



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, January 20, 2022 – 7:00 PM

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

NOTICE OF REMOTE ACCESS ONLY:

In accordance with California Senate Bill 361, the Planning Commission meeting is not physically open to the public and in-person attendance cannot be accommodated.

To watch:

1. Attend Zoom Meeting (link and phone numbers below) OR
2. Stream on the City Youtube account at:
<https://www.youtube.com/channel/UCJgSsB5qqoS7CcD8lq9Yw1g>

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/85261096125?pwd=cWdiVVFQcmpNeVIQd1BFT2YvTkxzUT09> (link is external)
 - If prompted for a password, enter **957333**
 - 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: **852 6109 6125**
- 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.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE**2. NEW BUSINESS****A. Nomination of Chair and Vice Chair****3. 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****4. CONSENT CALENDAR**

All matters listed under “Consent Calendar” are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless members of the public or the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

A. SB9 Ordinance for Urban Lot Splits and Two-Unit Developments

Request to Continue Amendments to the Capitola Municipal Code adding Section 16.78 Urban Lot Splits, adding Section 17.108 Two-Unit Developments, amending Section 16.08.020 Definitions, and amending Section 17.74.040 Accessory Dwelling Units, for the implementation of Government Code Section 66411.7 and 65852.21 related to urban lot splits and two-unit developments.

The ordinance is “not a project” under the California Environmental Quality Act (CEQA) pursuant to Section 65852.21(j) and 66411.7(n) of the Government Code.

The update involve developments within the Coastal Zone and is not effective within the Coastal Zone unless certified by the California Coastal Commission.

Applicant: City of Capitola

Representative: Katie Herlihy, Community Development Director

B. 1515 Prospect Avenue #21-0425 APN: 034-045-10

Design Permit amendment for a second story deck for a single-family dwelling with ADU located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Peter Shamshoian

Representative: Peter Shamshoian, Filed: 09.21.21

5. PUBLIC HEARINGS

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

A. 619 Sunset Drive #21-0291 APN: 035-071-02

Design Permit for second-story addition to a nonconforming single-family residence with a Minor Modification request for covered parking dimensions and rear setback for 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 15301(e)
Property Owner: Janet Ward and David Dixon
Representative: Janet Ward, Filed: 06.25.21

B. 115 Saxon Avenue #21-0339 APN: 036-131-02

Design Permit to convert a portion of roof to a second-story deck on a 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: Brian and Danielle Wiese, Filed: 07.28.21

C. Report on City Wide Alcohol Sales

At the November 4, 2021, meeting the Planning Commission noted an interest in hearing a status report on city-wide alcohol sales and permitting. Planning and Police Department staff have collaborated to prepare this response.

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

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

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

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

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: www.cityofcapitola.org. 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: JANUARY 20, 2022

SUBJECT: **SB9 Ordinance for Urban Lot Splits and Two-Unit Developments**

Request to Continue Amendments to the Capitola Municipal Code adding Section 16.78 Urban Lot Splits, adding Section 17.108 Two-Unit Developments, amending Section 16.08.020 Definitions, and amending Section 17.74.040 Accessory Dwelling Units, for the implementation of Government Code Section 66411.7 and 65852.21 related to urban lot splits and two-unit developments. The ordinance is “not a project” under the California Environmental Quality Act (CEQA) pursuant to Section 65852.21(j) and 66411.7(n) of the Government Code.

The update involve developments within the Coastal Zone and is not effective within the Coastal Zone unless certified by the California Coastal Commission. Applicant: City of Capitola
Representative: Katie Herlihy, Community Development Director

DISCUSSION

The City’s legal team is drafting an ordinance for the new Two-Unit Developments and Urban Lot Splits allowed under Senate Bill 9. Notice was published for the first draft to be reviewed by Planning Commission on January 20, 2022. Additional time is needed prior to publishing the first draft. Staff is requesting the item be continued to the February 3, 2022, Planning Commission meeting.

RECOMMENDATION

Continue the SB9 Ordinance to the February 3, 2022, Planning Commission meeting.

Prepared By: Katie Herlihy
Community Development Director



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: JANUARY 20, 2022

SUBJECT: **1515 Prospect Avenue** **#21-0425** **APN: 034-045-10**

Design Permit amendment for a second story deck for a single-family dwelling with ADU located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption
 Property Owner: Peter Shamshoian
 Representative: Peter Shamshoian, Filed: 09.21.21

APPLICANT PROPOSAL

The applicant is proposing an amendment to design permit #20-0379 for first- and second-story design modifications, including a new rear second-story deck. The application involves an existing two-story, nonconforming single-family residence located at 1515 Prospect Avenue within the R-1 (Single-Family Residential) zoning district. The application complies with all development standards of the R-1 zone.

BACKGROUND

On April 2, 2020, the Planning Commission approved design permit #19-0267 for first- and second-story additions. However, following the 2020 State ADU laws and subsequent zoning code amendment for ADUs, the owner decided to revise the plans to accommodate an ADU and first- and second-story additions to the primary residence.

On November 12, 2020, the Community Development Department approved application #20-0464 for a ministerial detached accessory dwelling unit.

On December 3, 2020, the Planning Commission approved design permit #20-0379 for first- and second-story additions.

On September 21, 2021, the applicant submitted the current application to modify permit #20-0379. The current application modifies windows and doors on the front elevation, the location of the deck columns, the design and footprint of the front deck, ceiling heights, and adds a new second story rear deck.

On December 8, 2021, at the Development and Design Review meeting, staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: had no comments.

Building Official, Robin Woodman: had no comments.

Assistant Planner, Sean Sesanto stated that the new second-story rear deck should be revised to meet the six-foot side setback, as the deck is not an allowed projection into the side yard setbacks. At the meeting, the owner asked if he could utilize frosted glass above the deck railings line rather than the proposed clear glass on the plans. Planner Sesanto stated that this change would be noted in the staff report.

Following the Development and Design Review Meeting, the applicant agreed to revise the rear second-story deck at building permit submittal. Staff added condition #20 requiring the rear second story decks to be constructed six feet from the side property line.

Development Standards

The following table outlines the zoning code requirements for development in the R-1 (Single-Family Residential) Zoning District. With condition #20 the application 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.			21 ft. 10 in.	24 ft. 8 in.	
Floor Area Ratio (FAR)					
			Existing	Proposed	
Lot Size			3,200 sq. ft.	3,200 sq. ft.	
Maximum Floor Area Ratio			57% (Max 1,824 sq. ft.)	57% (Max 1,824 sq. ft.)	
First Story Floor Area			720 sq. ft.	927 sq. ft.	
Second Story Floor Area			720 sq. ft.	866 sq. ft.	
<i>Decks Exemption</i>			-170 sq. ft.	-285 sq. ft.	
TOTAL FAR			45% (1,440 sq. ft.)	54.7% (1,751 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.			15 ft.	15 ft.
Front Yard 2nd Story & Garage	20 ft.			15 ft. (2 nd Story) 15 ft. (Garage)	15 ft. (2 nd Story) 18 ft. (Garage) Existing Nonconforming
Side Yard 1st Story	10% lot width	Lot width: 40 ft. 4 ft. min.	4 ft. (north side) 8 ft. (south side)	4 ft. (north side) 6 ft. 9 in. (south side)	
Side Yard 2nd Story	15% of width	Lot width: 40 ft. 6 ft. min	4 ft. (north side) 8 ft. (south side)	4 ft. (north side) 6 ft. 9 in. (south side) Existing Nonconforming	

Rear Yard 1st Story	20% of lot depth	Lot depth: 80 ft. 16 ft. min.	35 ft.	30 ft.
Rear Yard 2nd Story	20% of lot depth	Lot depth: 80 ft. 16 ft. min.	35 ft.	30 ft. 3 in.
Encroachments (list all)	Retention of second-story front deck projects two feet into front setback. Existing nonconforming			
Accessory Dwelling Unit - Approved ministerially under CMC §17.74.050(B)				
	ADU Regulation		Approved – No Change	
Side & Rear Setbacks	4 ft.		4 ft.	
Maximum Floor Area	800 sq. ft.		540 sq. ft.	
Height	16 ft.		13 ft. 5 in.	
Parking	1 space		1 space	
Parking				
	Required	Existing	Proposed	
Residential (from <u>1,501</u> up to <u>2,000</u> sq. ft.)	3 spaces total 1 covered 1 uncovered	2 spaces total 2 covered 0 uncovered	3 spaces total 1 covered 1 uncovered 1 uncovered for ADU	
Underground Utilities: required with 25% increase in area				Not Required

DISCUSSION

The existing residence at 1515 Prospect Avenue is a nonconforming, two-story, single-family residence. The lot is in the Jewel Box neighborhood and is surrounded by one- and two-story single-family homes. The application involves amending a previous design permit and includes a second-story deck along the side of the home, both of which require Planning Commission approval of a design permit.

The applicant is proposing a number of changes to the layout and exterior appearance from the previously approved plans:

1. Modify windows and doors on the front elevation, including the removal of second-story clerestory windows.
2. Move the front deck columns forward.
3. Modify front deck glass rail to include 18" base of horizontal siding.
4. New rear second-story deck with design to match front deck modifications.
5. Previously approved plans would have eight-foot ceilings on the first story and nine-foot ceilings on the second story. Applicant is proposing to reverse ceiling heights between floors.

The applicant is proposing 233-square-feet of first- and second-story additions on the east, south, and west elevations that include a master bedroom and an extensive remodel. The amended proposal will otherwise retain the previously approved design features, including eight-inch horizontal board siding, a new roof with fish scale tile in the gable ends and slate tile roof, and a stucco wall extending into the public right-of-way along Prospect Avenue. The proposal includes a new 80-square-foot second-story rear deck located closest to the north side property line, which utilizes a similar material horizontal board and glass combination as the front deck.

Privacy

Capitola *Design Review Criteria* (attachment 3) includes specific privacy considerations to the orientation and location of features including windows, doors, and decks to minimize privacy impacts on adjacent properties and provide adequate privacy for project occupants. The application includes a rear deck located adjacent to 1525 Prospect Avenue. The applicant is proposing to minimize privacy impacts by using frosted glass facing the shared property line and raising the glass height by two feet, for a total height of 5-feet, 6-inches. The owners of 1525 Prospect Avenue have submitted a public comment supporting the application.

Parking

The previously approved site plan included three parking spaces, one of which was covered. One uncovered parking space (space #3) serves the detached accessory dwelling unit. The proposed permit amendment does not increase the floor area and no parking modifications are proposed.

Non-Conforming Structure

The existing residence is nonconforming because the second story encroaches into the required front and second-story side setbacks and the garage encroaches into the front setback. Pursuant to §17.92.070, structural alterations to an existing non-conforming structure may not exceed 80 percent of their present fair market value. The applicant submitted the required Construction Cost Breakdown, demonstrating that the proposed alterations are within are 78 percent of the present fair market value of the structure, so the alterations are permissible.

Minor Encroachment Permit

The application is proposing several improvements within the public right-of-way, including new curb and gutter, depressed driveway approach, landscaping, and a 42-inch-tall stucco wall. The Public Works Department has reviewed the plans and support the proposed improvements with the issuance of a minor encroachment permit. The applicant is not proposing any alterations to the previous encroachment permit.

Accessory Dwelling Unit

The application includes a new detached accessory dwelling unit. The unit complies with the requirements for "Units subject to limited standards" in Capitola Municipal Code (CMC) §17.99.050(B), which require the unit to be less than 16 feet in height, less than 800 square feet of floor area, and to have at least four-foot side and rear yard setbacks, therefore the unit has been approved ministerially. The applicant is not proposing any alterations to the previously approved ADU.

CEQA

Section 15301(e) of the CEQA Guidelines exempts the 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 structures before the addition, or 2,500 square feet, whichever is less. This project involves 233-square-feet of additions to an existing 1,518-square-foot single-family residence within the R-1 (Single-Family Residence) zoning district that will increase the floor area by 15%. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission consider application #21-0425 and approve the application as proposed based on the following Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of the construction of 233-square-feet of first- and second-story additions to a 1,518-square-foot, two-story, nonconforming, single-family residence, a new 540-square-foot accessory dwelling unit (approved ministerially under CMC §17.99.050(B)), and a minor encroachment permit for a 42-inch-tall stucco wall in the public right of way. The maximum Floor Area Ratio for the 3,200 square-foot property is 57% (1,824 square feet). The total FAR of the project is 54.7% with a total of 1,751 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 20, 2022, 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. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a 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.
7. Prior to issuance of building permit, all Planning fees associated with permits #20-0379 and #21-0425 shall be paid in full.
8. 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.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

11. Prior to issuance of building permits, the 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).
12. 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.
13. 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.
14. 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
15. 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.
16. 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.
17. 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.
18. 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.
19. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
20. Upon building permit submittal, the plans shall be revised to show the rear second-story deck set back six feet from the north side property line.
21. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code section 17.96.110, including that all outdoor lighting shall be shielded and directed downward.

DESIGN PERMIT & CEQA 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 and the Planning Commission have reviewed the project. The proposed remodel of a single-family residence complies with the development standards of the R-1 zoning district.

- 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 the remodel of a single-family residence. The project complies with all applicable provisions of the zoning code and municipal code.

- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

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, or 2,500 square feet, whichever is less. This project involves 306-square-feet (20%) of first- and second-story additions within the R-1 (Single-Family Residence) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

- D. 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 and the Planning Commission have reviewed the project. The proposed residential remodel will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

- E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**

The Community Development Staff and the Planning Commission have reviewed the application. The proposed remodel complies with all applicable design review criteria in Section 17.120.070.

- F. The proposed project maintains the character, scale, and development pattern of the neighborhood.**

Community Development Staff and the Planning Commission have all reviewed the application for the residential remodel. The design of the remodel with horizontal Hardie Board siding, Hardie Board fish scale tile at the gable ends, and new Brava slate tile roof will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

ATTACHMENTS:

1. 1515 Prospect Avenue - Plan Set
2. 1515 Prospect Avenue - Construction Cost Breakdown
3. Design Permit Design Review Criteria
4. 1515 Prospect Avenue - Public Comment - 01.11.22
5. 1515 Prospect Avenue - Public Comment - 01.12.22

Prepared By: Sean Sesanto

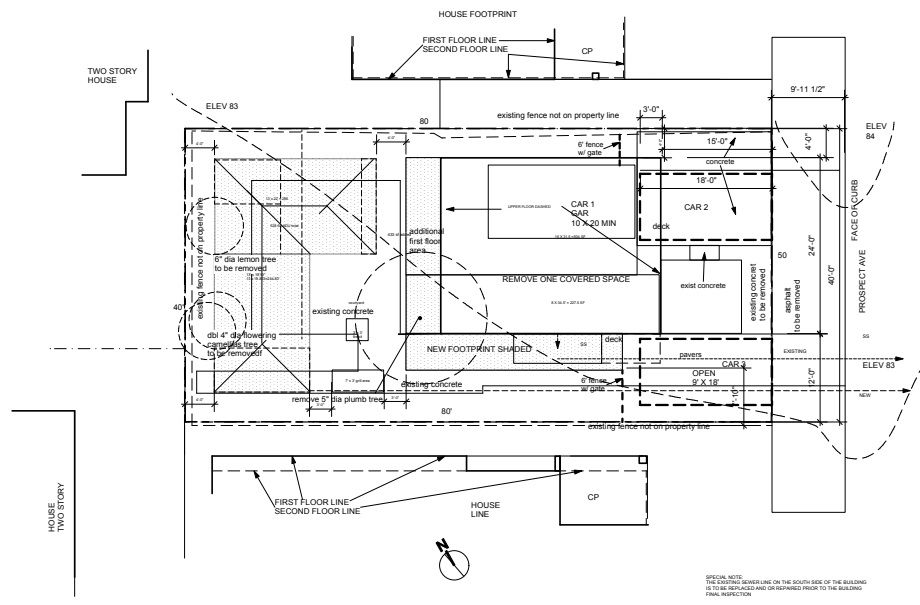
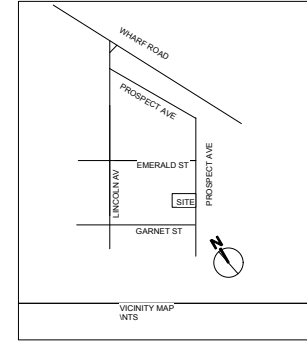
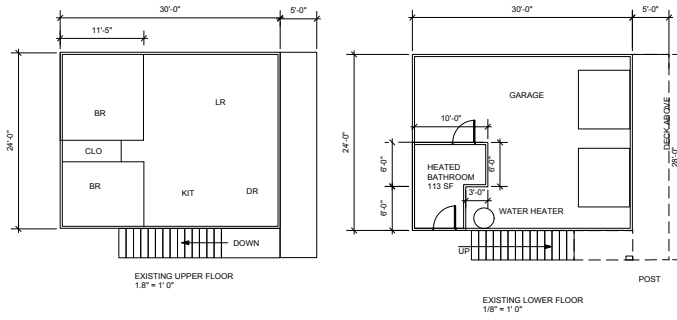
SEE SHEET L-1 FOR THE PRELIMINARY GRADING AND LANDSCAPE PLAN

THE STORM WATER BEST MANAGEMENT PRACTICES (STRM-BMP) SHALL BE PRINTED IN FULL AND INCORPORATED INTO THE CONSTRUCTION PLANS.

NOTE THIS INCLUDES DOWNSPOUTS TO SPLASH GUARDS, MOST DOWNSPOUTS TO LANDSCAPING AREAS, AND USE OF PERVIOUS PAVERS REPLACING SOME OF THE IMPERVIOUS AREAS IN THE FRONT YARD AND BACK YARD AREAS.

THE LOT SLOPES TO THE BACK FROM THE EXISTING GARAGE DOOR AREAS AND THE GRAVEL UNDER THE BACK PATIO PAVER AREA WILL ALLOW FOR RAIN WATER PERCOLATION ON THE LOT.

AS PROPOSED THERE IS A REDUCTION IN THE PERVIOUS SURFACE ON THE LOT.



BUILDING FAR = 1003 sf
 FIRST FLOOR = 636 sf
 SECOND FLOOR = 366 sf
 (stair area on first floor only)
 DECK AREA OVER 150 SF = 85 sf

LOT AREA 3200 SF
 FAR ALLOWED .57 = 1824 sf
 FAR PROPOSED = 1788 sf = .56
 IF COVERED PORCH OF 36 sf
 ON FIRST FLOOR IS
 ADDED PROPOSED = 1824 sf = .57

NOTE:
 BUILDING IS NON CONFORMING ON FRONT LESS THAN 20 FEET BASED ON 8-16-19 SURVEY BY ALPHA LAND SURVEYS, INC

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

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6	S-1 SURVEY

RICHARD L. EMIGH A.I.B.D.
 DRAFTING, DESIGNING & LAND USE ANALYSIS

SITE PLAN

PHONE
 408-914-04
 209 Loma P
 Los Gatos,

Peter Shamshoian
 1515 Prospect, Capitola
 CA 95010

RPL 003/20/208
 08/20/2018

SHEET

A.

Sheet 1 of

Attachment: 1515 Prospect Avenue - Plan Set (1515 Prospect Avenue)

FLOOR AREA RATIO
MAIN FLOOR 1035 SQUARE FEET
SECOND FLOOR 705 SQUARE FEET
DECK 190 SQUARE FEET
WITH 150 SF CREDIT
TOTAL FLOOR AREA 1782 SF / 3200 LOT = .56%

EXISTING IMPERVIOUS LOT AREA (SEE SURVEY)
BUILDING FOOTPRINT AREA = 720 SF
CONCRETE DRIVEWAY, WALKS
AND PATIO AREA = 1267 SF
TOTAL 1987 SQUARE FEET / 3200 LOT = 62%

PROPOSED IMPERVIOUS LOT AREA
BUILDING FOOTPRINT 720 + 423 = 1,143 SF
CONCRETE DRIVEWAY AND WALK 360 SF
TOTAL 1503 A REDUCTION OF 484 SF
NO INCREASE IN DOWNSTREAM WATER IMPACTS

EXISTING CONCRETE REMOVED
AND PERVIOUS PAVERS INSTALLED
920 SF

DRAINAGE PATTERN AND TOPO SHOWN
ON L-1 PRELIMINARY LANDSCAPE PLAN

PLUMBING NOTES

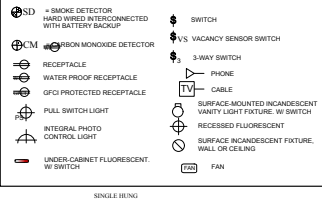
All building water supply systems in which quick-acting valves (shower heads, dishwashers and lavatory faucets) are used shall be provided with devices to absorb high pressure resulting from the quick closing of these valves.

SHOWER AND TUB SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALING AND THERMAL SHOCK PROTECTION.

Gas and Water lines to be bonded.

