



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, September 4, 2014 – 7:00 PM

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

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 August 7, 2014 draft Planning Commission 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. 111 Central Avenue #14-099 APN: 036-112-08

Design Permit for a second story addition and Variance for the required parking at the existing Single Family Residence 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: Anh Do

Representative: Devlin Jones, filed 6/24/14

B. 306 Riverview Avenue #14-120 APN: 035-172-13

Design Permit, Variance for reduction to required 10% front yard open space requirement, and Coastal Development Permit for a new single-family residence located in the CV (Central Village) 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: Arthur Lin, applied: 08/17/14

Representative: Dennis Norton

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

Design Permit, Variance for rear yard setback, fire pit in front yard, and parking width, 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 is in the Coastal Zone and thus 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

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

Adjourn to the next Planning Commission on Thursday, October 2, 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, AUGUST 7, 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: Ron Graves, Mick Routh, and TJ Welch and Chairperson Gayle Ortiz.
Absent: Linda Smith

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

Item 5B is being continued to the September 4, 2014, meeting.

B. Public Comment - None

C. Commission Comment - None

D. Staff Comments

Senior Planner Katie Cattan announced that a survey related to the upcoming Zoning Code update is available on the City website. The public is encouraged to take part.

3. APPROVAL OF MINUTES

A. July 17, 2014, Draft Planning Commission Minutes

A motion to approve the July 17, 2014, meeting minutes was made by Commissioner Graves and seconded by Commissioner Routh.

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

4. CONSENT CALENDAR – No Items

5. PUBLIC HEARINGS

A. 127 Monterey Ave #14-056 APN: 035-244-03
Conditional Use Permit and Design Permit for the remodel of a Historic Resource located in the CV (Central Village) zoning district. This project is located in the Coastal Zone but does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption
Property Owner: Craig French, applied: 04/22/14
Representative: Dennis Diego AIA (Architect)

Senior Planner Cattan presented the staff report and history of the structure.

Chairperson Ortiz opened the public hearing. Mimi French, applicant, was available to answer questions. Commissioner Routh asked if the family was willing to retain the plaque indicating that the building was the first City Hall and was told it would remain.

The public hearing was closed.

Commissioner Routh noted that unlike the recent application of a non-contributing structure where the impact on the historic district's integrity was a concern, this application returns more of the building's and district's historic character.

Chairperson Ortiz praised both the staff report and plans for their clarity and thoroughness in dealing with a historic resource, and suggested they could be used as examples for future applications.

A motion to approve project application #14-056 for a Conditional Use Permit and Design Permit with the following conditions and findings was made by Commissioner Routh and seconded by Commissioner Welch:

CONDITIONS

1. The project approval consists of rehabilitation of an existing historic resource located at 127 Monterey Avenue. No addition to the existing structure is proposed. Modifications to the windows, doors, and decorative features are included in the proposal. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on August 7, 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 time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
6. All exterior materials shall be installed according to the approved set of plans. The replacement window on the south elevations shall be a true divided light wood window to replicate historic location, size, materials, and muntin pattern of historic window evidenced in photo. Exterior materials include: wood trim, wood shingles, wood siding, wood windows, and brick wainscot.
7. Prior to issuance of building permit, all Planning fees associated with permit #14-056 shall be paid in full.

8. 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.
9. 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.
10. 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).
11. 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.
12. 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.
13. 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
14. 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.
15. 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.
16. 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.
17. 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.
18. 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 Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the rehabilitation of the historic structure. The project secures the purpose statement of the CV (Central Village) Zoning Districts and carries 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 rehabilitation of the historic structure. The proposed modifications will maintain the character and integrity of the neighborhood and the Lawn Way/Six Sisters Historic District. The proposed design will enhance the home's architectural appearance and historic integrity.

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 a restoration and remodel of an existing historic resource located in the CV (central village) zoning district. The project conforms with the Secretary of the Interior's Standards for Rehabilitation. No adverse environmental impacts were discovered during review of the proposed project.

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

B. 111 Central Ave #14-099 APN: 036-112-08

Design Permit for a second story addition and Variance for the required parking at the existing Single Family Residence 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: Anh Do

Representative: Devlin Jones, filed 6/24/14

This item was continued to the September 4, 2014, meeting.

6. DIRECTOR'S REPORT

A. Standard Conditions for Commercial Uses

Senior Planner Cattan presented the draft conditions intended to clarify the permitting process for commercial applications. She noted this document is a work in progress and will be part of a manual including all types of conditions and situations.

In reference to items 8 and 19 that deal with landscaping, Chairperson Ortiz noted that given the ongoing water situation, she would like to see encouragement or requirement of drought tolerant landscaping. There was general agreement and interest among commissioners to advise applicants early in the process, but also discussion about the right of property owners to prioritize their own water use for landscaping preferences. Commissioners asked for information from the water districts to see what guidance applicants should be given.

Commissioner Graves suggested that in item 10, “approval” by various agencies be replaced with “agreement to serve.” Director Grunow noted that in the case of the fire department, it does a separate review and approval of projects.

In item 9, Commissioner Graves expressed concern about acronyms that are difficult for the public to understand. He also felt in item 34 that “appropriate authority” is too vague. Staff noted that specific approval authority varies with the future application.

Commissioner Routh asked about guidelines for outdoor lighting. Director Grunow said a standard has not yet been developed, but suggested general requirements for downward direction and light to be kept on site.

Commissioner Welch asked in item 10 if requiring letters prior to Planning Commission review would save some applicants time and expense should there be problems with those jurisdictions. He also asked if Zone 5 should be included and suggested the applicant should sign indicating understanding of conditions.

Chairperson Ortiz asked if a condition should address indoor seating for restaurants. Commissioners also discussed whether instead of item 23, there should be a specific condition stating the required number of parking spaces for the required use.

Commissioners discussed which conditions should have language warning about review and possible loss of use for violations. Commissioner Welch suggested that item 29 be the final condition in bold type with language “including but not limited to” the most frequently violated areas (signs, outdoor merchandise, etc.).

B. Community Development Department Work Plan

Director Grunow presented his report and gave an overview of current and anticipated projects, including updated permit figures. He warned that the Local Coastal Program approval by the Coastal Commission could lag behind adoption of the new Zoning Ordinance and result in the City having two ordinances in effect at the same time, one within the coastal zone and one outside it.

Noting the Planning Commission’s continuing concern about code violation enforcement, Commissioner Routh asked if the Police Department’s community service officers could be more involved in those efforts. He also expressed hope that continuity in staff will allow the work plan goals to be achieved.

Chairperson Ortiz asked if ADA certification of a staff member is worthwhile. Director Grunow noted that most jurisdictions interpret state law as requiring it, although that is a challenge for smaller cities. The plan is to train an existing employee.

Chairperson Ortiz also asked what the commission can do to support code enforcement. Commissioner Graves noted it can be made an issue in upcoming election of City Council members.

7. COMMISSION COMMUNICATIONS

Commissioner Welch said the City needs to lead by example with attractive drought tolerant landscaping if we expect applicants to do the same.

8. ADJOURNMENT

Commissioner Ortiz adjourned the meeting at 8:13 p.m. to the regular meeting of the Planning Commission to be held on Thursday, September 4, 2014, at 7 p.m. in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on September 4, 2014.

Linda Fridy, Minute Clerk



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 4th, 2014

SUBJECT: **111 Central Ave #14-099 APN: 036-112-08**

Design Permit for a second story addition and Variance for the required parking at the existing Single Family Residence 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: Anh Do

Representative: Devlin Jones, filed 6/24/14

APPLICANT PROPOSAL

The applicant has submitted a Design Permit, Variance, and Coastal Development Permit application for a 564 square-foot addition to the second story of an existing, single-family home located at 111 Central Avenue. The project is located in the R-1 (Single-Family) Zoning District. A second story addition to a home requires approval of a design permit by the Planning Commission. The applicant is also requesting a variance to the onsite parking requirement.

BACKGROUND

On July 9th, 2014, the Architectural and Site Review Committee reviewed the application and provided the following direction:

- Local Home Designer, Derek Van Alstine, encouraged the applicant to work with staff in resolving the FAR and to pursue a variance for the parking.
- Local Historian, Carolyn Swift, had no comment on the proposal.
- Local Landscape Architect, Craig Waltz, recommended the applicant pursue a variance for parking so as to preserve the existing Maple Tree on site.
- City Building Official, Mark Wheeler, advised the applicant on firewalls within the addition.
- City Public Works Official, Steve Jesberg, stated that he would like to see one downspout directed to a landscaped area, as well as permeable pavement used for the driveway if it is extended to provide the additional parking spot.
- City Staff Planner, Ryan Safty, explained that the application exceeded the maximum Floor Area Ratio and that the parking requirement was not met within the onsite parking. Planner Safty explained that the applicant could reduce the floor area of the home to 2000 square feet to comply with parking onsite.

The applicant amended the plans to comply with the maximum floor area of ratio of 53% (2,120 sf). The applicant decided to apply for a variance to parking rather than bring the floor area of the home down to 2000 square feet.

SITE PLANNING AND ZONING SUMMARY

The following table outlines the zoning code requirements for development in the R-1 (Single Family) Zoning District. The applicant is requesting a variance from the required onsite parking.

Coastal			
Is project within Coastal Zone?		Yes	
Is project within Coastal Appeal Zone?		Yes	
Use	Proposed	Principal Permitted or CUP?	
Single-Family	Single-Family	Principal Permitted Use	
Historic		N/A	
Development Standards			
Building Height	R-1 Regulation		Proposed
	25'-0"		23'-5"
Floor Area Ratio (FAR)			
Lot Size		4,000 sq. ft.	
Maximum Floor Area Ratio		53% (Max 2,120 sq. ft.)	
Existing First Story Floor Area		1,124 sq. ft.	
Existing Second Story Floor Area		431 sq. ft.	
Proposed Second Story Addition Area		564 sq. ft.	
TOTAL FAR		2,119 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		20 ft. from right-of-way <i>complies</i>
Front Yard 2nd Story & Garage	20 feet		20 ft. from right-of-way <i>complies</i>
Side Yard 1st Story	10% lot width	Lot width =40 ft 4 ft. min.	4 ft.(Left) & 4 ft. (Right) <i>complies</i>
Side Yard 2nd Story *	15% of width	Lot width =40 ft 6 ft. min	14 ft.(Left) & 4 ft. / 6 ft. (Right) * <i>complies</i>
Rear Yard 1st Story	20% of lot depth	Lot depth =100 ft 20 ft. min.	20 ft. from property line <i>complies</i>
Rear Yard 2nd Story	20% of lot depth	Lot depth =100 ft 20 ft. min	20 ft. from property line <i>complies</i>
Parking			
	Required		Proposed
Residential (from 2,001 up to 2,600 sq. ft.)	3 spaces total 1 covered 2 uncovered		2 spaces total 1 covered 1 uncovered Variance Requested
Underground Utilities: required with 25% increase in area			N/A

* Denotes a special circumstance for the second story side yard (right-side) setback. According to Municipal Code Section 17.15.120-D, "Second story additions must meet setback requirements, except that up to twenty percent of the length of the upper story wall may be constructed at the same setback as the first-floor wall, if that wall is at least four feet from the side property line." Based on this, the second story wall needs to be setback 6 feet from the right-side property line, except 20% of that wall (12 ft.) can encroach in to the required 6 foot side-yard setback by 2 feet. (Attachment A)

DISCUSSION

The applicant is proposing a 564 square foot addition to the second story of the existing home. The second story addition consists of a new master bedroom and bathroom, an office, and a bedroom. The plan also calls for a bathroom remodel on the first floor and to enclose the existing single-car garage. These two modifications are internal and do not increase the building's FAR. In addition, the applicant would like to replace the existing 90 square feet front entrance deck (on the southern side of the home) with 298 square feet of concrete pavers, and replace the existing 140 square feet rear yard deck with a 255 square feet Ipe deck. The deck is not calculated as a part of the FAR due to the fact that it is less than thirty inches in height (§17.15.100.C.5). (Attachment A) The proposal conforms to all applicable zoning regulations.

