



AGENDA
ARCHITECTURAL AND SITE REVIEW COMMITTEE
Tuesday, November 10, 2020
3:30 P.M. – Remote Access Only

NOTICE OF REMOTE ACCESS ONLY:

NOTICE IS HEREBY GIVEN THAT THE ARCHITECTURAL AND SITE REVIEW COMMITTEE OF THE CITY OF CAPITOLA WILL HOLD A PUBLIC MEETING THROUGH REMOTE ACCESS ON **Tuesday, November 10, 2020, AT 3:30 P.M.**, TO REVIEW THE FOLLOWING APPLICATION(S). ALL MEMBERS OF THE PUBLIC ARE INVITED TO COMMENT AHEAD OF TIME.

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

Remote participation is possible in the form of emailed public comment prior to the meeting.

How to comment via email:

1. Comments and additional materials may be sent to the Committee via archandsite@ci.capitola.ca.us by noon on the day of the meeting and they will be distributed to agenda recipients.

1. **APPLICATIONS**

2110 41st Avenue

#20-0460

APN: 034-221-16

Design Permit and Conditional Use Permit Amendment to modify the site layout and building design and add two new canopies with vacuum drops and a Variance for the residential transition standard at Master Car Wash, a car washing facility located within the C-R (Regional Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: David Karsan

Representative: Bill Kempf, Architect, Filed: 11.06.2020

2. **ADJOURN**

Adjourn to a Regular Meeting of the Architectural and Site Review Committee to be held on Wednesday, December 9, 2020.

Notice regarding Architectural and Site Review Committee meetings: The Architectural and Site Review Committee meets regularly on the 2nd and 4th Wednesday of each month at 3:30 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Architectural and Site Review Agenda is available on the Internet at the City's website: www.cityofcapitola.org on the Friday prior to the Wednesday meeting. Need more information? Contact the Community Development Department at (831) 475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Architectural and Site Review Committee that are distributed to a majority of all the members of the Architectural and Site Review Committee 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.



STAFF REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT
DATE: NOVEMBER 10, 2020
SUBJECT: **2110 41st Avenue** **#20-0460** **APN: 034-221-16**

Design Permit and Conditional Use Permit Amendment to modify the site layout and building design and add two new canopies with vacuum drops and a Variance for the residential transition standard at Master Car Wash, a car washing facility located within the C-R (Regional Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: David Karsan

Representative: Bill Kempf, Architect, Filed: 11.06.2020

APPLICANT PROPOSAL

The applicant is requesting a Design Permit and a Conditional Use Permit Amendment for site modifications and a Variance for the residential transition standards for Master Car Wash, a car washing facility, located at 2110 41st Avenue in the C-R (Regional Commercial) Zoning District. The proposed use is consistent with the General Plan and Zoning Ordinance with an amendment to Conditional Use Permit (CUP) #06-050.

BACKGROUND

2110 41st Avenue is located on the east side of 41st Avenue between Mattress Firm and Kentucky Fried Chicken. The 25,091-square-foot lot is in Capitola's main commercial corridor along 41st Avenue. The current site design, approved under CUP #06-050, includes a one-story main building attached to a car wash tunnel and a large trellis with vacuum drops. Onsite parking is provided by eight employee parking spaces.

DISCUSSION

Under the current business model, the business offers both exterior only and full-service vehicle cleaning services. The applicant is proposing to change to a do-it-yourself Flex/Express business model in which customers pay for services at a self-service kiosk, stay in their own cars through the car wash tunnel, and then have the option of utilizing vacuum drops and other cleaning materials to detail the inside and outside of the vehicle. The existing and proposed business plans are described in Attachment 2.

The proposed site plan includes a reduction in the size of the main building, the addition of two new freestanding canopies with solar panels and 13 vacuum drops, two new self-service kiosks,

and a new drive-through lane that circles the south, east, and north perimeter of the lot and leads to the car wash tunnel (Attachment 1). The plan set also includes an alternative site design without the freestanding canopies with solar panels that includes individual freestanding vacuum stations at each parking space. The applicant is requesting that any project approval include both design options to provide the owner with the flexibility to choose whichever option is financially feasible at a later date without coming back for another approval. Design Permits are good for two years. The Design Permit for the unbuilt option would expire at the two-year expiration date for the original approval.

Parking

CMC §17.76.030 does not have a specific parking requirement for a car wash use. However, the proposal maintains the existing eight onsite employee parking spaces that were required under CUP #06-050, so additional parking was not required. Also, six of the twenty-one total onsite parking spaces are compact, which complies with the 30% limit on compact spaces.

Landscaping

Under CMC §17.24.030, parcels within the Community Commercial zoning district must have a minimum of five percent landscaped open space (1,210 square feet). The proposed site plan includes 2,425 square feet of landscaped area, so it complies with the landscaped open space requirement.

Residential Transition Standards

CMC §17.24.030 contains residential transition standards to protect residential parcels that are adjacent to commercial parcels from potential negative impacts of commercial land uses. Under residential transition standard number three in CMC §17.24.030(E), a commercial parcel adjacent to a residential parcel must include a landscaped planting area, extending a minimum of ten feet from the property line, along the residential property line. In addition, a tree screen is required to be planted in this area with trees planted at a minimum interval of fifteen feet. The applicant is requesting a variance for this residential transition standard.

Currently, there is a retaining wall that runs along the rear property line because the adjacent residential property is at a lower grade than the subject parcel. The retaining wall is topped with an older picket fence. The applicant is proposing to install a new six-foot-tall wood fence on top of the existing retaining wall as part of the proposed project.

The Architecture & Site Review Committee can include mitigation measures for the rear property line in their recommendation to the Planning Commission. The C-N (Neighborhood Commercial) zoning district, for example, requires a solid masonry wall along the rear lot line of commercial parcels adjacent to residential development.

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 site modifications for an existing car wash involving a negligible expansion of the existing use. No adverse environmental impacts were discovered during project review by Planning Staff or the Planning Commission.

