



AGENDA
ARCHITECTURAL AND SITE REVIEW COMMITTEE
Tuesday, December 9, 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, December 9, 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**

114A Stockton Avenue

#20-0461

APN: 035-231-13

Design Permit for a residential lift for a mixed-use structure located within the C-V (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Rickey Feldner

Representative: Frank Phanton, Architect, Filed: 11.09.2020

125 Cabrillo Street

#20-0415

APN:036-185-09

Minor Design Permit for a new trellis on an existing single-family residence located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Ramesh Bhojwana

Representative: Sunil Bhojwana, Filed: 10.08.2020

2. **ADJOURN**

Adjourn to a Regular Meeting of the Architectural and Site Review Committee to be held on Wednesday, January 13, 2021.

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: ARCHITECTURAL AND SITE REVIEW COMMITTEE

FROM: COMMUNITY DEVELOPMENT

DATE: December 9, 2020

SUBJECT: **114A Stockton Avenue** **#20-0461** **APN: 035-231-13**
Design Permit for a residential lift for a mixed-use structure located within the C-V (Central Village) zoning district.
This project is in the Coastal Zone but does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: Rickey Feldner
Representative: Frank Phanton, Architect, Filed: 11.09.2020

APPLICANT PROPOSAL

The applicant is proposing to construct a new residential lift for an existing mixed-use structure located at 114A Stockton Avenue within the C-V (Central Village) zoning district. The proposed development complies with all the development standards of the zoning district.

BACKGROUND

On December 9, 2020, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder:

Building Official, Robin Woodman:

Local Architect, Dan Gomez:

Associate Planner, Matt Orbach:

Development Standards

The following table outlines the zoning code requirements for development in the C-V Zoning District.

Use			
	Existing	Proposed	
First Floor	Commercial	Commercial	
Second Floor	Residential	Residential	
Is use on 1 st floor Principal Permitted or CUP?	Permitted	Permitted	
Is use on 2 nd floor Principal Permitted or CUP?	Permitted	Permitted	
Development Standards			
Building Height			
CV Regulation	Existing	Proposed	
27 ft.	18 ft. 0 in.	18 ft 0 in.	
Lot Coverage			
Sufficient space for required parking		No. Existing Nonconforming	
Yards			
10% of lot area shall be developed as landscaped open area, at least partially fronting on, and open to, the street. No portion of this landscaped area shall be used for off-street parking.	Required Open Space: 10% of lot or 571 sq. ft.	Existing Open Space: 11% of lot or 633 sq. ft.	Proposed Open Space: 10% of lot or 573 sq. ft.
Floor Area	Existing		Proposed
First Story Floor Area	2,113 sq. ft.		2,142 sq. ft.
Second Story Floor Area	1,719 sq. ft.		1,748 sq. ft.
Total Floor Area	3,832 sq. ft.		3,890 sq. ft.
Underground Utilities – required with 25% increase area	Not Required.		

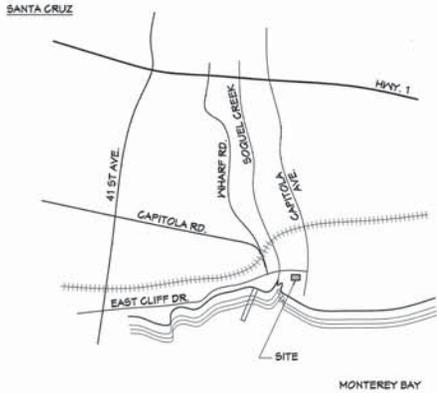
DISCUSSION

The lot is located on Stockton Avenue in the Central Village neighborhood of Capitola. The lot is surrounded by one- and two-story commercial and mixed-use structures.

The existing residence at 114A Stockton Avenue is a second-story single-family residence above commercial uses on the first floor. The applicant is proposing a new residential lift at the rear of the structure adjacent to the existing external stairs to provide greater accessibility to the upstairs residential unit. The proposed platform lift has a powder-coated aluminum and steel frame and laminated glass doors and plexiglass panels. There is a small shed roof over the lift that connects to the covered landing at the top of the stairs.

CEQA REVIEW

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition. The proposed project adds 58 square feet (1.5%) to the total floor area of the lot. No adverse environmental impacts were discovered during review of the proposed project.