The exterior of the residence currently includes 12" redwood horizontal lap-siding that is brown in color and a composition shingle roof of similar color. The applicant is proposing to reuse and refinish the existing redwood lap siding along the exterior of the home. The second story additions will contain dark-gray smooth stucco finish with a ½" aluminum screed to break up the façade. The front, right, and left elevations use a combination of the redwood lap siding and the gray stucco to add more architectural character to the home. The front façade's second story windows will be replaced with two black aluminum, double-pane windows to match the existing. In addition, the existing garage door will be replaced with a garage door with opec glass panels and the existing steel entry gate will be replaced to match the new garage door. The applicant is proposing metacrilic roofing for the front façade, with a down spout running from it down to splash blocks and erosion resistant vegetation. (Attachment A)

On August 5th, 2014, the owners of the neighboring property at 113 Central Avenue visited City Hall and expressed concerns over the second story windows adjacent to their property. In order to address these privacy concerns, the applicant of 111 Central Avenue has updated the proposal to make 3 out of the 4 windows opaque on that side of the second story addition. (Attachment A)

Parking

The proposed 564 square foot addition will create a 2,119 sq ft home. Per Capitola Municipal Section 17.15.130, "for residences two thousand one to two thousand six hundred square feet three spaces are required, one of which must be covered." The application currently only proposes 2 parking spaces; one of which is covered by the garage and the other within the existing 20' x 10'-6" driveway. Per Capitola Municipal Code Section 17.15.130.E, "no additional square footage exceeding 10 percent of the existing gross floor area may be added to an existing single-family residential unit, unless minimum parking requirements are met." The addition exceeds 10 percent of the existing gross floor area therefore the minimum parking requirements must be met. In order to create the one additional uncovered parking spot, the applicant would need to widen the driveway to the south and remove one of the front yard maple trees. Due to the desire to preserve the tree, the applicant has decided to apply for a variance to the parking requirement rather than decrease the square footage of the home by an additional 119 square feet. The reduction of the 119 square feet to the proposal would reduce the parking requirement to two spots, which they currently meet on site.

Variance

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.

There is an existing 18-inch diameter maple tree in the front yard. (Attachment B) The maple tree is located 4 feet to the left of existing driveway. To accommodate the required third parking space onsite, the maple tree must be removed. The applicant would like to preserve the tree. The applicant could comply with the municipal code by either: removing the tree to expand the driveway and planting two new trees on the property, or by removing 119 square feet of the addition. Staff is unable to make findings to support the variance due to the applicant's ability to remedy the code issue through the planting of two new trees. Staff recommends requiring parking onsite and planting two replacement trees, as required in Condition # 2.

CEQA REVIEW

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the existing structure or more than 2,500 square feet, whichever is less. This project involves a 564 square foot addition to an existing home located in the single family residential (R-1) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #14-099 less the variance to the parking requirement, based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a 564 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 53% with a total of 2,119 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 4th, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The site plan must be modified to include three onsite parking spaces. If the existing maple tree is removed, two new trees must be planted consistent with the requirements of the Capitola Tree Ordinance.
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 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.

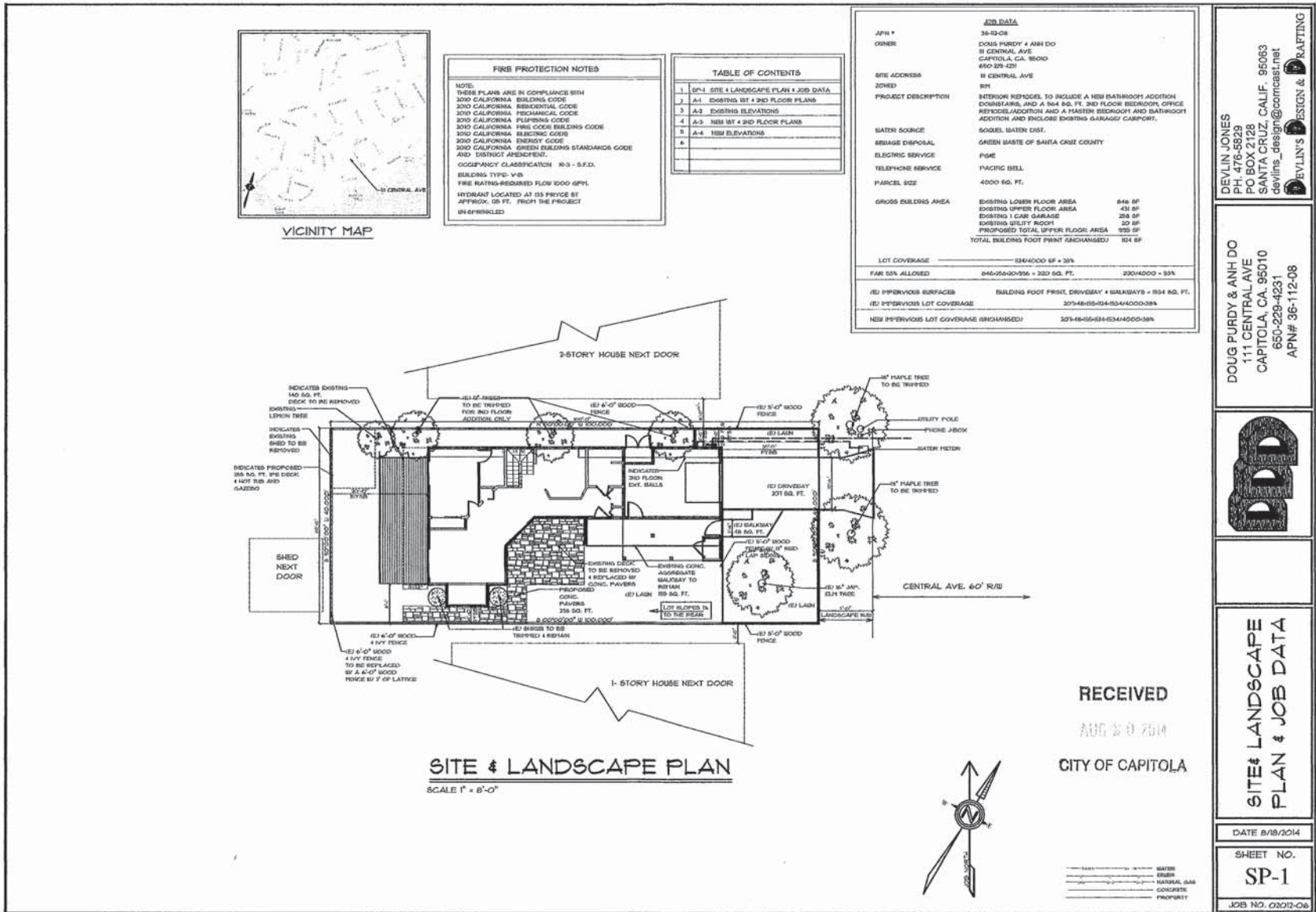
FINDINGS

- 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.

ATTACHMENTS

- A. Project Plans
- B. Coastal Findings
- C. Photos of Existing Maple Tree

**Report Prepared By: Ryan Safty
Assistant Planner**



VICINITY MAP

FIRE PROTECTION NOTES

NOTE:
 THESE PLANS ARE IN COMPLIANCE WITH:
 2009 CALIFORNIA BUILDING CODE
 2009 CALIFORNIA RESIDENTIAL CODE
 2009 CALIFORNIA MECHANICAL CODE
 2009 CALIFORNIA PLUMBING CODE
 2009 CALIFORNIA HHS CODE BUILDING CODE
 2009 CALIFORNIA ELECTRICAL CODE
 2009 CALIFORNIA ENERGY CODE
 2009 CALIFORNIA GREEN BUILDING STANDARDS CODE
 AND DISTRICT AMENDMENT.
 OCCUPANCY CLASSIFICATION R-3 - S.F.D.
 BUILDING TYPE V-B
 FIRE RATINGS REQUIRED FLOW 1000 GPM.
 HYDRANT LOCATED AT 03 PRICEY ST
 APPROX. 125 FT. FROM THE PROJECT
 8/16/14/14

TABLE OF CONTENTS

1	SP-1 SITE & LANDSCAPE PLAN & JOB DATA
2	A-1 EXISTING 1ST & 2ND FLOOR PLANS
3	A-2 EXISTING ELEVATIONS
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5	A-4 NEW ELEVATIONS
6	

JOB DATA

APN #	36-03-08
OWNER	DOUG PURDY & ANH DO 111 CENTRAL AVE CAPITOLA, CA 95002 650-229-4231
SITE ADDRESS	111 CENTRAL AVE
ZONED	R31
PROJECT DESCRIPTION	INTERIOR REMODEL TO INCLUDE A NEW BATHROOM ADDITION DOWNSTAIRS, AND A 164 SQ. FT. 2ND FLOOR BEDROOM, OFFICE REMODEL, ADDITION AND A HARBOR BEDROOM AND BATHROOM ADDITION AND ENCLOSE EXISTING GARAGEY CARPORT, SOQEL WATER DIST. GREEN WASTE OF SANTA CRUZ COUNTY
WATER SOURCE	SOQEL WATER DIST.
SEWAGE DISPOSAL	GREEN WASTE OF SANTA CRUZ COUNTY
ELECTRIC SERVICE	PG&E
TELEPHONE SERVICE	PACIFIC BELL
PARCEL SIZE	4000 SQ. FT.
GROSS BUILDING AREA	EXISTING LOWER FLOOR AREA 648 SF EXISTING UPPER FLOOR AREA 431 SF EXISTING 1 CAR GARAGE 238 SF EXISTING UTILITY ROOM 20 SF PROPOSED TOTAL UPPER FLOOR AREA 559 SF TOTAL BUILDING FOOT PRINT (UNCHANGED) 834 SF
LOT COVERAGE	134/4000 SF = 3.35%
FAR SQ. ALLOWED	246-254-20-236 = 230 SQ. FT. 230/4000 = 5.75%
(E) P/PERVIOUS SURFACES	BUILDING FOOT PRINT, DRIVEWAY & WALKWAYS = 834 SQ. FT.
(E) P/PERVIOUS LOT COVERAGE	30748/554-54-534/4000=38%
NEW P/PERVIOUS LOT COVERAGE (REPLANDED)	30748/554-534/4000=38%

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 P.H. 707-856-8628
 PO BOX 21128
 SANTA CRUZ, CALIF. 95063
 devilin_design@comcast.net
DEVILIN'S DESIGN & DRAFTING

DOUG PURDY & ANH DO
 111 CENTRAL AVE
 CAPITOLA, CA 95010
 650-229-4231
 APN# 36-112-08



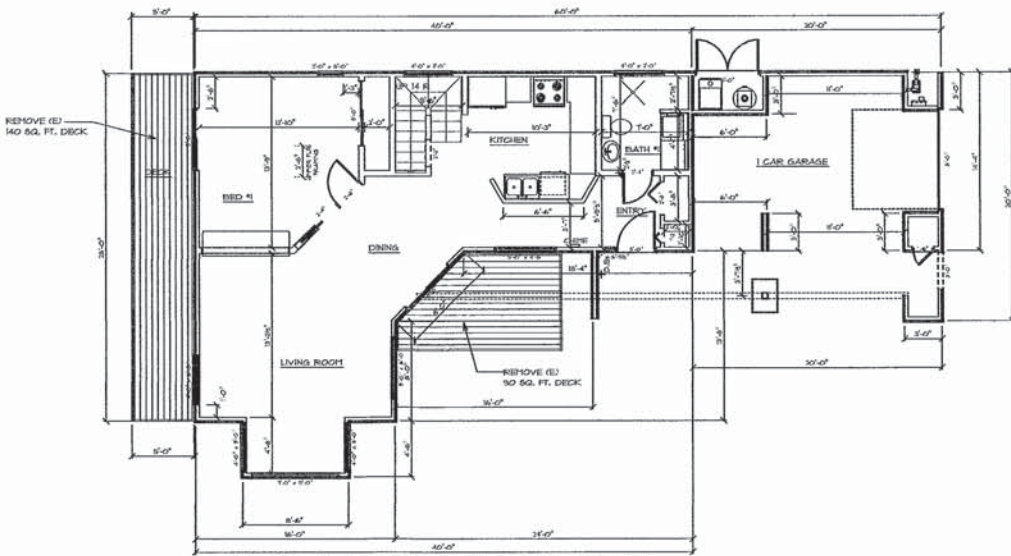
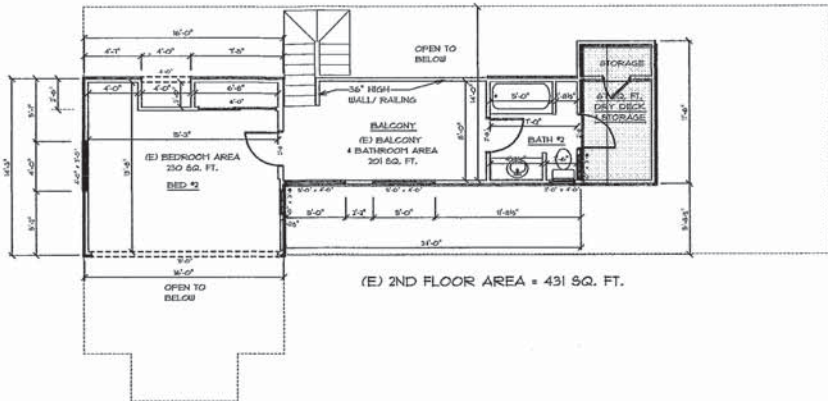
**SITE & LANDSCAPE
 PLAN & JOB DATA**