The plumbing fixtures are required to meet the following maximum flow rates
Shower heads 1.8 gpm @ 80 psi
Kitchen Faucets 1.8 gpm @ 80 psi
Water closets 1.2 gpm @ 80 psi
Lavatory Faucets 1.2 gpm @ 80 psi

SYMBOLS LEGEND



WINDOW SCHEDULE		Orientation #SE					NOTES
SYM	SIZE	QTY	N	E	S	W	
	26" x 4"	8	6	6	6	220	FIXED GLASS IN DOOR
A	4' x 4'	1				1/16	FIXED TEMPERED
B	6' x 4'	1	1/24				SLIDER GLASS
C	3' x 5'	1	1/15				CASEMENT TEMPERED
D	26" x 36"	2	1/9	1/9			SH
E	26" x 36"	2			2/22.5		FIXED TEMPERED
F	4' x 11'	1			1/4		FIXED TEMPERED
G	2' X 2'	1	1/4				FIXED TEMPERED
H	6' X 4'	1	1/24				FIXED TEMPERED
I	3' X 5'	3	1/15	1/15	1/15		FIXED TEMPERED
J	2' X 4'	3			3/24		SKYLIGHT
TOTAL		37	136	62.5	20		

ALL WINDOWS 0.32 SKYLIGHTS VELLUS TEMPERED LOWER PANE

NEW DOOR SCHEDULE

SYM	SIZE	DOOR STYLE	LOCATION	QTY
A	6' x 6 5/8"	SLIDER	Exterior	3
B	6' x 6 5/8"	SLIDER	Exterior Solid Core	1
C	3' x 6 5/8"	SWING	Exterior Solid Core	4
D	2'10" x 6"	SWING	Interior	2
E	3' x 6 5/8"	SWING	Interior	1
F	3' x 6 5/8"	BI FOLD	Interior	2
G	6' x 7'	OH ROOL UP	Exterior	1
H	3' x 6 5/8"	SWING	Exterior 1 HR Solid Core	1
I	3' x 6 5/8"	SWING	Interior	1
J	3' x 6 5/8"	SWING	Interior	1
K	3' x 6 5/8"	SWING	Interior	1
L	10' x 6 5/8"	SWING	Interior	2

APPLIANCE LISTING

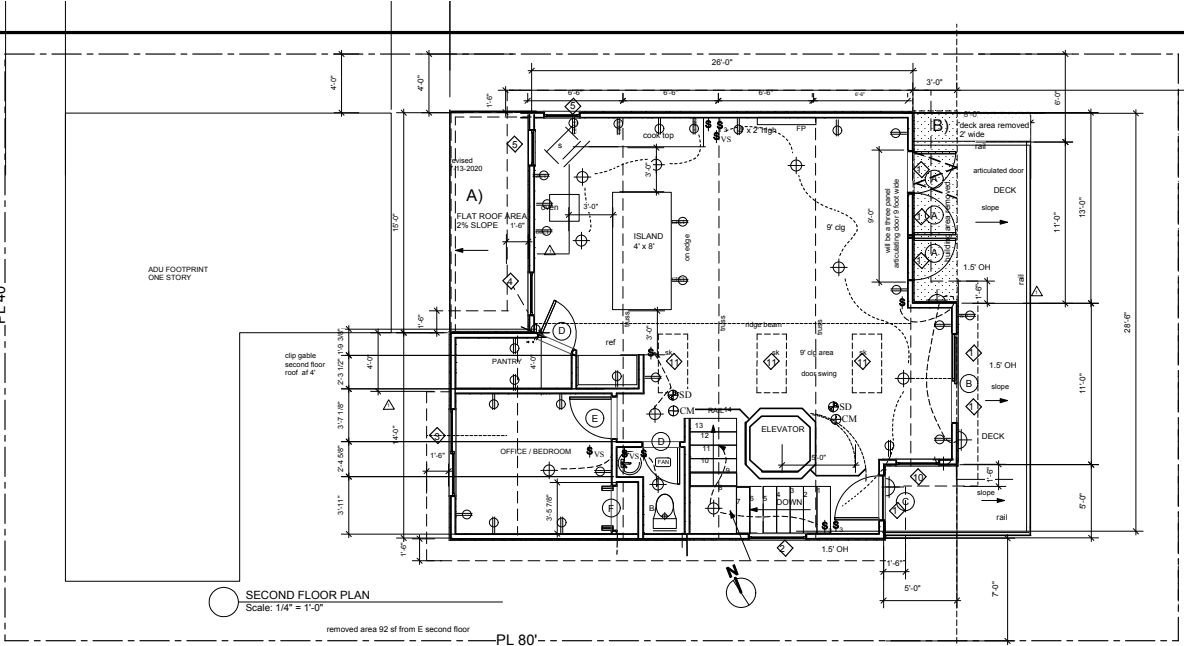
WOLF
 Range/Oven Combo 48"DF 484EG GAS
 16,000 BTU Infrared Charbroiler
 15,000 BTU Infrared Griddle
 9,000 BTU Burner
 20,000 BTU Burner
 15,000 BTU Burner
 18,000 BTU Burner

KitchenAid Appliances
 Refrigerator
 Microwave Oven KMSP1005SS
 Under Counter Beverage Cooler
 Under Counter Wine Cooler RWL304SESS
 Range Hood 48" KWB748YSS 108R BTU RATED Dishwasher

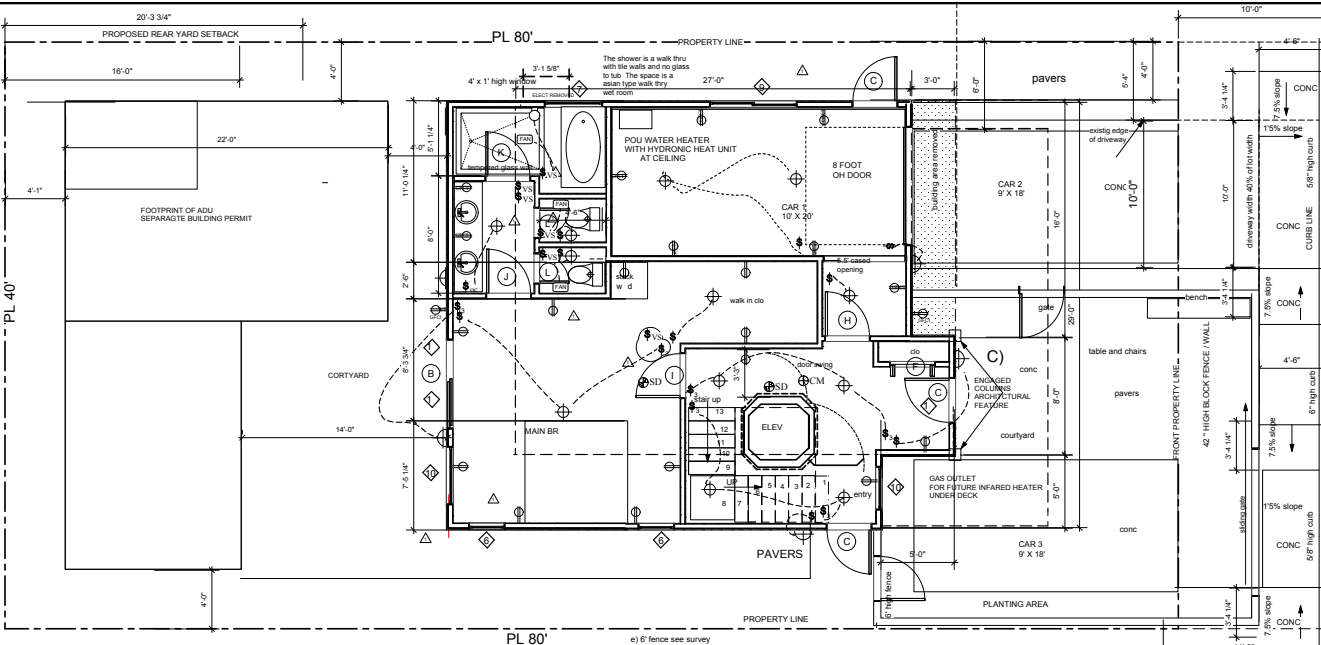
Electrolux Appliances
 Clothes Washer 120V 27 AMP BREAKER
 Clothes Dryer 240V 30 AMP BREAKER

Firestone GAS Valve DV 1800KN
 42,000 BTU

Other needs for gas lines
 Back Yard BBQ Built in 48"
 DCS Scavenger 7 Blk 48-R-N
 4 burner 100,000 BTU Top
 18,000 BTU Hotspots
 Back Deck BBQ (with need planning permits)
 200,000 grt with infrared griddle (future)
 Front Yard Infrared heater under deck for patio
 Dayton # 21MK39 34,000 heater



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



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

ELECTRICAL NOTES

No point along wall line is more than 8' from a receptacle. Any wall length 2' or more shall have a receptacle.

GFCI outlets shall be located at front & rear of house.

Light fixtures in closets shall be a min. 12" from the floor of a shaft if incandescent, 6" if fluorescent or recessed. California Code Article 410-8.

If fan(s) is installed, Light and power switch with switch shall be located at access opening.

There shall be a conductor wire with an insulated neutral and a 4-prong outlet for ovens and cooking units. N.E.C. Section 250-84.

All branch circuits that supply 120-volt, single phase, 15- and 20- ampere outlets (i.e. receptacles, lights, smoke alarms, etc.) installed in dwelling shall be tamper proof and protected by an (AFCI) arc-fault circuit interrupter (AFCI) listed to provide protection of the entire branch circuit per CEC 210.12 (A)(1) thru (B).

All laundry room receptacles to be supplied by a dedicated 20 AMP circuit.

All bathroom receptacles to be supplied by a dedicated 20 amp circuit with GFCI protection. California Electrical Code Article 210-8 & 210-11(c)(3).

Exterior outlets will be in a weatherproof enclosure to comply with 405.8(B)(1).

All lighting / luminaires shall be high efficiency.

Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with references. See Agency JAS per title 150 S.B. A exceptions are provided for dimmerless than 70 ft² floor area, and light fixtures for bathtubs.

J&E marking is required for the following:
 All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in section 150-301.1.
 20-24 inch ceiling LED light sources. A G24 lamp fitting is a two-pin connector for compact fluorescent lamps (CFL) or LED. Note that these 4 bipolar mountable LED-back two-pin connectors are not Edison screw base.
 Any light source not otherwise listed above and certified to the commission as complying with part 150-301.1.

Fixtures recessed into ceiling shall be listed for zero clearance insulation contact (ZC), have a label that certifies that the fixture is compatible with bubble-in, foil, and wall-mount.
 If a gasket or seal is to be used, have accessible ball-and-socket joint hardware, and not contain a lower level sealant. Those that contain light source requirements, and ZC are marked:
 *IAS-2105-E (CFL/C) 150-0(A)(1)(C)

All outdoor lighting shall have motion sensor switches with integral photo control.

All Gas and Water lines to be bonded and to have a UFER grounding electrode.

Use high efficiency recessed can or recessive surface mounted fixture controlled by an occupancy sensor, over the toilet area, bath, and walkways. Note: when the sensor can be "viewed" or seen by occupant, not hidden around the corner or in another room.

THE CAL GREEN MANDATORY REQUIREMENTS ARE ON GB.1

FLOOR AREA RATIO
MAIN FLOOR 1035 SQUARE FEET
SECOND FLOOR 705 SQUARE FEET
DECK 190 SQUARE FEET
WITH 150 SF CREDIT
TOTAL FLOOR AREA 1782 SF / 3200 LOT = .56%

EXISTING IMPERVIOUS LOT AREA (SEE SURVEY)
BUILDING FOOTPRINT AREA 720 SF
CONCRETE DRIVEWAY, WALKS
AND PATIO AREA 1267 SF
TOTAL 1987 SQUARE FEET / 3200 LOT = .62%

PROPOSED IMPERVIOUS LOT AREA
BUILDING FOOTPRINT 720 + 423 = 1,143 SF
CONCRETE DRIVEWAY AND WALK 30 SF
TOTAL 1524 A REDUCTION OF 464 SF
NO INCREASE IN DOWNSTREAM WATER IMPACTS

EXISTING CONCRETE REMOVED
AND PERVIOUS PAVERS INSTALLED
920 SF

DRAINAGE PATTERN AND TOPO SHOWN
ON L-1 PRELIMINARY LANDSCAPE PLAN

PLUMBING NOTES

All building water supply systems in which quick-acting valves (water meters, shutoffs, and) are installed, shall be protected with devices to absorb high pressure resulting from the quick closing of these valves.

SHOWER AND TUB SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.

Gas, and Water lines to be bonded.

The plumbing fixtures are required to meet the following maximum flow rates
Shower heads 1.8 gpm @ 80 psi
Kitchen Faucets 1.8 gpm @ 80 psi
Water closets 1.2 gpm @ 80 psi
Lavatory Faucets 1.2 gpm @ 80 psi

SYMBOLS LEGEND

	SMOKE DETECTOR		SWITCH
	HARDWIRED INTERCONNECT WITH BATTERY BACKUP		VACANCY SENSOR SWITCH
	CARBON MONOXIDE DETECTOR		3-WAY SWITCH
	RECEPTACLE		PHONE
	WATER PROOF RECEPTACLE		CABLE
	GFCI PROTECTED RECEPTACLE		SURFACE MOUNTED INCANDESCENT VANITY LIGHT FIXTURE, W/ SWITCH
	PULL SWITCH LIGHT		RECESSED FLUORESCENT
	INTEGRAL PHOTO CONTROL LIGHT		SURFACE INCANDESCENT FIXTURE, WALL OR CEILING
	UNDER-CABINET FLUORESCENT W/ SWITCH		FAN

WINDOW SCHEDULE

SYM	SIZE	QTY	N	E	S	W	NOTES
A	26" x 4"	9		6/60		3/30	FIXED GLASS IN DOOR
B	4' x 4'	1		1/16			FIXED TEMPERED
C	6' x 4'	1	1/24				SLIDER GLASS
REMOVED							
D	26" x 36"	2	1/9	1/9			BH
E	26" x 36"	2		2/22.5			BH
F	4' x 1'	1		1/4			FIXED TEMPERED
G	2' x 2'	1	1/4				FIXED TEMPERED
H	6' x 4"	1	1/24				BH/2 SLIDER
I	3' x 3'	3		1/15	1/15	1/15	FIXED TEMPERED
J	2' x 4"	3			3/24		SKYLIGHT
K	9' x 12"	1			10.53		FIXED TEMPERED
L	6' x 12"	1			7.02		FIXED TEMPERED
M	3' x 12"	1			3.51		FIXED TEMPERED
TOTAL		37	136	62.5	51		

NEW DOOR SCHEDULE

SYM	SIZE	DOOR STYLE	LOCATION	QTY
A	6' x 6 3/8"	SWING	Interior Solid Core	2
B	6' x 6 3/8"	SWING	Exterior Solid Core	2
C	3' x 6 3/8"	SWING	Exterior Solid Core	4
D	2'10" x 6 3/8"	SWING	Interior	1
E	3' x 6 3/8"	SWING	Interior	1
F	3' x 6 3/8"	BI FOLD	Interior	1
G	9' x 7'	GARAGE OH	Exterior	1
H	3' x 6 3/8"	SWING	Exterior 1 HR Solid Core	1
I	3' x 6 3/8"	SWING	Interior	1
J	3' x 6 3/8"	SWING	Interior	1
K	3' x 6 3/8"	SWING	Interior	1
L	3' x 6 3/8"	SWING	Exterior Solid Core	2
M	3' x 6 3/8"	SWING	Exterior Solid Core	1

ALL WINDOWS 0.32 SKYLIGHTS VELUX TEMPERED LOWER PANE

ELECTRICAL NOTES

No panel along wall line is more than 8' from a receptacle. Any wall length 2' or more shall have a receptacle.

GFCI outlets shall be located at front & rear of house.

Light fixtures in closets shall be a min. 1/2" from the back of a shelf if incandescent, 0" if fluorescent or recessed. California Code Article 410-8.

If luminaire is installed, light and power outlet with switch shall be located at access opening.

There shall be a conductor wire with an insulated neutral and a 4-prong outlet for ovens and cooking units. N.E.C. Section 250-69.

All branch circuits that supply 120-volt, single phase, 15- and 20-ampere outlets (i.e. receptacles, lights, smoke alarms, etc.) shall be protected by a 20-amp circuit breaker. A GFCI shall be provided for the entire branch circuit per CEC 210.2(A)(1) thru (8).

All laundry room receptacles to be supplied by a dedicated 20 AMP circuit.

All bathroom receptacles to be supplied by a dedicated 20 amp circuit with GFCI protection. California Electrical Code Article 210-8 & 210-11(x)(3).

Exterior outlets will be in a weatherproof enclosure to comply with 408.8(B)(1)

All lighting luminaires shall be high efficiency.

Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with reference Joint Appendix JAB per the 150 L.A. exceptions are provided for closets smaller than 70 sq ft floor area, and light fixtures for bathtubs.

JAB marking is required for the following:
All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of luminaire type as described in section 160.001 to 160.004 sections concerning light fixture devices. A GFCI lamp fitting is a two-prong connector for compact fluorescent lamps (CFL) or LED lamps that uses a separate neutral line. Backstab two-prong connector is not allowed.
Any light source not otherwise listed above and certified to the commission as complying with joint appendix JAB.

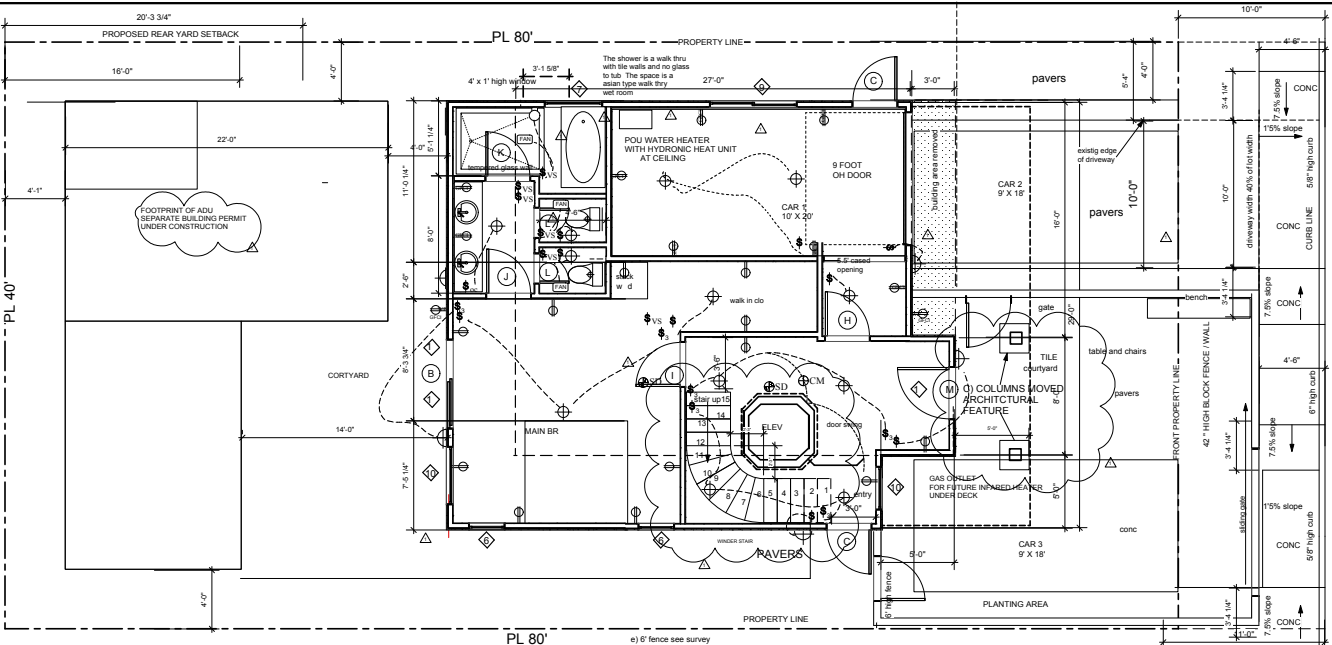
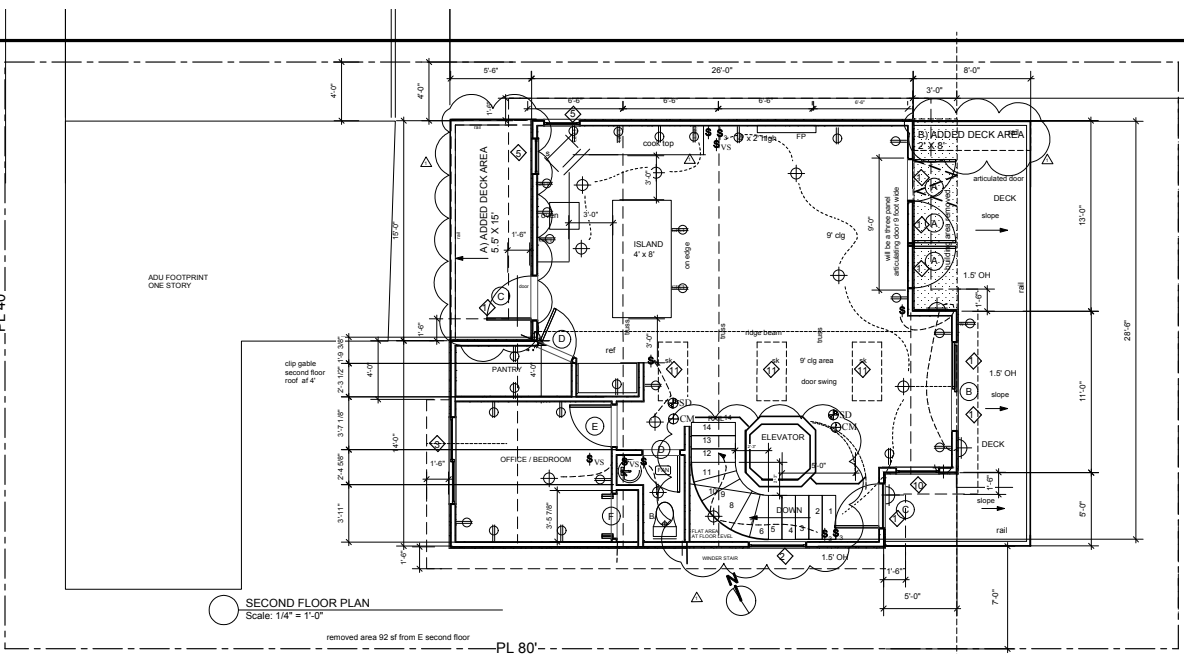
Fixtures recessed into ceiling shall be listed for zero clearance insulation contact (ZC), have a label that certifies that the luminaire is compatible with batt insulation (B) or fiberglass (F), be wired with a gasket or gaskets to the ceiling, have accessible ballast/driver(s) if hardwired, and not contain a cover label pocket. They shall contain light source requirements, and that are marked:
1) AB-210-8 (CEC 150.0A)(1)(C)

All outdoor lighting shall have motion sensor switches with integral photo control.