TENANT IMPROVEMENTS FOR SPLASH CAR WASH

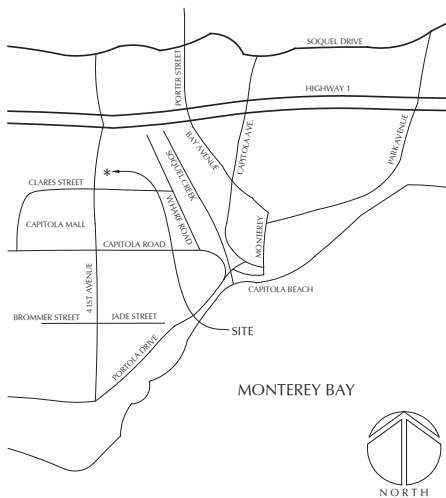
2110 41ST AVENUE, CAPITOLA, CALIFORNIA



TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
VICINITY MAP, PROJECT DATA, SHEET INDEX

DRAWING DATE:
NOVEMBER 5, 2020
A.P.N.:
054-221-16
CLIENT NAME:
SPLASH CAR WASH
PROJECT NAME:
41ST AVENUE

VICINITY MAP



BUILDING AREAS

EXISTING AREAS	
MAIN BUILDING:	
CAR WASH TUNNEL	1,763 S.F.
HEATED CUSTOMER AREA	1,406 S.F.
UN-HEATED MECHANICAL	337 S.F.
TOTAL	3,506 S.F.
COVERED WALKWAY	309 S.F.
VACUUM TRELIS STRUCTURE	1,258 S.F.
DETAIL BOOTH	527 S.F.
VACUUM	65 S.F.
TRASH	54 S.F.
PROPOSED AREAS	
MAIN BUILDING:	
CAR WASH TUNNEL	1,763 S.F.
HEATED CUSTOMER AREA	665 S.F.
UN-HEATED MECHANICAL	660 S.F.
TOTAL	3,088 S.F.
COVERED WALKWAY	470 S.F.
NEW TRASH ENCLOSURE	96 S.F.

SHEET INDEX

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A2.3	PROPOSED SITE PLAN - OPTION 'B'
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A3.3	PROPOSED ROOF PLAN
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A4.3	PROPOSED EXTERIOR ELEVATIONS
A5.1	PERSPECTIVE VIEWS - OPTION 'A'
A5.2	PERSPECTIVE VIEWS - OPTION 'B'

PROJECT DATA

OWNER:	DHARMESH KARSAN 2322 ANTONELLI COURT SANTA CRUZ, CA 95062 831 325-9579
PROJECT SITE:	2110 41ST AVENUE CAPITOLA, CALIFORNIA
ASSESSORS PARCEL NUMBER:	034-221-16
ZONING:	C-R (REGIONAL COMMERCIAL)
LOT AREA:	25,090 S.F.
OCCUPANCY TYPE:	GROUP B
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLERS:	NONE EXISTING, NONE PROPOSED
PROJECT DESCRIPTION:	TENANT IMPROVEMENT OF EXISTING CARWASH AS A RESULT OF A FIRE THAT DAMAGED THE EXISTING BUILDING. AREAS OF THE EXISTING BUILDING THAT WERE NOT DAMAGED BY THE FIRE ARE TO REMAIN, AND THE REMAINING AREA IS TO BE REMODELED IN A NEW CONFIGURATION. ADDITIONAL RECONFIGURATION OF THE SITE IS PROPOSED TO PROVIDE A UPGRADED WORK FLOW FOR THE CARWASH OPERATIONS.

REVISIONS		
No.	DESCRIPTION	DATE



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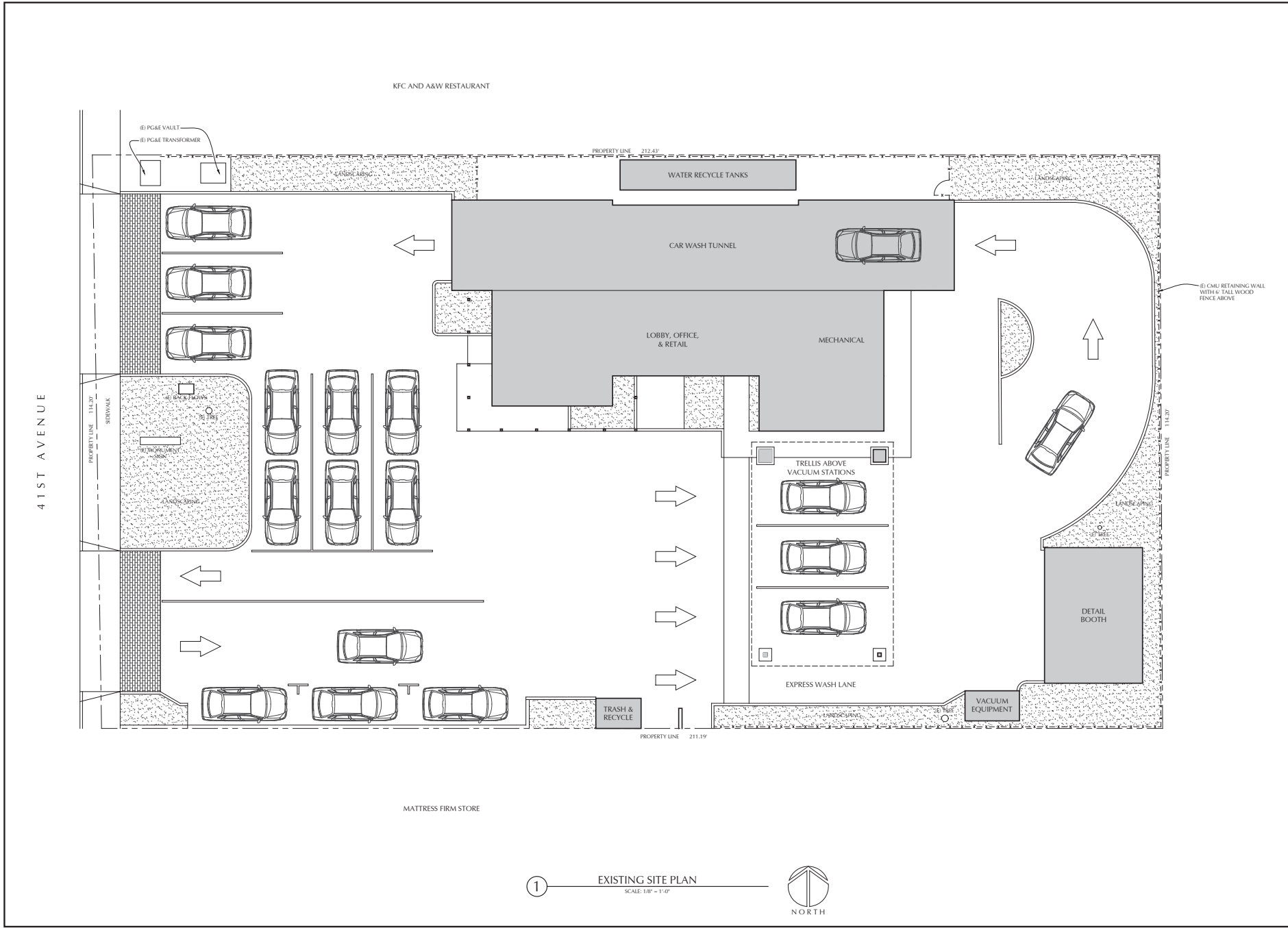
A1.1

REVISIONS		
No.	DESCRIPTION	DATE

PROJECT NO.:

DATE:

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



PARKING NOTE
 THE EXISTING CAR WAS APPROVED WITH 8
 EMPLOYEE PARKING SPACES. 8 EMPLOYEE PARKING
 SPACES ARE PROPOSED AS FAR OF THIS PROJECT.



