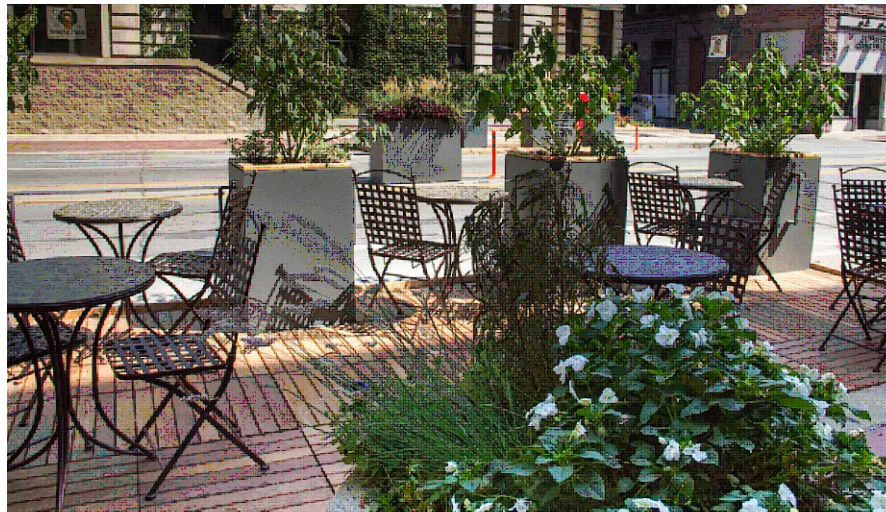


Capitola Prototype Street Dining Deck

Approved by Planning Commission on July 21, 2022



Deck photo by Bison Pedestal systems



mike@arnonelandscape.com

www.arnonelandscape.com

831.462.4988

Capitola Prototype Street Dining Deck - Table of Contents

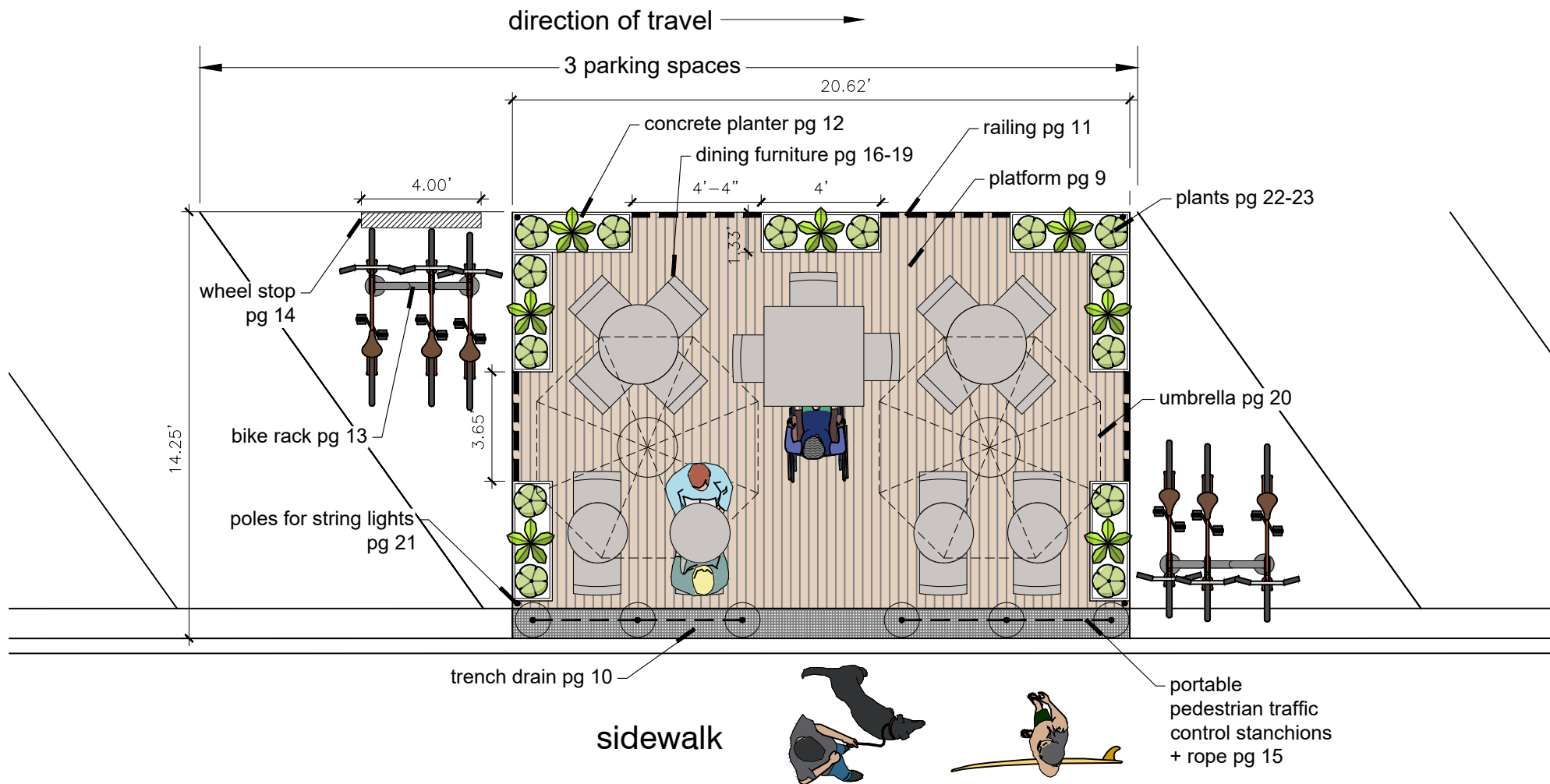
Introduction	pg. 1
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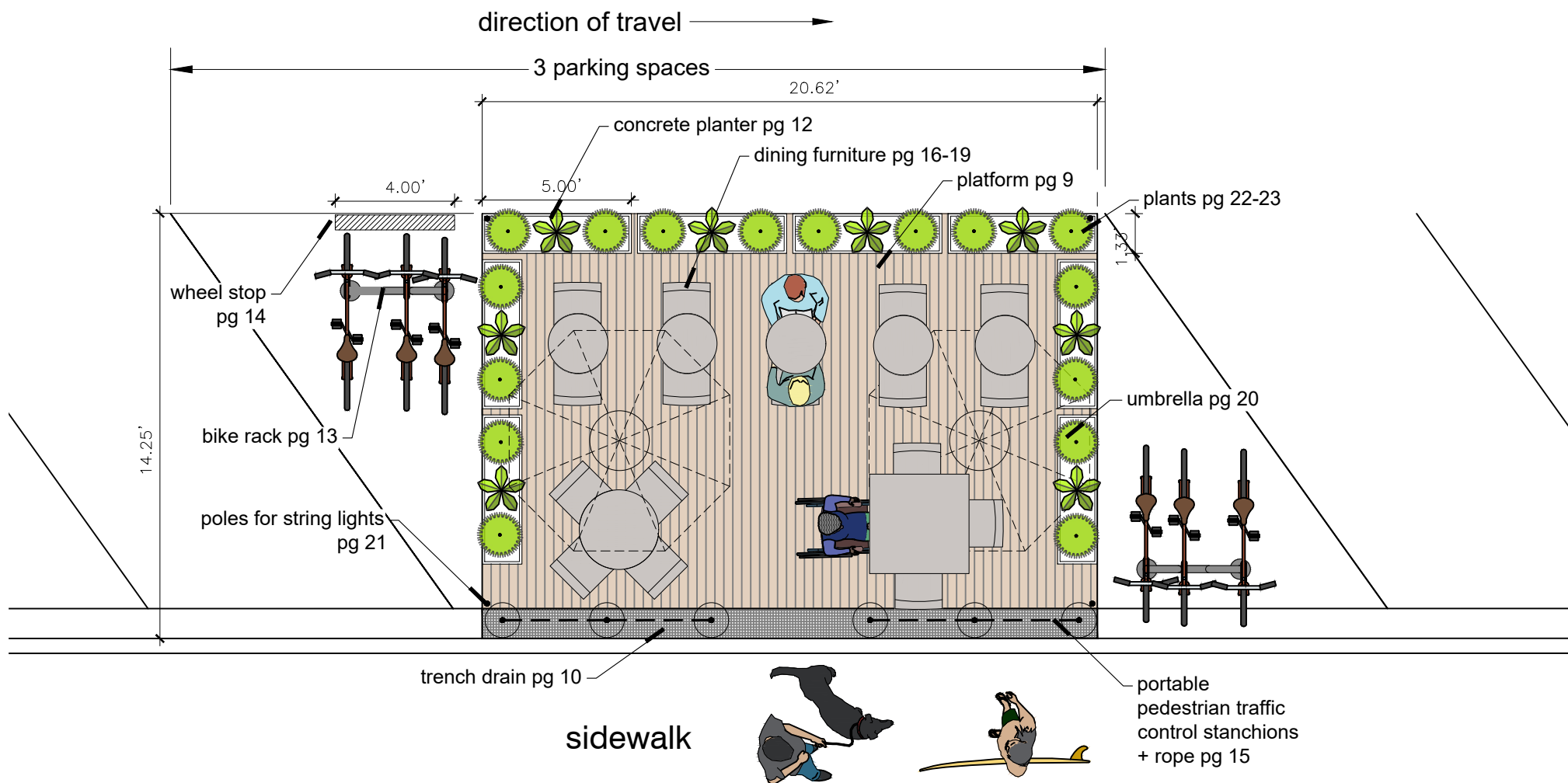
Amended Railing and Planters