All Gas and Water lines to be bonded and to have a UFERR grounding electrode.

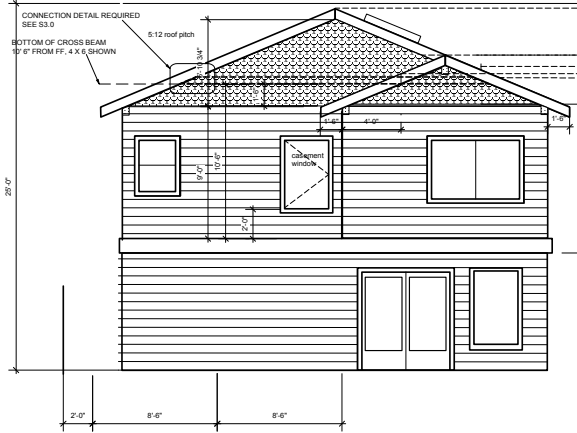
Use high efficiency recessed can or decorative surface mounted fixture controlled by an occupancy sensor, over the closet area, lab, and walkway. Make sure the sensor can be "viewed" or seen by occupant, not hidden around the corner or in another room.

- APPLIANCE LISTING**
- WOLF
Range/Oven Combo 48"DF 484EG GAS
16,000 BTU Infrared Charbroiler
15,000 BTU Infrared Griddle
20,000 BTU Burner
15,000 BTU Burner
18,000 BTU Burner
- KitchenAid Appliances
Refrigerator
Microwave Oven KMPS100ESS
Under Counter Beverage Cooler
Under Counter Wine Cooler KRM304SESS
Range Hood 48" KOWB748YS 108R 1/2HP RATED Dishwasher
- Electrolux Appliances as
Clothes Washer 120V 20 AMP BREAKER
Clothes Dryer 240V 30 AMP BREAKER
- Firestone GAS Valve DVr 1500N
42,000 BTU
- Other needs for gas lines
Back Yard BR90 Bull in 48"
DCS Searer 3 BR 48-R-N
4 burner 100,000 BTU Top
18,000 BTU Hotplates
Back Deck BR24 (with roof planning permits)
200,000 grill with infrared griddle (future)
Front Yard infrared heater under deck patio
Dayton # 21MK39 34,000 heater

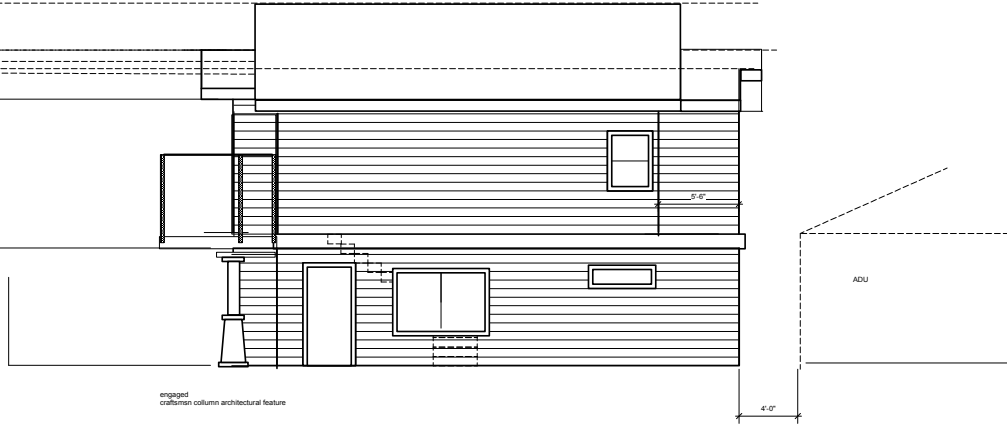


REVISIONS 10-02-2021
TO REVISE SECOND FLOOR TO 9'
TO REVISE ROOF PITCH
TO REVISE STAR RISE AND RUN
AS REQUIRED FOR MORE HEIGHT
TOLOWER FLOOR

12-22-2020 RLE

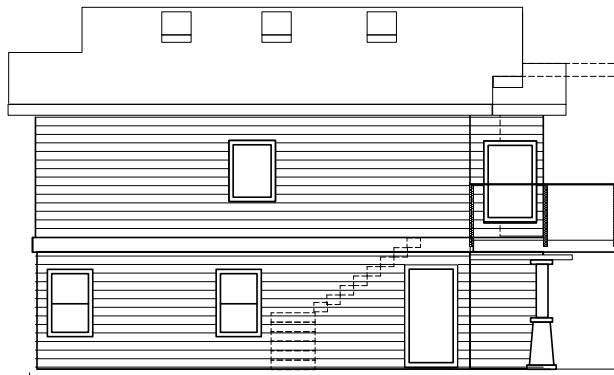
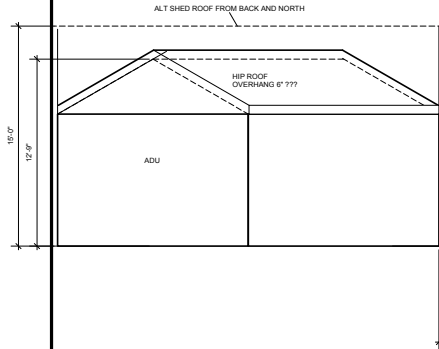


BACK ELEVATION
1/4" = 1' 0"



RIGHT ELEVATION
1/4" = 1' 0"

SIDING TO BE HARDI BOARD 8" WIDE COLOR GREAY GREEN
GABLE ENDS TO BE HARDI BOARD FISHCALLE
TRIM AND FACIA BORDS TO BE OFF WHITE 3 1/2 WIDE
ROOF TO BE CLASS A BRAVA SLATE TILE COLOR GRAY SLATE



LEFT SIDE ELEVATION
1/4" = 1' 0"



FRONT ELEVATION
1/4" = 1' 0"

RICHARD L. EMIGH A.I.B.D.
DRAFTING, DESIGNING & LAND USE ANALYSIS

APPROVED ELEVATIONS

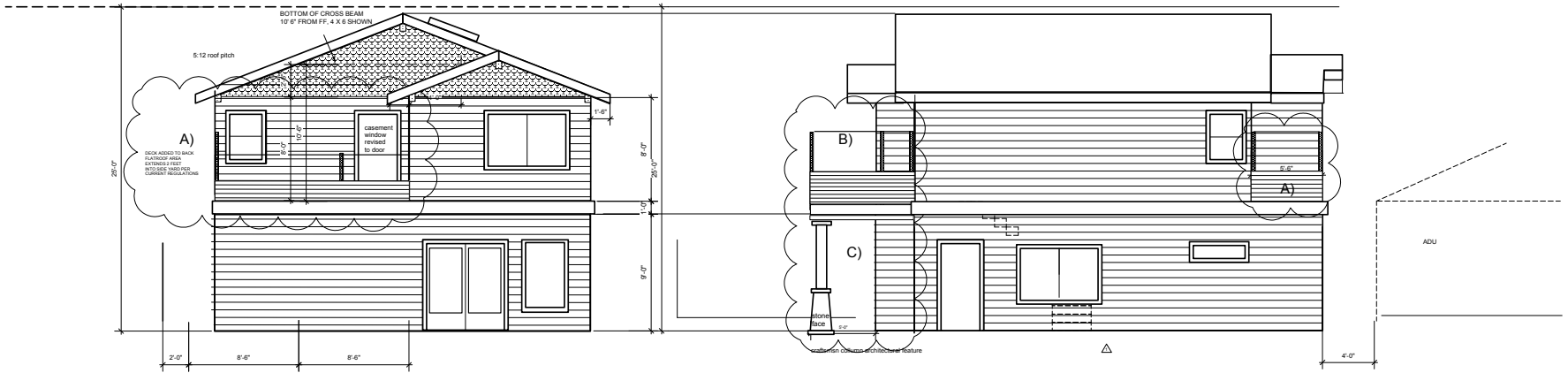
PHONE
408-914-04
209 Loma F
Los Gatos,

Peter Shamshoian
1515 Prospect, Capitola
CA 95010

MPN 003292508
08-18-2021 11:46
08-28-2021 11:46
SHEET

A-4
Sheet 4 of

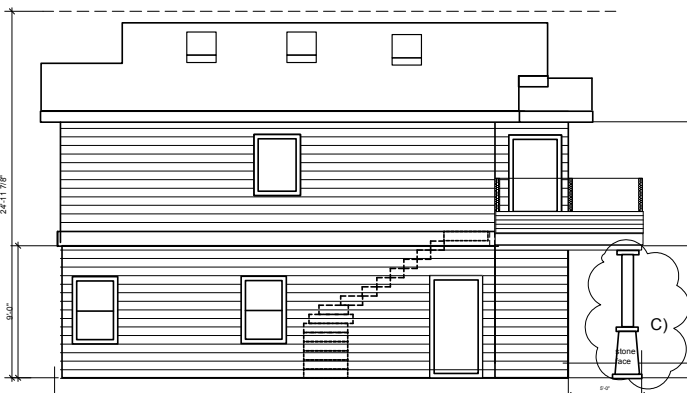
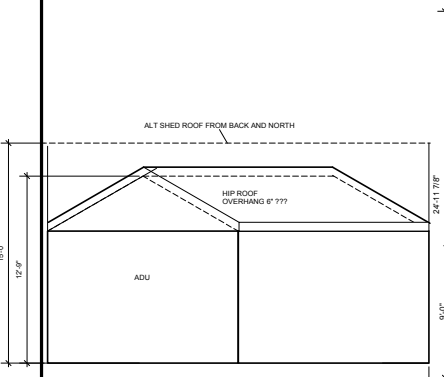
Attachment: 1515 Prospect Avenue - Plan Set (1515 Prospect Avenue)



BACK ELEVATION
1/4" = 1' 0"

RIGHT ELEVATION
1/4" = 1' 0"

SIDING TO BE HARDI BOARD 8" WIDE COLOR GREAY GREEN
GABLE ENDS TO BE HARDI BOARD FISHCALLE
TRIM AND FACIA BORDS TO BE OFF WHITE 3 1/2 WIDE
ROOF TO BE CLASS A BRAVA SLATE TILE COLOR GRAY SLATE



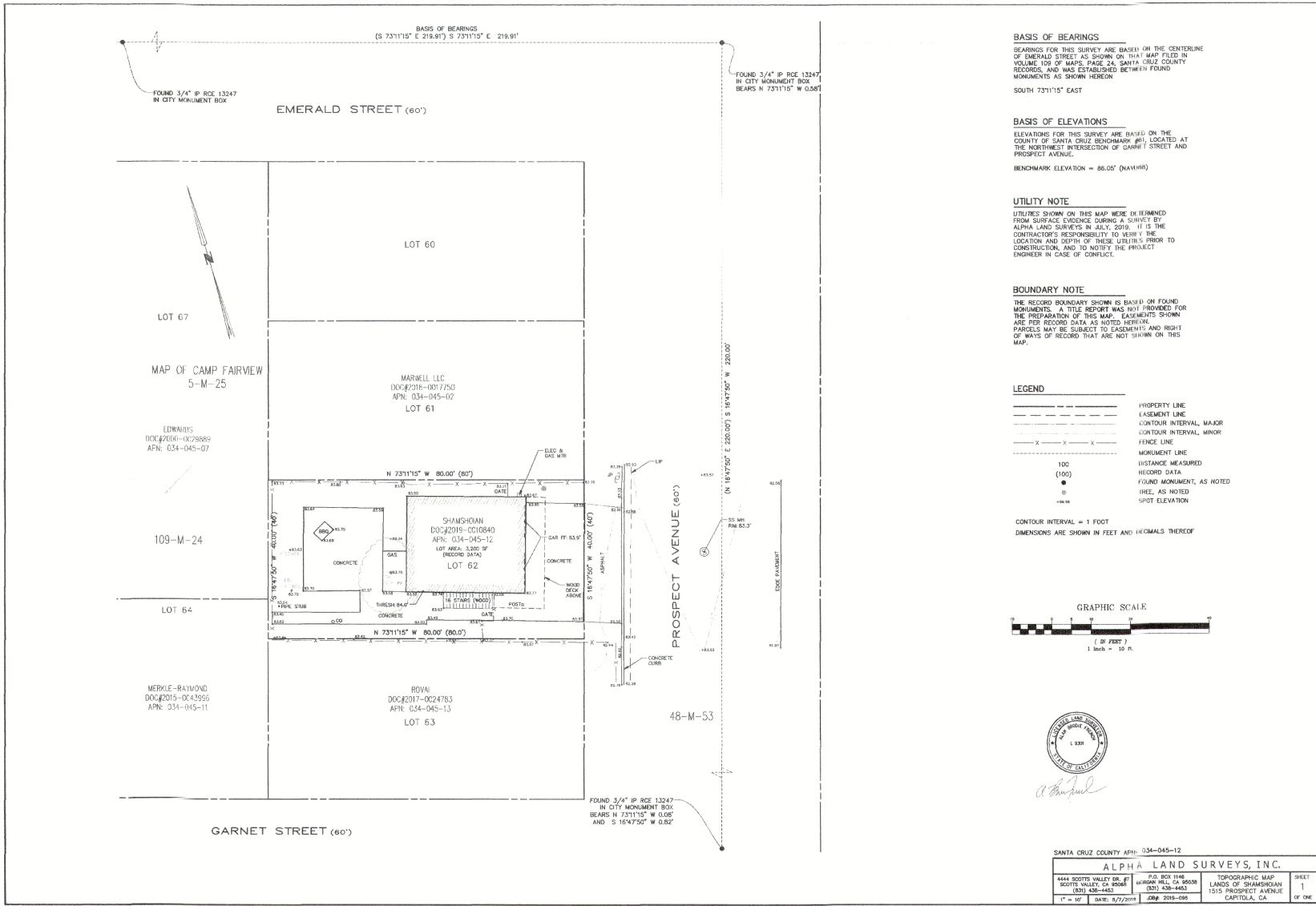
LEFT SIDE ELEVATION
1/4" = 1' 0"



FRONT ELEVATION
1/4" = 1' 0"

CHANGES MADE TO BUILDING NOT PART OF CORRECTION LIST:
FRONT DOOR 4" WIDE
ENTRY COLUMNS MOVED OUT 2 FEET TO CREATE COVERED PORCH
18" HIGH SOLID DECK RAIL WITH 1 1/2" HIGHER HANGI BOARDS WITH CLASS ABOVE NOTOP RAIL
ON EAST AND SOUTH SIDE 2.5' HIGH ON NORTH SIDE AT FRONT AND NEW DECK AT BACK
EXTEND 2 FEET INTO SIDE YARD SETBACK PER CURRENT REGULATIONS
GARAGE DOOR 6' WIDE TO CLEAR INTERIOR GARAGE SPACE WHICH IS 10 FOOT WIDE.
INTERIOR STAIR TO A WINDER SEE REVISED FLOOR PLAN.

REVISIONS 10-07-2021
TO REVISE FIRST FLOOR TO 9'
TO REVISE ROOF PITCH
AS REQUIRED FOR 1' MORE HEIGHT
TO REVISE STAR RISE AND RUN
AS REQUIRED FOR 1' MORE HEIGHT
TO COVER FLOOR



Attachment: 1515 Prospect Avenue - Plan Set (1515 Prospect Avenue)

CONSTRUCTION COST BREAKDOWN PER Section 17.92.070

Existing Building Costs:

STAFF

Existing Residence:	833 square feet	=	\$ 166,600.00
	\$ 200.00 square foot		
Existing Garage:	607 square feet	=	\$ 54,630.00
	\$ 90.00 square foot		
Existing Deck:	172 square feet	=	\$ 4,300.00
	\$ 25.00 square foot		
<u>Total Existing Value:</u>			<u>\$ 225,530.00</u>
80% of Total Existing Value			\$ 180,424.00

New Construction Costs:

New Conditioned Space:	443.5 square feet	=	\$ 88,700.00
	\$ 200.00 square foot		
New Garage:	square feet	=	
	\$ 90.00 square foot		
New deck/porch:	80 square feet	=	\$ 2,000.00
	\$ 25.00 square foot		
<u>Total New Construction Value:</u>			<u>\$ 90,700.00</u>

Remodel Costs: (50% of "new construction" costs)

Remodel Conditioned Space:	727.25 square feet	=	\$ 72,725.00
	\$ 100.00 square foot		
Remodel Garage:	233 square feet	=	\$ 10,485.00
	\$ 45.00 square foot		
Remodel Deck:	124.5 square feet	=	\$ 1,556.25
	\$ 12.50 square foot		
<u>Total Remodel Value:</u>			<u>\$ 84,766.25</u>
<u>Total Construction/Remodel Cost</u>			<u>\$ 175,466.25</u>
% of Existing Value			77.8%

Attachment: 1515 Prospect Avenue - Construction Cost Breakdown (1515 Prospect Avenue)

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.

Sesanto, Sean

From: Bill Gray <graybil@gmail.com>
Sent: Tuesday, January 11, 2022 6:59 PM
To: PLANNING COMMISSION
Subject: re. #21-0425 / APN:034-045-10

I have no problem with, and fully support the proposed send story deck.

I am curious as to why I have not received a request for feedback on construction at:

1335B Prospect - past
1375 Prospect - current/ongoing
1410 Prospect - prospective

Bill Gray
1440 Prospect Ave
Capitola

Attachment: 1515 Prospect Avenue - Public Comment - 01.11.22 (1515 Prospect Avenue)

Sesanto, Sean

From: Tracy Martin <tmartin94024@yahoo.com>
Sent: Wednesday, January 12, 2022 12:33 PM
To: PLANNING COMMISSION
Cc: petesham@comcast.net; Tracy Martin; Rob Churchwell
Subject: Reference: Planning Permit #21-0425

Capitola Community Development Dept

420 Capitola Avenue, Capitola, CA 95010

Reference: Planning Permit #21-0425

Dear Sir/Madam,

We are writing about the Shamshoian permit application referenced above. We have owned the adjacent property at 1525 Prospect Avenue since 2005 and have known The Shamshoians since that time. The Shamshoians have been excellent neighbors. They are friendly, caring and trustworthy. They keep an eye on our house while we are away and offers any help they can. We have a great relationship and are happy having them as neighbors.

