



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, November 6, 2014 – 7:00 PM

Chairperson Gayle Ortiz
Commissioners Ron Graves
 Mick Routh
 Linda Smith
 TJ Welch

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

Short communications from the public concerning matters not on the Agenda. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes.

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Approval of draft October 2, 2014 Planning Commission meeting minutes.

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.

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. 203 Central Avenue #14-040 APN: 036-111-08

Design Permit, Variance for rear yard setback and parking, Conditional Use Permit, and Coastal Development Permit for a second story addition to a historic resource located in the R-1(Single Family Residential) Zoning District.

This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Douglas Satzger

Representative: Richard Emigh, filed 3/13/14

B. 124 Central Avenue #14-116 APN: 036-122-13

Design Permit and Conditional Use Permit for an addition to a Historic Single Family home located in the R-1 (Single-Family Residential) Zoning District.

This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Pending

Property Owner: Douglas Edwards

Representative: Derek Van Alstine (filed 7/21/2014)

C. Capitola Municipal Code Chapter 17 Zoning Ordinance Update

Public outreach for zoning ordinance update including results of public zoning survey and details of stakeholder meetings.

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

Adjourn to the next Planning Commission on Thursday, December 4, 2014 at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

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 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 one hundred forty two dollar (\$142.00) 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 7:00 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. Agendas are also available at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. Need more information? Contact the Community Development Department at (831) 475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the 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.

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**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 2, 2014
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

Chairperson Ortiz called the Regular Meeting of the Capitola Planning Commission to order at 7 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners: Linda Smith, TJ Welch and Chairperson Gayle Ortiz.
Absent: Ron Graves and Mick Routh

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

Item 5B was continued (see agenda item).

B. Public Comment

C. Commission Comment

D. Staff Comments

Senior Planner Katie Cattan followed up on Commission questions from the September meeting regarding the approval of a major revocable encroachment permit for 116 Grand Ave. She outlined the process and requirements, and presented before and after images of the project. A turnaround area had been requested during Arch and Site review by the Public Works Director. An onsite review showed that landscaping was set closer to the home than originally approved, slightly enlarging the turnaround. However, its use is not clear to the public and Public Works will be adding a “turnaround only no parking” sign. The Public Works Director also noted bollards must remain in place during project review. He inspected the site and confirmed that bollard spacing is adequate and he has no concerns. If the City wished to revoke the permit for street widening, the agreement calls for the property owner to be notified 45 days in advance and the improvements removed at the property owners’ expense. With no plan to widen the road, the Planning Commission would have to determine a public necessity and hold a noticed public hearing.

Commissioner Welch walked through his review process and noted that he did not understand how far the fence line was going to be moved based on the plans. He also confirmed that a vehicle parked in the turnaround can be ticketed once the new sign is in place.

Berna Bruzzone, 116 Grand Ave., explained that the property was overgrown and unlandscaped when her family began the project and she believes that the landscaping has helped with erosion. She supported plans for signage identifying the turnaround area and asked for a “no through traffic sign” near Cliff Drive.

Starley Moore, 114 Grand, Ave., questioned the effectiveness of the turnaround since it is relatively narrow. Her concern is to end the damage to her driveway gate that happens when drivers try to turn on her property. She also supported additional “no through traffic” signs.

Toni Moccia, Central Avenue, said the concern is consistency of the use of the city right-of-way throughout the neighborhood and how much of a benefit it is to the individual property owner versus the community. The overall issue should be an item of discussion.

Chairperson Ortiz noted that this issue has been raised regularly since at least the 1990s.

3. APPROVAL OF MINUTES

A. September 4, 2014, Draft Planning Commission Minutes

A motion to approve the September 4, 2014, meeting minutes was made by Commissioner Smith and seconded by Commissioner Welch.

The motion carried by the following vote: Aye: Commissioners Smith, and Welch and Chairperson Ortiz. No: None. Abstain: None.

4. CONSENT CALENDAR

A. Grand Avenue Bluff #14-129 APN:036-114-11

Coastal Development Permit for landscaping improvements on a vacant lot located on the Coastal Bluff in the R-1 (Single-Family Residential) Zoning District. This project requires a Coastal Development Permit, which is appealable to California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Starley Moore, filed: 9/2/14

Representative: Ellen Cooper

A motion to approve project application #14-129 for a Coastal Development Permit with the following conditions and findings was made by Commissioner Smith and seconded by Commissioner Welch:

CONDITIONS

1. The project approval consists of a coastal permit for landscaping with decomposed granite pathways, central seating area, and a game area on vacant cliff property.
2. The applicant submitted a completed coastal permit application and landscape plan. Prior to construction, the applicant is required to submit an erosion control plan and maintenance plan which demonstrates that the project will not contribute to accelerated erosion or adversely impact bluff stability.
3. All work shall be completed per the plans approved by the Planning Commission and the erosion control plan shall be strictly followed. Erosion control and sediment management devices shall be installed and inspected by City Public Works prior to initiating work.
4. The landscape plan must be strictly followed. Plants identified in the landscape plan shall be installed. Any changes to the approved landscape plan must be approved by staff prior to installation. All plants must be native, drought-resistant plants. Any significant modifications to the approved design must be approved by the Planning Commission.
5. Water is not located on the site. The landscaping must be hand-watered only so that irrigation does not contribute to bluff erosion.

6. There shall be no use of heavy machinery on the bluff. All compressed granite work must be done with a manual granite roller.
7. There shall be no staging of construction materials in the road right-of-way.
8. In the event of the blufftop eroding, all of the development would need to be removed at the sole expense of the property owner (LCP Policy VII-9: Shoreline structures to protect existing development only)
9. Hours of construction shall be Monday to Friday 7:30AM – 9:00PM, and Saturday 9:00AM – 4:00PM, per city ordinance.
10. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

FINDINGS

- A. The application, subject to the conditions imposed, secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff and the Planning Commission have reviewed the project and support the project due to the use of native, draught tolerant plants and creation of an aesthetically pleasing landscape as viewed from the Grand Avenue. The coastal permit for a landscaping conforms to the requirements of the Local Coastal Program and conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.
- B. This project is categorically exempt under Section 15304 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15304 of the CEQA Guidelines exempts minor alterations to land. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located on a privately-owned, slightly sloped lot located on the Coastal Bluff. The project will not directly affect public access and coastal recreation areas as it involves the landscaping of a private cliff-side lot which has no affect on public trail or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located adjacent to the coastal cliff, approximately 50 feet from the shoreline. No portion of the project is located directly along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- The privately owned site has previously been vacant. There is no evidence of use of the site by members of the public for coastal access.

(D) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on a piece of privately owned property on the coastal cliff. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline. There is no access to the shore from the property.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located south of Grand Ave, directly on the coastal cliff. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline. There is no access to the shore from the property. The project does not involve any significant built structures; it mostly involves a native landscape plan and minor hardscaping.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

b. Topographic constraints of the development site;

c. Recreational needs of the public;

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

- No Management Plan is required; therefore these findings do not apply

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a landscape plan and low-impact game court on a vacant piece of private property. There is an existing fence around the property to restrict public access. No new use or change in use is proposed.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a landscape plan and low-impact game court on a vacant piece of private property. There is an existing fence around the property to restrict public access. No new use or change in use is proposed.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a landscape plan and low-impact game court on a vacant piece of private property. There is an existing fence around the property to restrict public access. No new use or change in use is proposed.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves a landscape plan and low-impact game court on a vacant piece of private property. There is an existing fence around the property to restrict public access. No new use or change in use is proposed.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project involves a landscape plan and low-impact game court on a vacant piece of private property located on the coastal cliff. The proposal will not detract from public views. The property is going from vacant to lightly landscaped.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project involves a landscape plan and low-impact game court on a vacant piece of private property located on the coastal cliff. No water or sewer services will be affected.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project involves a landscape plan and low-impact game court on a vacant piece of private property located on the coastal cliff with no change in use.

(D) (12) Project complies with water and energy conservation standards;

- The project involves a landscape plan and low-impact game court on a vacant piece of private property located on the coastal cliff with no change in use.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior through building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes. The existing lot is vacant, and will not be built upon.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- The project will comply with all applicable erosion control measures. The entire project is composed of permeable surfaces.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports will be prepared by qualified professionals for this project which is located in a geologic hazard zone. Conditions of approval have been included to ensure the project complies with hazard protection policies.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Geologic/engineering reports will be prepared by qualified professionals for this project which is located in a geologic hazard zone. Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- The project involves a landscape plan and low-impact recreational area on a vacant piece of private property located on the coastal cliff with no change in use.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The vacant cliff-side property is owned by an adjacent neighboring property. There will be no new introduced vehicular traffic from this project.

The motion carried by the following vote: Aye: Commissioners Smith and Welch and Chairperson Ortiz. No: None. Abstain: None.

B. 1740 Wharf Road #14-131 APN:035-111-14

Design Permit modification for a previously approved new single-family residence in the R-1/AR (Single Family/Automatic Review) Zoning District.

This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Owner: Bruce Golino

Representative: Courtney Hughes, William Fisher Architecture, filed: 9/2/2014

A motion to approve project application #14-131 for a Coastal Development Permit, Variance, and Design Permit with the following conditions and findings was made by Commissioner Smith and seconded by Commissioner Welch:

CONDITIONS

1. The project approval consists of construction of a 2,598 square-foot new single family home. The maximum Floor Area Ratio for the 8,860 square foot property is 48% (4,252 square feet). The total FAR of the project is 44% with a total of 2,598 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 October 2, 2014, 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 the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
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 shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #14-131 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid 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. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the construction phase, all land alteration and construction activities should occur during the non-rainy season of April 15 – October 15.
14. To avoid sedimentation of habitat area during construction, the owner/contractor shall install a silt fence barrier at the eastern edge of the construction zone (development envelope) to capture any material (e.g. dislodged soil, construction debris) that is discharged down the slope. The silt fence shall be installed according to best management practices, including embedding the bottom of the silt fence in native soil at least 6 inches. The owner/contractor shall clean debris from the upslope side of the silt fence each day debris is collected. The silt fence shall be maintained in good operable condition during the entire construction phase of the project.
15. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the post-construction phase, a licensed civil engineer shall prepare a storm water drainage plan that collects all storm runoff and conveys it in a manner that will not disturb the stability of the slope at the eastern 60% of the parcel. If the civil engineer determines collected runoff must be conveyed in a pipe that discharges at the bottom of the slope, the pipe(s) shall be located above ground to minimize site disturbance and facilitate maintenance. The pipe(s) shall be effectively anchored to prevent movement.
16. 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.
17. 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 six 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
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 a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 2 trees to be removed from the property. Replacement trees shall be planted at a 2:1 ratio. Required replacement trees shall be 24" box and shall be planted as shown on the approved plans.
20. 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.
21. 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.
22. 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.
23. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
24. A management plan is required to maintain street access along Wharf Road during construction. The management plan must be approved by the Public Works Director.
25. All vegetation on the green roof must be maintained in a healthy state.
26. The new home is located adjacent to the Visitor Serving zoning district. There is an existing restaurant with an operating trolley located on the adjacent property. The trolley and restaurant are established uses, both of which generate noise which is audible to residents within the neighborhood. Prior to the sale of the new home or property, the owner of the property must disclose the potentially significant noise impacts of the adjacent use to all prospective buyers.
27. The current application #14-131 will replace design permit application #14-016. Application #14-016 shall be void with the approval of this application.

FINDINGS

- A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purposes of the R-1 (Single Family Residence) Zoning District, the AR (Automatic Review) Zoning Districts, and the Soquel Creek Riparian Riparian Corridor. A Variance for the side yard setback has been granted by the Planning Commission to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.
- B. The application will maintain the character and integrity of the neighborhood.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project is located adjacent to the Shadowbrook Restaurant with the cable car one foot off the north property line. The Shadowbrook Cable Car is a local landmark. The project received a variance to the required side yard setback to protect the local landmark on the adjacent property. The applicant also acknowledged the noise that exists from the trolley and restaurant which is audible to residents within the neighborhood. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood and allows the continued operation of the adjacent restaurant. The proposed single-family residence compliments the existing mix of single-family and commercial in the neighborhood in use, mass and scale, materials, height, and architecture. The home has been designed to not impact the riparian corridor of the Soquel Creek.

C. This project is categorically exempt under Section 15303(a) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

This project involves construction of a new single-family residence in the R-1/AR (Single Family/Automatic Review) Zoning District. Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone.

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for

creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 1740 Wharf Road. The rear property line is located along the Soquel Creek. There is an existing 10 foot wide pedestrian easement at the foot of the hill adjacent to the Soquel creek. More than half of the property is a scenic easement that cannot be built upon. No development is allowed within the scenic easement or the pedestrian easement. The new home will be located directly off Wharf Road. The project will not directly affect public access and coastal recreation areas as it involves a single family home located along the frontage of Wharf Road. The home will not have an effect on public trails or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Wharf Road. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- The privately owned site has a ten foot wide pedestrian easement along the rear property line located at the bottom of the hill along the Soquel Creek. This easement may be utilized by members of the public to walk along the creek. The development will not impact access to the pedestrian easement.

(E) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property adjacent to Wharf Road. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline. The ten foot pedestrian easement along the rear property line will not be impacted by the new home.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located on private property that will not impact access and recreation. There is a scenic easement that covers more than half the length of the lot. No development is allowed within the scenic easement. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

- Several conditions have been included to protect the riparian habitat along the rear (downhill) portion of the lot. A riparian delineation was completed by a professional to locate the edge of the riparian habitat. The following conditions were added to ensure proper controls are in place during construction.

1. To conserve the riparian area for habitat purposes, the City of Capitola shall delineate a development envelope on the site to show where structural development and outdoor use area (yard) will be located as part of the Coastal Zone Permit process for site development. The development envelope shall be based on the riparian vegetation delineation and the City's required 35 foot setback from the outer edge of the vegetation.
2. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the construction phase, all land alteration and construction activities should occur during the non-rainy season of April 15 – October 15.
3. To avoid sedimentation of habitat area during construction, the owner/contractor shall install a silt fence barrier at the eastern edge of the construction zone (development envelope) to capture any material (e.g. dislodged soil, construction debris) that is discharged down the slope. The silt fence shall be installed according to best management practices, including embedding the bottom of the silt fence in native soil, at least, 6 inches. The owner/contractor shall clean debris from the upslope side of the silt fence each day debris is collected. The silt fence shall be maintained in good operable condition during the entire construction phase of the project.
4. To avoid the potential for accelerated erosion and sedimentation of the habitat area during the post-construction phase, a licensed civil engineer shall prepare a storm water drainage plan that collects all storm runoff and conveys it in a manner that will not disturb the stability of the slope at the eastern 60% of the parcel. If the civil engineer determines collected runoff must be conveyed in a pipe that discharges at the bottom of the slope, the pipe(s) shall be located above ground to minimize site disturbance and facilitate maintenance. The pipe(s) shall be effectively anchored to prevent movement.

b. Topographic constraints of the development site;

- #3 above states: To avoid the potential for accelerated erosion and sedimentation of the habitat area during the construction phase, all land alteration and construction activities should occur during the non-rainy season of April 15 – October 15.

c. Recreational needs of the public;

- Access to the pedestrian easement will not be impacted.

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a single family home on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a single family home on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a single family home on a residential lot of record.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a single family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation and/or traffic improvements.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not result negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project is located within a ½ mile of the Central Fire District fire station. Water is available at the location

(D) (12) Project complies with water and energy conservation standards;

- The project is for a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the soquel creek water district.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is an allowed use consistent with the Single Family/Automatic Review zoning district.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project site is not located within the area of the Capitola parking permit program.

The motion carried by the following vote: Aye: Commissioners Smith and Welch and Chairperson Ortiz. No: None. Abstain: None.

C. 111 Central Avenue #14-099 APN: 036-112-08

Design Permit for a second story addition to the existing Single Family Residence in the R-1 (Single-Family Residential) Zoning District.

This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Anh Do

Representative: Devlin Jones, filed 6/24/14

This item was pulled from the consent agenda by a member of the audience. Assistant Planner Ryan Safty presented the staff report for the application, which had been continued to this meeting to allow design changes in response to public and Commission comment.

Chairperson Ortiz opened the public hearing.

John Glina, 113 Central Ave., likes the changes but questioned the calculations and believes the size is still over the 2,000-square-foot limit that would trigger additional parking. He still has some concerns about massing as well.

The public hearing was closed. In response to questions, Director Grunow said if the square footage numbers are off, it appears to be by about 20 feet.

Commissioner Smith said she wants the project to fall within 2,000 square feet, but she supports the changes.

Chairperson Ortiz appreciates the efforts made by the applicant to address concerns and noted that with the city's many small lots, changes to adjoining properties will have an impact on neighbors not all of which can be mitigated.

Commissioner Welch said he was comfortable with the project subject to staff review to confirm the square footage is as indicated.

A motion to approve project application #14-099 for a Design Permit and Coastal Development Permit with the following conditions and findings was made by Commissioner Welch and seconded by Commissioner Smith:

CONDITIONS

1. The project approval consists of construction of a 445 square-foot addition to an existing single family home. The maximum Floor Area Ratio for the 4,000 square foot property is 53% (2,120 square feet). The total FAR of the home with new addition is 50% with a total of 2,000 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 October 2, 2014, 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. Prior to any fence construction and repair, a fence permit shall be obtained by the applicant or homeowner from the Community Development Department.
5. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
6. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
7. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
8. Prior to issuance of building permit, all Planning fees associated with permit #14-099 shall be paid in full.
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 17.81.160.
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.

FINDINGS

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single family home. The project conforms to the development standards of the R-1 (Single Family Residence) zoning district. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.
- B. **The application will maintain the character and integrity of the neighborhood.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single family home. The project conforms to the development standards of the R-1 (Single Family Residence) zoning district. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed addition to the single-family residence compliments the existing single-family homes in the neighborhood in use, mass and scale, materials, height, and architecture.

C. This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

This project involves an addition to an existing single-family residence in the R-1 (single family residence) Zoning District. Section 15301 of the CEQA Guidelines exempts minor additions to existing single-family residences in a residential zone.

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 111 Central Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach

access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Central Avenue. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- There is not history of public use on the subject lot.

(F) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property on Central Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

- The project is located in a residential area without sensitive habitat areas.

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a single family home on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a single family home on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a single family home on a residential lot of record.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a single family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation and/or traffic improvements.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project is located within close proximity of the Capitola fire department. Water is available at the location.

(D) (12) Project complies with water and energy conservation standards;

- The project is for a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is an allowed use consistent with the Single Family zoning district.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project site is located within the area of the Capitola parking permit program.

The motion carried by the following vote: Aye: Commissioners Smith and Welch and Chairperson Ortiz. No: None. Abstain: None.

5. PUBLIC HEARINGS

A. 100 Oakland Avenue #14-135 APN:036-133-09

Major Revocable Encroachment Permit and Variance application for a bench and fireplace located within the front yard and right-of-way of 100 Oakland Avenue located in the R-1 (Single-Family Residential Zoning District).

This project requires a Coastal Development Permit which is appealable to California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: James Castellanos

Representative: Margarita Jimenez, filed: 9/11/14

Senior Planner Cattan presented the staff report. She noted the fire pit does not have gas and the applicant plans to burn manufactured fire logs to decrease smoke. The recommended approval conditions include an item to address noise and smoke. In response to a Commission question, she explained the type of logs is not in the conditions due to difficulty of enforcement.

Chairperson Ortiz opened the public hearing.

Toni Moccia of Central Avenue thinks the fire pit is beautiful, but is concerned that the permit was requested after the fact.

Applicant Margarita Jimenez explained they put up a landscaping bond and thought at that time the final plan was approved and the structures were within the allowed area. She said the change from a gas fire pit was a last-minute debate about the type of fuel. She checked with neighbors to confirm there were not issues.

The public hearing was closed.

Commissioner Smith said she visited the site. She has been concerned about wood-burning appliances in the past and the impact of the smoke, but feels this location is appropriate for such use. She also observed the hedge which screens the bench and pit is long-established. These structures may someday be removed to preserve the Grand Avenue walking path, but at this time the encroachment permit appears appropriate.

Commissioner Welch agreed that the preexisting hedge and rock wall have already established an encroachment and that there is precedent for this permit.

A motion to approve project application #14-135 for a Coastal Development Permit and Major Revocable Encroachment Permit with the following conditions and findings was made by Commissioner Smith and seconded by Commissioner Welch:

CONDITIONS

1. The project approval consists of two structures (fire pit and bench) permanently affixed to the ground within the front yard setback and right-of-way at 100 Oakland Avenue. A coastal development permit, variance, and major revocable encroachment permit have been approved within this application.
2. The City of Capitola noise ordinance §9.12.010 prohibits any loud noise within two hundred feet of any residence, hotel, apartment house, cabin, cottage, cottage court, lodging facility or any building or place regularly used for sleeping purposes in the city between the hours of 10 p.m. and 8 a.m. of any day or days. The use of the fire pit shall not result in loud noise beyond 10 p.m. If the City receives complaints regarding noise associated with the fire pit, the permit may be revoked by the Community Development Director or Planning Commission.
3. There shall be no additional permanent structures located within the right of way without the issuance of a major permit by the Planning Commission.
4. Prior to building permit issuance, the applicant shall contact the Public Works Department to complete the revocable encroachment permit process. A revocable encroachment permit shall be required to be recorded.
5. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

FINDINGS

- A. **The application, subject to the conditions imposed, secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Department Staff and the Planning Commission have reviewed the project. The coastal development permit conforms to the requirements of the Local Coastal Program and conditions of approval have been included for the variance and major revocable encroachment permit to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.
- B. **This project is categorically exempt under Section 15304 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15304 of the CEQA Guidelines exempts minor alterations to land. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located on a privately-owned lot located on the Coastal Bluff. The project will not directly affect public access and coastal recreation areas as it involves a fire pit and bench located within the enclosed yard of a private residence and portion of the street right-of-way. The structures have no affect on public trail or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity.

Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located adjacent to the coastal cliff, approximately 50 feet from the shoreline. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- There is no evidence of use of the site by members of the public for coastal access.

(G) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline. There is no access to the shore from the property.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located north of Grand Ave within 50 feet of the coastal bluff. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline. There is no access to the shore from the property. The project is within the privately utilized yard and not within the public trail area.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the

agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b.Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c.Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a.Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

b.Topographic constraints of the development site;

c.Recreational needs of the public;

d.Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e.The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f.Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

- No Management Plan is required; therefore these findings do not apply

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- No new use or change in use is proposed.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project is not located within the residential lot and the city right-of-way. It is not within the coastal recreational use. There is a trail system adjacent to the residential property that is not impacted by the fire pit and bench.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The bench and fire pit are located within the residential lot and the City right-of-way.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The area is not utilized for parking or circulation. The property has traditionally been utilized as a private yard associated with a residential development.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project complies with the LCP policies.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- No water or sewer services will be affected.

(D) (11) Provisions of minimum water flow rates and fire response times;

- No water services are affected by the application.

(D) (12) Project complies with water and energy conservation standards;

- The project complies with water and energy conservation standards.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior through building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project will not impact sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- The project complies with all applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports were prepared by qualified professionals for the updates to the home which are located in a geologic hazard zone. The fire pit and bench were installed during the improvements to the home.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Geologic/engineering reports have been prepared by qualified professionals for this project which is located in a geologic hazard zone during the original review of the updates to the home. Conditions of approval were included with the original permit to ensure the project complies with geological, flood, and fire hazards.

(D) (20) Project complies with shoreline structure policies;

- The proposed project is located on the bluff.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- The project involves a bench and fire pit which requires a variance due to the location within the front yard of the property.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- There will be no new introduced vehicular traffic from this project.

The motion carried by the following vote: Aye: Commissioners Smith and Welch and Chairperson Ortiz. No: None. Abstain: None.

B. 124 Central Avenue #14-116 APN: 036-122-13

Design Permit and Conditional Use Permit for an addition to a Historic Single Family home located in the R-1 (Single-Family Residential) Zoning District. This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: Douglas Edwards
Representative: Derek Van Alstine (filed 7/21/2014)

This item was addressed during 2A, Additions and Deletions to the Agenda. No one asked to speak to the application.

A motion to continue project application #14-116 to the meeting of Thursday, Nov. 6, 2014, was made by Commissioner Welch and seconded by Commissioner Smith.

The motion carried by the following vote: Aye: Commissioners Smith and Welch and Chairperson Ortiz. No: None. Abstain: None.

C. Green Building Ordinance Amendment

Ordinance to amend §17.10.080 of the green building ordinance. This amendment does not require an amendment to the Local Coastal Plan.
Environmental Determination: Categorical Exemption
Applicant: City of Capitola

Director Grunow presented the staff report and proposed update to the May 2008 Green Building Ordinance. The original version created a green building education fund with restricted uses. To date, \$122,000 has been collected and restrictions made using funds difficult. Staff feels storm water and climate action measures could benefit, as well as water conservation. The proposed changes would expand allowable uses to include incentives and the materials and supplies for such programs.

Commissioner Welch said he is not a fan of this fee as it does not benefit the applicants and makes residential development more expensive. He asked how funds are currently being spent and was told building staff has attended related trainings and created informational brochures. He would like to see the fee eliminated or a more direct benefit to applicants.

Chairperson Ortiz asked how added incentives may benefit applicants. Programs could reduce costs for items that help meet requirements. Director Grunow noted as an example that the City Council recently agreed to subsidize a lower cost for rain barrels to help with storm water management.

The public hearing was opened and closed without comments.

Commissioners expressed strong support for prioritizing incentives with the revision.

A motion to recommend approval of the Green Building Ordinance by the City Council was made by Commissioner Smith and seconded by Commissioner Welch.

The motion carried by the following vote: Aye: Commissioners Smith and Welch and Chairperson Ortiz. No: None. Abstain: None.

6. DIRECTOR'S REPORT

Director Grunow noted the online zoning update survey has been extended to Oct. 15. Housing Element consultants will be interviewed next week. Staff is working on the Climate Action Plan, which was recently presented to the Commission on the Environment.

Regarding the proposed Monarch Cove expansion, the project has been suspended. He believes that a potential buyer has withdrawn.

Staff is considering attempting a streamlined version for the Housing Element as allowed by the state, but he acknowledged that the City would need to first adopt provisions to allow transitional and supportive housing by-right and that previous attempts to make this change were not supported.

7. COMMISSION COMMUNICATIONS

Commissioner Smith and Chairperson Ortiz praised Arch and Site for vetting the project at 124 Central to assure it was ready for Commission review.

8. ADJOURNMENT

Commissioner Ortiz adjourned the meeting at 8:07 p.m. to the regular meeting of the Planning Commission to be held on Thursday, November 6, 2014, at 7 p.m. in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on November 6, 2014.

Linda Fridy, Minute Clerk



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: NOVEMBER 6, 2014

SUBJECT: **203 Central Ave #14-040 APN: 036-111-08**
Design Permit, Variance for rear yard setback and parking, Conditional Use Permit, and Coastal Development Permit for a second story addition to a historic resource located in the R-1(Single Family Residential) Zoning District.
This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: Douglas Satzger
Representative: Richard Emigh, filed 3/13/14

APPLICANT PROPOSAL

The applicant submitted an application for a Design Permit, Variance, Conditional Use Permit, and Coastal Development Permit for an addition to a historic single-family home located at 203 Central Avenue. The project is located in the R-1 (Single Family Residential) Zoning District. The applicant is proposing to introduce a stairwell on the first story leading to a 236 square-foot addition on the second story. Modifications to a historic resource require approval of a Design Permit and Conditional Use Permit by the Planning Commission. The applicant is requesting approval of a variance for rear yard setback requirements for the second-story addition and variance for the required onsite parking.

BACKGROUND

On September 4, 2014, the Planning Commission reviewed the application and continued the public hearing to November 6, 2014. The current staff report only includes new information that has been received since the September 4, 2014, meeting. The updated plans are included as Attachment A. The exterior elevations of the home have not changed, except for one window on the front elevation. The September 4, 2014, staff report and exhibits are included as Attachment B.

ANALYSIS

During the September 4, 2014, public hearing, the Planning Commission requested that the applicant return with the following items/information:

1. Model of addition
2. Streetscape
3. Updated landscape plan:
 - a. Remove fire pit and bench.
 - b. Add one tree.
 - c. Submit detail from certified arborist that explains how tree on adjacent property is protected within driveway design
4. Update house plans:

- a. Correct dimensions of windows on front elevation to reflect no change to existing window.
 - b. Identify garbage storage area on plans with screening.
 - c. Identify parking spaces with dimensions.
5. Update materials board
- a. Include all proposed materials.
 - b. Roofing – include examples of proposed metal roofing.
 - c. Windows – include details of proposed windows from manufacturer.

The plans have been updated to correct the dimensions of the existing window on the front elevation, identify a garbage storage area behind the home, and identify the proposed parking spaces. A landscape plan was submitted that removed the firepit and bench and includes a tree within the right-of-way area.

During the meeting, the Planning Commission expressed concern with the massing of the addition relative to the historic home. The applicant submitted a model to illustrate how the addition is situated on the historic home. The model is available at City Hall for the public to view and will be presented to the Planning Commission by the applicant.

Eligibility for Future Historic District

The Planning Commission also requested that staff confirm with the Architectural Historian, Leslie Dill, that the home would remain eligible for a future historic district on Depot Hill. Architectural Historian, Leslie Dill, informed staff that if the addition complies with the Secretary of Interior Standards, the home will remain eligible for a future historic district on Depot Hill. The one remaining item that has kept this design from complying with the standards is the metal roof. The applicant has submitted two sets of elevations, one with a metal roof (as desired) and a second with asphalt shingles. If the Planning Commission approves the design, they must specify in their motion which roofing material is approved. If the Planning Commission requires the shingle roof, the design will comply with the standards and the home will be eligible for a future historic district.

Updated Parking Analysis

The proposed remodel and addition is greater than 10% of the existing floor area; therefore, the project must come into compliance with the parking requirement. The home requires 2 uncovered onsite parking spaces. The minimum parking space dimension for uncovered tandem parking in a sidewalk exempt area with an existing home is 9' by 18'. The applicant has requested a variance to the required onsite parking.

The parking has been modified since the original submittal. The original submittal showed 2 tandem parking spots that measured 8' x 18'. The substandard space next to the home is 8' x 17'. The second space is 9' x 18' but utilizes the 10' street right-of-way area to accomplish the 18' depth. The code allows driveways within right-of-way area but right-of-way may not be calculated toward the parking requirement within the R-1 zoning district, pursuant to §17.15.130(F). Therefore the applicant has no parking onsite that is compliant with the code. The applicant is requesting a variance for the two required parking spaces. If a variance for onsite parking is not granted, the addition would be limited to 10% (57 square feet) of the existing floor area ratio.

Updated Conditions of Approval

The Planning Commission requested that staff remove curb, gutter, sidewalk conditions from the draft conditions and incorporate all conditions specified in the Archives and Architecture historic review report. The conditions include the requested changes.

Tree Protection

There is a tree located on the adjacent property at 201 Central Avenue that the owner of the 203 Central would like removed due to the roots creating a trip hazard in the driveway. The City arborist

inspected the tree and found the tree to be healthy. The arborist suggested that the City include conditions within the development permit to protect the tree from damage during construction. A new driveway can be designed and built to protect the health of the tree while removing the trip hazard. The following condition has been added:

Conditions of Approval #23: Prior to issuance of building permit and/or removal of the driveway, a qualified arborist must be retained to determine the most effective construction methods for the new driveway that will protect the health and longevity of the tree located in the north east corner of 201 Central Avenue property. The arborist must monitor demolition of the existing brick surface and installation of the new driveway during construction.

CEQA REVIEW

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located within Depot Hill in the R-1(Single-Family) zoning district. As conditioned, the project conforms to the Secretary of the Interior's Standards for Rehabilitation. No adverse environmental impacts were discovered during review of the proposed project.

PUBLIC INPUT

Staff has received three phone calls from the adjacent property owner at 201 Central Avenue, Mr. Amato. The property owner is unable to attend the public hearings. In the phone conversations, Mr. Amato asked that his tree be protected from harm during construction. Mr. Amato explained that the owner of 203 Central have contacted him requesting that the existing tree on his property be removed due to roots causing damage to the driveway. Mr. Amato does not want to remove the tree. He requested that the tree be protected from harm during construction.

RECOMMENDATION

Staff recommends the Planning Commission review the application and **approve** project application #14-040 based on the following Findings for Approval and Conditions, including condition #2 that shingles shall be installed on the roof and condition #23 to protect the tree during construction.

CONDITIONS

1. The project approval consists of an addition to an existing historic resource locate at 203 Central Avenue. The project approval consists of construction of a 236 square-foot addition to a single family home. The maximum Floor Area Ratio for the 1250 square-foot property is 58% (725 square feet). The total FAR of the project is 57% with a total of 707 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 November 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The roofing material shall be shingle. Standing seam metal roof was denied by the Planning Commission due to inconsistency with the Secretary of Interior Standards.
3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
4. 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.

5. At time of submittal for a building permit review, the applicant shall apply for revocable encroachment permit for all improvements allowed by the Planning Commission within the unutilized street right-of-way.
6. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
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 and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
8. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
9. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended. One 15-gallon tree must be planted in the front yard that will contribute toward a 15% tree canopy on the site.
10. Prior to issuance of building permit, all Planning fees associated with permit #14-040 shall be paid in full.
11. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
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 Water District, and Central Fire Protection District.
13. 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.
14. 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).
15. 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.

16. 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.
17. 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
18. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
19. 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.
20. 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.
21. 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.
22. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.
23. Prior to issuance of building permit and/or removal of the driveway, a qualified arborist must be retained to determine the most effective construction methods for the new driveway that will protect the health and longevity of the tree located in the north east corner of 201 Central Avenue property. The arborist must monitor demolition of the existing brick surface and installation of the new driveway during construction.
24. At time of building plan submittal, the plans shall include a language on the cover sheet referring to the intent of the Secretary of Interior Standard and specifically reference Standard #6. The plans shall identify specific repairs prior to submittal of the building permit drawings.
25. At time of building plan submittal, the California State Historical Building Code shall be referenced in the architectural notes on the front page, in the event that this preservation code can provide support to the project design.
26. At the time of building plan submittal, all proposed preservation treatments (e.g., epoxy wood consolidant and paint preparation techniques), shall be identified on the plans.

FINDINGS

A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. The new addition is appropriately located to not overwhelm the historic structure or impact the surrounding neighbors. The project's overall design will maintain the character and integrity of the neighborhood.

C. This project is categorically exempt under Section 15331 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. As conditioned, the project conforms to the Secretary of the Interior's Standards for Rehabilitation. No adverse environmental impacts were discovered during review of the proposed project.

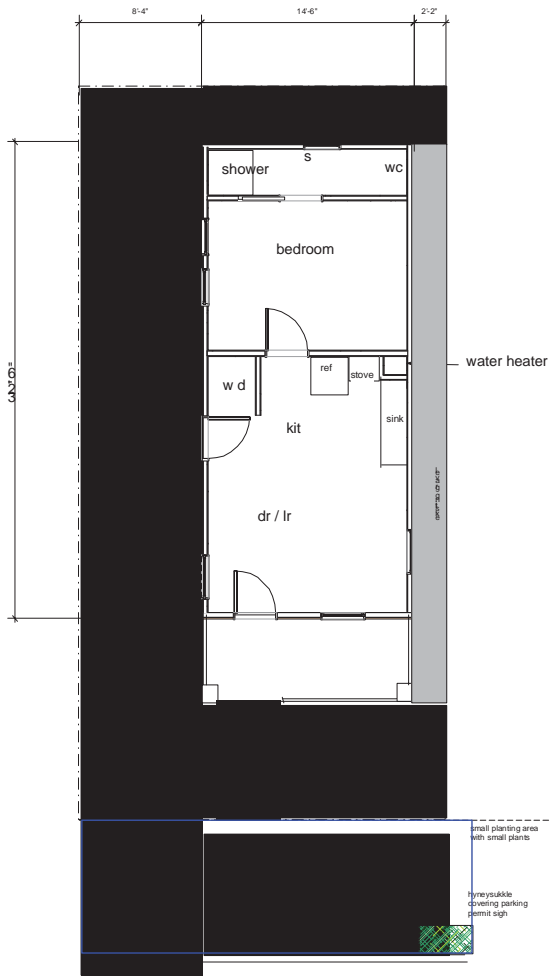
ATTACHMENTS

Attachment A: Updated Plans

Attachment B: September 4, 2014, Planning Commission Report with original Attachments

Attachment C: Arborist report

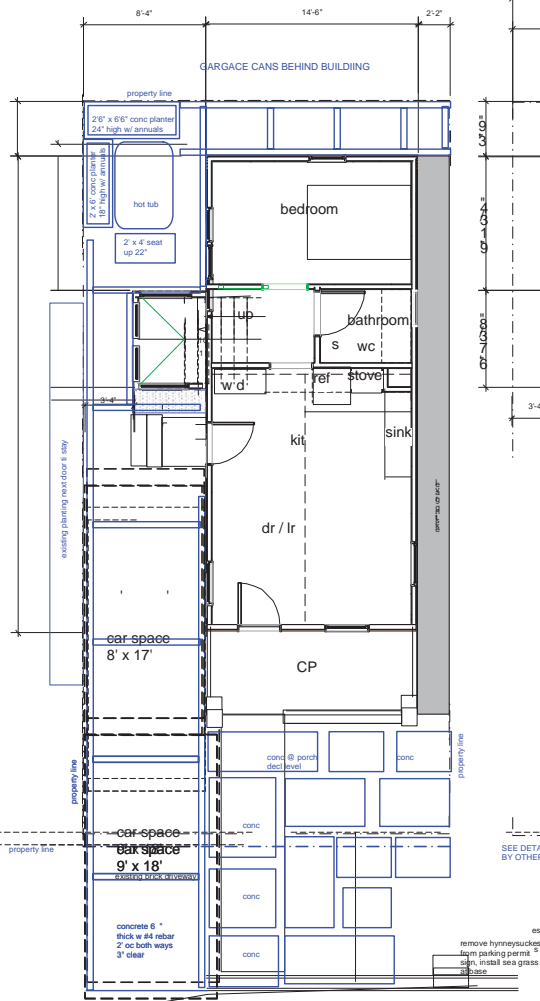
Attachment D: Coastal findings



building area 14.5' x 32.5' = 471.5 sf
 covered porch 6' x 14.5' = 87 sf (nic in bldg area)

lot area 25. x 50' = 1250 sf x .58 = 725 sf allowed
 725 - 471.5 = 253.5 addition allowed
 proposed addition of 235.67
 (12.666 x 16.0 = 202.67 upper floor
 5' x 6.5' stair are = 33.0 sf) with variance to rear yard
 setback and parking

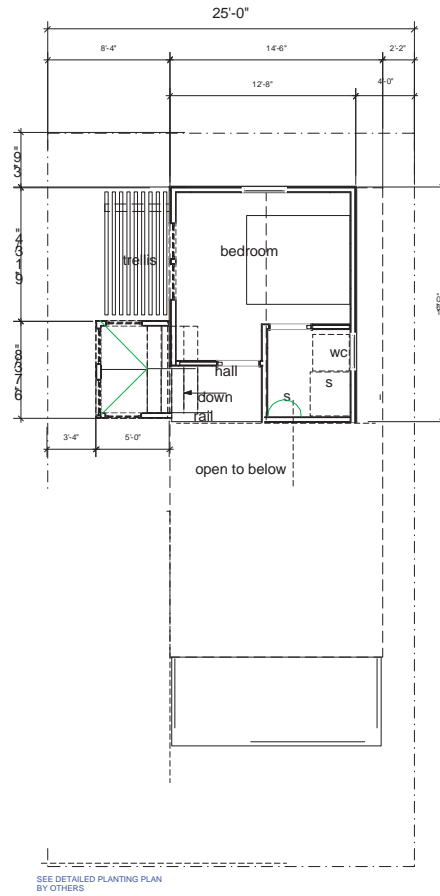
1 EXISTING FLOOR PLAN
 Scale: 1/4" = 1'-0"



REVISED LOWER

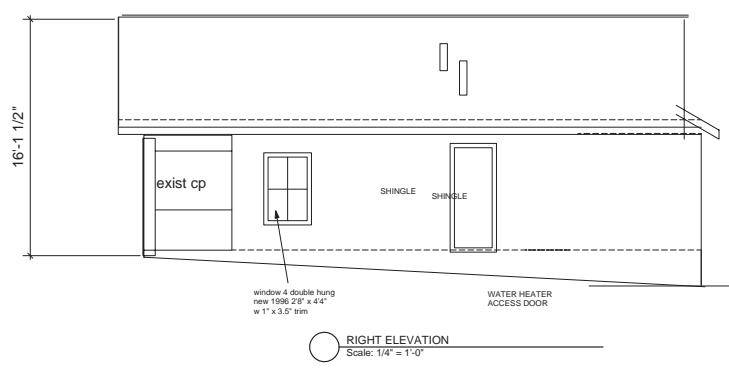
all concrete at grade unless otherwise noted
 all concrete to have gravel between as in driveway for drainage
 The North side yard gravel area provides 85 square feet of pervious surface
 The gravel areas, between concrete, in front of house provides 50 square feet of pervious surface
 the gravel areas, between concrete in driveway South and West side 130 sf of pervious surface

NEW UPPER

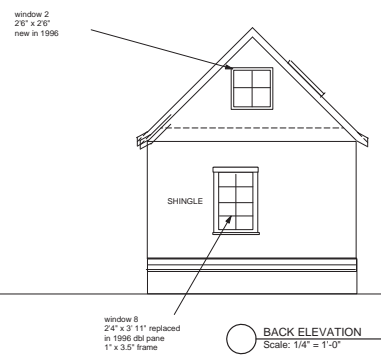


1 NEW FLOOR PLAN
 Scale: 1/4" = 1'-0"

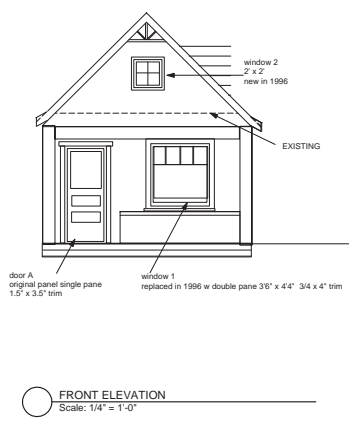




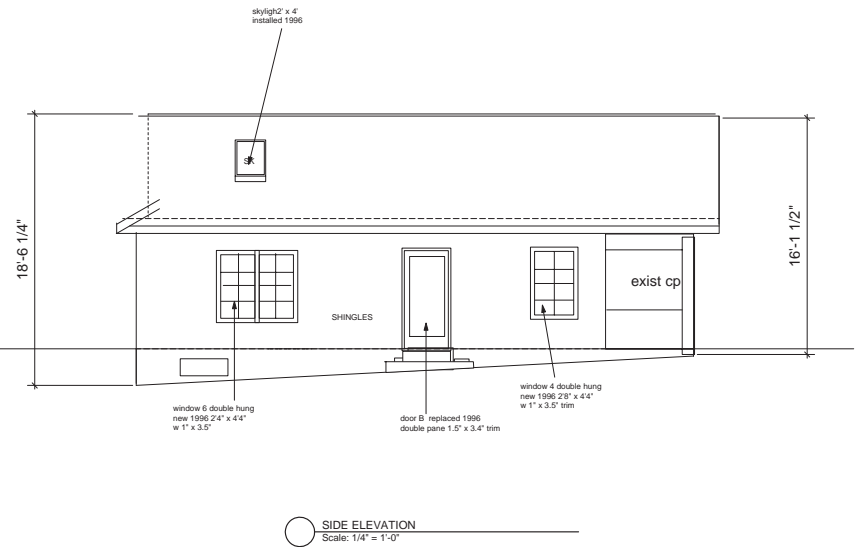
RIGHT ELEVATION
Scale: 1/4" = 1'-0"



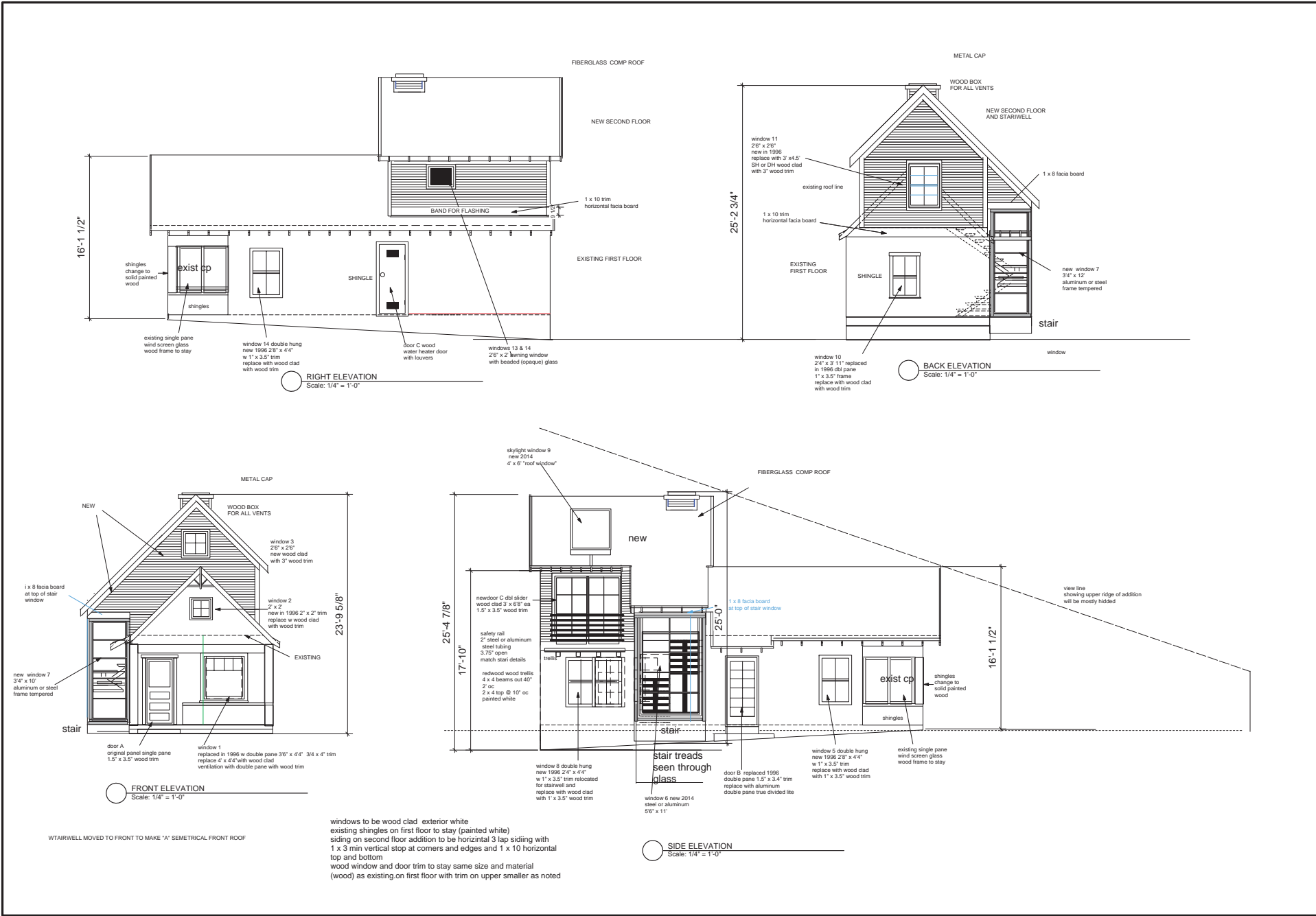
BACK ELEVATION
Scale: 1/4" = 1'-0"



FRONT ELEVATION
Scale: 1/4" = 1'-0"



SIDE ELEVATION
Scale: 1/4" = 1'-0"



RICHARD L. EMIGH A.I.B.D.
DRAFTING, DESIGNING & LAND USE ANALYSIS
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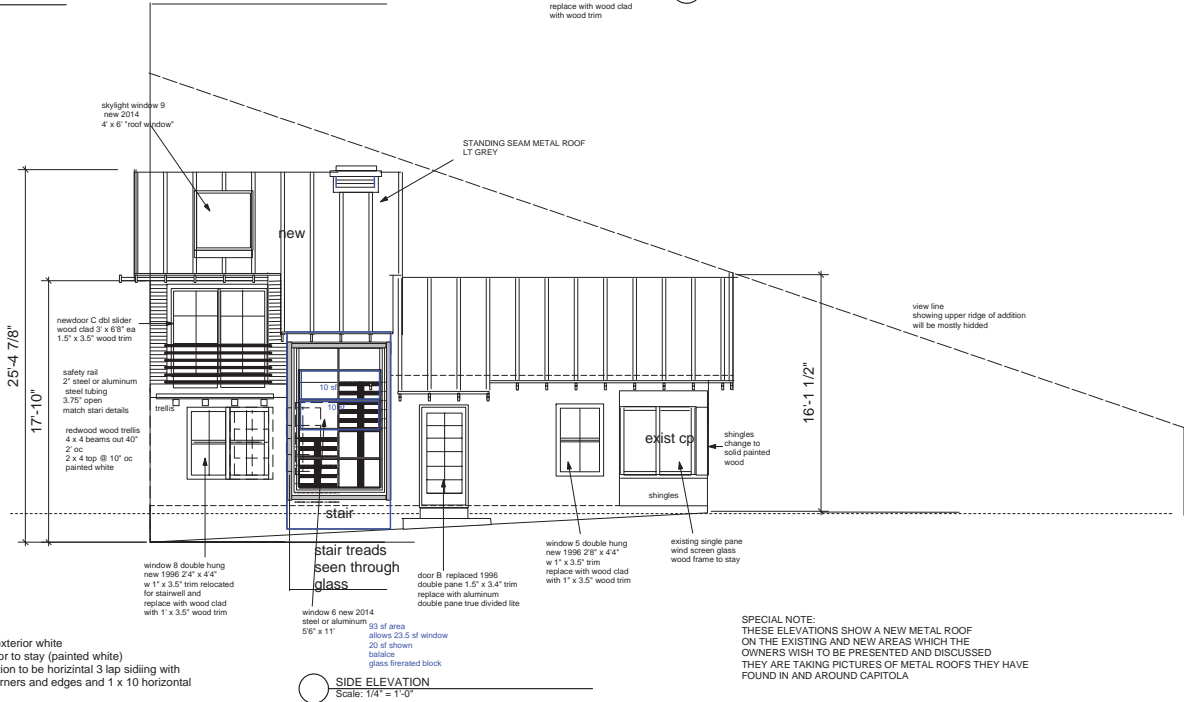
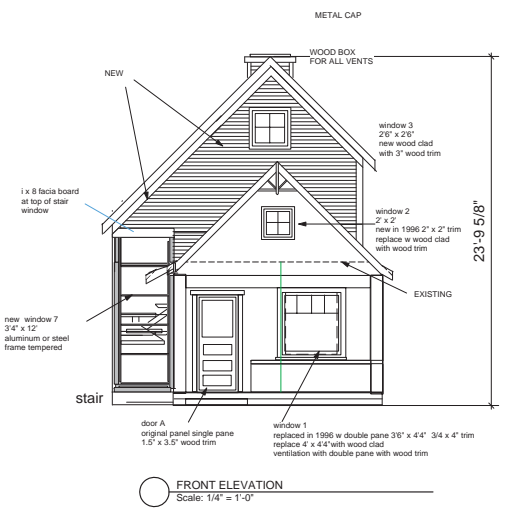
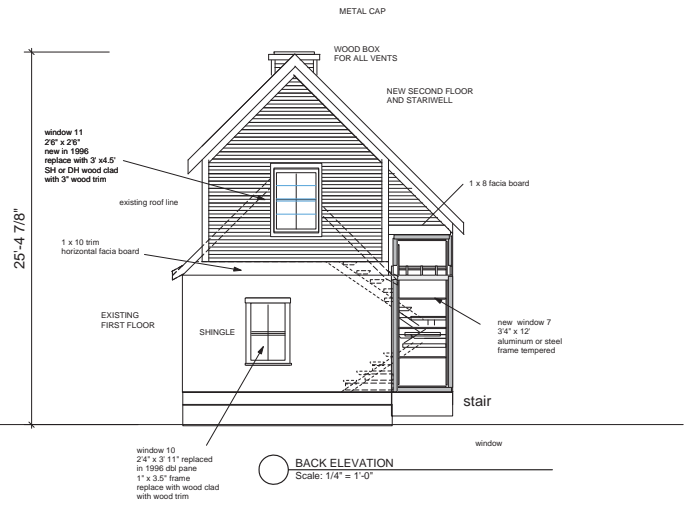
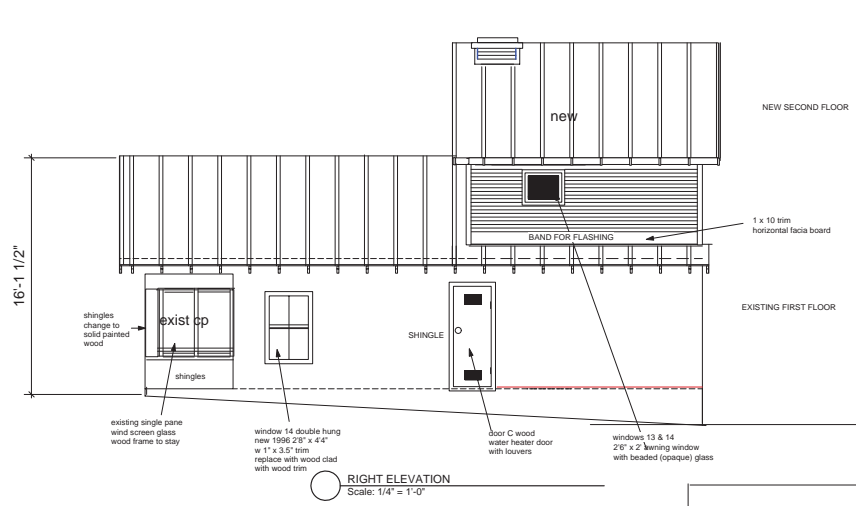
NEW INNOVATIONS
Item #: 5.A. Attachment A. 203 Central Plans.pdf

PHONE #S
 Lorie 650-387-
 Doug 408-242-

Lorie and Doug Satzger
 203 Central
 Capitola, CA
 95010

DATE: 11/10
 SHEET: 1

A-



windows to be wood clad exterior white
existing shingles on first floor to stay (painted white)
siding on second floor addition to be horizontal 3 lap siding with
1 x 3 min vertical stop at corners and edges and 1 x 10 horizontal
top and bottom
wood window and door trim to stay same size and material
(wood) as existing on first floor with trim on upper smaller as noted

SPECIAL NOTE:
THESE ELEVATIONS SHOW A NEW METAL ROOF
ON THE EXISTING AND NEW AREAS WHICH THE
OWNERS WISH TO BE PRESENTED AND DISCUSSED
THEY ARE TAKING PICTURES OF METAL ROOFS THEY HAVE
FOUND IN AND AROUND CAPITOLA

WTAIRWELL MOVED TO FRONT TO MAKE 'A' SYMMETRICAL FRONT ROOF

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 4, 2014

SUBJECT: **203 Central Ave #14-040 APN: 036-111-08**

Design Permit, Variance for addition within rear yard setback, fire pit and bench in front yard setback, and width of parking space, Conditional Use Permit, and Coastal Development Permit for a second story addition to a historic resource located in the R-1 (Single Family Residential) Zoning District.