WILLIAM C. KEMP
 ARCHITECT
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 Santa Cruz, CA 95060
 831.459.0951
 www.wckemp.com

TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
 2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED SITE PLAN - OPTION 'A'

DRAWING DATE
 NOVEMBER 5, 2020
 A.P.N.
 054-221-16
 CLIENT NAME
 SPLASH CAR WASH
 PROJECT NAME
 41ST AVENUE

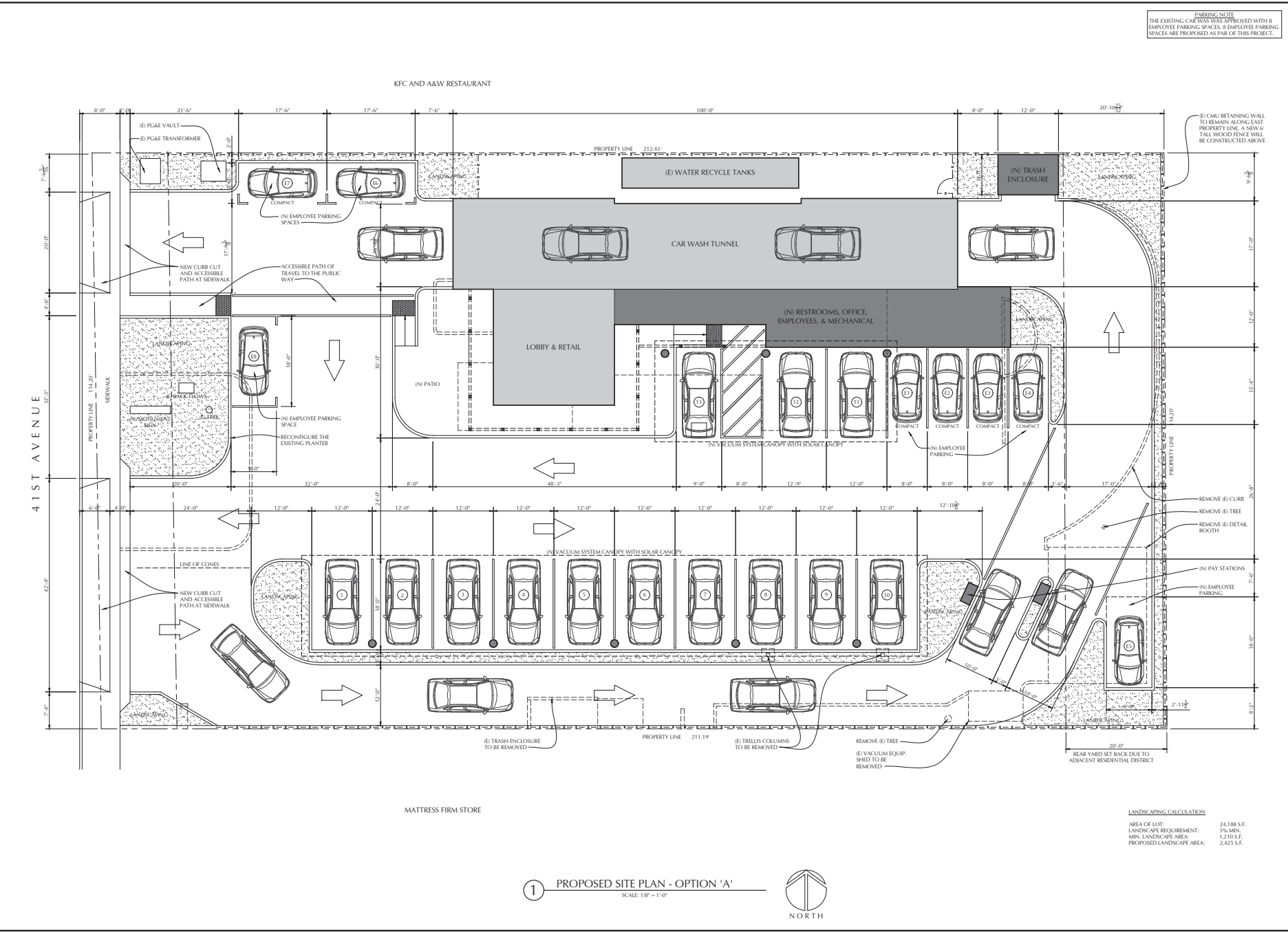
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DISCLAIMER

A2.2



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



LANDSCAPING CALCULATION
 AREA OF LOT: 24,188 S.F.
 LANDSCAPE REQUIREMENT: 5% MIN.
 MIN. LANDSCAPE AREA: 1,210 S.F.
 PROPOSED LANDSCAPE AREA: 2,425 S.F.

(E) CAR RETAINING WALL TO REMAIN ALONG EAST PROPERTY LINE. A NEW 6' TALL WOOD FENCE WILL BE CONSTRUCTED ABOVE

REMOVE (E) CURB
 REMOVE (E) TREE
 REMOVE (E) DETAIL BOOTH

(N) PAY STATIONS
 (N) EMPLOYEE PARKING

REAR YARD SET BACK DUE TO ADJACENT RESIDENTIAL DISTRICT

(E) TRASH ENCLOSURE TO BE REMOVED

(E) TRELLIS COLUMNS TO BE REMOVED

REMOVE (E) TREE
 (E) VACUUM EQUIP. SHED TO BE REMOVED

41ST AVENUE

KFC AND A&W RESTAURANT

MATTRESS FIRM STORE

PARKING NOTE
 THE EXISTING CAR WAS APPROVED WITH 8
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 SPACES ARE PROPOSED AS FAR OF THIS PROJECT.