PG 27-29

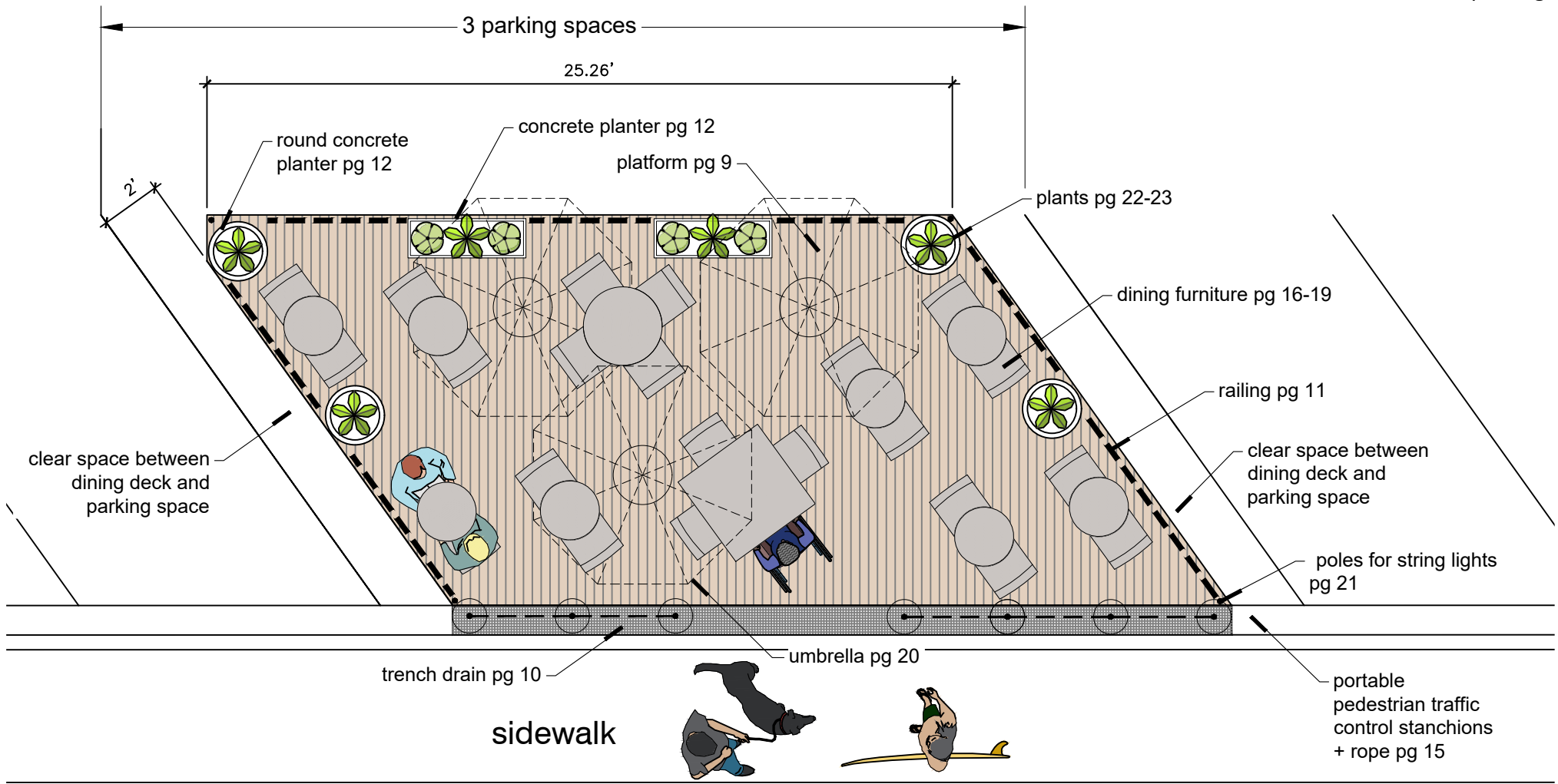
On July 21, 2022, the Capitola Planning Commission approved a Prototype Design for Street Dining Decks in the Village. This prototype design is available to Eating and Drinking Establishments in the Village for use. The prototype received a blanket coastal development permit and design permit which is applicable in the Mixed-Use Village. Eating and Drinking establishments which utilize the prototype design do not require additional Planning Commission review. Establishments utilizing the design require a Building Permit and a Public Works Revocable Encroachment Permit, which are approved administratively by staff.

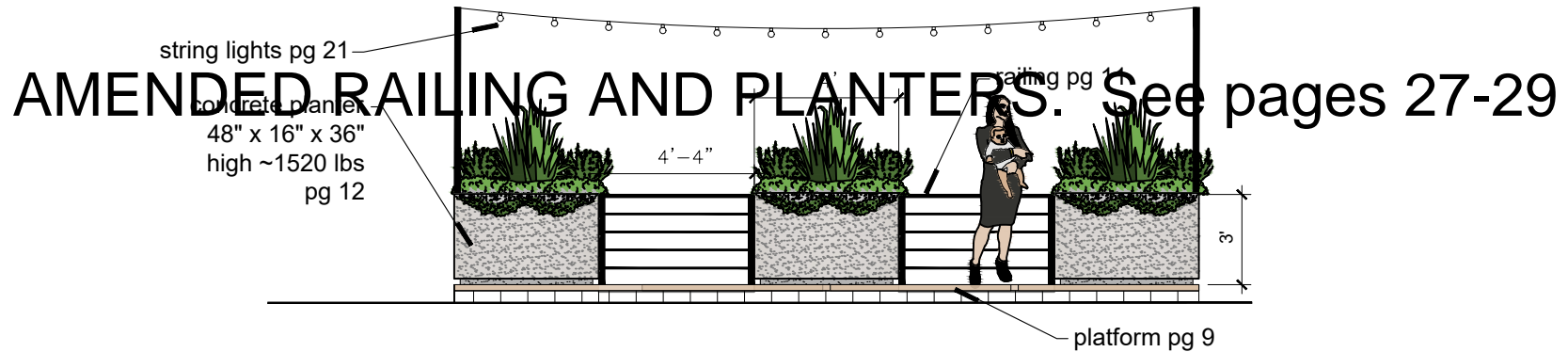
The prototype design builds in options for each restaurant to personalize their space while creating continuity throughout the village through the use of concrete planters. Businesses may choose from the options in the document related to decking, railings, furniture, lighting, plants, and heaters. Specific conditions of approval for the prototype dining decks are included at the end of this document. If you have any questions regarding the prototype design, reach out to the Capitola Planning Division at planning@ci.capitola.ca.us or 831-475-7300.