VICINITY MAP

MONTEREY BAY

SCALE UNKNOWN

PROJECT DATA

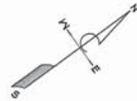
OCCUPANCY CLASS: R-3 OVER M
 TYPE OF CONST.: VN
 SPRINKLED: NO
 PARCEL AREA: 5,706.36 SQ. FT.

SCOPE OF WORK

THE EXTENT OF WORK FOR THIS PROJECT CONSISTS OF REMOVE/REPLACE STAIRS & LANDING, & NEW PLATFORM LIFT TO UPPER RESIDENT

ALL APPLICABLE CLEARANCES WILL BE SECURED.

ALL APPLICABLE SECTIONS OF THE 2014 CA BLDG. CODE WILL BE STRICTLY ADHERED TO.



LEGEND

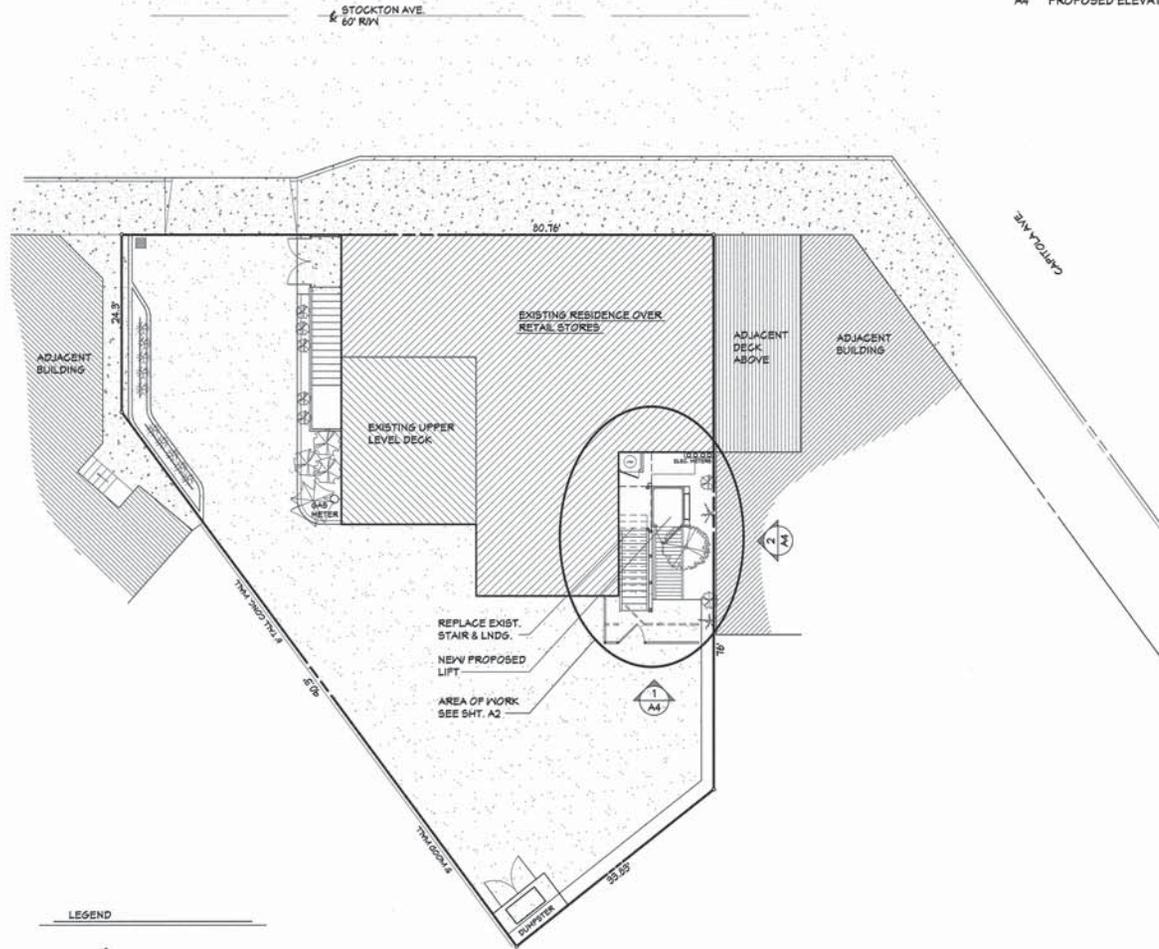
- EXISTING/ PROPOSED ELEVATION
- EXISTING OR PROPOSED SPOT ELEVATION AS VERIFIED FM. EXISTING FIN. FLOOR HT.