This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Douglas Satzger

Representative: Richard Emigh, filed 3/13/14

APPLICANT PROPOSAL

The applicant submitted an application for a Design Permit, Variance, Conditional Use Permit, and Coastal Development Permit for an addition to a historic single-family home located at 203 Central Avenue. The project is located in the R-1 (Single Family Residential) Zoning District. The applicant is proposing to introduce a stairwell on the first story leading to a 203 square foot addition on the second story. Modifications to a historic resource require approval of a Design Permit and Conditional Use Permit by the Planning Commission. The applicant is also requesting approval of a variance for rear yard setback requirements for the second story addition, front yard setbacks for a fire pit and concrete bench, and a reduction to the required width of two parking spaces.

BACKGROUND

On February 13, 2014, the Architectural and Site Review Committee reviewed the application.

- City Design Representative, Derek Van Alstine, reviewed the application and stated that the design is a nice solution for a historic addition.
- City Landscape Representative, Craig Waltz, was not able to attend the meeting.
- City Public Works Representative, Danielle Uharriet, informed the applicant that the storm water form must be completed.
- City Building Inspector, Brian Von Son, informed the applicant that firewall standards must be met.
- The City Historian, Carolyn Swift, stated concern that the massing and height of the addition overwhelms the simple cottage. She also stated that she would like to ensure that if the City adopts a historic district in the future, that any changes to this site would not jeopardize the historic resources eligibility for such district.

Following the meeting, the applicant submitted a completed storm water form for the project following the meeting. The applicant did not make any changes to the design of the home. It should be noted

that if the project complies with the Secretary of Interior Standards, the home would contribute toward a future historic district.

SITE PLANNING AND ZONING SUMMARY

The follow table outlines the zoning code requirements for development in the R-1 (Single Family Residential) Zoning District relative to the application:

Use	Proposed	Principal Permitted or CUP
Single-Family	Single-Family	Principal Permitted Use
Historic		
Level of Historic Feature (local, state, federal, or n/a)	DPR523 complete	Significant Alteration of Historic Feature
Local	Yes. By Archives and Architecture.6/17/2014	Yes. Conditional Use Permit required.
Building Height	R-1 Regulation	Proposed
	25'	25'
Floor Area Ratio (FAR)		
Lot Size		1250 sq. ft.
Maximum Floor Area Ratio		58% (Max 725 sq. ft.)
	Existing	Proposed
First Story Floor Area	472 sq. ft.	505 sq. ft.
Second Story Floor Area	101 sq. ft. (loft areas)	219.67 sq. ft.
Total Floor Area Ratio	573 sq. ft.	724 sq. ft. <i>Complies</i>
Yards (setbacks are measured from the edge of the public right-of-way)		
	R-1 Regulation	Proposed
Front Yard 1st Story	15 feet	13.5' from public R-O-W <i>Existing non-conforming</i>
Front Yard 2nd Story and Garage	20 feet	30' from public R-O-W
Side Yard 1st Story	10% lot width (3' minimum)	2' 2" <i>Existing non-conforming</i>
Side Yard 2nd Story	15% of width (3.75')	4' <i>Complies</i>
Rear Yard 1st Story	20% of lot depth (10')	3' 9" <i>Existing non-conforming</i>
Rear Yard 2nd Story	20% of lot depth (10')	3' 9" Variance Requested
Detached Garage	8' minimum from rear yard	Not Applicable
Encroachments		Gas fireplace and cement bench in front yard. Variance Requested
Parking		
	Required	Proposed
Residential (up to 1,500 sq. ft.)	2 spaces total 9' x 18' in Sidewalk exempt with existing homes	2 substandard spaces (8' wide x 40' deep) Variance Requested
Garage and Accessory Building	N/A	N/A
Utilities		
New residential or any residential remodels that result in an increase of 25% or greater of the existing square footage shall be required to place existing overhead utility lines underground to the nearest utility pole.		Addition is greater than 25%; Utilities must be place underground to the nearest utility pole.

DISCUSSION

Non-Conforming Structure

The existing structure does not comply with the setback regulations of the zoning code and therefore, is a legal non-conforming structure. The existing structure is located 3 feet 9 inches from the rear property line. Current zoning requires a 10 foot rear yard setback from the rear property line. The existing structure is located 13.5 feet from the public right-of-way. The required front yard setback is 15 feet. Pursuant to code section 17.72.070, an existing non-complying structure that will be improved beyond 80% of the present fair market value of the structure, may not be made unless the structure is brought into compliance with the current zoning regulations. The building official has reviewed the values existing vs. proposed values and concluded that the new addition will not exceed the 80% value (Attachment C).

Variance

The applicant is requesting a variance to the rear yard setback for the second story addition, the front yard setback for a fire pit and bench that are permanently affixed to the ground, and a reduction in the required width of two parking spaces.

Rear Yard Setback

The home designer took a vertical approach to the addition due to the limited buildable area on the 25 feet wide by 50 feet deep lot. The new addition is sited back beyond the midpoint of the existing historic residence to not overwhelm the original structure and maintain the mass and scale of the home as perceived from the street. The new addition is even with the first-story, rear wall plane located 3 feet 9 inches from the rear property line. The design approach is consistent with federal preservation standards but requires a variance to the required 10 foot rear yard setback from the Planning Commission.

The block in which 203 Central Avenue is located is unique in terms of lot configuration and built conditions. There is a single family home which is directly behind 203 Central that extends the width of the 3 adjacent properties from Fairview Avenue to a shared alley way north of 205 Central. The side property line for 110 Fairview is the rear property line of 201, 203, and 205 Central. 110 Fairview Avenue has no windows along the shared property line; therefore, the proposed addition close to this property line should not create a privacy issue between the properties. The adjacent home to the north, 205 Central, is built within a foot of the rear property line and has two stories within the rear portion of the home. Sheet A-4 in the plans provides an overview of the new addition in proximity to the adjacent buildings. The applicant is proposing opaque windows on the side elevations closest to 205 Central to maintain privacy.

Front Yard Setback

The applicant is proposing a fire pit and bench that will be permanently affixed to the ground within the front yard setback. The front yard setback in the R-1 District is fifteen feet. The fifteen foot setback establishes the minimum distance from the right-of-way for any part of the structure, with the exception of permitted encroachments. A structure is defined as "anything constructed or erected, the use of which requires permanent location on the ground, or attached to something having a permanent location on the ground." Encroachments allowed by the code within the front yard setback include a front porch, staircase, and bay windows. A fire pit and bench are not allowed encroachments within the front yard and therefore require a variance by the Planning Commission. The fire pit is proposed just inside the property line within the front yard setback area. The bench is proposed to be located just outside the property line within the street right-of-way. Any improvements beyond landscaping or driveway improvements within the City right-of-way require approval of a Major Revocable Improvement Permit by the Planning Commission. If the Planning Commission grants the variance, it will also be granting a Major Revocable Improvement Permit.

Width of Parking Spaces

The proposed remodel and addition is greater than 10% of the existing floor area; therefore, the project must come into compliance with the parking requirement. The home requires 2 uncovered onsite parking spaces. The minimum parking space dimension for uncovered tandem parking in a sidewalk exempt area with an existing home is 9 by 18 feet. The applicant is removing a side entry to accommodate tandem parking along the south side of the home. The proposed parking area is 8 by 40 feet deep, including the existing 10 foot area of right-of-way that may be utilized toward the parking. The applicant is requesting a variance to decrease the required 9 foot width to 8 feet. If a variance for onsite parking is not granted, the addition would be limited to 10% (57 square feet) of the existing floor area ratio.

Pursuant to §17.66.090, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

- A. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;
- B. That the grant of a variance permit would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.

Staff finds that the following special circumstances are applicable to the subject property:

1. Rear Yard Setback. There is a historic cottage on the site that must retain its historic significance. The new addition is sited beyond the midpoint of the existing historic residence to not overwhelm the original structure and maintain the mass and scale of the home as perceived from the street. The applicant is requesting a variance to the second story rear yard setback to allow for a design that incorporates accepted preservation practices.
2. Rear Yard Setback. The adjacent homes to the north and south have reduced rear yard setbacks. The home to the north is within a foot of the existing rear yard. The home to the south is a one story cottage that is approximately 8 feet from the rear property line. The adjacent home to the east is located within 6 inches of the rear property line.
3. Parking. There is a historic cottage on the site that retains its historic significance by remaining in the original location. There is not an opportunity on the site to comply with the required lot width without moving the existing home.
4. Parking. The proposed addition does not increase the non-conforming parking of the site. The existing home requires 2 uncovered parking spaces. The existing home with the new addition would also require 2 uncovered parking spaces.

If the Planning Commission were to grant the variance for the second story addition within rear yard setback and the width of the driveway, a finding can be made that this would not constitute a grant of special privilege inconsistent with other properties in the area. The variance would allow for a modest addition to the historic structure while preserving the structure's historic significance. Although an addition toward the front of the home would comply with the zoning setbacks, the original mass and scale of the structure would not be retained and the historic integrity would be compromised.

The zoning code does not list permanent furniture or fire pits as allowed encroachments for a front yard setback. Lawn furniture that is not fixed to the ground is not a structure and is allowed in the front yard. Staff has concerns for allowing fire pits within the front yard setback because fire pits are generally utilized at night and there could be adverse impact to neighbors including safety, noise, and light. The proposed fire pit will be visible to neighbors across the street and located ten feet away from on street parking. Staff has concerns with precedence if a variance is granted for a fire pit in the front

yard. Staff has had inquiries from multiple property owners regarding permanent fixtures (benches, bars, and outdoor stoves) within front, side, and rear yard setbacks. Over the past year, staff has consistently informed citizens that permanent structures that are not listed within the allowed encroachments are not permitted in setback areas under the existing code. There is an example of a fire pit that was approved by the Planning Commission in the front yard at 116 Grand Avenue. The front yard of this property is oriented toward a pedestrian pathway and the ocean. The circumstances at 203 Central are different with the front yard facing a street and neighbors across the street. Staff requests discussion and direction from the Planning Commission regarding the proposed fire pit and bench in the front yard. Staff recommends that should the Planning Commission grant the variance to require that the permanent structures (bench and fire pit) be placed within the applicants property and not in the right-of-way.

Compliance with Historic Standards

The proposed project includes a significant alteration to the historic structure at 203 Central Avenue. Significant alterations to a historic structure require approval of a conditional use permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA). Any modification to a historic resource must comply with the Secretary of Interior Standards to qualify for a CEQA exemption.

Historic Architect, Leslie Dill, completed a Primary Record Form (DPR523) for 203 Central Avenue to establish the significance of the structure. Ms. Dill found that the structure is considered a contributor to a potential historic district. The existing home is a craftsman-era cottage with a full-width gabled roof, a paneled front door, shingle siding, and somewhat larger window sizes with flat-board trim. The roof was altered during a 1996 addition and is unusually steep for a house of this era. The original bell-cast eaves were recreated during the 1996 remodel. The windows are not original. The window and door trim consists of flat-board side moldings and aprons that are consistent with the era.

The addition to the residence includes a modern stair tower on the south side of the home that leads to the proposed second story addition. The addition is setback beyond the midpoint of the existing historic residence to not overwhelm the original structure and maintain the mass and scale of the home as perceived from the street. The addition will be finished with horizontal wood siding, wood-clad windows, and flat-board trim providing compatible finishes to the historic home. The design also introduces a new French balcony on the second floor that will relate to a trellis on the first floor in scale and repetitive details. The owner would like to replace the existing asphalt roof with a standing seam metal roof.

Ms. Dill reviewed the application for compliance with the Secretary of Interior Standards and made findings that the proposed second-story addition is "*generally visually compatible with the original design in massing, size, scale, and location within the property*". She found the proposed materials, less the roofing, are compatible with the historic home and the surrounding neighborhood. The current plans reflect modifications made by the applicant to bring the design closer to compliance with the standards. The one remaining item that was found to be out of compliance is the proposed standing seam metal roof.

Relative to Carolyn Swift's concerns of massing, Ms. Dill requested in her first review of the project that the wall height be reduced on the second story addition. The applicant reduced the wall height by a foot. The current wall height is 7 feet for the second story. As shown in the section on Sheet A-5, the internal ceiling heights for the second story range from 7 to 13 feet. The 7 foot wall height allows the applicant to have doors in the side wall for the French balcony. If the Planning Commission has concerns regarding the massing of the addition, the Commission could require that the wall height be reduced.

The applicant is proposing a standing seam metal roof on the existing home and new addition. This is not consistent with Standard #9 which states, *“New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”*

Ms. Dill found that the proposed standing-seam metal roof is not compatible with the historic building design, and elaborated that *“A standing-seam roof has a distinguishing appearance and large scale that would focus attention on the roof material and detract from the modest character-defining form and proportions of the original cottage design. The current roofing is a compatible replacement material for a historic shingle roof because the material is a compatible scale of repetitive pieces, conforms to the curve of the bell-cast eave, and does not call attention to itself. Also of concern is the ability of the bell-cast eave to be preserved with a standing-seam roof. A standing-seam roof is inherently a planar and/or angular material. It is recommended that the roofing material be revised to present a more “background” appearance to be compatible in scale with the rest of the house, and to provide assurances that the materials be compatible with the bell-cast eaves.”*

The original roof was modified during a 1996 remodel. The original roof had an 8:12 pitch, less steep than the current 12:12 pitch. The roof pitch was modified to provide additional space for two lofts; one over the front porch and a second in the back portion of the cottage. The rear loft will be removed within the proposed addition. The floor of the front loft will be lifted one foot to comply with the maximum floor area ratio.

Two sets of elevations have been included with the plans, the only difference being a standing seam metal roof and an asphalt shingle roof. The applicant will address the Planning Commission during the hearing to discuss their perspective on the roofing material. The Planning Commission may clarify in their motion, which roofing material will be allowed. Staff recommends that the Planning Commission require shingles on the roof to comply with the Secretary of Interior Standards.

Architecture and Site Considerations

Municipal Code section 17.63.090 lists the considerations reviewed by the Planning Commission within a Design Permit application. The majority of considerations have been addressed within previous analysis. One remaining item is landscaping. Staff has underlined the relative landscaping considerations below followed by a staff analysis.

17.63.090(C) Landscaping

1. The location, height and materials of walls, fences, hedges, trees and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other unsightly development.
2. The planting of groundcover or other landscape surfacing to prevent dust and erosion.
3. The prevention of unnecessary destruction of existing healthy trees.
4. Usable open space shall be reviewed both with respect to area and quality of landscape development;

Staff Analysis: There is very little established landscaping on the site with no rear yard and no side yard to the north. The driveway and existing open space within the lot has been covered with brick. The owner is proposing to remove the existing brick and install new landscaping which will introduce vegetation within the front and south side yard of the home. The brick in the driveway will be replaced with multiple concrete pads surrounded by gravel. These materials will continue into the front yard with small concrete pads surrounded by gravel and landscape planters along the edge of the front yard and side property line. The landscape planters will be at grade and better define the edge. Bamboo is proposed within this planter along the property line extending to the street to create

separation between neighbors. As previously discussed, the applicant is requesting a variance for a fire pit within the front yard and a concrete bench in the unutilized right-of-way. Approval of major revocable improvement permit by the Planning Commission is required for the bench (structure) in the right-of-way. A minor revocable improvement permit will be required for the landscaping if the bench is not allowed.

There are no trees proposed within the landscape plan. Pursuant to §17.15.110D, front yard areas not required for parking shall be landscaped to achieve a fifteen percent tree canopy in accordance with Chapter 12.12 of the code. Staff has required a tree to be planted in the front yard within condition of approval #9.

Underground Utilities

Pursuant to §17.81.180, residential remodels that result in an increase of 25 percent or greater of existing square footage shall be required to place existing overhead utility lines underground to the nearest utility pole. The remodel is greater than 25 percent of the existing square footage; therefore, the utilities must be placed underground. Exceptions to this requirement can be made by the Planning Commission if it is determined that a hardship exists. Financial hardships are not the basis for exceptions, which may be granted primarily for environmental reasons, such as tree preservation, proximity to watercourses or archaeological sites, and similar considerations. The utilities are on the north property line in which no trees or established vegetation exist.

CEQA REVIEW

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located within Depot Hill in the R-1(Single-Family) zoning district. As conditioned, the project conforms to the Secretary of the Interior's Standards for Rehabilitation. No adverse environmental impacts were discovered during review of the proposed project.

PUBLIC INPUT

At the time of publishing the staff report, two letters from the public regarding concerns with the proposed addition were received by the City. The letters are included as Attachment D.

RECOMMENDATION

Staff recommends the Planning Commission review the application, provide staff direction on the variance for the encroachments within the front yard, and **approve** project application #14-040 based on the following Findings for Approval and Conditions, including condition #2 that shingles shall be installed on the roof.

CONDITIONS

1. The project approval consists of an addition to an existing historic resource locate at 203 Central Avenue. The project approval consists of construction of a 236 square-foot addition to a single family home. The maximum Floor Area Ratio for the 1250 square foot property is 58% (725 square feet). The total FAR of the project is 57% with a total of 707 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 September 4, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The roofing material shall be shingle. Standing seam metal roof was denied by the Planning Commission due to inconsistency with the Secretary of Interior Standards.

3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
4. 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.
5. At time of submittal for a building permit review, the applicant shall apply for revocable encroachment permit for all improvements allowed by the Planning Commission within the unutilized street right-of-way.
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 and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
8. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
9. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended. One 15 gallon tree must be planted in the front yard that will contribute toward a 15% tree canopy on the site.
10. Prior to issuance of building permit, all Planning fees associated with permit #14-040 shall be paid in full.
11. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
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 Water District, and Central Fire Protection District.
13. 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.
14. 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).

15. 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.
16. 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.
17. 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
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 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.
20. 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.
21. 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.
22. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.

FINDINGS

A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. The new addition is appropriately located to not overwhelm the historic structure or impact the surrounding neighbors. The project's overall design will maintain the character and integrity of the neighborhood.

C. This project is categorically exempt under Section 15331 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. As conditioned, the project conforms to the Secretary of the Interior's Standards for Rehabilitation. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS

Attachment A: Plans

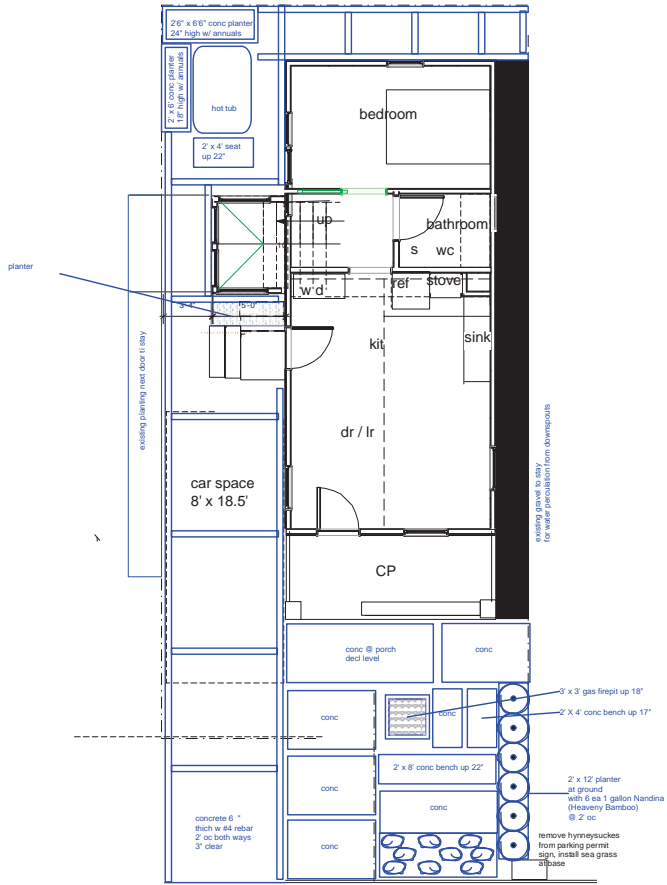
Attachment B: DPR523 Primary Record

Attachment C: Review of Secretary of Interior Standards for Rehabilitation.

Attachment D: Public Input

Attachment E: Non-conforming Valuation

Attachment F: Coastal Findings

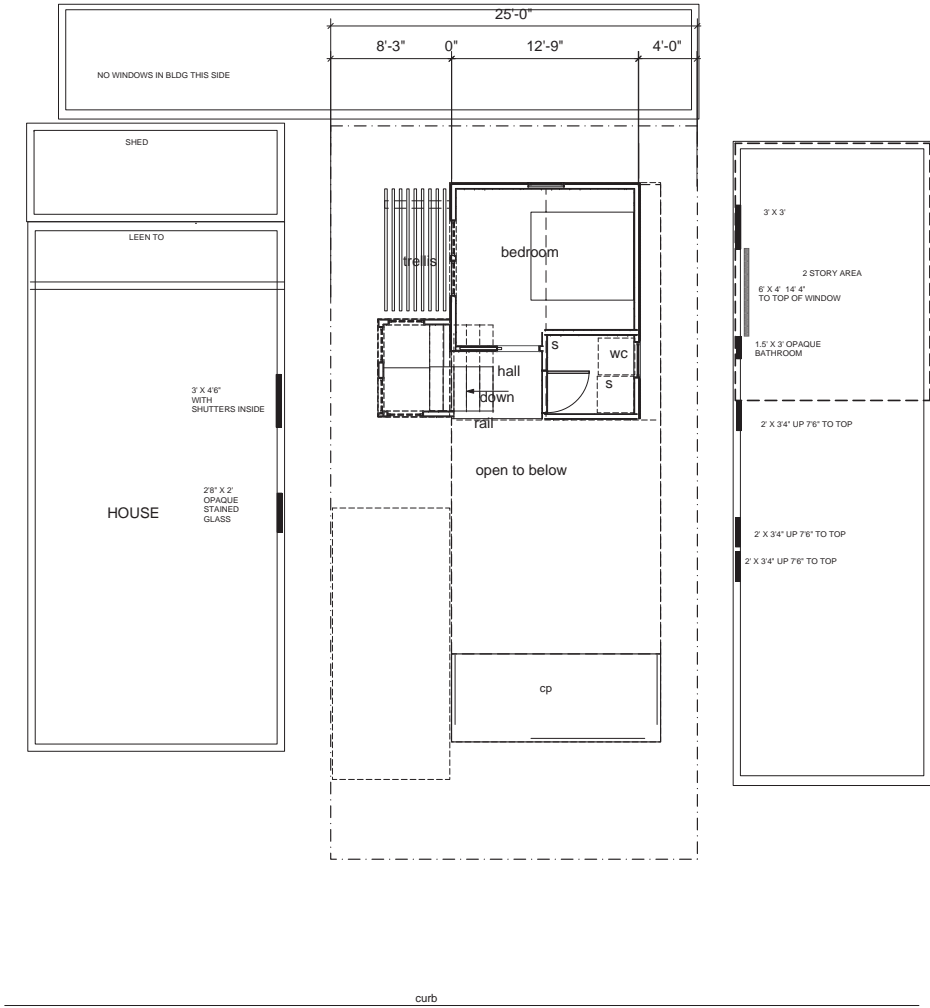


5" wide gravel strip along both edges
and at 8' oc for drainage
use 3/4 minus drain rock

all concrete at grade unless
otherwise noted
all concrete to have gravel between
as in driveway for drainage

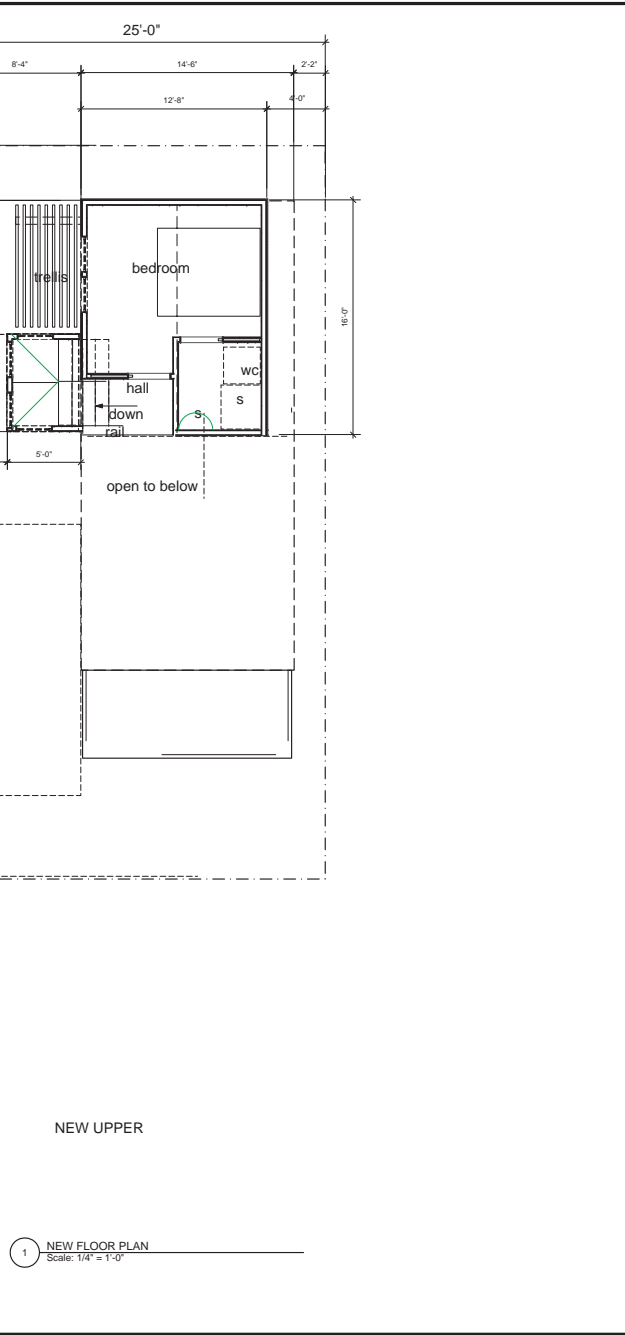
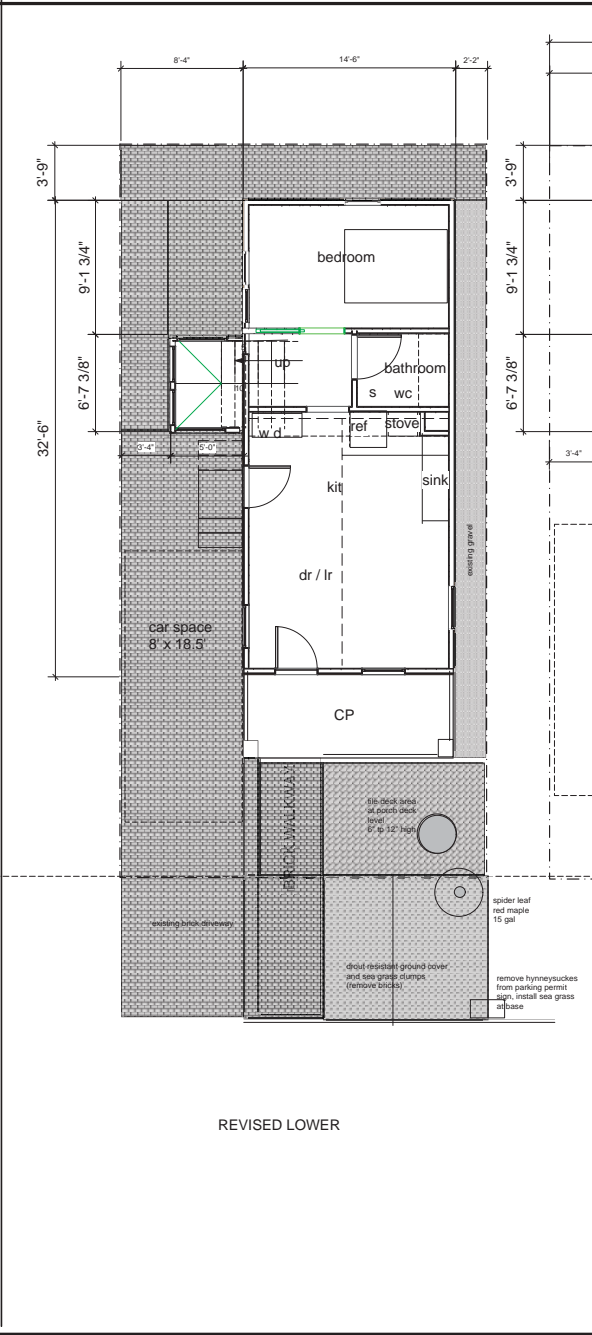
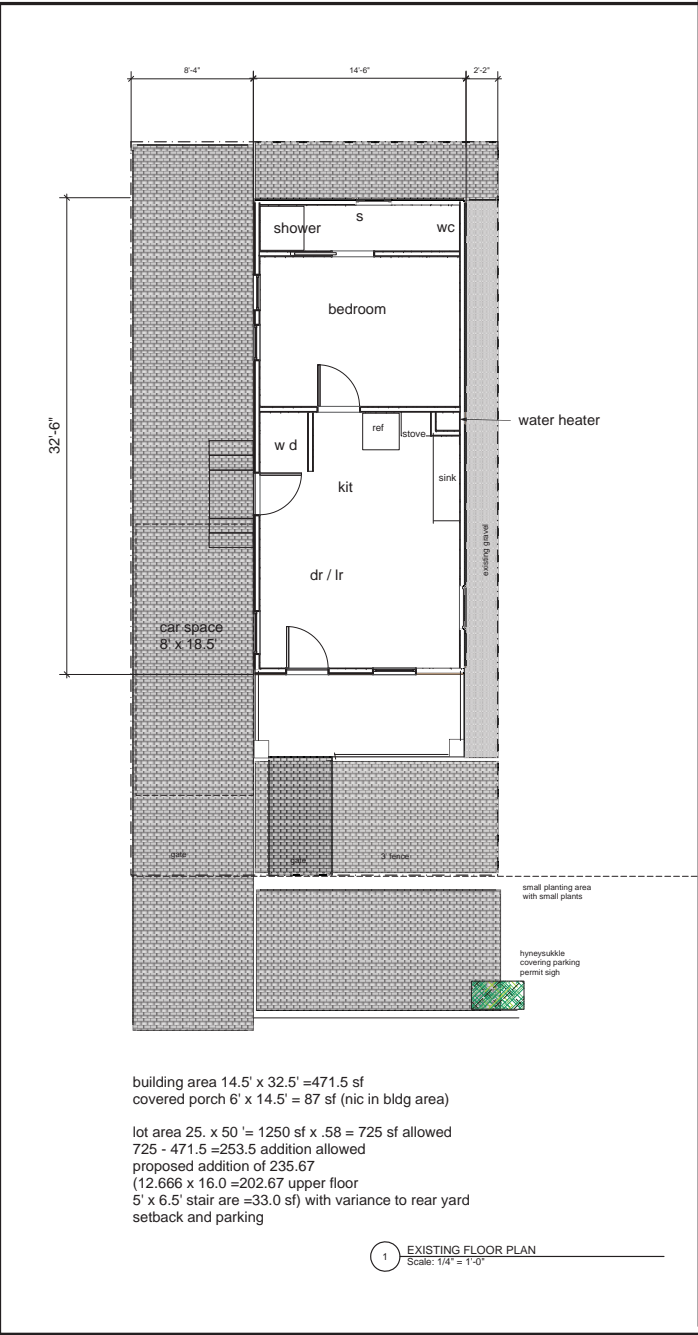
The North side yard gravel area provides 85 square feet of pervious surface
The gravel areas, between concrete, in front of house provides 50 square feet of pervious surface
The gravel areas, between concrete in driveway South and West side 130 sf of pervious surface

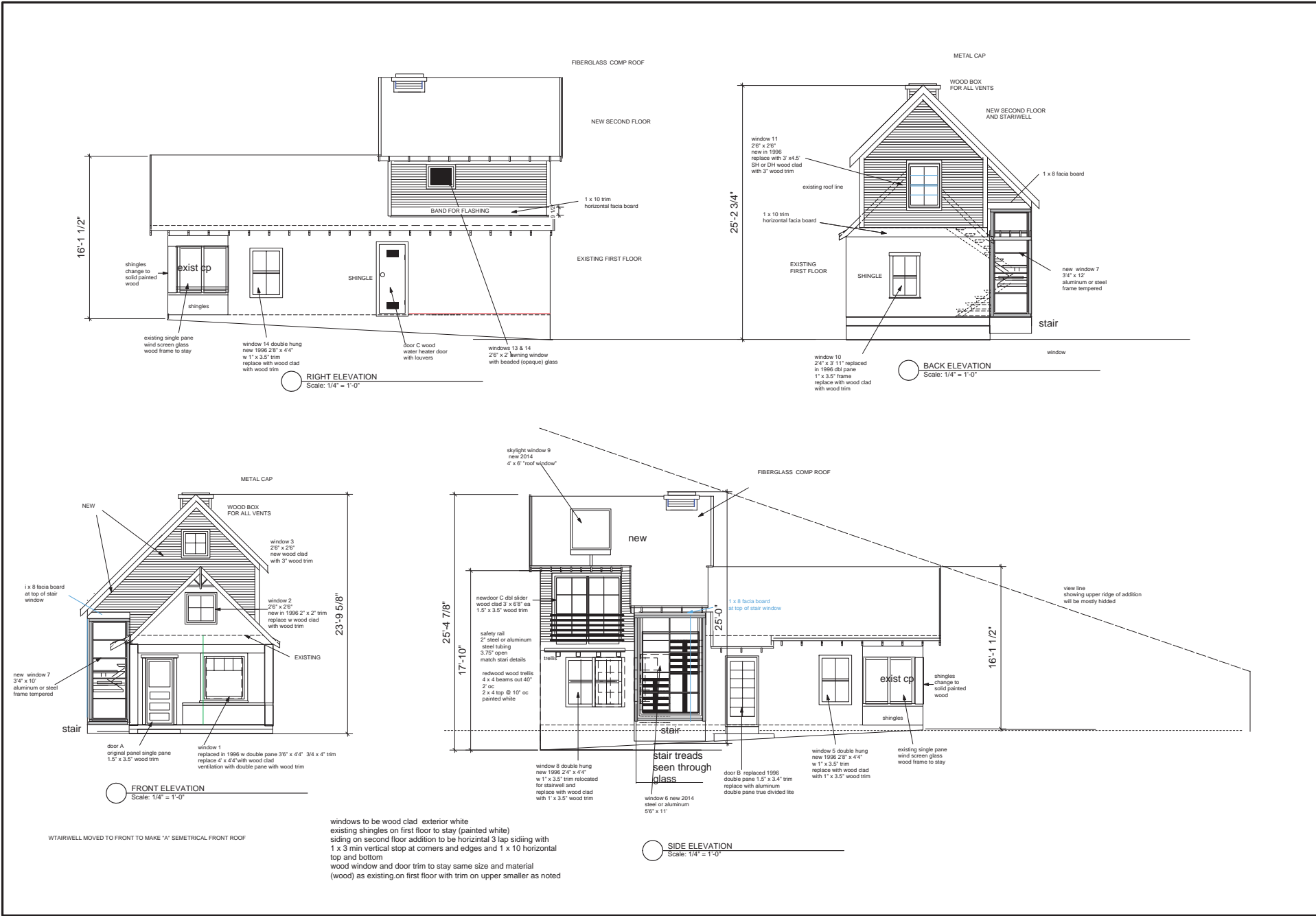
new landscape plan



RICHARD L. EMIGH A.I.B.D.
DRAFTING, DESIGNING & LAND USE ANALYSIS
 PHONE #S
 Lorie 650-387-
 Doug 408-242-
 Lorie and Doug Satzger
 203 Central
 Santa Ana, CA 92701
 951-506-1110
 SHEET
A

SECOND FLOOR WINDOW AND WINDOW ANALYSIS
Item #: 5.A. Attachment B. 203 Central Ave 11.06.2014 PC Report and Attachments.pdf
 CA 95010
 -479-1476





RICHARD L. EMIGH A.I.B.D.
 DRAFTING, DESIGNING & LAND USE ANALYSIS
 1111 CA 95010
 -479-1476

NEW CIVIL ENGINEER
 203 Central Ave 11.06.2014 PC Report and Attachments.pdf

PHONE #S
 Lorie 650-387-
 Doug 408-242-

Lorie and Doug Satzger
 203 Central
 CA 95010

DATE: 11/10/14
 SHEET: A-

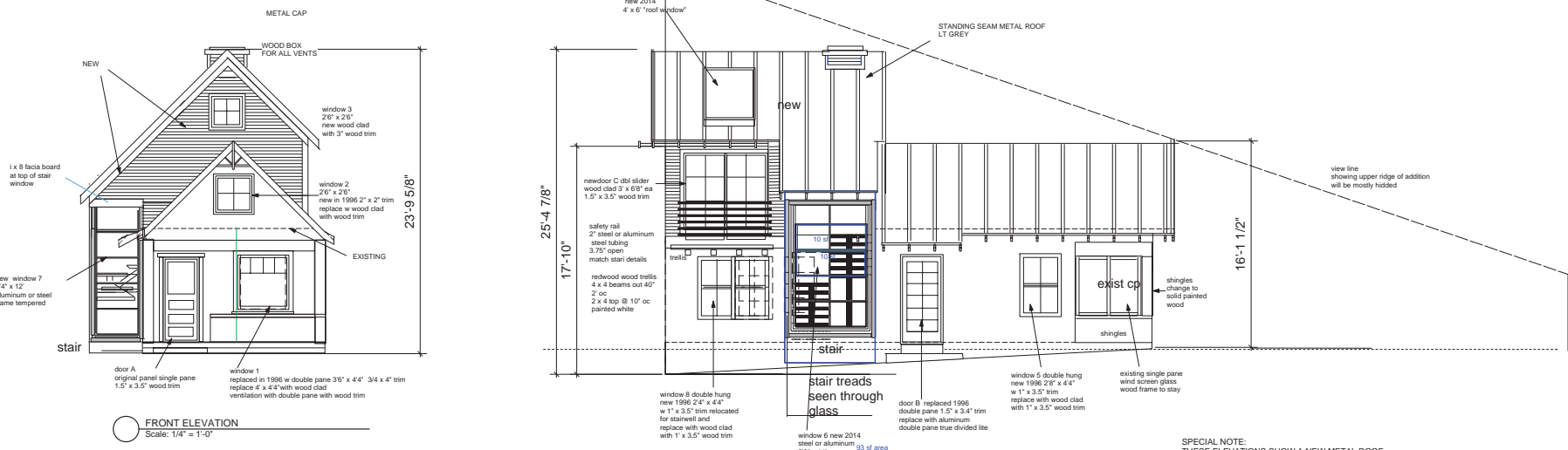
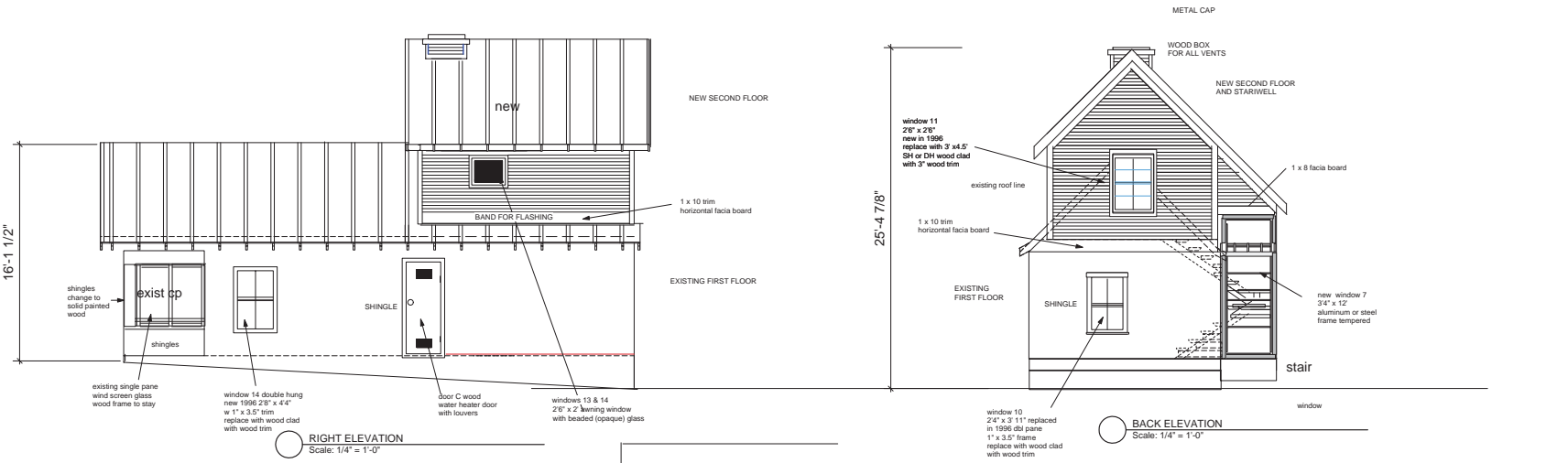
RICHARD L. EMIGH, A.I.B.D.
 DRAFTING, DESIGNING & LAND USE ANALYSIS

PHONE #S
 Lorie 650-387-
 Doug 608-242-

Lorie and Doug Satzger
 203 Central
 Capitola, CA 95010

DATE: 11/10/14

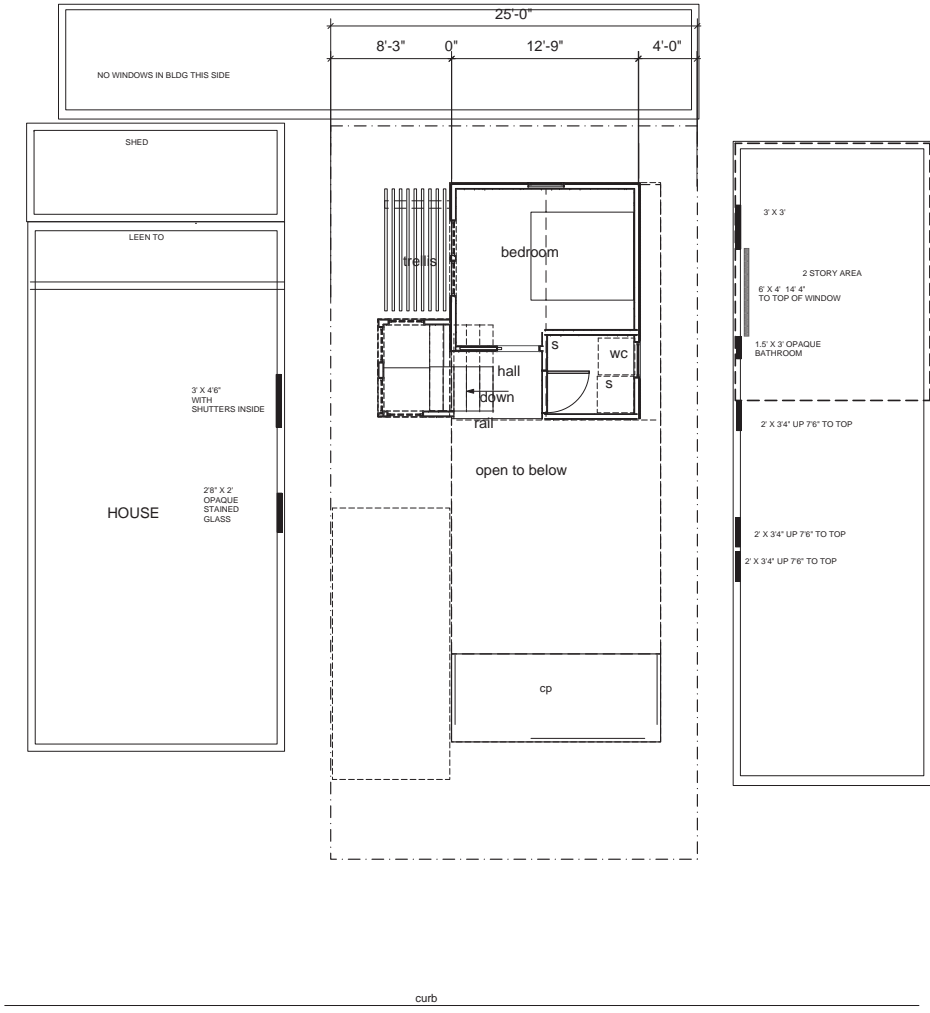
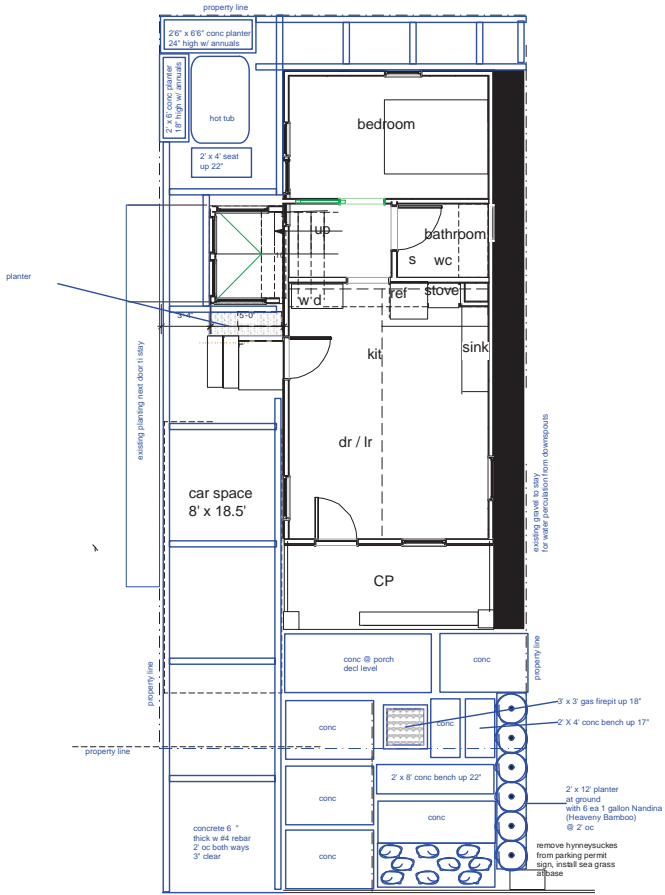
A-3.1
 SHEETS



windows to be wood clad exterior white
 existing shingles on first floor to stay (painted white)
 siding on second floor addition to be horizontal 3 lap siding with
 1 x 3 min vertical stop at corners and edges and 1 x 10 horizontal
 top and bottom
 wood window and door trim to stay same size and material
 (wood) as existing on first floor with trim on upper smaller as noted

SPECIAL NOTE:
 THESE ELEVATIONS SHOW A NEW METAL ROOF
 ON THE EXISTING AND NEW AREAS WHICH THE
 OWNERS WISH TO BE PRESENTED AND DISCUSSED
 THEY ARE TAKING PICTURES OF METAL ROOFS THEY HAVE
 FOUND IN AND AROUND CAPITOLA

WTAIRWELL MOVED TO FRONT TO MAKE 'A' SYMMETRICAL FRONT ROOF



RICHARD L. EMIGH A.I.B.D.
DRAFTING, DESIGNING & LAND USE ANALYSIS
1, CA 95010
-479-1476

SECOND FLOOR WINDOW AND...