DATE 8/19/2014
 SHEET NO.
SP-1
 JOB NO. 0202-06

RECEIVED
 AUG 20 2014
 CITY OF CAPITOLA



--- WATER
 --- EARTH
 --- NATURAL GAS
 --- CONCRETE
 --- PROPERTY



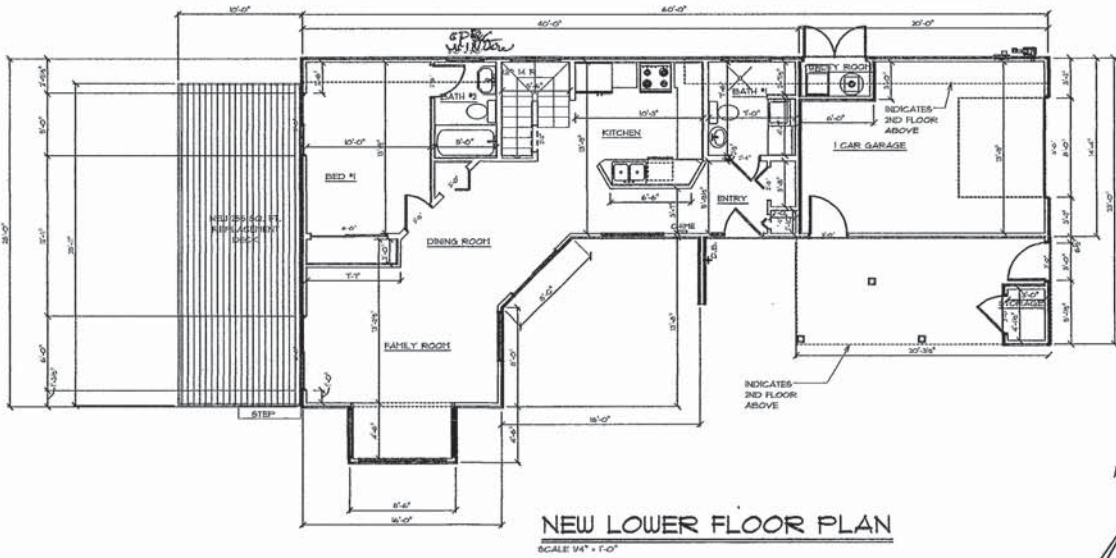
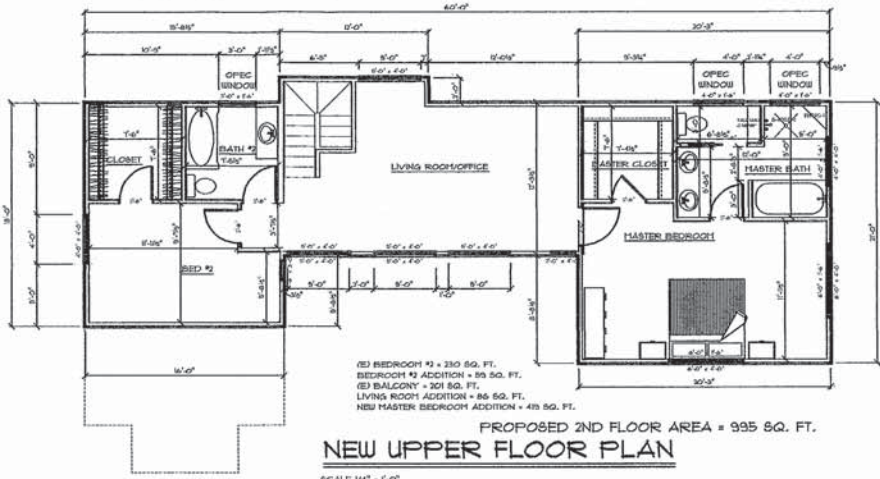
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EXISTING FLOOR PLANS

DATE 8/18/2014
 SHEET NO. A-1
 JOB # 0204-06



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 APN# 96-112-08



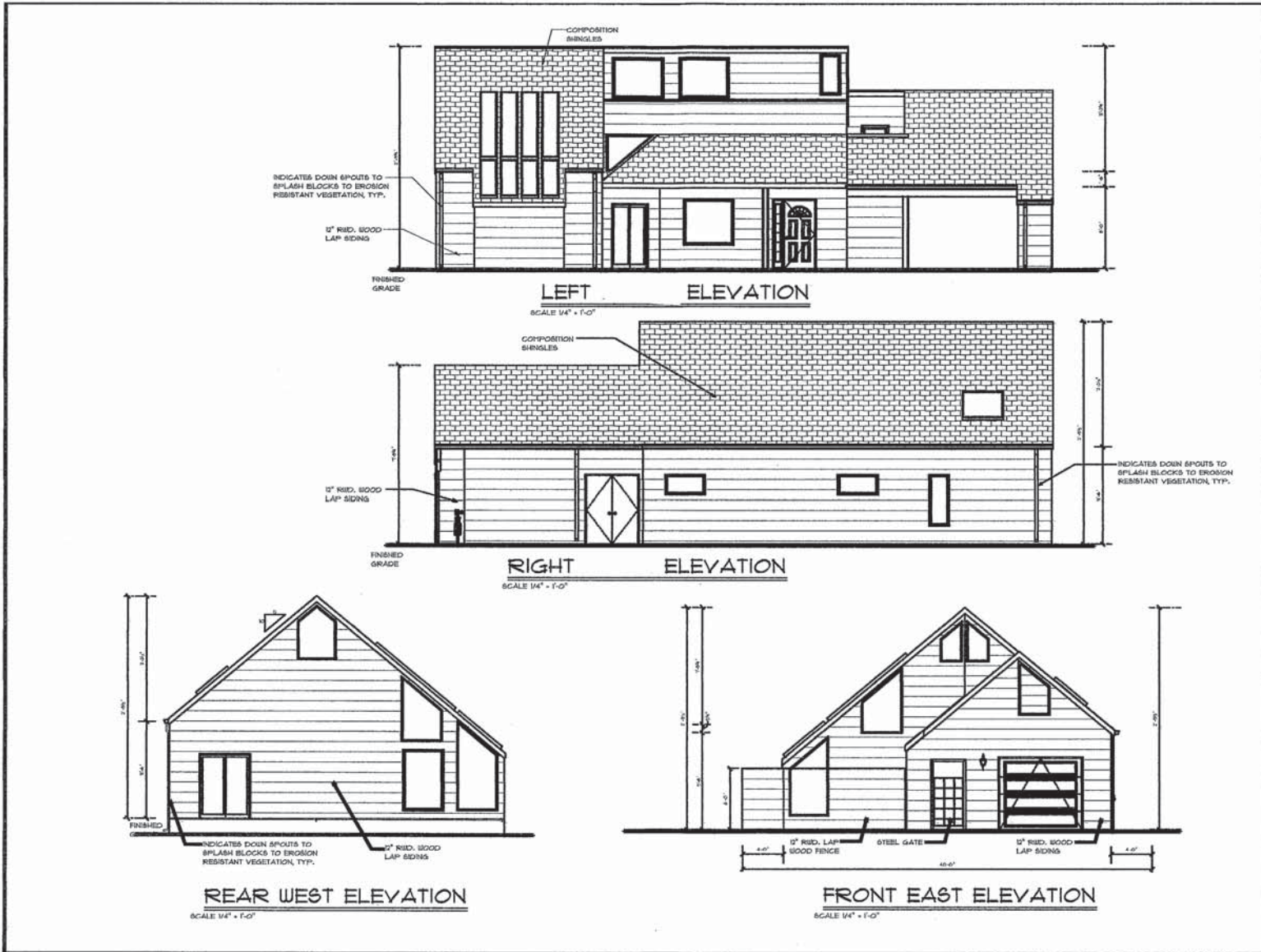
**PROPOSED
 FLOOR PLANS**

DATE 8/18/2014

SHEET NO.

A-2

JOB # 02014-06



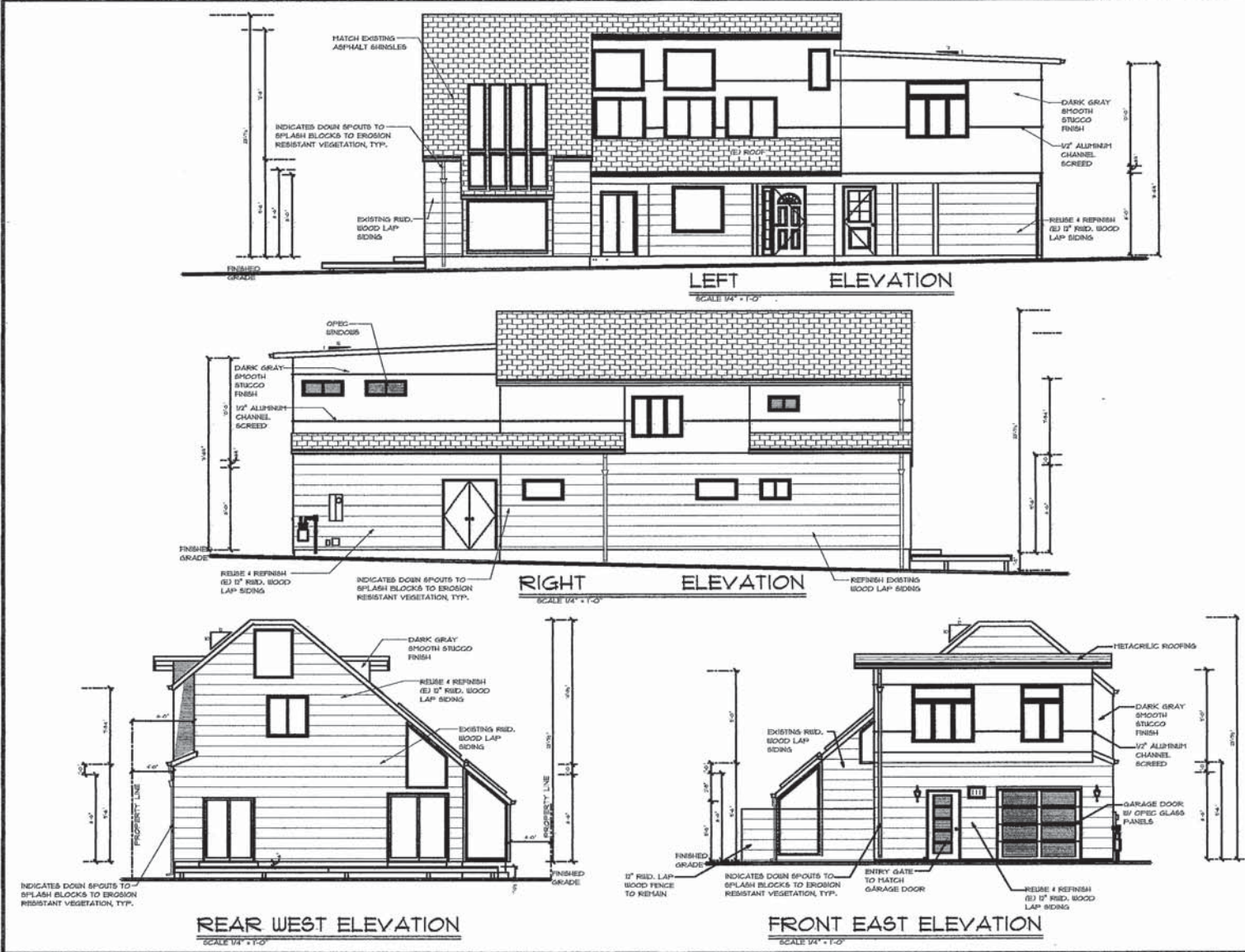
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EXISTING
ELEVATIONS

DATE 8/18/2014
SHEET NO.
A-3
JOB # 0204-06



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APN# 95-112-08



NEW ELEVATIONS

DATE 8/18/2014
SHEET NO. A-4
JOB # 02014-06

Item #: 5.A. Attachment A. 111 Central Avenue Project Plans.pdf

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PROJECT APPLICATION #14-099
111 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 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 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.