SITE PLAN

APN 05-231-13
 THIS IS NOT A SURVEY

INDEX OF SHEETS

A1	SITE PLAN, VICINITY MAP, & NOTES
A2	FLOOR PLANS
A3	EXISTING ELEVATIONS
A4	PROPOSED ELEVATIONS



1/8" = 1' - 0"

Revisions	By
11/05/20	BD

Prepared by:
The Envirofects
 Paul Passoni, Architect C 24515
 1840 41st Ave., Ste. 102 #141, Capitola, CA 95010 875-5841 Envirofects.com

PROPOSED PLATFORM LIFT FOR:
114A STOCKTON AVE.
 114A STOCKTON AVE.
 CAPITOLA, CA 95010
 APN 05-231-13

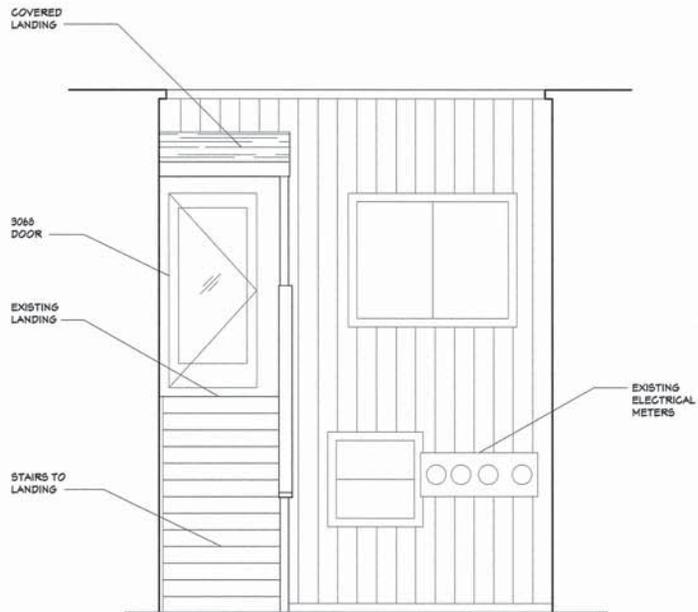
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Scale	AS NOTED
Drawn	duMont
Job	Trcj
Sheet	A1
of	4 Sheets

Revisions	By
11/05/20	BD

Prepared by:
The Envirofects
 Frank Pannone, Architect C 24313
 150 1st Ave. Ste. 102 #141, Capitola, CA 95010 475-5841 Envirofects.com

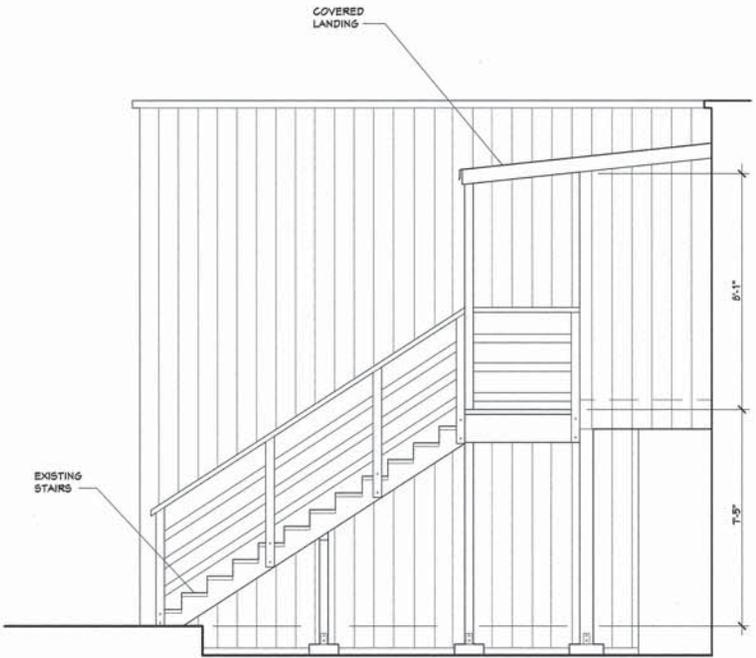
PROPOSED PLATFORM LIFT FOR:
114A STOCKTON AVE.
 114A STOCKTON AVE.
 CAPITOLA, CA 95010
 APN 095-231-19