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TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
 2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED SITE PLAN - OPTION 'B'

DRAWING DATE
 NOVEMBER 5, 2020
 A.P.N.
 054-221-16
 CLIENT NAME
 SPLASH CAR WASH
 PROJECT NAME
 41ST AVENUE

REVISIONS		
No.	DESCRIPTION	DATE

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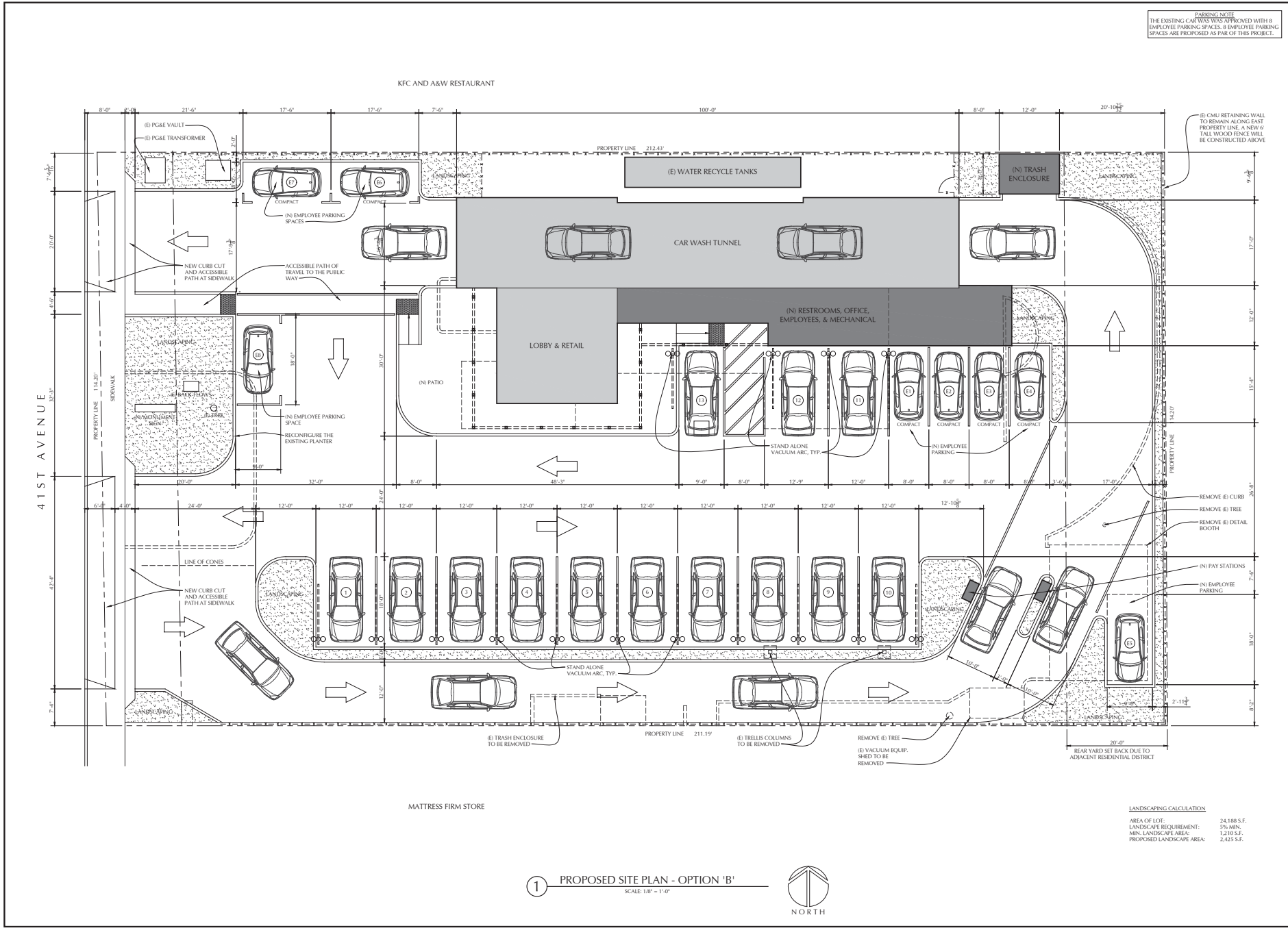
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A2.3