We understand their new planning application includes a small rear deck where they can get some afternoon sun. Mr. Shamshoian proactively reached out to us to discuss the addition of a rear deck in order to address any concerns we might have. We discussed our concerns that the rear deck would have visibility into our master (second floor) bedroom and backyard. We also expressed concerns about smoke/odor from a BBQ or cigar/cigarette flowing directly into the bedroom. Mr. Shamshoian has included in his design a 6–7-foot wall at the end of the rear deck closest to our home to reduce the visibility into our bedroom. He has also assured us that if he decides to put a BBQ grille on the patio that he will position it as far away from our home as possible (>20' away), and that in the event we have any issues with smoke/odor he would move the BBQ to the front deck. Lastly, Mr. Shamshoian has assured us neither he nor his guests will smoke on the proposed rear deck. We trust Mr. Shamshoian at his word and are comfortable with the proposed deck with the design enhancement and use assurances.

Thank you for your consideration of the Shamshoian's plans.

Regards,

Tracy Martin/Robert Churchwell

Marwell LLC

Attachment: 1515 Prospect Avenue - Public Comment - 01.12.22 (1515 Prospect Avenue)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: JANUARY 20, 2022
 SUBJECT: **619 Sunset Drive** **#21-0291** **APN: 035-071-02**

Design Permit for second-story addition to a nonconforming single-family residence with a Minor Modification request for covered parking dimensions and rear setback for 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 15301(e)

Property Owner: Janet Ward and David Dixon

Representative: Janet Ward, Filed: 06.25.21

APPLICANT PROPOSAL

The applicant is proposing to construct a 362 square-foot second-story addition to a nonconforming single-family residence at 619 Sunset Drive in the R-1 (Single Family Residential) zoning district. The application requires Planning Commission approval of a design permit and a minor modification for a reduced second-story rear yard setback and reduced covered parking space dimensions. The applicant also requests Planning Commission consideration of parking in the front yard area greater than 40% of the lot width.

BACKGROUND

On December 8, 2021, at the Development and Design Review meeting, staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: Asked for minor clarification to the storm drainage calculation and commented that a portion of the sidewalk may need to be replaced.

Building Official, Robin Woodman: Had no comments.

Assistant Planner, Sean Sesanto: Informed the applicant that the Planning Department would need a final plan set that includes a wet stamped survey.

Following the Architecture and Site Review Committee meeting, the applicant submitted revised the calculations to address the site drainage comment from the Public Works Department and a signed survey.

Development Standards

The following table outlines the zoning code requirements for development in the R-1 Zoning

District. The applicant is seeking approval of a minor modification to the required covered parking space dimensions and for the second-story rear setback and an exception to the maximum driveway width.

R-1 (Residential Single-Family) Zoning District

Development Standards				
Building Height				
R-1 Regulation	Existing		Proposed	
25 ft.	14 ft. 7 in.		22 ft. 2 in.	
Floor Area Ratio (FAR)				
	Existing		Proposed	
Lot size	3,000 sq. ft.		3,000 sq. ft.	
Maximum Floor Area Ratio	57% (Max 1,700 sq. ft.)		57%	
Garage Floor Area	276 sq. ft.		276 sq. ft.	
First Story Floor Area	960 sq. ft.		960 sq. ft.	
Second Story Floor Area	None		362 sq. ft.	
Total FAR	41% (1,236 sq. ft.)		53% (1,598 sq. ft.)	
Setbacks				
	R-1 regulation		Existing	Proposed
Front Yard 1st Story	15 ft.		11 ft. 11 in.	11 ft. 11 in. Existing nonconforming
Front Yard 2nd Story	20 ft.		N/A	40 ft. 2 in.
Garage	15 ft.		11 ft. 11 in.	Garage: 11 ft. 11 in. Existing nonconforming
Side Yard 1st Story	10% lot width	Lot width 40 ft.	North: 3 ft. 9 in.	North: 3 ft. 9 in. Existing nonconforming
		4 ft. min.	South: 4 ft. 3 in.	South: 4 ft. 3 in.
Side Yard 2nd Story	15% of width	Lot width 40 ft.	N/A	North: 11 ft. 7 in.
		6 ft. min.		South: 6 ft.
Rear Yard 1st Story	20% of parcel depth	Lot depth 75 ft. 15 ft. min.	14 ft. 2 in.	14 ft. 2 in. Existing nonconforming
Rear Yard 2nd Story	20% of parcel depth	Lot depth 75 ft. 15 ft. min.	N/A	14 ft. 2 in. Minor Modification
Encroachments				
Parking				
1,501 – 2,000 sq. ft.: 2 per unit, 1 covered	Required		Existing	Proposed
	2 spaces total 1 covered 1 uncovered		1 space total 1 covered 0 uncovered	2 spaces total 1 covered Minor Modification 1 uncovered

Underground Utilities: Required with 25% increase in area	Yes
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DISCUSSION

The existing residence at 619 Sunset Drive is a nonconforming, one-story residence. The property is located in the Riverview Terrace neighborhood and is surrounded by a blend of one and two-story single-family homes.

Design Permit

The applicant is proposing a 362-square-foot, second-story bedroom, bathroom, and closet addition. The proposed addition is located over the rear portion of the home. The existing single-story home exterior has stucco siding, which will be retained. The proposed design includes a new hipped roof with horizontal lap siding on the second-story. Second-story windows along the rear and south-side elevations are small and raised, which limit privacy impacts to adjacent residential properties and allows natural light into the living space. The proposed single-family home satisfies all applicable design review criteria per Zoning Code section 17.120.070(A-S), included as Attachment 4.

Nonconforming Structure

The existing single-story residence is located within the required rear setback by ten (10) inches and north side setback by three (3) inches; and is therefore a legal non-conforming structure. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure. The applicant submitted a construction cost breakdown demonstrating that the alterations are 35 percent of the present fair market value of the structure, so the alterations are permissible.

Parking

Pursuant to Zoning Code section 17.76.020(C)(2), parking must be brought up to standard when the floor area is increased by more than ten percent. The proposed project increases the floor area by more than ten percent and is required to provide two full parking spaces, one covered and one uncovered. Minimum parking space dimensions are 10-foot wide by 20-foot deep. The lot currently provides no fully conforming parking spaces, but is served by a 10-foot wide by 19-foot 2-inch deep nonconforming garage parking space and a 11-foot wide by 12-foot deep nonconforming driveway parking space.

The applicant is requesting consideration of a minor modification for the substandard garage parking space (covered) depth to allow it to count toward required parking while being 10 inches too short. See further discussion of this item in the Minor Modification section.

The applicant is also proposing a new uncovered perpendicular parking space which requires Planning Commission approval to exceed a maximum 40 percent lot width limitation for parking in front yard areas. Pursuant to Zoning Code section 17.76.040(B)(1), the Planning Commission may approve the enlarged parking area if it incorporates design features and enhanced landscaping too minimize visual impacts to the neighborhood. The parking space is a ribbon-style design with permeable paver tread strips and low-growing landscaping in between, similar to the style allowed by the Zoning Code for accessory dwelling units. The applicant has also proposed shrubs and a dwarf mandarin tree around the parking space to visually enhance the area.

Minor Modification

A minor modification allows up to a ten percent (10%) deviation from a physical development standard that applies to the subject property. The applicant is requesting consideration of two minor modifications:

- Second story addition to encroach into the rear setback on the rear (west) side of the home by eight (8) inches.
- Reduction in existing garage parking space depth of ten (10) inches.

The applicant requests a five and a half (5.5%) percent modification to the required rear setback to allow the proposed design. The applicant proposes fourteen feet two inches where the required rear setback is fifteen feet from the property line. The applicant is proposing the second story to be in alignment with the first story to utilize the structural support of the existing walls on the first floor.

The applicant also requests reduction of the garage parking space depth to allow the existing nineteen-foot two-inch (19'-2") parking space to count toward required parking.

To approve the minor modifications, the Planning Commission shall make all the findings in CMC 17.136.060. The findings are included below the Conditions of Approval with staff analysis.

CEQA

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 structures before the addition, or 2,500 square feet, whichever is less. The proposed additions add 362 square feet (29%) of floor area, so this exemption applies. No adverse environmental impacts were discovered during project review by Planning Department Staff.

RECOMMENDATION

Staff recommends the Planning Commission approve application #21-0291 based on the following Conditions and Findings of Approval.

CONDITIONS OF APPROVAL

General

1. 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.
2. 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.
3. 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.
4. 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

Planning

5. The project approval consists of construction of a 362-square-foot second-story addition to an existing nonconforming single-family residence with a minor modification for a reduced rear setback. The maximum Floor Area Ratio for the 3,000-square-foot property is 57% (1,710 square feet). The total FAR of the project is 53% with a total of 1,598 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 20, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
6. 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.
7. 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 17.156.080.
8. 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.
9. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
10. 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.
11. Prior to issuance of building permit, all Planning fees associated with permit #21-0291 shall be paid in full.
12. 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.
13. Prior to issuance of building permits, the building permit plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

Public Works

14. Prior to issuance of building permits, the applicant shall submit a temporary construction sediment and erosion control plan (construction BMPs), The plans shall be in

compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

15. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
16. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
17. Prior to any work in the City Road right of way, an encroachment permit shall be acquired by the contractor performing the work. All sidewalk, curb and gutter improvements shall be constructed per city standard. Storage of equipment and materials in the public right-of-way is prohibited.
18. 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.
19. Prior to issuance of building permits, the applicant shall submit plans detailing all improvements that impact or interface with the public right of way. At a minimum these details will include the limits of an ADA compliant driveway approach, and installation of curb/gutter/sidewalk along the property frontage. The extent of all improvements or modifications shall be limited to those areas fronting the property boundary and shall not impact the frontage of adjacent parcels.
20. 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.

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 Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 362-square-foot second-story addition with a minor modification for reduced second-story rear setback and reduced covered parking space length, and an exception to exceed the maximum driveway width is consistent with the general plan and the local coastal program.

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

Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 362-square-foot second-story addition with a minor modification for a reduced second-story rear setback and reduced covered parking space length, and exception to exceed the maximum driveway width, complies with all other development standards of the R-1 (Single-Family Residential) zoning district.

C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

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 structures before the addition, or 2,500 square feet, whichever is less. The proposed additions add 362 square feet (29%) of floor area, so this exemption applies. No adverse environmental impacts were discovered during review of the proposed project.

D. 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 Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 362-square-foot second-story addition with a reduced second-story rear setback, an exception to driveway width, and reduced covered parking space length will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The 362-square-foot second-story addition with a reduced second-story rear setback, an exception to driveway width, and reduced covered parking space length complies with the applicable design review criteria as described in the staff report.

F. For projects in residential neighborhoods, the proposed project maintains the character, scale, and development pattern of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the 362-square-foot second-story addition with a reduced second-story rear setback, exception to driveway width, and reduced covered parking space length. The design of the home, with a hip roof, asphalt composition shingles, and horizontal cement lap board siding, will blend appropriately with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

MINOR MODIFICATION FINDINGS

A. The modification will be compatible with adjacent structures and uses and is consistent with the character of the neighborhood or district where it is located.

Setback: Within the Riverview neighborhood, many of the homes have nonconforming yard setbacks with many being originally constructed prior to the city's incorporation. The nearest adjacent structure to the rear property line of the subject property is 618 Riverview Drive and has a detached single-story garage with a reciprocal setback of approximately four feet.

Parking: Existing parking in the neighborhood is accommodated similarly to the subject property with nonconforming driveway parking spaces and covered parking. The proposal increases overall parking opportunities for the site.

B. The modification will not adversely impact neighboring properties or the community at large.

Setback: The proposed second-story addition is in line with the existing first story rear setback at 14 feet 2 inches from the rear property line where 15 feet is required. This is about a 5.5% reduction in the requirement and does not introduce any unusual impacts to the neighboring properties. The proposed project includes a row of windows along the proposed second story on the rear (west) elevation. The windows are elevated to reduce privacy impacts and are for functional for natural light.

Parking: The proposal increases overall parking opportunities for the site and the neighborhood. The substandard garage parking space accommodates most modern vehicles and is retained.

C. The modification is necessary due to unique characteristics of the subject property, structure, or use.

Setback: The applicant is requesting the minor modification to construct the second-story wall on top of the existing wall on the first story as it can sustain more weight and will require less structural improvements. The additional structural work that would be required to comply with the rear setback would likely necessitate new vertical posts inside the existing first floor living space and substantial new foundations directly adjacent to the existing perimeter foundation.

Parking: Modification of the existing garage to accommodate a conforming parking space is impractical and would require partial demolition and redesign of the kitchen. The garage was originally built in this configuration and will continue to serve as a functional parking opportunity.

D. The modification will be consistent with the purpose of the zoning district, the general plan, local coastal program, and any adopted area or neighborhood plan.

Setback: Under Capitola Municipal Code 17.16.010, the purpose of residential zoning districts is “to support attractive, safe, and friendly neighborhoods consistent with Capitola’s intimate small-town feel and coastal village charm.” Development should “feature high-quality design that enhances the visual character of the community” and the “mass, scale, and design of new homes shall be compatible with existing homes in neighborhoods and carefully designed to minimize impacts to existing homes.” The proposed addition does comply with the increased second-story side setback and is below the height limit permitted, which reduces second-story massing. Additionally, the horizontal cement board siding on the second floor over the existing Santa Barbara stucco finish on the first floor breaks the massing with materials that are commonly used together.

Parking: The proposal increases overall parking opportunities for the site and the neighborhood. The substandard garage parking space accommodates most modern vehicles and is retained.

E. The modification is consistent with the general plan, local coastal program, and any applicable specific plan or area plan adopted by the city council.

Setback: General Plan Policy LU-5.3 states that the mass, scale, and height of new development should be compatible with existing homes within residential neighborhoods. Review of aerial photos shows that several homes within the immediate Riverview neighborhood have nonconforming setbacks; including two homes in the immediate vicinity with existing nonconforming second-story setbacks.

Parking: The proposal increases overall parking opportunities for the site and the neighborhood. The substandard garage parking space accommodates most modern vehicles and is retained.

F. The modification will not establish a precedent.

Setback & Parking: A significant number of single-family residences in the Riverview neighborhood have nonconforming setbacks because much of the neighborhood was built prior to the city's incorporation and under different development standards. The Riverview neighborhood has a consistent size and shape of lots, however, the style, layout and architectural variety of homes makes this approval unlikely to set a precedent. Additionally, the Minor Modifications being requested with this application are truly minor in both percentage and nature; and afford the owner a level of practicality and reasonableness to execute a project that is compatible with the neighborhood. The project also results in increased functional parking opportunities.

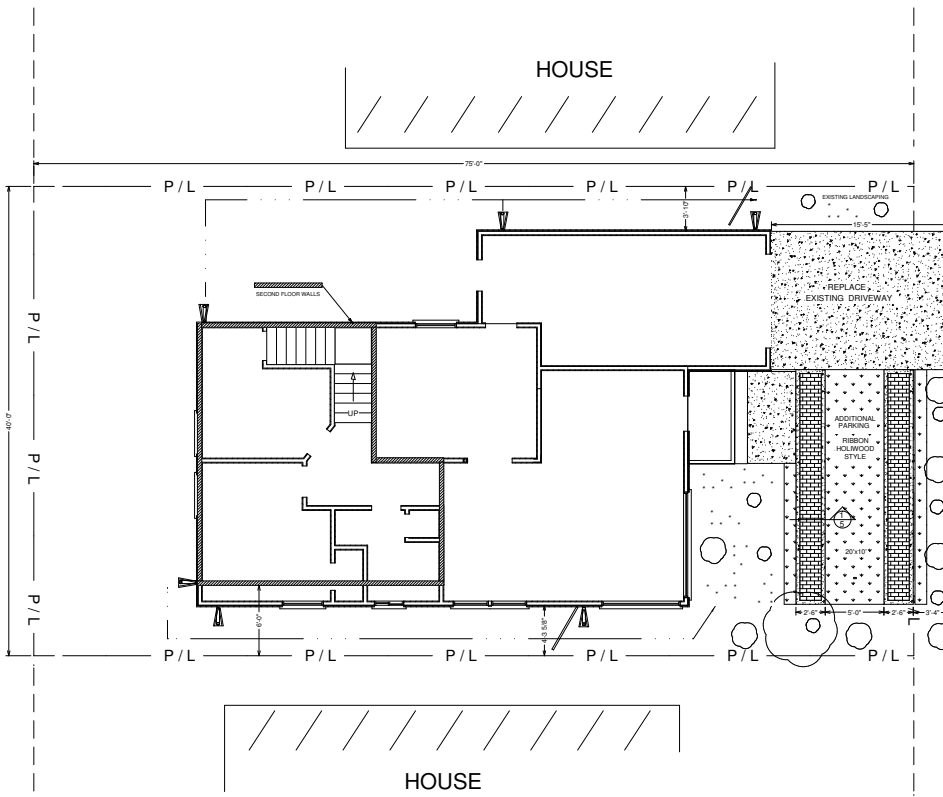
G. The modification will not adversely impact coastal resources.

Setback & Parking: The subject property is not located in an area with coastal resources, therefore the modification will not adversely impact coastal resources.

ATTACHMENTS:

1. 619 Sunset Drive - Plan Set
2. 619 Sunset Drive - Construction Cost Calculation
3. 619 Sunset Drive - Color Board
4. Design Permit Design Review Criteria

Prepared By: Sean Sesanto



SITE PLAN AND SET BACKS 1"=5'

CONSTRUCTION BEST MANAGEMENT PRACTICES

1. Construction Best Management Practices (BMPs): Project construction and demolition activities shall comply with the City's Storm Water Best Management Practices for Construction. See the City website at: <http://www.cityofsantacruz.com/home/showdocument?id=6031>
2. BMPs, such as fiber rolls or wattles, shall be inspected periodically during construction and after each significant rain event, and any needed repairs made immediately.
3. Materials & Paint Storage: Open bags of particulate, granular or powder materials (such as plaster or concrete) and paints should be stored inside if possible. If stored outside, they must be kept covered closed and during the rainy season kept within secondary containment.
4. Refuse: Dumpsters lids must be kept closed and secured when not in use.
5. Site Construction Entrance & Exit: Check the sidewalk and street daily during the demolition and construction phases for soil or sediment drag-out, and sweep if needed.
6. Soil stockpiles: Excavated and/or new soil stockpiles must be protected from runoff/run-on by BMPs appropriate for the pile size, location and site conditions, and must be covered with plastic sheeting or tarps when not in use and surrounded by berms, fiber rolls or wattles to prevent run-on and run-off. When excavated soil is moved off-site, check the sidewalk and street for dirt "drag-out" and sweep if needed.
7. Storm Drain Inlet Catch Basin Protection: Please use filter fabric or inserts for catch basins located on streets. (Sand bags, gravel bags and straw wattles around storm drain inlets that are exposed to vehicular traffic in streets are not allowed). If filter fabric, please use Filtrax 8" Sox with Miraf 140N fabric underneath the grate, appropriately sized and secured, during construction. Add note to extend fabric six 6-inches beyond catch basin after placement of grate. Add that Contractor shall remove filter fabric in the catch basins and storm drain inlets upon completion of project.
8. Properly install and maintain on-site erosion control measures. Check regularly for damage during construction work. All erosion control measures shall be inspected after each significant rain event and needed repairs made immediately upon detection. During the rainy season, use one or more sediment control measures, such as fiber rolls and straw wattles, to prevent sediment from leaving the site.

LOT DATA

GROSS LOT AREA	3,000 SQ. FT.	OWNER	DAVID DIXON / JANET WARD
HEATED FLOOR AREA	1,306 SQ. FT.		4150 CHERRYVALE
UNHEATED FLOOR	294 SQ. FT.		SOQUEL CA. 95073
COVERED PORCHES	30 SQ. FT.		david.dixon@me.com
DEVELOPED AREA	1,430 SQ. FT.		djet0mac.com
% LOT COVERAGE	51%		
2016 CALIFORNIA BUILDING CODE		DRAFTING AND PLAN CORRECTION:	
2016 CALIFORNIA RESIDENTIAL CODE			JOHN SCHIESEL CONTRACTING
2016 GREEN BUILDING STANDARDS			2456 EMPIRE GRADE
2016 CALIFORNIA PLUMBING CODE			SANTA CRUZ CA. 95060
2016 CALIFORNIA ELECTRICAL CODE			jschiesel@yahoo.com
2016 CALIFORNIA FIRE CODE		STRUCTURAL ENGINEERING:	
2016 CALIFORNIA ENERGY CODE			JOHN FRAZER
2016 CALIFORNIA CENc CODE			425-8401

PURPOSE OF APPLICATION:

1. PERMIT FOR A SECOND FLOOR MASTER BEDROOM ADDITION OF 351 SQ. FT.
2. REPLACE THE EXISTING DAMAGED DRIVEWAY OF 104 SQ. FT.
3. ADD ADDITIONAL PARKING OF 172 SQ. FT.
4. DESIGN PERMIT WITH A MINOR MODIFICATION REQUEST FOR COVERED PARKING DIMENSIONS FOR AN EXISTING SINGLE FAMILY RESIDENCE.
5. DESIGN PERMIT WITH A MINOR MODIFICATION FOR A REAR YARD SETBACK FOR STRUCTURAL REASONS ON AN ADDITION ON A SINGLE FAMILY RESIDENCE.