Date 11/05/20
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A3
 of 4 Sheets



1 EXISTING ELEVATION @ STAIRS

1/2" = 1'-0"



2 EXISTING ELEVATION @ STAIRS

1/2" = 1'-0"



STAFF REPORT

TO: ARCHITECTURAL AND SITE REVIEW COMMITTEE

FROM: COMMUNITY DEVELOPMENT

DATE: DECEMBER 9, 2020

SUBJECT: **125 Cabrillo Street** **#20-0415** **APN: 036-185-09**
Minor Design Permit for a new trellis on an existing single-family residence located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit. Environmental Determination: Categorical Exemption
Owner: Ramesh Bhojwani
Representative: Sunil Bhojwani, Filed: 10.08.20

APPLICANT PROPOSAL

The applicant is proposing a new trellis attached to the front of the existing single-family residence at 125 Cabrillo Street in the R-1 (Single-Family Residential) zoning district. The application complies with all development standards of the R-1 zone.

BACKGROUND

On December 9, 2020, the Architectural and Site Review Committee reviewed the application and provide the applicant with the following direction:

Public Works Representative, Danielle Uharriet:

Building Department Representative, Robin Woodman:

Local Architect, Dan Gomez:

Assistant Planner, Sean Sesanto:

Development Standards

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

R-1 (Single Family Residential) Zoning District

Development Standards				
Building Height				
R-1 Regulation		Existing		Proposed
25 ft.		15 ft. (Approximate – Roofline)		15 ft. (No Change)
25 ft. Canopy		N/A		9 ft. (Attached Trellis)
Floor Area Ratio (FAR)				
		Existing		Proposed
Lot Size		5,988 sq. ft.		5,988 sq. ft.
Maximum Floor Area Ratio		49% (Max 2,934 sq. ft.)		49% (Max 2,934 sq. ft.)
First Story Floor Area		2,090 sq. ft.		2,090 sq. ft.
Deck/Covered Ext. Space		50 sq. ft.		360 sq. ft.
Deck/Covered Ext. Exception		-50 sq. ft. (Max 150 sq. ft.)		-150 sq. ft.
TOTAL FAR		34.9% (2,090 sq. ft.)		38.4% (2,300 sq. ft.)
Yards (setbacks are measured from the edge of the public right-of-way)				
		R-1 Regulation	Existing	Proposed
Front Yard 1st Story		15 ft.	27 ft. 5 in.	16 ft. 5 in.
Front Yard 1st Story Garage		20 ft.	20 ft. 6 in.	20 ft. 6 in.
Side Yard 1st Story		10% lot width Lot width 60 ft. 6 ft. min.	7 ft. (North) 5 ft. 3 in. (South)	7 ft. (North) 5 ft. 3 in. (South) Existing nonconforming
Rear Yard 1st Story		20% of lot depth Lot depth 100 ft. 20 ft. min.	25 ft. 5 in.	25 ft. 5 in.
Encroachments (list all)		Trellis encroaches into both side setbacks less than 2 feet but is more than four feet from property line, so it complies.		
Parking				
		Required	Existing	Proposed
Residential (from <u>2,001</u> up to <u>2,600</u> sq. ft.)		3 spaces total 1 covered 2 uncovered	3 spaces total 1 covered 2 uncovered	3 spaces total 1 covered 2 uncovered

DISCUSSION

The existing single-family residence at 125 Cabrillo Street is a one-story, nonconforming, single-family residence. The lot is located within the Cliffwood Heights neighborhood, surrounded by one-story single-family homes.

The applicant is proposing a new attached trellis across the front of their home, including over the attached garage. The addition is considered covered exterior open space and will increase the floor area of the structure by 210 square feet. The proposed addition is made of exposed wooden beams. The applicant built the addition prior to receiving permits and submitted this application for zoning compliance.