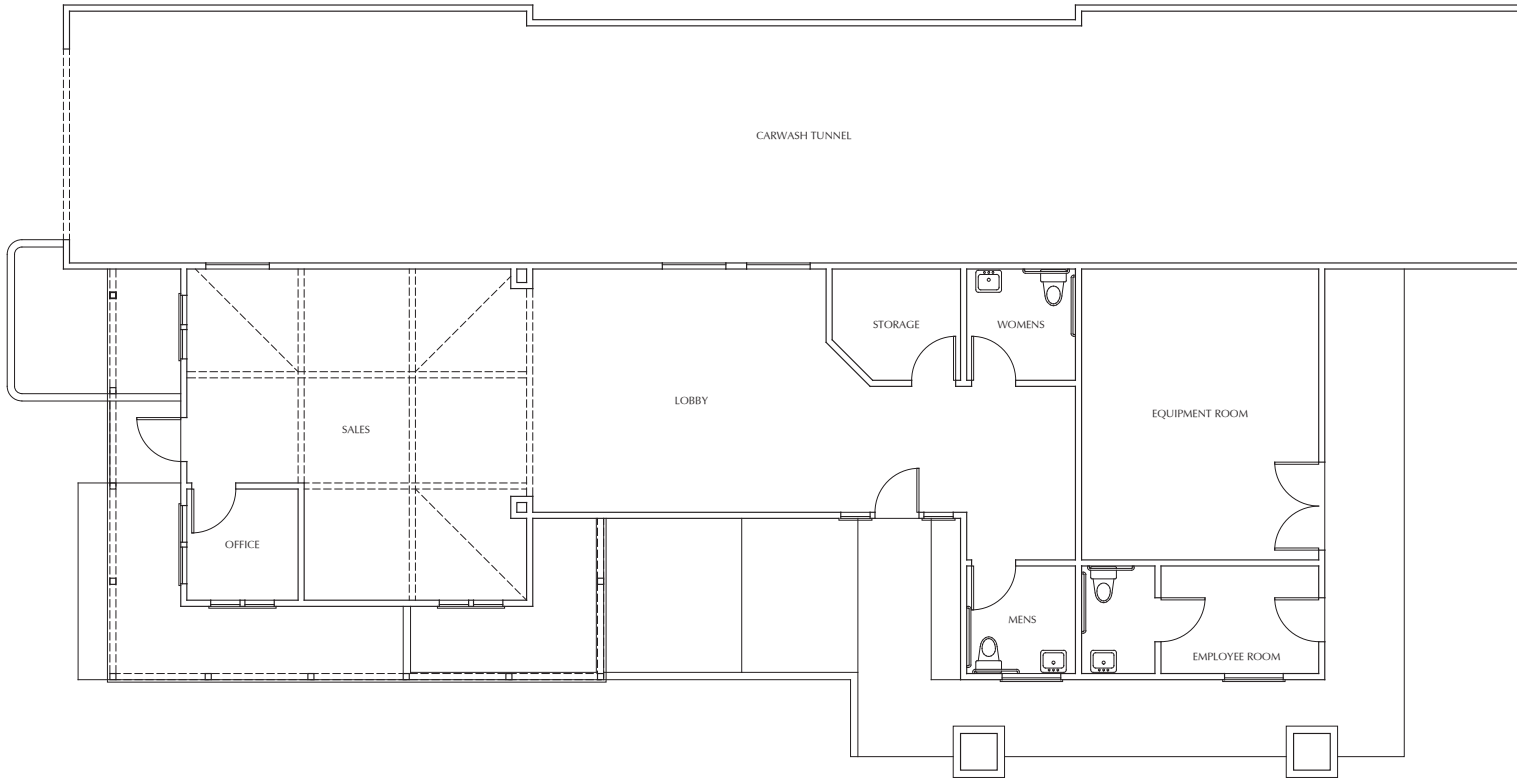
KFC AND A&W RESTAURANT

MATRESS FIRM STORE

LANDSCAPING CALCULATION
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 LANDSCAPE REQUIREMENT: 5% MIN.
 MIN. LANDSCAPE AREA: 1,210 S.F.
 PROPOSED LANDSCAPE AREA: 2,425 S.F.

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





1 EXISTING FLOOR PLAN PRIOR TO FIRE

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



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TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
EXISTING FLOOR PLAN PRIOR TO FIRE

DRAWING DATE:
NOVEMBER 5, 2020
A.P.N.:
054-221-16
CLIENT NAME:
SPLASH CAR WASH
PROJECT NAME:
41ST AVENUE

REVISIONS		
No.	DESCRIPTION	DATE

DATE PLOTTED:

DATE:

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A3.1



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TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED FLOOR PLAN

DRAWING DATE:
NOVEMBER 5, 2020
A.P.N.:
054-221-16
CLIENT NAME:
SPLASH CAR WASH
PROJECT NAME:
41ST AVENUE

REVISIONS		
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DATE: _____

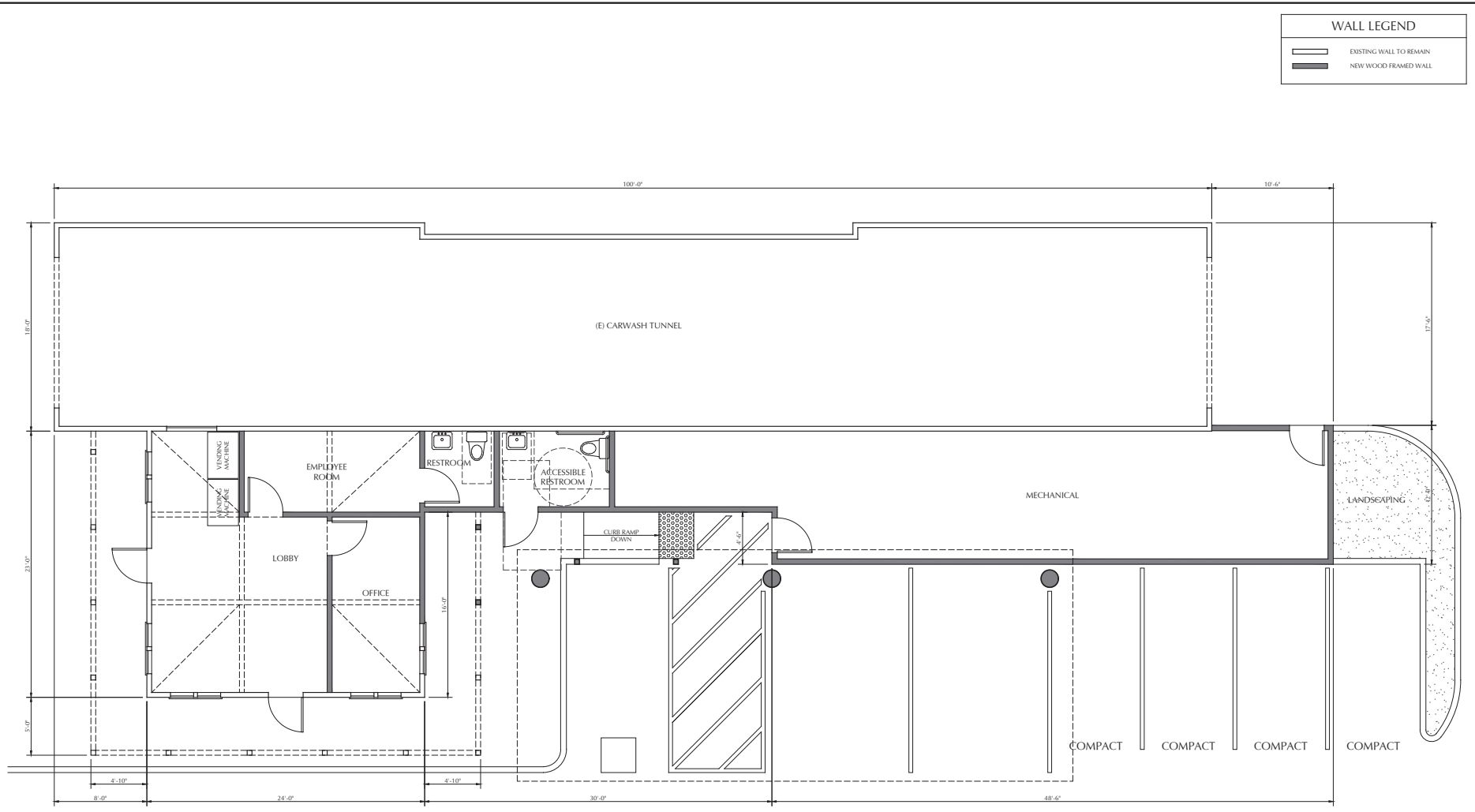
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A3.2

WALL LEGEND

— EXISTING WALL TO REMAIN

— NEW WOOD FRAMED WALL



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



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TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED ROOF PLAN