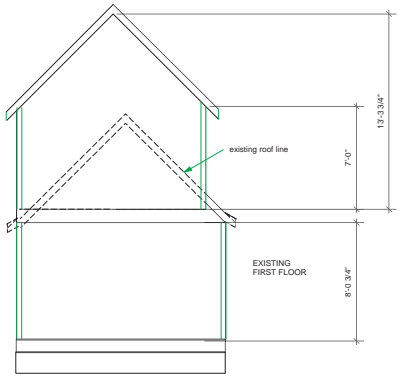
PHONE #S
Lorie 650-387-
Doug 408-242-

Lorie and Doug Satzger
203 Central
1010
Santa Ana, CA 92701

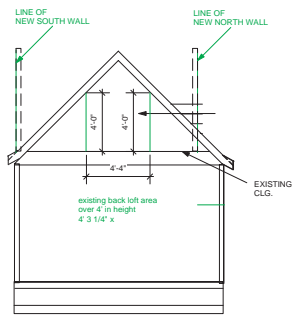
DATE: 11/10/10
DRAWN BY: L.S.
SHEET: A

new window 7
3/4" x 12"
aluminum or steel
frame tempered

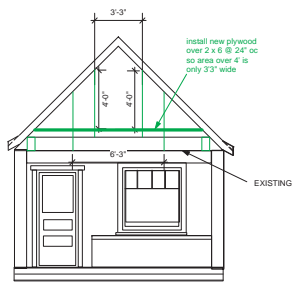
window



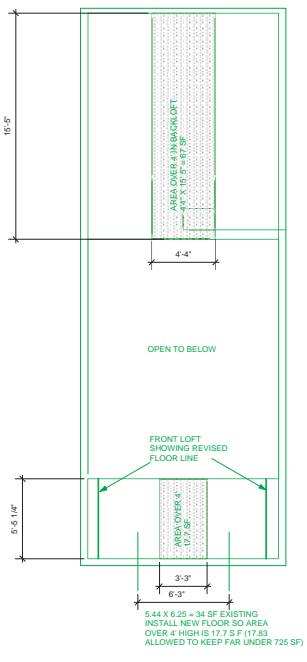
SECTION SHOWING ROOM HEIGHT
1/4" = 1' 0"



SECTION OF BACK LOFT
1/4" = 1' 0"
NOTE ALL EXISTING BACK
LOFT IS REMOVED.



SECTION THRU EXISTING FRONT LOFT
1/4" = 1' 0"



LOFT FLOOR PLAN
1/4" = 1' 0"



State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 203 Central Avenue

P1. Other Identifier: (previously addressed as 26 Central Avenue)

*P2. Location: Not for Publication Unrestricted *a. County Santa Cruz
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Soquel Date 1994 photorevised T.11s.; R.1w.; Mount Diablo B.M.
 c. Address 203 Central Avenue City Capitola Zip 95010
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 593488mE/ 4092529mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 Assessor's Parcel Number: 03611108
 Southwest side of Central Avenue northwest of Cliff Avenue.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The development of the area now known as Depot Hill in the City of Capitola began in the early 1880s, when the area was subdivided into lots as part of F. A. Hihn's Camp Capitola survey, adopted in May 1884. Hihn focused on Santa Clara Valley for buyers of these vacation homes in the early years of the marketing of the subdivision. The first lots were developed on Depot Hill in the mid-1880s, and owned by well-known community leaders of Santa Clara Valley. The Hihn Company's management of the development of Depot Hill extended from 1884 until 1919. The properties along the streets of Cliff, Fairview, and Central Avenues, which were identified in the Capitola Architectural Survey in 1986, continue to have the integrity and visual sense of historic place that was considered for eligibility for the National Register, as the area possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and conveys its association with the development of Camp Capitola.
 (Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4 Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing west, June 2014.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

Ca. 1905-1917, Sanborn Fire Insurance maps.

*P7. Owner and Address:

Doug and Lorie Satzger
 1485 Brookmill Rd.
 Los Altos, CA 94024

*P8. Recorded by: (Name, affiliation, and address)

Leslie Dill & Franklin Maggi
 Archives & Architecture LLC
 PO Box 1332
 San Jose CA 95109-1332

*P9. Date Recorded: June 17, 2014

*P10. Survey Type: (Describe)
 Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 3 *Resource Name or # (Assigned by recorder) 203 Central Avenue

*Recorded by Leslie Dill and Franklin Maggi *Date 6/17/2014 Continuation Update

(Continued from page 1, DPR523a, P3a Description)

Located on a small urban lot on the bluff to the north of downtown Capitola, this one-story cottage is situated between two similarly aged residential properties along Central Avenue. The immediate area is occupied by residential buildings, including single-family homes, resort cottages, and rental units. A one-bedroom, one-bath shotgun cottage, it is less than 800 square feet in size and was built sometime between 1905 and 1917, as it first appears on the Sanborn Fire Insurance maps in 1917, but not prior to this.

Although the windows and roof have been replaced in the late twentieth century, this residence represents, in most of its form and detailing, a vernacular residence of the early-twentieth century. The design is very modest but includes Craftsman Bungalow influences and building materials common to the early 1900s, and is generally consistent with materials used in Capitola at that era. Houses and cottages from the Craftsman era—about 1905 to 1925—embody a local design response to the Arts-and-Crafts movement, as presented in such historic magazines as *Craftsman*. Bungalow designs from the early twentieth century generally express such visual themes as horizontality, massiveness, exposed structure and joinery, and rustic handcrafting. The design of this house incorporates some character-defining features and materials that represent the era in which it was built. A photograph illustrates a more original composition within the Capitola Architectural Survey of 1986, immediately prior to the renovations, permitted in January 1987.

The residence faces nominally east toward Central Avenue. It has a rectangular footprint roughly slightly off-center in its small rectangular parcel. The house is set close to the public sidewalk along the front façade and is separated from the surrounding residential structures by narrow rear and side setbacks. The house has a compact, low mass with a steep full-width front-gabled roof and a recessed full-width front porch. An added gabled side entrance faces south.

Typical of a vernacular Craftsman-era cottage in Capitola, this residence includes a full-width gabled roof, a paneled front door, shingle siding, and somewhat larger window sizes with flat-board trim. Specific to this house, the Craftsman-influenced historic elements include the bell-cast eaves (which were altered in a 1980s remodeling project). The altered roof is unusually steep for a house of this era, and the pediment trim is not Craftsman. The replacement window sashes are wood, with a design that did not match the previous windows, which were double-hung. Front entry is through an asymmetrically placed paneled door with a high viewing lite, apparently original. Commensurate with the age of the residence, the window and door trim consists of flat-board side moldings and aprons.

INTEGRITY AND CHARACTER-DEFINING FEATURES:

The property maintains much of its integrity per the National Register's seven aspects of integrity. It maintains its original location in the historic Depot Hill residential neighborhood of Capitola, on the hillside above the center core of the city. It is surrounded by a residential setting, as it was originally, including surrounding houses of similar scale, size and age. The cottage retains its early twentieth-century residential scale and feeling and continues, through its form and detailing, to illustrate its associations with identified historical patterns of vernacular development in the areas in and surrounding downtown Capitola. The house continues to include much of its original form and workmanship. Original character-defining materials have been preserved, including: rectangular footprint and gabled form (although the roof pitch was altered), bell-cast eaves, recessed front porch, shingle siding, paneled front door, and asymmetrical front window location.

The house at 203 Central Avenue is considered a contributor to a potential historic district.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

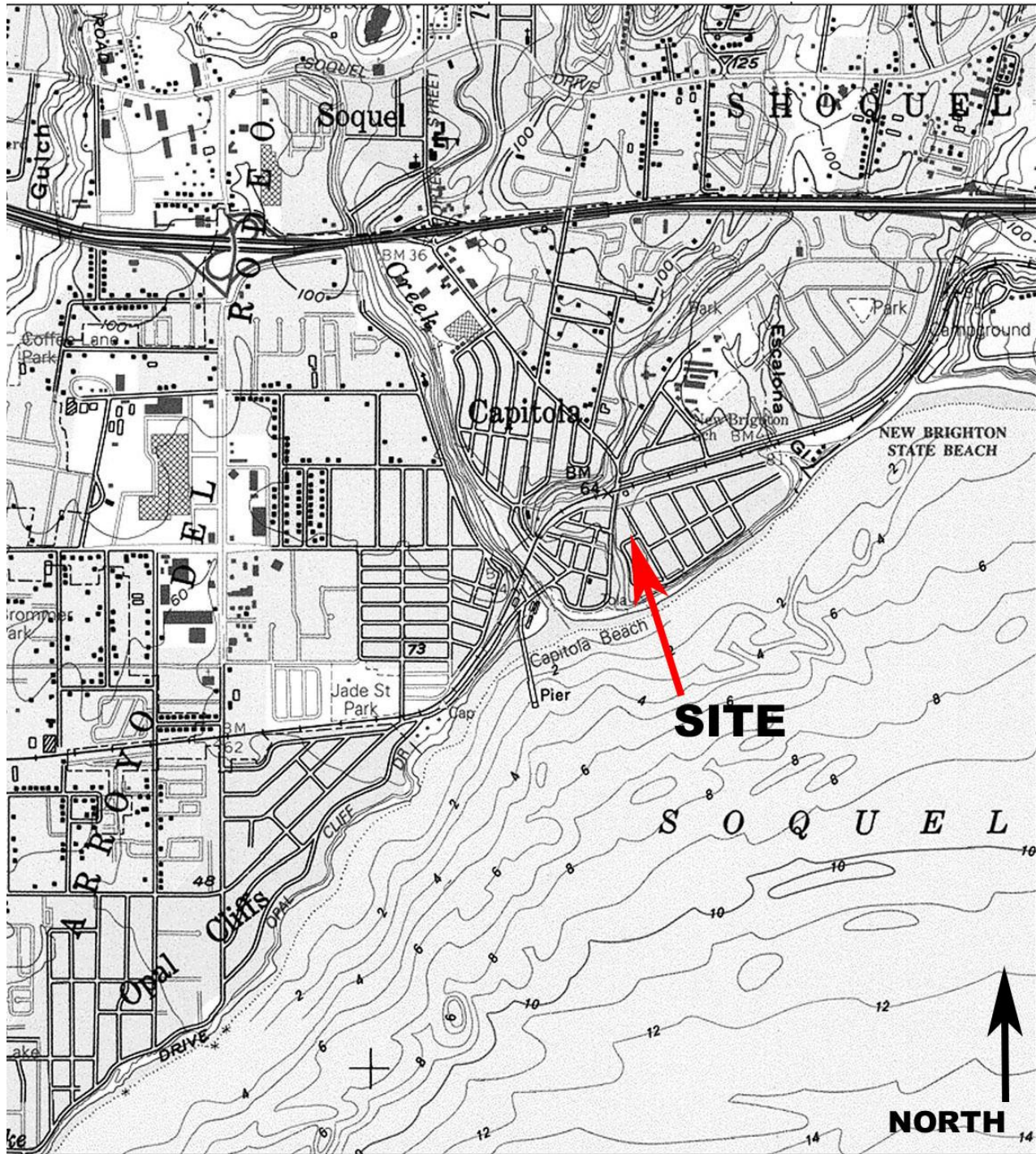
Page 3 of 3

*Resource Name or # (Assigned by recorder) 203 Central Avenue

*Map Name: USGS

*Scale: n.t.s.

*Date of Map: 1994 photorevised



SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REHABILITATION AND ADDITION PROJECT

Historic 203 Central Avenue Property

Satzger Residence
203 Central Avenue
(Assessor's Parcel Number 03611108)
Capitola, Santa Cruz County
California

For:

City of Capitola, Community Development Department
Attn: Katie Cattan, AICP, Senior Planner
420 Capitola Avenue
Capitola, CA 95010

Prepared by:

ARCHIVES & ARCHITECTURE, LLC
PO Box 1332
San Jose, CA 95109
408.369.5683 Fax
408.228.0762 Fax

Leslie A. G. Dill, Partner and Historic Architect

June 27, 2014
Revised July 25, 2014

INTRODUCTION

Executive Summary

The currently proposed project does not fully meet the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The proposed design is generally compatible with the Standards, but the standing-seam metal roof is not consistent with the scale or materials of the house or neighborhood. All other recommendations are relatively easily revised and/or listed for clarification purposes for inclusion in the building permit submittal set. The analysis is summarized here in list form and described more fully in the report below:

It is recommended that a general note that conveys the overall intent of Standard 6 be included prominently in the construction documents, and that the State Historical Building Code be referenced in the general notes on the front page of the building permit drawing set (Standard 6).

It is recommended that all proposed preservation treatments, including paint preparation, be identified prior to submittal of the building permit drawing set (Standards 6 and 7).

It is recommended that the roofing material be revised to present a more "background" appearance, to be more compatible in scale, and to provide assurances that the materials be compatible with the bell-cast eaves, a character-defining feature (albeit previously altered) of the historic roof (Standard 9).

It is recommended that a horizontal fascia board be provided above the tower glass, to provide the visual effect of a frame. It is also recommended that a trim band/frieze band will be installed at the transition between the original shingle siding at the back wall and the upper horizontal siding (Standard 9).

Clarification notes: The second-story rear window will be revised to 3'0" x 4'6" wood-clad single- or double-hung with narrower trim. It is assumed that the triangular portion of wall to the side of the tower, on the front façade will be clad with the horizontal drop siding.

Report Intent

Archives & Architecture, LLC (A&A), was retained by City of Capitola Community Development Department to conduct a Secretary of the Interior's Standards Review of a proposed residential rehabilitation and second-story addition project at the Historic 203 Central Avenue Property, in Capitola, California. Archives & Architecture was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed project is in compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource.

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The Northwest Information Center utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill reviewed the Department of Parks and Recreation form 523 (DPR 523a) Primary Record prepared by Archives & Architecture, LLC (Franklin Maggi and Leslie Dill), dated June 17, 2014. Then Ms. Dill evaluated an initial proposed design electronically submitted as the Planning set of preliminary progress prints (Sheets A1, A2, A3, and A4) dated December 30, 2013, from the designer, Richard L. Emigh, AIBD, according to the Standards. Sheet C1 was also forwarded to A&A, but it was not fully updated and contained considerable incorrect information, so it was not considered during this review. Ms. Dill listed suggestions in a report format; these were reviewed by the applicant and discussed in person at a meeting in Capitola. The design was subsequently revised and forwarded electronically to A&A. This revised report is an evaluation of the revised pair of drawings sheets including Floor Plan 7-20-14 (revised A-1) and elevations labeled "Metal Roof Final" received July 22, 2014 (revised A-3), in concert with the unchanged sheets.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior design only. The Consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:**Character of the Existing Resource**

As noted in the Primary Record (DPR523a form) by Archives & Architecture LLC dated June 17, 2014, the cottage at 203 Central Avenue is a vernacular representation of the Craftsman era in the Depot Hill area of Capitola, noted as being "considered a contributor to a potential historic district."

The report describes the house as follows: "Typical of a vernacular Craftsman-era cottage in Capitola, this residence includes a full-width gabled roof, a paneled front door, shingle siding, and somewhat larger window sizes with flat-board trim. Specific to this house, the Craftsman-influenced historic elements include the bell-cast eaves (which were altered in a 1980s remodeling project). The altered roof is unusually steep for a house of this era, and the pediment trim is not Craftsman. The replacement window sashes are wood, with a design that did not match the previous windows, which were double-hung. Front entry is through an asymmetrically placed paneled door with a high viewing lite, apparently original. Commensurate with the age of the residence, the window and door trim consists of flat-board side moldings and aprons"

Summary of the Proposed Project

The proposed project, as presented in the current set of architectural drawings noted above, includes the rehabilitation of the subject house, including the replacement of non-original wood window units, the addition of a second story, and the reroofing of the entire house.

SECRETARY'S STANDARD'S REVIEW:

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977, and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a

compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values”. Following is a summary of the review with a list of the Standards and associated analysis for this project:

Analysis

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

Analysis: The use of the historic building does not change for this project.

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

No part of the property proposed for removal is identified as historically significant, or the removed elements are a relatively small proportion of a repetitive or continuous characteristic feature (such as siding or the overall roof form). The spatial relationships and spaces embodied in the historic design are not adversely impacted by the proposed partial demolition and new construction.

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

Analysis: There are no changes are proposed that might be mistaken for original features. There is adequate differentiation per Standard 9.

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

Analysis: For this report, it is understood that no existing changes to the building(s) have acquired historic significance in their own right. At the historic house specifically, the wood replacement sash proposed for demolition have not acquired significance and can be removed and replaced again.

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

Analysis: except as noted in Standards 2 and 9, the features, finishes, and construction techniques or examples of craftsmanship that characterize the property are generally preserved in this proposal. Specifically, the form, siding, trim and other related Craftsman-era character-defining features of the historic cottage are shown as preserved as a part of the project.

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

Analysis: The project plans do not specifically address the replacement of deteriorated features at the historic house, nor do they include a general note that addresses this project as a historic preservation project. It is recommended that language referring to this Standard shall be included on the cover sheet of the final permit drawings, and that all specific repairs be identified prior to submittal of the building permit drawing set.

It is recommended that the California State Historical Building Code be referenced in the architectural notes on the front page, in the event that this preservation code can provide support to the project design.

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

Analysis: No chemical treatments are shown as proposed in this project. It is recommended that all proposed preservation treatments (e.g., epoxy wood consolidant and paint preparation techniques), be identified prior to submittal of the building permit drawing set.

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

Analysis: Archeological resources are not evaluated in this report.

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

Analysis: The proposed second-story addition at the historic house is generally visually compatible with the original design in massing, size, scale, and location within the property. The proposed design includes elements at a scale that is compatible with the original small repetitive shingles, multi-divided lites, and modest accent details.

The proposed second-story addition has a somewhat vertical visual massing with respect to the “shotgun” (low, linear) form of the existing house, but the width of the addition’s front wall and the low wall plate height reduces the visual height and balances the addition with the original form. The new addition avoids a two-and-one-half-story appearance that would not be in keeping with the size of the parcel, the original form of the house, or the form of the surrounding residences.

The proposed horizontal wood siding at the upper addition is compatible in scale with the square-cut wood shingle siding at the first floor.

The palette of window materials of the era and Depot Hill is limited to painted-wood construction, and the windows, although all new, are proposed to be wood-clad, in keeping with the historic house and neighborhood.

The replacement windows have a compatible scale and size as the original 1/1 and double-hung house fenestration. The new windows in the addition are also compatible in size and scale. The proposed second-story attic window is shown with a similar scale to the added window in the original house. The proportions of wall-to-window is balanced.

Note: an email message indicated that the rear second-story window would be revised to be a 3'0" x 4'6" wood clad single or double hung with narrower trim. This is specifically compatible with the composition of the rear façade.

The proposed design incorporates flat-board wood trim that is differentiated and compatible with respect to the original historic design. As appropriate to a vernacular cottage in Capitola, the proposed trim is shown as simplified or stripped-down versions of the original trim. No additional ornamentation is proposed.

Although relatively differentiated in scale and materials, the modern stair tower is generally compatible in massing, size, and location within the context of the remainder of the house. The traditional siding and roof form that cover the top of the tower, along with the heavy proportions of the corner posts as shown, provide balance to the larger scale and general horizontality of the tower's lites. The introduction of unpainted metal is highly differentiated from the historic house and neighborhood, but the material is balanced and framed by the amount of adjacent painted wood siding and trim. Stylistically, one might consider that the metal and glass are intended to "disappear," so it is critical that the surrounding wood-frame construction (roof, upper wall segments) be visually able to support itself. It is recommended that a horizontal fascia board be provided above the tower glass, to provide the visual effect of a cantilevered beam and to further frame the full-height window in a traditional method.

The proposed metal standing-seam roof is not compatible with the historic building design. A standing-seam roof has a distinguishing appearance and large scale that would focus attention on the roof material and detract from the modest character-defining form and proportions of the original cottage design. The current roofing is a compatible replacement material for a historic shingle roof because the material is a compatible scale of repetitive pieces, conforms to the curve of the bell-cast eave, and does not call attention to itself. Also of concern is the ability of the bell-cast eave to be preserved with a standing-seam roof. A standing-seam roof is inherently a planar and/or angular material. It is recommended that the roofing material be revised to present a more "background" appearance, to be compatible in scale with the rest of the house, and to provide assurances that the materials be compatible with the bell-cast eaves.

On the drawing submitted to A&A, the transition between the original shingle siding at the back wall and the upper horizontal siding was not illustrated clearly. It is recommended that a trim band be included at this location, to provide a clear physical indication of the upper level addition.

Note: On the drawing submitted to A&A, there was a triangular area of wall on the front elevation that was not shown with horizontal siding; it is assumed that this is a minor drafting error, and that this portion of wall will be clad with the horizontal drop siding.

The proposed French balcony and first-floor trellis are appropriate in massing, size and location. The scale of the guardrail elements is compatible in scale and repetitive construction as the historic house. The materials are indicated to match the window wall framing; for example, if the window mullions are made of square tubing, then the guardrail should also be square tubing. This is understood to maintain the limited intrusion of new materials into the historic context.

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

Analysis: The proposed design would preserve the essential form and integrity of the history property. While much of the framing would need to be restored, the remaining character-defining features of the house would be unimpaired in this project.

Conclusion

To create a project that is in keeping with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, it is recommended that the project documents include references to the overall intent of the Standards and to the State Historical Building Code, that the proposed design be revised to include a roofing material that is more compatible with the historic form of the roof and which will not detract from the character-defining materials and scale of the house and neighboring structures; finally, it is recommended that trim be added above the tower windows and between the proposed and existing siding materials at the rear elevation.

City of Capitola Planning Commission
420 Capitola Avenue
Capitola, CA 95010

Re: 203 Central Avenue
Application #14-040

Dear Planning Commission Members,

I am the owner of the property at 208 Central Avenue and am concerned about the proposed second story addition on the house across the street at 203 Central Avenue.

It is my opinion that the addition of a second story on this cottage will make it too large a building for the size of the lot it sits on. I don't believe it will fit in with the surrounding neighborhood nor contribute to the unique character of Depot Hill.

This cottage was sold as a 763 sq ft bungalow in December 2013. It appears that the applicant has identified this property at 471.50 square feet. Why the discrepancy? Are the two loft areas being considered? It appears that the floor area ratio (lot size to floor area) already exceeds the maximum. My understanding is that the maximum FAR for this lot is 725 sq. feet. The addition of the proposed 202.67 sq. ft second story will make this a 999 sq. foot house.....on a 1250 sq. ft. lot.

This cottage sits on one of the smallest lots in the neighborhood. It's current size and design are perfect. It is a "cute" cottage and greatly admired in the neighborhood and by visitors strolling the avenue. The charm of this small cottage on its tiny lot and in it's historic context will be lost if this second story is added.

The proposed fire pit to be located in the front yard of the house with the accompanying bench area encroaching on the public right away is inappropriate. A fire pit is used at night and lends itself to late night gatherings that often become loud and unruly especially when alcohol is served. The residences in this area gather with their family and friends in their backyards. Additionally this location is close to the edge of Central Avenue where vehicles are constantly parked. This constitutes an unsafe location.

I urge your commission to disapprove this permit along with it's requested variances and maintain the integrity of this property and our surrounding neighborhood.

Thank you for your consideration.

Most sincerely,
Kathy Barnes
208 Central Ave.
Capitola, CA 95010
(760) 920 1690

City of Capitola Planning Commission

Dear Planning Commission Members,

Re: 203 Central Avenue: Application #14-040

I was raised on Depot Hill at 208 Central from 1958 to 1978 and own 206 Central which has been in the family since 1960.

I am concerned that the two story addition to 203 Central Avenue will adversely affect the character and uniqueness of the Depot Hill/ Central Ave area. The scale will lead to more massive remodels of existing historic structures in the future. The charm of the cottage is its *size* and how it blends in with adjacent homes.

- Floor Area Ratio calculations do not include the two sleeping lofts. (Code section 17.15.100 B 3) An over 4 foot height area floor space is apparent. Another variance would seem needed.
- The variance for the driveway does not take into account the probability of a fence which will narrow the area, resulting in a driveway less than 8 feet wide.
- The variance for the rear yard setback exacerbates an already extremely tight space. The neighbor's house at the rear is built with no side setback, creating the potential of very limited access for firefighting. A hot tub in that space creates a probable noise conflict with those neighbors.
- A variance for a fire pit in the front yard is not a good idea. It will likely lead to noise and late night parties with alcohol use in a public right-of-way. The City needs a comprehensive Fire Pit code.
- The landscape plans do not provide for the 15% front yard tree canopy. (Code section 17.15.110 D) The proposed bamboo "hedge/screen" along the side of the public right-of-way is not appropriate or neighborly. It is the equivalent of an 18 foot solid fence to the curb.

Allowing the addition as it is presented is effectively allowing a 4 (2br and 2 sleeping lofts) or possibly 5 (with a loft in the new addition) bedroom cottage. When the applicants bought the house in December 2013, it was advertised as "including two ladder accessed sleeping lofts" and "763 sq ft" of floor space.

The last (2006) variances given by the Planning Commission in the vicinity, just across the street, resulted in a VRBO Vacation Rental. "Monthly only," but still a vacation rental none the less. Advertised as sleeping nine. An undesirable element was added to the neighborhood.

I see no special need or circumstances that necessitate granting variances for this project.

I agree with the description in last year's sale advertising, "The perfect Depot Hill charmer. One of the cutest bungalows in Capitola." Apparently the new owner does not.

Please preserve a special Depot Hill neighborhood asset.

Respectfully,

Rex Walker



Front Loft Bedroom



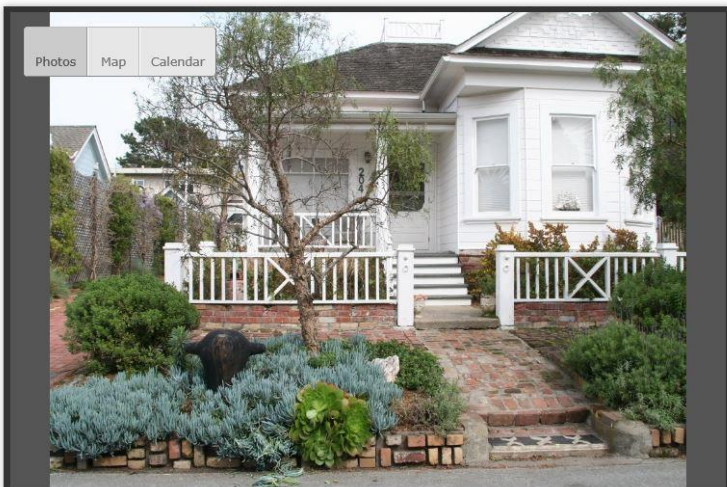


Rear Bedroom Loft

Search

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Capitola: House W/Cottage Monthly Only



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ManagerInfo
Photos

Minimum stay:	Contact manager	Pets allowed:	No
Internet:	Yes	Wheel chair accessible:	No

Save to my favorites

2
 2 Bedroom / 2 Bathroom
 Sleeps 6

Request a quote

Email manager

Before paying contact the owner to confirm payment details.
[Learn More](#)

Original Capitola-by-the-Sea Beach House with detached new construction cottage. This unique 2 bedroom beach house sleeps up to 5 with a fully detached, self-contained cottage in backyard that sleeps 4.

Must see photos to appreciate our thoughtfully chosen decor and quality furnishings.

Main house has queen bedroom and second bedroom with 3 twins and 2 trundles. Open and inviting Grand Room containing kitchen/dining/living room with a front porch for breakfast coffee or evening cocktails. One bathroom with shower/bathtub. Backporch off kitchen leads to private brick backyard, 2 BBQ's (gas and charcoal), quality outdoor dining furniture, umbrellas and lounging chairs. Outdoor heated shower.

Cottage has main living area that sleeps 4 and a small kitchen area with stove/refrigerator. 2 room bathroom with shower. Separate laundry room. Cottage is perfect 'escape' for the kids and their friends.

Keywords: House with separate cottage, backyard, beach and surfing, Santa Cruz Boardwalk, close to Monterey and Carmel

Property Type

House

Accommodation Type

Vacation Rental

Meals

Guests Provide Their Own Meals

Suitability

Minimum Age Limit For Renters:	Pets Not Allowed	Children Welcome
<i>Must be 25 yrs old.</i>		Non Smoking Only

Bedrooms: 2 Bedrooms, Sleeps 6, Beds for 6

Bedroom 1: 1 queen

Bedroom 2: 3 twin/ single
with 2 trundles

Non-Conforming Valuation

Existing:

471 sf house @ \$200 per sq ft = \$94,200.00

87 sf porch @ \$25 per sq ft = \$2,175.00

\$96,375.00

New addition 235 sf. @ \$200 per sq ft = \$47,000.00

Internal remodel 125 sf. @ \$100 per sf = \$12,500

Total= \$59,500.00

80% of \$96,375 = \$77,100

Project is under Maximum.



September 2, 2014

City of Capitola Planning Department
Attention: Katie Catten, AICP, Senior Planner
420 Capitola Avenue
Capitola, CA. 95010

Regarding: Preliminary assessment of proposed improvements at 203 Central. Potential influences on one Giant Sequoia redwood growing at 201 Central.

Ms. Catten,

At your request I reviewed the plans dated 8-4-14 and performed a cursory visual inspection of one Giant Sequoia redwood *Sequoiadendron giganteum* tree growing on the neighboring property very near the property boundary. The purpose of my inspection was to provide information on the health and structural impacts of proposed construction to the tree and future growth influences to the planned improvements. This information is to be used by the Planning Department to inform discussion and for decision-making purposes only.

No other issues were observed during this inspection nor will be reported on.

This tree has a wide trunk and well defined buttress (supporting) roots. The existing wavy, driveway surface bulges in several sections, a result of this trees' supporting root growth. Although the brick surface is uneven, presenting a trip hazard in several areas it appears to be functional.

The proposed improvements adjacent to the tree include two to three panels of 6" thick concrete.



Consulting Arborists

611 Mission Street
Santa Cruz, CA 95060
831.426.6603 office
831.460.1464 fax
jpallen@cruzio.com

The construction of a concrete surface typically requires a 10 to 12” excavation below the finish surface elevation, application and stabilization of base materials for the concrete layer to be applied on top of. This required excavation could result in the cutting of large diameter supporting roots that may destabilize the tree and or result in a loss of vigor.

An alternative construction method would be to “bridge” the root system with a post tension concrete slab with additional rebar applied in a monolithic (at one time) manner. Expansion joints should be avoided within 15 feet of the tree.

I suggest a qualified arborist familiar with construction methods and related impacts be retained to monitor demolition of the existing brick surface and determine the most effective construction methods. The arborist would assess the level of root growth and determine if roots could be cut without damaging health and or structure. If the arborist determines the roots can be cut and a traditional concrete surface can be applied, be aware that future root growth will uplift the concrete in the future.

Another option the arborist may consider is dig a trench at the property line and install a root control diversion barrier; a manufactured product or fill the trench with concrete and reinforcing bars to provide mechanical diversion against future growth. This could further damage roots but will prolong the integrity of the concrete surface.

Please contact me at 831-426-6603 with any questions regarding this issue.

Respectfully submitted,

James P. Allen
Registered Consulting Arborist #390

PROJECT APPLICATION #14-040
203 CENTRAL AVENUE, CAPITOLA
ADDITION TO SINGLE FAMILY HOME

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 203 Central Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to

shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Central Avenue. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- There is not history of public use on the subject lot.

(D) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property on Central Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported

by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

- The project is located in a residential area without sensitive habitat areas.

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed

project

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a single family home on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a single family home on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a single family home on a residential lot of record.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a single family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation and/or traffic improvements.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project is located within close proximity of the Capitola fire department. Water is

available at the location.

(D) (12) Project complies with water and energy conservation standards;

- The project is for a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the soquel creek water district.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is an allowed use consistent with the Single Family zoning district.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project site is located within the area of the Capitola parking permit program.



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: NOVEMBER 6, 2014

SUBJECT: **124 Central Ave #14-116 APN: 036-122-13**
 Design Permit and Conditional Use Permit for an addition to a Historic Single-Family home located in the R-1 (Single-Family Residential) Zoning District.
 This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Environmental Determination: Categorical Exemption
 Property Owner: Douglas Edwards
 Representative: Derek Van Alstine (filed 7/21/2014)

APPLICANT PROPOSAL

The applicant submitted a Design Permit, Conditional Use Permit, and Coastal Development Permit application for an addition to a historic, single-family home located at 124 Central Avenue. The project is located in the R-1 (Single-Family Residential) Zoning District. The plans introduce a new addition to the single family home and update the garage. The applicant is proposing to remove the rear portion of the existing home and the rear portion of the existing garage. Modifications to a historic resource require approval of a Design Permit and Conditional Use Permit by the Planning Commission and findings of compliance with the Secretary of Interior Standards.

BACKGROUND

The property was purchased by the current owner in early 2014. A termite study was done on the home and found very high levels of termite damage. To evaluate the structural integrity of the building, the building department issued an exploratory demolition permit. The contractor has been instructed not to remove any external finished to the building due to the historic significance of the building. Some of the boards around the base of the home were removed to do an assessment of the foundation. These boards will be reconstructed during the preservation of the historic home.

On September 24, 2014, the Architectural and Site Review Committee reviewed the application.

- City Planner, Katie Cattan, requested several modifications:
 1. Informed that applicant that there were several development regulations that were out of compliance, including: side yard setbacks for the addition, encroachments in the setback area, and discrepancies between the landscape plan and the site plan.
 2. Requested an existing conditions survey to verify the footprints of the existing building and setbacks.
 3. Suggested implementing recommendations of architectural historian to bring the design into compliance with the Secretary of Interior Standards.

Item #: 5.B. 124 Central Ave Staff Report.pdf

- City Design Representative, Frank Phanton, reviewed the application and expressed that the design does a good job of differentiating of new from historic. He noted that the addition and how it is attached to the building will not be visible from the street.
- City Landscape Representative, Craig Waltz, asked about the trees on the landscape plan and existing conditions plan. He asked that they be updated to be consistent.
- City Public Works Representative, Danielle Uharriet, informed the applicant that the storm water information was incomplete. The applicant is required to complete the storm water permit project application, an erosion control plan, and a drainage plan.
- City Building Official, Mark Wheeler, informed the applicant that at the time of construction, a survey certification for setback, foundation, and elevation will be required at time of footing and foundation and after the foundation is poured.
- The City Historian, Carolyn Swift, raised many concerns, as follows:
 1. Concern for massing of new addition. Requested a model to help the Planning Commission assess the massing of the new addition.
 2. Found the DPR to not be conclusive. Introduced additional information regarding the history of the home as related to Frank Raineir. Ms. Swift submitted written comment regarding her research. (Attachment D)
 3. Suggested that the home may be eligible at state and federal level due to association to Frank Raineir.
 4. Barn modifications include character defining feature being removed – door style, windows, barge board. The look is significantly changed. Recommends preserving.
 5. Concern that removing the original cottage will jeopardize the historic integrity of the structure. Requested that staff check with the Architectural Historian to ensure removal of the original cottage will not compromise the integrity.
 6. Stated concern that the modification would result in the home not qualifying for a future historic district in Depot Hill
 7. Requested that additional detail be provided by the home designer/contractor to show how construction will be done without impacting the portion of the existing home that will remain. Preservation plan should include how the building will be stabilized and protected during demolition of the rear portion of the building.

The applicant updated the plans following the meeting to comply with the setbacks, remove encroachments, and increase the separation between the historic home and the new addition. The applicant also submitted required storm water forms and drainage plans for the project. The applicant plans to present a 3D computer model of the home and addition at the public hearing.

To address Carolyn Swift's concerns regarding the DPR523, staff provided the applicant's historian, Ms. Bamburg, a copy of the information submitted by Ms. Swift. After Ms. Bamburg incorporated some of the findings into the DPR523, staff contracted Franklin Maggi of Archives and Architecture to complete a peer review of Ms. Bamburg's report. Mr. Maggi provided comments within a memo, including the finding that the home is potentially eligible on the Federal level within a future historic district. Ms. Bamburg then updated her report again to add Mr. Maggi's additional findings. Archives and Architecture also confirmed that if the project complies with the Secretary of Interior Standards, the home would contribute toward a future historic district.

Seth Bergstein of Past Consultants, LLC, was contracted by staff to complete the review for compliances with the Secretary of Interior Standards. When asked about the impacts of removing the original cottage, Mr. Bergstein responded, "The circa-1900 cottage was almost entirely removed when its front section was taken out to accommodate the 1908 Craftsman addition. Since only the outer walls of the earlier cottage remain and have been modified with additional window openings inserted, removal of the remaining side walls of the 1900 cottage will not jeopardize local listing."

SITE PLANNING AND ZONING SUMMARY

The follow table outlines the zoning code requirements for development in the R-1 (Single Family Residential) Zoning District relative to the application:

Development Standards			
Building Height	R-1 Regulation		Proposed
Existing Historic Home: 17'	25'-0" 27' height limit may be permitted by the PC buildings that use historic design elements		27', requesting exception for building that use historic design elements.
Floor Area Ratio (FAR)			
Lot Size			5600 sq. ft.
Maximum Floor Area Ratio for SF with Accessory Dwelling			60% (Max 3,360 sq. ft.)
Existing Home (less the demolition)			623 sq. ft.
Existing Garage (less the demolition)			864 sq. ft.
Addition First Story Floor Area Main House			989 sq. ft.
Addition Second Story Floor Area Main House			884 sq. ft.
TOTAL Floor Area			3,360 sq. ft. Complies
Yards (setbacks are measured from the edge of the public right-of-way)			
	R-1 Regulation		Proposed
Front Yard 1st Story	15 feet		5 ft. from right-of-way Existing non-conforming
Front Yard 2nd Story	20 feet		26 ft. second story
Front Yard Detached Garage	40 feet		46 ft. garage
Side Yard 1st Story	10% lot width	Lot width 60 6 ft. min.	2.5 ft. north side Existing 6 ft. north side New Add. 0 ft. south side Existing Existing non-conforming
Side Yard 2nd Story	15% of width	Lot width 60 9 ft. min	9 ft. Complies
Rear Yard 1st Story	20% of lot depth	Lot depth 100 ft 20 ft. min.	31 ft. from property line
Rear Yard 2nd Story	20% of lot depth	Lot depth 100 ft 20 ft. min	31 ft. from property line
Detached Garage	3 ft. minimum side yard		0 ft. Existing Non-conforming
	8 ft. minimum rear yard		10 ft. from property line
Encroachments (list all)	Existing rock wall in right-of-way		Rebuilding existing dry stacked rock wall. Minor encroachment permit required.
Parking			
	Required		Proposed
Residential (from <u>2,601</u> up to <u>4,000</u> sq. ft.)	4 spaces total 1 covered 3 uncovered		4 spaces total 1 covered 3 uncovered
Underground Utilities: required with 25% increase in area			Required
Landscape Plan: 15% canopy coverage			Complies

DISCUSSION

The structure at 124 Central Avenue is located within the Depot Hill neighborhood. The home is listed on the 1986 Architectural Survey, the 2005 City of Capitola Historic Structures List, and the 2004 Depot Hill Historic District Feasibility Study. The City of Capitola Historic Context Statement explains

that the original subdivision of the Depot Hill area was under the control of the Hihn Company from 1884 to 1919. The home is one of the original structures built during the settlement period of the neighborhood. The property consists of a Craftsman style bungalow and a large garage with a secondary dwelling unit on the second floor. The neighborhood is a mix of primarily single-family homes with some secondary dwelling units and multi-family dwellings.

Non-Conforming Structure

The historic structure does not comply with the front yard and side yard setback regulations of the zoning code; and therefore, is a non-conforming structure. Pursuant to code section 17.72.070, an existing non-complying structure that will be improved beyond 80% of the present fair market value of the structure, may not be made unless the structure is brought into compliance with the current zoning regulations. The building official has reviewed the existing versus proposed values and concluded that the new addition will exceed the 80%. The remodel and addition of the primary historic structure are valued at 107%. (Attachment B). The addition is in compliance with all setback and height regulations. To bring the historic home into compliance with setbacks would require relocating the home on the site and is contrary to the Secretary of Interior Standards. Staff requests the Planning Commission provide the applicant with direction to either:

1. Apply for a variance to allow the Historic Structure to encroach into required setbacks, or
2. Modify plans to come into compliance with the 80% regulation.

Compliance with Historic Standards

A State of California Department of Parks and Recreation Primary Record Form (DPR523) was completed by historian Bonnie Bamburg and submitted by the applicant to the City (Attachment C). The DPR523 explains that the original home was built by the Hihn company in 1905 and was a simple cottage. In 1908, the home was enlarged and refaced with the Craftsman Style bungalow added onto the front façade of the home in 1908. Ms. Bamburg concluded that the home qualifies as a historic resource at the local level and at the federal level within a future Depot Hill historic district.

During the review by the architectural and site review committee, local historian, Carolyn Swift, challenged the analysis within the DPR523. She provided additional findings regarding 124 Central's association to Frank Reanier. Ms. Bamburg incorporated those items she was able to find documentation to support. Upon receipt of the updated DPR523, staff sent the document for peer review by Franklin Maggi of Achives and Architecture. Mr. Maggi provided a memo of his finding. (Attachment E) Mr. Magi found that the home could qualify at the Federal level within a future historic district. Ms. Bamburg updated the DPR523 to incorporate this additional position. (Attachment C)

Although CEQA does not directly address situations where there is a disagreement among experts, the courts have found that disagreements related to the significance of an impact constitutes a "fair argument" and therefore trigger the EIR requirement. In this case, there appears to be disagreement regarding the home's eligibility for listing on the state register, but all parties agree that the home is locally significant (and therefore significant under CEQA). Accordingly, the proposed addition must be designed consistent with the Secretary of Interior's standards to preserve the integrity of the resource in order to qualify for a CEQA Exemption or a Negative Declaration.

The City of Capitola contracted architectural historian, Seth Bergstein, to review the plans for compliance with the Secretary of the Interior Standards. Mr. Bergstein reviewed the original August 13, 2014, plans, revised September 3, 2014, plans, and the current design. Mr. Bergstein provided the following feedback related to the current design:

1. The revised drawings continue to show relocation of the historic Craftsman residence's original front door, which is not recommended.
2. The revised drawings show additional massing of the proposed two-story addition, with large, gable-roofed dormers proposed on both side elevations. The dormers were not part of the design

in the previous set of drawings reviewed for the September 16, 2014, letter. The dormers bring additional massing to the upper story of the proposed addition. The appearance of a hyphen between the historic Craftsman residence and the proposed addition does not seem to have been achieved. Rather, the dormers on the roofline make the massing of the proposed addition's second story appear larger than the previous design. In our opinion, the massing of the addition continues to appear out of scale and proportion with the historic Craftsman residence. For this reason, the addition does not satisfy Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation*.

3. The latest drawings do retain the fascia boards of the garage building, as recommended.

Staff has compiled the evolution of the elevations during the 3 reviews into one document to assist the Planning Commission with understanding the modification that have taken place to date. (Attachment G)

If the Planning Commission agrees with Mr. Bergstein's recommendations, the applicant must revise the plans to comply with the standards. If the Planning Commission decides the design is in compliance with the standards, the plans qualify for the CEQA exemption and may be approved as designed.

Underground Utilities

Pursuant to §17.81.180, residential remodels that result in an increase of 25 percent or greater of existing square footage shall be required to place existing overhead utility lines underground to the nearest utility pole. The remodel is greater than 25 percent of the existing square footage; therefore, the utilities must be placed underground. Exceptions to this requirement can be made by the Planning Commission if it is determined that a hardship exists. Financial hardships are not the basis for exceptions, which may be granted primarily for environmental reasons, such as tree preservation, proximity to watercourses or archaeological sites, and similar considerations.

CEQA REVIEW

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. As proposed, this project is not consistent with the Secretary of the Interior's Standards and therefore does not qualify for the CEQA exemption.