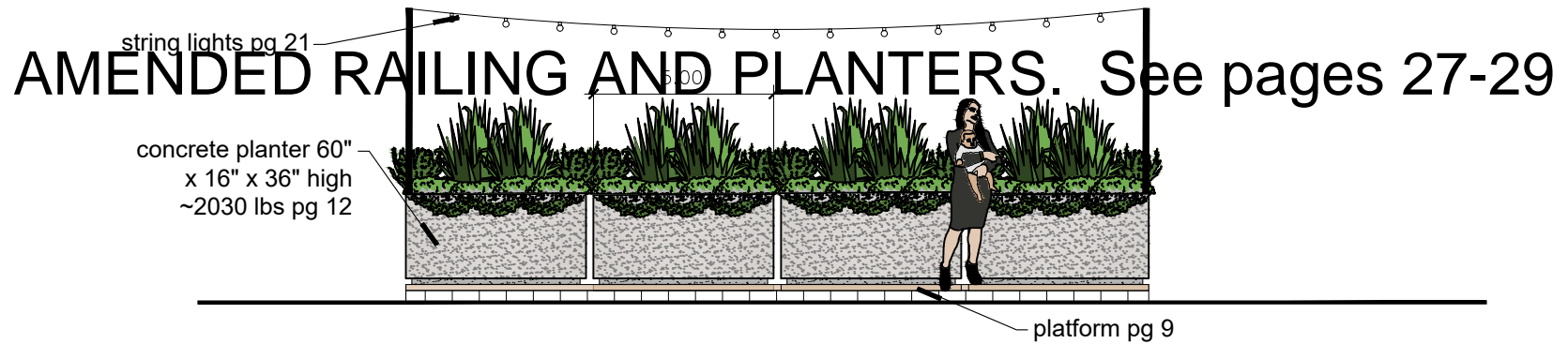


The City has an in-lieu bike parking option as an alternative to on site bike parking.