MINOR MODIFICATIONS:

- DUE TO THE UNIQUE CHARACTERISTICS OF THIS PROPERTY, STRUCTURE, OR USE MINOR MODIFICATIONS WILL BE NECESSARY. THEY INCLUDE:**
1. THE EXISTING GARAGE AS SHONE IN THE FIRST FLOOR PLAN, SHEET 2, IS SUB STANDARD IT FALLS SHORT OF THE 20' REQUIREMENT BY 8".
 2. THE EXISING DRIVEWAY FALLS SHORT OF EXISTING REQUIREMENTS AND WILL NEED A MINOR MODIFICATION. EXTRA PARKING WILL BE PROVIDED BY THE CONSTRUCTION OF A RIBBON/HOLLYWOOD STYLE PERPENDICULAR PARKING SPACE. SEE SHEET 1.

PLAN INDEX:

- SHEET 1 PLOT PLAN AND DATA
- SHEET 2 FLOOR PLAN, DOOR AND WINDOW SCHEDULE
- SHEET 3 EXTERIOR ELEVATIONS
- SHEET 4 INTERIOR ELEVATIONS, SECTIONS
- SHEET 5 DPW REQUIREMENTS, LANDSCAPING
- SHEET S1 STRUCTURAL ENGINEERING
- SHEET S2 STRUCTURAL ENGINEERING

SITE PLAN AND SURVEY

REVISIONS

JOHN SCHIESEL CONTRACTING
2450 EMPIRE GRADE, SANTA CRUZ, CA.
11C1NCF # 752966

DIXON/ WARD REMODEL
619 SUNSET

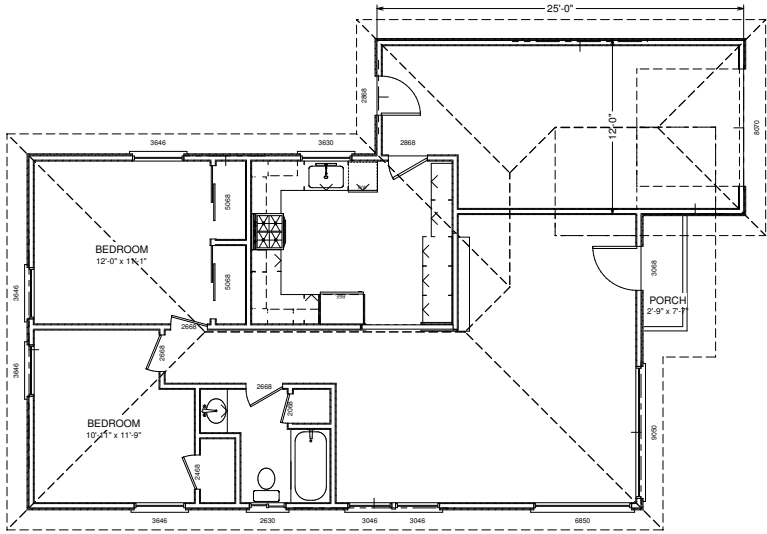
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SCALE

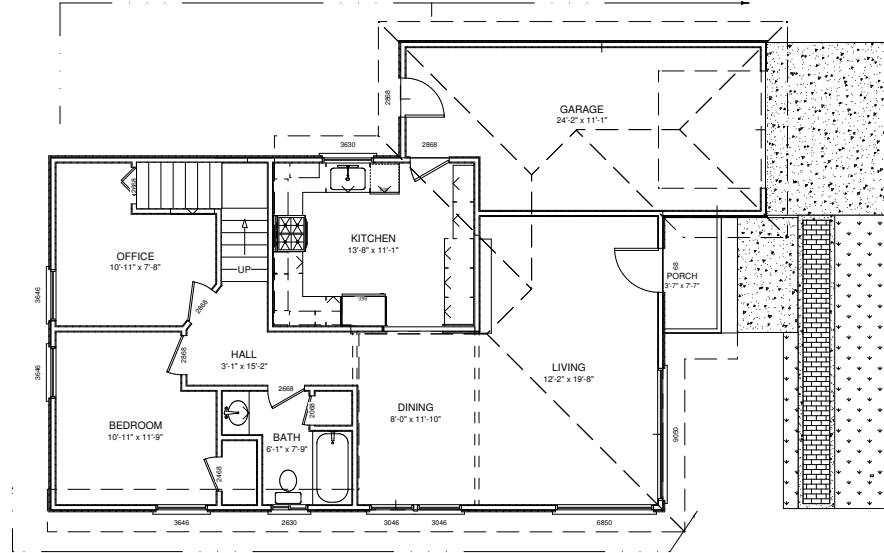
SHEET
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Attachment: 619 Sunset Drive - Plan Set (619 Sunset Drive)

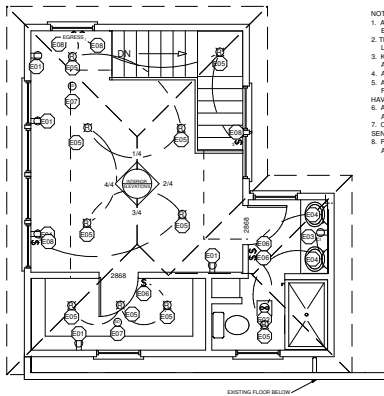
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EXISTING FLOOR PLAN 1/4"=1'



FIRST FLOOR 1/4"=1' LIVING AREA 952 sq ft

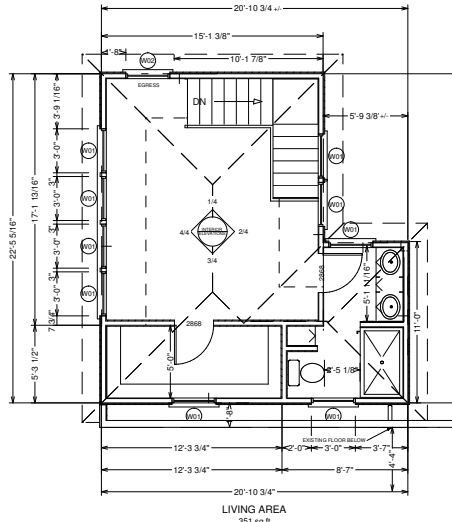


ELECTRICAL PLAN 1/4"=1'

- NOTES:
1. ALL LIGHT FIXTURES TO BE LED EXCEPT FLUORESCENT
 2. THE BATHROOMS REQUIRE MECHANICAL VENTILATION TO THE OUTSIDE WITH A MIN. OF 50 CFM LIGHT AND FAN TO BE SWITCHED SEPARATELY
 3. KITCHEN REQUIRES MECHANICAL VENTILATION TO THE OUTSIDE (A NON CIRCULATING FAN) WITH A MIN. OF 100 CFM
 4. ALL 120 VOLT 15 AMP AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT RECEPTACLES
 5. ALL BRANCH CIRCUITS SERVING OUTLETS (BOTH RECEPTACLES AND LIGHTS) IN BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS MUST HAVE AFC FAULT CIRCUIT INTERRUPTER PROTECTION
 6. ALL ELECTRICAL RECEPTACLES INSTALLED IN BATHROOMS, ALONG KITCHEN COUNTERS, IN GARAGES, ACCESSORY BUILDINGS, OR OUTDOORS MUST HAVE GROUND FAULT INTERRUPTER PROTECTION
 7. OUTDOOR LIGHTING SHALL BE HIGH EFFICIENCY OR CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR COMBINATION.
 8. PIPES AT THE WATER HEATER MUST BE BONDED WITH #6 BARE WIRE CONNECTED TO THE HOT, COLD AND GAS PIPES.

NUMBER	TYPE	HEIGHT	DESCRIPTION	MANUFACTURER
101	1	12"	DUPLEX	
102	1	12"	ROCKERS	
103	1	12"	RECF	
104	1	12"	RECF	
105	1	10"	RECESSED LIGHT	
106	1	12"	SMOKE DETECTOR	
107	1	12"	SMOKE DETECTOR	

NOTE: ALL LIGHTS TO BE LED



SECOND FLOOR ADDITION 1/4"=1'

NUMBER	TYPE	LEADER	WINDOW SCHEDULE		HEIGHT	DESCRIPTION	MANUFACTURER
			SIZE	FINISH			
101	1	12"	30" x 24"	36"	12"	AWNING	ANDERSEN
102	1	12"	10" x 6"	18"	12"	TRAIL CASSEMENT	PIR

REVISIONS

JOHN SCHIESEL CONTRACTING
2450 EMPIRE GRADE, SANTA CRUZ, CA.
LIC# 952966

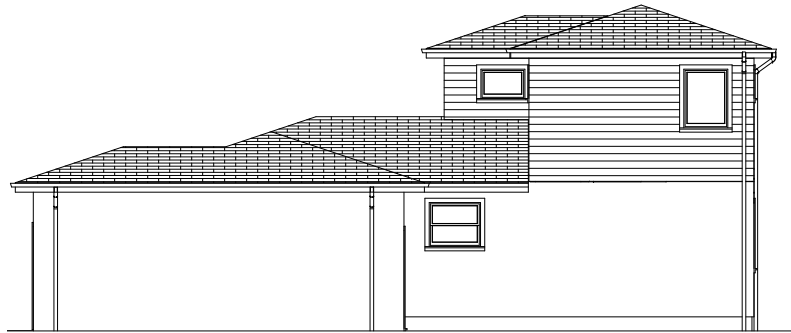
DIXON/ WARD REMODEL
619 SUNSET

DATE 1/1
SCALE

SHEI
2

Attachment: 619 Sunset Drive - Plan Set (619 Sunset Drive)

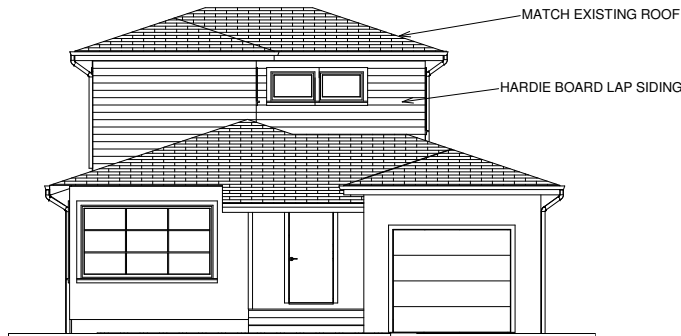
AP# 035-071-02



NORTH ELEVATION 1/4"=1'



SOUTH ELEVATION 1/4"=1'



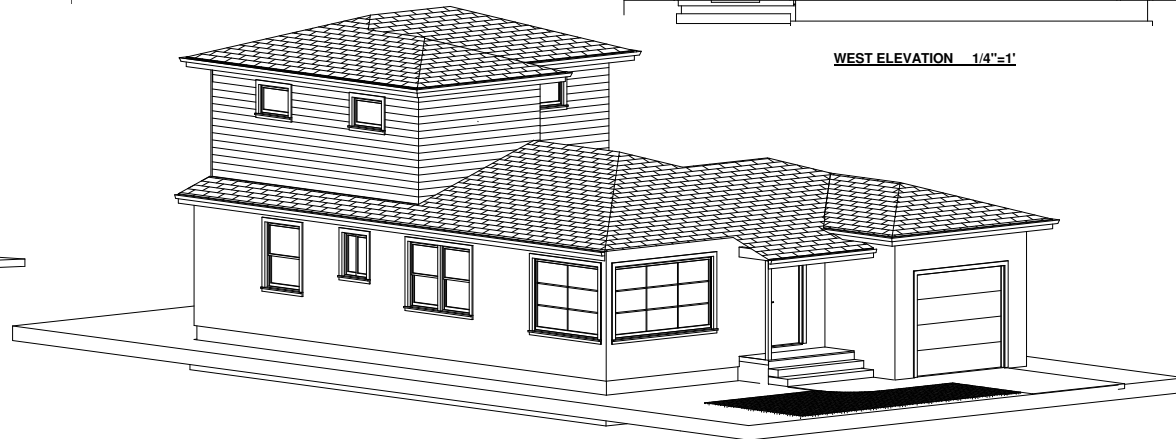
EAST ELEVATION 1/4"=1'



WEST ELEVATION 1/4"=1'



EXISTING ELEVATION



AP# 035-071-02

REVISIONS

JOHN SCHIESEL CONTRACTING
2450 EMPIRE GRADE, SANTA CRUZ, CA.
LIC# 96266

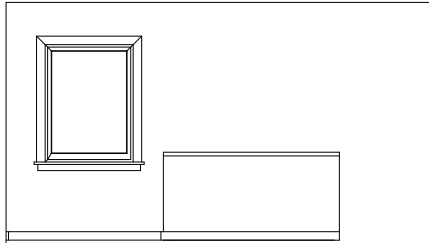
DIXON/ WARD REMODEL
619 SUNSET

DATE

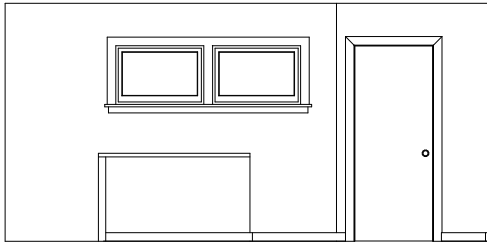
SCALE

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3

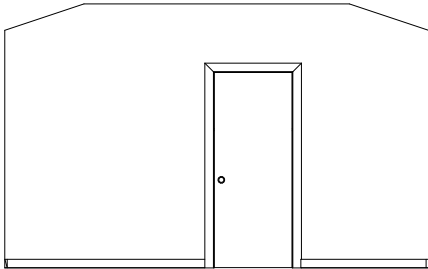
Attachment: 619 Sunset Drive - Plan Set (619 Sunset Drive)



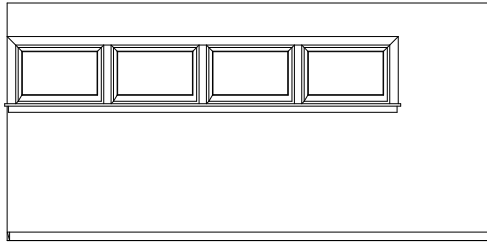
1/4 NORTH INTERIOR ELEVATION 1/2"=1'



2/4 WEST INTERIOR ELEVATION 1/2"=1'



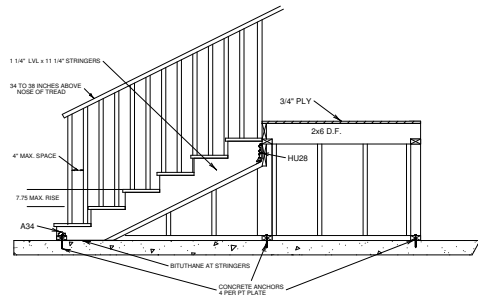
3/4 SOUTH INTERIOR ELEVATION 1/2"=1'



4/4 WEST INTERIOR ELEVATION 1/2"=1'

NOTES:

1. ALL DOOR LANDINGS ARE TO BE LOCATED MAXIMUM 7.75" BELOW THE DOORS THRESHOLD
2. PROVIDE A MINIMUM 72" NONABSORBENT SURFACE AT SHOWER/BATH TUB WALLS ABOVE DRAIN INLET PER CRC.307.2
3. ALL STAIRS HAVE A MAXIMUM RISE OF 6' AND ALL TREADS TO BE 12". LANDSCAPE DESIGN. RISERS NOT TO HAVE A VARIATION OF 3/8" IN. A GOOD CARPENTER WOULD NOT HAVE A VARIATION OF 1/16" WHICH IS WHAT THESE WILL BE.
4. ALL RAIL HEIGHTS TO BE A MINIMUM OF 42" TALL AND OPENINGS TO BE LESS THAN 4"
5. SHOWER HEADS TO HAVE A FLOW RATE OF NO MORE THAN TWO GAL. PER MINUTE

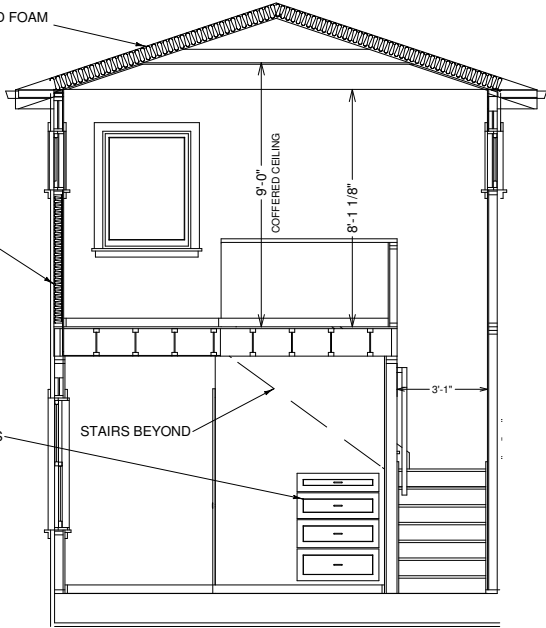


STAIR DETAIL FOR WOOD OR CONCRETE BASE

R30 CLOSED CELL SPRAYED FOAM INSULATION

3 1/2" SPRAYED FOAM INSULATION

CABINETS UNDER STAIRS



MECHANICAL NOTES

MECHANICAL COMMENTS: The following documents are hereby adopted as part of the Mechanical Code of the city of Santa Cruz: CCR T 24, Part 4, The 2016 California Mechanical Code, including Appendices B, C and D, except as modified herein (hereafter CMC). [SCMC 18.14.030] M1. Every dwelling unit shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F at 3 feet above the floor in all habitable rooms. THE HEATING SYSTEM TO BE A MINI SPLIT SYSTEM TO BE DETERMINED AT A LATER DATE.

CRC R303.9 PLUMBING COMMENTS: The following documents are hereby adopted as part of the Plumbing Code of the city of CAPATOLA CCR T 24, Part 5, The 2016 California Plumbing Code, including Appendices A, B, D, H, I and J except as modified herein. [SCMC 18.12.030] P1. Water heaters shall be anchored or strapped to the structure. (CPC 507.2) Show size and location of straps, connector, water heater etc.