Attachment B: Maple Tree



Attachment B: Maple Tree





STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 4, 2014

SUBJECT: **306 Riverview Avenue #14-120 APN: 035-172-13**
Design Permit, Coastal Development Permit, and Variance for a new single-family residence located in the CV (Central Village) 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: Arthur Lin, applied: 08/17/14
Representative: Dennis Norton

APPLICANT PROPOSAL

An application for a Design Permit, Coastal Development Permit, and Variance was submitted for a new single-family residence located at 306 Riverview Avenue. The project is located in the CV (Central Village) Zoning District within the Riverview Avenue residential overlay. The applicant is proposing a new single family home on a vacant lot.

BACKGROUND

Architecture and Site Review Committee

On August 13, 2014, the Architectural and Site Review Committee reviewed the design permit application and provided the following direction:

- Local Historian, Carolyn Swift, had no comments regarding the new infill development.
- Local Home Designer, Derek Van Alstine, reviewed the colors and materials board and complimented the design of the new home.
- Local Landscape Architect, Craig Waltz, was unable to attend the meeting.
- Public Works Representative, Danielle Uharriet, had no comments.
- City Building Inspector, Brian Van Son, discussed requirements for building in the floodplain, fire sprinklers, and firewalls.
- Senior Planner, Katie Cattan, requested a streetscape from the applicant due to the new home being developed within a well established neighborhood in the Central Village. Also, staff informed the applicant of the required 10% open space in the front yard.

The applicant submitted a streetscape and updated landscape plan. The 10% front yard open space is not met within the landscape plan. The applicant explained that they would like to seek a variance due to the standard not being followed by the other existing properties in the block.

Site Planning and Zoning Summary

The following table outlines the zoning code requirements for development in the CV (Central Village) Zoning District relative to the application. The applicant is seeking a variance to the front yard open space requirement.

Use		
Is property in Residential Overlay District?		Riverview Avenue Res. Overlay
Existing Use	Proposed Use	Permitted or Conditional Use
Vacant Lot	Single-Family Residence	Principal Permitted Use
Historic		Not Applicable
Development Standards		
Architectural and Site Review		
Central Village Design Guidelines apply to all development in the CV district and specific guidelines are included for each overlay district. <i>List regulations specified in Guidelines.</i>		
List Applicable Guidelines		Compliance
1. No specific guidelines for this side of Riverview.		
2. Streetscape plan is suggested within guidelines for new construction.		Submitted
Lot Size		1,598 square feet
Building Height	CV Regulation	Proposed
	27'-0"	26' 9"
Floor Area – no limits in the Central Village		Proposed
First Story		692 square feet
Second Story		1,404 square feet
Total		2,096 square feet
Lot Coverage		
Sufficient space for required parking		Complies.
Small lots within Riverview Avenue residential overlay district on north side of Riverview Avenue shall allow 90% development of the lot without any specific setback requirements. 10% open space shall be located in the front part of the lot.	Required Open Space	Proposed Open Space
	10 % of lot or 160 sq. ft. in front yard	5.6 % of lot or 91 sq. ft. in front yard. Variance
Yards		
10% of lot area shall be developed as landscaped open area, at least partially fronting on, and open to, the street. No portion of this landscaped area shall be used for off-street parking.	Required Open Space for Lot	Proposed Open Space for Lot
	10 % of lot or 160 sq. ft.	22 % of lot or 361 sq. ft.
Parking		
	Required	Proposed
Residential (from 2,001 up to 2,600 sq. ft.)	3 spaces total 1 covered, 2 uncovered	3 spaces total 3 covered
Underground Utilities – required for new construction		Underground Utilities Required

DISCUSSION

The applicant is proposing a new single family home at 306 Riverview Avenue. The new home is a two story structure with a recessed two car garage on the first floor and living space on the second floor. The home is a modern design with two shed roofs sloped to the north and large windows on the front façade. Exterior materials include stacked stone wrapped around the two story element on the

south-east corner of the building, a three coat stucco above the garage on the front elevation and around the side and rear elevations, and tile on the cantilever post on the covered driveway.

Variance

The applicant is requesting a variance to the front yard open space requirement. The code requires that the small lots within Riverview Avenue residential overlay district on the north side of Riverview Avenue shall allow 90% development of the lot without any specific setback requirements and the 10% open space shall be located in the front part of the lot. 10% of the lot is 160 square feet. Currently, the applicant has 5.6% (91 square feet) of open space in the front yard and 22% (326 square feet) of open space on the entire lot.

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 strict application of this title is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning. The 300 block of Riverview Drive is completely built out with existing residences, none of which have open space in the front yard. Attachment B includes a photo of each residence on the north side of the 300 block of Riverview as viewed from the street. The photos are evidence that this portion of the ordinance has not been practiced.

Central Village Design Guidelines

The development standards for the Central Village zoning district are set forth in the Central Village Design Guidelines. The City of Capitola adopted the Central Village guidelines to promote excellence of development and maintain the unique character of Capitola Village. The Central Village District Design Guidelines include general guidelines for all projects within the Village and specific guidelines for each of the Residential Overlay District. The guidelines for the Riverview Avenue Residential Overlay District are specific to improvements within the Soquel Creek side of Riverview Avenue. There are no guidelines specific to the homes on the east side of Riverview Avenue. The general guidelines for new residential emphasize architectural compatibility in terms of height, bulk, and scale of new projects. The guidelines require that a streetscape be provided by the applicant for the Planning Commission to review architectural compatibility within the neighborhood. The guidelines also express consideration for light, air, and solar access in the orientation of the building. The existing homes along the street are built to the property line. The new home is proposed with 3 foot setbacks on either side, creating a different rhythm along the street. The setbacks will provide greater light, air, and solar access for neighboring properties. The applicant will incorporate two 8 foot high fence doors on either side of the home to mask the side yards and maintain the rhythm of the street.

Trees

The landscape plan includes turf block filled with wild strawberry plants and 6 planted pots. No trees are proposed on the site. 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 #6.

Underground Utilities

Pursuant to §17.81.180, new construction is required to place existing overhead utility lines underground to the nearest utility pole. 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 15303(a) of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone. This project involves construction of a new single-family residence subject to the CV (central village) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #14-120 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a 2,096 square-foot new single family home. There is no maximum Floor Area Ratio within the Central Village zoning district. 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. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail 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 the 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 to the size or exterior appearance of the structure 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, 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.
7. Prior to issuance of building permit, all Planning fees associated with permit #14-120 shall be paid in full.

8. 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.
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 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 storm water 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 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 Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the rehabilitation of the historic structure. The project secures the purpose statement of the CV (Central Village) Zoning Districts and carries 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 rehabilitation of the historic structure. The proposed modifications will maintain the character and integrity of the neighborhood and the Lawn Way/Six Sisters Historic District. The proposed design will enhance the home's architectural appearance and historic integrity.
- 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 a restoration and remodel of an existing historic resource located in the CV (central village) zoning district. The project conforms with 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: Photos of Landscaping along Riverview
- Attachment C: Floodplain Letter
- Attachment D: Coastal Findings

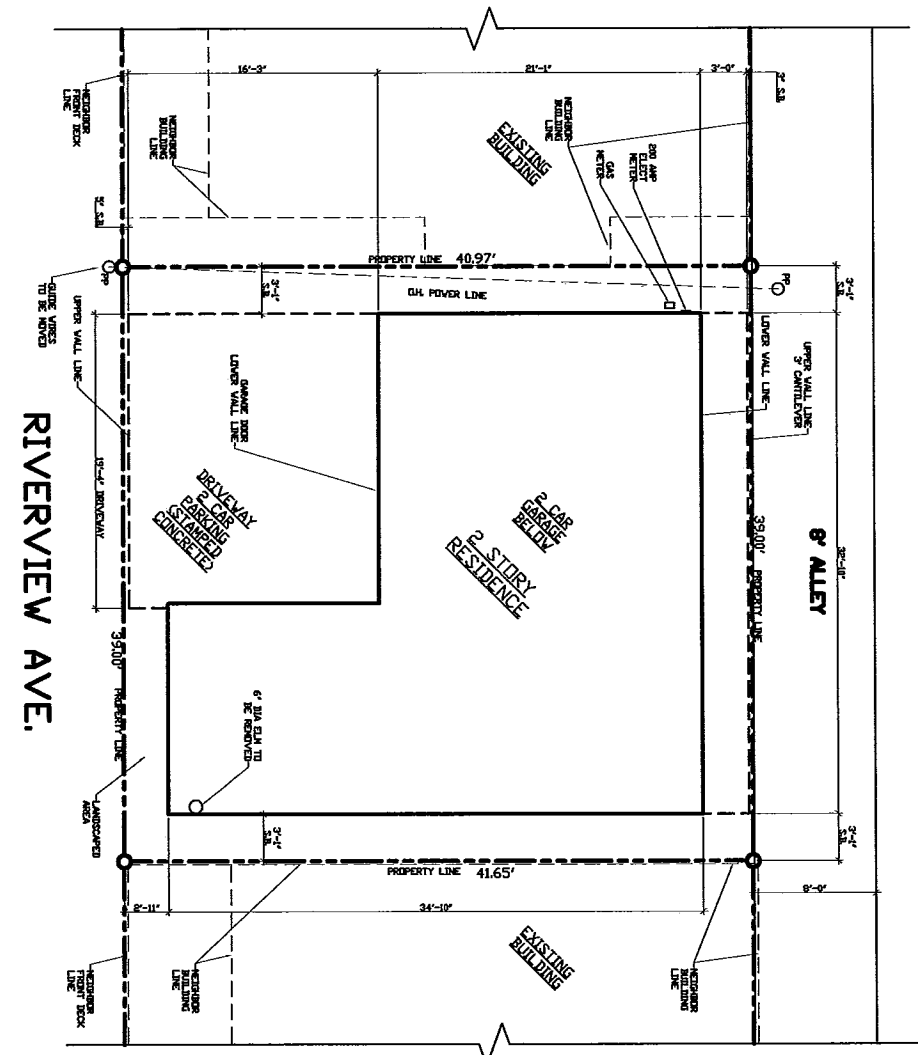
FIRE DEPARTMENT REQUIREMENTS

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2013) AND DISTRICT REQUIREMENTS. VISUAL FIRE RISK ASSESSMENT AND CALCULATIONS FOR THE UNDEVELOPED AND CHANGING RESIDENTIAL AUTOMATIC FIRE SUPPRESSION SYSTEMS ARE PROVIDED AS PERMITTED. THE FIRE DEPARTMENT IS NOT RESPONSIBLE FOR THE DESIGN OF THE FIRE SUPPRESSION SYSTEMS. THE FIRE DEPARTMENT IS NOT RESPONSIBLE FOR THE DESIGN OF THE FIRE SUPPRESSION SYSTEMS. THE FIRE DEPARTMENT IS NOT RESPONSIBLE FOR THE DESIGN OF THE FIRE SUPPRESSION SYSTEMS.