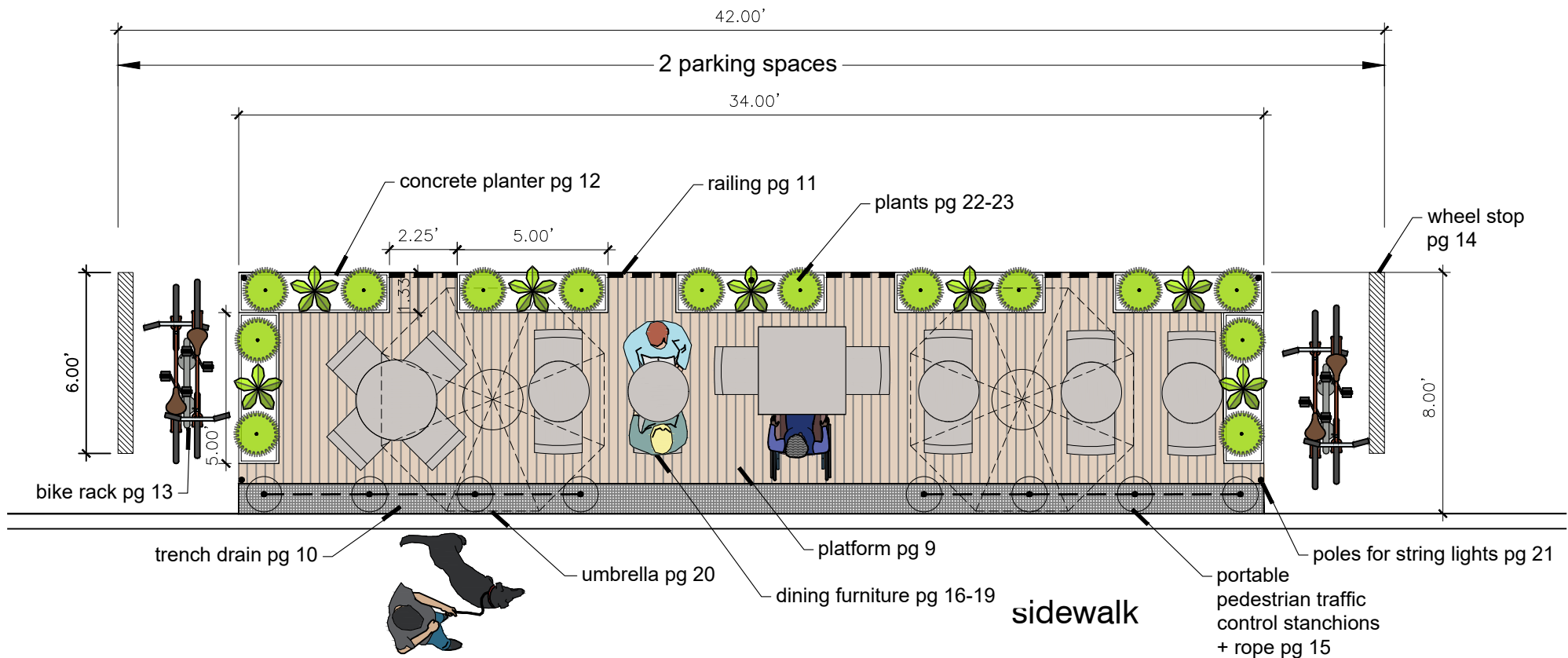


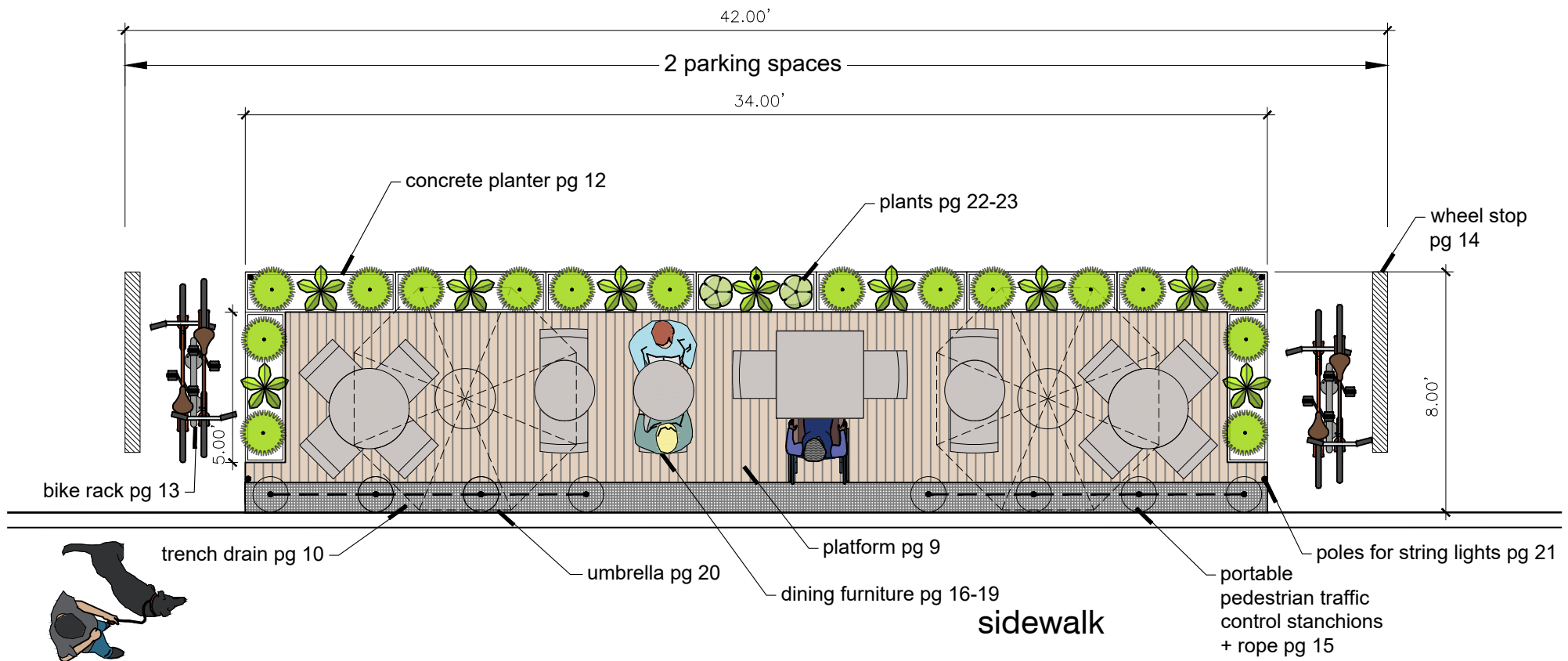


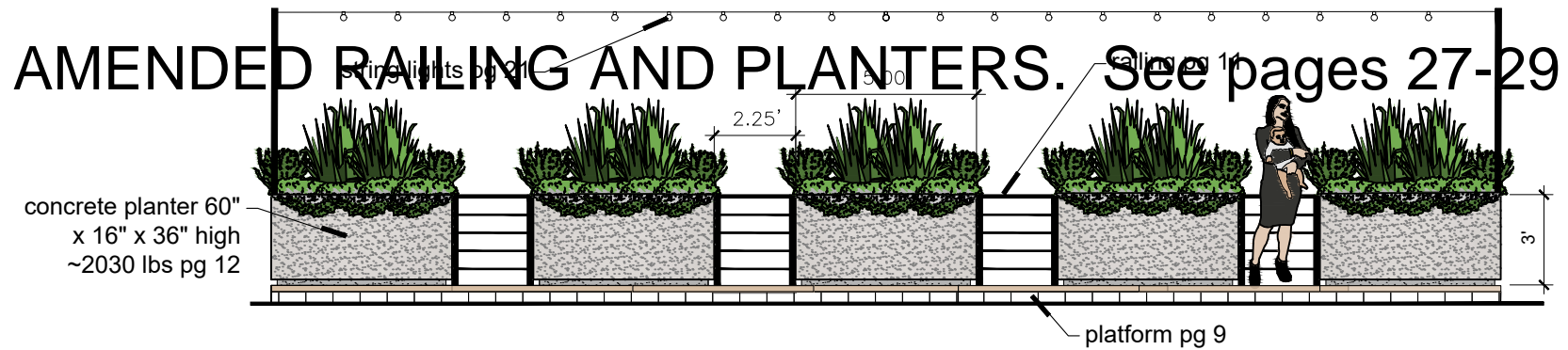
PLANTERS WITH RAILING - elevation



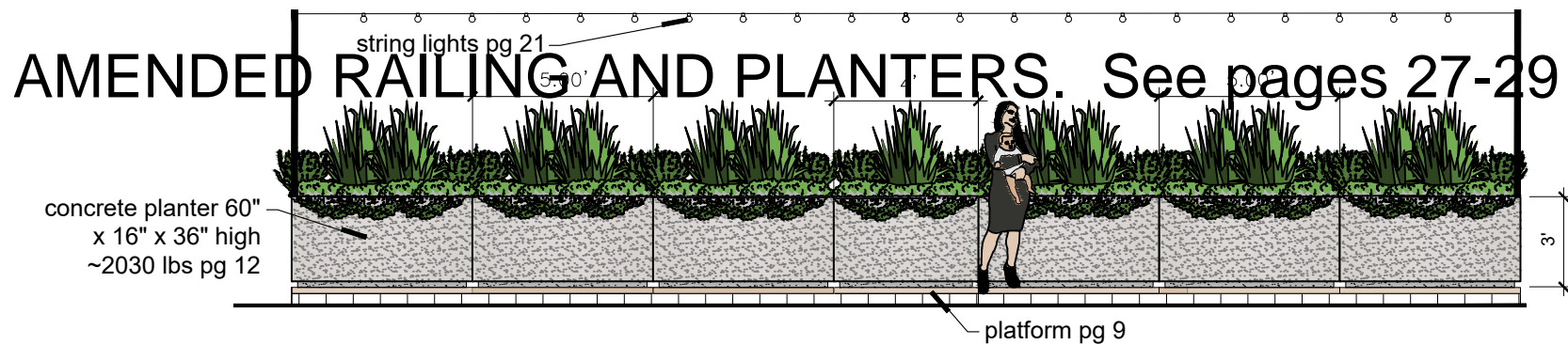
PLANTERS only (no railing) - elevation



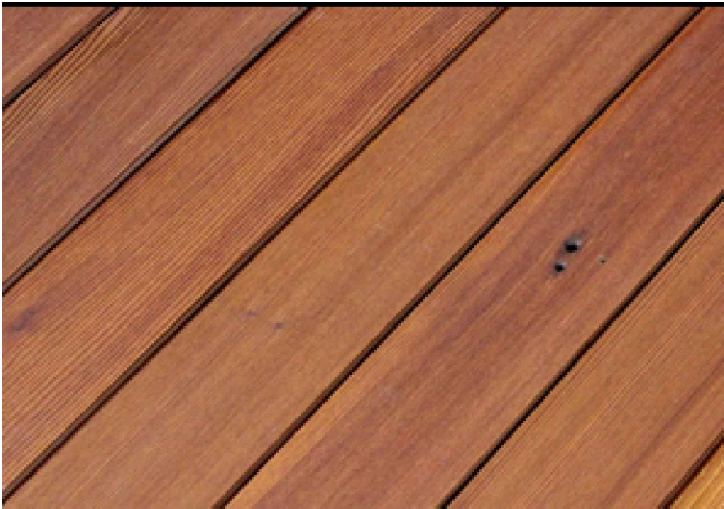
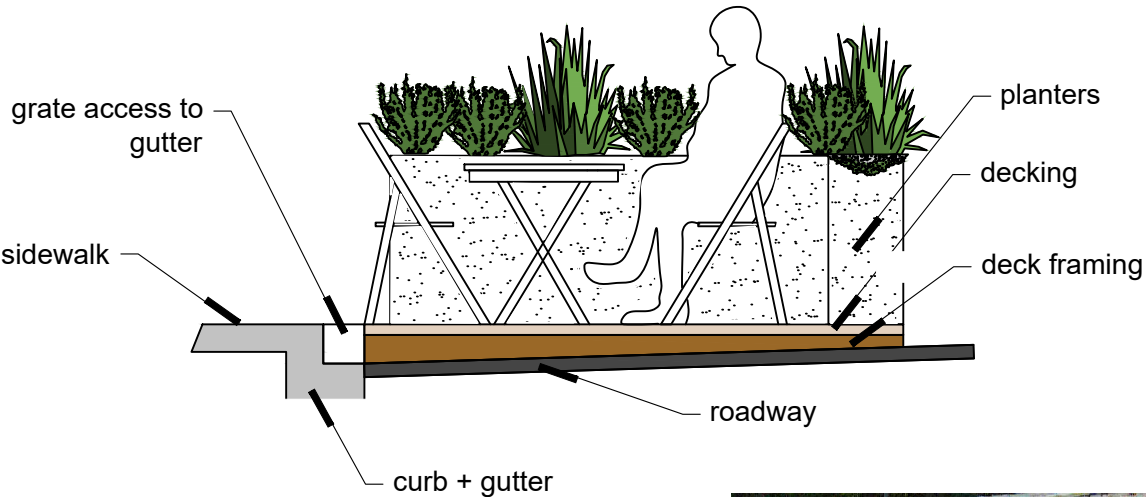