P2. All hose bibs must have an approved anti-siphon device. CPC 603.4.6

ELECTRICAL COMMENTS: E1. Walls 2 feet wide or greater shall have an outlet. Outlets shall be spaced no more than 12 feet apart and a maximum of 6 feet from end of walls or opening. CEC 210.52(a) (Bedroom)

REVISIONS

JOHN SCHIESEL CONTRACTING
2450 EMPIRE GRADE, SANTA CRUZ, CA.
LIC# 952966

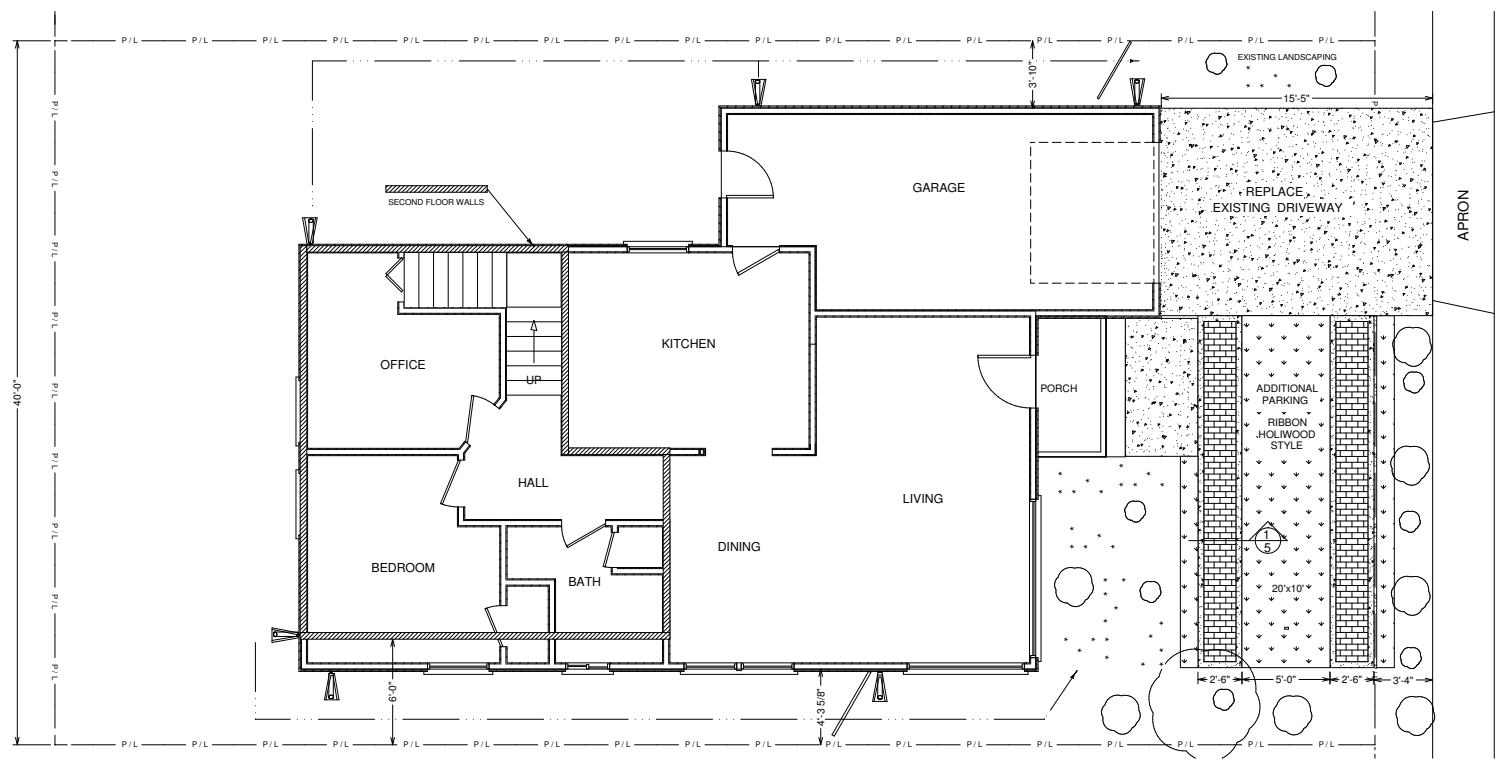
DIXON/ WARD REMODEL
619 SUNSET
Attachment: 619 Sunset Drive - Plan Set (619 Sunset Drive)

DATE

SCALE

SHEI
4

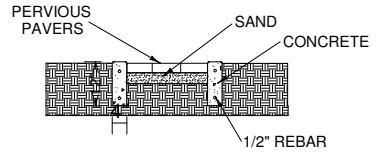
AP# 035-071-02



DRAINAGE TO LANDSCAPING

- DROUGHT TOLERANT SHRUBS:
LAVENDER
SALVIA
SUCCULENTS
- DYMONDIA MARGARETAE
- THRIFT AMERIA MARITIMA
- PHLOX
SMALL GRASSES
SUCCULENTS
- DWARF MANDARIN ORANGE
- V BLOCK GUTTER DISPLACEMENT

ALL SITE RUNOFF SHALL NOT DRAIN ONTO THE ADJACENT PARCELS
ALL RUNOFF TO BE DISPERSED TO EXISTING AND NEW LANDSCAPING



SECTION 3/4"=1'
HOLLYWOOD STRIP

REVISIONS

JOHN SCHIESEL CONTRACTING
2450 EMPIRE GRADE, SANTA CRUZ, CA.
LIC#CFC # 752966

DIXON/ WARD REMODEL
619 SUNSET

DATE
SCALE

SHEI
5

Attachment: 619 Sunset Drive - Plan Set (619 Sunset Drive)

AP# 035-071-02

STANDARD STRUCTURAL SPECIFICATIONS

Coverings Structural Design, 5/2008

VERIFICATION: The contractor shall verify all dimensions, elevations and conditions prior to beginning construction. The engineer shall be notified immediately of any discrepancies.

TYPICAL DETAILS and notes shall apply unless specifically shown or noted otherwise. Details not fully shown or noted shall be similar to details shown for similar conditions. All dimensions shall take precedence over scale shown on sheets, sections and details.

MATERIAL NOTES on the drawings shall take precedence over the Specifications.

CODES AND REGULATIONS: All work and construction shall comply with all applicable building codes, regulations and safety requirements.

OTHER TRADES: See architectural, electrical and mechanical drawings for size and location of pipe, vent, duct and other openings and details not shown on these structural drawings. All dimensions shall be checked and verified with the architectural drawings.

SHORING: It shall be the contractor's sole responsibility to design and provide adequate shoring, bracing, formwork, etc., during construction.

PROVISION FOR WATERPROOFING is specifically not covered by these construction documents, and shall be the responsibility of others.

EXISTING CONSTRUCTION shall be protected during the work, such that its integrity is not impaired.

FOOTINGS shall be placed on firm, undisturbed natural material. Any backfill required shall be with clean sand placed and compacted to a minimum of 95% relative density. Refer to the soils report, if applicable, and follow all requirements therein.

CONCRETE shall be proportioned to give a minimum of 28 day compressive strength of 2500 psi, unless indicated otherwise. The slump shall be the minimum consistent with placing conditions but shall not exceed 4'-9".

REINFORCING STEEL shall conform to Grade40 for # 4 bars and smaller and Grade 60 for # 5 bars and larger. Bars shall be wired together and lapped at splices a minimum of 50 bar diameters. Where concrete is poured against earth, provide 3" minimum concrete around reinforcing steel. Concrete over other conditions shall be as follows:

- 1) Concrete slab on grade; 1 1/2" minimum.
- 2) Other: see plans.

BOLTS shall conform to ASTM A307 unless noted otherwise. Bolt holes in wood shall be drilled 1/8" oversize. Washers shall be used in all bearing of heads and nuts against wood. Washers shall be standard cut washers except as noted. Bolts, nuts and washers shall be hot dip galvanized where exposed to the weather. All nuts shall be tightened when placed and retightened at completion of job or immediately before finishing construction work which will make them inaccessible. 3/4" x 1/4" galv. washers are to be used at all foundation anchor bolts.

CONVENTIONAL WOOD CONSTRUCTION: Requirements of 2018CBC Table 2304.10.1 shall apply where applicable and when not specifically noted otherwise on the drawings. All nails shall be common wire nails of number and spacing specified in Table 2304.9.1, unless specifically noted otherwise. At 3x thick mudsills, use four 131 dia. x 3" long toe nails per stud.

LUMBER SCHEDULE shall be as follows:

- Rafters and Floor Joists: DF No. 2 or better, except as noted.
- Beams and Headers: DF No. 1 or better, except as noted.
- 2x4 Studs and Blocking: DF standard or better.
- 2x6 and Larger Studs and Blocking: DF No. 2 or better.
- Wall Plates: DF No. 2 or better.
- Wood Sills: Pressure treated DF No. 2 or foundation grade redwood.
- Parallel Beams, PSL: level 2.0E
- Microtruss, LVL: 1.5E
- Timberstrand, LSL: 1.55E grade

WOOD EXPOSED TO WET CONDITIONS shall be pressure treated, or otherwise effectively sealed and maintained, or be all-heart redwood.

STUD WALLS: Horizontal bridging shall be installed in all walls and partitions where studs are greater than eight (8) feet in height. Stud walls supporting beams shall have posts of a minimum width of the beam located below the beam, unless otherwise noted.

WOOD SILLS shall be attached to concrete slab or foundation with 3/4" x 12" hot dipped galvanized anchor bolts at a 4'-0" maximum spacing, except as noted otherwise. Anchor bolts are to have 3" square x 1/4" thick galvanized washers. There shall be a minimum of two fasteners per piece of sill. Interior non-shear walls may be attached with powder driven anchors per local building code requirements. All anchor bolts are to be hot dipped galvanized.

DOUBLE PLATES shall lap a minimum of 4' at splices and be nailed with no less than 18-16d nails at each side of splice, except as otherwise noted. All cuts in plates shall occur over a stud.

HOLES in a wood sills of shear or bearing walls shall be placed in the center of the piece and shall be no greater in diameter than 1/3 the width of the member. Holes larger than noted above may be bored in sills providing the sill is considered cut in two and anchor bolts placed accordingly.

HEADERS over openings in non-bearing walls shall be solid members the width of the studs and a minimum nominal depth in inches at least equal to the span length in feet. Headers in bearing walls shall be noted on the plans.

CUTTING of beams and joists for pipes shall not be permitted without the prior approval of the Engineer.

FRAMING ANCHORS and other standard framing accessories shall be Simpson or approved equal, of the designation noted on the plans. All nails used shall be of the size and length specified and supplied by the manufacturer, unless noted otherwise. Sill and beam hanger shall be U-type, except as noted. Provide BCA cap and BC40 base at all posts, unless otherwise noted. Metal connectors and fasteners for pressure treated lumber are to be ordered with Simpson ZMAX coating. For A2CA pressure treated lumber, only stainless steel connectors and nails are to be used. Refer to the latest Simpson Catalog for additional information.

HOLD-DOWNS, such as HDUS or HDUR are to be attached at the ends of shear walls to 4x posts. (When noted specifically on the plans, HDU2's may be attached to double 2x studs.)

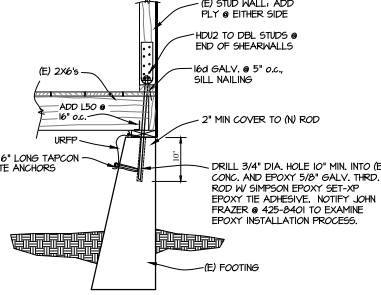
CONCRETE EXPANSION ANCHORS where specified shall be Simpson Strong-Bolt wedge anchors or ITW Red Head Tru Bolt wedge anchors.

ANCHOR BOLT NOTES:

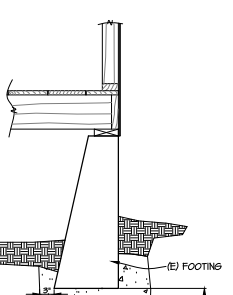
1. ALL ANCHOR BOLTS AND WASHERS TO BE HOT-DIPPED GALVANIZED.
2. USE 10" LONG ANCHOR BOLTS @ 24" MUDSILLS AND 12" LONG ANCHOR BOLTS @ 3X MUDSILLS.
3. ALL ANCHOR BOLTS TO HAVE 3" SQ. X 1/4" GALV. WASHERS LOCATED WITHIN W/ PLYWOOD SHEATHING. USE STANDARD CUT WASHER ON TOP OF 3" SQ. WASHERS. REFER TO SIMPSON CATALOG UPRATE NUMBER 4 FOR OTHER NUMBER 301 FOR DETAILS. RECOMMEND SIMPSON EPS-6 @ 6X INDE MUDSILLS.
4. REFER TO SHEAR WALLS FOR ANCHOR BOLT SPACING (48" O.C.)
5. 5D ANCHOR BOLTS, STRONG WALL TEMPLATES, ETC. ARE TO BE IN PLACE PRIOR TO FOUNDATION INSPECTION.

GENERAL DESIGN DATA:

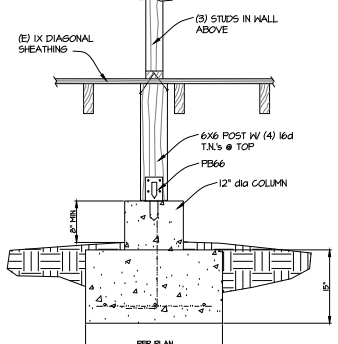
1. ROOF LIVE LOAD - 20 PSF
2. FLOOR LIVE LOAD - 40 PSF
3. LAUNCHING TRUSS - 10 PSF
4. DESIGN WIND SPEED - 115 MPH
5. DESIGN WIND CATEGORY - D - RALE
6. SITE CLASSIFICATION - SBC-0206
7. APPLICABLE BUILDING CODE - 2018 CBC
8. (S.A.D. FOR 2016 GREEN BUILDING RES))



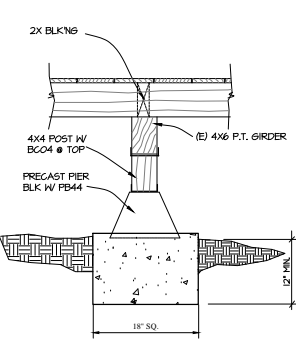
1 SHEARWALL FOOTING



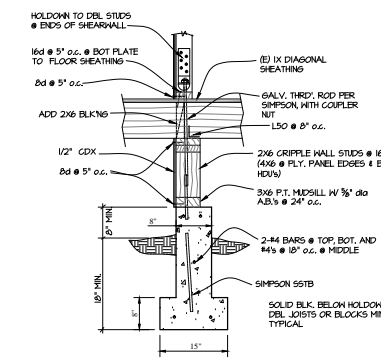
2 UNDERPINNING



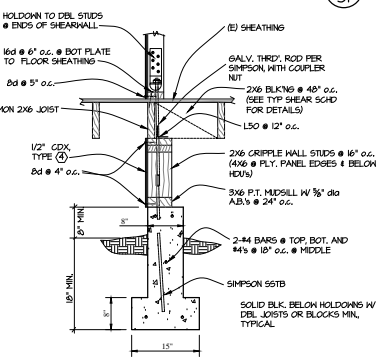
3 NEW 6X6 POSTS



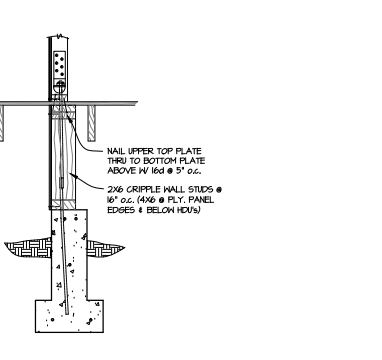
4 ADDED PIER BLOCKS



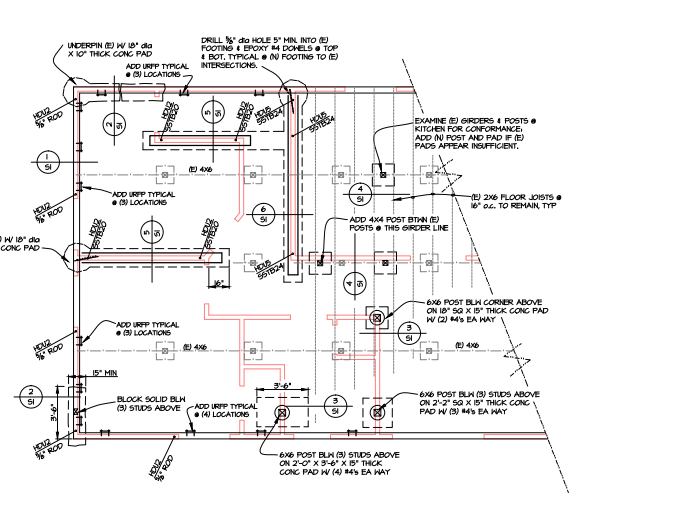
5 INTERIOR SHEARWALL



6a INTERIOR SHEARWALL



6b INTERIOR SHEARWALL



FOUNDATION PLAN

JOHN FRAZER STRUCTURAL DESIGN
1111 Oak Street
Santa Cruz, CA 95060
408.426.2121

DIXON/WARD ADDITION
619 SUNSET DRIVE, GAITHERSBURG, CA

DRAWING DATE: APRIL 9, 2020
CONSTRUCTION SET
CLIENT NAME:
PROJECT NAME:

REVISION	
No.	DESCRIPTION



S1

Attachment: 619 Sunset Drive - Plan Set (619 Sunset Drive)

RECEIVED

OCT 12 2021

CITY OF CAPITOLA

CONSTRUCTION COST BREAKDOWN PER Section 17.92.070

Existing Building Costs:

APPLICANT COPY

Existing Residence:		square feet	952	
	\$ 200.00	square foot	\$190,400	
Existing Garage:		square feet	294	
	\$ 90.00	square foot	\$26,460	
Existing Deck:		square feet	42	
	\$ 25.00	square foot	\$1,050	
	\$		217,910.00	
		80% of Total Existing Value		
				\$174,328

New Construction Costs:

New Conditioned Space:		square feet	351	
	\$ 200.00	square foot	\$70,200	
New Garage:		square feet	0	
	\$ 90.00	square foot		
New deck/porch:		square feet	0	
	\$ 25.00	square foot		
	\$		70,200.00	

Remodel Costs: (50% of "new construction" costs)

Remodel Conditioned Space:		square feet	60	
	\$ 100.00	square foot	\$6,000	
Remodel Garage:		square feet	0	
	\$ 45.00	square foot		
Remodel Deck:		square feet	0	\$ -
	\$ 12.50	square foot		
	\$		6,000.00	
Total Construction/Remodel Cost			\$ 76,200.00	
% of Existing Value				35.0%

Attachment: 619 Sunset Drive - Construction Cost Calculation (619 Sunset Drive)

RECEIVED

OCT 1 2 2021

CITY OF CAPITOLA

CONSTRUCTION COST BREAKDOWN PER Section 17.72.070

Existing Building Costs:

APPLICANT COPY

Existing Residence:		square feet	= 952
	\$ 200.00	square foot	\$ 190,400
Existing Garage:		square feet	= 294
	\$ 90.00	square foot	\$ 26,460
Existing Deck:		square feet	= 42
	\$ 25.00	square foot	\$ 1,050
<u>Total Existing Value:</u>			\$ 217,910
80% of Total Existing Value			\$ 174,328

New Construction Costs:

New Conditioned Space:		square feet	= 351
	\$ 200.00	square foot	\$ 70,200
New Garage:		square feet	= 0
	\$ 90.00	square foot	
New deck/porch:		square feet	= 0
	\$ 25.00	square foot	
<u>Total New Construction Value:</u>			\$ 70,200

Remodel Costs: (50% of "new construction" costs)

Remodel Conditioned Space:		square feet	= 60
	\$ 100.00	square foot	\$ 6000
Remodel Garage:		square feet	= 0
	\$ 45.00	square foot	
Remodel Deck:		square feet	= 0
	\$ 12.50	square foot	
<u>Total Remodel Value:</u>			\$ 6000
<u>Total Construction/Remodel Cost</u>			\$ 76,200
<u>% of Existing Value</u>			34% 35%

Attachment: 619 Sunset Drive - Construction Cost Calculation (619 Sunset Drive)

619 SUNSET DRIVE, CAPITOLA

COLOR AND MATERIALS

Exterior:

Current house colors and existing stucco to remain on the first floor. (see picture)
Second story addition to be Hardie Board siding to be painted to match existing stucco color or a contrasting color.

Roofing:

Comp shingles-remain the same and match at second story addition. Grey-see picture

Windows:

Andersen Millworks with brick mold to match existing windows.



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: JANUARY 20, 2022

SUBJECT: **115 Saxon Avenue** **#21-0339** **APN: 036-131-02**

Design Permit to convert a portion of roof to a second-story deck on a 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: Brian and Danielle Wiese, Filed: 07.28.21

APPLICANT PROPOSAL

The applicant is proposing modifications to the second-story of an existing single-family residence to convert a flat-roof to a second story deck. The project is at 115 Saxon Avenue within the R-1 (Single-Family Residential) zoning district. The project would not increase the existing floor area of the home. The Planning Commission heard this application on November 4, 2021, and continued the review in order to further address privacy concerns.

BACKGROUND

On February 2, 2017, the Planning Commission approved Design Permit #16-115 for a full exterior remodel that included the removal of a large, raised deck area and new conditioned space on the first floor.

On December 7, 2017, the Planning Commission approved revisions to permit #16-115 with specific conditions related to a window opening to prevent use of the second story roof as a deck. A second story deck under the previous zoning code counted toward the floor area ratio (FAR) of the home and the applications was at the maximum FAR.

On July 28, 2021, the current application (#21-0399) was submitted to the City to convert the second story roof area to a deck. On September 22, 2021, staff held a Development and Design Review meeting for the application, discussed the project and answered applicant questions. The committee did not request any modifications to the application.

On November 4, 2021, the Planning Commission reviewed Design Permit application #21-0339 and continued the item with direction that the applicant consider neighbor comments and further address privacy concerns related to the proposed second-story deck.

Following the November hearing, staff met individually with the neighbor and applicant to discuss concerns. The applicant subsequently submitted a revised design with a smaller deck located further from the shared property boundary.

Development Standards

The following table outlines the zoning code requirements for development in the R-1 Zoning District. The proposed second story deck for the single-family residence complies with all development standards of the R-1 zone.