DRAWING DATE
NOVEMBER 5, 2020
A.P.N.
054-221-16
CLIENT NAME
SPLASH CAR WASH
PROJECT NAME
41ST AVENUE

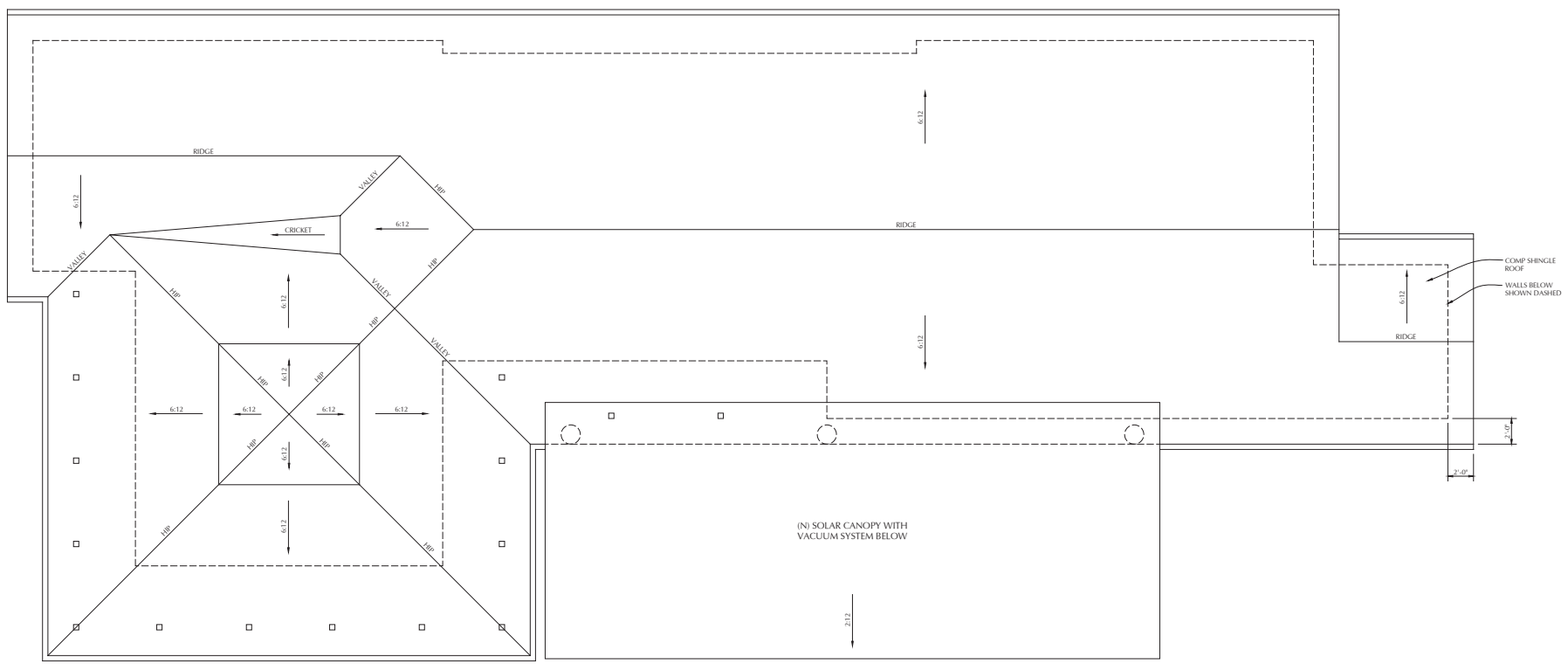
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DATE

DATE

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A3.3



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"
NORTH



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TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
EXISTING EXTERIOR ELEVATIONS

DRAWING DATE:
NOVEMBER 5, 2020
A.P.N.:
054-221-16
CLIENT NAME:
SPLASH CAR WASH
PROJECT NAME:
41ST AVENUE

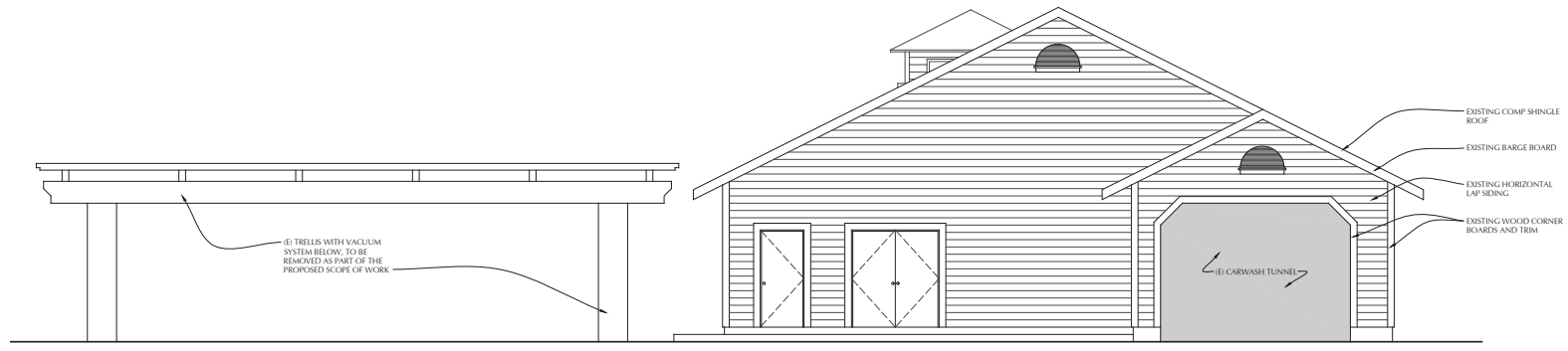
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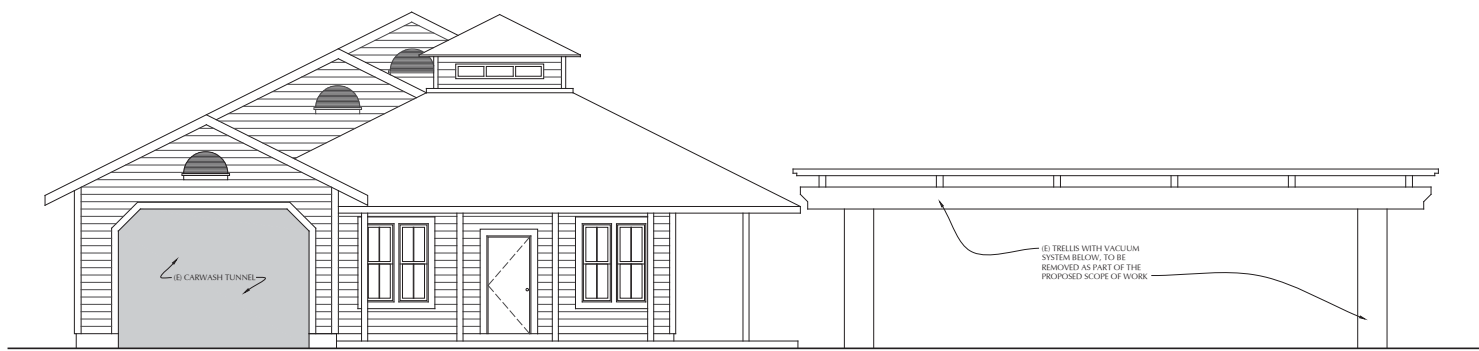
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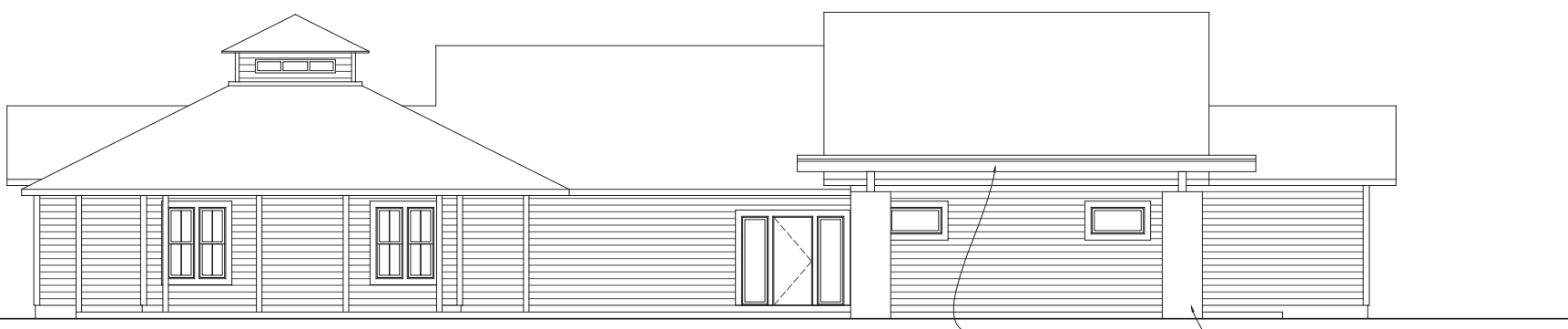
A4.1