RECOMMENDATION

Staff recommends the Planning Commission review the application, provide the applicant direction regarding the massing of the addition, location of the front door and window, and the non-conforming valuation, and **continue** project application #14-116 based on the findings.

FINDINGS

A. The application, subject to the conditions imposed, does not secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project does not secure the purpose of the Zoning Ordinance or General Plan. The integrity of the historic resource would be compromised within the proposed design.

B. The application will not maintain the character and integrity of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. The new addition is not sited appropriately to not overwhelm the historic structure. The massing overwhelms the existing

structure and will compromise the integrity of the historic resource and eligibility within a future Depot Hill historic district.

C. This project does not qualify to be categorically exempt under Section 15331 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. As proposed, this project is not consistent with the Secretary of the Interior's Standards and therefore does not qualify for the CEQA exemption.

ATTACHMENTS

Attachment A: Plans

Attachment B: Non-conforming Valuation

Attachment C: DPR523 Primary Record

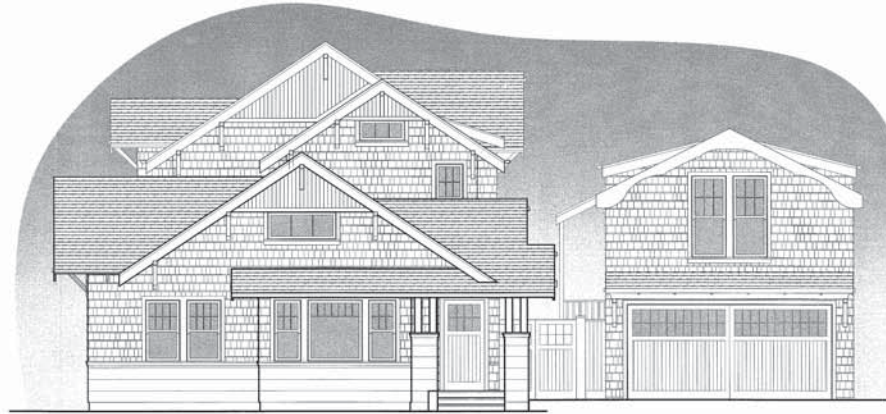
Attachment D: Comments from Local Historian Carolyn Swift

Attachment E: Peer Review of DPR523 by Archives and Architecture

Attachment F: Review of Secretary of Interior Standards for Rehabilitation.

Attachment G: Compilation of submitted elevations

EDWARDS RESIDENCE



VICINITY MAP



PARCEL MAP



STRUCTURAL DATA

SETBACKS		REQUIRED	PROPOSED		
FRONT YARD	GARAGE	40'-0"	EXISTING TO REMAIN		
	1st STORY	15'-0"	EXISTING TO REMAIN		
	2nd STORY	15'-0"	26'-3"		
REAR YARD	1st STORY	20'-0" (20% OF DEPTH)	33'-0"		
	2nd STORY	20'-0" (20% OF DEPTH)	33'-0"		
SIDE YARD	1st STORY	6'-0" (10% OF WIDTH)	6'-5"		
	2nd STORY	9'-0" (15% OF WIDTH)	9'-0"		
HEIGHT					
FLOOR AREA RATIO		LOT SIZE	MAX (60%)	PROPOSED (60%)	
		5,600 sq.ft.	3,360 sq.ft.	3,357 sq.ft.	
EXISTING HABITABLE SPACE	ADDITIONAL HABITABLE SPACE	FIRST FLOOR COVERED DECK OR PORCH	EXISTING GARAGE # SECOND UNIT	ADDITIONAL GARAGE # SECOND UNIT	TOTAL
(P) 1st STORY	1,456 S.F.	161 S.F.	66 S.F.	611 S.F.	< 183 S.F. > 2,045 S.F.
(P) 2nd STORY	611 S.F.	273 S.F.	-	611 S.F.	< 183 S.F. > 1,312 S.F.
(P) TOTAL	2,067 S.F.	434 S.F.	PORCH CREDIT	1,222 S.F.	< 366 S.F. > 3,357 S.F.
PARKING		REQUIRED	PROPOSED		
		1 COVERED 3 UNCOVERED	1 COVERED 3 UNCOVERED		
TOTAL		4 SPACES	4 SPACES		

* THERE IS A CREDIT OF 150 sq.ft. FOR FIRST FLOOR COVERED PORCHES.

BUILDING INFORMATION

PROJECT DESCRIPTION:
264 S.F. 2-STORY ADDITION TO (E) 3,093 SINGLE FAMILY RESIDENCE w/ DETACHED GARAGE.

PROJECT ADDRESS:
124 CENTRAL AVENUE
CAPITOLA, CA 95010

PARCEL NUMBER:
036-122-13

ZONING DESIGNATION:
R-1

OCCUPANCY CLASSIFICATION:
R3

ADDRESS NUMBERING:
ADDRESS NUMBERS SHALL BE MAINTAINED AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.

CODE NOTE:
THESE PLANS CONFORM TO THE 2013 CALIFORNIA RESIDENTIAL, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODE. STRUCTURAL ENGINEERING TO CONFORM TO 2013 CALIFORNIA BUILDING CODE (I.E., IRC, IBC, UMC, UFC, AND NEC) AS AMENDED BY THE STATE OF CALIFORNIA.

CONTACTS

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(650) 968-4250

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derek@vanalstine.com

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SURVEYOR:
LUKE BEAUTZ
2275 KINSLEY STREET #3
SANTA CRUZ, CA 95062
PH: (831) 475-6635
FAX: (831) 463-6514

DRAWING INDEX

BUILDING DESIGN	
T1	TITLE SHEET
BOUNDARY SURF	
L1	LANDSCAPE PLAN
L2	DRAINAGE & EROSION CONTROL PLAN
L3	EROSION DETAILS
E1	EXISTING SITE PLAN
E2	FIRST FLOOR DEMOLITION PLAN
E3	SECOND FLOOR DEMOLITION PLAN
E4	EXISTING EXTERIOR ELEVATIONS
E5	EXISTING EXTERIOR ELEVATIONS
E6	EXISTING PHOTOS
E7	EXISTING PHOTOS
A1	SITE PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	EXISTING / PROPOSED ELEVATIONS

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DVRD
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RESIDENTIAL DESIGN INC.

EDWARDS RESIDENCE
124 CENTRAL AVE
CAPITOLA, CA 95010

036-122-13
ISSUE DESCRIPTION

SCHEMATIC DESIGN
JULY 1
EIR/CD

PLANNING
JULY 1
REVISION

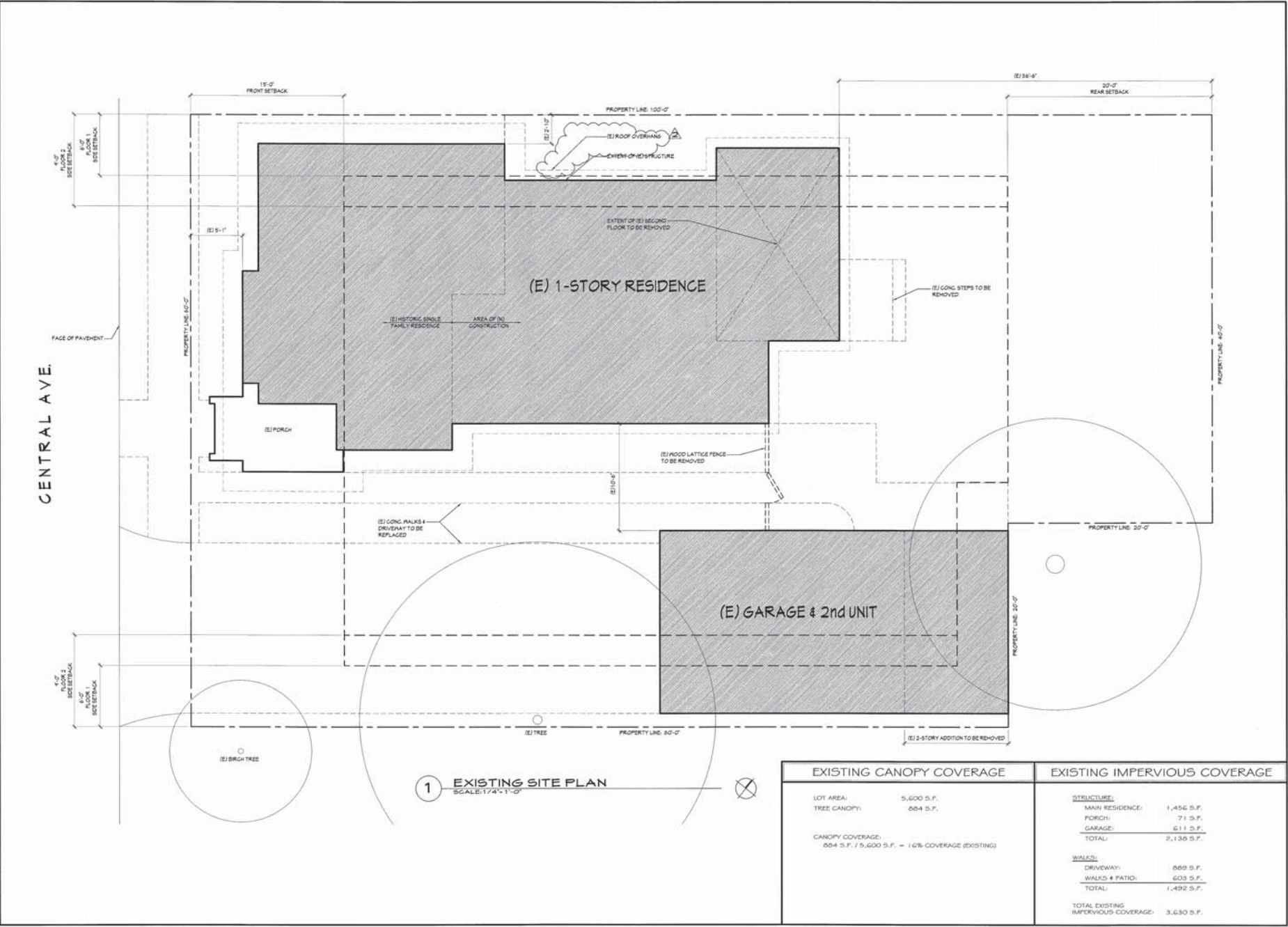
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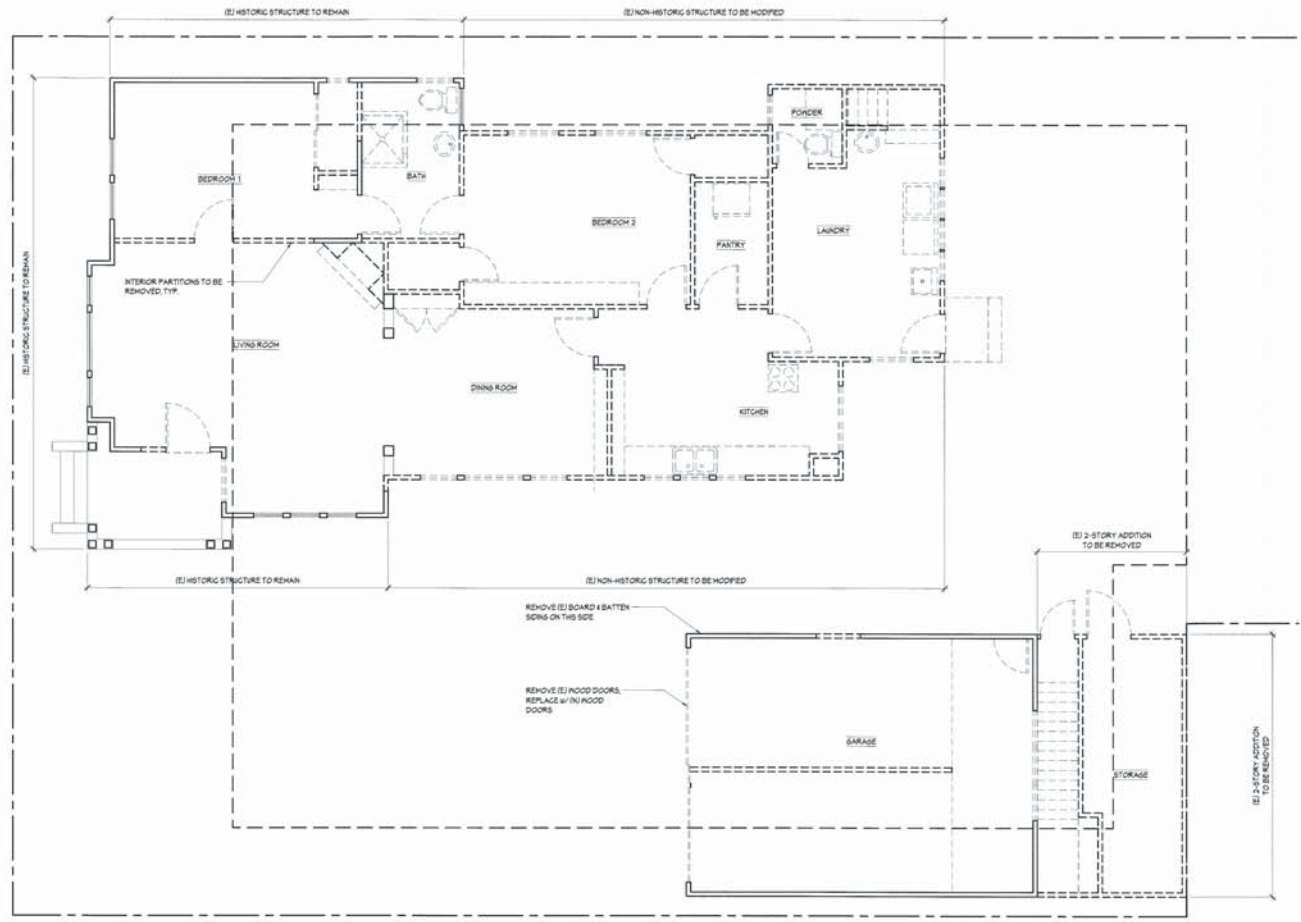
Item #: 5.B. Attachment A Plans.pdf



1 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"

EXISTING CANOPY COVERAGE		EXISTING IMPERVIOUS COVERAGE	
LOT AREA:	5,600 S.F.	<u>STRUCTURE:</u>	
TREE CANOPY:	884 S.F.	MAIN RESIDENCE:	1,456 S.F.
		PORCH:	71 S.F.
		GARAGE:	611 S.F.
		TOTAL:	2,138 S.F.
CANOPY COVERAGE:	884 S.F. / 5,600 S.F. = 16% COVERAGE (EXISTING)	<u>WALKS:</u>	
		DRIVEWAY:	669 S.F.
		WALKS & PATIO:	603 S.F.
		TOTAL:	1,492 S.F.
		TOTAL EXISTING IMPERVIOUS COVERAGE:	3,630 S.F.

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

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

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DVRD
DESIGN RESOLUTION
DESIGN

EDWARDS RESIDENCE
124 CENTRAL AVE
CAPITOLA, CA 95010

DATE: 09-12-19

ISSUE DESCRIPTION

SCHEMATIC DESIGN: JULY 11
DESIGN DEVELOPMENT: JULY 12

PLANNING: JULY 12
BUILDING: JULY 12

REV: 10
PLANNING

REV: 10
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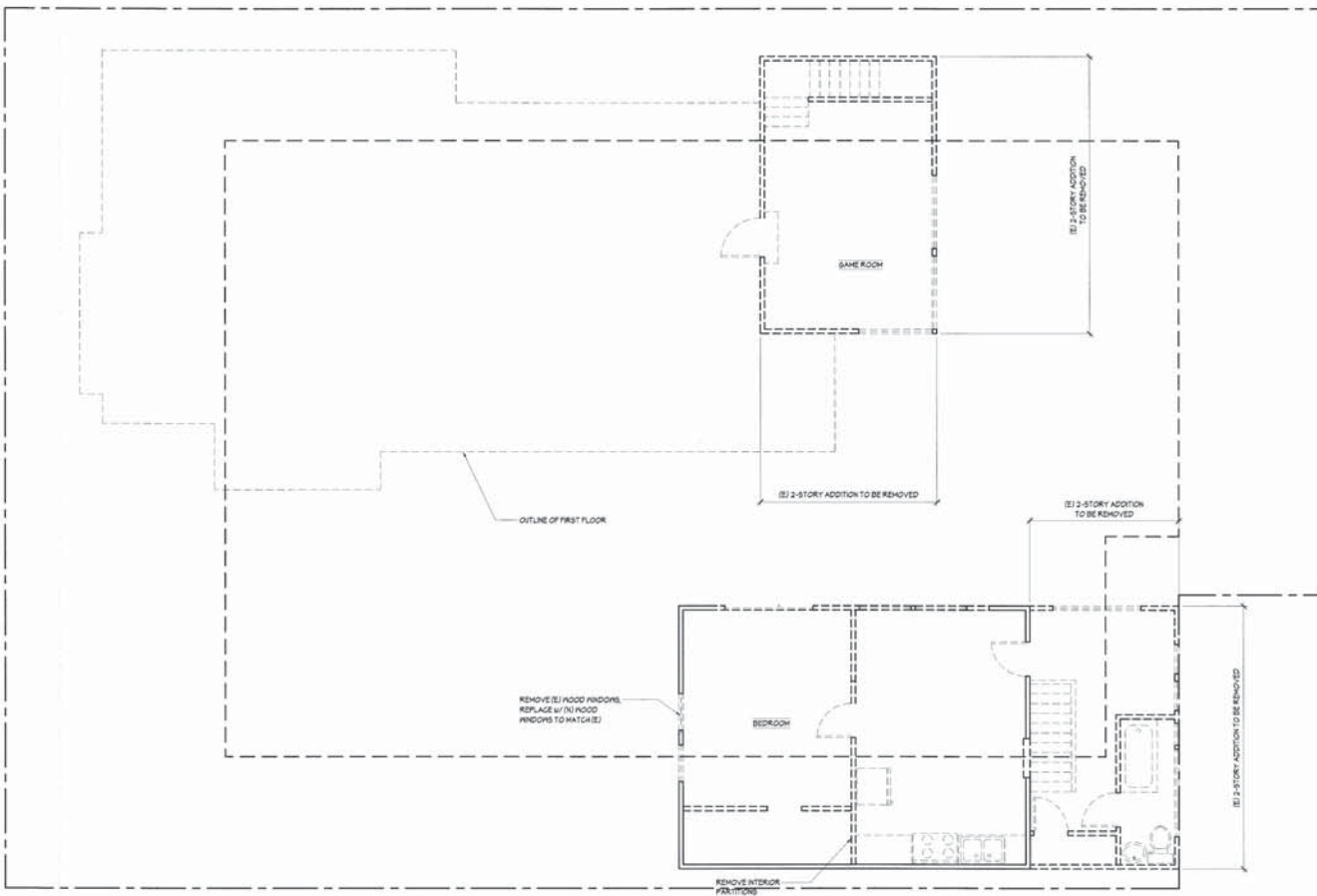
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Item #: 5.B. Attachment A Plans.pdf

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BUILDING SUBMITTAL

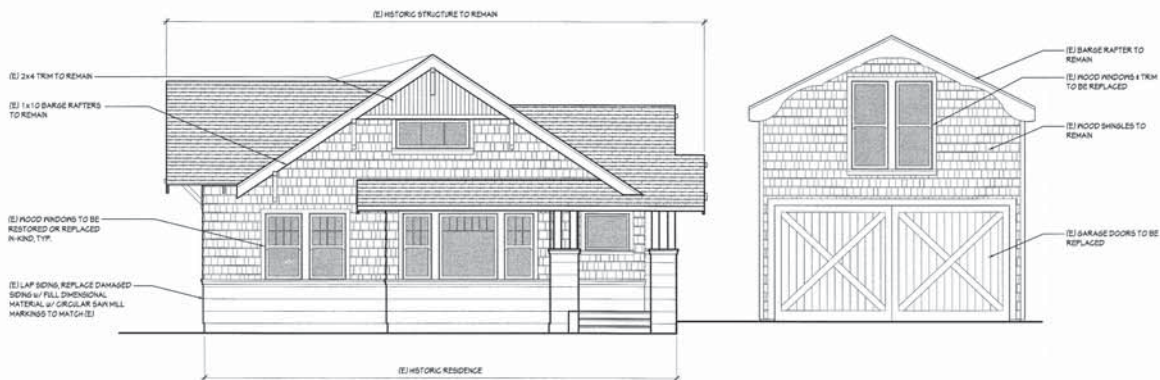
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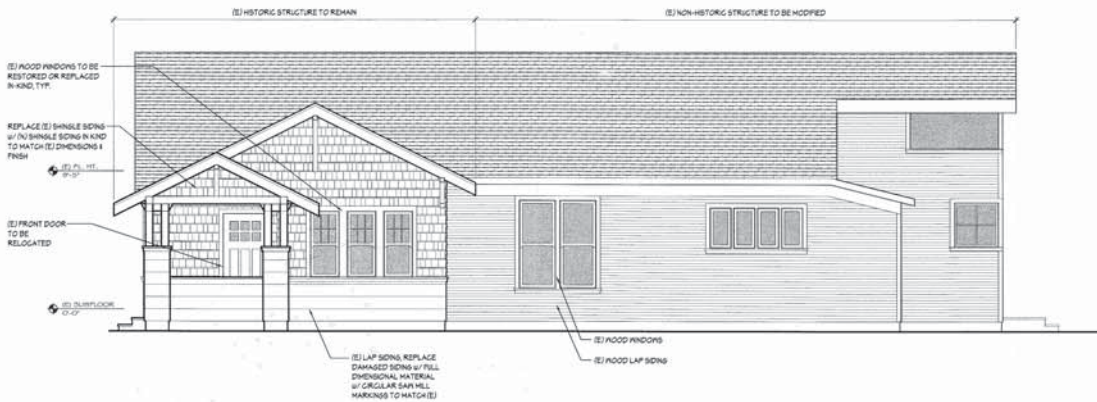
1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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	EXISTING WALL TO BE REMOVED

10/25/2014 9:31 AM



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



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

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95050-4070 (408) 253-8747

DVRD
DESIGN & VISUALIZATION
RESIDUAL

EDWARDS RESIDENCE
124 CENTRAL AVE
CAPITOLA, CA 95010

DATE: 02-12-13

SCALE DESCRIPTION:

SCHEMATIC DESIGN: JULY 11

DESIGN: JULY 11

PLANNING: JULY 11

REVISIONS:

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PLANNING 1

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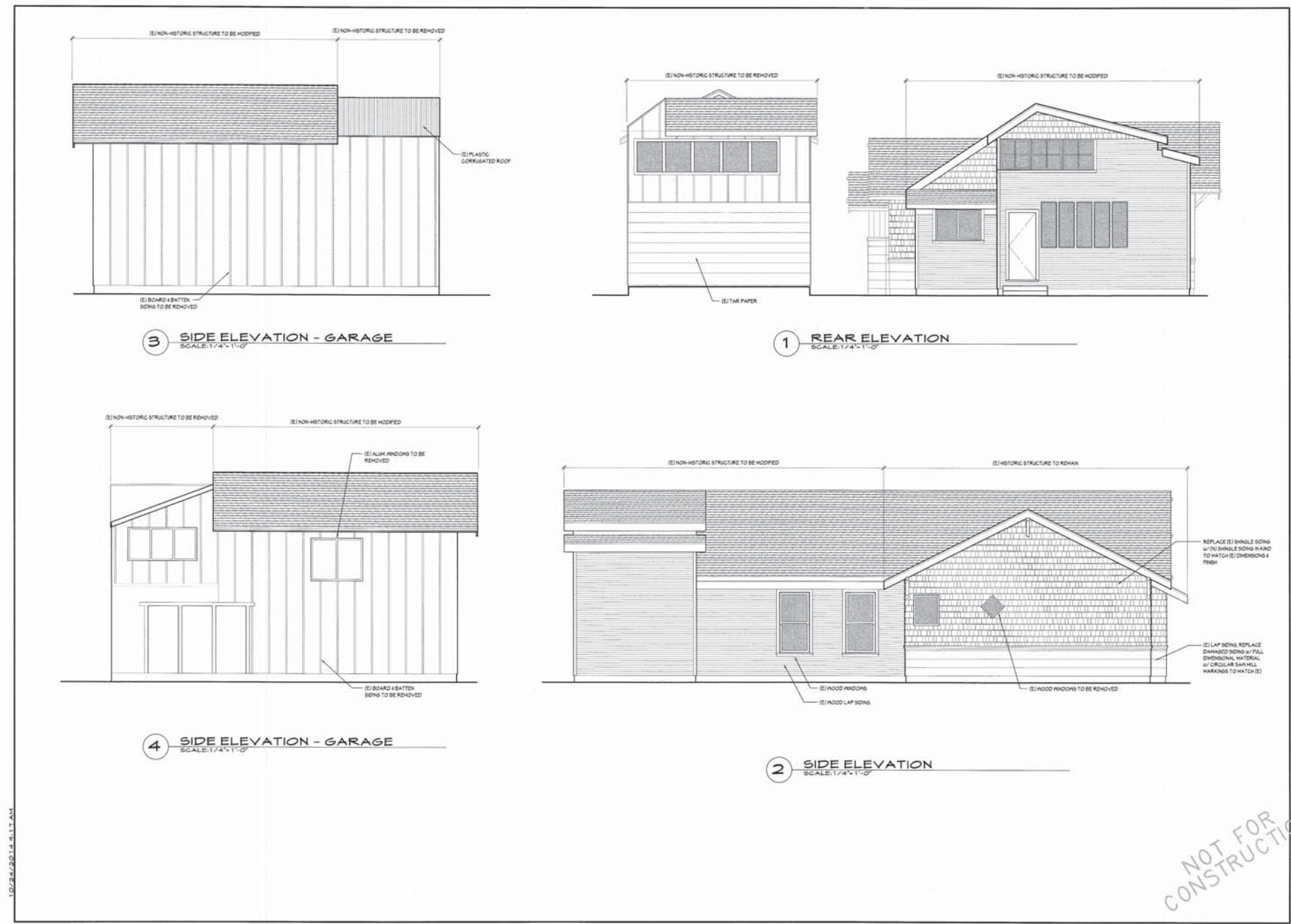


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10-24-14 PLANNING REVISIONS

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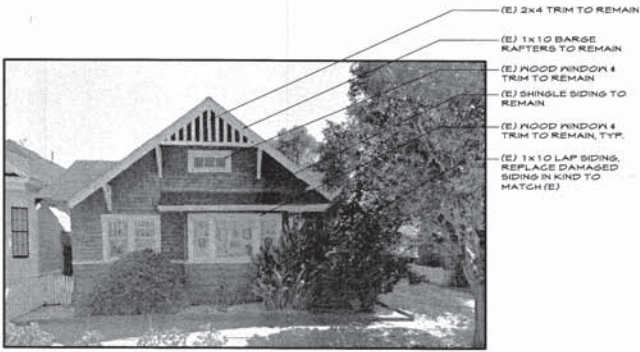


3 SIDE ELEVATION - GARAGE
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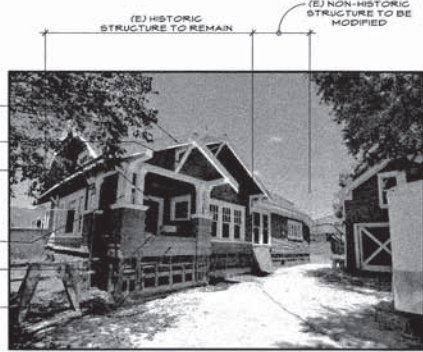
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4 SIDE ELEVATION - GARAGE
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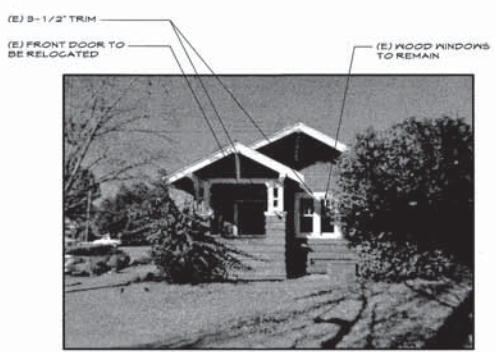
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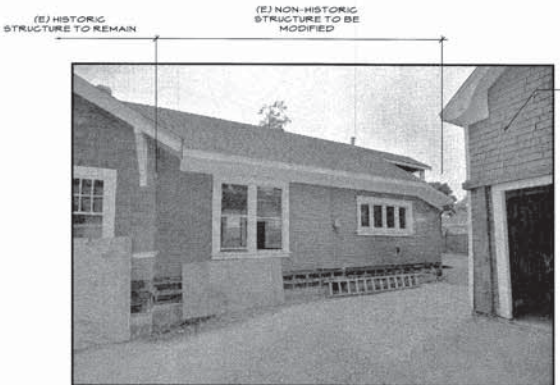
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2 EXISTING SIDE ELEVATION - RESIDENCE
SCALE NONE



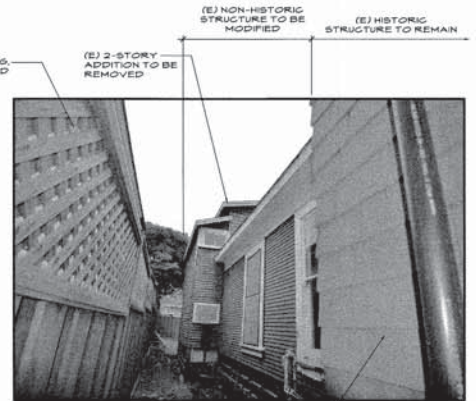
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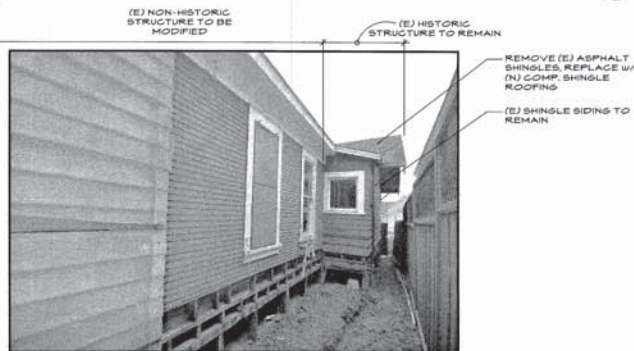
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5 EXISTING REAR ELEVATION - RESIDENCE
SCALE NONE



6 EXISTING SIDE ELEVATION - RESIDENCE
SCALE NONE



7 EXISTING SIDE ELEVATION - RESIDENCE
SCALE NONE



8 EXISTING SIDE ELEVATION - RESIDENCE
SCALE NONE

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EDWARDS RESIDENCE
124 CENTRAL AVE
CAPITOLA, CA 95010

026-122-19

ISSUE DESCRIPTION

SCHEMATIC DESIGN
JULY 1
EDWARDS

PLANNING
JULY 1
BUILDING

BY
PLANNING
PLANNING

DATE
PROJECT

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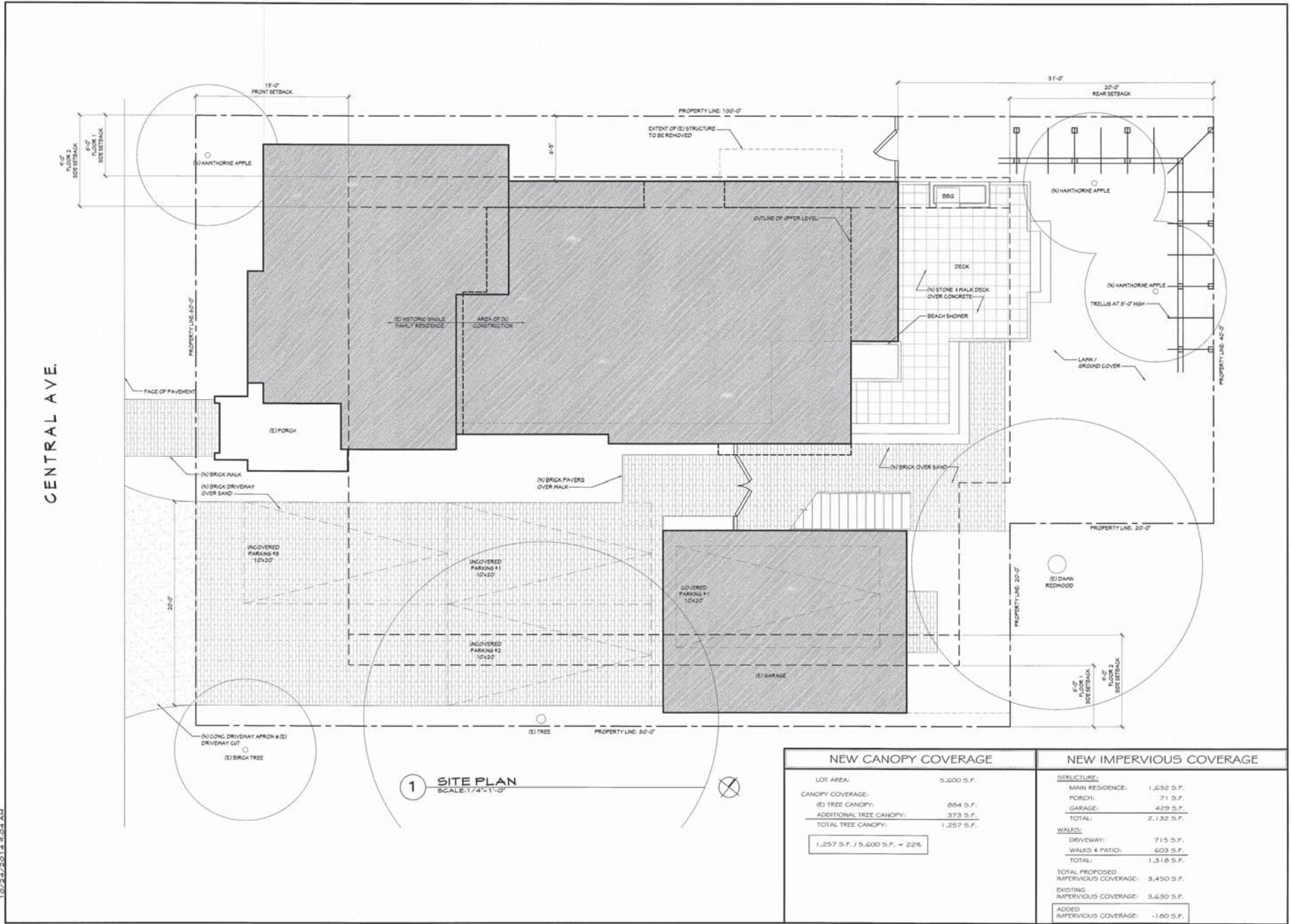
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PROJECT

Item #: 5.B. Attachment A Plans.pdf



NEW CANOPY COVERAGE		NEW IMPERVIOUS COVERAGE	
LOT AREA:	5,600 S.F.	STRUCTURE:	
CANOPY COVERAGE:		MAIN RESIDENCE:	1,632 S.F.
(E) TREE CANOPY:	604 S.F.	PORCH:	71 S.F.
ADDITIONAL TREE CANOPY:	373 S.F.	GARAGE:	429 S.F.
TOTAL TREE CANOPY:	1,257 S.F.	TOTAL:	2,132 S.F.
$1,257 \text{ S.F.} / 5,600 \text{ S.F.} = 22\%$		WALKS:	
		DRIVEWAY:	715 S.F.
		WALKS & PATIO:	603 S.F.
		TOTAL:	1,318 S.F.
		TOTAL PROPOSED IMPERVIOUS COVERAGE:	3,450 S.F.
		EXISTING IMPERVIOUS COVERAGE:	3,630 S.F.
		ADDED IMPERVIOUS COVERAGE:	-180 S.F.

CENTRAL AVE.

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

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DVRD
DEREK VAN ALSTINE
RESIDENTIAL DESIGN
INCORPORATED
ALBERTA BROWN

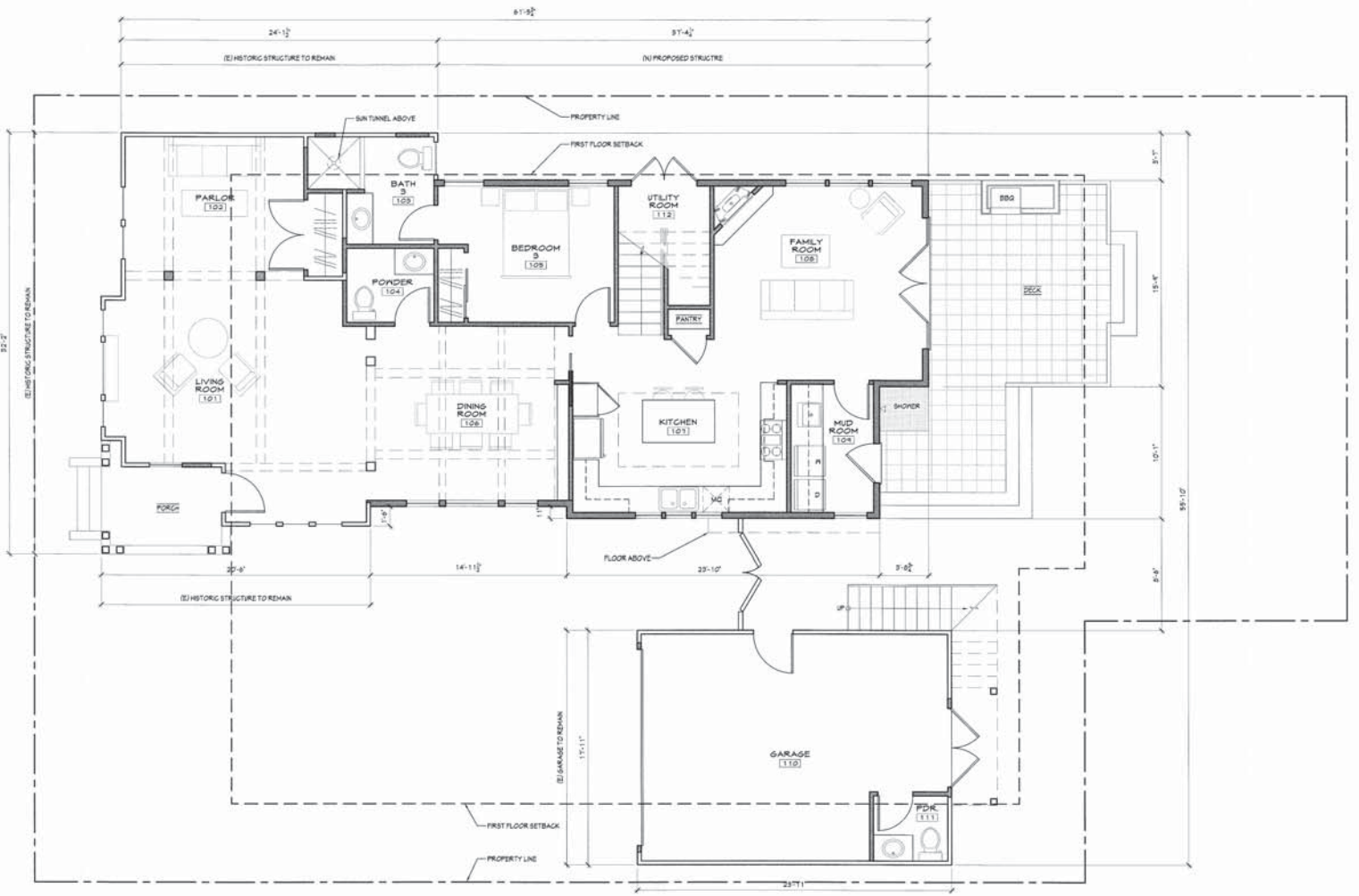
EDWARDS RESIDENCE
124 CENTRAL AVE
CAPITOLA, CA 95010

NO: 096-122-19
ISSUE DESCRIPTION
SCHEMATIC DESIGN
JULY 11
DESIGN DE
PLANNING
JULY 11
BUILDING
REV
10 PLANNING
10 PLANNING

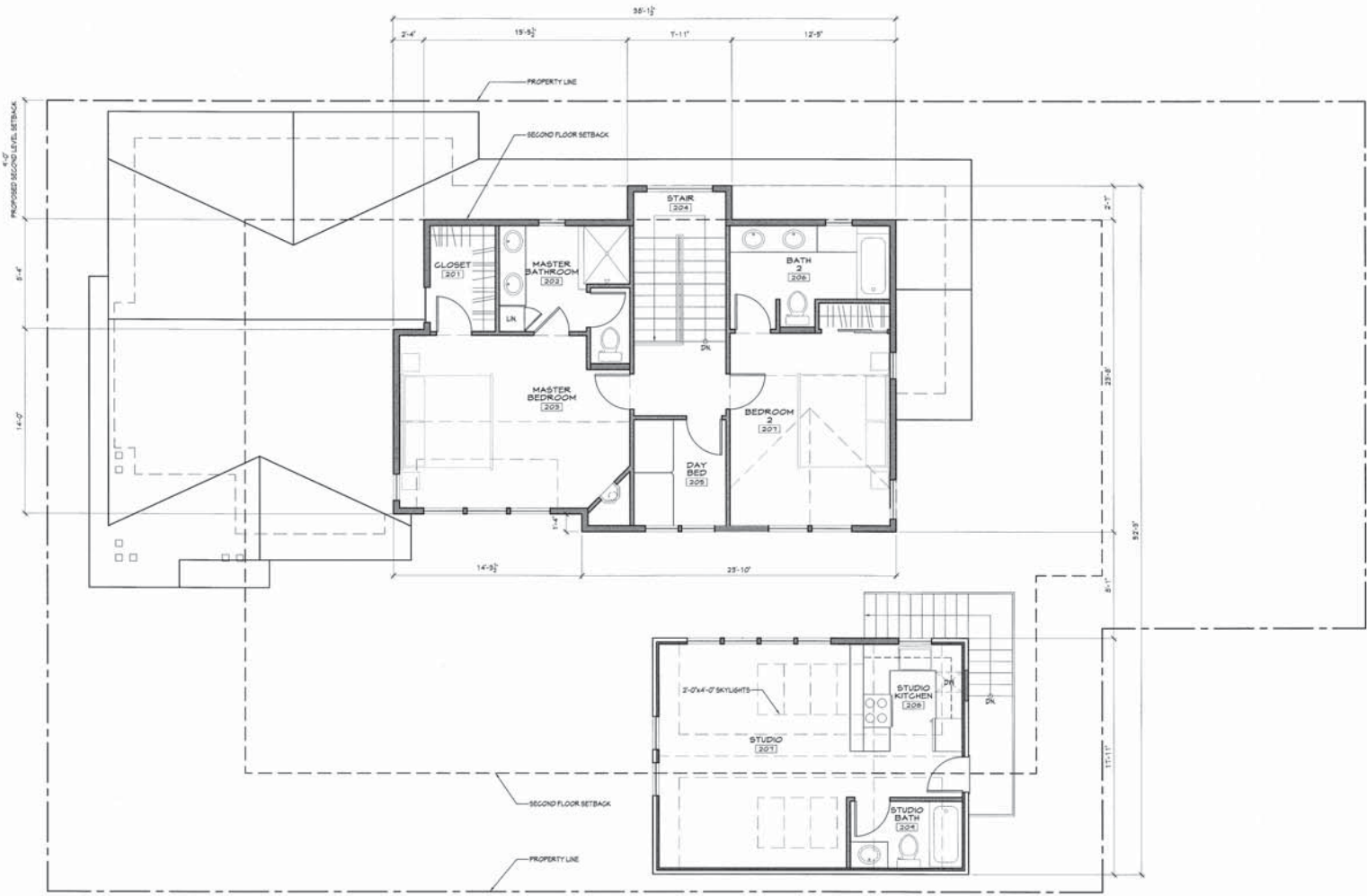
Item #: 5.B. Attachment A Plans.pdf

SITE PLAN
A

026-122-19
ISSUE DESCRIPTION
SCHEMATIC DESIGN
JULY 15, 2014
DECK DEVELOPMENT
PLANNING SUBMITTAL
JULY 15, 2014
BUILDING SUBMITTAL
REVISIONS
10-09-14
PLANNING REVISIONS
10-24-14
PLANNING REVISIONS



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



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

DATE: 8/1/2018/2/2/2018

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
78 SOQUEL AVENUE SUITE A, SANTA CRUZ, CALIFORNIA
506.584.0100 PHONE 506.584.0100 FAX

DVRD
DESIGN REVIEW BOARD
APPROVED
ALBERT W. BROWN

EDWARDS RESIDENCE
124 CENTRAL AVE
CAPITOLA, CA 95010

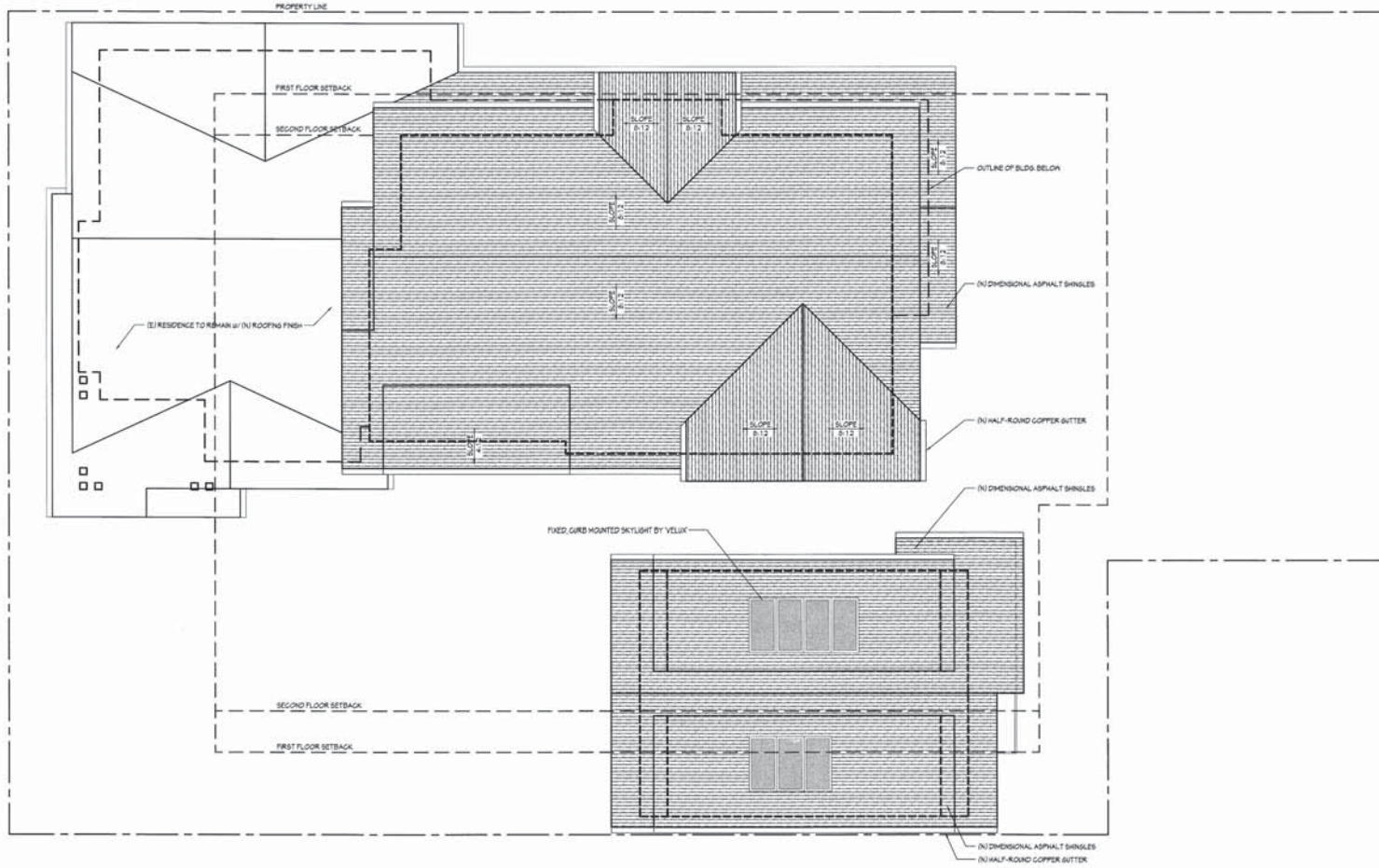
098-122-19
ISSUE DESCRIPTION

SCHEMATIC DESIGN	JULY 1
EDR/CD	JULY 1
PLANNING	JULY 1
BUILDING	JULY 1
ENVIRONMENTAL	JULY 1
PLANNING	JULY 1

PROPOSAL
FLOOR P

A

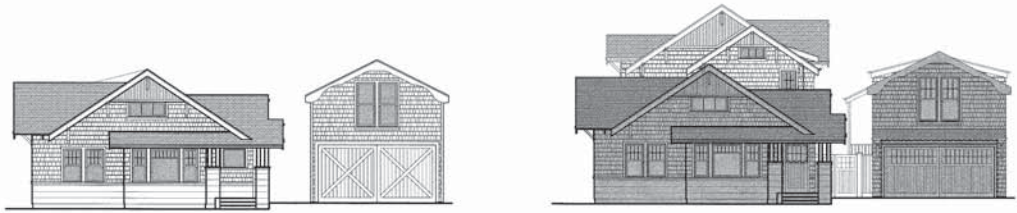
Item #: 5.B. Attachment A Plans.pdf



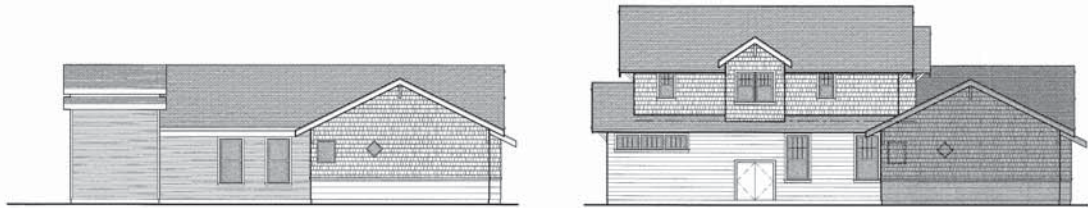
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