R-1 (Residential Single-Family) Zoning District

Development Standards				
Building Height				
R-1 Regulation	Existing		Proposed	
25 ft.	23 ft.		23 ft.	
Floor Area Ratio (FAR)				
	Existing		Proposed	
Lot size	4,000 sq. ft.		4,000 sq. ft.	
Maximum Floor Area Ratio	54% (Max 2,160 sq. ft.)		54% (Max 2,160 sq. ft.)	
First Story Floor Area	1,236 sq. ft.		1,236 sq. ft.	
Second Story Floor Area	923 sq. ft.		923 sq. ft.	
<i>Second Story Deck</i>			<i>235 sq. ft. (exempt)</i>	
Total FAR	54% (2,159 sq. ft.)		54% (Max 2,159 sq. ft.)	
Setbacks				
	R-1 regulation		Existing	Proposed
Front Yard 1st Story	15 ft.		43 ft.	43 ft.
Front Yard 2nd Story	20 ft.		43 ft.	49 ft.
Interior Side Yard 1st Story	10% lot width	Lot width 40 ft. 4 ft. min.	North: 4 ft. South: 4 in.	North: 4 ft. South: 4 in. Existing nonconforming
Interior Side Yard 2nd Story	15% of width	Lot width 40 ft. 6 ft. min	North: 6 ft. South: 4 in.	North: 6 ft. South: 4 in. Existing nonconforming
Rear Yard 1st Story	20% of parcel depth	Lot depth 100 ft. 20 ft. min.	1 ft.	1 ft. Existing nonconforming
Rear Yard 2nd Story	20% of parcel depth	Lot depth 100 ft. 20 ft. min.	1 ft.	1 ft. Existing nonconforming
Parking				
Residential between 2,001 and 2,600 sq. ft.	Required		Existing	Proposed
	3 spaces total 1 covered		2 spaces total 0 covered	2 spaces total 0 covered

	2 uncovered	2 uncovered	2 uncovered
Underground Utilities: Required with 25% increase in area			Not Required

DISCUSSION

The existing single-family residence is located within the Depot Hill neighborhood, surrounded by one- and two-story single-family residences. The applicant is proposing to convert 235 square feet of the flat roof into a second story deck. The proposed area of existing roof is flat with a 42-inch high parapet roof, which would require minor modifications to serve this purpose. The project otherwise retains the overall existing massing and appearance. The application involves a second-story deck along the side of the home which requires a design permit.

Deck Setback and Height

The existing parapet wall surrounding the flat roof was approved within the 2017 permit and is located 4 feet from the property line. Since the roof area was not to be used as a deck, the second-story side yard setback requirement of six feet was not required for the parapet wall.

Within the current application, the applicant initially proposed a new railing inset an additional two feet from the edge of structure and parapet wall to comply with the minimum six-foot side setback on the second-story. Following the November hearing, the applicant revised the proposal to set the railing an additional six feet in. The revised deck area is reduced by 107 square feet and is located 12 feet from the property line.

Design Review Criteria and Privacy

Capitola *Design Review Criteria* (attachment 6) includes specific privacy considerations to the orientation and location of features including windows, doors, and decks to minimize privacy impacts on adjacent properties and provide adequate privacy for project occupants. The applicant is proposing to set the deck 12 feet from the side property line.

At the November hearing, the proposed deck was located 6 feet from the property line. In the current proposal, the proposed deck is 12 feet from the property line. The applicant is proposing a 42 inch high deck railing to define the deck space from the roof area. The applicant plans to install decking or tile on the deck area. This will further delineate the deck from the roof.

Staff accessed the rooftop of 115 Saxon and took pictures from the location of the proposed wall at eye-height, looking toward the adjacent property. The increased setback will address privacy concerns as the existing parapet wall blocks views from the new deck area into the adjacent property (attachment 2). The applicant is no longer proposing an 18-inch privacy glass on top of the existing 42-inch wall facing the rear and side property lines because the visibility of the adjacent yard would be obscured by the parapet wall without the added height.

Floor Area Ratio

When the applicant applied for their first design permit in 2017, the zoning code for floor area calculations included covered exterior spaces, decks, and balconies beyond 150 square feet within the calculation. In order to stay within the maximum floor area ratio, the original proposal included the removal of a raised deck so that they could increase conditioned space. The 2017 remodel maxed out the allowable floor area ratio.

Subsequently, the zoning code was updated earlier this year and no longer counts second story unenclosed decks towards the floor area ratio (FAR) calculation. The current proposal would allow the applicant to construct a new doorway to the roof and utilize the roof as a deck while

complying with the FAR. A design permit is required for a second story deck located on the side of a home.

Parking

Single-family dwellings with a floor area between 2,001 and 2,600 square feet are required to provide three parking spaces, one of which must be covered. The lot currently provides two uncovered parking spaces and no covered 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.

Non-Conforming Structure

The existing structure is located within the required first- and second-story rear and south side setbacks and is therefore a legal non-conforming structure. Pursuant to §17.92.070, structural alterations to an existing non-conforming structure may not exceed 80 percent of their present fair market value. A construction cost breakdown has demonstrated that the alterations are 1% of the present fair market value of the structure, so the alterations are permissible.

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, which exempts minor additions and alterations of existing private structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project includes second-story alterations that do not increase the floor area. No adverse environmental impacts were discovered during project review by Planning Department Staff.

RECOMMENDATION

Staff recommends the Planning Commission approve application #21-0339 based on the following Conditions and Findings of Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of the conversion of a portion of an existing 235 square-foot roof into a second story deck. The maximum Floor Area Ratio for the 4,000 square foot property is 54% (2,160 square feet). The total FAR of the project is 54% with a total of 2,159 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 20, 2022, except as modified through conditions imposed by the Planning Commission during the hearing. Any modification to the size or configuration of the second story deck in the future shall require Planning Commission approval.
2. The deck railing shall remain in the exact location approved by the Planning Commission for the life of the structure. The roof area shall be limited to occupancy for maintenance.
3. Lights for the deck area shall be limited to the two existing exterior lights. Lights must be shielded and directed downward.
4. 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

5. 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.
6. 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.
7. 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.
8. 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.
9. Prior to issuance of building permit, all Planning fees associated with permit #21-0339 shall be paid in full.
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, as necessary.
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 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.
17. 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.
18. 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.
19. 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 and the Planning Commission have reviewed proposed second-story modifications to a single-family residence and determined complies with the development standards of the R-1 (Single-Family Residential) zoning district.

- 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 second-story rooftop conversion into a deck on a single-family residence and determined the project complies with all applicable provisions of the zoning code and municipal code.

- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15301 of the CEQA Guidelines categorically exempts minor additions and alterations of existing private structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project includes second-story alterations that do not increase the floor area. No adverse environmental impacts were discovered during project review by Planning Department Staff.

- D. 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 and the Planning Commission have reviewed the project. The proposed 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 R-1 (Single-Family Residential) zoning district.

E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).

The Community Development Staff and the Planning Commission have reviewed the application. The proposed second-story modifications to a single-family residence comply with all applicable design review criteria in Section 17.120.070. Specifically, the project has taken potential privacy impacts into consideration as specified within Capitola's Design Review Criteria.

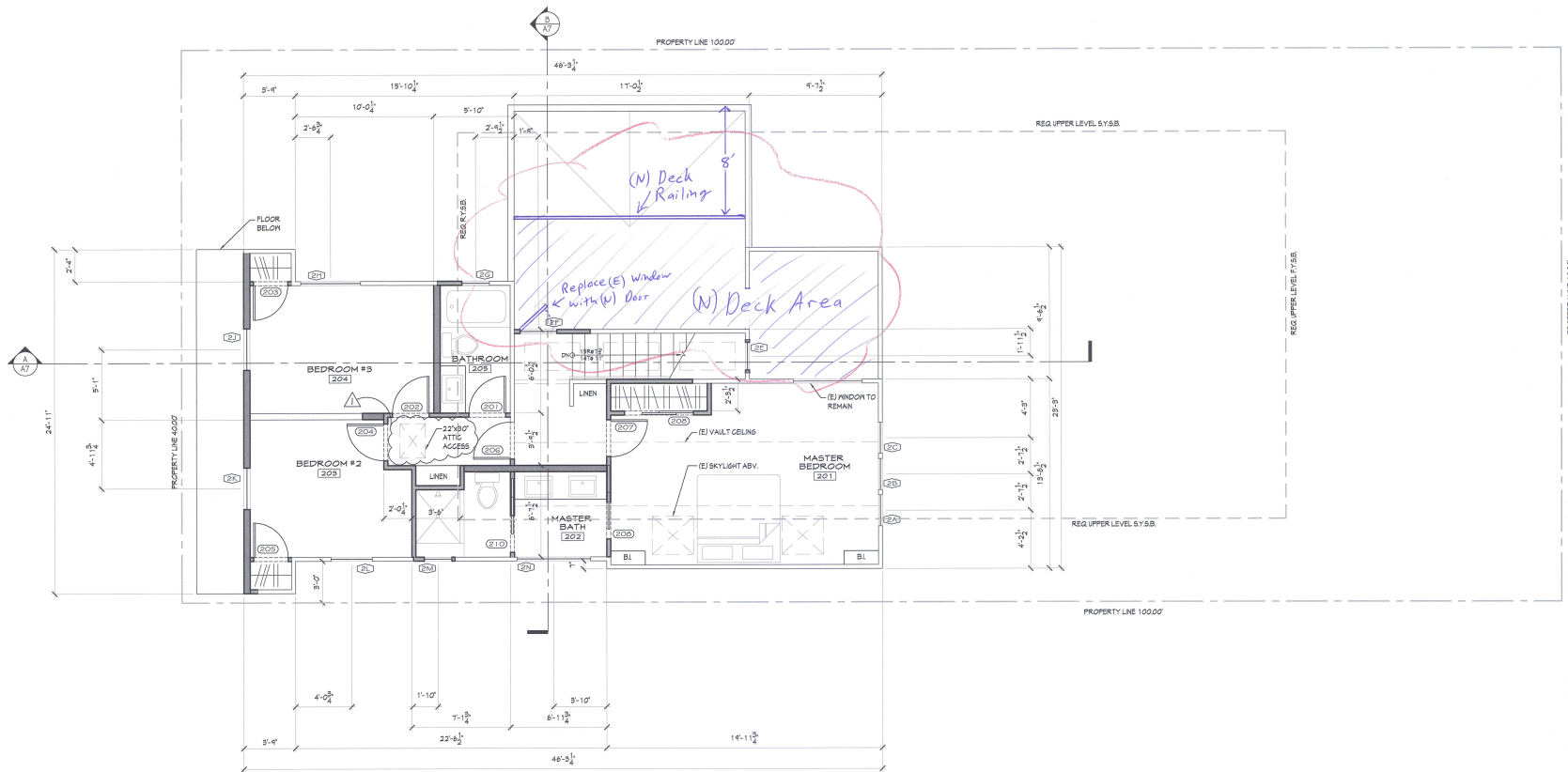
F. The proposed project maintains the character, scale, and development pattern of the neighborhood.

Community Development Staff and the Planning Commission have reviewed the application for the second-story modifications to a single-family residence. The project will convert an existing section of roof into a second-story deck facing the side of the property. The proposed deck is similar to other second-story decks are a commonly found within the Depot Hill neighborhood and will fit nicely within the surrounding area. The project will maintain the character, scale, and development pattern of the neighborhood.

ATTACHMENTS:

1. 115 Saxon Avenue - Revised Plan Set
2. 115 Saxon Avenue - Staff Roof Photos
3. 115 Saxon Avenue - Resubmittal Letter
4. 115 Saxon Avenue - Color & Material Information
5. 115 Saxon Avenue - Application Context
6. Design Permit Design Review Criteria

Prepared By: Sean Sesanto



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

WALL LEGEND	
	NEW 2x4 STUD WALL
	NEW 2x6 STUD WALL
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.

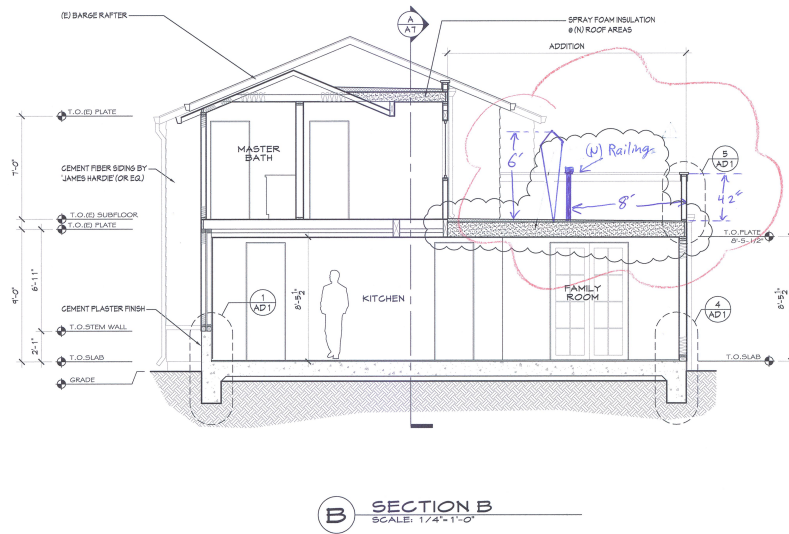
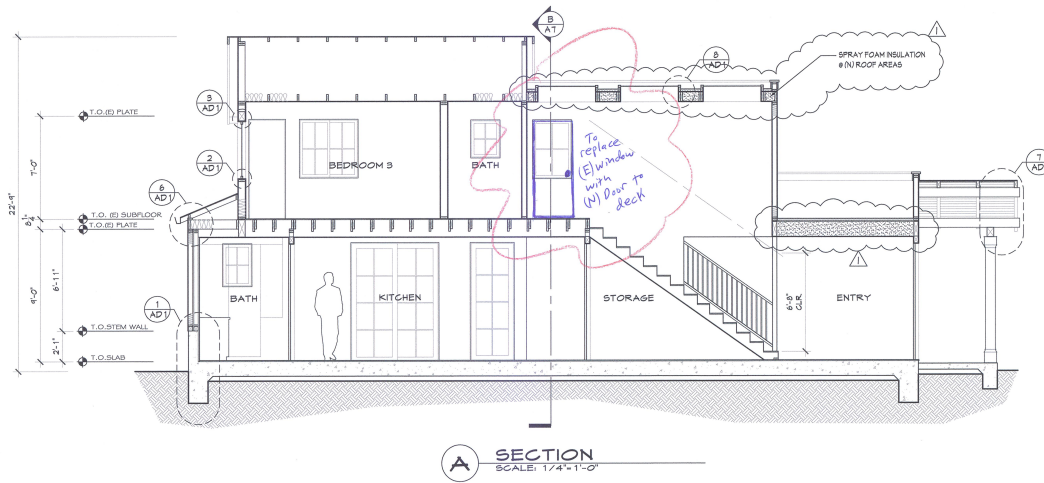


WIESE-KRIGEL RESIDENCE
115 SAXON AVENUE
CANTON, MA 01921

DATE:	03G-1
ISSUE DATE:	
SCHEMATIC:	SEPT. 3
DESIGN DEVELOPMENT:	OCT. 1
PLANNING:	
BUILDING PERMIT:	FEB. 21
REVISIONS:	
APPROVED:	F.C.C.

UPPER LEVEL FLOOR PLAN

Attachment: 115 Saxon Avenue - Revised Plan Set (115 Saxon Avenue)



4/26/2017 9:24 AM

DEREK VAN ALSTINE

DV
DESIGN, INC.

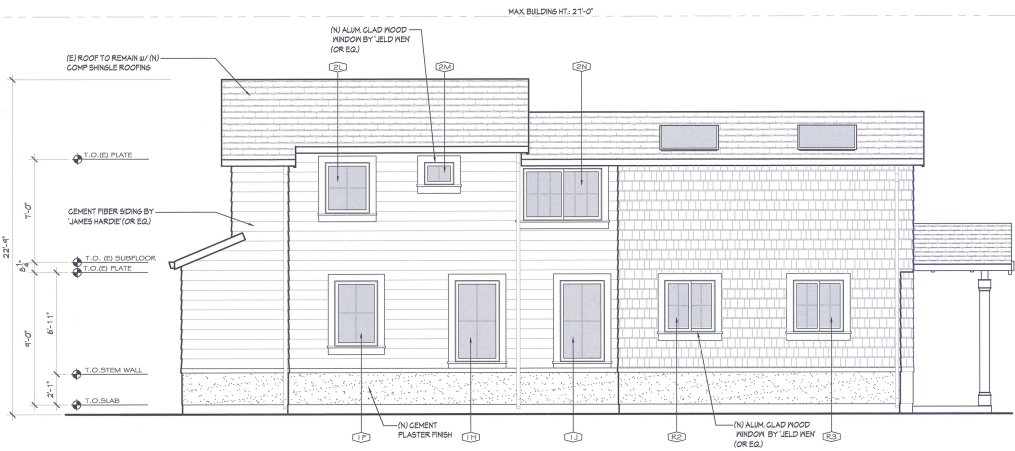
WIESE-KRIGEL RESIDENCE

DATE	03-6
ISSUE	DE
SCHEMA	SEPT. 2
DESIGN	OCT. 1
PLANNING	
BUILDING	FEB. 2
REV	
APR	7-C

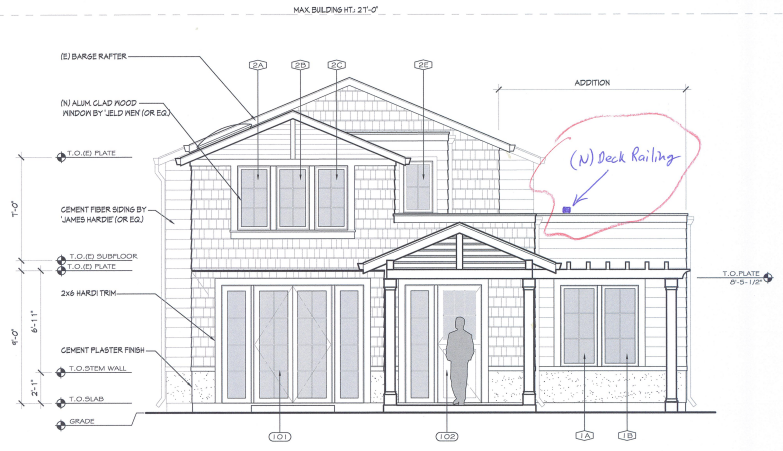
SECTION

A

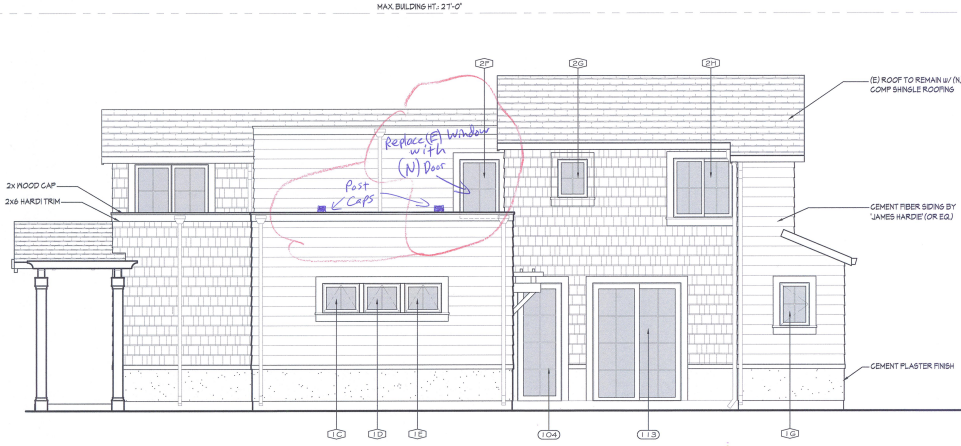
Attachment: 115 Saxon Avenue - Revised Plan Set (115 Saxon Avenue)



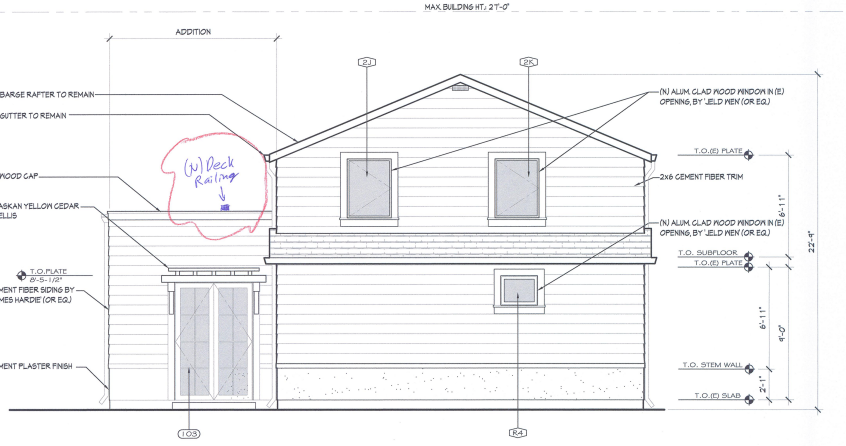
2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

4/28/2011 8:50 AM

Staff Photos – 115 Saxon Avenue taken on flat roof at eye-height

From Center Looking North – 6 Feet from Property Line



From Front Corner Looking North – 9 Feet from Property Line



From Center Looking North – 12 Feet from Property Line



Attachment: 115 Saxon Avenue - Staff Roof Photos (115 Saxon Avenue)

Attachment A

Notes on 115 Saxon Project Resubmittal

- Deck setback increased to 12 feet from property line.
- Existing, conforming, reviewed, and permitted parapet walls to remain.
- The very large setback plus existing parapet walls ensure full privacy for 117 Saxon backyard. No privacy glass required. (See Figure 1)
- No new lighting will be added.
- We are a local Capitola family with kids in local schools who would like a bit of outdoor space on our second level, just like nearly all other two-story homes in our neighborhood. (See Attachment B)
- The complaint against our initial deck proposal was from a landlord who does not reside in Santa Cruz County and whose rental property has an undocumented* attic bedroom with a non-conforming four-foot setback and window overlooking our yard and several windows of our home. (See Figure 2) Please consider the fairness and proportionality of this.