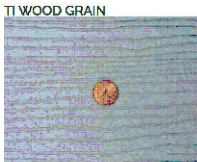
PLANTERS WITH RAILING - elevation



PLANTERS only (no railing) - elevation



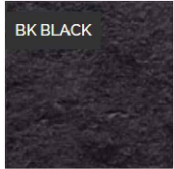
Natural wood decking: Redwood



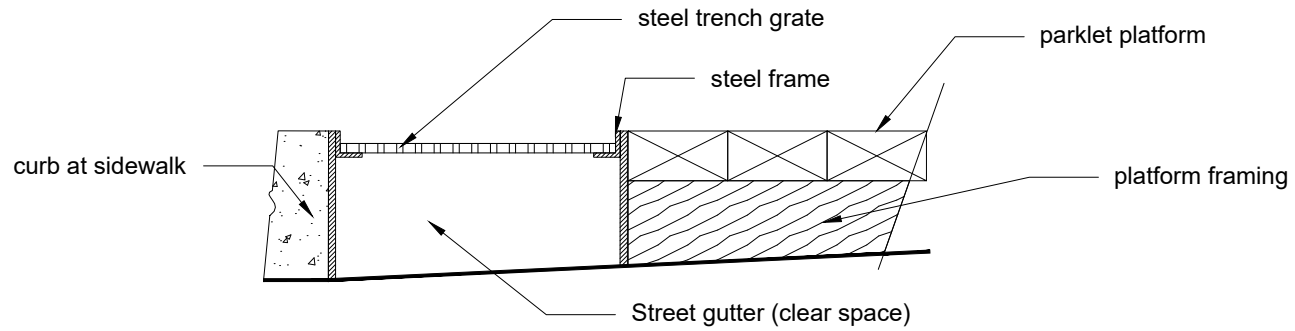
approved textures



Composite wood decking



approved colors

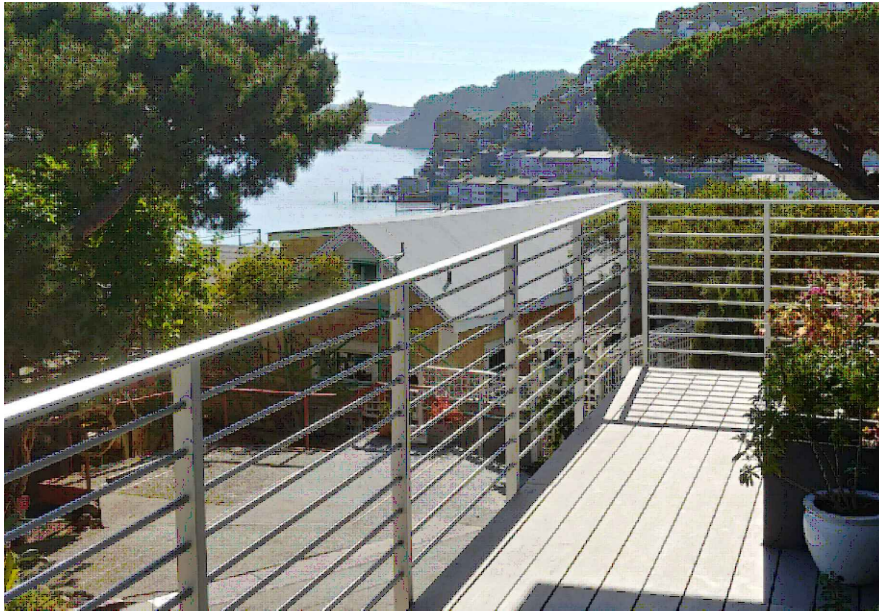


Trench Drain at curb and gutter to allow access to gutter

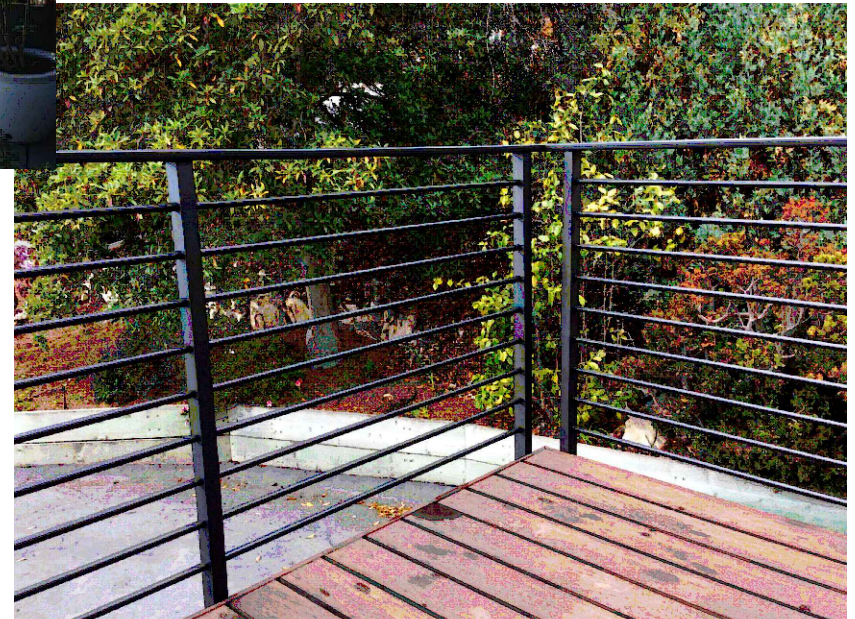


Perforated steel perimeter between platform and street to allow stormwater to flow from crown to gutter

AMENDED RAILING AND PLANTERS. See pages 27-29

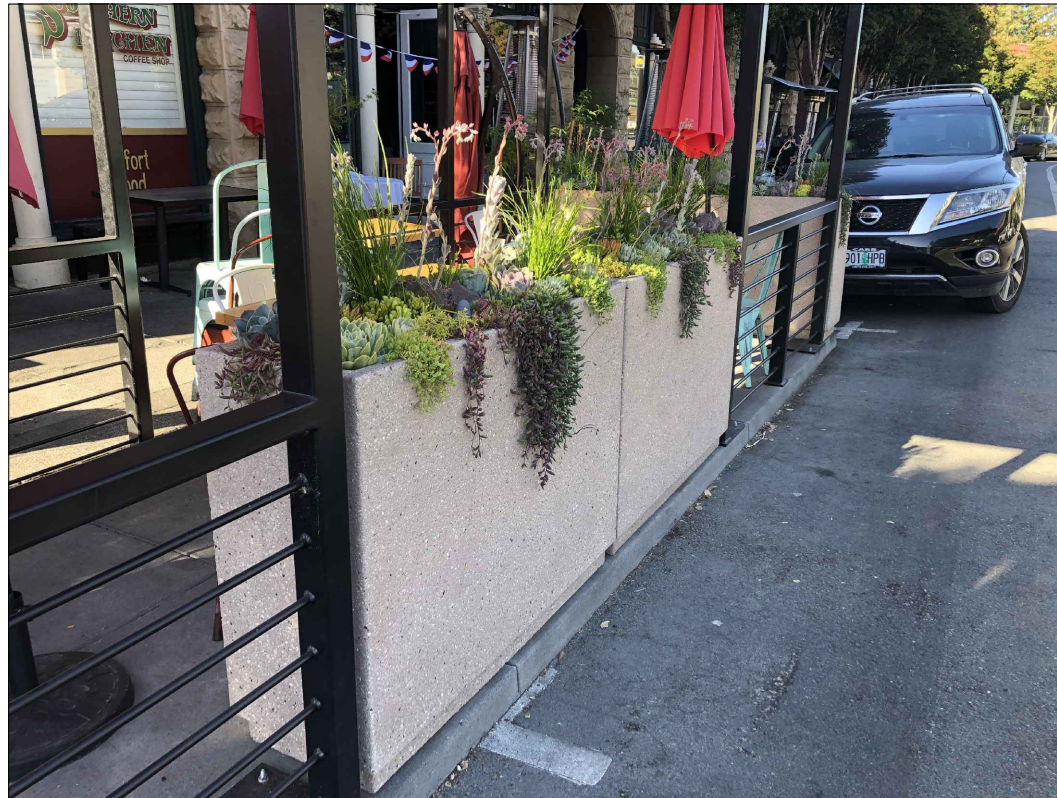


Note:
Choose one
railing color for a
unified theme.



Custom fabricated metal railing with horizontal pickets
<http://deck-rail.com/products/aluminum-round-picket/>

AMENDED RAILING AND PLANTERS. See pages 27-29



Approved colors and finishes. Choose one color for a unified theme.