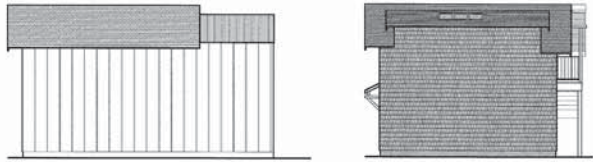
NOT FOR CONSTRUCTION



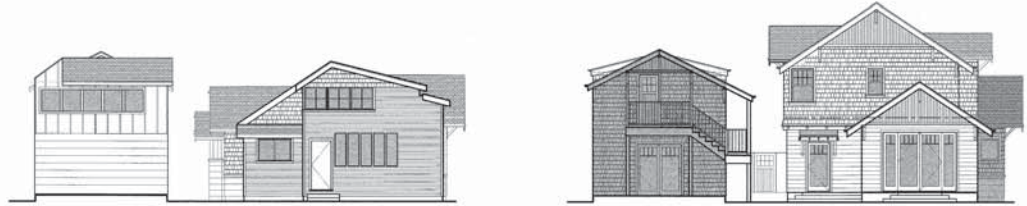
1 FRONT ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"



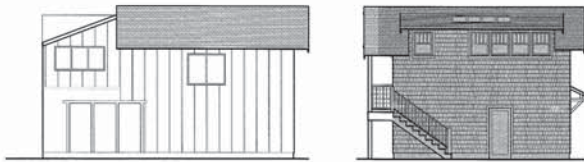
2 SIDE ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"



5 GARAGE SIDE ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"



6 GARAGE SIDE ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
718 S. COCKERMAN BLVD., SUITE 100
DUNSMITH, CALIFORNIA 95628

DVRD, INC.
DERRICK VAN ALSTINE
OWNER

EDWARDS RESIDENCE
124 CENTRAL AVE
CAPITOLA, CA 95010

NO. 058-122-19

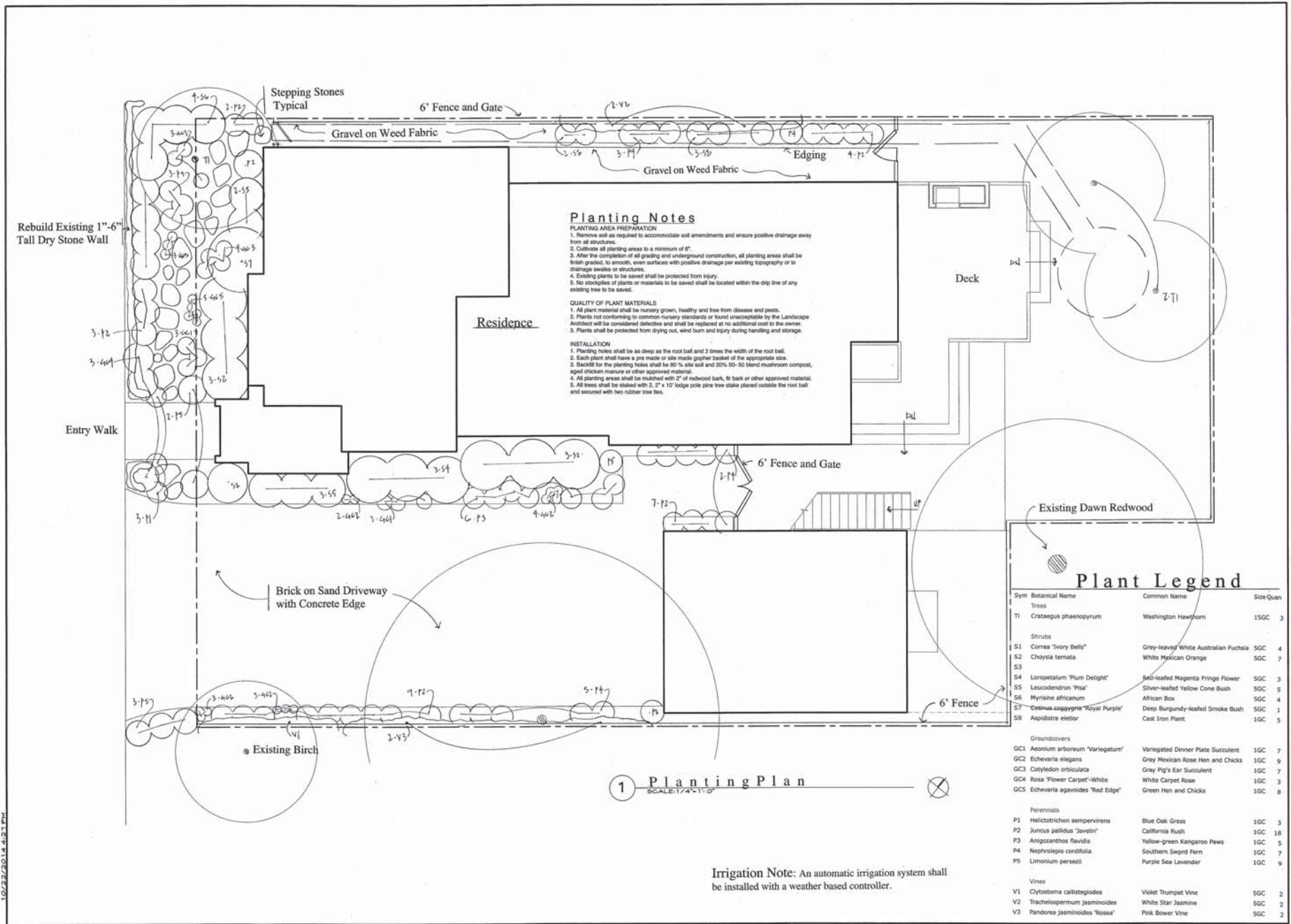
ISSUE DESCRIPTION
 SCHEDULE DESIGN: JULY 15
 DESIGN DEV: JULY 16
 BUILDING S: JULY 16

REVISIONS
 10 PLANNING I
 10 PLANNING I

EXISTING
 PROPOSED

Item #: 5.B. Attachment A Plans.pdf

A



Planting Notes

PLANTING AREA PREPARATION

1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
2. Cultivate all planting areas to a minimum of 4".
3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
4. Existing plants to be saved shall be protected from injury.
5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.

QUALITY OF PLANT MATERIALS

1. All plant material shall be nursery grown, healthy and free from disease and pests.
2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
3. Plants shall be protected from drying out, wind burn and injury during handling and storage.

INSTALLATION

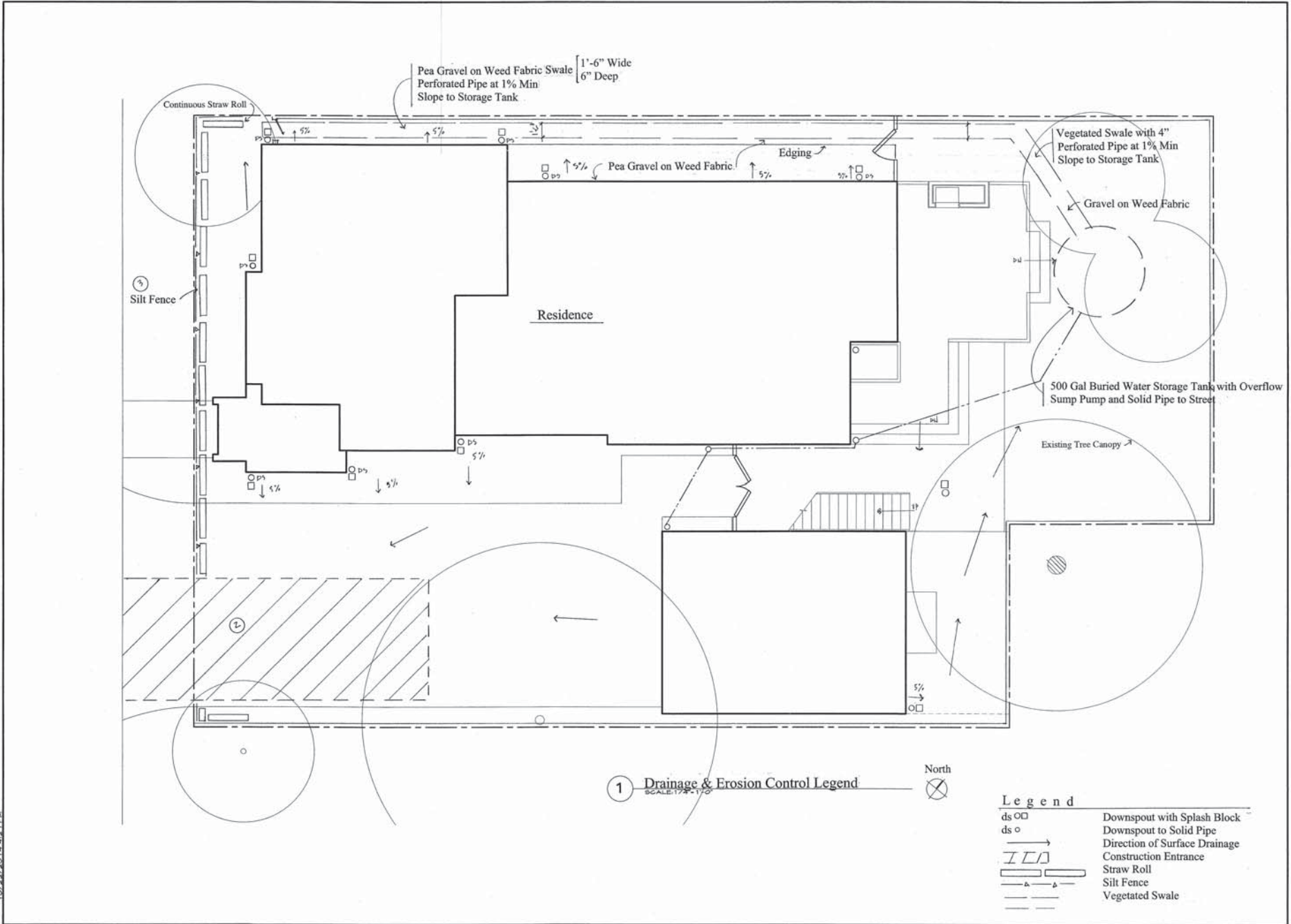
1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
2. Each plant shall have a pre made or site made galvanized basket of the appropriate size.
3. Backfill for the planting holes shall be 80% site soil and 20% 50-50 blend mushroom compost, aged chicken manure or other approved material.
4. All planting areas shall be mulched with 2" of reduced bark, 4" bark or other approved material.
5. All trees shall be staked with 2.0" x 10' lodge pole pine tree stake placed outside the root ball and secured with two rubber tree ties.

Plant Legend

Sym	Botanical Name	Common Name	Size	Quan
Trees				
T1	<i>Crataegus phaeopyrum</i>	Washington Hawthorn	15GC	3
Shrubs				
S1	<i>Correa 'Ivory Bells'</i>	Grey-leaved White Australian Fuchsia	5GC	4
S2	<i>Choyisia ternata</i>	White Mexican Orange	5GC	7
S3				
S4	<i>Loropetalum 'Flum Delight'</i>	Red-leaved Magenta Fringe Flower	5GC	3
S5	<i>Leucodendron 'Pisa'</i>	Silver-leaved Yellow Cone Bush	5GC	5
S6	<i>Myrsine africana</i>	African Box	5GC	4
S7	<i>Celtis occidentalis 'Royal Purple'</i>	Deep Burgundy-leaved Smoke Bush	5GC	1
S8	<i>Aspidistra elatior</i>	Cast Iron Plant	1GC	5
Groundcovers				
GC1	<i>Aeonium arboreum 'Variegatum'</i>	Variegated Dinner Plate Succulent	1GC	7
GC2	<i>Echeveria elegans</i>	Grey Mexican Rose Hen and Chicks	1GC	9
GC3	<i>Cotyledon orbiculata</i>	Gray Pig's Ear Succulent	1GC	7
GC4	<i>Rosa 'Flower Carpet'-White</i>	White Carpet Rose	1GC	3
GC5	<i>Echeveria agavoides 'Red Edge'</i>	Green Hen and Chicks	1GC	8
Perennials				
P1	<i>Helictotrichon sempervirens</i>	Blue Oak Grass	1GC	3
P2	<i>Juncus pallidus 'Javelin'</i>	California Rush	1GC	18
P3	<i>Anigozanthos flavids</i>	Yellow-green Kangaroo Paws	1GC	5
P4	<i>Nephrrolepis cordifolia</i>	Southern Sword Fern	1GC	7
P5	<i>Limonium persezi</i>	Purple Sea Lavender	1GC	9
Vines				
V1	<i>Clytostoma callistegiodes</i>	Violet Trumpet Vine	5GC	2
V2	<i>Trachelospermum jasminoides</i>	White Star Jasmine	5GC	2
V3	<i>Pandorea jasminoides 'Rosea'</i>	Pink Bower Vine	5GC	2

1 **Planting Plan**
SCALE: 1/4" = 1'-0"

Irrigation Note: An automatic irrigation system shall be installed with a weather based controller.



1 Drainage & Erosion Control Legend
SCALE: 1/8" = 1'-0"



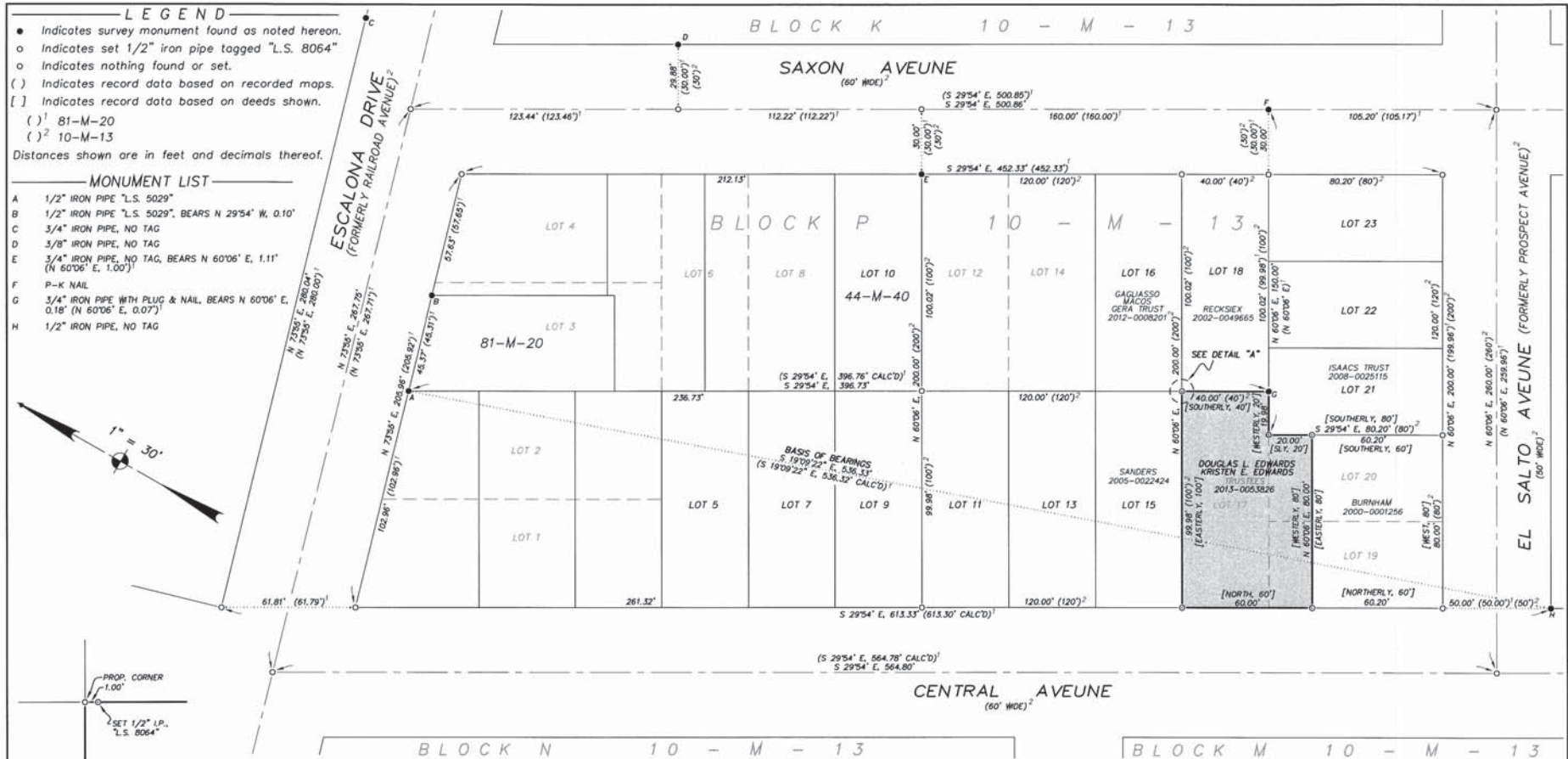
Legend	
ds □	Downspout with Splash Block
ds ○	Downspout to Solid Pipe
→	Direction of Surface Drainage
▬▬▬	Construction Entrance
▬▬▬	Straw Roll
—▲—▲—	Silt Fence
—	Vegetated Swale

Ellen Cooper
Landscape Architect
Ca. Lic. #2937

EDWARDS RESIDENCE
124 CENTRAL AVE
CAPITOLA, CA 95010

DATE	05-12-13
ISSUE DESCRIPTION	
SCHEMATIC/CASUAL	
DESIGN OF	
PLANNING	✓
BUILDING	✓
REVISIONS	

Item #: 5.B. Attachment A Plans.pdf



LEGEND

- Indicates survey monument found as noted hereon.
- Indicates set 1/2" iron pipe tagged "L.S. 8064"
- Indicates nothing found or set.
- () Indicates record data based on recorded maps.
- [] Indicates record data based on deeds shown.
- ()¹ 81-M-20
- ()² 10-M-13

Distances shown are in feet and decimals thereof.

MONUMENT LIST

A 1/2" IRON PIPE "L.S. 5029"

B 1/2" IRON PIPE "L.S. 5029", BEARS N 29°54' W, 0.10'

C 3/4" IRON PIPE, NO TAG

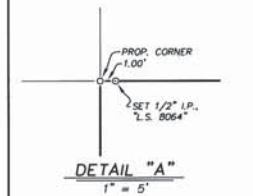
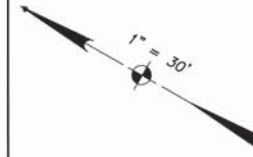
D 3/8" IRON PIPE, NO TAG

E 3/4" IRON PIPE, NO TAG, BEARS N 60°06' E, 1.11' (N 60°06' E, 1.00')

F P-K NAIL

G 3/4" IRON PIPE WITH PLUG & NAIL, BEARS N 60°06' E, 0.18' (N 60°06' E, 0.07')

H 1/2" IRON PIPE, NO TAG



SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF DOUGLAS & KRISTEN EDWARDS IN APRIL 2014.



LUKE R. BEAUTZ, P.L.S. 8064
 LICENSE RENEWAL DATE 12/31/15

DATED _____

COUNTY SURVEYOR'S STATEMENT:
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS _____ DAY OF _____ 20____

GREGORY R. JONES, P.L.S. No. 8376
 LICENSE RENEWAL DATE 12/31/15

RECORDER'S STATEMENT
 FILED THIS _____ DAY OF _____ 20____
 AT _____ M. IN VOLUME _____ OF MAPS AT
 PAGE _____ AT THE REQUEST OF DOUGLAS &
 KRISTEN EDWARDS.
 COUNTY RECORDER _____
 BY DEPUTY _____

BASIS OF BEARINGS: S 19°09'22" E
 ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS "A" AND "H" AND AS CALCULATED BASED ON 81-M-20.
 S 19°09'22" E, 5.36.32' CALCULATED
 S 19°09'22" E, 5.36.33' MEASURED

RECORD OF SURVEY
 OF THE LANDS CONVEYED TO
**DOUGLAS L. EDWARDS AND
 KRISTEN E. EDWARDS, TRUSTEES**
 BY DEED RECORDED AS DOCUMENT NUMBER
 2013-0053826 OF OFFICIAL RECORDS
 WITHIN THE CITY OF CAPITOLA
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 30' APRIL 2014
 BY: LUKE R. BEAUTZ, C.E., L.S.
 A.P.N. 036-122-13 SHEET 1 OF 1

Item #: 5.B. Attachment A Plans.pdf

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Floor Area Ratio (FAR)	
Lot Size	5600 sq. ft.
Maximum Floor Area Ratio for SF with Accessory Dwelling	60% (Max 3,360 sq. ft.)
Existing Home (less the demolition)	623 sq. ft.
Existing Garage (less the demolition)	864 sq. ft.
Addition First Story Floor Area Main House	989 sq. ft.
Addition Second Story Floor Area Main House	884 sq. ft.
TOTAL Floor Area	3,360 sq. ft. Complies

Non-Conforming Evaluation			
Single Family Home			
Existing home	2067	\$200	\$413,400
Existing porch	66	\$25	\$1,650
		Total	\$415,050
Home + Addition	2496	\$200	\$499,200
Porch	357	\$25	\$8925
		Sub Total	\$508,125
Credit for remodel	623	\$100	-\$62,300
		Total	\$445,825 / 107%
Garage			
Existing Garage	611	\$90	\$54,990
Existing Garage Unit	611	\$200	\$122,200
		Total	\$177,100
New Garage	432	\$90	\$38,880
	432	\$200	\$86,400
		Sub Total	\$125,280
Credit for remodel	432	\$45	-\$19,440
	432	\$100	-\$43,200
			\$62,640 / 35%

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State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 26 *Resource Name or #: (Assigned by recorder) 124 Central Ave. Capitola CA

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Cruz and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Soquel Date 1994 (photo revised) T ; R ; 3 of 3 of Sec ; B.M.

c. Address 124 Central Avenue City Capitola Zip 95062

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 5933548 mE/ 4092497.48 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 036-122-13-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is located at elevation 89, in a residential neighborhood of houses that span a wide range of ages 1880s to recent years. Most properties are very well kept and convey the sense of the city as it grew and in-filled with architectural styles popular during the period they were constructed. While many of the homes have been enlarged, the remodel has generally maintained the setback and allowed the older facades to dominate the streetscape.

The house now addressed as 124 Central Ave. was constructed in three eras. The first building on the property was, a square form approximately 25 feet square, with the entry porch on the north side of a front facing gabled (pitched roof) cottage c 1900. This building appears to have been moved back on the property and the second section, with craftsman details was attached in the front c. 1915. This has an intersecting gable roof with a front facing and two side facing gables with exposed rafters. The third section is in the rear and created a two story addition c.1925.

The front façade created in 1915 provides the building its architectural style. The gables are bracketed with knee braces and a simple bar screen fills the front peak. A projecting square bay off-set on the front façade is covered with

(Continued on page 3)



*P3b. Resource Attributes: (List attributes and codes) HP 2 single family house

*P4. Resources Present:
Building Structure Object Site District
Element of District Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #) Front Façade, 4/2014

*P6. Date Constructed/Age and

Source: Historic Prehistoric
Both

Constructed: c.1900 /1908 Sanborn Maps

*P7. Owner and Address:

Edwards Trust
124 Central Avenue
Capitola CA 95010

*P8. Recorded by: (Name, affiliation, and address)

Bonnie Bamburg
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. Date

Recorded:5/16/2014/10/21/2014

*P10. Survey Type: (Describe) intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Capitola Historic Resource Inventory

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6 L. Not eligible for NRHP, CRHR but may warrant special local planning consideration

Page 2 of 26

*Resource Name or # (Assigned by recorder) 124 Central Ave., Capitola CA

B1. Historic Name: Maria Louisa Reanier Bungalow

B2. Common Name:

B3. Original Use: residence

B4. Present Use: vacant

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations) appears first in 1905 as a square form with a north entrance. Moved back on the parcel a front addition in 1915-16 and c. 1925 a rear addition.

*B7. Moved? No Yes Unknown Date: c. 1915 Original Location: on original site- part moved back on the property

*B8. Related Features:

Barn (garage)

B9a. Architect: Unknown b. Builder: c.1900 F.A. Hihn , additions unknown

*B10. Significance: Theme Residential Architecture Area Capitola California
 Period of Significance 1900-1950 Property Type house Applicable Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

When evaluated within the Historical Context Statement prepared for the City of Capitola, the subject property does not appear eligible for listing in the California Register of Historic Resources or National Register of Historic Places because it does not retain sufficient integrity, is not a distinctive or artistic example of vernacular Craftsman style and is not directly associated with events or people who are significant in the history of Capitola.

Part of the Rancho Soquel, the 1,668 acres that was granted to Martina Castro Lodge in 1834, Camp Capitola was founded in 1869 by Fredrick A, Hihn and leased without much attention until 1882, when Capitola was recognized as a desirable beach front recreational area and he when he began active management of the land. (continued on page 4)

B11. Additional Resource Attributes: (List attributes and codes) HP 3

*B12. References: City & County public documents, and noted in the text. Additional sources are on page 19

B13. Remarks:

*B14. Evaluator: Urban Programmers

*Date of Evaluation: 5/16/2014 update 10/20/2014



(This space reserved for official comments.)

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary
 HRI #
 Trinomial

#

Page 3 of 26 *Resource Name or # (Assigned by recorder) 124 Central Ave. Capitola ,CA
 *Recorded by: Urban Programmers *Date 10/20/2014 x Continuation Update

P3.Description continued:

a shed roof. Fenestration consists of a horizontal three pane window in the center peak, paired windows in north side of the wall and a larger tripartite window in the projecting bay. All are of a similar style with clear glazing and small panes on the top half of the opening. The wall surfaces are divided between square cut shingles on the top and wide horizontal lapped board on the lower third of the walls. The porch and entry are the focal point of the house. On the south side of the façade the porch is covered by a second lower gable where the ends of the roof are supported by paired square posts, four at the corner (columns) with angle cut trim at the top that is decorative. The porch has a low wall covered in wide horizontal lapped board. This siding also covers the column base with mitered joints. The south façade continues with the shingle and horizontal board siding punctuated by a tripartite, single hung window where the upper glazing is six divided panes and a single clear pane below. The frame for all windows is a flat board frame. Beyond the gable the building steps back on both sides and the siding changes to narrow width beveled siding. A pair of taller windows with clear panes and a set of 4 narrow windows punctuate this façade. It appears that the windows in this section were added/replaced when the front section was added. The rear façade is divided with a projecting squared addition covering 2/3 of the rear of the house. The remaining south part of the façade appears to have been a porch with a roof that slants lower over where the porch has been walled in and has a small window. The two-story addition has a door entering the older part of the building (entry location is consistent with that shown on the Sanborn Mao 1905). The addition is squared with a gable roof that is off-set extending on the north to the edge of the building and is much shorter on the south pitch where the addition ends. The siding of the addition is beveled, however the boards are slightly wider than the body of the house. The windows in the addition on the first level were narrow vertical style in a bank of five. The upper are horizontal in sets divided in quarters with muntins, two on the side and three on the rear. These windows meet at the corner and appear to be a sliding systems in wood frames.

The condition of the building is deteriorated, particularly the rear portion and two-story addition. It appears the construction was never good craftsmanship, the foundation and cripple walls are uneven which is very substandard- even for the era when it was constructed. Although it appears the foundation was constructed at about the same time, the rear portions are structurally less stable than the front section. There is also a section of perimeter foundation on the south side that appears to have been added in the 1950s. Wood rot is pervasive with some boards completely eroded. The rear addition is leaning to the north and has been propped to keep it from falling over. It does not appear to be tied into the building's structure in a stable manner. The front section and façade is the most stable of the building. Here, some of the material appears to be redwood which has lasted in better condition than the other woods, yet the

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary
 HRI #
 Trinomial

#

Page 4 of 26 *Resource Name or # (Assigned by recorder) 124 Central Ave. Capitola ,CA
 *Recorded by: Urban Programmers *Date 10/20/2014 x Continuation Update

horizontal skirting and cripple wall, although more substantial construction than the rear, are also deteriorated. While the basic structure shows extensive deterioration, there is rot and evidence of water and insect intrusion around most windows indicating maintenance has been deferred for many years, although the trim has been recently painted.

The second building on the property is a former barn that has an apartment above and the lower portion is used as a garage. An addition has been tacked on to the rear. Originally part of the neighboring property the style is not Craftsman. The two-story, wood-frame, building has a pitched roof (front facing gable) and is covered in square cut shingles on the front facade. This façade has a full width opening with double sliding doors constructed with vertical board and trimmed with cross bracing. The upper level has paired, double-hung, wood frame windows with decorative frames, showing upper and lower molded trim. The eaves are enclosed and a curvilinear bargeboard with scrolls at the ends is the decorative element. The original side facades are constructed with board and batt walls, while the additions to the rear are utilitarian in design using a mix of surface materials, plywood, and roofing paper. The addition raises above the original ridgeline and has a shed roof. What appears to be an original pedestrian doorway on the first level, north faced has been extended by two new doorways. It is not clear if the large opening in the side of the barn is original and is missing doors, or part of the modifications when the upper level became an apartment c.1912, and was a window, or was cut into the building at a later date.

The condition of the barn is stable, however the addition to the rear is not good craftsmanship and is deteriorated. That part of the building is listing and sagging in structure.

Integrity and Character defining Features:

The statement of integrity is of the visual aspects of the design and is not an engineering evaluation. Within the context of an historic architectural evaluation the building retains the integrity of the Craftsman design c. 1915-16 on the front portion. Considering the National Register's seven aspects of integrity the house retains those of; location- where it was originally constructed in a residential neighborhood of early twentieth century homes; design- The front section of the house retains the craftsman design of c. 1915-16, although the rear sections do not exhibit this design and have lost the architectural integrity of the original small house; setting- the house is within a residential neighborhood that includes houses from the same era although remodeled and enlarged they maintain a recognizable span of turn of the century-1930 streetscape; Materials- the wood frame house retains much of the original materials of its construction, although much of the wood is deteriorated; workmanship-with the exception of the rear two-story addition and how it intrudes into the main building the house exhibits the workmanship of the original builders but is substandard work- even for the era.

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary
 HRI #
 Trinomial

#

Page 5 of 26 *Resource Name or # (Assigned by recorder) 124 Central Ave. Capitola ,CA
 *Recorded by: Urban Programmers *Date 10/20/2014 x Continuation Update

The Craftsman front section is slightly better craftsmanship; feeling - the house retains the c.1908 feeling of a small Craftsman Bungalow, and the last aspect association- although it was owned by Frank Reanier it is not clear if he lived in this house or if so for how long. He is listed in the Santa Cruz City Directory living at the F.A. Hihn Company (building not specified) or the Capitola Hotel during his working career. He also owned the house next door at 122 Central Ave. The building has diminished integrity due to the alterations, poor construction and lack of direct association to an event or person of importance in Capitola.¹

Craftsman Style; A style attributed to the Green Brothers in Pasadena CA(1803-1914). After the turn of the century at the height of their designs, their work in Pasadena was published in magazines and gained national acceptance. Soon the High Style Craftsman (Gamble House, Pasadena), was simplified to a few basic elements and vernacular Craftsman Bungalows filled subdivisions throughout California. In Capitols the style was very compatible with the weather and the setting, but possibly due to the part time use there are no high style craftsman homes. In Capitola "perking up" the small cabin style houses with the Craftsman details added this style to the community. The character defining features of the Craftsman style are those exhibited on the front section (façade) of the subject house, low-pitched gabled roof (side gable variation), broad overhanging eaves with exposed underside and decorative knee-braces, paired columns and a half-wall porch with timber frame. Also defining of the style (a carryover from the Prairie Style) is the small pane window glazing, divided by wood moutins in the upper sash of the casement windows. These elements of the front section of the building define the Craftsman style.

B10: Significance Continued:

Hihn filed subdivision maps in 1882, and within two years the beach and southern bluff had been subdivided for home sites and a beach resort was established that included a dance hall, bowling alley, skating rink and shooting gallery. By 1895, the Capitola Hotel was opened and, along with his other developments in Santa Cruz, Capitola became a very popular resort in California. After 1904, when Fred Swanton's electric railroad began service from Santa Cruz to Watsonville the area boomed with visitors and new development. The 1905 Sanborn Publishing Company Map of Capitola shows considerable growth in residential development from the 1892 map. As well as commercial enterprises, Camp Capitola had become a growing residential community by the time F.A. Hihn died in 1913 and his extensive property holdings in Capitola were left to his daughter Katherine Henderson. On August 8, 1904 the F.A. Hihn Company prepared a deed in favor of Frank and Ida Reanier for the property at 124 Central Avenue (lots 17 & 18), however, it was not until May

¹ Frank Reanier is directly and significantly associated with the Superintendent's Office, where he lived and worked and is a building listed in the National Register of Historic Places.

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25, 1919, that the deed was recorded.² Most of the rest of the Hihn holdings were sold to Henry Allen Respin, who began to market Capitola, beyond the resort aspects, as a year round community. His Bay Head Land Company planned an exclusive community of landscaped golf courses, hotels (fire proof concrete), and private clubs, for which he began selling land. Unfortunately for Respin, world events seem to have taken a toll on his plans. Beginning his plan during WWI, which was followed by a decade of the "Great Depression", the effort ended in 1929 with bankruptcy, the same year the Hotel Capitols burned. This was not the only disaster to befall Capitola, in 1933 much of the commercial district also burned. With full time residents living above the area the rebuilding began and the area incorporated as the City of Capitola in 1949 during California's centennial celebrations of the 1849 Gold Rush.

124 Central Avenue was part of the F.A. Hihn Company subdivision known as Depot Hill in recognition of the rail depot, and rail line, that Hihn arranged to have constructed in Capitola. The parcel is shown on the 1905 Sanborn Publishing Company Map with a square house (approximately 25X25 ft.). By the time the 1917 Sanborn Map was drawn the property has an "overlay" showing the building had changed form by adding the front Craftsman style section that is present today. The 1905 Map was revised in 1907, 1910, 1912, 1913, and 1917. It was not determined with certainty exactly which year the revision was made or exactly when the addition was constructed, however it appears to have been remodeled c. 1912-15.³ A manuscript titled "Promised Chapter- Reanier" states that Frank and Ida built his mother "a house on Depot Hill, a lovely spot in Capitola, this house at 124 Central Ave., is still there."⁴ Frank Reanier's mother died in 1912 while the Reanier family was living on the second floor of the F.A. Hihn Building- Capitola Superintendents Office. Sometime after his mother died the family moved to Central Avenue.⁵ From a visual inspection it looks like the small house of 1905, was moved back on the property, placed on a new foundation and remodeled with the front addition that was constructed in a variation of the then popular Craftsman style.

Frank Eugene Reanier was born in Ohio of a French father and English mother in 1856. The year he was born his father mysteriously disappeared leaving his wife Maria Louisa Avery Reanier and two children. Frank and his half-sister Charlotte Avery remained very close throughout their lives- encouraged by the long sea trip that brought them to California.⁶ By the time he was 14 he lived with his mother

² Deed recorded in the Official Records of Santa Cruz County, 5/25/1919 book 2887 of Deeds, page 162

³ This appears to be about the year Maria Louisa Reanier moved from a cottage to Depot Hill- manuscript in the Frank Reanier Files at Capitola History Museum

⁴ Manuscript sent to Carolyn Swift from Bonnie Gaia on July 5, 2000 (Capitola Historical Museum Collection-"The Promised Chapter- Reanier" pages 1-7)

⁵ Ibid page 6

⁶ Shurtleff, William & Shurtleff, Lawton, The Shurtleff and Lawton Family Genealogy and History, Pine Hill Press, Lafayette CA, 2005 pg 281-283

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and her relatives in Grass Valley, California. At age 23, in 1879 he registered to vote in Indian Springs, Nevada County, California. In that and subsequent registrations he is described as having a scar on his nose.⁷ At the time of the 1880 U.S. Census he is farming in Rough and Ready, California with his mother. He married Ida Sarah Elster, who was born in 1868 into a family that traced their roots to Stephen Hopkins of the "Mayflower" and Revolutionary War soldiers. The family lived in Santa Cruz until 1888 when they moved to Capitola. He first registered to vote in Santa Cruz County in August 1888 listing Santa Cruz District 2 (Capitola) as his residence. In 1890 he is listed as the manager of Camp Capitola.⁸ In 1892 and 1896 he also reregistered in Capitola listing his occupation as a clerk.⁹ In 1892, his mother Maria Louisa Avery Reanier joined her son and his family in Capitola where she lived in a cottage, on the flat, near the tressel.¹⁰ In 1910, the U.S. Census listing shows that he was living in Capitola and was the Superintendent of Capitola (for the F.A. Hihn Company). During his career he became the Superintendent of F.A. Hihn's extensive holdings in Santa Cruz County, including the Capitola Hotel, the Santa Cruz Waterworks, the Laurel Timber Mill, the Salinas Planing Mill, the Zyante Ranch and was General Superintendent of Capitola-by-the-Sea. He also was superintendent for Hihn's real estate that was for sale within Santa Cruz County.¹¹ Another duty was planning for the Pan Pacific International Exhibition that was underway when F.A. Hihn died. In 1913, Reanier became the Superintendent for the Santa Cruz County exhibits at the fair.¹² The fair took three years to plan and was open March - December 1915. After the close of the fair, Reanier continued his duties working for the F.A. Hihn Company - then owned by Hihn's daughter Katherine Henderson who inherited the Capitola land and business after her father's death. A deed was prepared selling the property at 124 Central Avenue to Reanier in 1904, but it was not recorded with Santa Cruz County until 1919 the same year most of the F.A. Hihn Company holdings in Capitola were sold. This is also the year Frank Reanier purchased the corner lots, 19 & 20 including a large house at the corner of Central and El Salito. This may have been predicated by his mother-in-law, Hettie Elster who came to live with them.¹³ At that time Reanier owned several properties.¹⁴ On Central Avenue, these properties were lots 17 (Central Ave to Saxon Ave), 19, & 20

⁷ Great Register of Nevada County, California State Library, Sacramento, California. pg 45

⁸ Polk, R.L. San Jose City Directory 1890, Santa Cruz County listing, page 644

⁹ Santa Cruz County, Great Registers, 1866-1898. Microfilm, 185 rolls. California State Library, Sacramento, California.

¹⁰ Manuscript, in the Frank Reanier file at the Capitola History Museum

¹¹ Shurtleff, William & Shurtleff, Lawton, The Shurtleff and Lawton Family Genealogy and History, Pine Hill Press, Lafayette CA, 2005 pg 281-283

¹² *ibid*

¹³ U. S, Census, 1920; Census Place: *Santa Cruz, Santa Cruz, California*; Roll: *T625_148*; Page: *13B*; Enumeration District: *220*; Image: *707*.

¹⁴ Deed from Ralph and Martha Abbott to Frank Reanier, Recorded 12/3/1918. Book 285 of Deed, page 154

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(corner lots) in the Depot Hill subdivision.¹⁵ The 1920 U.S. Census lists Reanier as the Superintendent of Capitola and he is salaried. It appears he worked for the company owned by Katherine Henderson and managed the sale to of the Capitola holdings to H.A. Raspin and may have worked for Raspin for a short period. However there may have been a beak in his employment for in the 1916-17 Santa Cruz City Directory he is shown as a farmer. Known for his love of the outdoors and nature, in the mid-1920s, Frank who overseen the Hotel Capiotla, and Ida managed the cottages and dining room in Big Basin Redwoods State Park.¹⁶ In 1926, the Santa Cruz City Directory lists Frank Reanier as a hotel manager thus describing this phase of his career. Well known for his managerial abilities he was appointed to fill a vacancy on the Santa Cruz Board of Supervisors in 1927, and was appointed to fill another partial term in 1929. He died February 7, 1931, while serving the second appointed term.¹⁷ In the Decree of Dissolution after his death, Ida Reanier is given the northerly 20 feet of lots 19 & 20 (barn). She owned the property at 124 Central Ave. This disposition of property shows that Frank Reanier owned the lots at the time of his death and likely was living in the house.

By 1934, the first time street addresses are listing in the Santa Cruz City Directory Ida Reanier was living in the subject house. She remains the owner for many years, sometimes sharing the house with her youngest son Elster who during the years held a number of part time jobs, including truck driver. Married twice and fathered two children, Elster Reanier died April 21, 1939. Ida remained living in the 124 Central Avenue house.¹⁸ In 1943, Ida deeded the subject property to her surviving son Wilber A Reanier and his wife Misty, who were residents of the SF Bay Area. It appears that Ida continued to live in Capitola.¹⁹ Ida Reanier died in 1963 and is buried with her husband and her Mother-in-Law, Marie Lousia Reanier in the Soquel Cemetery. The eldest son, Wilber A. Reanier inherited his father's ability for management. After establishing a garage in Capitola he became the supervisor of sales for the western division (western states and Hawaii) for Tidewater Associated Oil Company, working and living in the San Francisco-Oakland Bay Area.

The property remained in the extended Reanier family passing first to grandchildren, Frances Geddings and Mollie Whitney and then in Percy R. Whitney and Marian E. Whitney in 1977, and in 1981, to Percy Robert Whitney followed in 2000 by a transfer into the Percy R. Whitney Trust. In 2014 the property was sold to The Edwards Trust. Due to the poor condition of the buildings, the Edwards family has not occupied the property.

¹⁵ The parcels are shown on the Santa Cruz County Assessor's recorded map as parcels 12 & 13

¹⁶ Ibid & Santa Cruz City Directory, ibid

¹⁷ California Death Record- Santa Cruz County

¹⁸ Watsonville City Directory 1948,1950

¹⁹ Santa Cruz County Directory 1953,1958

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Evaluation:

The subject of this evaluation, 124 Central Avenue in Capitola was previously recorded in the 1986 Architectural Survey undertaken by Rowe & Associates for the City of Capitola. In that survey the house was estimated to have been constructed in 1910 and is described as a "Craftsman Bungalow, bracketed gable with stickwork. Side entrance with short, double columns to either side." In the survey Rowe & Associates also identified an area of Depot Hill that was potentially eligible for listing in the National Register of Historic Places, at the local level of significance, for its depiction of the development of Camp Capitola with Victorian and Craftsman style homes. Central Avenue and the house at 124 were included in that potential historic district. In 2004, Archives & Architecture reviewed the 1984 survey and found that a historic district was still potentially eligible for listing in the Register. At this time there has not been a nomination to the National Register or a local ordinance to designate a historic district. The property is not officially designated on any local, state or federal registers of historically significant resources.

This evaluation updates the 1986 survey. The house has not changed its architecture since the 1986 survey. Other than recent white paint on the trim, it does not appear there has been any change to the building since 1925. The house is part of the continuing development of Depot Hill, first as a small house c. 1900, as shown on the 1905 Sanborn Map and then as a larger more stylistic iteration c.1915-16 that is shown on the 1917 Sanborn Map. The area remains residential in character with a mix of styles and sizes, however the older houses that have been remodeled and enlarged have, for the most part, retained the setbacks and front facades that were part of the streetscape c. 1925. The Craftsman variation is consistent with a carpenter's interpretation of the style and is pleasant with simple stickwork making the most of an economical treatment. As mentioned the Craftsman style is broad ranging from the highly artistic to the simple decorative treatment created by a carpenter, as is found in this house.

The second building on the property is a barn c.1900, that was originally associated with the house at 122 Central. This property including the barn was acquired by Frank Reanier in 1919.²⁰ The barn is typical of small barns from the turn of the century, and like many was transformed into a garage.²¹ Prior to 1927, the upper level was converted to "dwelling rooms" and a window inserted in the front façade. Alterations to the barn are fairly minor, with the exception of the addition to the rear which is incompatible with the design and in very poor condition. The original barn/garage retains a high degree of integrity and is a building type

²⁰ Other than the Superintendent's Building in Capitola, a street address for the Reanier family was not found until the City Directory lists one for the widow Ida Reanier in 1934.

²¹ The 1927 Sanborn Map first shows the conversion.

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that is a good representation of what was once a common ancillary building in Capitola before 1930.

The history of the house and property shows an association with the Frank and Ida Reanier family. Frank Reanier was a significant historical person in the history of Capitola serving as the Superintendent of Capitola for the F.A. Hihn Company and was twice appointed to the Santa Cruz County Board of Supervisors. The house was purchased for Frank Reanier's mother in 1904 and remodeled likely after her death (1912-1918). She lived there until her death in 1912. It is likely that the family remodeled the house and there after her death. In December 1919, Frank Reanier purchased the property next door and appears to have lived there until his death. After Frank's death in 1931, his widow Ida Reanier lived in different places including the house at 124 Central Ave. with her son Elster. Before selling the property at 122 Central Avenue the lot line was adjusted to remove the barn/garage from that property and include it with the house at 124 Central Ave. as specified in Frank Reanier's will or Dissolution Decree. The property configuration remains.

EVALUATION USING THE CRITERIA OF THE CALIFORNIA REGISTER

The criteria for listing historical resources in the California Register of Cultural Resources are consistent with those for listing resources in the National Register of Historic Places, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. An historical resource must be significant at the local, state or national level under one or more of the following four criteria;

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

In addition, the resource must retain enough of its historic character or appearance to be recognizable as a historic property, and to convey the reason for its significance.

Criteria 1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

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The building does not meet Criterion 1, as having been associated with an event or broad pattern that contributed significantly to local or regional history. As part of the Depot Hill subdivision it was one of many lots that were sold and eventually developed. Like many in the subdivision, later alterations were made to the original building. This association to the growth of Capitola is not individually significant in portraying a specific era of development in Capitola.

Criteria 2. It is associated with the lives of persons important to local, California, or national history

The owner of the house after 1904 (recorded 1919), Frank Reanier or Ida Reanier. Frank served as the Superintendent of Capitol and twice was appointed a County Supervisor. His influence in the development of Capitols is significant. Although he and/or his wife owned the property it was purchased for, and occupied by his mother until her death. Assuming the family lived there a period it is was not the only residence for Frank Reanier and became the residence of Ida Reanier at some point in time. The association with Frank Reanier is indirect as he owned two homes on Central Avenue and several parcels of land in Santa Cruz County. Frank Reanier has a significant association to the Superintendent's Office where he lived and worked. The property does not meet Criterion 2.

Criteria 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

The house exhibits several iterations in the additions, only the front exhibits character defining features. From the street it appears a vernacular Craftsman Bungalow, however this style is carried out only on the front portion of the building and the rear previously a small house has lost its character design features. The multiple additions diminish the overall integrity of the building. It is not eligible for individual listing in the California Register of Historic Resources.

The barn/garage behind the house is a typical utilitarian form for a small barn. The addition in the rear diminishes the building's integrity, however, overall this ancillary structure does not embody distinctive characteristics that would qualify it for individual listing in the California Register of Historic Resources.

Criteria 4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

The soils have been disturbed during construction operations and then

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developed with a building, driveway, and landscaping that have disrupted the site and native soils. It is unlikely that significant information important to prehistory or history would be found on this site.

Potential for a Historic District: In 1986, Rowe and Associates completed the City of Capitola Architectural Survey that identified individual properties and also identified an area of Depot Hill that had potential to be nominated to the National Register of Historic Places as Camp Capitola Historic District, eligible at the local Level of significance for portraying the development of Capitola through the Victorian and Craftsman style homes constructed between 1884 and 1919. The area of Depot Hill that was identified included Central Avenue and 124 Central was identified as a contributing element in the district because it was constructed during the era of Camp Capitola and was a Craftsman Bungalow. A nomination was not submitted to the National Register. In 2003, the City wished to understand if the area would still meet the criteria for nomination as a historic district and an opinion of the differences between a locally designated historic district and a National Register historic district. Archives and Architecture was selected to provide this study. The study found that a Camp Capitola Historic District in essentially the same area appeared to still meet the criteria of location, design, materials, workmanship, setting, feeling, and association with the development of Camp Capitola 1884-1919 at the local level of significance. The study also discussed the criteria for a locally designated historic district that could be adopted by the City Council. As of this date, a historic district has not been nominated to the National Register of Historic Places or locally designated by ordinance of the Capitola City Council.