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NOTE:
SEE SURVEY FOR ROAD ALIGNMENT
& NEIGHBORING HOUSE ALIGNMENT



SITE PLAN

2

08/08/14

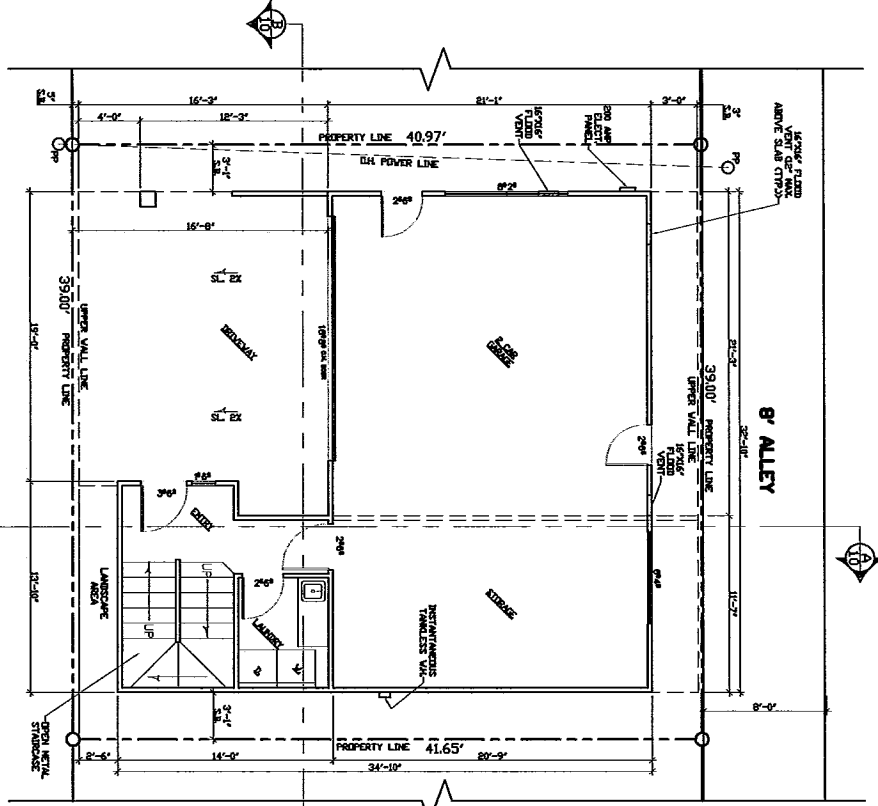
SITE PLAN

DIENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
715 S GERRARD ST. GERRARD, CA 95010 - 925 493 2200
925 493 2200

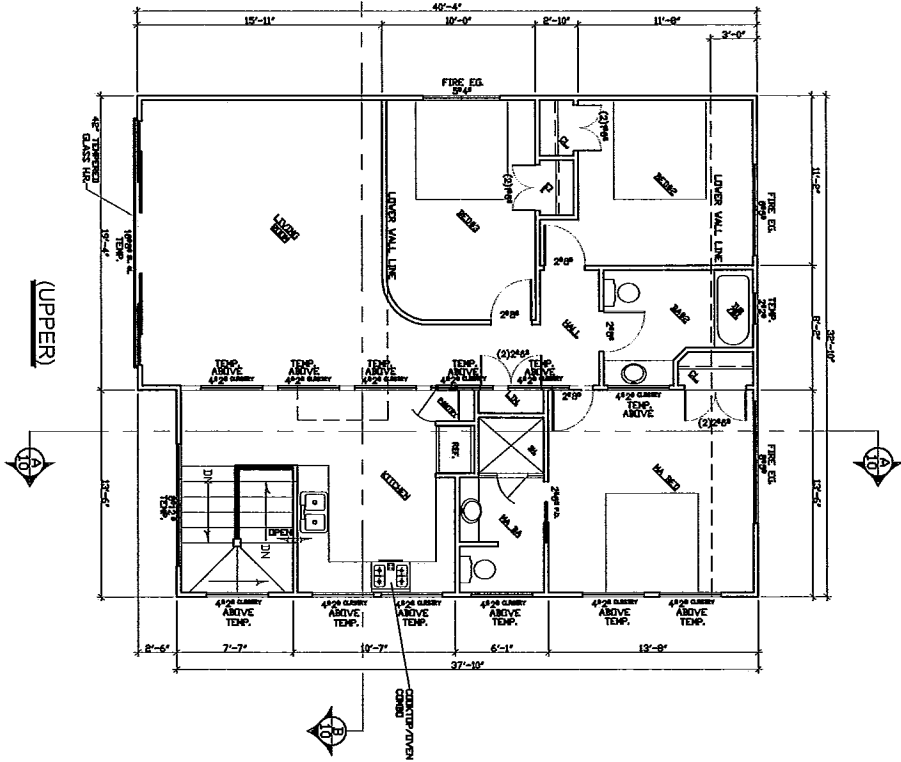
LIN RESIDENCE
306 RIVERVIEW AVE.
CAPITOLA, CA 95010
APN 035-172-13

ARTIST'S LIN	DATE
306 RIVERVIEW AVE	08/08/14
APN 035-172-13	

RIVERVIEW AVE.
(LOWER)



(UPPER)



FLOORPLAN
1/4" = 1'-0"

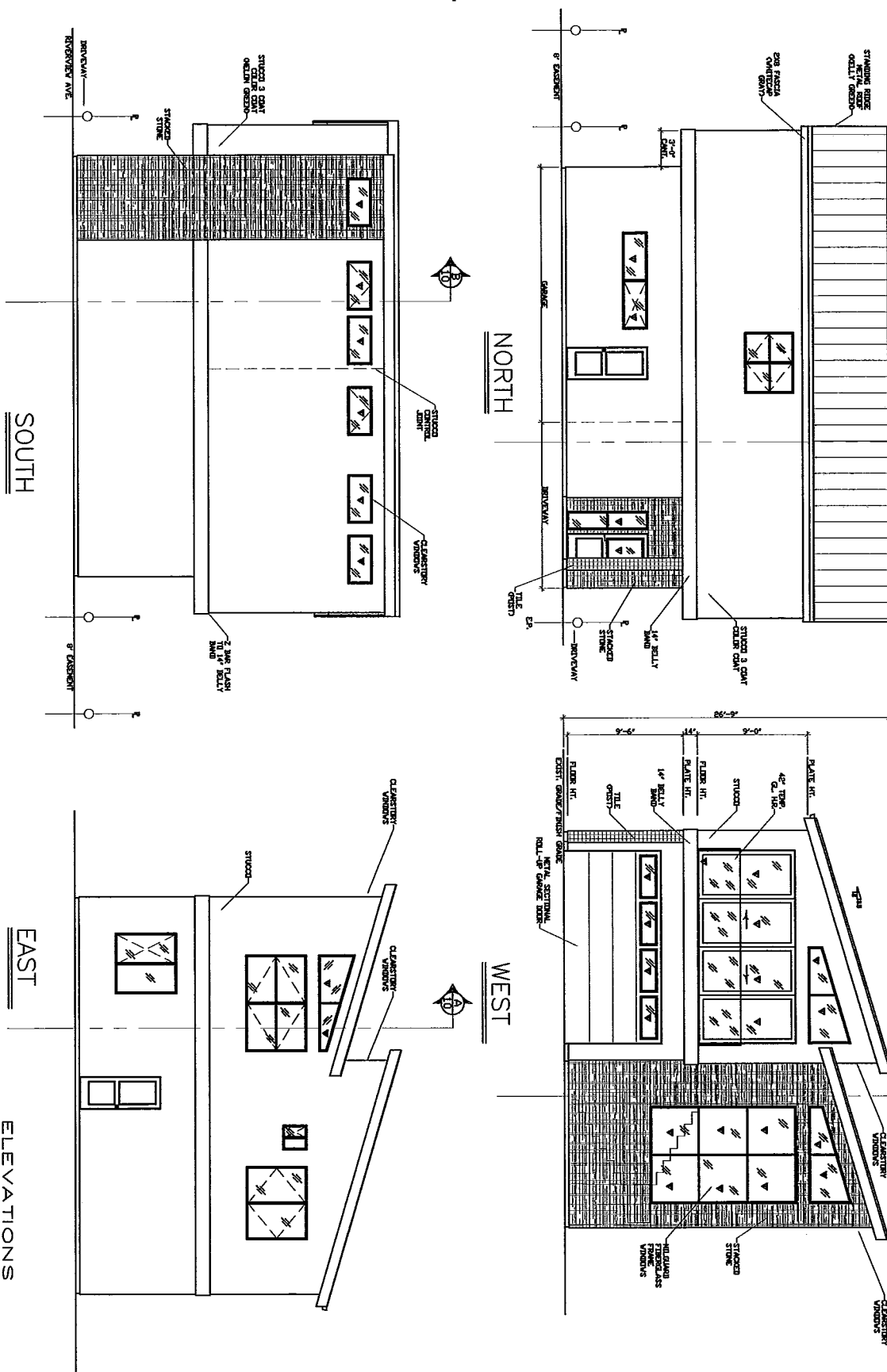
4

09/08/14
306 RIV.
1/4" = 1'-0"

FLOOR PLANS

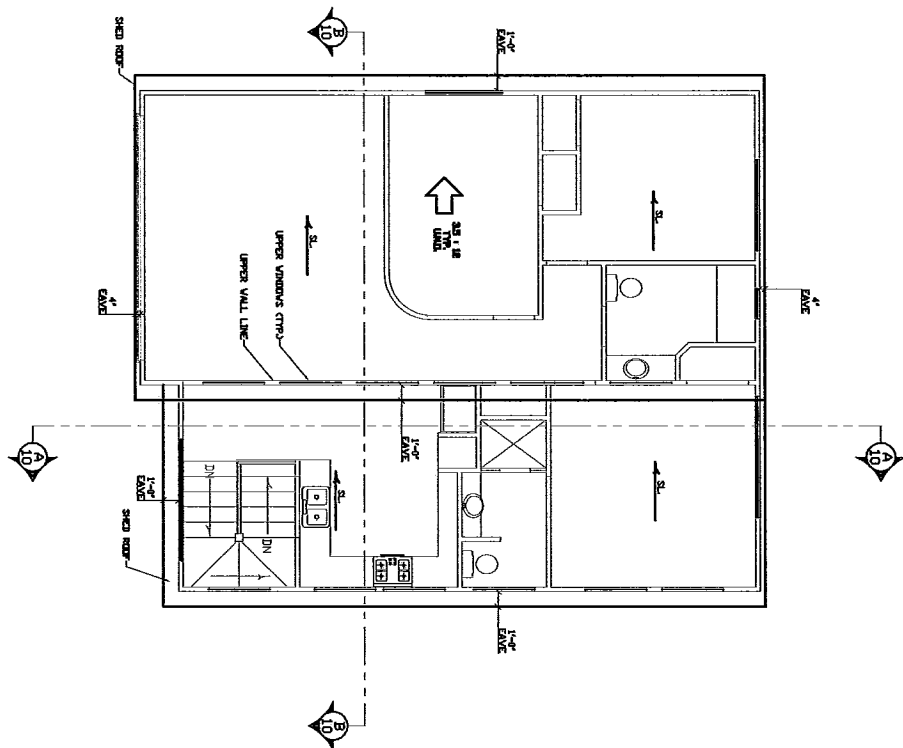
DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING
7760 S. CAPITOLA AVENUE, SUITE 100, CAPITOLA, CA 95010
TEL: 408.226.2000

LIN RESIDENCE
306 RIVERVIEW AVE.
CAPITOLA, CA 95010
APN 035-172-13
AS-BUILT
DATE: 09/08/14
DRAWN BY: [unclear]
CHECKED BY: [unclear]
DATE: 09/08/14



ELEVATIONS
 NOTE: - TEMPERED GLASS
1/8" = 1'-0"

<h2 style="margin: 0;">5</h2>	<p>ELEVATIONS</p>	<p>DENNIS NORTON HOME DESIGN AND PROJECT PLANNING <small>752 G. OFFICIA BL. OFFICIA, CA 95040 - 925 476 5016</small></p>	<p>LIN RESIDENCE 306 RIVERVIEW AVE. CAPITOLA, CA 95010 APN 035-172-13</p>	<p><small>ARTIST'S LIT. 306 RIVERVIEW AVE. CAPITOLA, CA 95010 CD # 035-172-13 1/14/07</small></p>
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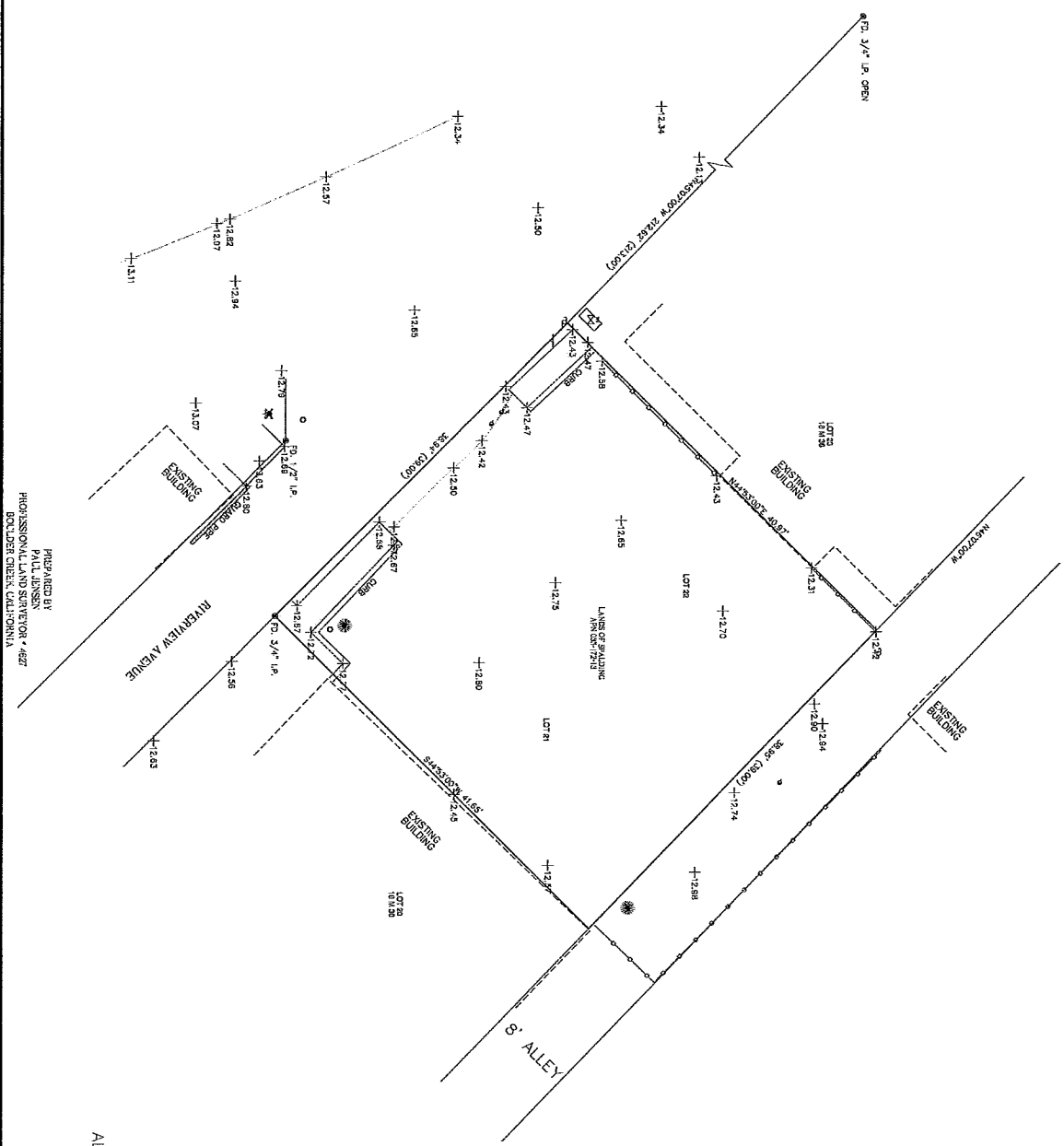
ROOF PLAN
1/4" = 1'-0"

