheet A301 appears to incorrectly identify north and south elevation labels. The applicant should clarify elevation labels to ensure accurate location reflected.

Additional Information Needed

The following project information is needed to ensure adequate staff review going forward:

1. Conceptual Landscaping Plan

Design Recommendations

The following recommendations are made to better respond to the proposed “Modern” architectural style and to enhance the overall project design.

Site Planning

1. Consider integrating screening at the roof top egress/stair tower and refine stair tower orientation to minimize potential privacy impacts on adjacent single-family residences (CMC 17.120.070.B).
2. Look for opportunities to introduce fast-growing, evergreen landscaping along the southern property line adjacent to the existing single-family residences to further enhance screening (CMC 17.120.070.F).
3. Look for opportunities to incorporate unique paving, pedestrian lighting, enhanced landscaping, and/or other features to facilitate pedestrian access and enhance the overall project design (CMC 17.120.070.L).
4. Provide adequate signage to direct and inform guest traveling from the parking area, through the hotel, to the lobby area (CMC 17.120.070.L).
5. Confirm design intent of outdoor patio area adjacent to internal dining/buffet area at ground level (CMC 17.120.070.O). Incorporate pedestrian elements to enhance ground level activity and guest experience.
6. Consider locating any required public art as part of the project proposal at the intersection corner of the Private Drive/Crossroads Loop to further enhance and provide attractive semi-public outdoor spaces (CMC 17.120.070.O).

Architecture

7. Look for opportunities to introduce additional vertical elements into the project massing design (CMC 17.120.070.H). This could include expansion of projecting/recessed massing elements, enhanced massing at prominent areas such as the primary entry or building corners, among other possible design interventions.
8. Reduce blank wall areas through additional design interventions such as windows/doors, materials/colors, among other possibilities (CMC 17.120.070.H).
9. Enhance project articulation/detailing, consistent with architectural style direction, in order to foster greater visual interest and the coastal character and aesthetic within project design (CMC 17.120.070.J). This could include incorporation of additional trim, wood or composite wood accents, other materials/colors, architectural features, and/or other stylistic appropriate elements.
10. Look for opportunities to further enhance exterior staircase design, such as decorative paneling, rather than metal picket as shown (CMC 17.120.070.J). The applicant may also consider enclosing the exterior staircase, if appropriate.

11. Provide additional roofline variation in order to break up the appearance of a continuous, unarticulated roof plane (CMC 17.120.070.J).
12. Integrate additional design interventions at the primary hotel entry (CMC 17.120.070.E), which could include awning/overhang, variation in window/door mullion systems, varying material/color, public art, among other possible design interventions.
13. Consider integration of higher-end window system with casement and/or operable windows to further enhance the visual interest of the project (CMC 17.120.070.J).
14. Revise A/C unit grill at individual room design to further enhance visual interest within the overall project (CMC 17.120.070.J).
15. Ensure applied materials within project design terminate at an inside corner, rather than hap-hazardously in the middle of a flat wall plane (CMC 17.120.070.K).
16. Consider expansion of resin panels at north and south elevations to provide enhanced visual interest of overall building design (CMC 17.120.070.K).
17. Integrate wood and/or composite wood-like materials into the project design to further enhance the coastal village character of the project (CMC 17.120.070.K).

Landscaping

18. Provide a conceptual landscape plan for the project to allow for adequate staff review.
19. Ensure landscape design for the project is appropriate to the coastal character and aesthetic of the site location, complements the design of the building, and enhances the surrounding area of the project site (CMC 17.120.070M). The conceptual landscape design should address the materials/colors aesthetic of the planters, outdoor dining furniture, signage, rooftop deck, bellhop desk, sidewalk experience, and other exterior elements to ensure consistency and coherency within the overall project design.
20. Look for opportunities to strategically place landscaping to soften the building transition at the ground plane.

General Comments

21. Clarify any intended project features related to sustainability, such as on-site energy generation, passive solar design, enhanced energy efficiencies, water conservation measures, and/or other green building techniques for staff review (CMC 17.120.070.D).
22. Ensure all site and building light fixtures selected for the project are complementary of the architectural style (CMC 17.120.070.Q).
23. Ensure all lighting fixtures are shielded and directed downward so as minimize spillover onto adjacent properties and minimize illumination of the night sky (CMC 17.120.070.Q).
24. Acknowledging utility provider setbacks from their facilities, the applicant should incorporate architectural enclosures, fencing, landscaping, and/or other design interventions to screen these areas from view (CMC 17.120.070.S).
25. Clarify if existing monument signage at the intersection corner of Crossroads Loop and Hill Street will remain and/or be revised as part of the project. If revised, design should be consistent with the new boutique hotel aesthetic given its immediate adjacency.

26. Clarify elevation labels shown on Sheet A301, as they appear to be incorrect.

Overall, we feel the applicant has proposed a project that is appropriate to the location and surrounding context of the site. However, as addressed above, we have several concerns regarding site planning, massing, articulation/detailing, materials/colors, among others, that will should be adequately addressed by the applicant to ensure that the project appropriately addresses the surrounding context while also being consistent with City's desire for high quality new developments. We look forward to the project progression.

Very truly yours,

RRM DESIGN GROUP