Evaluation using the City of Capitola's Historic Features Ordinance (adopted 1982)

The Capitols Historic Features Ordinance provides criteria by which to consider properties for the Register of Historic Features. There are eleven possible qualities to be considered in making findings for a determination/designation.

1. The proposed feature is particularly representative of a distinct historic period, type style or way of life.
2. The proposed feature is an example of a type of building once common in Capitols but now rare.
3. The proposed feature is of greater age than most other features serving the same function.
4. The proposed feature is connected with a business or use which was once common but is now rare.
5. The architect or builder is historically important.

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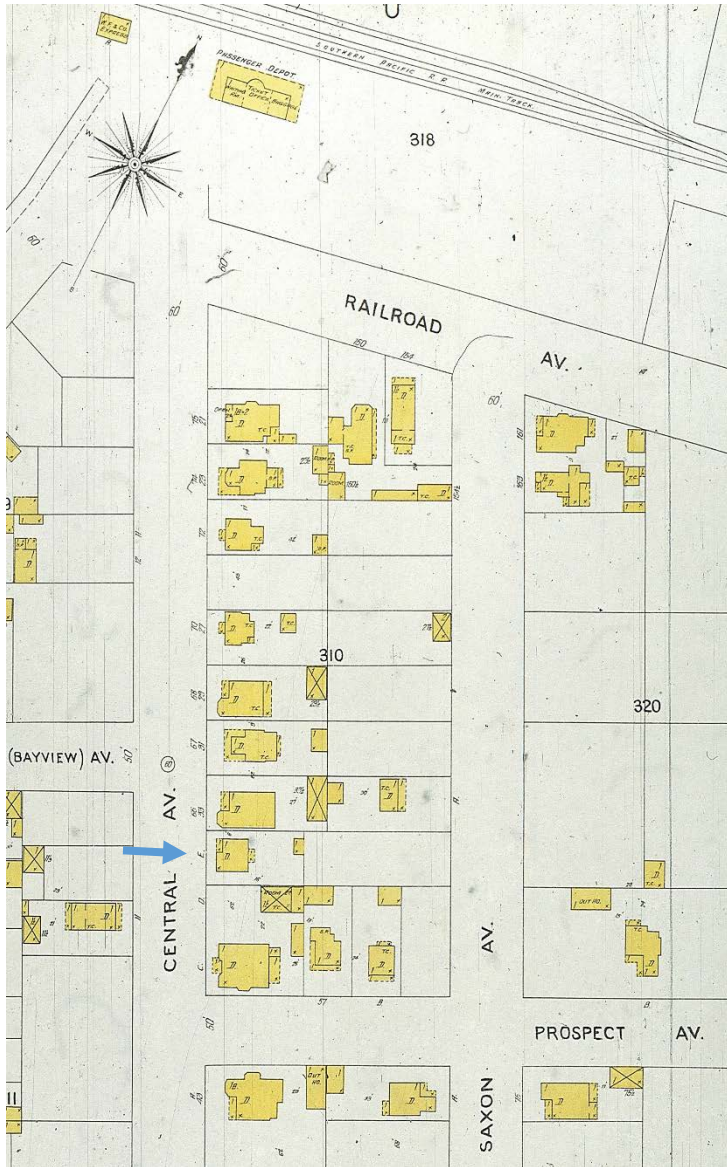
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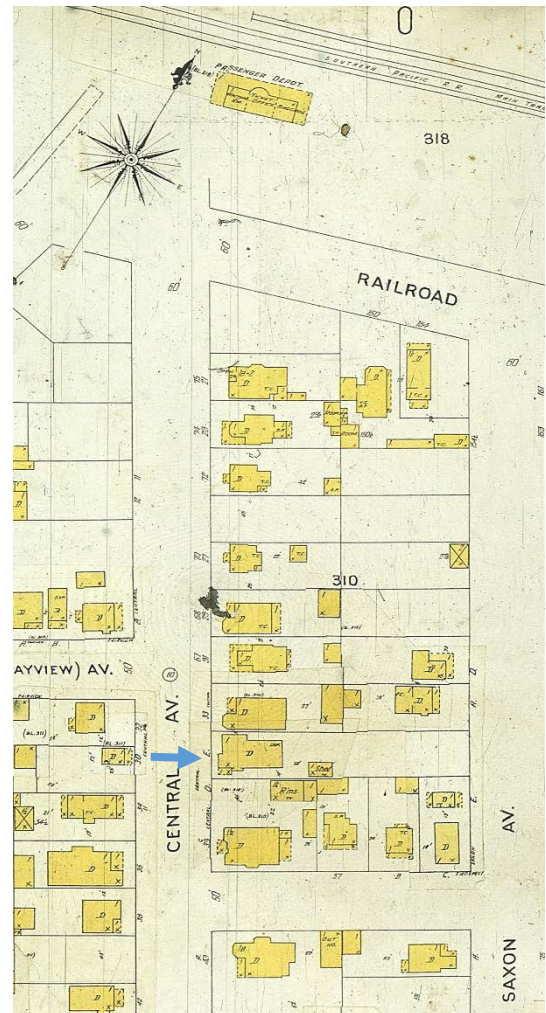
6. The site is the location of an important historic event.
7. The proposed feature is identified with historic persons or important events in local, state or national history.
8. The architecture, the materials used in construction, or the difficulty or ingenuity of construction associated with the proposed feature are significantly unusual or remarkable.
9. The proposed historic feature by its location and setting materially contributes to the historic character of the City.
10. The proposed historic feature is long established feature of the City.
11. The proposed historic feature is a long established feature of the City, or is a prominent and identifying feature of the landscape and is of sufficient aesthetic importance to be preserved.

While the building at 124 Central Avenue does not meet the criteria for listing in the California Register of Historic Resources it does appear to meet the Capitola Historic Features Ordinance, criterion 9 for the representation of a vernacular Craftsman Bungalow (front section) and for the setting on the 100 block of Central Avenue where it contributes to the historic character, demonstrating the phases of growth and development of the block and of the Depot Hill Subdivision. It also appears the barn/garage meets criterion 2 as a building type no longer common in Capitola. Although this building was part of the property next door (122 Central Ave) and may align more in design with that house.

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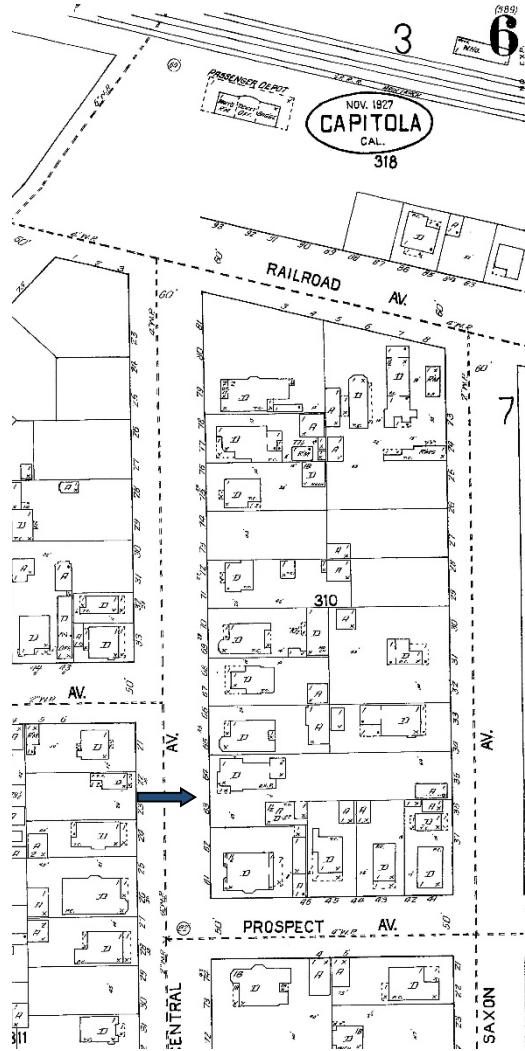
Sanborn Map, 1905. First map that shows 124 Central with buildings on the site. Prior maps have been vacant



Sanborn Map 1917. Note 124 Central has been enlarged and the barn associated with the corner house has rooms in the upper level.

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The Sanborn Map 1927 Shows the rear addition to 124 Central and that the parcel line has been adjusted to include the barn from 122 Central Ave., on the same parcel with 124 Central Ave. The barn continues to show as a dwelling with rooms in the upper level.

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Photographs: All photographs were taken March- April 2014 using digital format.



124 Central Avenue: Front façade of the house and barn/garage. The Camera is facing east.

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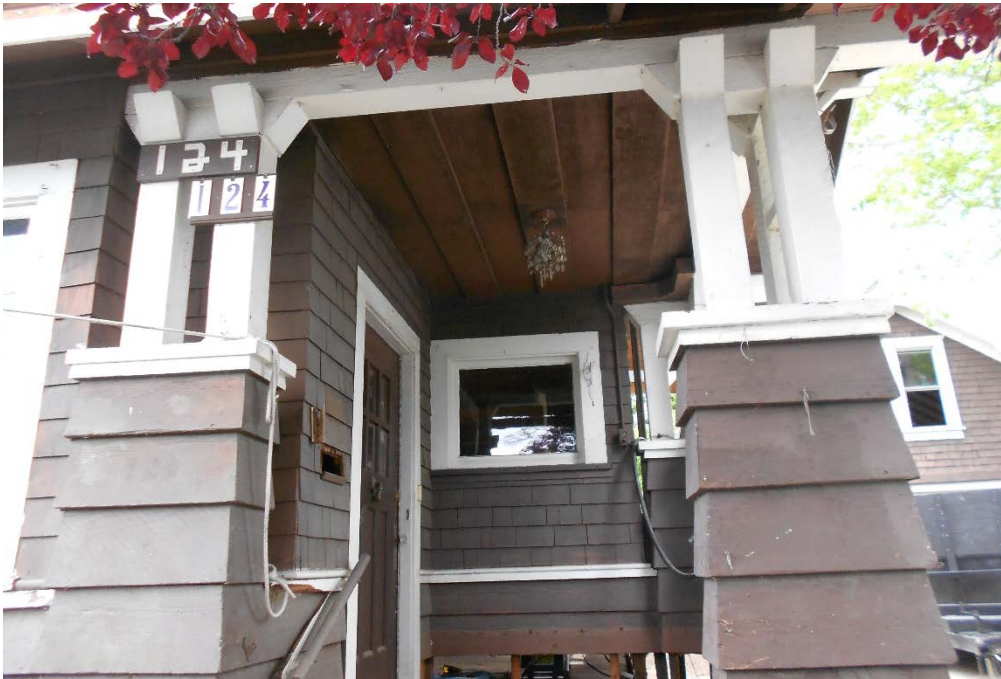
124 Central Avenue: South side of the double gable on the front porch.

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Detail of the paired columns and beams on the porch. Also shows the lapped siding on the column bases and shingles on the walls.

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124 Capitola. South façade showing the different elements of the building. The older section is in the rear (right) the Craftsman style in the front. Lower horizontal boards are removed revealing the different foundation structures. Note partial concrete perimeter foundation in the rear appears to have been added c. mid-1950s.

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124 Central Ave.
Northwest corner
showing the lack of a
foundation or even
perimeter mudsill.



124 Central Avenue:

North side at the
junction with the rear
addition showing the
lack of any foundation
other than widely spaced
piers that do not support
the buildings load in a
logical construction
manner.

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124 Central Avenue: Rear addition c. 1925 is of very poor quality construction and is leaning and pulling away from the main building. The camera is facing west. Note this addition does not have a perimeter foundation and widely spaced supports on mudsill.

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124 Central Avenue: Rear additions shown with the older on the left and the two story addition on the right.

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124 Central Avenue; South side façade of the Craftsman front façade and front façade of the barn/garage. Constructed c.1900 the building was originally part of the parcel at 122 Central Avenue and through a lot line adjustment is now included with the property at 124 Central Avenue.

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124 Central Avenue: Barn/garage c.1900 Note the sculptural cut of the bargeboard on the front and the enclosed eaves, detailing that is compatible with the house at 122 Central Avenue.

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124 Central Avenue: Barn/garage showing the addition on the rear. The original wall is board and batt and terminates after the first doorway on the right. The structure of the original part of the building is in relatively good condition, however the addition is-very poor construction and is failing. The original board and batt siding shows deferred maintenance where the boards are damaged or are missing.

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*Recorded by: Urban Programmers *Date 10/20/2014 x Continuation Update

Sources Consulted:

California State Library, California History Section; *Great Registers, 1866-1898*

Capitola History Museum, Frank Reanier Files including manuscripts by Bonnie Gaia and articles written by Carolyn Swift.

City of Capitola, "Historic Context Statement for the City of Capitola" prepared by Carolyn Swift, 2004

Rowe and Associates, Capitola City Architectural Survey, 1986

Santa Cruz City Directories (Capitola) 1920-1960

Santa Cruz County Assessor's Records

Santa Cruz County, *Great Registers, 1866-1898*. Microfilm, 185 rolls. California State Library, Sacramento, California.

Santa Cruz County Official Records

Shurtleff, William & Shurtleff, Lawton, The Shurtleff and Lawton Family Genealogy and History, Pine Hill Press, Lafayette CA, 2005

Swift, Carolyn, "Frank Reanier, The Superintendent of Capitola" Capitola History Museum Files

United States Census, 1870-1940

Urban Programmers, "Aptos Village Plan-Considering Historic Resources", August 2009

Urban Programmers, "Historic Resources Survey of Santa Cruz County", 1986

September 16, 2014

To: Katie Cattan, City of Capitola Planning Department

From: Carolyn Swift, historian appointee, Capitola Arch and Site Committee

Thank you, Katie, for honoring my request to view the DPR Primary Record for 124 Central Avenue, prepared by Bonnie Bamburg of Urban Planners.

I had several conversations with Bonnie when she was researching the house and know that a great deal of research and time went into the application. I also know, from experience, that it is easy to find errors in a work that someone else has worked hard to accomplish.

It appears, however, that Bonnie started this application with a particular point of view regarding the integrity of the house and its eligibility for listing on the California Register of Historic Resources. She repeatedly denies that the house is associated with “the lives of persons important to local, California, or national history,” specifically Frank Reanier.

The DPR record does a fairly good job of detailing the importance of Frank Reanier. Because he lived and worked in Capitola, he is probably the **most** significant contributor to Capitola’s development from 1890 until the end of his life in 1931. I will not detail his accomplishments here.

My concern is that considerable effort was made in the DPR record to show that Frank was not associated with the house at 124 Central, and that has led to a number of errors and inconsistencies.

I’ve traced the research and have done additional work, referenced here. I believe the conflicts are enough to warrant the authorization of a more accurate and less biased DRP Primary Record.

Contradictions in the DPR Primary Record for 124 Central Avenue, Capitola

The Building, Structure, and Object Record B10, prepared by Urban Planners of San Jose, states that “the subject property does not appear eligible for listing in the California Register of Historic Resources or National Register of Historic Places because it does not retain sufficient integrity, is not a distinctive or artistic example of vernacular craftsman style **and is not directly associated with events or people who are significant in the history of Capitola.**”

On page 5 of the continuation sheet, the evaluator, Bonnie Bamberg, said the building retains the c1908 feeling of a small Craftsman Bungalow; however, **“although it was owned by Frank Reanier it was not his home or office and is not directly associated with a person of importance in Capitola.”**

On page 6 of the continuation sheet, Bamberg states that the parcel (Lot 16 and 17 Block P, Hihn Subdivision Map, 1884) contained a small cabin but was owned by the Hihn Company, which “appears to have leased it for Frank Reanier’s mother.”

Conflicting Evidence:

Hihn Younger Archive, F.A. Hihn Company deed book entry 7036, Vol. 19, Hihn page 138.2, 1904, **notes the sale of Lot 16 and 17 to Frank Reanier in 1904.** In entry 7443, Vol. 20, page 111.1, Reanier transferred title to his wife, **Ida S. Reanier.** The property was purchased for \$400.

The craftsman style house was built for Reanier.

An assumption is made:

The DPR primary record concludes on page 7 that “in 1910, it appears from the U.S. Census listing that he (Frank Reanier) was living in Soquel on a farm.”

The census record actually has the Reanier family living together in 1910. **All of the residents listed on the census page are living in Capitola, and the majority is on Depot Hill.** A number are German immigrants who bought lots along with other members of the German American Club in the

1890s. Neighbors in the 1910 census included **Central Avenue** residents William Herman, Herman Hannemann, descendants of William Steinbughler, and Jiergen Christenson of Denmark.

No multiple Reanier family households are listed on this page of the census, nor are any Reanier family members listed elsewhere in the Soquel Township record.

Inaccurate estimate of property ownership:

Bamburg states on page 7 that Frank Reanier was not the owner 124 Central Avenue properties (then with an address of 35 Central Avenue), until he received a deed for the property in 1919 from F.A. Hihn's daughter, Katherine Cope Henderson.

The evaluator wrote, "At that time Reanier owned several properties including the double lot at the corner of Central and El Salto (next to the subject parcel) where they owned a large home." On page 8, a footnote asserts that, "Other than the Superintendent's Building in Capitola, an address for the Reaniers was not found until the City Directory lists one for the widow Ida Reanier in 1934."

The source cited is a deed listed in the Official Records of Santa Cruz County, 2887 of deeds, page 162.

A Santa Cruz Evening News story on August 15, 1904, however, traces the sale of corner lots 19 and 20 to Eli Webb, the owner of a local confectionary store. Webb appointed Capitola Post Office Manager in November, 1905 (Santa Cruz Evening Sentinel). His Central Avenue home was the site of his daughter's wedding in 1906.

Eli Webb sold his house and lots 19 and 20, Block P, Capitola, (39 Central Avenue) to Ralph H. Abbott in a transaction noted in the Santa Cruz Sentinel on April 26, 1910.

Clearly, this was not the primary home of the Reanier family in 1910. The Reaniers lived next door at 35 (124) Central Avenue.

The 1920 census has the Reanier family, including Ida's mother Hattie, listed with several of the same Central Avenue families that had also appeared on the same page in the 1910 census. Among them were Herman

Hannemann and Eulysses Ordway, a descendant of William Steinbughler. **(The Reanier family had kept the same residence between 1910 and 1920.)**

In the last paragraph on continuation sheet, page 7, Bamburg stated that, “By 1934, it appears from the listing in the Santa Cruz City Directory that Ida Reanier lived in the subject house. She remains the owner for many years, sometimes sharing the house with her youngest son Elster....” The son died in 1939, and “after that it seems Ida moved to Watsonville where she lived in the 1940s.”

The 1940 census lists Ida as living in the “same house” as she had previously. She is then 72 years-old. While two Ancestry.com directory listings do appear to give Ida Reanier a Watsonville Post Office Box in the 1940s, the pages—once the computer link is fully opened— actually note Capitola PO boxes. Ida did not move to Watsonville.

Page 9 of the DPR Primary Record repeats the conclusions that the house was primarily occupied by Frank Reanier’s mother until her death in 1912, and states that the house was then occupied by the couple’s sons, Elster and Wilbur. It states that after Frank’s death in 1931, Ida lived in different places. The house at 124 Central Avenue is supposedly one of the several locations. The continuation sheet further notes that “before selling the house at 122 Central Avenue, the lot line was adjusted to remove the barn/garage from that property and include it with the house at 124 Central Avenue.”

There is no evidence the family ever lived in the Webb house at 122 Central Avenue.

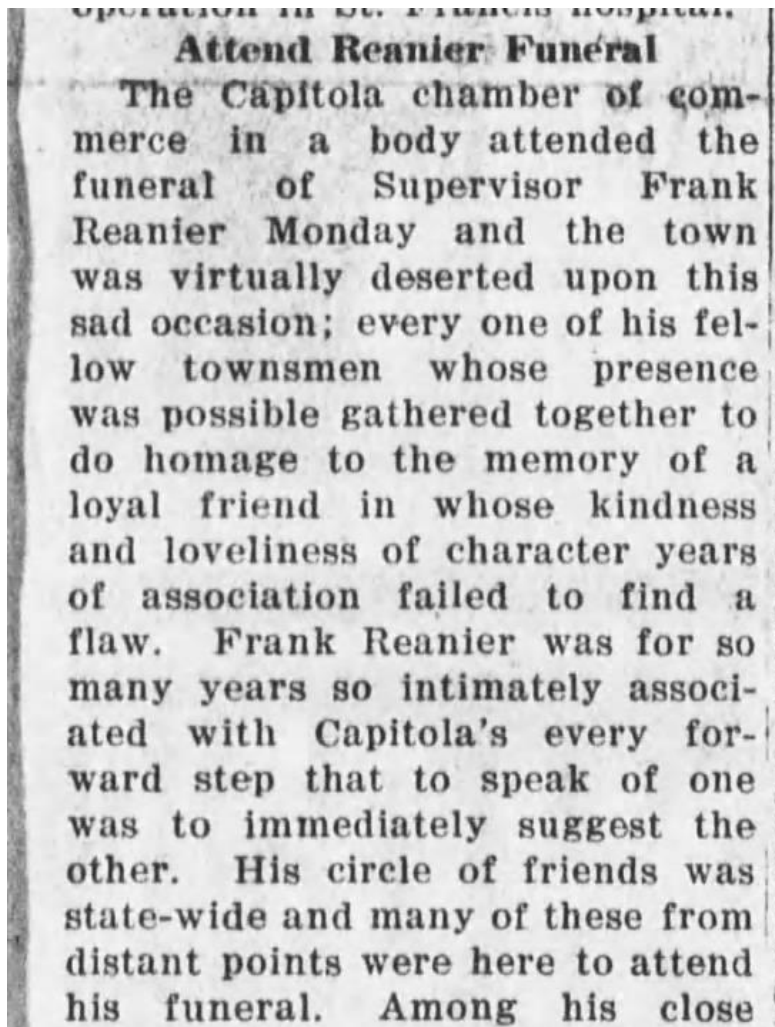
Census records and newspaper articles show that the Reanier family lived at only one house on Central Avenue. Sons and mothers-in-law lived at the same residence. News articles mark the dates of surprise gatherings and card games. One of the last parties in Frank’s lifetime was his birthday party recorded in the Santa Cruz Evening News on January 12, 1931. Family gathered for a reunion dinner “at his home on Central Avenue.”

After Frank died several weeks later, on Feb. 7, Ida kept living in the family home. She did not move to Watsonville, or anywhere else. A

building permit listed in the Santa Cruz Sentinel, October 5, 1949, notes that Ida put a new roof on the house for \$300. She continued living in the family house until her death, March 11, 1963.

IMPORTANCE OF FRANK REANIER TO CAPITOLA

Community recognition and affection for Frank Reanier is underscored in a Santa Cruz Evening News article printed at the time of his funeral, Feb. 11, 1931.



Item #: 5.B. Attachment D Carolyn Swifts comments.pdf

October 7, 2014 Email from Carolyn Swift:

First, she suggests that as the superintendent for Hihn's Capitola and Aptos investments, Reanier's importance is linked to the Hihn superintendent's building rather than his Central Ave. house.

Jim and Barbara Reding successfully nominated the Hihn Supt. building to the national register in 1973. Jim has given all that documentation to the Capitola Museum. Franklin might find some interesting detail. I think the building was approved as a good example of a Portuguese fishing village. And yes, the fishing village here is associated with Italians, not Portuguese, and they had nothing to do directly with the Capitola Avenue structure.

My point is that in 1973, very little research could be done on the actual building. The Capitola Arcadia book has a good summary, however, with pictures of the Reaniers. The period of significance on the Hihn building to me would be all the years it served as an office for real estate rentals, sales and other Capitola resort business. (1891-1929--that may be too long, but that IS the time it was important.)

The building was used first as Angell Brothers store, a summer store run by merchants from Soquel. In 1891, it was remodeled with a second story, and became the Hihn supt. office and Post Office. Reanier was already working for Hihn by then. The building was home for the family from 1897 to c. 1908, when the Reaniers moved into their Central Ave home.

The research I previously outlined shows 124 Central was Reaniers primary home from then until his death in 1931. If Franklin goes to newspaper's.com and searches under Reanier, he will find most of what I did.

I believe the Hihn supt. bldg is significant for its association with Hihn, the resort developer;

Reanier, who followed Hihn's orders; Katherine (Hihn) and Harry O. Henderson, who ran the resort from 1913 until she sold to Rispin; and H. Allen Rispin, who had his office there while doing business for the Bay Head Land Company and Capitola Company from 1919 through 1929. To say that this building is important for its association with Reanier, and therefore Reanier's home is not significant, is like saying the Hihn building is more significant to Rispin than his mansion on Wharf Road.

Reanier left the Hihn Company in 1915 to supervise the Santa Cruz County exhibit at the Panama Pacific Expo of 1915. In 1916, he managed an operation in another town but didn't change his primary residence.

(END OF PART ONE)

This is part two. Please let me know if this arrives. Franklin might find it useful to look at the Hihn Letters in the Hihn Younger Archive (hard bound copies in Capitola Museum but also online.)

Reanier resigned or tried to leave the Hihn Company at least once but was talked into staying. Hihn was an exacting employer.

Bonnie Bamburg's main point seems to be that only the Hihn building is significant in its communication of Frank Reanier's importance to the development of Capitola. She says she did consider Reanier's service as a county supervisor, "but did not find significant individual activity as part of that group."

She overlooks an important circumstance: Reanier is the only person twice appointed to the board of supervisors to fill the terms of others in his district who died in office. In the final years of his life, he was also convinced by the people of his district to run for office. He won, and was serving this last term when he died in 1931. He held the office when he knew his health was failing.

In all the years he was a supervisor, Reanier conducted district business from his home at 124 Central Ave. He observed, during the era of Rispin's ownership, that Rispin was failing to build or maintain the services needed to support a community of year-round residents. This failure included fire and police protection, water, and street improvements. In the latter half of the 1920s, Rispin only invested in his resort business, giving minimal attention to the needs of the surrounding community.

Capitola's first efforts to incorporate as a city date to 1928. As supervisor in 1929 when Rispin faced bankruptcy and abandoned Capitola, Reanier played a crucial role in protecting the interests of his constituency.

Evidence can be found in the articles of the Sentinel, to be found at newspapers.com, particularly in the late Twenties. The Capitola Historic Context Statement chapters on Rispin and city incorporation would also be helpful.

Somewhere in museum files is a report I did with Kathryn Gualtieri. The Planning Department has it, too. It lists buildings important for their association to individuals who were significant to Capitola's city incorporation. The Reanier house is included. I think we did the report about the time of the city birthday in 2009.

REANIER was significant to Capitola from 1890 to 1931. His home on Depot Hill helps tell the story of how Capitola grew from a rough resort into a city. Reanier helped inspire the effort to move toward city incorporation, an activity not at all associated with the Hihn Superintendent's building.

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October 14, 2014

Katie Cattan, AICP, Senior Planner
City of Capitola
420 Capitola Avenue
Capitola CA 95010

Re: 124 Central Avenue
DPR523 prepared by Urban Programmers (5/16/2014 revised 10/7/2014)

Dear Katie:

Per your request, we have reviewed¹ the DPR523 recording prepared by Urban Programmers for the property located in Capitola's Depot Hill addressed as 124 Central Avenue. We looked at the most recent revision to these forms, dated as revised October 7, 2014.

In conducting this review, we were also given the opportunity of reading some informal comments submitted to date by Carolyn Swift, historian appointee of the Capitola Architectural and Site Committee.

We identified three issues for discussion, which are addressed individually below:

1. **Property history.** The property history is elaborated in Section B10 on pages 5 through 8 of the forms. This history refers to a deed that "On August 8, 1904, the F.A. Hihn Company prepared a deed in favor of Frank and Ida Reanier for the property at 124 Central Avenue (lots 17 & 18), however, it was not until May 25, 1919, that the deed was recorded . " Although the actual recording date occurred about fifteen years after the property deed was prepared, this not uncommon during this period, as the filing of deeds was often delayed due to financing arrangements or other circumstances. The sale of the Hihn Company properties in 1919 to Allen Rispin would of necessitated the clearing of title for properties that the Hihn Company had financed and been paid off for, but had not yet been reconveyed.

A cottage is shown on this property on the 1905 Sanborn Fire Insurance map, but may have been built or relocated to this site prior to acquisition of the property by

¹ Second opinions are often sought in regards to historical evaluations when public agencies wish to make informed decisions on discretionary land use entitlements. It is important that public decisions are based on a full range of information pertinent to a property, and second opinions often provide the opportunity to expand the perspective for the benefit of the decision makers. Public agencies such as the City of Capitola utilize this information to make findings in conformance with local ordinances, policies, and to support determinations made under the California Environmental Quality Act (CEQA).

Reanier. A reference to manuscripts at the Capitola Museum cited in the recording indicates information that Frank and Ida Reanier are said to have built a house for his mother (who died in 1912) on Depot Hill, and that it appears to have been remodeled *ca.* 1912-1915. The citation also indicates that Frank and Ida Reanier were still living on the second floor of the Hihn Building when his mother died, based on a 1913 directory listing that shows Frank residing at the office.

By 1919, Frank and Ida appear to have owned both the subject property and the corner property, known as the Webb House. This house had been acquired by Ralph H. Abbott in 1910, and he sold it to Reanier in 1918. No further documentation has been revealed regarding the later sequence of title for the adjacent corner property, nor has any information been presented in the DPR523 recording that the Reaniers had lived there.

We did not have the opportunity to review these original documents at the museum. The 1910 census enumeration does not list Frank's mother Maria Louisa Avery Reanier in Santa Cruz County, but has Frank, his wife Ida, and two sons listed among residents that, according to Carolyn Swift, are known to have lived on Central Avenue on Depot Hill. The 1920 census enumeration of the Reanier family appears to be in the same location as that of the 1910 census. At that time (1920) Ida's mother is listed with Frank, Ida, along with one of their two sons, Elster.

The information to date seems to indicate that the original cottage may have been built on Central Avenue to accommodate Maria Louisa Reanier's move from Santa Cruz (where she lived in 1900) to Capitola. She may or may not have lived in the cottage during the seven or so years prior to her death in 1912, but the expansion of the house that probably occurred after 1912, as indicated in the DPR523 recording, would appear to relate to the use of the house by Frank and Ida. The architectural character of the remodeled house fits the 1912-1915 timeframe.

Because it is difficult to know for certain who actually occupied buildings during this time period in Capitola, there is always be a certain level of speculation based on secondary information. It is understood that the Reaniers lived in the Hihn Company Superintendent's building for a decade or more beginning in the 1890s, and that they acquired the property in Depot Hill in 1904. It seems likely that they would have moved to the building by 1913 or earlier, given the census enumeration for 1910, the death of Reanier's mother in 1912, and F.A. Hihn's death in 1913. Documentation that Ida continued to live in the house long after her husband Frank died in 1931 would imply that this was their primary residence after being tenants of the Hihn Company during the first decade or so of their life in Capitola. While it is possible they lived elsewhere at times, this property appears to be the most directly associated with the lives of this family in Capitola.

2. **Significant Persons Evaluation.** National Register Bulletin 32 provides guidelines for evaluating and documenting properties associated with significant persons when nominating properties to the National Register of Historic Places under Criterion B. The DPR523 recording for 124 Central Ave. concludes that Frank Reanier, who is known to be a significant person in the history of Capitola, is more directly associated with the Hihn & Company Superintendent's Office, and therefore the residential property at 124 Central Ave. is not historically significant due to his association. Among other things, the Guidelines state:

- *Eligible properties generally are those associated with the productive life of the individual in the field in which (s)he achieved significance.*
- *Documentation must make clear how the nominated property represents an individual's significant contributions.*
- *Each property associated with someone important should be compared with other properties associated with that individual to identify those resources that are good representatives of the person's historic contributions.*

We have found that finding a property historically significant due to an association of an historic personage under Criterion B is never clear-cut. In general, only about 15% or so nominations of properties include associations of historic personages that contribute to determinations of significance.

We have been involved in the nominations of six properties to the National Register that included findings of significance under Criterion B. In one of these, Seven Springs Ranch in Cupertino, the Keeper of the National Register disallowed significance under Criterion B, because the supporting documentation was found to not adequately justify the direct association with industrialist Grant Stauffer and his contributions to American history at this ranch (in which he had built the main house and related ancillary buildings). Nor was publisher William Radford, who used the ranch in his agricultural experiments, found to be significant, as his publications could not be proved to contribute to agricultural education.

For the Ernest & Emily Renzel House in San Jose, the Keeper of the National register found the single family house in San Jose's Naglee Park to be significant under Criterion B, as he was a visionary in San Jose's urban development serving as mayor and reformer during a time of change in local politics. Although there exists physical develops in the city, such as the San Jose Airport, that reflect his leadership, that house was found to be the best representation of his life.

The Renzel House had been designated locally as a landmark prior to the National Register nomination. Other successful nominations, such as San Jose Donner-Houghton House in San Jose, the Ainsley House in Campbell, and Rhodes Ranch

in unincorporated Morgan Hill, had also been previously designated by local agencies prior to nominating them for the National Register.

Although a strong argument is made in the DPR523 recording that the property is not significant based on historic personage associations, we have not found the argument convincing. There appears to be sufficient evidence to support the determination that the property at 124 Central Ave. appears to meet the eligibility requirements under Criterion B (or California Register Criterion 2). However, additional information about Frank Reanier's significance (both during his years as Superintendent of the Hihn Company, and to the larger history of Capitola) will need to be prepared for review by the City of Capitola, and then the City can make a determination of significance under its Historic Features Ordinance. As such, there remains a presumption of historic significance based on a review of information presented in the DPR523 recording and a preliminary review of other sources of information.

Potential District Analysis. The DPR523 recording references the 1986 survey of Capitola by Rowe & Associates in which 124 Central Avenue is identified as a 1910 Craftsman house. Not mentioned in the DPR523 forms is that the survey also indicated that a portion of Depot Hill, specifically the area of Cliff and Central Avenue were eligible for nomination for the National Register of Historic Places as a Historic District.

In 2004, the City of Capitola contracted with us to further investigate the feasibility of a historic district designation for the Depot Hill area. In that report, we found that the properties along Cliff, Fairview, and Central continue to have the integrity and visual sense of historic place as when they were considered for eligibility for the National Register in 1986, and that the area as a whole possesses integrity of location, design, setting, materials, workmanship, feeling, and association, conveying a clear historical association with the early development of Camp Capitola. Within that study, the property at 124 Central Ave. was considered to be a contributor to this potential historic district.

Please let me know if you need anything further from us regarding the historical aspects of this property.



Franklin Maggi, Architectural Historian

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

October 13, 2014

Katie Cattan, Senior Planner
City of Capitola
420 Capitola Ave.
Capitola, CA 95010

Re: Historic Standards Response for 124 Central Avenue, Capitola, CA
APN. 036-122-013

Dear Ms. Cattan:

This letter follows our previous evaluation of the proposed alterations to 124 Central Avenue, Capitola, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on August 13, 2014 to view the property's existing condition and to discuss the proposed rehabilitation design. PAST submitted a letter report evaluating the proposed alterations for conformance with the *Secretary of the Interior's Standards for Rehabilitation* on September 16, 2014. The following letter evaluates the designer's drawings submitted in response to comments made in the previous review letter. Design Drawings by Derek Van Alstine Residential Design Inc., dated October 9, 2014 were reviewed in preparation of this response letter.

Summary of Recommendations from PAST September 16, 2014 Review

The following recommended changes to the rehabilitation design were listed in the September 16, 2014 review letter by PAST Consultants, LLC.

1. For the house, retention of the existing front door in its original location is recommended.
2. For the house, set back the second-story of the rear addition a greater distance from the circa-1908 Craftsman residence, and avoid constructing the new addition into the circa-1908 Craftsman residence's roofline, to create a hyphen between the new and historic elements of the building.
3. For the garage, retention of the gable end wood details including the fascia and barge boards is recommended.

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Evaluation of Latest Project Drawings

The following responds to the above three recommendations, based on the revised drawings dated October 9, 2014.

1. The revised drawings continue to show relocation of the historic Craftsman residence's original front door, which is not recommended.
2. The revised drawings show additional massing of the proposed two-story addition, with large, gable-roofed dormers proposed on both side elevations. The dormers were not part of the design in the previous set of drawings reviewed for the September 16, 2014 letter. The dormers bring additional massing to the upper story of the proposed addition. The appearance of a hyphen between the historic Craftsman residence and the proposed addition does not seem to have been achieved. Rather, the dormers on the roofline make the massing of the proposed addition's second story appear larger than the previous design. In our opinion, the massing of the addition continues to appear out of scale and proportion with the historic Craftsman residence. For this reason, the addition does not satisfy Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation*.
3. The latest drawings do retain the fascia boards of the garage building, as recommended.

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

September 16, 2014

Katie Cattan, Senior Planner
City of Capitola
420 Capitola Ave.
Capitola, CA 95010

Re: Historic Standards Review for 124 Central Avenue, Capitola, CA
APN. 036-122-013

Dear Ms. Cattan:

This letter evaluates the proposed alterations to 124 Central Avenue, Capitola, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on August 13, 2014 to view the property's existing condition and to discuss the proposed rehabilitation design. The circa-1905 house has received numerous alterations since its original construction as a single-story, vernacular cottage. The existing garage has also been highly modified and was originally part of the adjacent parcel located at 122 Central Avenue. While several of these alterations are poorly constructed and failing, the front circa-1908 Craftsman-style addition gives the house its primary character-defining features that qualify it for the City of Capitola's Historic Resources Inventory (HRI) and make the property locally significant. Design Drawings by Derek Van Alstine Residential Design Inc., dated July 18, 2014 are attached to this document. For images of the house, along with proposed impacts to historic fabric, please consult Sheet E4 of the attached design drawings by Derek Van Alstine Residential Design, Inc.

A DPR523 long form, including full property history and significance evaluation was prepared by Bonnie Bamburg of Urban Programmers on 5/16/2014. The DPR523 form's chronology of building alterations and Sanborn map analysis was consulted for this evaluation. The DPR form states that the property is not eligible for the National or California registers due to lack of historic integrity; but that the property is eligible as a local, City of Capitola, historic resource.

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and

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reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.¹

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

Previous Alterations to 124 Central Avenue

The circa-1905 vernacular cottage and garage underwent numerous alterations, including:

- Circa 1908: Original house moved back on its lot and a large Craftsman-style front addition built in front of original house, giving the front elevation its appearance today (based on DPR523 evaluation).
- Circa 1927: Poorly constructed, two-story rear addition installed on the house.
- Circa 1927: Lot line adjustment includes the garage from 122 Central Ave. as part of the 124 Central Ave. parcel (based on Sanborn maps)
- Circa 1940: Poorly-constructed, rear addition installed onto garage. Paired, sliding garage doors appear to have been installed at this time (based on fabric evidence found on the building).

Summary of Proposed Alterations

Proposed alterations for 124 Central Ave., Capitola affecting the exterior include:

- Existing residence: removal of the poorly constructed rear additions behind the Craftsman portion of the house; and construction of a 1,814 sq. ft. addition, encompassing 1,006 sq. ft. on the first floor and 808 sq. ft. on the second floor.
- Alterations to the circa-1908 Craftsman-style front portion of the residence including relocation of front entry door from south porch wall to west porch wall in place of current porch window to allow front door to face the street. Relocation of front door will remove existing single-pane window set within west wall of front porch.
- Alterations to the garage include removal of existing barge board in the west gable end and replacement with new barge rafters to match the gable-end detailing of the Craftsman house; replacement of garage doors; replacement of west elevation windows in original openings above the garage doors; addition of shed-roofed dormers to the gable roof; construction of stairway leading to upper level of garage at rear garage wall.
- Retention and rehabilitation of existing character-defining features of the circa-1908 Craftsman-style portion of the residence, including rehabilitation of existing period windows, wood corbels and gable-end details and porch columns.
- Rehabilitation and/or in-kind replacement of existing shingles on exterior of house and garage. New shingles will match the existing in material, dimensions, exposure and finish.

Evaluation of Proposed Alterations to 124 Central Avenue

For the proposed alterations to 124 Central Avenue, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

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

The proposed alterations rehabilitate the most significant character-defining features of the Craftsman-style residence. The proposed alterations impact the existing materials of the poorly-constructed rear addition on the house and rehabilitate most of the Craftsman-era historic fabric. The house will continue its historic residential use, satisfying this Standard.

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

The previous alterations have modified the original circa-1905 house substantially and the existing Craftsman-era details are now the most significant historic fabric on the building. The proposed alterations retain and rehabilitate the most significant character-defining features of the house and garage allowing this Standard to be minimally satisfied, because of the following exceptions.

For the house, the relocation of the front entry door moves the original front door to a new location and removes a period window from the south porch wall. This is not recommended, as the door relocation modifies the existing front entrance. For the garage, the existing barge board and gable end detailing on the south elevation are significant character-defining features and should be retained.

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

The existing residence and garage have undergone numerous changes that have removed much of the historic integrity and precluded its listing on National or State registers. However, modifying the house's front entry by relocating the front door; and removing the barge board from the garage and replacing it with Craftsman-style detailing do add conjectural features to the house and garage, respectively, and are not recommended. Otherwise, this Standard is satisfied.

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

On the garage, the barge board detailing does not appear to be original to the building. However, it is considered a significant character-defining feature, according to the DPR523 form prepared for the project. Since this detailing appears to be over 50 years old and has achieved historic significance, it is recommended to retain the garage barge board detailing to satisfy this Standard.

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

The proposed rehabilitation design preserves character-defining features, including the historic fabric on the circa-1908 Craftsman portion of the residence, with the exceptions noted above. This

Standard is satisfied, with exceptions of relocation of the front entry door and gable-end modifications to the garage not being recommended.

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

The proposed rehabilitation design will repair the existing Craftsman-style period features of the main house and repair deteriorated features in-kind, satisfying this Standard.

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

Chemical and physical treatments to historic wood details will be undertaken using gentle means, satisfying this Standard.

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

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

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

This Standard is only marginally satisfied because the proposed rear, two-story addition's massing appears out of scale and proportion to the circa-1908 Craftsman residence. While sight lines from the north prevent the north elevation from being viewed directly, it is recommended to set back the second story a sufficient distance to pull it away from the circa-1908 Craftsman building's roofline. The proposed rear addition will use horizontal wood siding, rather than Craftsman shingles, achieving the necessary differentiation, which supports this Standard. Additions to the garage are not as critical given how much the garage building has been modified over the years and the poor condition of the additions.

In summary, reduction in scale of the proposed two-story addition is recommended to bring the new designs within scale and proportion of the existing circa-1908 Craftsman residence.

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

The proposed rehabilitation design prioritizes retention of the circa-1908 Craftsman-style details with the exceptions noted above. The proposed rear addition replaces poorly constructed and incompatible rear additions installed in the past. If the new addition was removed, the integrity of the existing circa-1908 Craftsman-style residence will be retained, satisfying this Standard.

Conclusion

The existing house and garage located at 124 Central Avenue, Capitola have undergone substantial changes since the original house was constructed as a vernacular cottage circa-1905. With so much historic integrity lost, the building qualifies for local historic designation only. The proposed modifications to the property prioritize the Craftsman-era improvements to the house and garage and retain many of these features. For this reason the proposed design changes adequately meet the *Secretary of the Interior's Standards for Rehabilitation*, if the following recommendations are followed:

1. For the house, retention of the existing front door in its original location is recommended.
2. For the house, set back the second-story of the rear addition a greater distance from the circa-1908 Craftsman residence, and avoid constructing the new addition into the circa-1908 Craftsman residence's roofline, to create a hyphen between the new and historic elements of the building.
3. For the garage, retention of the gable end wood details including the fascia and barge boards is recommended.

Please contact me if you have any questions about this evaluation.

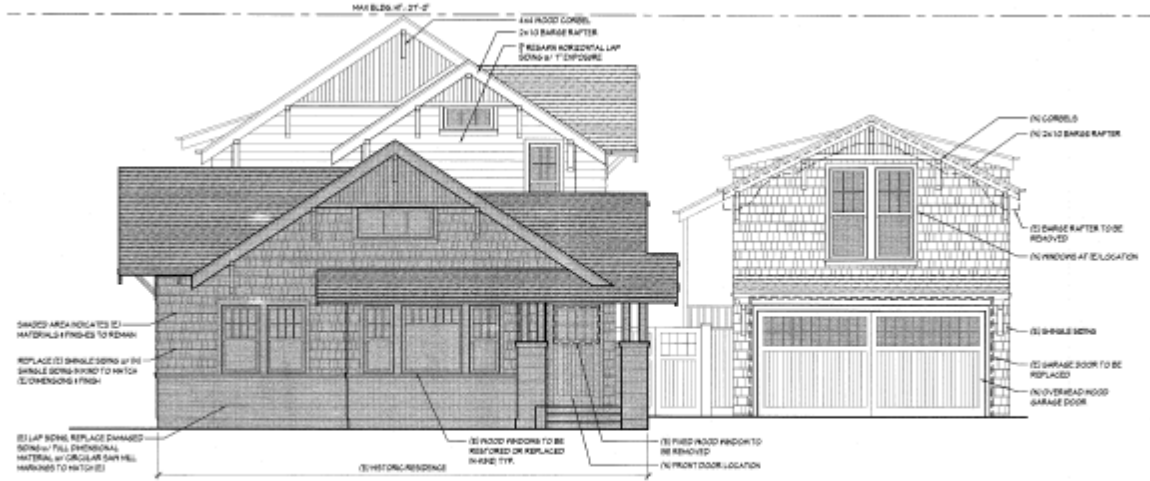
Sincerely,



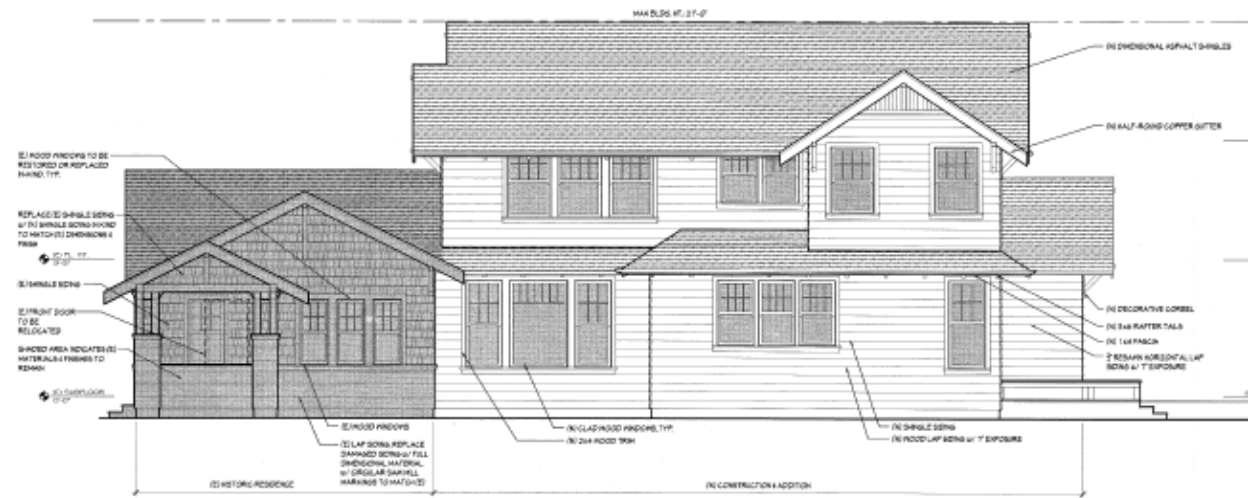
Seth A. Bergstein, Principal

Attachments: Design Drawings by Derek Van Alstine Residential Design Inc., dated July 18, 2014
(10 Sheets)

September 3, 2014 Plans



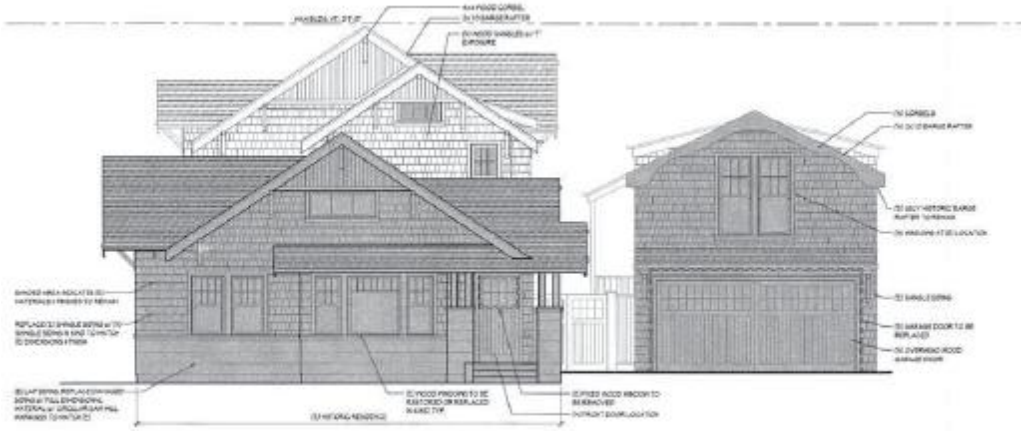
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

2/20

October 2014 Plans



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



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

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: NOVEMBER 6, 2014

SUBJECT: **Zoning Code Update – Informational Update**

BACKGROUND

The City of Capitola adopted the new general plan on June 26, 2014. Since the adoption of the new general plan, staff has initiated the update to the zoning ordinance. State law requires that the City's zoning ordinance and local coastal plan (LCP) be consistent with the general plan. This is an informational update on the zoning ordinance update. The existing zoning code was written in 1975. Over the past 39 years, there have been multiple updates to the code, but never a full overhaul of the entire code.