8	ROOF PLAN	DENNIS NORTON HOME DESIGN AND PROJECT PLANNING <small>712 O CAPITOLA BL-CAPITOLA, CA 95010 • 408 478 2810</small>	LIN RESIDENCE 306 RIVERVIEW AVE. CAPITOLA, CA 95010 APN 035-172-13	<small>AS-PLANNED 306 RIVERVIEW AVE CAPITOLA, CA 95010 408-985-1872</small>
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Item #: 5.B. Attachment A. Plans and Material Board.pdf

NOTE: THIS IS A REVISION SINCE THE PROPERTY LINES SHOWN ARE DRAWN FROM RECORD DATA AND MAY BE FOUND TO BE DIFFERENT FROM THE RESULTS OF A FULL SURVEY.
 ELEVATIONS ARE BASED ON NAVD 88
 REFERENCE DATA: 18 MAPS 35

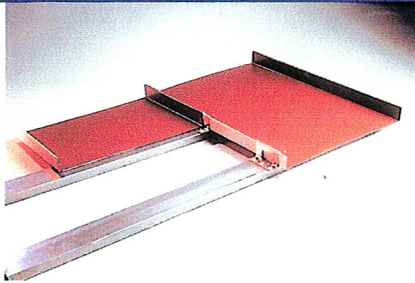
- LEGEND:
- GAS METER
 - ⊗ WATER METER
 - ⊕ POWER POLE
 - CUY WIRE
 - ROUND BUILDING
 - ROOF OF BUILDING
 - ROOF OF PAVEMENT
 - CONCRETE
 - RECORD DATA
 - LIQUID WATER TREE



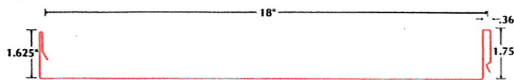
PREPARED BY:
 PROFESSIONAL LAND SURVEYOR #4627
 BOULDER CREEK, CALIFORNIA

SITE MAP
 OF THE LANDS OF
 ALAN L. AND LINDA G. SPALDING
 306 RIVERVIEW AVENUE
 CAPITOLA, CALIFORNIA
 APN 035-172-13
 JULY, 2014

Architectural Standing Seam Panels • Hidden Fastener • Roof & Mansard Profiles

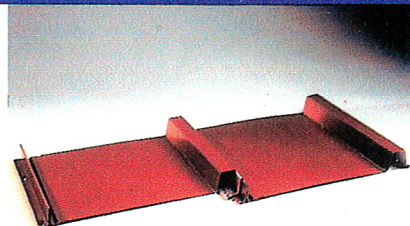
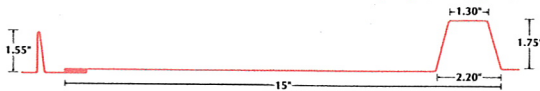


SLIM LINE 18



For information about these specialized premium panels, please refer to Western Metal's Architectural brochure.

BOX RIB 15



Ultra-Coat (PVF₂) Kynar

Providing the ultimate in high-performance and reliability, this premium-quality paint system features a 20-year warranty. Ultra-Coat's 70% Kynar resin formula is precisely blended to effortlessly stand-up to the harshest conditions.



Kelly Green

Additional Kynar colors available for architectural panels. Refer to Architectural Color Chart for selection.

* The color samples represented in this brochure are close facsimiles and may vary slightly color. for actual samples please contact your Western Metal Building Products represent



NANTUCKET | Stacked Stone



Melon Green 18-28



Whitecap Gray 25-32

Midnight Black 33-16



MESA BUFF

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Item #: 5.B. Attachment B. Photos of Landscape on Riverview.pdf





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PAUL F. JENSEN
PROFESSIONAL LAND SURVEYOR #4627
2151 Sunny Acres Drive
Santa Cruz, CA 95060
Phone: (831) 440-9680

August 20, 2014

Mr. Arthur Lin
AEST Realty
1475 Saratoga Ave., Suite 225
San Jose, CA 95129

Re: 306 Riverview Avenue, Capitola

Dear Mr. Lin,

Per the request of Mr. Dennis Norton to research the parcel at 306 Riverview Avenue (APN 035-172-13) with the FEMA Flood Maps.

In Reviewing FEMA flood map # 0352, the scaled base flood elevation for said parcel is 18.7 feet, which is 6.1 feet higher than the average ground of 12.6 feet for said parcel. Riverview Avenue's roadway average elevation is also 12.6 feet. The FEMA map also shows that the said parcel is at the edge of the influence of Soquel Creek. With the two parcels on each side of said parcel already being developed; the said parcel is developed with designed flood openings. The new design development should have little impact with tidal flooding or little impact with Soquel Creek influence.

Respectfully,

Paul Jensen, Professional Land Surveyor # 4627

cc: Mr. Dennis Norton

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PROJECT APPLICATION #14-120
306 RIVERVIEW AVENUE, CAPITOLA
NEWSINGLE 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 306 Riverview 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 Riverview 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 Riverview 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 Central Village 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: 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.

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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

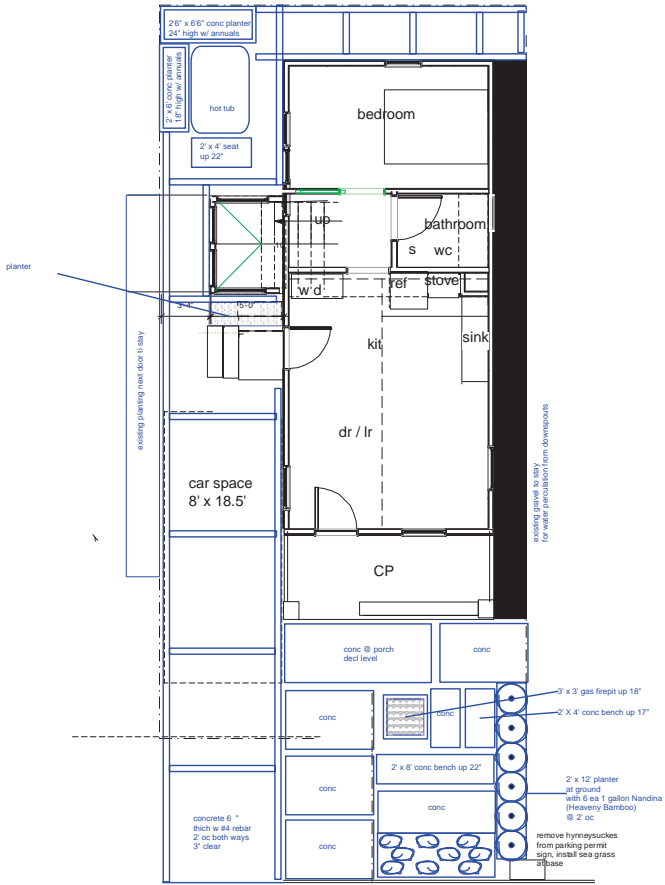
Attachment B: DPR523 Primary Record

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

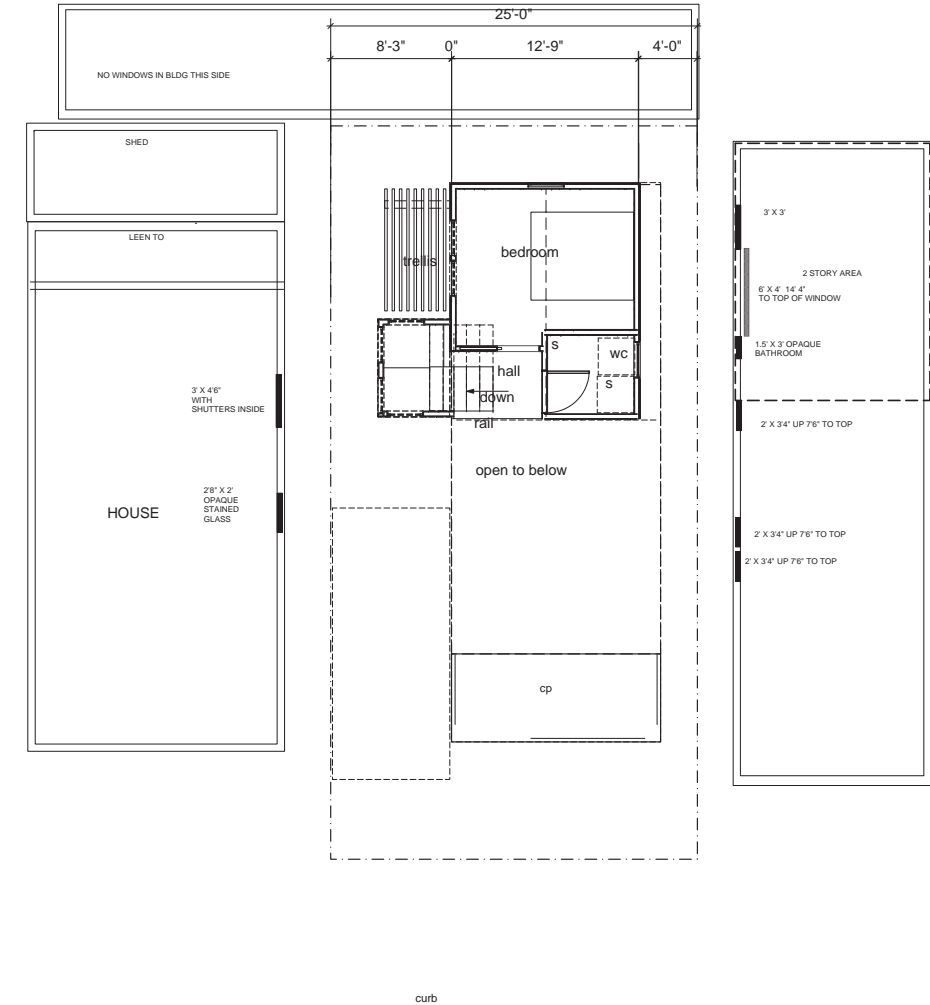
The North side yard gravel area provides 85 square feet of pervious surface
 The gravel areas, between concrete, in front of house provides 50 square feet of pervious surface
 the gravel areas, between concrete in driveway South and West side 130 sf of pervious surface

new landscape plan

existing planting need door to easy

3' x 3' gas firepit up 18"
 2' x 4' conc bench up 17"

2' x 12' planter at ground with 6 ea 1 gallon Nandina (Heavy Bamboo) @ 2' oc
 remove hydrant/suckles from parking permit sign, install sea grass @ base