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



② EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



③ EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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TENANT IMPROVEMENTS FOR
SPLASH CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED EXTERIOR ELEVATIONS

DRAWING DATE:
NOVEMBER 5, 2020
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PROJECT NAME:
41ST AVENUE

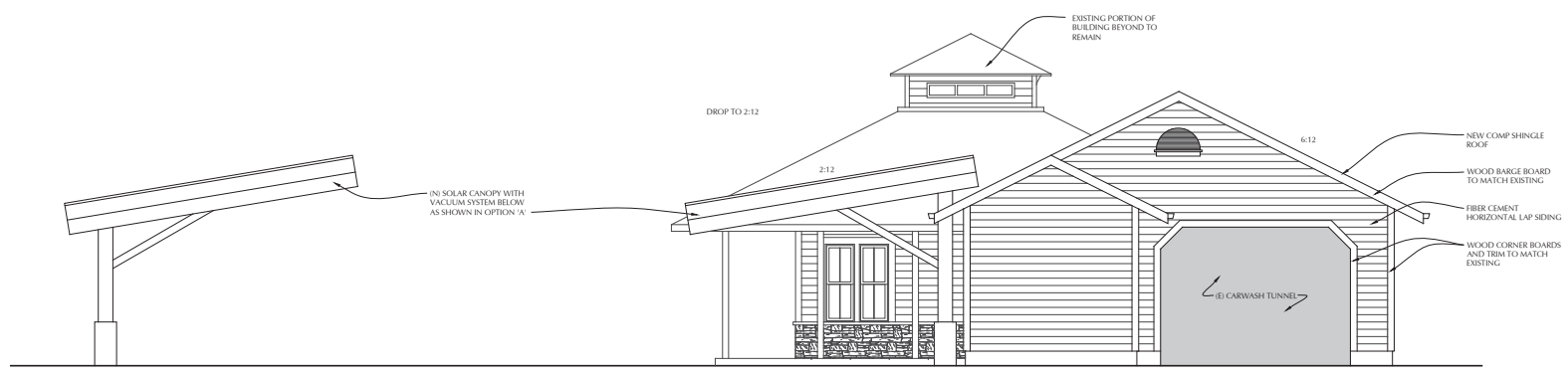
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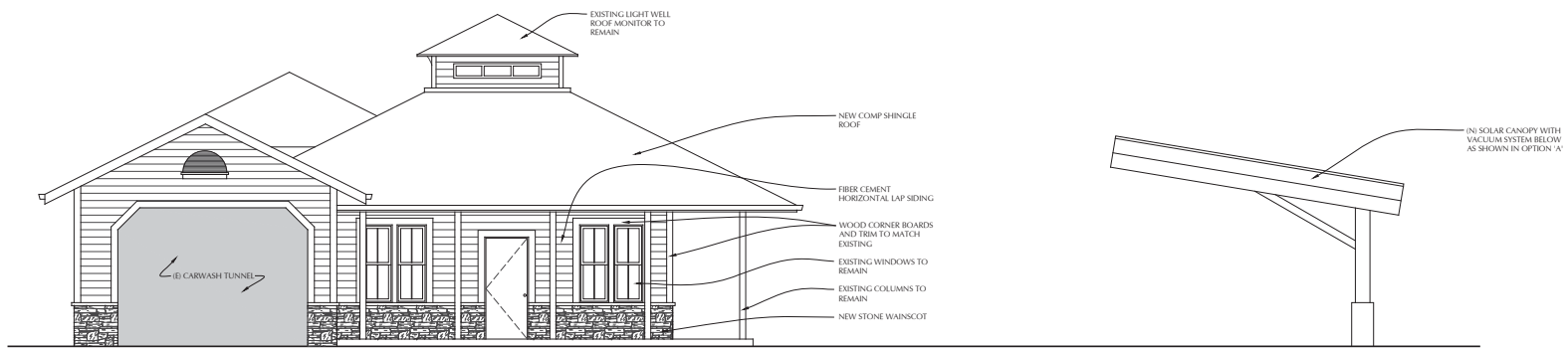
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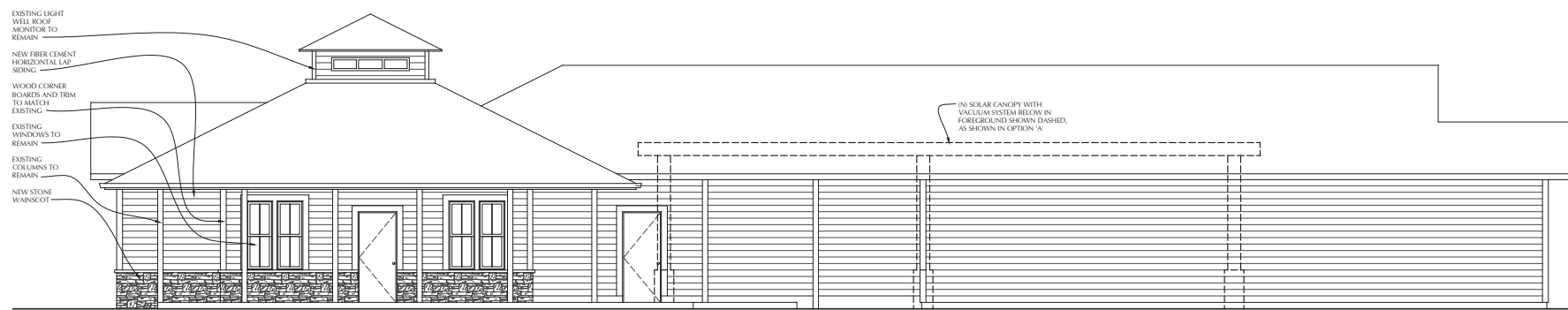
A4.2