Sand Acid Wash



Charcoal Acid Wash

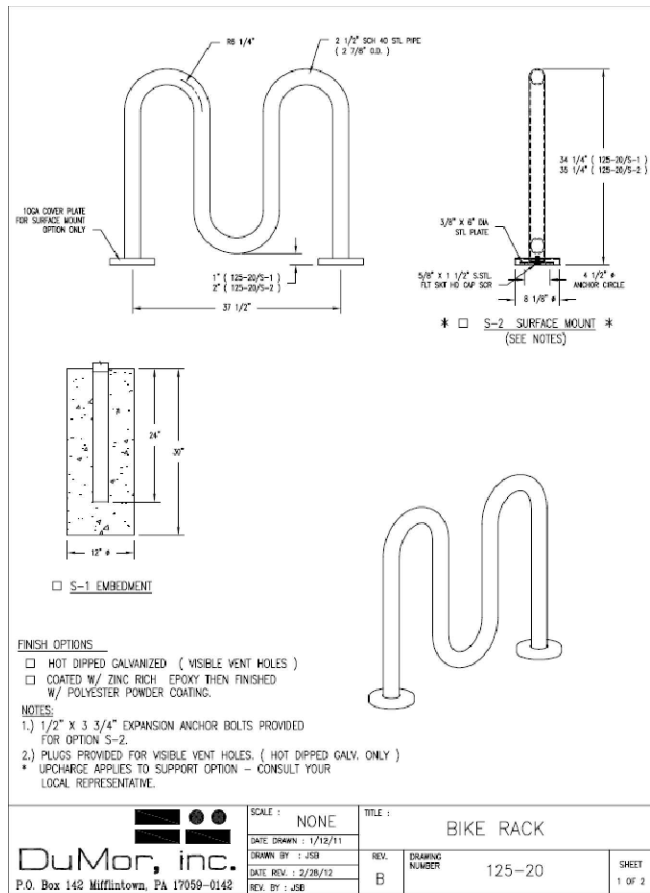


Buff Acid Wash

Concrete planter - rectangle: 16" wide x 48"-60" long x 36" high, 1520- 2030 lbs with soil
round: 24" diameter x 36" high, 943 lbs with soil

<https://www.markstaar.com/Concrete-Site-Amenities/Concrete-Planters/Concrete-Planter-TF4356.html>

<https://www.markstaar.com/Round-Concrete-Planter-TF4354.html>



Note: Two bike parking spaces are required for each parking stall used in parklet

Bike Rack for three bikes - Dumor



4' and 6' long x 6" wide wheel stop

<https://www.markstaar.com/parking-stops/>


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Home / Ropes for Classic Stanchions / Heavy-Duty Twisted Polypropylene Ropes for Stanchion Posts - Montour Line



Heavy-Duty Twisted Polypropylene Ropes for Stanchion Posts - Montour Line

SKU: CCW-01-018-00400 ★★★★★ 6 reviews

- Heavy Duty Polypropylene Ropes
- Multiple rope lengths available
- Choose color to suit your style
- Variety of rope and finishes

Rope Length:

Rope Color:

End Color:

In Stock

Quantity:

~~\$65.00~~ **\$50.00**

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Stanchions and Ropes shall be located on the street dining deck and shall not encroach in to the sidewalk.

<https://www.crowdcontrolwarehouse.com>


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Search

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Home / Classic Stanchions / Flat Top Rope Stanchion with Sloped Base - Montour Line CLine



Flat Top Rope Stanchion with Sloped Base - Montour Line CLine

SKU: CCW-01-018-00361 ★★★★★ 2 reviews

- Flat Top Stanchion
- Sloped Base
- Multiple finishes available
- Ropes sold separately

Post Color:

Optional Tapped Top (Needed To Accept Sign frames):

In Stock

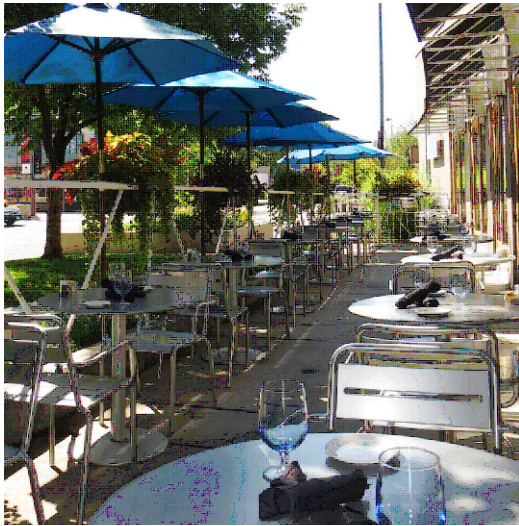
Quantity:

~~\$65.00~~ **\$48.00**

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<https://www.crowdcontrolwarehouse.com>



Quick Ship Finishes:



Special Order Ship Finishes:



Note:

One ADA table required
per dining deck

Emu Bistro Series: round and rectangular assorted sizes, includes bar height.

https://emuamericas.com/products/tables/all_tables



Quick Ship Finishes:



Special Order Ship Finishes:



The following pages show recommended outdoor furniture options. Restaurants shall choose between three manufacturers (EMU, Lancaster, or BFM). Restaurants may choose the style, color, and material from one of the three listed manufacturers. The furniture shall be commercial rated outdoor furniture.

Emu Star Table Series: square and rectangular, assorted sizes, includes ADA

https://emuamericas.com/products/tables/all_tables



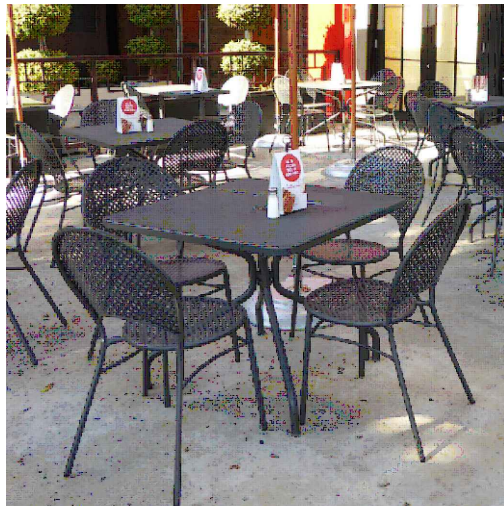
Quick Ship Finishes:



Special Order Ship Finishes:



Emu Star Chair https://emuamericas.com/products/side_chairs (also in bar height) <https://emuamericas.com/products/barstools>



Quick Ship Finishes:



Special Order Ship Finishes:



The following pages show recommended outdoor furniture options. Restaurants shall choose between three manufacturers (EMU, Lancaster, or BFM). Restaurants may choose the style, color, and material from one of the three listed manufacturers. The furniture shall be commercial rated outdoor furniture.

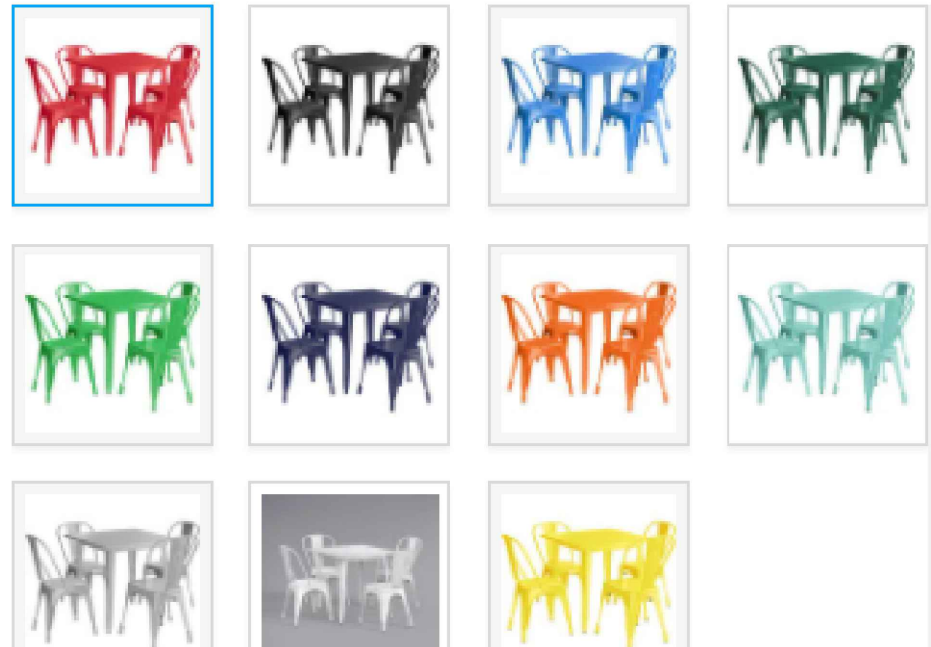
Emu Rhonda Chair https://emuamericas.com/products/side_chairs (also in bar height) <https://emuamericas.com/products/barstools>



Note:

One ADA table required per dining deck, see pg 14 for ADA table

The following pages show recommended outdoor furniture options. Restaurants shall choose between three manufacturers (EMU, Lancaster, or BFM). Restaurants may choose the style, color, and material from one of the three listed manufacturers. The furniture shall be commercial rated outdoor furniture.



color options

www.webrestaurantstore.com

Tolix style set: round and rectangular assorted sizes, also in bar height.