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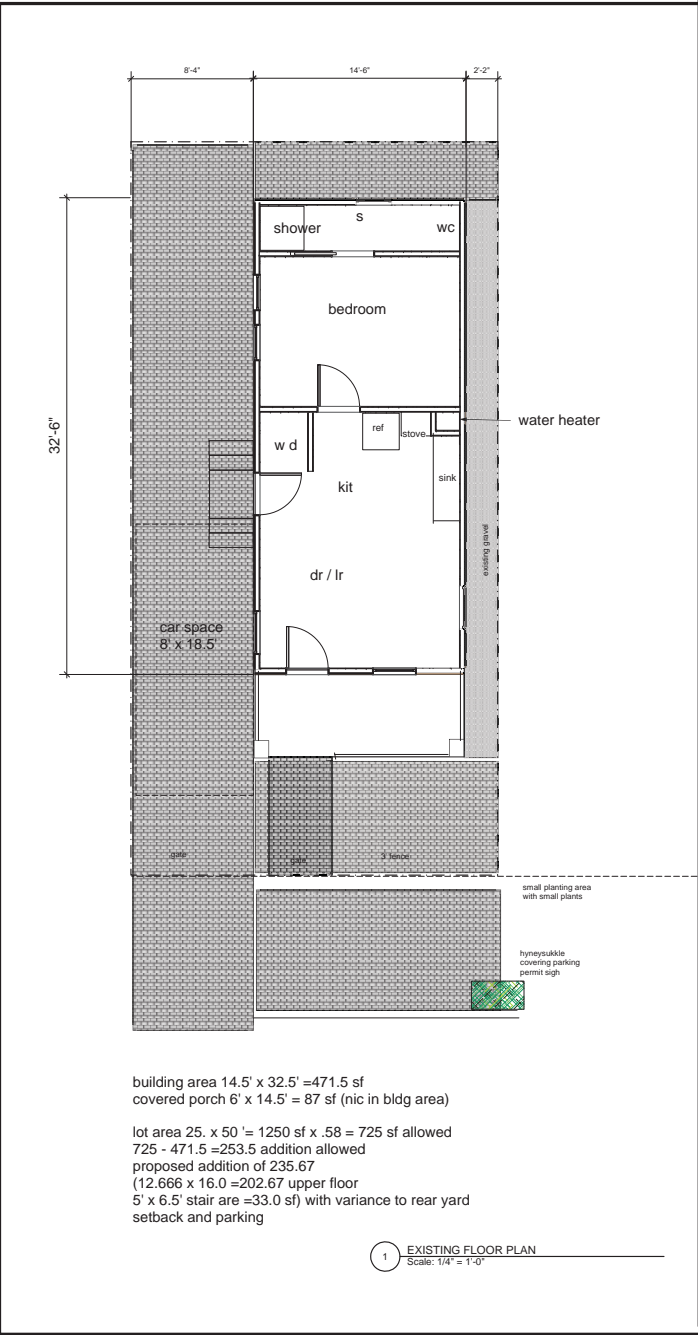


Item #: 5.C. Attachment A. 203 Central Plans.pdf
 SECOND FLOOR WINDOW AND EXISTING EXT DOOR

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

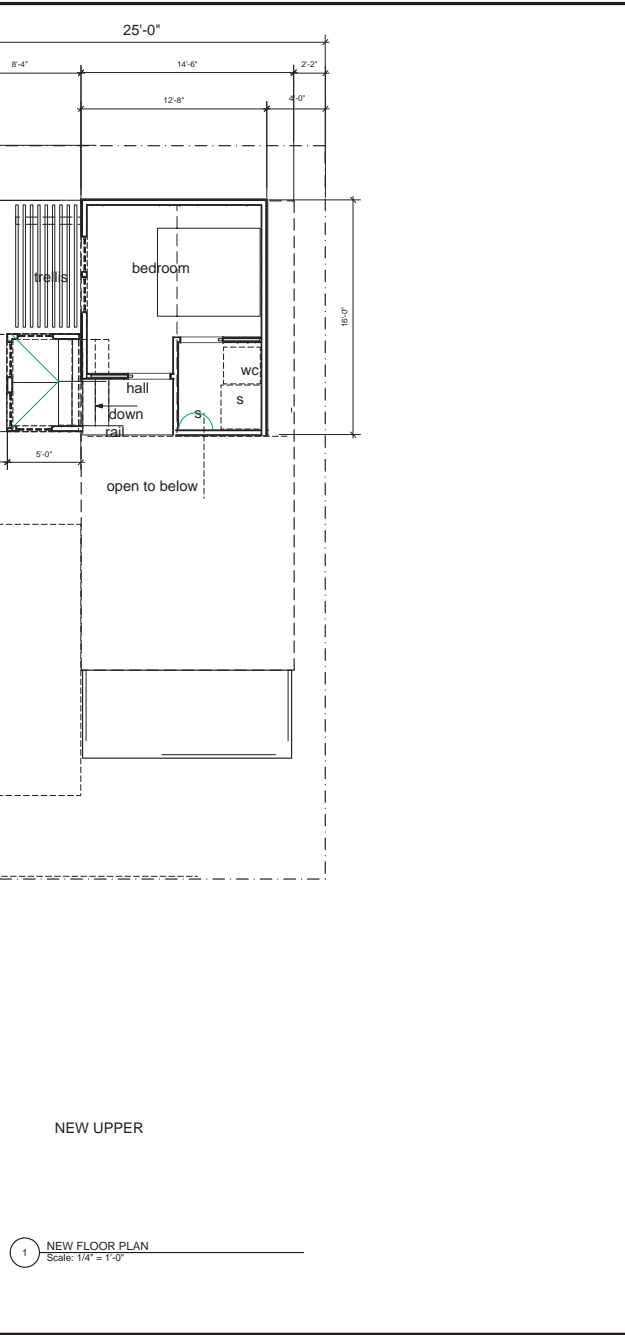
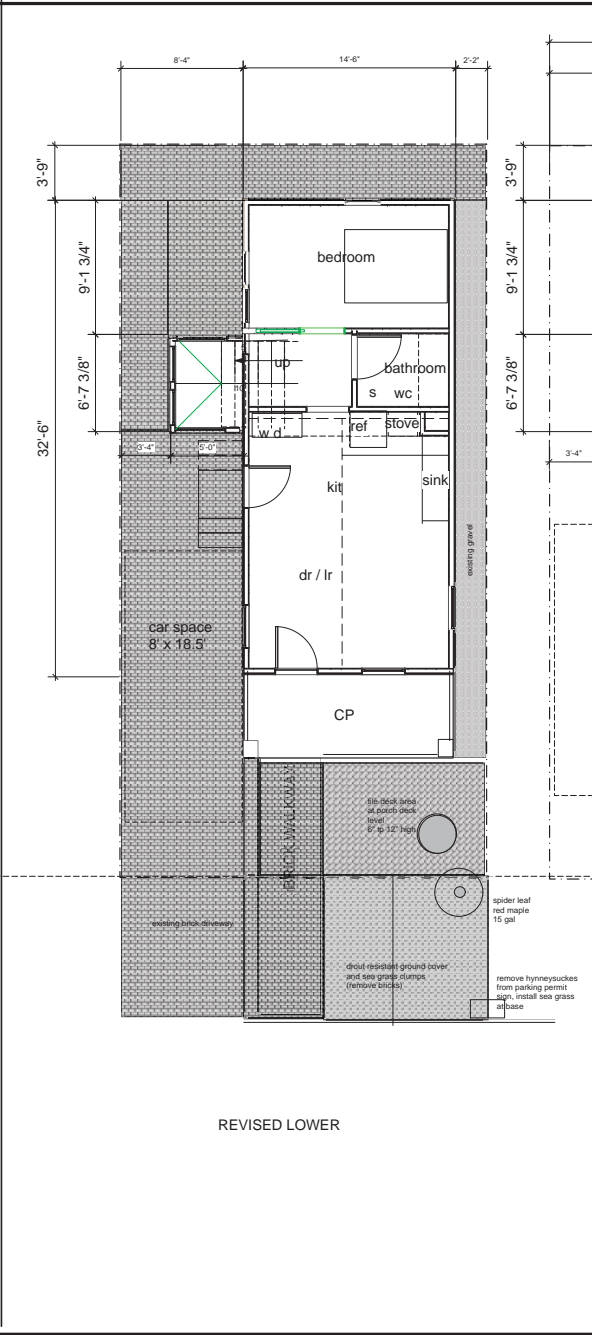
Lorie and Doug Satzger
 203 Central
 Capitola, CA 95010

DATE: 05/11/10
 DRAWN BY: JCS
 SHEET: A

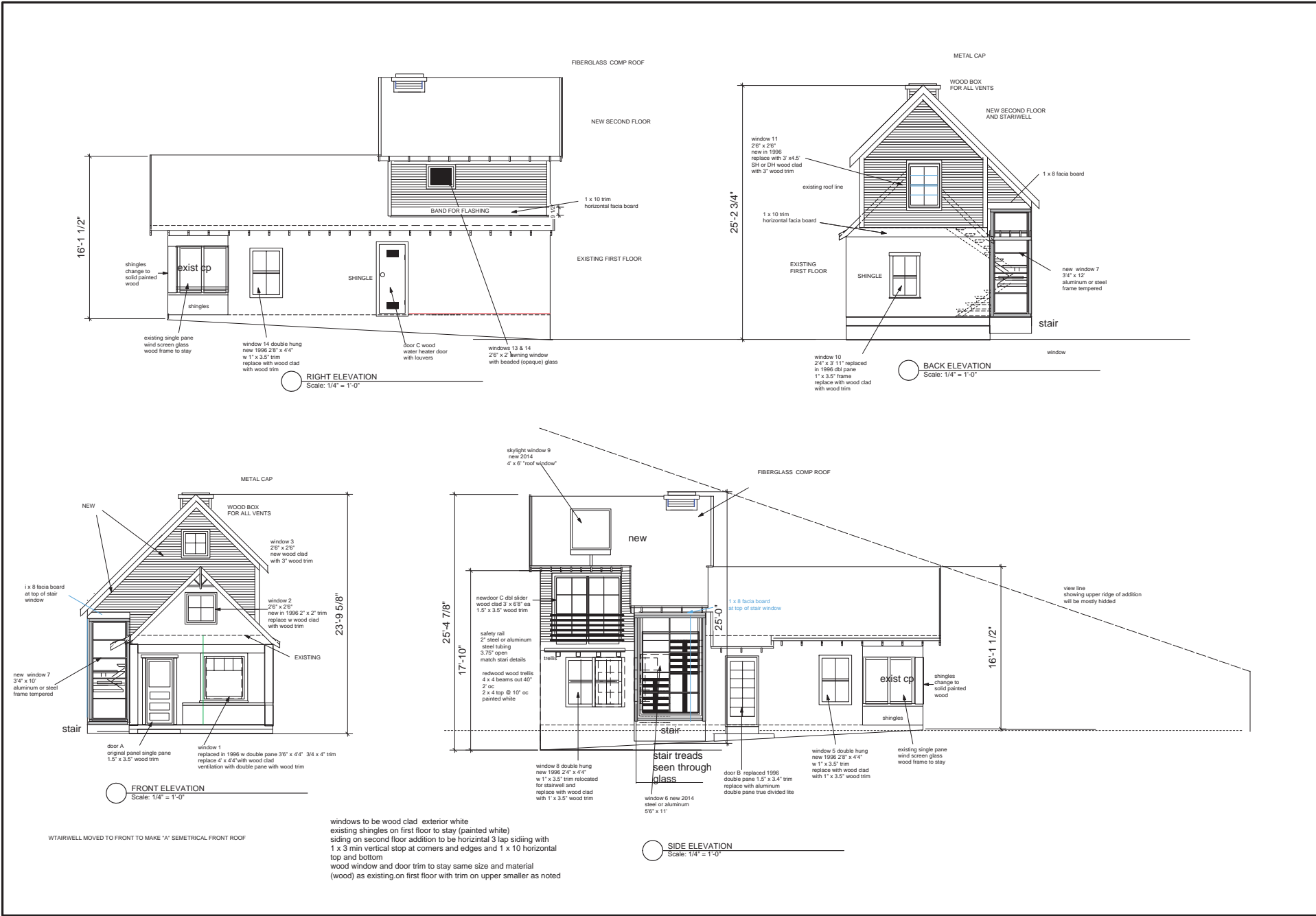


building area 14.5' x 32.5' = 471.5 sf
covered porch 6' x 14.5' = 87 sf (nic in bldg area)