Non-Conforming Structure

The single-family residence is nonconforming because the structure encroaches into the required first-story side setback. Pursuant to code section 17.72.070, an existing non-complying structure that will be improved beyond 80% of the present fair market value of the structure, may not be made unless the structure is brought into compliance with the current zoning regulations. The proposed conversion will not exceed 50% of the present fair market value of the structure, so the alterations are permissible.

CEQA REVIEW

Section 15301 of the CEQA Guidelines exempts minor alterations of existing structures involving negligible or no expansion of existing or former use. This project involves a new 210-square-foot trellis attached to an existing single-family residence with the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

CONDITIONS

1. The project approval consists of construction of a 210-square-foot trellis. The maximum Floor Area Ratio for the 5,988-square-foot property is 49% (2,934 square feet). The total FAR of the project is 38% with a total of 2,300 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Community Development Director on December 9, 2020, except as modified through conditions imposed by the Community Development Director 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. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #20-0415 shall be paid in full.
7. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
8. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
9. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post

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

10. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
11. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
12. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
13. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160 (Coastal).
14. 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.

DESIGN PERMIT FINDINGS

A. The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff and the Architectural and Site Review Committee have reviewed the project. The proposed trellis complies with the development standards of the R-1 District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.

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

Community Development Staff and the Architectural and Site Review Committee have reviewed the application for the trellis. The design of the trellis with exposed wood beams will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

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

Section 15301 of the CEQA Guidelines exempts minor alterations of existing structures involving negligible or no expansion of existing or former use. This project involves a new 210-square-foot trellis attached to an existing single-family residence with the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.