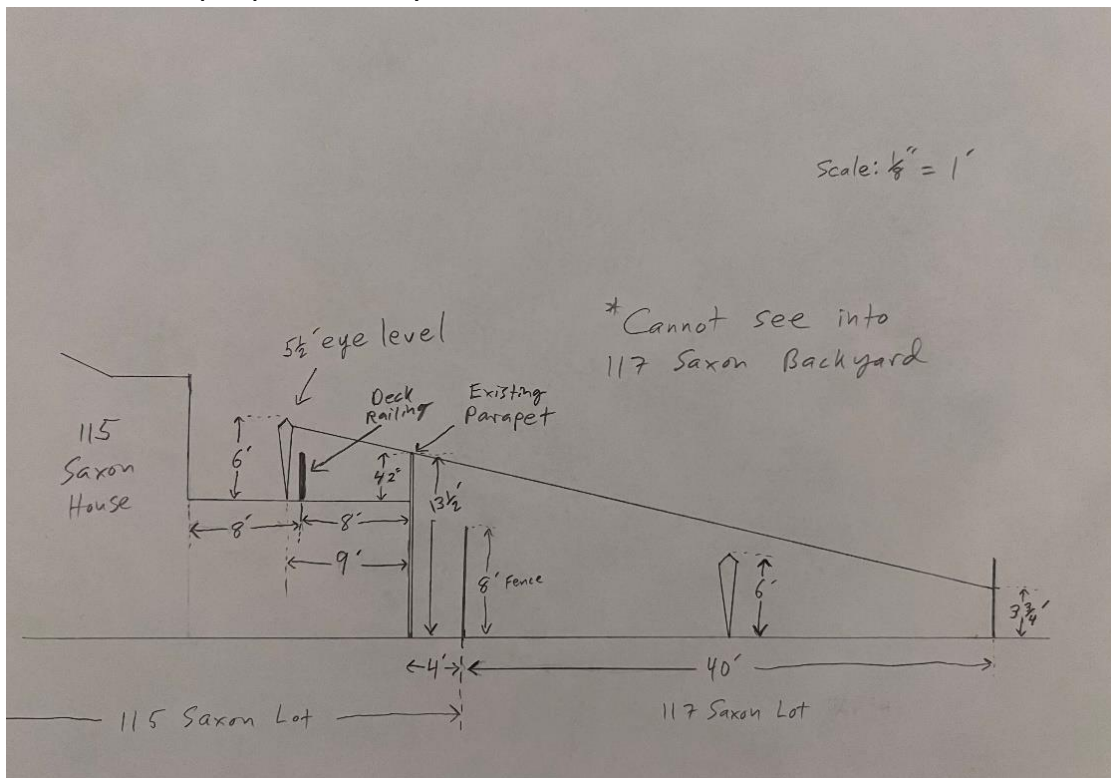


Figure 1 Line-of-Sight Over 117 Saxon Backyard

* County Assessor's Office public record lists the house at 117 Saxon as 2 bedrooms / 1 bathroom and 1104 square feet. This is only the downstairs portion. A recent Craigslist rental advertisement described the house as 3 bedrooms and 2 bathrooms.



Figure 2 Window at 117 Saxon overlooking our yard.

* County Assessor's Office public record lists the house at 117 Saxon as 2 bedrooms / 1 bathroom and 1104 square feet. This is only the downstairs portion. A recent Craigslist rental advertisement described the house as 3 bedrooms and 2 bathrooms.

Attachment C: Materials and Design Details

Door: Jeld Wen or eq.



Smooth-Pro™ Fiberglass
1/2 View Vent 2-
Panel

Deck Railing: Fiberon HavenView Countryside 42 inch composite railing or eq.



Attachment B: Nearly all nearby two-story houses have upper-level decks or balconies.

Nearby Upper-Floor Decks and Balconies (Proposed Deck is labeled 115)



Attachment: 115 Saxon Avenue - Application Context (115 Saxon Avenue)

The pre-remodel house had an upper-level deck and a mid-level deck (5 foot above grade). The 2017 remodel design anticipated eventually having a deck in the same locations, pending the zoning code change that does not count the deck area against the allowed FAR.

Before 2017 Remodel

After 2017 Remodel



Illustration 2: After Remodel Front View

III

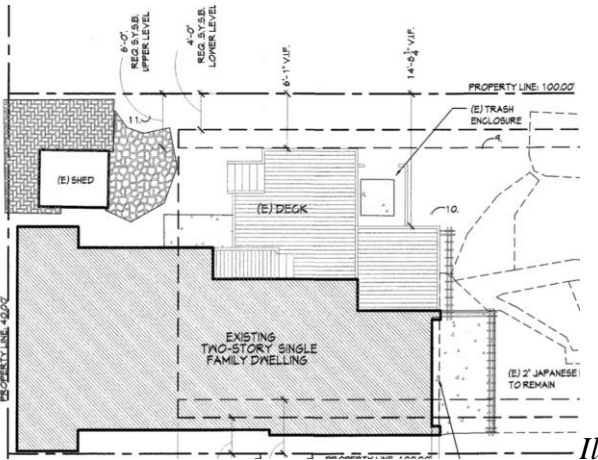


Illustration 4: After Remodel Flat Roof with

II



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: JANUARY 20, 2022
 SUBJECT: **Report on City Wide Alcohol Sales**

At the November 4, 2021, meeting the Planning Commission noted an interest in hearing a status report on city-wide alcohol sales and permitting. Planning and Police Department staff have collaborated to prepare this response.

DISCUSSION

The Planning Department processes permits for new alcohol sales businesses as Use Permits. The review and findings require a qualitative analysis of hours, proximity to sensitive uses, type of sales, and related uses like live or amplified entertainment. The Police Department focuses on hours of operation, noise, and proximity to related crime activity. Use Permits run with the property, so when ownership changes, the City is not required to review the Use Permit (CMC 17.156.100). Use Permits expire after one year if the use has ceased (CMC 17.156.80 A2). Additionally, Use Permits can be reviewed and revoked by the Planning Commission at any time if the use becomes a nuisance or is not operating under the conditions of approval (CMC 17.156.110).

ABC Process

The State Department of Alcoholic Beverage Control (ABC) facilitates processes for business owners to obtain licensing throughout the state. In the cases of both transfer and new licensing, the ABC process prompts involvement from the local municipality. For transfers, the applicant must obtain a statement from the local agency that the existing facility is locally permitted and in compliance with local law and conditions. For new licensing, ABC requires applicants to obtain all local approvals prior to completion of license processing.

For new licensing, the city has an opportunity to participate through the review process and residents in the immediate area are noticed prior to a Use Permit hearing. ABC also solicits feedback from interested parties through a site posting requirement of their own.

Recent Activity – Last Three Years of Alcohol Sales Permits

Planning staff researched the last three years of applications. The following conditional use permits were issued by the Planning Commission:

Date	Address	Business	Type of License
April 4, 2019	700 Bay Ave Unit A	Capitola Produce	Off-site Sale
May 2, 2019	1200 41 st Ave	Sapporo Ramen	On-site Sales
October 18, 2019	115 San Jose Ave	La Bufala	On-site Sales

June 18, 2021	1650 41 st Ave	Chevron	Off-site Sales
September 16, 2021	1501 41 st Ave	East End	On-site Sales
November 4, 2021	111 Capitola Ave	English Ales	On-site Sales
Pending Review	1820 41 st Avenue	Bevmo	Delivery/Off-site Sales

All Alcohol Licenses in Capitola

The ABC maintains a list of all active alcohol licenses in the City. Currently, there are 79 active licenses citywide. The following table categorizes them by on-site or off-site sales. The 57 on-site sales are associated with tasting rooms, bars, and restaurants.

License Type	Quantity	Ratio to Residents ~10,000
On-site Sale	57	1:175
Off-site Sale	22	1:455

Attachments 1 and 2 are lists from the ABC database for existing On Sale and Off Sale licenses in Capitola.

ATTACHMENTS:

1. On Site Sales List
2. Off Site Sales List

Prepared By: Katie Herlihy
Community Development Director

On Site Sales 01.20.2022

License Number	Expir. Date	Premises Address
56333	3/31/2022	1750 WHARF RD,CAPITOLA, CA 95010Census Tract: 1217.01
74382	2/28/2022	203 ESPLANADE,CAPITOLA, CA 95010Census Tract: 1218.01
244196	6/30/2022	1400 WHARF RD, STE B,CAPITOLA, CA 95010Census Tract: 1216.00
248090	10/31/2022	504 BAY AVE,CAPITOLA, CA 95010Census Tract: 1218.02
258015	6/30/2022	809 BAY AVE,CAPITOLA, CA 95010Census Tract: 1218.02
258015	8/31/2022	809 BAY AVE,CAPITOLA, CA 95010Census Tract: 1218.02
341197	4/30/2022	215 ESPLANADE,CAPITOLA, CA 95010Census Tract: 1218.01
363769	3/31/2022	123 MONTEREY AVE,CAPITOLA, CA 95010Census Tract: 1218.01
366544	7/31/2022	4250 CAPITOLA RD,CAPITOLA, CA 95010Census Tract: 1217.01
370926	11/30/2022	1855 41ST AVE, STE E1,CAPITOLA, CA 95010Census Tract: 1217.02
407819	6/30/2022	3555 CLARES ST, STE RR,CAPITOLA, CA 95010Census Tract: 1217.02
433961	1/31/2023	1820 41ST AVE, STE G,CAPITOLA, CA 95010Census Tract: 1217.01
460698	6/30/2022	1710 41ST AVE,CAPITOLA, CA 95010Census Tract: 1217.01
468181	8/31/2022	1820 41ST AVE, STE A,CAPITOLA, CA 95010-2516Census Tract: 1217.01
475874	11/30/2021	1601 41ST AVE, STE W,CAPITOLA, CA 95010-2938Census Tract: 1217.02
476835	10/31/2022	820 BAY AVE, STE 148,CAPITOLA, CA 95010Census Tract: 1218.02
486850	3/31/2022	2180 41ST AVE,CAPITOLA, CA 95010-2009Census Tract: 1217.01
507757	3/31/2022	1955 41ST AVE, #A5,CAPITOLA, CA 95010Census Tract: 1217.02
508828	3/31/2022	115 SAN JOSE AVE, # G,CAPITOLA, CA 95010-3261Census Tract: 1218.01
510250	6/30/2022	200 MONTEREY AVE, UNIT 3,CAPITOLA, CA 95010Census Tract: 1218.01
511018	6/30/2022	110 MONTEREY AVE,CAPITOLA, CA 95010Census Tract: 1218.01
511642	1/31/2023	103 KENNEDY DR,CAPITOLA, CA 95010Census Tract: 1218.00
518610	6/30/2022	1255 41ST AVE,CAPITOLA, CA 95010-3911Census Tract: 1217.02
529779	7/31/2022	207 ESPLANADE,CAPITOLA, CA 95010-3225Census Tract: 1218.01
540424	1/31/2023	819 BAY AVE, STE C,CAPITOLA, CA 95010-2183Census Tract: 1218.02
543628	2/28/2022	718 CAPITOLA AVE,CAPITOLA, CA 95010Census Tract: 1218.02
543657	5/31/2022	210 MONTEREY AVE, STE 3,CAPITOLA, CA 95010Census Tract: 1218.01
550627	11/30/2022	115 SAN JOSE AVE, STE O,CAPITOLA, CA 95010Census Tract: 1218.01
550695	8/31/2022	209 ESPLANADE,CAPITOLA, CA 95010Census Tract: 1218.01
550695	8/31/2022	209 ESPLANADE,CAPITOLA, CA 95010Census Tract: 1218.01
551129	12/31/2022	231 ESPLANADE, STE 101,CAPITOLA, CA 95010Census Tract: 1218.01
554038	4/30/2022	211 ESPLANADE,CAPITOLA, CA 95010Census Tract: 1218.01
554038	4/30/2022	211 ESPLANADE,CAPITOLA, CA 95010Census Tract: 1218.01
560356	3/31/2022	1475 41ST AVE, STE H,CAPITOLA, CA 95010-2908Census Tract: 1217.02
564050	9/30/2022	1200 41ST AVE, STE F,CAPITOLA, CA 95010-3900Census Tract: 1217.01
565287	7/31/2022	3780 CAPITOLA RD,CAPITOLA, CA 95010Census Tract: 1217.02
566027	12/31/2022	1900 41ST AVE,CAPITOLA, CA 95010-2507Census Tract: 1217.01
567807	5/31/2022	3555 CLARES ST, STE LL,CAPITOLA, CA 95010-2556Census Tract: 1217.02
579246	8/31/2022	312 CAPITOLA AVE, B,CAPITOLA, CA 95010-3272Census Tract: 1218.01
579246	8/31/2022	312 CAPITOLA AVE, B,CAPITOLA, CA 95010-3272Census Tract: 1218.01

Business Name
SHADOWBROOK RESTAURANT
ZELDAS
WHARF HOUSE
GAYLES BAKERY & ROSTICCERIA
NOB HILL FOODS 615
NOB HILL FOODS 615
PARADISE BEACH GRILLE
EL TORO BRAVO
DHARMAS RESTAURANT
CHILIS GRILL & BAR
MAYFLOWER CHINESE RESTAURANT
MIYAKO
WHOLE FOODS MARKET
BEVERAGES & MORE
TACOS MORENO
SUSHI GARDEN JAPANESE RESTAURANT
PIZZA MY HEART
CHIPOTLE MEXICAN GRILL
CAPITOLA WINE BAR
GEISHA JAPANESE RESTAURANT & TEA HOUSE
BRITANNIA ARMS OF CAPITOLA
SANTE ADAIRIUS LLC
FAIRFIELD INN
SEASIDE SIAM
VILLAGE HOST PIZZA & GRILL
EL CHARQUITO TACOS Y TORTAS
THAI BASIL
CARUSOS TUSCAN CUISINE
BAY BAR AND GRILL
BAY BAR AND GRILL
MARGARITAVILLE
SAND BAR CAPITOLA THE
SAND BAR CAPITOLA THE
CINELUX 41ST AVE CINEMA
NAKA SUSHI RESTAURANT
CHINESE VILLAGE
CAPITOLA DINER & SPORT BAR INC
TAQUERIA TEPEQUE
CORK AND FORK
CORK AND FORK

Attachment: On Site Sales List (Report on City Wide Alcohol Sales)

579331 5/31/2022 4300 CAPITOLA RD,CAPITOLA, CA 95010Census Tract: 1217.01
583273 8/31/2022 3400 CLARES ST,CAPITOLA, CA 95010-2548Census Tract: 1217.02
595026 12/31/2022 250 MONTEREY AVE,CAPITOLA, CA 95010Census Tract: 1218.01
599804 12/31/2022 210 ESPLANADE,CAPITOLA, CA 95010-3226Census Tract: 1218.01
600411 1/31/2023 3555 CLARES ST, STE PP,CAPITOLA, CA 95010-2556Census Tract: 1217.02
604158 6/30/2022 3744 CAPITOLA RD,CAPITOLA, CA 95010Census Tract: 1217.02
604158 6/30/2022 3744 CAPITOLA RD,CAPITOLA, CA 95010Census Tract: 1217.02
604807 6/30/2022 1200 41ST AVE, STE C,CAPITOLA, CA 95010-3900Census Tract: 1217.01
606732 5/31/2022 3555 CLARES ST, STE G,CAPITOLA, CA 95010-2539Census Tract: 1217.02
613102 2/28/2023 115 SAN JOSE AVE , STE 107,CAPITOLA, CA 95010-3261Census Tract: 1218.01
613821 4/30/2022 3555 CLARES ST, STE M,CAPITOLA, CA 95010Census Tract: 1217.02
618354 12/31/2021 115 SAN JOSE AVE, STE H & J,CAPITOLA, CA 95010-3261Census Tract: 1218.01
618861 9/30/2022 427 CAPITOLA AVE,CAPITOLA, CA 95010-3311Census Tract: 1218.02
625856 6/30/2022 316 CAPITOLA AVE,CAPITOLA, CA 95010Census Tract: 1218.01
628965 9/30/2022 231 ESPLANADE,CAPITOLA, CA 95010Census Tract: 1218.01
629706 9/30/2022 1501 41ST AVE, STE I,CAPITOLA, CA 95010-2909Census Tract: 1217.02
629706 9/30/2022 1501 41ST AVE, STE I,CAPITOLA, CA 95010-2909Census Tract: 1217.02

FAST EDDY'S BILLIARDS
OLIVE GARDEN ITALIAN RESTAURANT THE
INN AT DEPOT HILL
CAPITOLA HOTEL
ZIZZO'S COFFEEHOUSE AND WINE BAR
PONO HAWAIIAN KITCHEN & TAP
PONO HAWAIIAN KITCHEN & TAP
SAPPORO RAMEN
ROUX DAT CAJUN CREOLE
DAILY GRIND COFFEE & BOTTLE SHOP, THE
WASABI SUSHI
LITTLEKOE'S BEACH BITES
AVENUE CAFE
TRESTLES RESTAURANT
CAPITOLA BAR & GRILL
EAST END GASTROPUB
EAST END GASTROPUB

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Off Site Sales Licenses 01.20.2022

License Number	License Type	Expir. Date	Premises Address	Business Name
5125	21	6/30/2022	1475 41ST AVE,CAPITOLA, CA 95010-Census Tract: 1217.02	RITE AID STORE 5966
258015	21	6/30/2022	809 BAY AVE,CAPITOLA, CA 95010-Census Tract: 1218.02	NOB HILL FOODS 615
288210	20	9/30/2022	1210 41ST AVE,CAPITOLA, CA 95010-Census Tract: 1217.01	NEW LEAF COMMUNITY MARKETS
289778	21	6/30/2022	3555 CLARES ST, STE D,CAPITOLA, CA 95010-Census Tract: 1217.02	TRADER JONES 64
328435	20	2/28/2022	1400 WHARF RD,CAPITOLA, CA 95010-Census Tract: 1216.02	CAPITOLA BOAT & BAIT
344643	21	7/31/2022	1125 41ST AVE,CAPITOLA, CA 95010-Census Tract: 1217.02	VERUTTIS LIQUORS 41ST AVE
382212	20	10/31/2022	2178 41ST AVE,CAPITOLA, CA 95010-Census Tract: 1217.01	CAPITOLA 76
424040	20	4/30/2022	836 BAY AVE,CAPITOLA, CA 95010-Census Tract: 1218.02	AJS FUEL MARKET OF CAPITOLA INC
433377	20	6/30/2022	1650 41ST AVE,CAPITOLA, CA 95010-2917-Census Tract: 1217.01	STATION 98958
449750	21	6/30/2022	1475 41ST AVE,CAPITOLA, CA 95010-2908-Census Tract: 1217.02	LUCKY 702
460698	21	6/30/2022	1710 41ST AVE,CAPITOLA, CA 95010-Census Tract: 1217.01	WHOLE FOODS MARKET
468181	21	8/31/2022	1820 41ST AVE, STE A,CAPITOLA, CA 95010-2516-Census Tract: 1217.01	BEVERAGES & MORE
477845	21	5/31/2022	809 BAY AVE, STE A,CAPITOLA, CA 95010-2146-Census Tract: 1218.02	CVS PHARMACY STORE 9960
477850	21	5/31/2022	1750 41ST AVE,CAPITOLA, CA 95010-2503-Census Tract: 1217.01	CVS PHARMACY STORE 9597
478635	20	6/30/2022	1649 41ST AVE,CAPITOLA, CA 95010-Census Tract: 1217.02	CAPITOLA SHELL
516701	21	5/31/2022	1825 41ST AVE,CAPITOLA, CA 95010-2504-Census Tract: 1217.02	TARGET T2795
576217	21	8/31/2022	509 BAY AVE,CAPITOLA, CA 95010-Census Tract: 1218.02	GRADYS MARKET
603242	20	2/28/2022	700 BAY AVE A,CAPITOLA, CA 95010-Census Tract: 1218.02	FISH LADY, THE
605639	21	5/31/2022	2155 41ST AVE,CAPITOLA, CA 95010-Census Tract: 1217.02	41ST LIQUOR & MARKET INC
612110	21	10/31/2022	2195 41ST AVE,CAPITOLA, CA 95010-Census Tract: 1217.02	76 MARKET PLACE
620230	21	6/30/2022	1650 41ST AVE,CAPITOLA, CA 95010-2917-Census Tract: 1217.01	CHEVRON 1707
626799	21	5/31/2022	300 CAPITOLA AVE,CAPITOLA, CA 95010-Census Tract: 1218.02	QUALITY MARKET

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