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



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



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



③ PERSPECTIVE VIEW



① PERSPECTIVE VIEW



④ PERSPECTIVE VIEW



② PERSPECTIVE VIEW



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FIRE REPAIR FOR
MASTER CARWASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PERSPECTIVE VIEWS - OPTION 'A'

DRAWING DATE:
NOVEMBER 4, 2020
APN: 054-221-16
CLIENT NAME:
MASTER CARWASH
PROJECT NAME:
41ST AVE.

No.	DESCRIPTION	DATE

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③ PERSPECTIVE VIEW



① PERSPECTIVE VIEW



④ PERSPECTIVE VIEW



② PERSPECTIVE VIEW



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FIRE REPAIR FOR
MASTER CARWASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PERSPECTIVE VIEWS - OPTION 'B'

DRAWING DATE:
NOVEMBER 4, 2020
APN: 054-221-16
CLIENT NAME:
MASTER CARWASH
PROJECT NAME:
41ST AVE.

No.	DESCRIPTION	DATE



DISCLAIMER
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MASTER CAR WASH

Management Plan

My wife and I have been residents of Capitola for the last 17 years and we purchased Master Car Wash in 2017. Master Car Wash has been serving the City of Capitola and its adjacent cities since 1990, and when we purchased the car wash it was in need of some repairs. Some of the equipment in the tunnel was replaced and a fresh coat of paint was added to the exterior of the building. Some of our corporate customers included First Alarm, City of Capitola Police Department, O'Neills, etc. Majority of our customer base was the local community, people who reside in Capitola, Aptos, Santa Cruz, and even Watsonville.

For many years the car wash was Full Service and did not offer exterior only washes; however, to keep up with the increased demand for exterior only, we decided to convert to a Flex Service, which was the best of both worlds (Exterior only and Full Service). The exterior only was an instant success and contributes to 50% of our business and trending upwards.

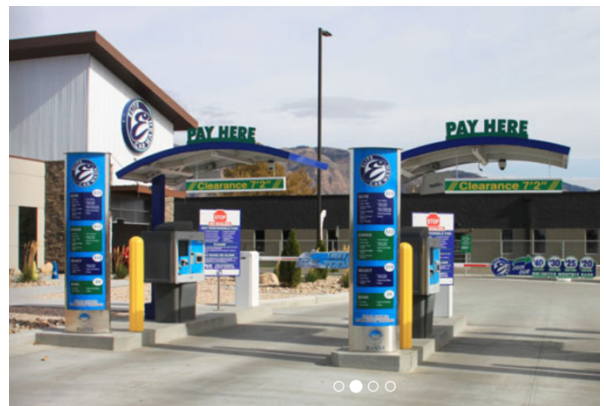
With the recent fire tragedy (4/23/20), we decided to invest time and money to rethink how we can better serve our community. Also, with the current pandemic, many businesses are changing courses on how they operate, gearing towards more of a contactless service. We feel that by going to a Flex/Express only model that we can cater to more people who prefer to have minimal contact all while still getting great service. These customers will be able to vacuum and clean inside of their vehicles on their own vs having employees touching any part of their car. More of this service is explained further in this business plan. Here is a summary of our current operations and what we plan on converting to.

Current operations before the fire:

- Our current model is Full Service where the customer exits their vehicle at the vacuum area. From that point, we vacuum the car, we then drive the car into the wash tunnel, and after its washed we drive it to the finishing area where a team of employees do the finishing touches. With this model, the car is being touched numerous times.
- This model of car washing requires many employees. On busy days there may be as many as 15 employees working on a single shift. Most other days we averaged around 10 employees.

Operations going forward after the fire and pandemic:

- We are looking at changing from our traditional Full Service model to more of a Flex/Express model. With the Flex/Express model, the customer would remain inside their vehicle and pull up to a pay station (kiosk) where they can choose which wash service they want to purchase. After the purchase, the customer would proceed to the wash tunnel and we would have an employee who would help guide the customer into the tunnel. Customer then rides through and after 2 minutes their car is washed and 90% dried. At that point, the customer has the option of exiting the premises or making a left turn into the vacuum area where they can vacuum their own car and/or finish touching up their car with the provided microfiber towels, window cleaner and disinfectant.



- With this change in operations, we will also be scaling down on labor. The Flex/Express operations will allow us to reduce labor and focus more on quality and efficiency. With this model we anticipate having no more than 4-5 employees working per day (including management). As you see in the diagram provided, these employees will be spread out among the different areas around the car wash.

Previously, when we had 10-15 employees working, majority of those employees were using other modes of transportation to get to work. We had some employees that lived in Watsonville but took the bus to get to work. We had other employees who lived locally and either biked, walked, or even skateboarded to work. These employees understood that we had limited parking therefore there were only a handful that actually drove their car to work.

Summary:

We are eager to get our car wash back up and running. Some of our loyal employees are also eager to get back to work. Despite reduction in labor with the new model, we are confident that we can take care of those employees by making certain that they get their hours and fair wages. We feel that our customers will be excited with our new set up and contactless service. Capitola is ready to get their car wash back!



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MASTER PLAN FOR
MASTER CAR WASH
2110 41ST AVENUE, CAPITOLA, CALIFORNIA
PROPOSED SITE PLAN

DRAWING DATE:
SEPTEMBER 28, 2010

ARCHITECT: W.C.K.
SCALE: AS SHOWN
CLIENT NAME: MASTER CAR WASH
PROJECT NAME: 41ST AVENUE

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