PROCESS OVERVIEW

The first step to a zoning ordinance update is public outreach. Over the past three months, staff engaged key stakeholders and the community through a public participation process which included a public survey, stakeholder interviews, and one-on-one discussions. From August 1, 2014, through October 15, 2014, a survey was made available to the public on the City website and hardcopies were available at City Hall and the Capitola Library. The survey was completed by 150 people. (Attachment A: Zoning Survey Results) During this time, staff also hosted five stakeholder meetings with five focus groups. The focus groups included: a local resident group, a recent applicant group, a commercial property owner/management group, a business owner group, and an architect/designer/planner group. The stakeholder meetings were well attended with informative, lively discussions on a wide range of issues and ideas. (Attachment B: Stakeholder Meeting Action Minutes) Staff is currently collecting and organizing the various issues identified by stakeholders, the public, Planning Commissioners, City Council members, and past/present staff.

An "issues and options" white paper is being drafted to explain the key issues that have been identified. The City's general plan consultant will work closely with staff to draft options to resolve existing issues. Suggestions made during public outreach will be included in the white paper. Throughout the first half of 2015, staff plans to hold multiple public hearings with the Planning Commission and City Council to work through the issues and identify appropriate solutions. The public will be invited to participate during this process. Special meetings will be scheduled for the zoning update, as necessary. Once staff has received direction regarding the key issues, draft code sections will be prepared. The Planning Commission will review draft code modifications throughout the public hearing process. After staff receives direction on all issues and options, recommendations will be compiled into a draft zoning ordinance. The final document will be reviewed by Planning Commission with a recommendation to City Council. The City Council will adopt the new zoning ordinance in its final form.

The final document must be authorized by the Coastal Commission for those regulations influencing areas within the Coastal Zone. Staff has begun discussions with the Coastal Commission regarding

Item #: 5.C. Zoning Update Staff Report.pdf

the update and will continue to work with Coastal Commission staff throughout the update process to facilitate adoption of the updated local coastal plan. Coastal Commission review of updated local coastal plans and zoning ordinances takes approximately 6 to 12 months.

ZONING ORDINANCE UPDATE PROCESS

1. Stakeholder Outreach (August 2014 – October 2014)
2. Issues and Option Identification (4 months)
3. Preparation of preliminary draft zoning ordinance (6 months)
4. Planning Commission and City Council Work Sessions and Public Hearings (6 months)
5. Draft Zoning Ordinance and CEQA Document (1 months)
6. Adoption Hearings (2 months)
7. Coastal Commission – LCP Amendment

2014					2015												
8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	
Public Outreach																	
			Issues and Options														
							Preparation of preliminary draft Zoning Ordinance										
							Planning Commission and City Council Public Work Sessions										
													CEQA				
														Adoption Hearings			
																	LCP

ATTACHMENTS

- Attachment A: Survey Results
- Attachment B: Stakeholder Meetings Action Minutes

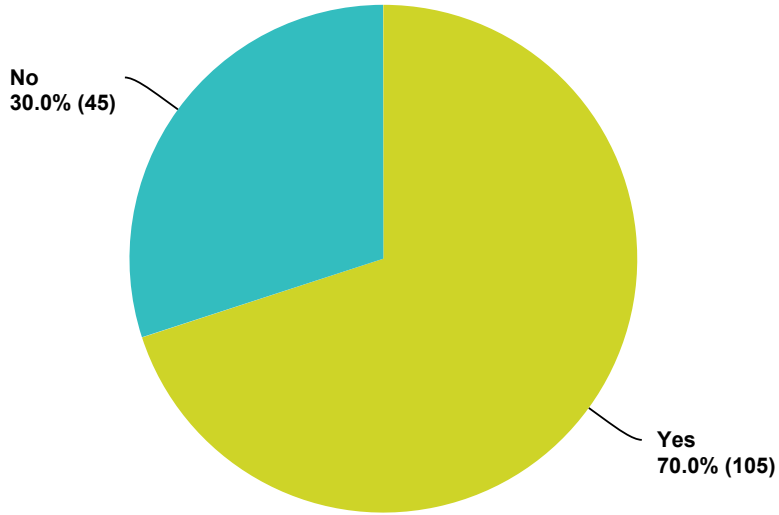


Q1 Which of the following describes your association to Capitola? (Check all that apply)

Answer Choices	Responses	
Live in Capitola	80.7%	121
Work in Capitola	23.3%	35
Business Owner in Capitola	16.0%	24
Commercial Property Owner in Capitola	10.7%	16
Real Estate Professional or Property Developer that has worked in Capitola	4.7%	7
Architect, Designer, Engineer, or Planner that has worked in Capitola	3.3%	5
Builder or Contractor that has worked in Capitola	2.7%	4
Total Respondents: 150		



Q2 Have you had any experience with Planning and/or the Zoning Code in Capitola?





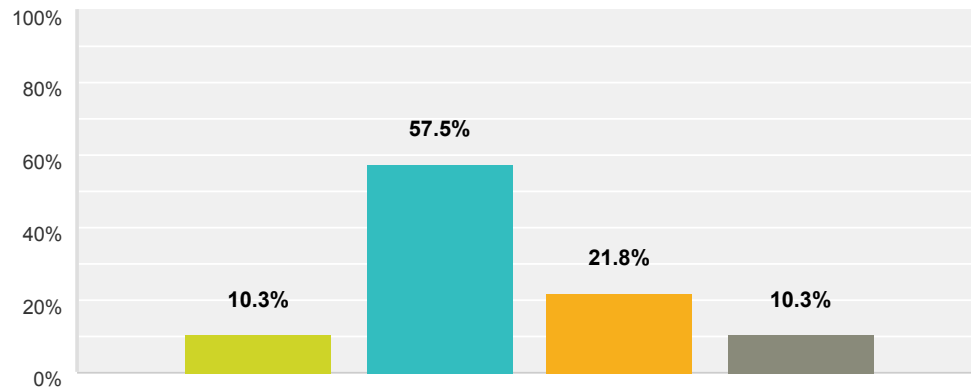
Q3 Which of the following Planning Permits have you applied for? (Check all that apply)

Answer Choices	Responses
Residential: Single-family home new construction, remodel, or addition	50.0%
Tree Permit	27.3%
I have not applied for a Planning Permit	26.0%
Fence Permit	19.3%
Commercial: New construction, remodel, or addition	10.7%
Residential: Multi-family development new construction, remodel, or addition	8.7%
Sign Permit	8.7%
Other (please specify)	8.7%
Remodel of Historic Building	8.0%
Commercial: Change of Use or Conditional Use Permit	6.7%
Residential: Secondary dwelling unit	6.0%

#	Other (please specify)	Date
1	sidewalk sale permit	10/16/2014 2:18 PM
2	Coastal, Use permit,	9/23/2014 1:47 PM
3	Repair and upgrade a number of single family and multi family buildings	8/18/2014 12:58 PM
4	Repair of old house	8/17/2014 12:08 PM
5	Been a victim of neighbor NOT applying for tree permit, as required!	8/14/2014 12:53 PM
6	zoning usage	8/14/2014 12:29 PM
7	Questions about a tree permit. Tree ultimately taken down by PG&E as disease had caused it to fall on transmission wires.	8/14/2014 7:41 AM
8	neighbors violation of code	8/13/2014 4:36 PM
9	Resident Owned Mobilehome park	8/12/2014 8:49 PM
10	Advisory on City park planning	8/12/2014 2:05 PM
11	Solar PV installation	8/12/2014 1:08 PM
12	Out door Deck	8/12/2014 11:18 AM
13	ownership of livestock within city limits	8/12/2014 10:52 AM



Q4 Which best describes your experience utilizing the Zoning Code?



- Easy to understand.
- Average. After reviewing a few times, I understood the code.
- Extremely difficult to understand. Depended on staff to explain code.
- N/A



Q5 Check all of the following features that you would like to see included in the Zoning Code update:

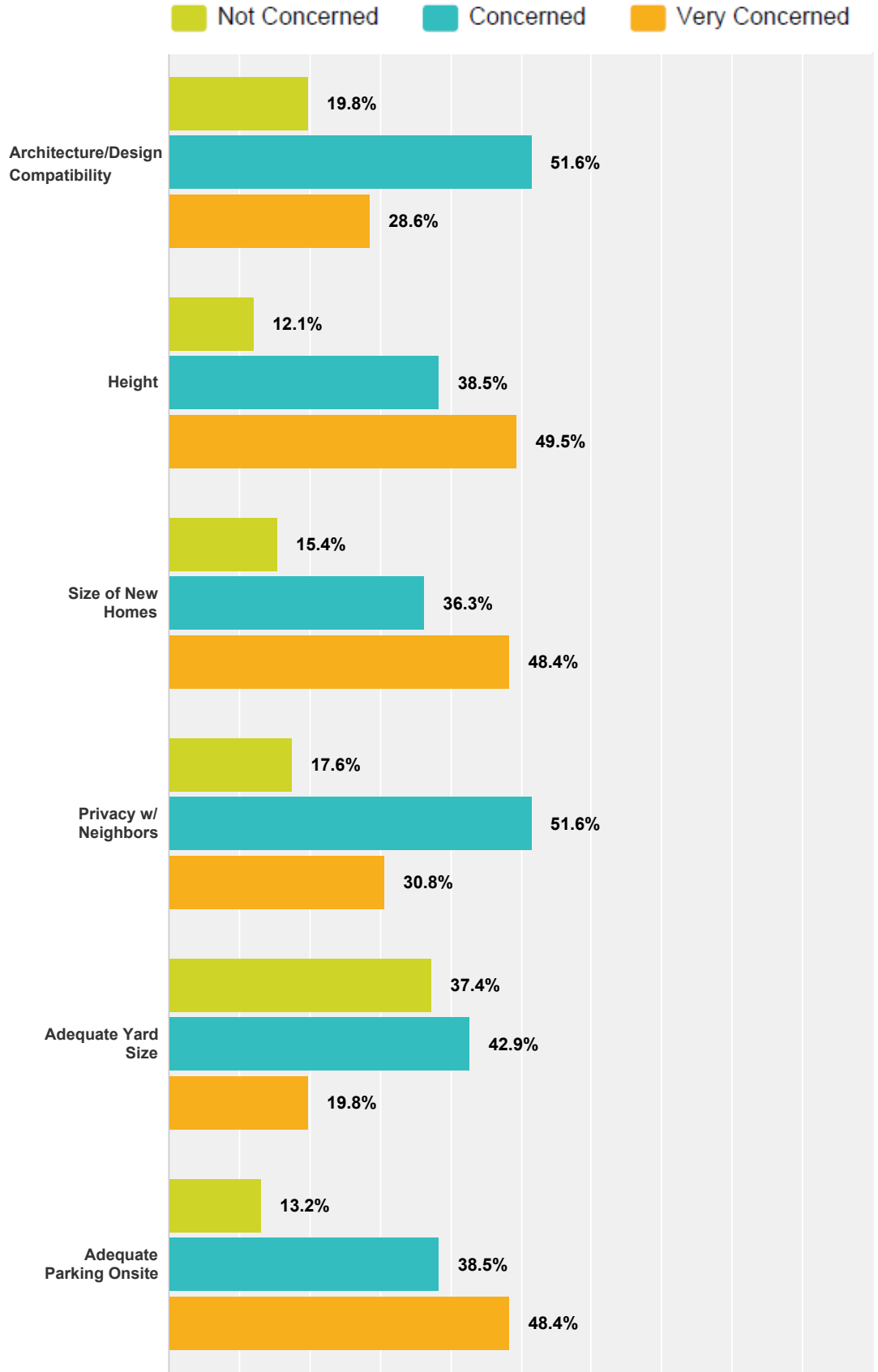
Answer Choices	Responses
Explain when a permit is required more clearly.	64.4%
Standards presented in table format rather than long written descriptions	55.2%
A zoning code "user guide"	52.9%
Less technical jargon and more plain English	50.6%
Explain process more clearly.	50.6%
More graphics, illustrations, and diagrams	40.2%
Improved table of contents and index	35.6%
More definitions	32.2%
Intuitive organization	31.0%

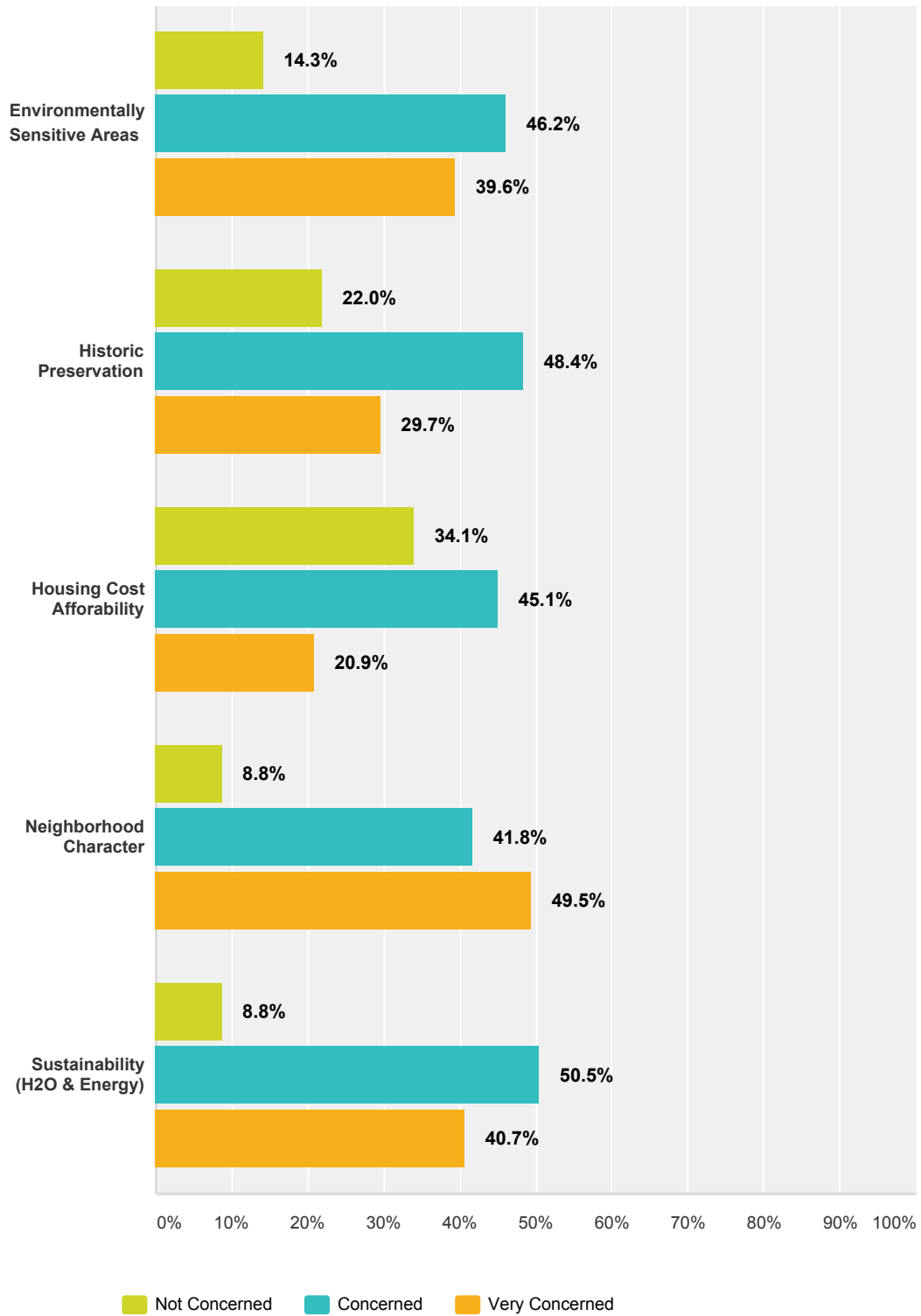
#	Other (please specify)	Date
1	Definition of what changes to the drawings are "significant" and need to be brought before the commission	8/27/2014 1:26 PM
2	fence height on both sides of fence property lines well defined on both construction plans and plans presented to commission	8/17/2014 2:45 PM
3	Fewer restrictions on minor repairs, less "creep" of regulations (for example, on decks and deck railings)	8/17/2014 12:12 PM
4	All codes, signage and all other zoning issues that are mentioned above is not know to the majority of business's , home owners and anyone who is not a contractor that has to deal with these issues NO ONE knows anything These are definitely issues that should be sent by mail, email or what ever means that can get to everyone It also needs to be done well so that people do not delete or throw away without reading What happened to the sandwich board ordinance I see so many sandwich boards out on the village sidewalks You should have the parking attendance staff do a check off list once a month to help the city They are city employees and other dep heads in at city hall gets involved with time for police issues (Removed reference to Staff) When times are slow , which is the majority of the year They should help with a simple check off list and discretely get it to planning without in forcing any issues I have so many issues that I feel need help PARKING meters help the police but locals do not like Capitola village because if there money issues from parking meters and tickets It is a shame that we are not customer friendly about easy,kindness and welcoming to our locals We need them for off season Heck!!! They dislike capitola so much that they do not even care about coming down from thanksgiving to Christmas for our free 3 hours Parking spaces are empty Parking has destroyed the village and I do not think it will even be in our local residence as a friendly place to come It is just a hassle and money pit (removed reference to staff)	8/16/2014 7:35 AM
5	Work with full team; to develop clear and enforceable code. For example, the tree preservation ordinance exists, but it is not clear and does not really provide direct guidance for enforcement.	8/14/2014 7:45 AM
6	Consistency with the general plan and all other city documents	8/13/2014 7:53 PM
7	Personal opinion, personal likes and dislikes, changing "policies" from one permit to another causes much frustration for those seeking permits. There should be a set of rules that everyone has to follow from year to year....not minute by minute.	8/13/2014 6:54 AM

8	Eliminate ability to expand uses that do not fit with surrounding neighborhoods such as Monarch Cove. Even current use creates ongoing conflict and undesirable neighborhood impacts.	8/13/2014 5:14 AM
9	Coastal Zone and nexus to city zoning [what's what and what does that mean to me]. Why are all the City's emergency responders located in the flood plain?	8/12/2014 2:12 PM
10	This question seems a bit leading. Of course everyone would love all of these things. Is it intended to educate people on what will be done? Seems a bit obvious.	8/12/2014 1:00 PM
11	I checked the first one because your survey requires an answer.	8/12/2014 11:37 AM
12	As a planner myself, my opinion may not necessarily reflect the broader public so please take my answer to question 4 with a grain of salt.	8/12/2014 11:25 AM
13	Eliminate conflicting language. Eliminate discretionary interpretations.	8/12/2014 10:53 AM
14	Zoning is restricting affordable housing in large in fill lots on 44th Avenue. Existing lots are 4000 or less and current code restricts to 5,000 which is restricting affordable housing to be built.	8/12/2014 10:20 AM
15	Keep Design and Planning Vocabularies but provide a good list of definitions	8/12/2014 10:14 AM



Q6 Rate your level of concern for the following planning issues for future RESIDENTIAL development in Capitola?





#	Other (please specify)	Date
1	interlocking neighborhood pathways	9/11/2014 2:45 PM
2	Maintaining neighborhood feel is key	8/31/2014 11:57 AM
3	address walkability and sign clutter	8/27/2014 10:28 PM
4	rezoning and overlays	8/19/2014 11:31 AM

5	Residential rentals	8/14/2014 3:12 PM
6	Guidelines for more accurate estimating of Planning and Permit fees.	8/13/2014 4:02 PM
7	Incompatible projects in neighborhoods	8/13/2014 9:55 AM
8	The City is 'park deficient'	8/12/2014 2:12 PM
9	Higher density	8/12/2014 1:46 PM
10	Density Bonuses for Congestion Relief (ie: sq footage credits for bike parking or transit proximity, etc.)	8/12/2014 11:25 AM
11	Residential Neighborhood Preservation and expansion	8/12/2014 11:21 AM
12	Don't tell homeowners what color to paint their house. the kind of roof and siding a	8/12/2014 10:39 AM
13	Minimum Lot Sizes is too Great would like to see 4,000 sqft to allow affordable housing.	8/12/2014 10:20 AM
14	Home Businesses	8/12/2014 10:14 AM



Q7 Within Capitola's single-family residential neighborhoods, there are duplexes, multi-family homes, and commercial uses that were legal at the time of construction but are no longer allowed to be built within the single-family neighborhoods today. How do you think the City should regulate existing multi-family units and commercial units within the single-family neighborhoods? (Check one)

Answer Choices	Responses
Allow the multi-family structures to continue as a multi-family structures indefinitely. Allow owner to improve/update the structure as long as the structure is not expanded and no additional units are built.	71.7%
Require that all multi-family structures (except duplexes) become single family homes by a specific date.	11.8%
Allow the multi-family structure to continue as a multi-family until it is substantially improved. If the owner invests substantial money into improving/updating the structure, than the structure should be required to become a single-family home.	11.0%
Require that all mult-family structures become single family homes by a specific date.	5.5 %

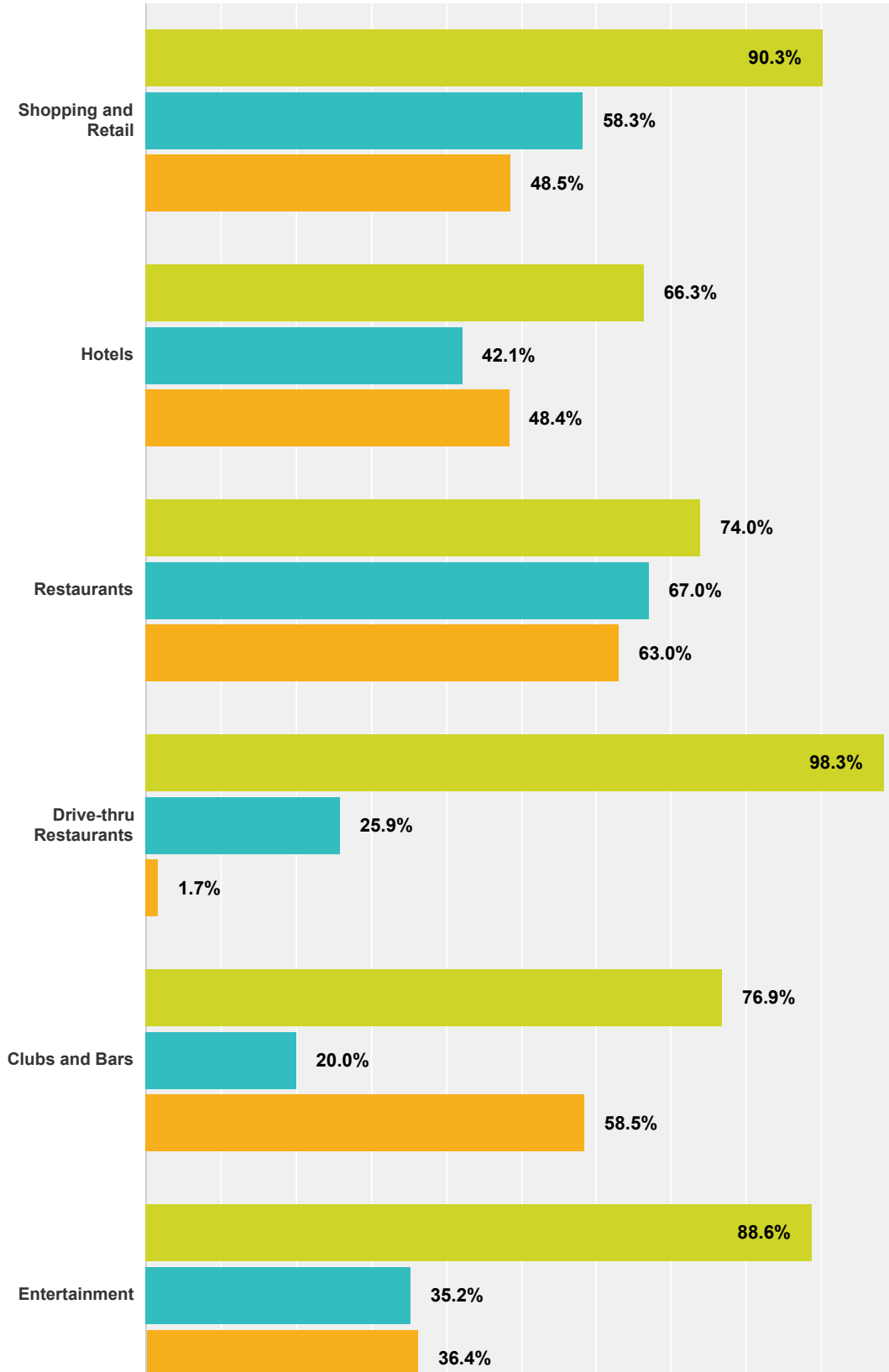
#	Comments	Date
1	there should be additional options to choose from, the required answer is invalid-that choice should have been offered	10/11/2014 2:28 PM
2	Affordable housing is needed to improve diversity	9/11/2014 2:46 PM
3	Need to work with residents/owners and provide flexibility in the regulations so as not to add a further financial obstacle to those who may already be unable to afford to maintain or keep thier property such as low income and retired residents..Focus on safety and health issues, provide incentives instead of punishment. Over time nonconforming structures will transition. City cannot retroactively regulate legal nonconforming uses.	8/28/2014 8:50 AM
4	Substantial means almost a complete teardown in my opinion	8/27/2014 1:26 PM
5	These are very disturbing questions for how does a city un do building usage?	8/18/2014 1:10 PM
6	None of above choices accepcable. #2 should REQUIRE substantial improvements to permit future multi-family use	8/14/2014 1:01 PM
7	I would like more specific information about these structures shared in order to make a decision. Based on the limited information presented here, I will respond, but my answer could change significantly if I had the count of the existing structures.	8/14/2014 7:48 AM
8	of course not realistic	8/13/2014 4:40 PM
9	Need to be more specific than, "substantially". Suggest: Project cost will be 75% of current market value of existing structure based on 3 Appraisals from licensen appraisers.	8/13/2014 4:05 PM
10	multi family structures should meet newer safety codes	8/13/2014 1:53 PM
11	No expansion under any circumstances	8/13/2014 5:15 AM

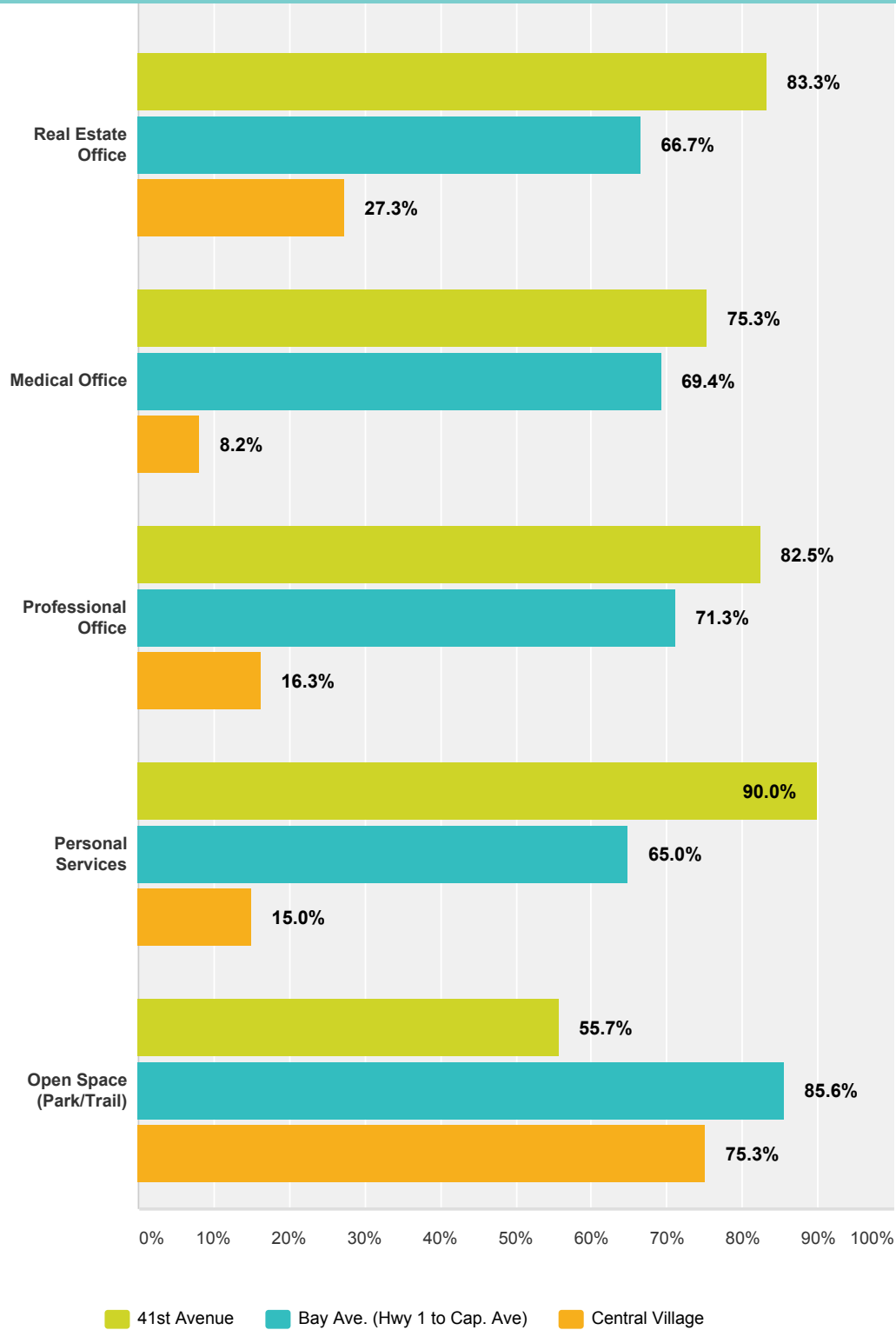
12	Often this housing is for parents/grandparents who would have to go to senior housing or care. Also it is a source of revenue for many who rely on that income. There is always a positive side to the issues and a negative one. Sometimes less regulation is better. If you limited improvements the units would decline and decrease property values and use. A property owner needs to retain property rights. A universal code is 'Do not encroach on other persons or their property'.	8/12/2014 3:45 PM
13	Improvement and continued use of multi-family buildings in SF zoning is a reasonable standard. Keeps a range of ages and varying levels of income integrated in a neighborhood	8/12/2014 2:18 PM
14	A nonconforming ordinance that gradually phases in these residential uses by a certain date would make sense. The sunset period should be long enough to pick up most remodels due to aging/deterioration.	8/12/2014 11:51 AM
15	None work for me. I would require substantial improvements by a certain date or convert to single family by that date.	8/12/2014 11:37 AM
16	whichever will keep Capitola with good clientele and not too low income, which can bring a lot of crime and transients. just don't let it get like Santa Cruz with the homeless.. only place I've ever seen so many types of units intermingled.	8/12/2014 10:20 AM
17	We need housing, protect that need - Act on a case by case basis	8/12/2014 10:16 AM



Q8 For each of the listed uses, check off the commercial areas in which you would like to continue to see and/or see more of the listed use. (Check all that apply)

■ 41st Avenue
 ■ Bay Ave. (Hwy 1 to Cap. Ave)
 ■ Central Village





#	Other (please specify)	Date
1	Aren't we built up enough?	10/13/2014 8:38 PM
2	alooow dogs on oposite sides of the street, leaving somewhere for people to walk without a dog's body fluids and wastes being forced on someone who does not want to wear someone else's dog dodo	10/11/2014 2:32 PM

3	This "Bay Avenu Commercial Area" needs to be replaced by its two components: 1. north of Center Street and (2) south of Oak Drive. As is this is an erroneous hybrid conglomeration that ingores teh people who live between Center and Oak.	10/1/2014 3:14 PM
4	No more surface parking lots	8/28/2014 8:56 AM
5	Let the free market determine most of this	8/27/2014 1:26 PM
6	NO MEDIUM TO LARTGE HOTEL IN CENTRAL VILLAGE	8/22/2014 4:39 PM
7	Parking, housing	8/17/2014 12:27 PM
8	New temporary parking should be centrally Located park/dog and skate park and city hall! Current city hall should become hotel	8/14/2014 1:05 PM
9	safe pedestrian paths along 41st & mall	8/13/2014 9:30 PM
10	I would prefer Bars within restaurants in the central village as opposed to bar/club	8/13/2014 9:27 PM
11	already have enough of all of the above	8/13/2014 4:45 PM
12	It is not clear to the layman what is being asked in this question. Answers are bogus for this reason.	8/13/2014 4:23 PM
13	No hotels, restaurants or bars in residential neighborhoods	8/13/2014 2:06 PM
14	make Rispin Mansion into a Community Center & Park	8/13/2014 1:57 PM
15	Parks and more parks are needed!!	8/12/2014 2:22 PM
16	You really want parks in the commercial areas? Should have a category for no more.	8/12/2014 11:38 AM
17	no drive thru	8/12/2014 11:11 AM
18	NO MORE CLUBS AND BARS	8/12/2014 10:54 AM
19	No hotel in the village	8/12/2014 10:46 AM
20	Keep City Hall where it is - do not sell the building; return the lower temp parking lot to a natural space/park since there is no public park within the village area.	8/12/2014 10:40 AM
21	i think the capitola village retail should be more scrutinized. surprised they let a massage parlor in the village. and a psychic...too gimmicky.	8/12/2014 10:22 AM
22	Stay with the New GP	8/12/2014 10:19 AM



Q9 Which of the following planning practices would you like the City to implement to shape future development along 41st Avenue? (Check all that apply)

Answer Choices	Responses
Improve the design of the public realm with improved pedestrian sidewalks, bicycle lanes, street trees and landscaping, and pocket parks, where appropriate.	71.9%
Adopt new design guidelines to improve the aesthetic of the commercial corridor.	59.5%
Create specific development criteria in new zoning for mall redevelopment that incentives redevelopment with new identity more reflective of Capitola sense of place.	56.2%
Make the commercial corridor more interesting for pedestrians by bringing storefronts closer to street along the sidewalk and requiring parking to be tucked behind buildings.	49.6%
Promote mixed use.	43.8%
Maintain ease of shopping experience with plenty of parking, adequate lanes for cars, and focus on the automobile.	37.2%
Promote visitor serving uses including hotels.	37.2%
Implement regional passenger train or similar service.	36.4%
Limit location of office space and medical offices along commercial frontage.	27.3%
Other (please specify)	14.9%
None of the above.	2.5%

#	Other (please specify)	Date
1	Nice mix of restaurants. shopping,entertainment, hotels and tourist activities like the ocean experience museum in Santa Cruz	10/14/2014 3:28 PM
2	Solve the traffic problem on NB 41st between Clares and "Gross". a. restrict right lane for access to local businesses, make it a right turn only lane at Gross. Transfer one lane from SB 41st to NB 41st Avenue OR alternateley (B) close access to local buisness from 41st and replace with access from Derby Avenue using powers such as eminent domain and/or relocating businesses.	10/1/2014 3:14 PM
3	sidewalk maintenance program	9/22/2014 11:13 PM
4	Improve intersection of Clares and 41st, it is not working. Gridlock for turning lanes especially for right turn from Clares to north on 41st from 3pm until 7pm. Only allowed to turn right on green light, cars from mall side gridlock the intersestion and one has to wit 2-43 lghts to turn right.Also the alley behind the business east of 41st functions as a street.	8/28/2014 8:56 AM
5	park/resting area/lawn/shady area for people to congregate	8/27/2014 10:37 PM
6	Anything that can be done to improve the traffic situation.	8/26/2014 9:01 AM
7	Let's focus on visitors service and commercial areas more focus on residential service and enhancement	8/23/2014 9:14 AM
8	improve pedestrian/handicapped use through out town	8/17/2014 2:50 PM
9	Improve pedestrian access, but keep traffic flowing.	8/14/2014 3:22 PM
10	No housing next to businesses or parking.Health problems)	8/13/2014 9:30 PM

11	The items checked would all be limited to specific areas and should allow for flexibility	8/13/2014 9:27 PM
12	Lots of big, vague words being used here. Need to be far more definitive on this question.	8/13/2014 4:23 PM
13	Get rid of the hideous new art pieces.	8/13/2014 2:06 PM
14	Greater ease of use for disabled people and aging population that does not rely on more cars. However, the current busses are not user friendly. Capitola residents would like to get to the shopping/commercial areas with less difficulty.	8/12/2014 10:47 PM
15	The mall is an excellent site for senior living = I'd love to live closer to the senior 'mall walkers' morning program	8/12/2014 2:22 PM
16	Promote Workforce Housing	8/12/2014 1:51 PM
17	Disallow large neon signs like the "Mattress Discounters" on 41st	8/12/2014 11:37 AM
18	Underground utilities along the 41st ave corridor	8/12/2014 10:56 AM



Q10 The new General Plan creates an allowance for increased development intensity for some properties fronting 41st Avenue if a project provided substantial community benefits, enhances economic vitality, and is designed to minimize adverse impacts to neighboring properties. Identify up to 3 community benefits you would most like to see incorporated within 41st Avenue or list your own suggestions:

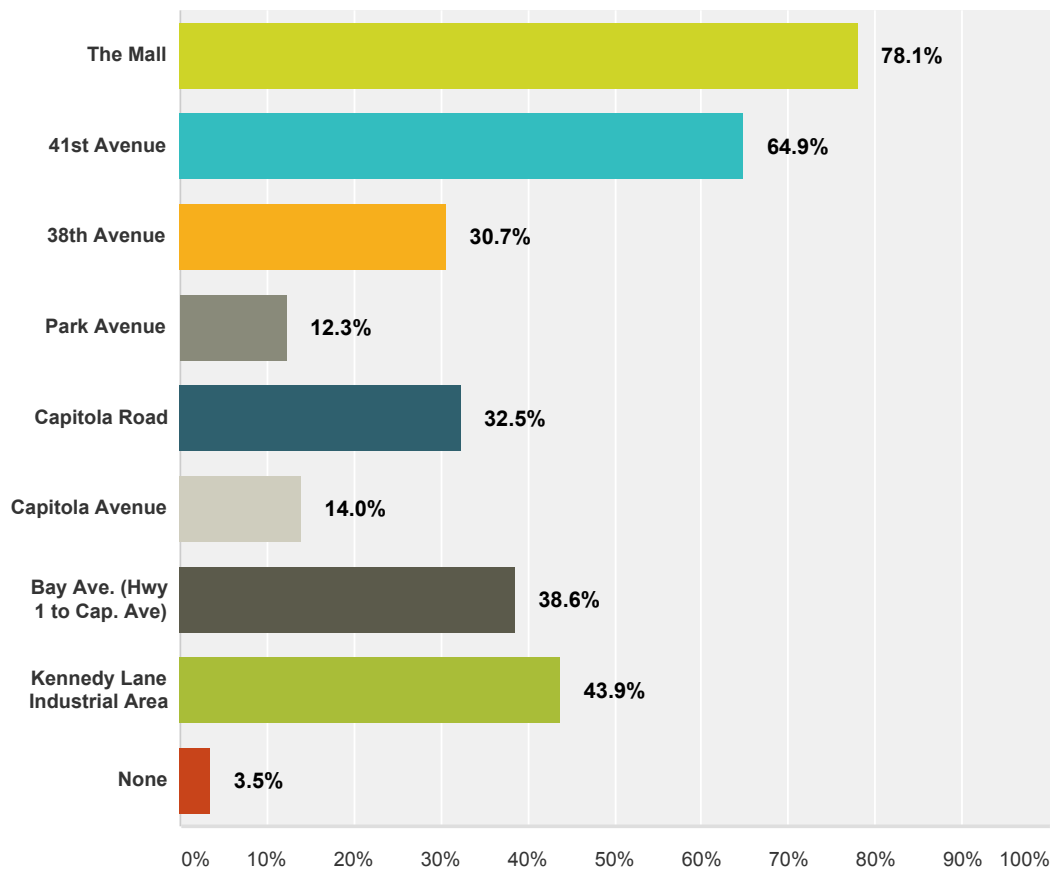
Answer Choices	Responses
Pedestrian Circulation Improvements (sidewalks, crosswalks, pedestrian safety)	35.6%
Public Realm Improvements (pocket parks, benches, landscaping)	32.2%
Bicycle Circulation (enhanced bikelanes, safety, and storage)	29.7%
Provides funding/support for Regional Trail System (Monterey Bay Sancturary Scenic Trail Network along existing railroad)	28.0%
Automobile Circulation and Parking Improvements	22.9%
Public Transportation Improvements (transit center improvements/relocation, bus circulation)	16.9%
Affordable Housing (onsite or funding)	15.3%
Development includes High Paying Jobs	13.6%
Development includes Entertainment Venue or Public Event Space	12.7%
Development reutilizes existing building(s) within new development plans.	12.7%
Exemplary Green Building with a Very Low Carbon Footprint	8.5%
Public Facility or Institution (library, school,college, museum)	8.5%
Other (please specify)	8.5%
Development includes dedicated Business Incubation Space for Local Start-ups	7.6%
Development Incorporates Public Art (onsite or along 41st Avenue)	5.9%
Development includes Meeting Space or Conference Space	5.1%
Development includes dedicated space for Green Businesses	5.1%
None of the above.	1.7%

#	Other (please specify)	Date
1	minimize additional influx of traffic	10/11/2014 2:35 PM

2	Mixed residential / commercial development	9/23/2014 1:58 PM
3	mixed use residential and retail	9/22/2014 11:18 PM
4	Outdoor /indoor high quality shopping mall with dining/entertainment options/opportunitites and Beautiful landscaping! Beautiful landscaping all along 41st Avenue!	8/14/2014 1:23 PM
5	the new "art" along 41st ave was a waste of money	8/13/2014 1:59 PM
6	Smaller buses = jitneys moving deeper into neighborhoods so we can get to shopping, movies and back home in a reasonably short period of time	8/12/2014 2:26 PM
7	Public Art is an eye sore	8/12/2014 11:13 AM
8	I disagree with the concept that the FAR can supersede the zoning standards for the CC zone.	8/12/2014 10:59 AM
9	Hotel	8/12/2014 10:54 AM
10	no more affordable housing. already too much..and brings down the property value of us single home owners	8/12/2014 10:23 AM



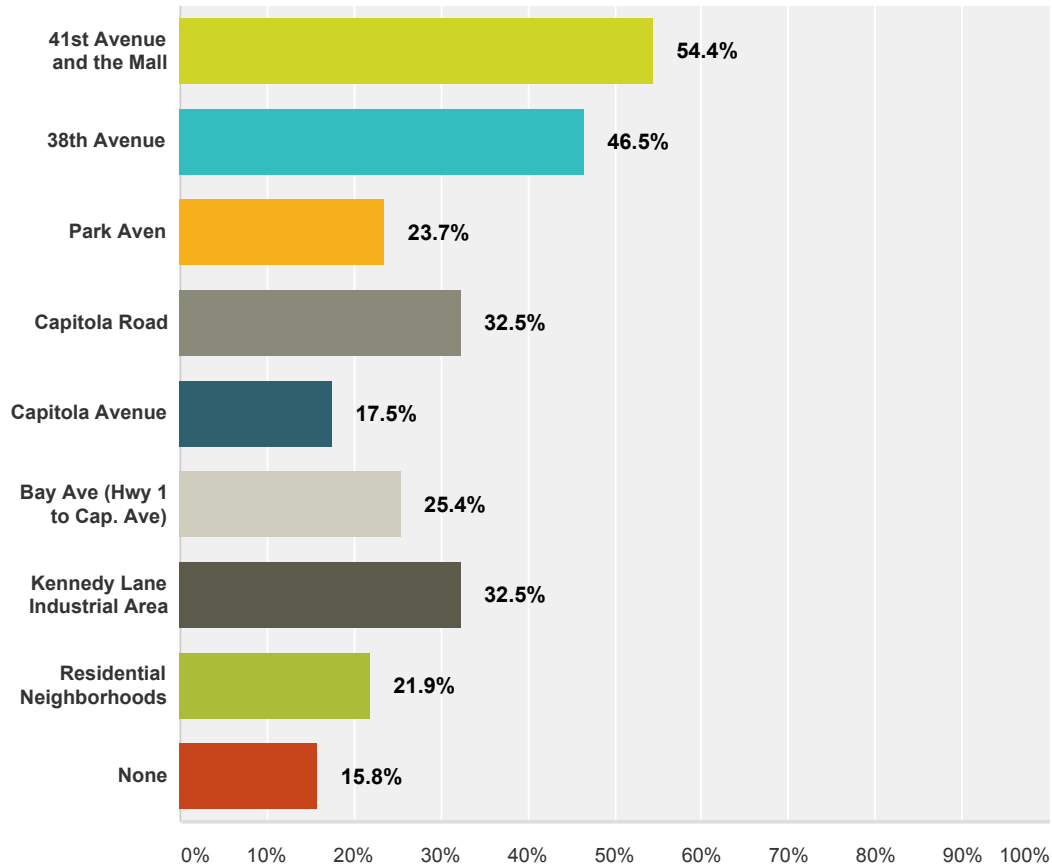
Q11 Future growth is inevitable. The majority of developable land in Capitola has already been built upon. Future redevelopment to accomodate growth may come in the form of mixed-use, higher density land uses which are not compatible in all areas. Please check off all areas within Capitola that should be considered for future mixed-use and higher density land uses (Check all that apply):



#	Other (please specify)	Date
1	Growth on Bay at highway 1 will create immense traffic challenges so would be my last choice. Park avenue should be kept green. It is the only pretty entrance into Capitola.	8/13/2014 9:57 PM
2	Challenge HCD's housing numbers	8/12/2014 11:29 AM
3	Maintain the transition between high density residential and commercial uses and the R1 neighborhoods.	8/12/2014 11:01 AM
4	Use existing vacant bldgs. i.e. Marie Callendars in Mall	8/12/2014 10:22 AM



Q12 One of the greatest Planning Challenges within Capitola is housing affordability. Please check off all areas within Capitola that should be considered for future multi-family, affordable housing developments (Check all that apply):



#	Other (please specify)	Date
1	Wharf Road Rispin Mansion	10/11/2014 2:36 PM
2	There should not be entire multi-family complexes that only have affordable units. A reasonable number of affordable units should be included within new multi-family developments wherever they are built. We should avoid creating pockets of affordable housing.	9/19/2014 5:00 PM
3	Let the free market decide	8/27/2014 1:26 PM
4	Spread affordable housing throughout the city by supporting small ADUs on individual lots rather than concentrating developments in specific areas.	8/19/2014 12:05 PM
5	Encourage and incent Multi family upgrades to enhance quality of life and encourage condo conversions to provide ownership opportunities	8/17/2014 7:53 PM
6	Please leave Depot Hill alone- no hotels!	8/14/2014 9:33 AM

7	None near mall or industrial areas.	8/13/2014 9:47 PM
8	There are other avenues available that allow for affordable housing through other resources but we should improve housing availability for seniors next to shopping and transportation corridors	8/13/2014 9:36 PM
9	The affordable housing issue is too complicated for this question. What about redoing some of the mobile home parks for higher density housing?	8/12/2014 11:41 AM
10	Challenge HCD's housing numbers	8/12/2014 11:29 AM
11	Definitely not within existing neighborhoods!	8/12/2014 11:01 AM
12	too much. it is unattractive for tourists during the summer. it brings down our property values...i for one do not like being next to the Bay ave seniors as it is a lot of transients and exdruggies who ae moving in.	8/12/2014 10:25 AM
13	.	8/12/2014 10:22 AM



Q13 Please list any suggestions to improve the zoning code or general comments you would like addressed during the zoning code update.