Seaside tables



PRODUCT INFORMATION

PH+size+GRTK+finish	table top dimensions 24 x 30 30 x 30 34 x 34 30 x 51
base options	alpha bali margate
PH4L+size+GR+finish	4-leg table dimensions 31 x 31 35 x 35 31 x 48 35 x 72 dining height
PH4L+size+GR+finish+T	4-leg table dimensions 31 x 48 35 x 72 bar height
frame finish	SG ● soft gray BL ● black
materials	aluminum powder coat gray synthetic teak
features	ADA compliant sizes available umbrella hole optional for 4-leg tables and margate base only weighted umbrella base required, sold separately, see page 64 4-leg tables offer bolt-down capabilities

Attention: reflecting sunlight from stormware or a concentrated heat source may cause damage to synthetic surface, voiding warranty.

bfmseating.com | 17

Outdoor furniture

Seaside series



PRODUCT INFORMATION

PH201CGRTK+finish	armchair dimensions h33 w19.5 sh17.5 sd17.5 armh24
PH202CGRTK+ finish	side chair dimensions h33 w16 sh17.5 sd17.5
PH201BGRTK+finish	arm barstool dimensions h45 w19.5 sh29.5 sd17.5 armh36
PH202BGRTK+finish	side barstool dimensions h45 w15.5 sh29.5 sd17.5
frame finish	SG ● soft gray BL ● black
materials	aluminum powder coat gray synthetic teak
feature	armchair and side chair stackable

16 | bfmseating.com

print or web page colors and overall dimensions are for reference only

Note:
One ADA table required per dining deck

The following pages show recommended outdoor furniture options. Restaurants shall choose between three manufacturers (EMU, Lancaster, or BFM). Restaurants may choose the style, color, and material from one of the three listed manufacturers. The furniture shall be commercial rated outdoor furniture.

Synthetic teak and Aluminum frame: rectangular assorted sizes, also in bar height and ADA compliant.

www.webrestaurantstore.com



8.5' hexagon umbrella - Emu Shade #986
https://emuamericas.com/product/shade_986

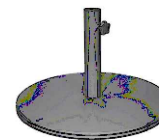


6' square umbrella - Emu Shade #980
https://emuamericas.com/product/shade_980

Quick Ship Finishes:



Mushroom style commercial grade outdoor propane heater
<https://www.bbqguys.com/fire-sense/commercial-series-46000-btu-propane-gas-patio-heater-with-electronic-ignition-stainless-steel-1775>



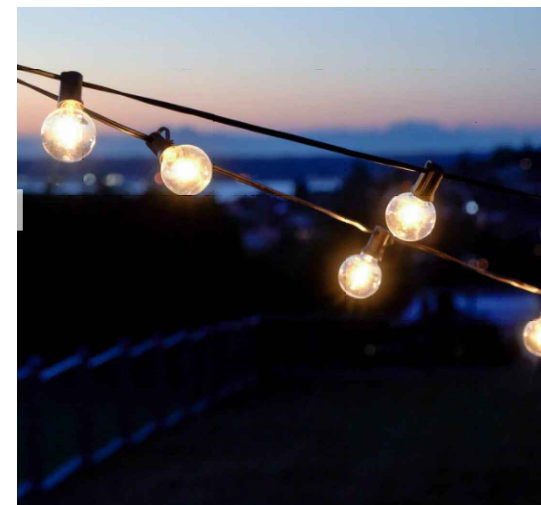
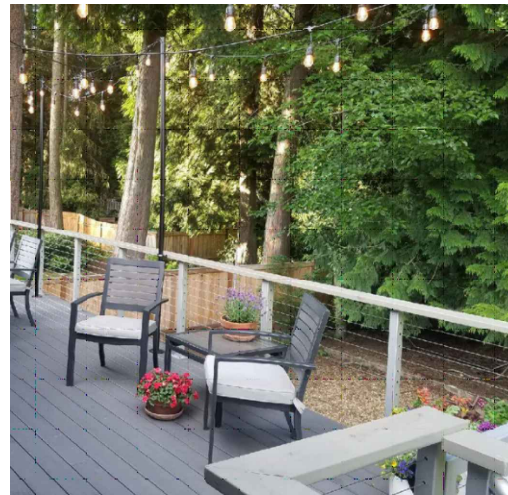
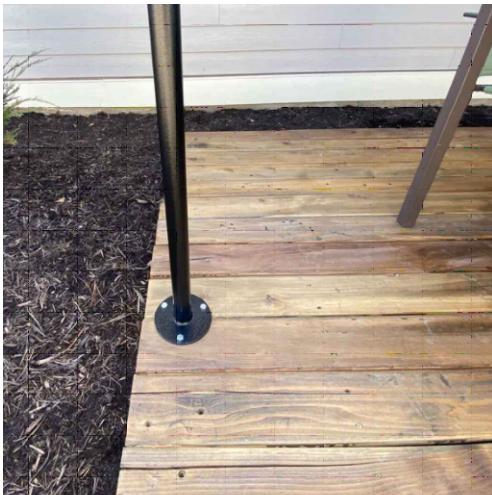
Quick Ship Finishes:



Stands - Emu shade base #925
https://emuamericas.com/product/shade_base_925

Note: Choose one color for umbrella for a unified theme.

Note: Restaurant heaters shall be stand alone and match with a unified design/color throughout. Image for recommendation only. Businesses may chose design and shall include with building permit.



Deck mounted metal poles and LED string lights

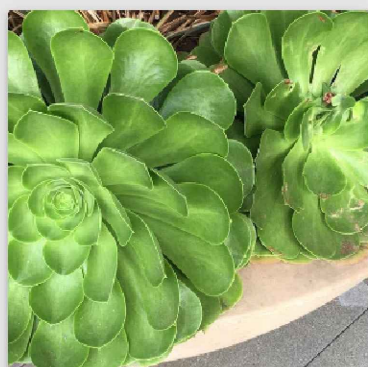
<https://iynstands.com/>

BOTANICAL ^	COMMON	TYPE	HEIGHT	WIDTH	SUN	WATER	SEASON
Achillea millefolium assorted hybrids	Yarrow (assorted flwr colors)	Ground cover, Perennial	2 ft.	2 ft.	Full, Half	Low, Medium	Evergreen
Aeonium hybrids	Aeonium	Succulent	2-3 ft.	2-3 ft.	Full, Half, Shade	Low	Evergreen
Aloe 'Johnson's Hybrid'	Johnson's Aloe	Succulent	1.5 ft.	2-3 ft.	Full, Half	Very Low	Evergreen
Cordyline 'Festival Raspberry'	Festival Raspberry Cordyline	Shrub	3 ft.	3 ft.	Full, Half	Low, Medium	Evergreen
Dianella tasmanica 'Destiny'	Destiny Dianella	Perennial	1-2 ft.	2 ft.	Full, Half	Low, Medium, Extra in Summer	Evergreen
Echeveria hybrids	Echeveria	Succulent	0.75-1 ft.	0.75-1 ft	Full, Half	Very Low, Low	Evergreen
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Grass	1-3'	1-3'	Full, Half	Low	
Lomandra 'Platinum Beauty'	Platinum Beauty™ Lomandra	Grass	1-3'	1-3'	Full, Half	Low	Evergreen
Salvia microphylla hybrids	Mexican Mint Sage	Shrub, Perennial	4 ft.	4 ft.	Full, Half	Very Low, Low, Extra in Summer	Evergreen
Sedum hybrids	Sedum Hybrids	Succulent	0.2-1.2 ft.	1-2 ft.	Full, Half	Low, Medium, Extra in Summer	Evergreen