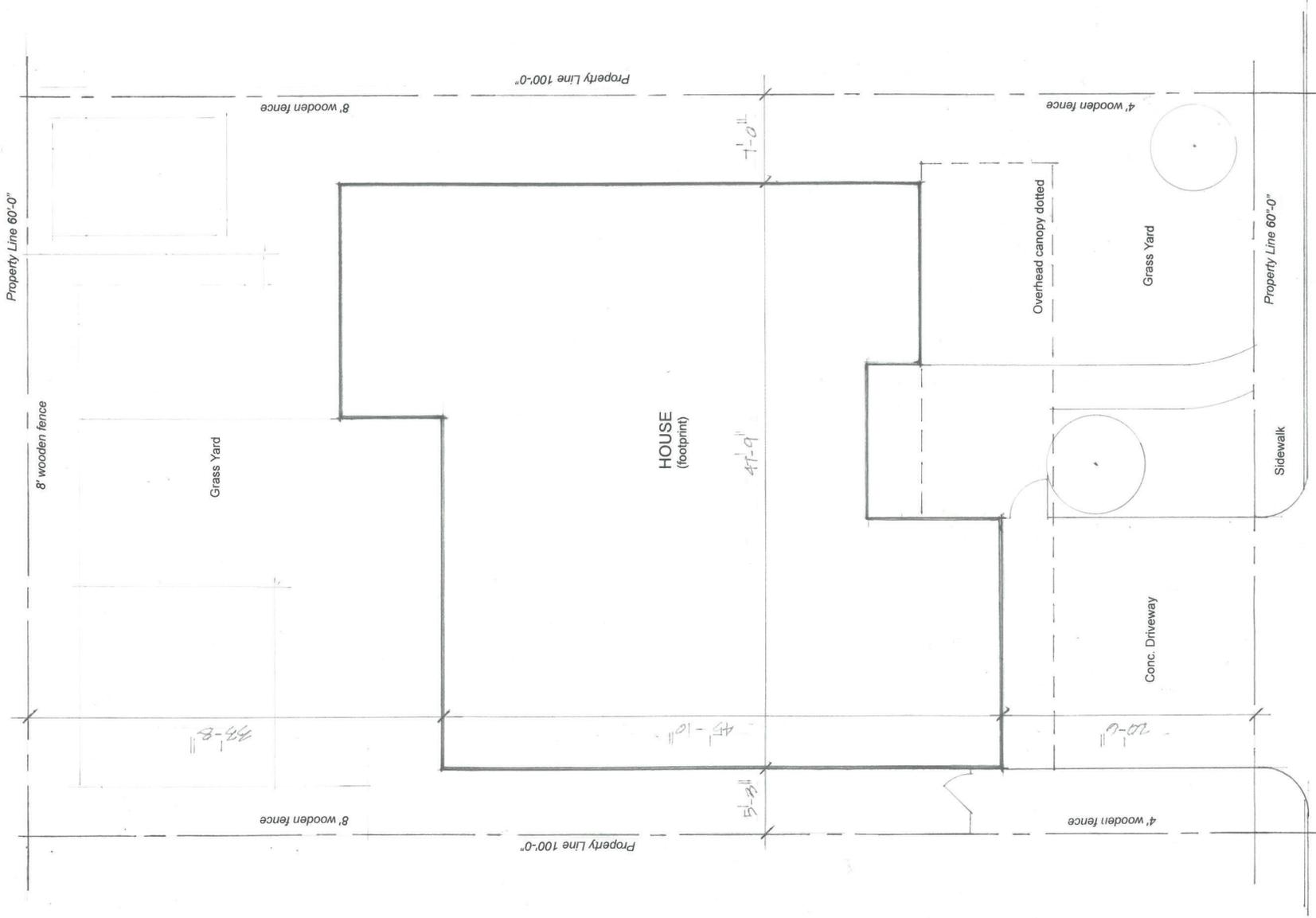
125 CABRILLO AVENUE

ROBERT BURKHART, ARCHITECT
7126 MESA DRIVE
APTOS, CALIFORNIA 95062

OVERHEAD CANOPY RAM BHOJWANI, OWNER
125 CABRILLO AVENUE
CAPITOLA, CA 95010 APN 036 185 09

SITE PLAN
1/8" SCALE

A1



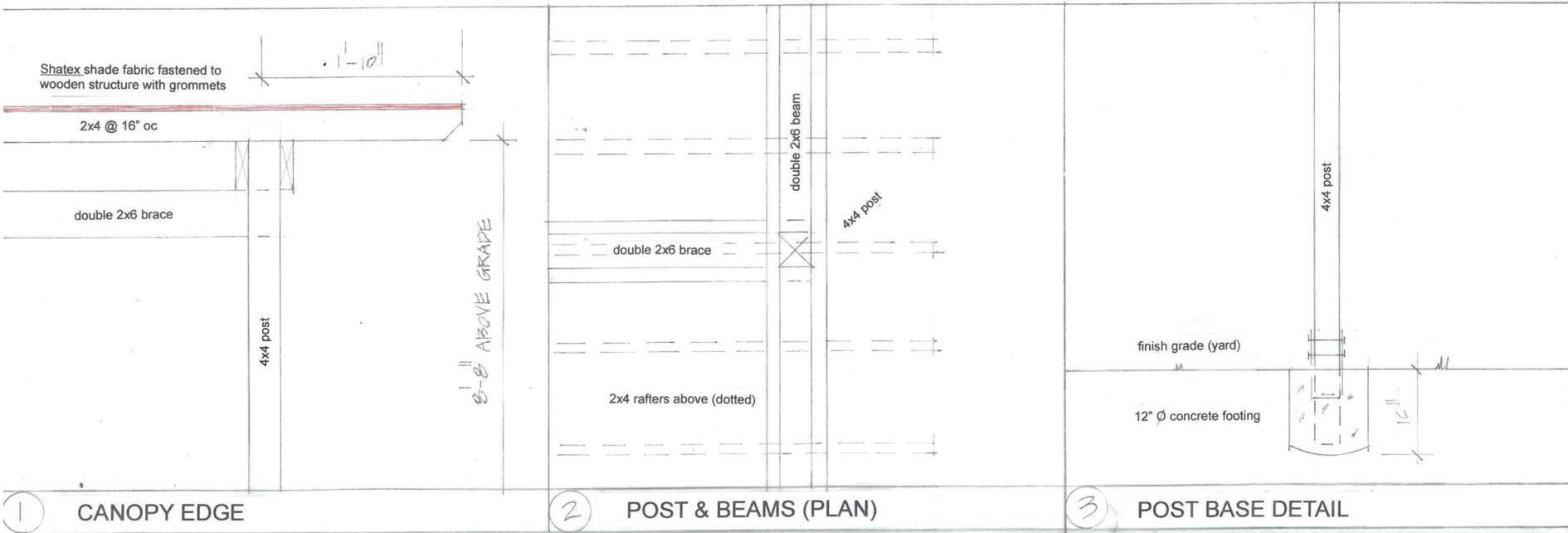
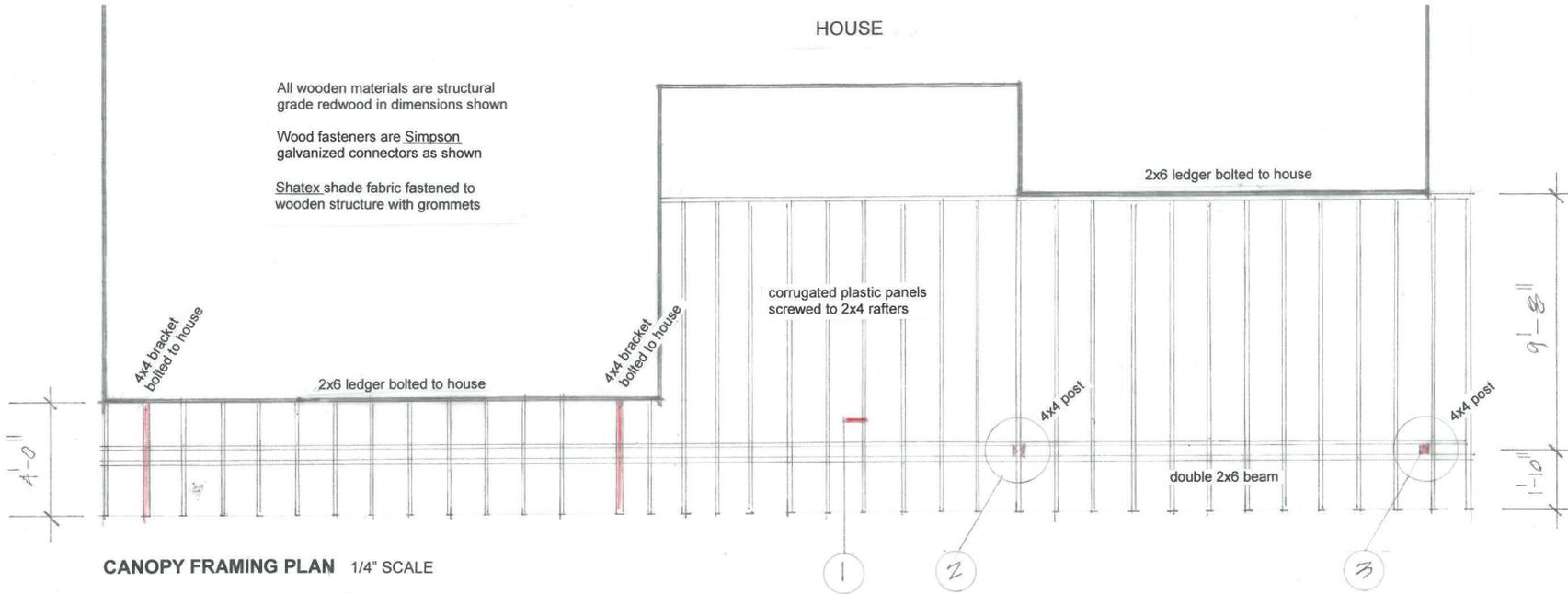


OVERHEAD CANOPY RAM BHOJWANI, OWNER
125 CABRILLO AVENUE
CAPITOLA, CA 95010 APN 036 185 09

ROBERT BURKHART, ARCHITECT
7126 MESA DRIVE
APTOS, CALIFORNIA 95062

CANOPY DETAIL
3/4" SCALE

A2





View from yard to the right of house



View from sidewalk in front



View from driveway to the left of house



View of canopy section over garage



View from sidewalk in front



View from sidewalk in front

OVERHEAD CANOPY RAM BHOJWANI, OWNER
125 CABRILLO AVENUE
CAPITOLA, CA 95010 APN 036 185 09

ROBERT BURKHART, ARCHITECT
7126 MESA DRIVE
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PHOTOS