#	Responses	Date
1	I oppose high density housing on Depot Hill. Its already to crowded.	10/14/2014 3:36 PM
2	Please allow multi-units that are intended to be rented - not just bought.	10/11/2014 8:41 PM
3	Historic Ordinance Bed and Breakfast locations Closure of the Esplanade during busy summer days Raise height limit in Village, R-1, and 41st ave Commercial Take Garages and decks out of R-1 square footage standards.	9/23/2014 2:02 PM
4	Kennedy Drive needs attention.	9/22/2014 11:26 PM
5	Improve announcement and participation of this survey to local residents. Thank you.	9/11/2014 3:18 PM
6	Stop downzoning multi-family lots to single family, and lock in centralized sites for multi-family with minimum density requirements.	8/30/2014 4:32 AM
7	Provide financial incentives for green building and traffic reduction. Look at what is being done in the SF Bay area (Cities of Mtn View, Sunnyvale, First Community Housing in San Jose, Transform in Oakland Green Trip Certification.	8/28/2014 9:05 AM
8	Add road signs for bicycles to obey stop signs same as cars do. Skateboards should follow rules of the road also.	8/28/2014 7:23 AM
9	Better notification process (distribution of notice, ease of understanding & a central web location for all permit activity and records) for the interested citizen, either for the directly affected person or just an interested citizen.	8/27/2014 10:44 PM
10	Continue to maintain current neighborhood character especially in residential areas as much as possible. Focus on making Capitola a pleasant place for residents and not placing tourist and visitor services services above residential services.	8/23/2014 9:25 AM
11	Eliminate inconsistent spot rezoning that allows parcels in residential neighborhoods to be rezoned as Planned Development for the purpose of meeting developers' needs for higher density projects that the parcel would not otherwise support under regular zoning restrictions. Ensure that all residential and commercial development is designed and built to high environmental standards to reduce water and energy consumption.	8/19/2014 12:05 PM
12	The existing codes adore working adequately except when planning tweets the code to "special" circumstances meaning special interests. There has to be flexibility for Capitola especially village and upper village for every property is unique!	8/18/2014 1:23 PM
13	Implement zoning violation codes and guidelines for residential and for front yard/driveway storage. Example, many cities in the Bay Area have code violations for such things as dead lawn/weeds over 12 inches, prohibitions for storage in front yard and driveway to keep areas nice and allows Police to enforce. OTHER: Add Graffiti hotline that is published to report graffiti. Give out graffiti cleaning kits like SC does.	8/17/2014 7:53 PM
14	Kennedy lane butts up on residential a terrible combo phase out the industrial convert to housing	8/17/2014 2:55 PM
15	please consider renewable energy or sustainable overlays. address solar access and view sheds; solar on historical buildings. love the idea of pocket parks. where is urban ag/community gardens in this discussion? esp near multi family housing.	8/16/2014 11:37 AM
16	Capitola needs to address community and public aesthetics, outdoor landscaping and building design and re-design! If we weren't so blessed with all the surrounding natural beauty, visitors and residents might be more cognizant of the funky, often run-down, dirty appearances of so many community spaces! There are numerous examples nationally of attractive low income or senior housing projects, even in Capitola i.e. Bay Ave low and moderate income housing! Resources need to be dedicated to residents and our local community vs. attracting development/hotels/housing developments! Also water saving and energy saving must be priorities!!!	8/14/2014 1:40 PM
17	Please go forward with the Rotary at the Bay/Capitola intersection!!!	8/14/2014 9:32 AM

18	Sound issues wherever you are considering higher density housing. Existing single family neighborhoods were not designed to have people living in the garage. The conversion of a garage to a residence produces unacceptable sound issues for the bordering properties.	8/14/2014 8:28 AM
19	Zoning should both reflect and support the primary use of each neighborhood and the mixed use of 41ave-38th street corridor. For example, the visitor serving property at the far end of Depot Hill conflicts with the primary nature of the residential neighborhood and should be changed to fit into the neighborhood.	8/13/2014 9:57 PM
20	Consistency with other city resources/plans.	8/13/2014 9:36 PM
21	To accommodate greater visitor traffic and city revenue, potential expansion of the rental districts for weekly rentals.	8/13/2014 4:27 PM
22	No increased density in R-1 neighborhoods. No relaxation of parking requirements anywhere in Capitola. To mitigate negative parking and privacy impacts on nearby neighbors, maintain high bar for any second or mother-in-law type units in residential areas including requiring dedicated off-street parking.	8/13/2014 2:27 PM
23	Capitola needs to contract with SC County Animal Services, or build and staff a Capitola Animal Shelter. The current way missing/lost/stray,etc pets are dealt with is so very, very wrong.	8/13/2014 2:02 PM
24	Future growth is not inevitable. When you are built out--STOP	8/13/2014 10:13 AM
25	Depot hill is single family residence with Monarch Cove And El Salto Resort. Please restrict development to remain small due to traffic issues and changes to our neighborhood. The butterfly habitat must be protected by the city and any proposed building should take this into account to maintain the character of our neighborhood	8/13/2014 9:56 AM
26	Maintain existing neighborhoods as they are. Do not allow development which will impact the safety and environment of existing neighborhoods. Improve streets, resurface and install better lighting. Build a parking structure and make the Village more pedestrian.	8/13/2014 7:08 AM
27	Limit Monarch Cove and Salto to current size - do not allow expansion or intensified use.	8/13/2014 5:20 AM
28	When you say "Future growth is inevitable", please consider that growth can -- and in my opinion -- be limited to maintain the quality of life in Capitola. Capitola does not need to build a lot more housing or a lot more stores or a lot more offices. Why accept "development money" if development is going to create more crowding and create more traffic problems? Capitola is already rather over built. Many residents, myself included, would like to see development slow down, see more green space, see more of a sense of community -- and less commercialism.	8/12/2014 10:47 PM
29	Keep maintenance [and improvement] of neighborhood character as our top priority	8/12/2014 9:24 PM
30	More public "square" type areas where people can come together including grass area, fountain etc. to give a European flair and accessible by public transit and bike. Closing off streets to through traffic to make walking and biking more enjoyable.	8/12/2014 5:06 PM
31	Code is needed by the City to stand up to cell phone and wireless providers, additional cell towers, distributed antenna systems, hidden sources or microwave radiation and public awareness of this technology on human health.	8/12/2014 3:59 PM
32	Require height ordinance for trees. The current height ordinance for buildings is 25 to 27 feet. Doesn't make sense to not require a height ordinance for trees. Look around!	8/12/2014 3:39 PM
33	Coastal Zone/Village Flood plain = village homes/businesses need to ante-up and either be prepared to relocate/move out of the Village or build some serious armoring	8/12/2014 2:29 PM
34	The City's existing ADU ordinance is too restrictive. Lot size and setbacks should be reduced, two story ADUs should be allowed by right and fees should be waived in exchange for affordability	8/12/2014 1:55 PM
35	Expand permit parking to include the McCormick neighborhood. It is closer to the village then the new parking lot.	8/12/2014 1:13 PM
36	make variances harder to obtain. you have to prove a hardship. to need more room due to family size is not a hardship.	8/12/2014 12:44 PM
37	Transit Oriented development with higher densities and mixed use in conjunction with metro bus stop improvements would alleviate some congestion. Any way the codes can be modified to encourage developers to accommodate and reward alternative transportation should be pursued as well. We can't build our way out of congestion!	8/12/2014 11:57 AM
38	If you wanted the survey to be meaningful you should have provide more information and maybe even a few examples.	8/12/2014 11:41 AM

39	It might be a good idea to allow for more small, commercial operations (except for car repair) in neighborhoods to allow for more entrepreneurship.	8/12/2014 11:41 AM
40	non-conforming uses should have a specific life	8/12/2014 11:16 AM
41	Clarity	8/12/2014 11:01 AM
42	one way streets on nearly all streets in Capitola Village, with the exception of Capitola road and Stockton st.	8/12/2014 10:58 AM
43	I FEEL MANY TIMES LESS IS REALLY MORE	8/12/2014 10:49 AM
44	Reduce minimum lot size to 4000 and that will promote affordable housing without the need for apartments. Pride of Ownership!	8/12/2014 10:30 AM

ACTION MINUTES

Group 1 Stakeholder Interview Minutes

Friday, September 19, 2014

1. **Introductions** Senior Planner Cattan provided overview of the Zoning Code update process and stakeholder meetings.
 - Stakeholders present: Matthew Thompson, Charlie Eadie, Frank Phanton, Daniel Townsend, and Linda Smith (Planning Commissioner)
 - Staff present: Community Development Director Rich Grunow and Senior Planner Katie Cattan

2. **Ease of Use.** Are there specific aspects of the existing Zoning Code that are unclear or difficult to understand? How could we make the code more user-friendly?
 - a. Coastal section is difficult to read
 - b. Diagrams of residential development standards would be helpful but overall residential zoning requirements are easy to understand.
 - c. Maximum Floor Area Ratio (FAR) should be viewed as an entitlement and is not a negotiation tool during review by Planning Commission.
 - d. Commercial District
 - i. Overly thought out. Let the market place figure out what uses will work within the community and regulated those things you do not want in the community. Allow flexibility in land use.
 - e. Historic Regulations lack standards and process for reviewing modifications to historic resources.
 - f. Non-conforming regulations have major loop-holes and are open to interpretation.

3. **Development Standards and Regulations.** Are there specific development standards or land use regulations in existing code that have caused problems that should be revised? How do you suggest addressing these issues?
 - a. Principle Permitted Uses is a farce.
 - i. All principle permitted uses require architectural and site review in Community Commercial zoning district. New zoning code should remove required review for those types of commercial uses the City would like to encourage.
 - ii. Requirement to review all new commercial development politicizes all applications. Some permits should be allowed with approval over the counter.
 - iii. Analogy "if you're a hammer, everything looks like nails" Capitola is very focused on regulating land use. A new approach was suggested to allow everything and prohibit those things that are not healthy to the community. Example: Pacific Avenue, Santa Cruz. The City identifies the types of businesses they do not want to see within identified block. (Thrift stores)
 - b. Allow housing within commercial areas. Sustainable practice.

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- c. Healthy neighborhoods: zone for what the City would like to see within the neighborhoods – pedestrian/bicycle connectivity – interactive yards – less emphasis on the car.
 - d. Parking Standards
 - i. Allow applicants to utilize best available information to comply with parking. (Example: Urban Land Institute parking methods). The zoning code often demands too much parking and is an approximation. There are more accurate tools out there that incorporate other factors such as multi-family, mixed use, proximity to public transit, etc.
 - ii. Build into the process an option that an applicant can provide a solution to parking other than onsite. (Bicycle off-sets, multi-modal options in proximity to development, in-lieu fees toward public parking, etc.)
 - iii. Parking should not be utilized as a zoning tool to limit development.
 - iv. Treat parking as a public utility with a parking district. Capitola should invest money into this approach. The parking could pay for itself with higher priced parking in the premium locations. Most likely the coastal commission will challenge, but with good information the City can challenge the coastal commission. Similar to San Francisco’s approach.
 - e. Development standards must be clear to ensure quality and compatibility.
 - f. Historic Preservation.
 - i. The City must have the policy discussion “Does the city want to be historic or look historic”
 - ii. Set policy for integrity of original material.
 - iii. Need to define historic and why it is historic.
 - iv. Identify the benefits to property owners/community to have an adopted list.
4. **New Provisions.** Is the existing Zoning Code silent on any issues or uses that should be addressed in the Zoning Code? Examples from other jurisdictions that would improve the code and the built environment.
- a. Create certainty in the process and plan ahead. This formula leads to investment.
 - i. Example given of Santa Cruz redevelopment plan after Earthquake.
 - ii. Create an area plan for the areas of Capitola that will be redeveloped. Create public/private partnerships toward redevelopment and have both parties involved in development of the area plan. Define what future development looks like (sunlight, windows, building frontage, streetscapes, public realm etc.) Then create the standards that reflect the vision.
 - iii. Suggested area: 41st avenue and focused properties that expect redevelopment.
 - b. Examples from other jurisdictions:
 - i. Santa Cruz County Pleasure Point Community Plan (<http://www.sccoplanning.com/PlanningHome/SustainabilityPlanning/TownVillageSpecificPlans/PleasurePointCommunityPlan.aspx>)

- ii. Saratoga design guidelines
(<http://saratoga.ca.us/civicax/filebank/blobdload.aspx?blobid=8126>)
 - c. Planned Developments should be kept as a way to get the best design.
 - i. Decrease 4 acre minimum.
 - ii. Infill requires flexibility to result in the best design within an established area.
 - iii. Let architect fix issues through design rather than zoning creating additional hurdles to development.
 - iv. Remove public benefit requirements – the public benefit is the redevelopment
 - v. Reminder that the buildings that are most loved in Capitola could not be built within today's zoning code. Allow for creativity.
 - d. Update Design Guidelines
 - i. Identify neighborhood priorities specified in the general plan.
 - ii. Guide design elements including placement of buildings, form, and massing.
 - iii. Define the public realm – streets, sidewalks, bike lanes, crosswalks, curb and gutter, trees/landscape, bus stops, benches, and trails.
 - iv. Work with individual neighborhoods to define the future. Example of pleasure point (3 workshops and guidelines based on community input)
 - v. Guidelines should be neighborhood specific and include how we manage the automobile (width of streets, on street parking, off street parking)
 - vi. Acknowledge that within the definition of Capitola exists an eclectic mix of design.
 - e. Incentivize what the City would like to see in the future.
 - i. Example of Portland and tiny homes. Secondary units no permits and no fees.
 - ii. Accept that property owners will not redevelop unless it makes economic sense. If the City wants to see areas redeveloped, incentives will help property owners participate.
 - f. Density and mixed use.
 - i. Density works with good architecture and designing the public realm. Allow increased density by requiring great architecture and improved public realm.
 - ii. Allow more height in mixed use commercial. Limit with # of stories rather than maximum height. Define stories.
 - iii. 41st Avenue and Capitola Road could be a new Urban Village with mixed use and housing.
 - iv. Sustainability is not stopping development. Shift mindset to allow housing through density with multi-modal transportation. Density and multi-modal transportation have a mutually beneficial relationship and are sustainable.
 - g. Inform applicants of requirements to obtain approvals/permits from other agencies (Water District, Fire, etc.)
5. **Zoning Map.** Do you know of any needed revisions to the existing zoning map? Are there any errors that need to be corrected or needed rezoning to better promote community goals?

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6. **Permit Decision-Making Process.** Depending on the type of application, land use permits require approval by City staff, the Planning Commission, or City Council. Does the current code provide a fair and appropriate level of review of permit applications (i.e., should the Planning Commission review more or less project types)?
 - a. Reduce risk for property owners.
 - i. Identify allowed square footage
 - ii. Allow redevelopment without additional parking requirements
 - iii. ADU without fees
 - iv. Create clear, specific conditions for approval
 - v. Less public process in design review permit.
 - b. Train Chair of Planning Commission to remind Commissioners and Public of what review criteria applies to an application and keep the PC discussion and public comment limited to those criteria under review.

7. **Architecture and Site Review.** Applicants are required to attend an Architecture and Site Review Committee meeting prior to Planning Commission. Do you find this required step effective? Would you suggest any improvements to the Arch and Site Review process?
 - a. Sign permits should not go to Arch and Site.
 - b. Currently, this step is necessary because the code does not have clear design guidelines.
 - c. Rethink timing of arch and site. Might be more helpful as a pre-design review to know what development requirements and contextual elements should be considered within design.
 - d. Residential additions under a certain square footage should be reviewed administratively.
 - e. Arch and Site needs to be redefined and repurposed. Time is costly and this step is not always necessary.
 - f. A City Architect or contract Architect should be considered to replace the need for Arch and Site committee.
 - i. Improve design/compatibility
 - ii. Ability to assist applicant through sketching how to fix identified design issues.
 - g. Suggestion to replace Arch and Site with Architectural Peer review.

8. **Economic Development.** Are there changes we could make to the zoning code to promote economic development? Are there obstacles we could remove or incentives we could add to encourage positive redevelopment?
 - a. City needs to lighten restrictions on use. Reverse the approach of listing what is allowed to prohibit what City does not want in certain areas.
 - b. City needs to encourage development where it wants development to occur. Identify those areas that it would like to see (re)developed and encourage development through code allowances or other economic incentives. Identify what, where, when, how, and goals. Projects must be economically feasible.
 - c. Important to maintain quality within economic development.

- d. The City should invite the conversations to work toward an outcome rather than being reactive. Keep conceptual review process open.
9. **Sustainability.** The new code will place an increased emphasis on sustainability. Do you have any ideas for how can we promote sustainability principles, such as alternative transportation (bicycling and walking), reducing energy and water consumption, encouraging green energy sources, compact development patterns, etc.?
- a. Documentation of Green Standards
 - i. CAL Green covers mandatory requirements. Eliminate the duplication in the process.
 - ii. Points should be granted for reutilizing existing buildings and longevity.
 - iii. Create a check list with boxes rather than quantifying everything.
 - iv. Include alternative transportation credits, impervious surfaces, walk/bike
 - b. Parking is a victimless crime. Unnecessary asphalt should be reclaimed.
 - c. Create achievement awards. Award best landscape improvements for water wise, green buildings, etc.
10. **Other Issues:** Are there any other issues with the zoning code you would like to tell us about?
- The role of staff is to represent the public interest. Staff should focus on purpose of the zoning code and assess projects with purpose statements in mind.
 - The City needs to ask “What are we trying to accomplish? What is the vision?” and make sure the new zoning code functions to allow the city to evolve into the vision.
 - The City should keep an eye on the trends and plan accordingly.
 - Suggestion to put focus on small projects. Identify the areas to focus on and figure out how to nurture those types of projects to be the best they can be. Small projects are attractive: fun, easy, low-risk.
11. **Close.** Community Development Director Rich Grunow thanks the stakeholder participants and talks about next steps.

ACTION MINUTES

Group 2 Development and Commercial Property Owners Stakeholder Interview Minutes

Thursday, August 14, 2014

1. **Introductions** Senior Planner Cattan provided overview of the Zoning Code update process and stakeholder meetings.

Stakeholders present: Mary Gourlay, Craig French, Benjamin Ow, Doug Kaplan, Craig Dean, Ed Newman, and Planning Commissioner Mick Routh.

2. **Ease of Use.** Are there specific aspects of the existing Zoning Code that are unclear or difficult to understand? How could we make the code more user-friendly?
 - a. Clarity of Process. The new code must clearly define the process and regulations to avoid misinterpretation.
 - b. Code lacks clarity and specificity in regards to process and regulations. Applicant must rely on direction from staff. Expectations of the City are unclear due to the combination of a code which lacks specificity and the previous high turnover in staff, which has resulted in differing interpretations.
3. **Development Standards and Regulations.** Are there specific development standards or land use regulations in existing code that have caused problems that should be revised? How do you suggest addressing these issues?
 - a. Sign Code:
 - a. Monument signs in the code are too limited. Does not create enough visibility along 41st for larger shopping centers with many tenants. A solution for visibility along the road frontage is necessary for shopping centers.
 - b. Create limits within administrative permits that can be approved over the counter. Then allow businesses to apply for a discretionary permit requiring Planning Commission review for signs that go beyond the administrative limits.
 - c. Allow creativity. Set standards for size, location, logos, brand identification, and types of signs. Allow flexibility of materials, lighting, and color.
 - d. Allow more variety between sign styles within master sign programs.
 - e. Create different sign standards for Central Village, 41st Avenue, and neighborhood commercial.
 - f. Provide a maximum allowance for signs and allow businesses/property owners to determine the number and size of individual signs which fit within the maximum allowance (e.g., set a cumulative square-foot maximum signage allowance for a shopping center without limits on the number or size of individual signs).
 - b. Flexibility in Use is necessary for Commercial. Make doing business in Capitola easy by not requiring Conditional Use Permits for change of tenant within existing commercial space.
 - c. Parking Requirements for Mixed Use and Multi-Modal Transportation

- a. Include reduced parking standards for mixed use development.
 - b. Allow parking reduction in exchange for onsite bicycle parking.
 - c. Allow parking reductions for development in close proximity to multi-modal transportation, such as bus stops.
4. **New Provisions.** Is the existing Zoning Code silent on any issues or uses that should be addressed in the Zoning Code? Do you know of provisions from other City codes that you think would improve the Capitola code and overall development?
- a. Camden Park Center signage in San Jose
5. **Administration.** Are there any needed changes to streamline the City's existing permitting and administration procedures?
- a. Improve coordination with outside permitting agencies (e.g., water, fire, sanitation districts). Consider joint agency meetings to coordinate permit reviews.
 - b. Establish firm, maximum standards in the code instead of providing exceptions to go beyond stated maximums. Clear expectations by applicants.
6. **Permit Decision-Making Process.** Depending on the type of application, land use permits require approval by City staff, the Planning Commission, or City Council. Does the current code provide a fair and appropriate level of review of permit applications (i.e., should the Planning Commission review more or less project types)?
- a. The code should create standards for administrative permits that are allowable and do not require additional oversight. Then add the option to apply for discretionary permits beyond the standards through special exceptions and variances reviewed by the Planning Commission.
 - b. Capitola's current zoning code requirement that all "use" permits must receive a "design permit" should be update to separate "use" from "design". If an existing commercial building is changing tenants, a design permit should not be required for principal permitted uses in the district.
 - c. Provide more flexibility in use to allow new businesses to come into existing commercial sites with little or no review if the building is not being modified. Timing and execution are critical for business success.
 - d. Allow staff to make administrative decisions on tenant modifications.
 - e. Avoid noticing requirements because this takes additional time. (this suggestion is not consistent with state code requirements)
7. **Economic Development.** Are there changes we could make to the zoning code to promote economic development? Are there obstacles we could remove or incentives we could add to encourage positive redevelopment?
- a. Work with developers to expedite the review process by creating clear expectations of what is desired within future development and redevelopment.
 - b. Example was given of the "1991 Downtown Recovery Plan" for Santa Cruz following the Loma Prieta earthquake of 1989. The plan not only set up clear expectations of what was desired in redevelopment but also included an EIR for redevelopment of the entire district, saving developers money and time.
 - c. Reiterated that administrative permits for change of tenant use when the use is principally permitted in the zone and for signs that comply with the sign code.

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- d. Encourage redevelopment and improvements in C.V. zone and along Bay Avenue
8. **Sustainability.** The new code will place an increased emphasis on sustainability. Do you have any ideas for how can we promote sustainability principles, such as alternative transportation (bicycling and walking), reducing energy and water consumption, encouraging green energy sources, compact development patterns, etc.?
 - a. Sustainability: Focus on education rather than imposing new regulations for sustainability. Eliminate the Green Building Ordinance. Allow businesses to voluntarily provide green building features and rely on the free market to encourage behavioral changes.
9. **Other Issues:** Are there any other issues with the zoning code you would like to tell us about?
 - a. Staff recommendations within discretionary permits. Discussion on whether or not a staff recommendation should be included in discretionary permits. Two sides were shared on this subject. One expressed the need to leave discretionary permits up to policy makers. The other viewpoint was that a lot of work is done with staff prior to review by Planning Commission, and that is often reflected in the staff recommendation.
10. **Close.** Community Development Director Rich Grunow thanks the stakeholder participants and talks about next steps.

Additional written comment from Doug Kaplan, Commercial Property Owner
Zoning Revisions

Planning is important but execution is critical

Flexibility: For example, restrictions on permitted uses within PO zone (17.33.040 & 060)

Flexibility: For example, restrictions on permitted uses within CC zone (17.27.040(C, D & G))

Unnecessary Procedures: For example, requiring Arch and Site reviews for all conditional use permits (17.63.030)

Unnecessary Procedures: For example, expand de minimis rule so that notice to all neighbors within 300 feet is not required for minor changes (17.60)

Delegate: Minimize need to appear before Commissions and Council, trust staff to make decisions

ACTION MINUTES

Group 3 Business Owners and Commercial Property Managers Stakeholder Interview Minutes

Tuesday, September 9, 2014

1. **Introductions** Senior Planner Cattan provided overview of the Zoning Code update process and stakeholder meetings.

Stakeholders present: Gary Wetsel, Merrie Anne Millar, Karl Rice, and Planning Commissioner Gayle Ortiz.
Staff present: Community Development Director Grunow and Senior Planner Cattan

2. **Ease of Use.** Are there specific aspects of the existing Zoning Code that are unclear or difficult to understand? How could we make the code more user-friendly?
 - a. Search engine online is difficult to utilize to locate relevant information.
 - b. The information in the code sections is often unclear and requires staff guidance. Need to remove the uncertainty in the regulations and staff interpretation.
 - c. Table of Contents in printed version should be available online
 - d. A user's guide would be helpful to direct applicants to different standards
 - e. Clutter in code should be removed and language simplified.
3. **Development Standards and Regulations.** Are there specific development standards or land use regulations in existing code that have caused problems that should be revised? How do you suggest addressing these issues?
 - a. Update to reflect current standards and technology
 - b. Landscape regulations:
 - i. More flexibility to meet intent of code and come up with creative solutions.
 - ii. Tree planting policy
 1. Replanting policy of 2 for 1 is problematic in parking lots with limited planting space.
 2. Trees inherently problematic in parking lots: roots pull up asphalt, logistic of watering trees, cost of watering trees, and drought.
 3. Visibility. Goal of 30% canopy coverage on commercial properties is problematic as businesses want to be seen and trees screen view of businesses from right-of-way. Consider off-sets to allow businesses to plant trees elsewhere contributing to the canopy goals of the City without blocking visibility.
 - c. Create different commercial standards (uses, landscaping, signs, and parking) for the different commercial areas. 41st Avenue, Central Village, and Neighborhood Commercial.
 - d. Regulations should be consistent with other public agencies. (Fire Dept.)
 - e. Allow drive-thru on 41st Avenue.
 - f. Update design guidelines for 41st Avenue
4. **Commercial Area Issues.** Are there any zoning issues unique to commercial areas that need to be addressed?

- a. Commercial Uses that collect sales tax and TOT should be allowed along traffic corridors to maintain tax base. Medical has its place in retail but should either have a maximum % limit within an area or designate medical to specific areas. Storage facilities should not be located in commercial districts.
 - b. Avoid commercial leakage to County. Target example. Figure out what made Target site appealing vs. Home Depot location. Zone to allow what anchor businesses need. Visibility was identified as one reason for commercial leakage.
 - c. Rethink cross walk from new parking lot in village. Create a cross walk at the corner of Bluegum and Capitola to send visitors onto the side of the street with retail.
 - d. Roundabout at the corner of Bay and Capitola Avenue could have negative impacts on safety and commercial areas.
 - e. Clares Street and 41st. Create a right turning lane from Clares onto 41st to keep cars moving.
 - f. Reduce amount of lights at the 41st Avenue freeway.
 - g. Create solutions to existing problem sites (Rispin, Village parking, and Village hotel) within the updated code. Set up favorable standards.
5. **Sign Code.** Current sign regulations require a public hearing and an approximately \$700 cost for most sign applications. Staff intends to develop options to revise sign regulations. Would you generally prefer a process which 1) offers more design flexibility, but requires a public hearing and additional time and cost, or 2) an over-the-counter process which requires less time and cost, but offers less design flexibility?
- a. Visibility. Current code does not allow enough visibility from the street. Auto plaza, mall, and large shopping centers are impacted by sign code regulations.
 - b. Create different sign standards for the different commercial areas.
 - c. Central Village Pedestal Signs – remove. Ordinance does not work. Enforcement is an issue. Village should have consistency in rules and enforcement.
 - d. Enforcement of signs City-wide is an issue. Businesses that follow the rules are the ones that are punished. Banners are an issue. Sandwich boards create clutter.
 - e. Quality of signs influence perception of City overall. There is an impact on retail when quality is sacrificed. High quality provides better perception and more money is spent.
 - f. Directional signs should be allowed within larger developments.
 - g. Old signs should be required to be removed prior to installation of new signs.
6. **New Provisions.** Is the existing Zoning Code silent on any issues or uses that should be addressed in the Zoning Code? Do you know of provisions from other City codes that you think would improve the Capitola code and overall commercial development?
- a. Dublin, CA. New development is thriving. Car dealerships. Signs are great and maintains small town feel.
 - b. Old Town Pleasanton. Great signs. Small town feel.
7. **Outdoor Displays.** Outdoor displays are only allowed in the village with a conditional use permit. Should the new code set up regulations for outdoor displays in all commercial areas?
- a. Allow within set standards, including : time limitations, type of business, size of area, maintain necessary circulation for pedestrians and cars, etc.
 - b. Build integrity into process. Not just quantitative measure but qualitative measures too.
 - c. Separate outdoor dining regulations from outdoor display regulations. Support for more outdoor dining throughout Capitola.

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8. **Permit Decision-Making Process.** Depending on the type of application, land use permits require approval by City staff, the Planning Commission, or City Council. Does the current code provide a fair and appropriate level of review of permit applications (i.e., should the Planning Commission review more or less project types)?
 - a. If a project complies with the code consider allowing administrative approval rather than public process. Also acknowledged that sometimes it is necessary to have a project come before the public even though it may comply.
 - b. Create clear expectations within code so there is less oversight necessary.
 - c. Staff discretion within permits should not be open to interpretations. New code must create consistency in review and avoid unfair allowances.

9. **Economic Development.** Are there changes we could make to the zoning code to promote economic development? Are there obstacles we could remove or incentives we could add to encourage positive redevelopment?
 - a. Support idea of Capitola Road connecting 41st Avenue and Village. Allow hotels along Capitola Road.
 - b. Incentives to bring in desired uses: Zone to allow desired uses, Waive fees
 - c. Capitola should identify the types of uses it would like to see within specific areas and remove unnecessary steps and uncertainty for such desired uses in identified areas.

10. **Sustainability.** The new code will place an increased emphasis on sustainability. Do you have any ideas for how can we promote sustainability principles, such as alternative transportation (bicycling and walking), reducing energy and water consumption, encouraging green energy sources, compact development patterns, etc.?

11. **Other Issues:** Are there any other issues with the zoning code you would like to tell us about?
 - a. Discussion on how does Capitola compare to surrounding areas for businesses. Watsonville is the most business friendly in terms of process. Santa Cruz is more difficult than Capitola. In Capitola, businesses expect more attention to be spent on the small details.

12. **Close.** Community Development Director Rich Grunow thanks the stakeholder participants and talks about next steps.

Email submitted by Bob Rivers of Brown Ranch. Unable to attend Stakeholder meeting

Here are my answers to some of your interview questions:

1. No comment
2. No comment
3. Yes, there should be more flexibility for uses that are part of a large shopping center as opposed to a stand-alone commercial building. The use permit process should be simplified so that a retail tenant does not have to go through the public hearing process if it is in a shopping center that has been approved for retail uses. There should be more “master use permits” like we have at Brown Ranch, and there should be more flexibility within that master use permit. (Example, our master use permit allows for uses under 1,500sq.ft. that are on an approved list of uses, or replacing one of the approved uses, to skip the use permit process. I don’t see why there should be a limit on the size of the use if the shopping center is already approved for retail use.)
4. There used to be something called “The 41st Avenue Design Guidelines” which spelled out the sign requirements for this area – basically 16” high, internally illuminated letters. The idea was to have a consistent look along 41st Ave. Over the past several years these guidelines don’t seem to apply anymore. ?
5. No comment
6. Yes, there should be more flexibility for outdoor displays. This could be handled at staff level.
7. See #2 above. Why is the mall a permitted use so that everything inside the mall does not need a use permit (and the City doesn’t collect any fees), but if you have the same use outside of the mall you have to get a CUP, pay all the fees and have a public hearing?
8. Remove the requirement for the contribution to public art. (I think this is now required as part of the development costs?) This just increases the development cost. If the City wants public art, then the public should pay for it through increased sales tax or increased property tax (both would be very small!).
9. No comment
10. No comment

ACTION MINUTES

Group 4 Local Residents Stakeholder Interview Minutes

Tuesday, September 9, 2014

1. **Introductions** Senior Planner Cattan provided overview of the Zoning Code update process and stakeholder meetings.
Stakeholders present: Ron Burke, Molly Ording, Bruce Arthur, Cathlin Atchison, Nels Westman, and Planning Commissioner Ron Graves.
Staff present: Community Development Director Grunow and Senior Planner Cattan
2. **Ease of Use.** Are there specific aspects of the existing Zoning Code that are unclear or difficult to understand? How could we make the code more user-friendly?
 - a. Must be written so the average person can understand.
 - b. Non-conforming Structures and Non conforming Use must be better defined. The 80% rule is open to interpretation. Process for valuation should be codified. Consider using an outside consultant to do evaluation.
 - c. Floor area ratio definition in the General Plan is unclear. The Zoning Code should have more clearly written definitions.
3. **Development Standards and Regulations.** Are there specific development standards or land use regulations in existing code that have caused problems that should be revised? How do you suggest addressing these issues?
 - a. Historic Preservation
 - i. Regulations for historic do not specify the process for modifications to historic structures or demolition.
 - ii. City should adopt an official list of historic structures in Capitola which is legally defensible. A lot of work has been done without a memorialized document.
 - b. Coastal Access – The pathway around Depot Hill is no longer complete. City should reestablish public access along bluff.

- c. Pedestrian pathways – Protect public pathways within updated code. Identify what can/cannot occur along pedestrian pathways. Maintain setbacks from pathways to prevent further encroachment of development.
 - i. Riverview Pathway, Prospect Avenue, Cliff Drive, Grand Avenue, Lawn Way, Railtrail, Rispin Park
- d. Floor Area Ratio should not include the unbuildable portion of the lot. (Example: 1840 Wharf Rd, Riverview Avenue, Depot Hill properties on Bluff)

4. **Neighborhood Issues.** Are there any zoning issues unique to residential neighborhoods or commercial areas that need to be addressed?

- Architectural Design Compatibility
 - Height of New Homes and Additions
 - Size of New Homes
 - Privacy between Neighbors
 - Adequate Yard Size
 - Adequate Parking Onsite
 - Protection of Environmentally Sensitive Areas
 - Historic Preservation
 - Housing Costs and Affordability
 - Maintain Neighborhood Character
 - Sustainability (Reduce Energy and Water Consumption)
- a. Visitor Serving Use within Depot Hill. Suggest no increase in density (or intensity) for future projects. Current Hotel Use Permit must be enforced. The list of uses should be narrowed to include only those uses that are compatible with the surrounding single family neighborhood. Amusement Park and Campground are not compatible uses. City should consider eliminating VS zone in Depot Hill]
 - b. Compatibility concerns for infill development
 - i. Mass and Scale is specific to built condition of neighborhood/surrounding properties. Require streetscapes to evaluate compatibility of projects.
 - ii. Massing – More articulation should be required and prevent two storey homes with no change in wall plane between first and second storey, applicable to all sides. Concern for homes being developed to maximize FAR.
 - iii. Exterior finishes.
 - 1. Multiple exterior finishes should be required to add more interest. Stucco only should not be allowed.
 - 2. Regulate types of exterior finishes that are allowed. No vinyl.
 - 3. Require trim and of substantial profile.
 - c. Identify unique circumstances for lots with views of ocean, walkways, or river. In these areas the standards for front, side, and rear yard setbacks, allowed encroachments, and

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fences should be improved. Prevent high fences on street facing yards where inappropriate. (Prospect Ave)

- d. Update and categorize uses better. Example: sauerkraut production not allowed.
- e. Transition areas between Commercial and Residential should have development standards to protect residents from lighting and noise impacts.
- f. Lighting in residential areas should be required to be down directed and shielded to not impact adjacent property owners. Night sky ordinance.
- g. Floor area ratio and basements discussion. Although basements do not influence mass and scale, basements should be included in the FAR calculation to prevent additional bedrooms and impacts on parking.
- h. Neighborhood integrity – protect neighborhoods from vehicle cut-through circulation.
- i. Parking
 - i. Capitola is maxed out of on-street parking
 - ii. Shared parking leads to more congestion, more competition for limited on-street parking, and impact to nearby residential neighborhoods. Commercial areas that are adjacent to residential neighborhoods should not be allowed to decrease parking requirement through mixed use. Also need to be cautious to not create additional residential parking problems by creating mid-block pedestrian connections between commercial and residential zones. Make it too easy for retail shoppers and employees to access residential neighborhoods to park during busy seasons like Christmas.
 - iii. Do not allow variances for parking.
 - iv. Avoid parking impacts on adjacent residential neighborhoods resulting for new multi-story mixed use development along the east side (between 41st & 42nd) of the 41st Avenue corridor. Separate dedicated parking for residential and commercial uses (no shared parking) is a key planning consideration.
 - v. be careful in allowing additional commercial space being built on existing mall parking which could very quickly change an "over-parked" condition into an "under-parked" one with inevitable negative impacts on adjacent residential neighborhoods.
- j. Second home owner impacts
 - i. Losing families in neighborhoods, losing community, 'dark' homes losing self-policing by residents.
 - ii. TOT must be enforced. City needs to enforce online nightly rentals in non-transient neighborhoods. (Air BnB, VRBO)
- k. Density in R-1. Do not increase density in R-1. Maintain minimum lot size requirement as is. (5000 sf).
- l. Rail – Build in zoning requirements for public improvements along mass transit routes and rail in anticipation of transit services. Parking, bicycle bays, covered seating areas, landscape, public art.

5. **Permit Decision-Making Process.** Depending on the type of application, land use permits require approval by City staff, the Planning Commission, or City Council. Does the current

code provide a fair and appropriate level of review of permit applications (i.e., should the Planning Commission review more or less project types)?

- a. Architecture and Site Review Committee –
 - i. Empower this board to assess compatibility of infill development.
 - ii. Consider pre-application meetings with applicants to identify characteristics of the site/neighborhood and guide compatible design prior to the architect designing the project while still allowing unique structures (for example, the wave house on corner of Monterey and Fanmar).
 - iii. Update review criteria for Arch and Site to include:
 - 1. Modeling or streetscape requirement
 - 2. Privacy is maintained second storey
 - 3. Compatible Exterior Materials – no vinyl siding, require trim, etc.
 - 4. Parking Requirements
 - 5. Landscaping and Trees
 - a. Add condition that trees must stay alive after being planted.
- b. Enforcement is necessary. Renegade weekend tree cutting as an example.
- c. Must maintain a fair process for all. Favoritism is perceived by public.
- d. Duration of Planning and Building permits:
 - i. 2 year time period to develop a project based on approved planning permits is too long. Decrease (suggested: 4 months to 1 year) to encourage projects to be built which add to the community.
 - ii. Require that building permits be built within a specific timeframe. Enforcement issues exist throughout the City. (Example 4968 Capitola Road)

6. **Sustainability.** The new code will place an increased emphasis on sustainability. Do you have any ideas for how can we promote sustainability principles, such as alternative transportation (bicycling and walking), reducing energy and water consumption, encouraging green energy sources, compact development patterns, etc.?

- a. Check irrigation prior to occupancy to make sure it is captured onsite and not going down the drain.
- b. Educate rather than Legislate.
- c. Remove ordinance elements which have been superseded or duplicated by State or Federal Laws (example: green building ordinance relative to Title 24)

7. **Other Issues:** Are there any other issues with the zoning code you would like to tell us about?

- a. Improve coordination between departments and outside agencies.
- b. Application and interpretation of the code must be consistent.
- c. Enforcement Issues

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- i. Conditions of approval should be monitored and enforced.
 - ii. Zoning code violations should be enforced throughout the City. There are numerous violations throughout Capitola that are ignored.
 - d. Lack of parks/recreation in the neighborhood in the North West corner of the City. (Capitola Road and 41st Avenue)
 - e. Non-conforming uses/structures: discussion on current sunset clause to end all non-conforming uses by the year 2019.
 - i. Requirement to go away isn't necessary unless the use is a nuisance.
 - ii. City should study the existing conditions and guide the outcome to a better resolution.
 - iii. City should drive re-development of blighted properties.
 - iv. Code should address public nuisance issue if present
 - 1. Adequate parking onsite
 - 2. Maintain structures so they are updated and look good in the neighborhood.
- 8. Close. Community Development Director Rich Grunow thanks the stakeholder participants and talks about next steps.**

ACTION MINUTES

Group 5 Recent Applicants Stakeholder Interview Minutes

Friday, August 22, 2014

1. **Introductions** Senior Planner Cattan provided overview of the Zoning Code update process and stakeholder meetings.
Stakeholders present: Peter Wilk, Gerry Jensen, Paul Gunsky, Brigette Estey and Planning Commissioner TJ Welch.
Staff present: Community Development Director Grunow and Senior Planner Cattan
2. **Ease of Use.** Are there specific aspects of the existing Zoning Code that are unclear or difficult to understand? How could we make the code more user-friendly?
 - a. Room for interpretation throughout the code. Standards should be clear and leave little room for interpretation.
 - b. Organization of code is not coherent. New code should outline process clearly for applicant. If multiple sections apply, the code should explain which sections apply and under what circumstances.
3. **Development Standards and Regulations.** Are there specific development standards or land use regulations in existing code that have caused problems that should be revised? How do you suggest addressing these issues?
 - a. The upper village area (Fanmar, Terrace, north side of Cherry) is zoned RM-LM and reverts back to R-1. This is confusing and does not reflect reality. Rezone to R-1 for single family neighborhood with no nightly rental.
 - b. How height is measured along slopes is unclear and open to interpretation.
 - c. Floor Area Ratio. If floor area is to control massing, basement, decks, and stairs should not be included in calculation.
 - d. Define significant change. Suggestion: Consider a process for change orders. In the engineering field there are ECO (engineering change orders). Typically these are simple forms with redlines of the drawings attached. The ECOS then get routed and signed off by stakeholders in a period of a day or two. The idea is not to convene a full board meeting but rather circulate the change to individual board members (e.g. by e-mail) for comment and signoff without having to wait a month to the next board meeting. If the change is

controversial, the board member can opt for a full board meeting but a quick approval should be an option. That way the project keeps moving without costly delays.

- e. Specify if paint color is/is not regulated?

4. **Neighborhood Issues.** Are there any zoning issues unique to residential neighborhoods or commercial areas that need to be addressed?

- Architectural Design Compatibility
- Height of New Homes and Additions
- Size of New Homes
- Privacy between Neighbors
- Adequate Yard Size
- Adequate Parking Onsite
- Protection of Environmentally Sensitive Areas
- Historic Preservation
- Housing Costs and Affordability
- Maintain Neighborhood Character
- Sustainability (Reduce Energy and Water Consumption)

- a. Height: Allow flexibility for additional height for design compatibility and unique circumstances (sloped lots).
- b. Historic Preservation:
 - i. Identify what needs to be preserved. Update Survey of Historic Properties, remove subjectivity from the list.
 - ii. Let homes progress. The current regulations are too restrictive and do not allow homeowners to improve.
- c. View protection. Clearly establish whether or not views are to be reviewed within projects and set standards/criteria. Support for protecting views.
- d. Compatibility. There is no specific style of architecture that defines Capitola. There is a mix of styles and design. To set a standard design would not reflect current conditions. Keep eclectic mix of design as the standard.
- e. Adequate yard size – Keep setbacks as they are. They work.

5. **Administration.** Are there any needed changes to streamline the City's existing permitting and administration procedures?

- a. Create an online fee calculator
- b. Establish the level of review of each type of decision maker. Administrative decisions by staff, decisions by Planning Commission and City Council. Establish the limits and leave no room for interpretation.
- c. Create a frequently asked questions document for website.

6. **Architecture and Site Review.** Applicants are required to attend an Architecture and Site Review Committee meeting prior to Planning Commission. Do you find this required step effective? Would you suggest any improvements to the Arch and Site Review process?
- a. Perception that there is little value in Arch and Site b/c Planning Commission can override direction provided by Arch and Site committee. Consider removing Arch and Site from the process
 - b. Empower Arch and Site as an authority. Give this committee the authority to streamline the process or remove the extra step in the review.
 - c. The name of this committee is misleading. Perceived as “passing” the first step for design. Need to clarify this step is required but advisory in nature. The Planning Commission has the authority to require modifications. Consider renaming committee to remove perception that the design is being approved.
 - d. Found Arch and Site helpful to know what other departments are looking for in the process. Thought it was useful information within the staff report so the Planning Commission became aware of what interim changes have been made.
 - e. Require Owner and Architect to attend to improve communication and expectations.
7. **Permit Decision-Making Process.** Depending on the type of application, land use permits require approval by City staff, the Planning Commission, or City Council. Does the current code provide a fair and appropriate level of review of permit applications (i.e., should the Planning Commission review more or less project types)?
- a. Remove the City Council’s ability to appeal Planning Commission decisions. Impacted Citizens should appeal and the City Council’s role is to review the appeal.
 - b. Communication must improve on all levels: owner, designer/architect/building inspector, and planning.
 - c. Current level of review is good to maintain the Character of Capitola.
 - d. As a homeowner, more freedom is better. It is important that the City establish what is and what is not permitted and stay within the rules.
 - e. Empower staff to review projects. Create clear allowances that can be reviewed at the staff level. Limit unnecessary review by the Planning Commission.
8. **Sustainability.** The new code will place an increased emphasis on sustainability. Do you have any ideas for how can we promote sustainability principles, such as alternative transportation (bicycling and walking), reducing energy and water consumption, encouraging green energy sources, compact development patterns, etc.?
- a. Do not require sustainability

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- b. Do not duplicate efforts of other agencies. Let Soquel Water regulate water, let State regulate energy, let locals take initiative to go beyond requirements of other agencies if they choose.

9. **Other Issues:** Are there any other issues with the zoning code you would like to tell us about?

- a. When rezoning properties for the updated code, do not expand commercial uses into residential neighborhoods (Bay Avenue). Create transition areas to decrease impacts onto neighboring residential. Make sure rezones are adequately noticed and go through public process.
- b. Quality of wireless reception is poor in some neighborhoods. Review criteria for wireless facilities to make sure all neighborhoods have adequate cell phone coverage.
- c. Support for flat fees rather than deposits. Fees in Capitola are low relative to surrounding areas.

10. **Close.** Community Development Director Rich Grunow thanks the stakeholder participants and talks about next steps.

Written input from Steve Thomas of Burger King. Unable to attend meeting.

1. Ease of Use. Are there specific aspects of the existing Zoning Code that are unclear or difficult to understand? How could we make the code more user-friendly? As a developer you would like the Zoning Codes to be clear and concise, however, there should be an allowance for variance if the site or project benefits the community. The ultimate decision should remain with the counsel or planning commission.

2. Development Standards and Regulations. Are there specific development standards or land use regulations in existing code that have caused problems that should be revised? How do you suggest addressing these issues? From my experience, the signage ordinance should be updated to reflect similar business in the area. I understand that some projects are new and fall under current regulations while other older businesses don't, but to survive in a culture where ease of access and visibility are keys to your success this should be more consistent. The regulations should include heights, size, etc. However, we should allow businesses to complete fairly with common signage requirements.

3. Neighborhood Issues. Are there any zoning issues unique to residential neighborhoods or commercial areas that need to be addressed? Architectural Design Compatibility Height of New H

Additions Size of New H

Onsite Protection of Environm

Affordability Maintain Neighborhood C

Consumption) I do strongly feel that all project need to meet City zoning requirements to be consistent with current themes, designs and neighborhoods. In addition, parking in some areas of the City near the water front is very difficult and tends to keep tourist and others from visiting local businesses.

4. Administration. Are there any needed changes to streamline the City's existing permitting and administration procedures? Add staff for in-house review of plans or create better timelines to review plans from 3rd party vendors. These outside vendors have added items after their initial reviews created long delays in response times leaving my project idle without just cause. This has created extra hardships that should not be necessary. In Santa Cruz, Watsonville or Salinas, these Cities are doing the in-house reviews and the climate is better and more responsive.

5. Architecture and Site Review. Applicants are required to attend an Architecture and Site Review Committee meeting prior to Planning Commission. Do you find this required step effective? Somewhat, it allows you to meet the key state holders from the City. Would you suggest any improvements to the Arch and Site Review process? For new projects, this is an important step but for a remodel of existing business this should not be a mandatory meeting unless major change is forthcoming. The City knows what the project entails and this could easily be an over the counter meeting. We must pay for our AE to attend these meeting which allows us to meet the key department heads but is this necessary for all projects?

6. Permit Decision-Making Process. Depending on the type of application, land use permits require approval by City staff, the Planning Commission, or City Council. Does the current code provide a fair and appropriate level of review of permit applications (i.e., should the Planning Commission review

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more or less project types)? Most Cities have this same format with an appeal process if you get denied- It is great to have the planning commission to review the final as City staff can sometimes follow or adhere to the City Charter or guidelines but each project is different and this final step is important. For example, my project was denied some current existing signage but the Planning Commission allowed the key sign to remain which was very important to our business and our success.

7. Sustainability. The new code will place an increased emphasis on sustainability. Do you have any ideas for how can we promote sustainability principles, such as alternative transportation (bicycling and walking), reducing energy and water consumption, encouraging green energy sources, compact development patterns, etc.? The contract you have for green waste disposal is very, very expensive and cost me over 25K in fees as you only allow one vendor. I encourage these ideas but the costs need to be reviewed for each project. Other green ideas are good but again the costs vs benefits should be reviewed and options allowed

8. Other Issues: Are there any other issues with the zoning code you would like to tell us about? No