Achillea millefolium assorted hybrids

Yarrow (assorted flwr colors)
ACH PIG



Aeonium hybrids

Aeonium
AEO MIN



Aloe 'Johnson's Hybrid'

Johnson's Aloe
ALO JOH



Cordyline 'Festival Raspberry'

Festival Raspberry Cordyline
COR FER



Dianella tasmanica 'Destiny'

Destiny Dianella
DIA DES



Echeveria hybrids

Echeveria
ECH RUF



Lomandra longifolia 'Breeze'

Dwarf Mat Rush
LOM BRE



Lomandra 'Platinum Beauty'

Platinum Beauty™ Lomandra
LOM PLA



Salvia microphylla hybrids

Mexican Mint Sage
SAL MIC



Sedum hybrids

Sedum Hybrids
SED HYB

1. The project approval consists of a blanket Coastal Development Permit and a Design Permit for a prototype street dining deck utilizing the design that has been authorized by the Planning Commission on July 21, 2022. The proposed prototype design is approved as indicated on the final plans reviewed and approved by the Planning Commission, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Eating and drinking establishments within the mixed use village with parking spaces along the frontage may apply for an administrative permit for use of the blanket Coastal Development Permit and Design Permit approved by the Planning Commission. All administrative permits are subject to the conditions of approval of the blanket Coastal Development Permit and Design Permit. The administrative permit approval is transferable between owners so an approved street dining deck design and CDP may be conveyed or assigned by the applicant during a sale to the new property owner without losing the approval. The permit cannot be transferred off the parking space on which the approval was granted.
3. 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 prototype design plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
4. Prior to issuance of a building permit, the applicant shall complete a revocable encroachment agreement, in a form provided by the Public Works Department, for all approved privately installed improvements within the unutilized street right-of-way.
5. 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.
6. Prior to a certificate of occupancy, 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.
7. 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.
8. The street dining deck must be constructed consistent with a prototype design approved by the City and received all necessary permits and authorizations.
9. The street dining deck must comply with all applicable requirements of Capitola Municipal Code Section 17.96, the Zoning Code, and all other applicable laws, administrative policies, rules, and regulations.

10. The street dining deck is consistent with the Local Coastal Program and will not adversely impact coastal resources, coastal access, and coastal views.
11. The street dining deck must utilize high-quality, durable materials that are compatible with surrounding development and can withstand inclement weather.
12. The street dining decks must use the prototype street dining deck design authorized by a valid coastal development permit and shall be subject to the prototype street dining deck coastal development permit findings and conditions.
13. CDP Recertification Requirement. All CDPs issued for outdoor dining permits shall require recertification by the City Council no later than three years after the CDP is issued, and every five years thereafter. Recertification shall require a public hearing before the City Council. City staff will initiate the recertification process by providing notice to the Applicant of the hearing date, at least thirty (30) days in advance of the public hearing. For a CDP to be recertified, the City Council must find that the subject project is operating in compliance with the findings and conditions of the CDP and in compliance with the LCP. The City Council may recertify, modify, or revoke the CDP. The City Council's decision shall be a final action. The project applicant, any aggrieved person, or any two members of the Coastal Commission may appeal the City Council decision. Appeal procedures for coastal development permits shall be as specified in Section 17.44.150.
14. Signs. One business identification sign and one menu sign each not to exceed two square feet are allowed per street dining deck. The signs shall be oriented toward the sidewalk, not the street.
15. Stormwater Drainage. All street dining decks must allow for adequate stormwater drainage. Dining decks shall not block the drainage flow along the gutter line. Dining decks shall not block access into any drain inlet or other drainage/stormwater facility.
16. Utilities. All outdoor dining shall not interfere with utility boxes, water hydrants, storm drains, and all other related facilities.
17. Trash and Maintenance. An outdoor dining area in the public right-of-way shall be maintained in a clean and safe condition as determined by the City, including as follows:
 - a. All trash shall be picked up and properly disposed of.
 - b. All flower boxes and planters shall contain live, healthy vegetation.
 - c. All tables, chairs, equipment, and structures must be kept clean and operational.
18. Materials and Furniture. All infrastructure related to the street dining deck, including but not limited to tables, chairs, umbrellas, lights, heating equipment, etc. must be maintained. If signs of weathering (fading, rust, holes, etc.) are visible, the item(s) shall be replaced immediately. Faded umbrellas shall be replaced with a UV rated fabric and not include logos, labels, or advertising. The prototype design includes furniture option by Emu, Lancaster, and BFM. The three furniture companies produce many styles, colors, and materials of commercial rated outdoor furniture. Restaurants may choose the style, color, and material of commercial rated outdoor furniture from either company.
19. Stanchions. The portable stanchions and ropes shall not encroach into the sidewalk. They must be located on the street dining deck.

20. Sound. Music and amplified sound are not allowed in an outdoor dining area.
21. Bicycle Parking. A street dining deck that eliminates an on-street parking space must include a bicycle parking rack integrated in the street dining deck design or within the private property of the eating or drinking establishment. The bicycle parking rack must provide a minimum of two bicycle parking spaces for each eliminated vehicle parking space. As an alternative to providing the bicycle parking rack, the applicant may pay an in-lieu fee for a central bicycle parking location. Bicycle parking required for the street dining decks is public bicycle parking available to any member of the public. Bicycle parking shall not limited to patrons of the eating and drinking establishment.
22. Hours of Operation. Outdoor dining may occur between 7 a.m. and 10 p.m. seven days a week. The city may allow extended hours for street dining decks for special events and holidays.
23. Open for Use. All outdoor dining in the public right-of-way must be open for use a minimum of five days per week, except in cases of inclement weather. "Open for use" means that the eating or drinking establishment must have tables ready for customers to use the outdoor dining area when the establishment is open for business.
24. All street dining facilities may be subject to inspection by the City on an annual basis or as needed to ensure compliance with this section, conditions of approval, and administrative procedures.
25. Planters. The prototype street dining decks shall be planted with plants identified in the prototype street dining deck plant options list.
26. Heaters. Each street dining deck may have free standing heaters. The free standing heaters shall be uniform and match within each dining deck. The details of the street heaters shall be submitted with the building permit application. The prototype design does not dictate the manufacturer or design of street heater other than it must be free standing.



APPROVED AMENDMENTS TO PROTOTYPE STREET DINING DECK

Amended Prototype Design

On June 1, 2023, the Capitola Planning Commission approved railing and planter modifications to the Capitola Prototype Dining Deck design. The amended dining deck design is based on the redwood railing with a framed black hog wire panel found along the Riverview Pathway. This document outlines the approved amendment. All other requirements of the approved prototype street dining deck remain as approved on July 21, 2022.



Railing Materials

- 6 x 6 inch posts, 2 x 6 inch railings, and 1 x 1 inch trim.
- Con-heart redwood with a smooth finish.
- Hog wire: 6-gauge welded, 4 x 4 inch mesh pattern with black powder coat.





APPROVED AMENDMENTS TO PROTOTYPE STREET DINING DECK

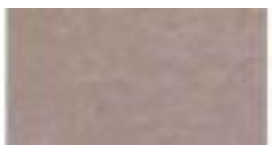
Prevent Rust and Staining

- All redwood must be sealed with high-grade clear sealer for waterproofing.
- Hog wire must be black powder coat.
- Deck fasteners shall be utilized in construction to prevent staining.
- Utilize construction methods to prevent seeing screws within top of railing.



Deck Colors and Materials

- Approved materials: redwood or composite wood decking.
- Colors: The color of the deck should complement the redwood railing utilizing light grey, dark charcoal, deep brown, or redwood colors.
- Deck fasteners shall be utilized in construction to prevent staining. Must match wood.





APPROVED AMENDMENTS TO PROTOTYPE STREET DINING DECK

Planters

Planters are no longer required within the railing but are required within the deck platform.

- Planters must match in style and shape.
- Minimum height of 30 inches
- Maximum height of 36 inches
- Minimum width of 14 inches
- Approved materials: Concrete, Ceramic, and Wood
- Colors: Any
- Minimum amount: 2 flagging entryway, 1 in each corner, 1 at each post along street frontage



Bollards

For traffic safety, the Public Works Department may require traffic rated bollards on a case-by-case basis.