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



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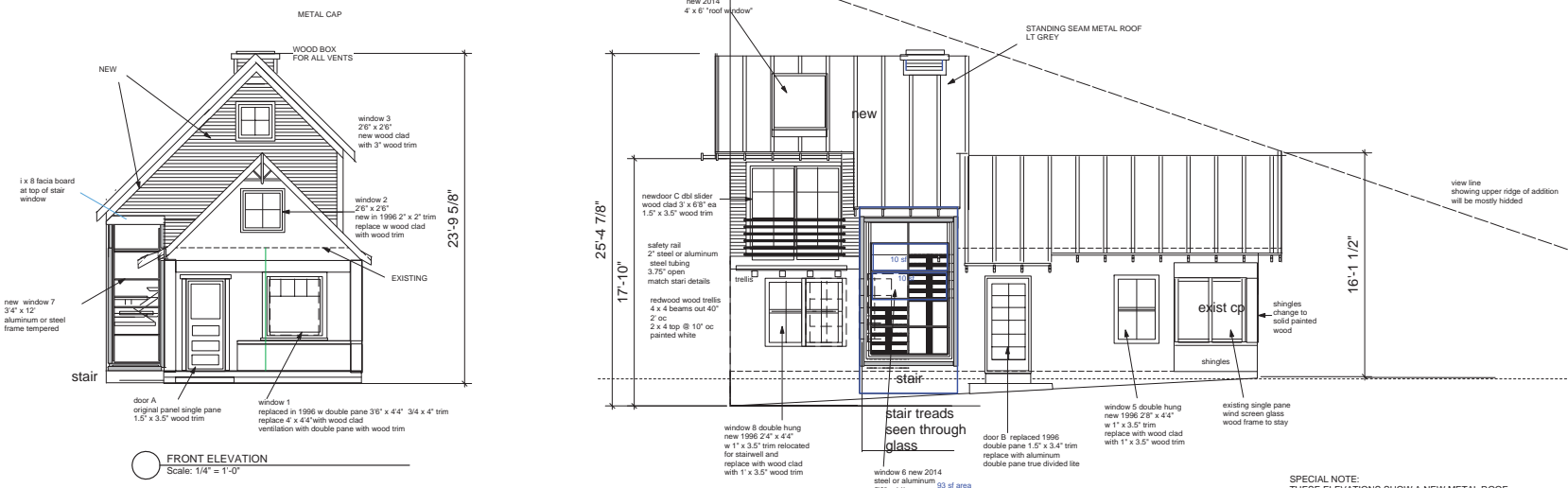
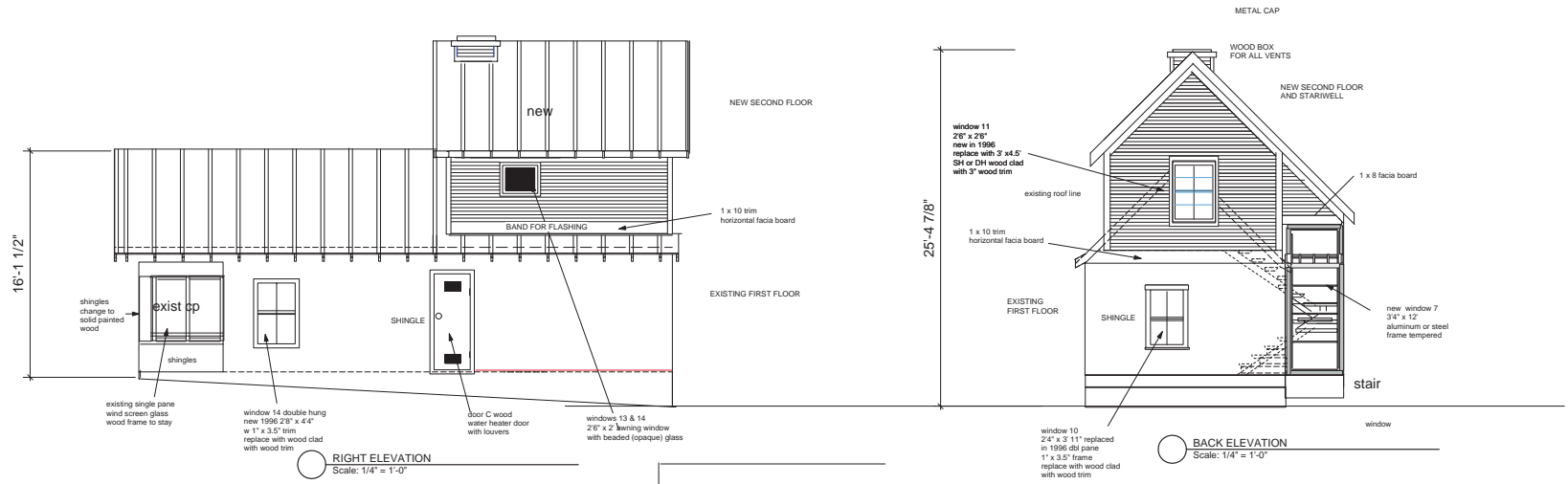
NEW INNOVATIONS
 Item #: 5.C. Attachment A. 203 Central Plans.pdf

PHONE #S
 Lorie 850-387-
 Doug 408-242-

Lorie and Doug Satzger
 203 Central
 Capitola CA 95010

DATE: 05/10
 SHEET: 05/10

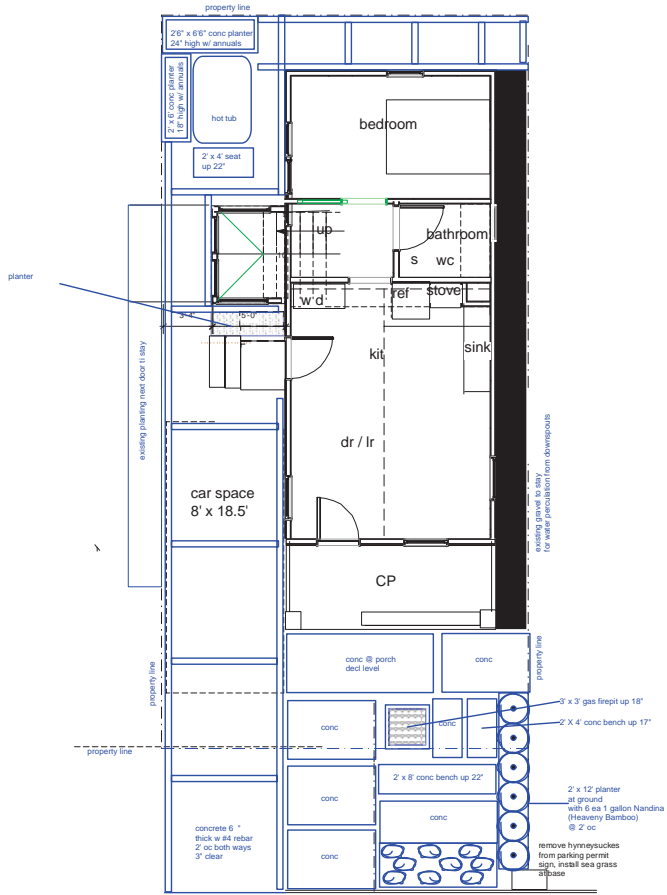
A-



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

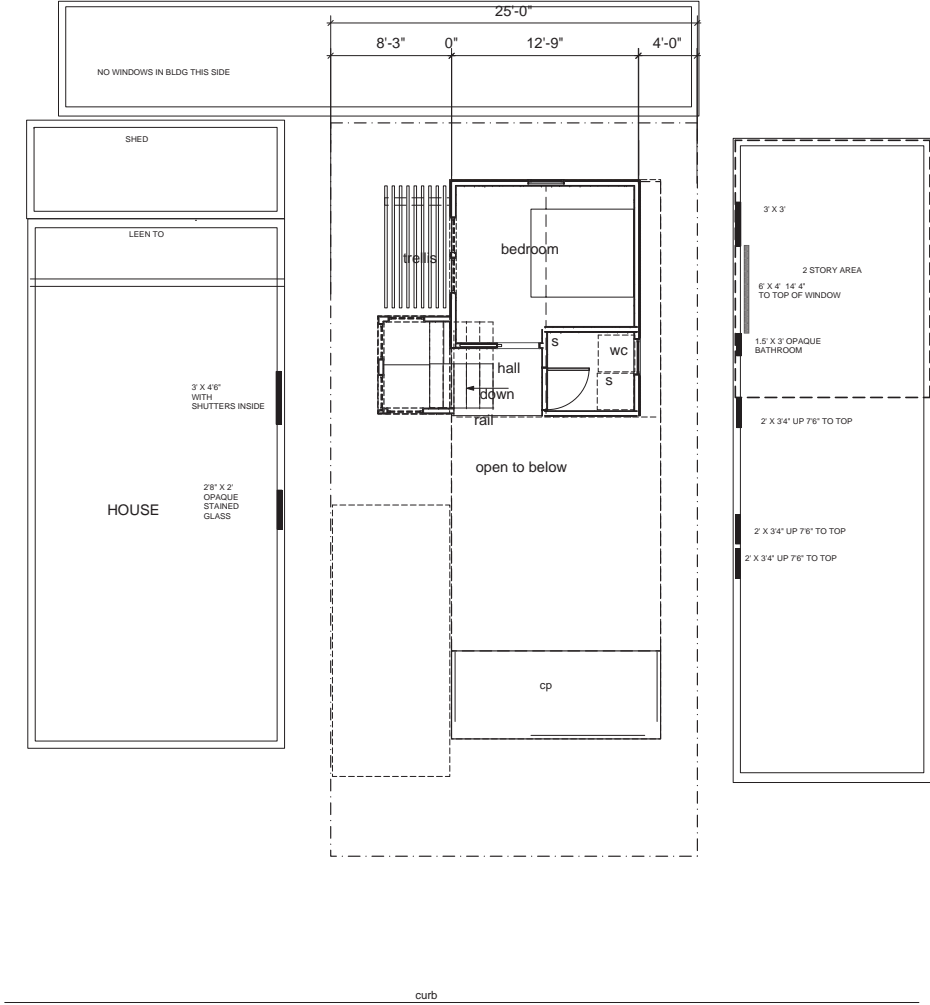


5" wide gravel strip along both edges and at 8' oc for drainage use 3/4 minus drain rock

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



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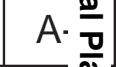


SECOND FLOOR WINDOW AND EXISTING EXT DOOR
Item #: 5.C. Attachment A. 203 Central Plans.pdf

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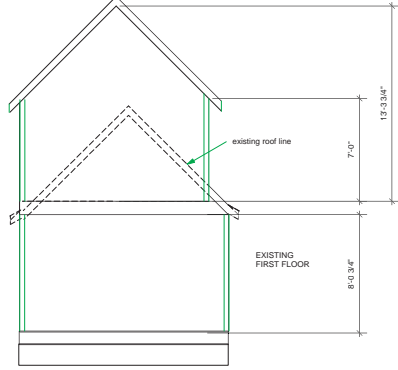
Lorie and Doug Satzger
DRAWN BY: L.R.E.
DATE: 05/11/10
203 Central
Capitola, CA

DATE: 05/11/10
SHEET: 1

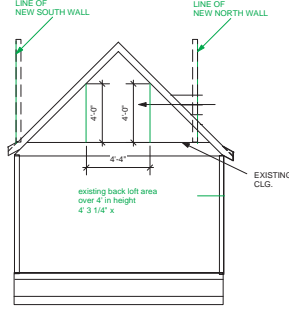


new window 7
3/4" x 12"
aluminum or steel
frame tempered

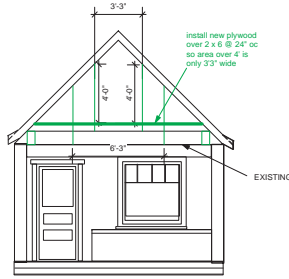
window



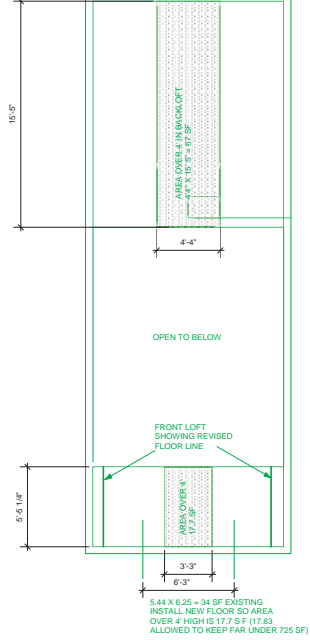
SECTION SHOWING ROOM HEIGHT
1/4" = 1' 0"



SECTION OF BACK LOFT
1/4" = 1' 0"



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



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

DATE: 11/20/13
DRAWN BY: DLS
LVS

SHEET:

A-5

SHEETS

Lorie and Doug Satzger
203 Central
Capitola CA 95010

PHONE #'S
Lorie 650-387-9247
Doug 408-242-6256

LOFT AREA PLAN
AND SECTIONS



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

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

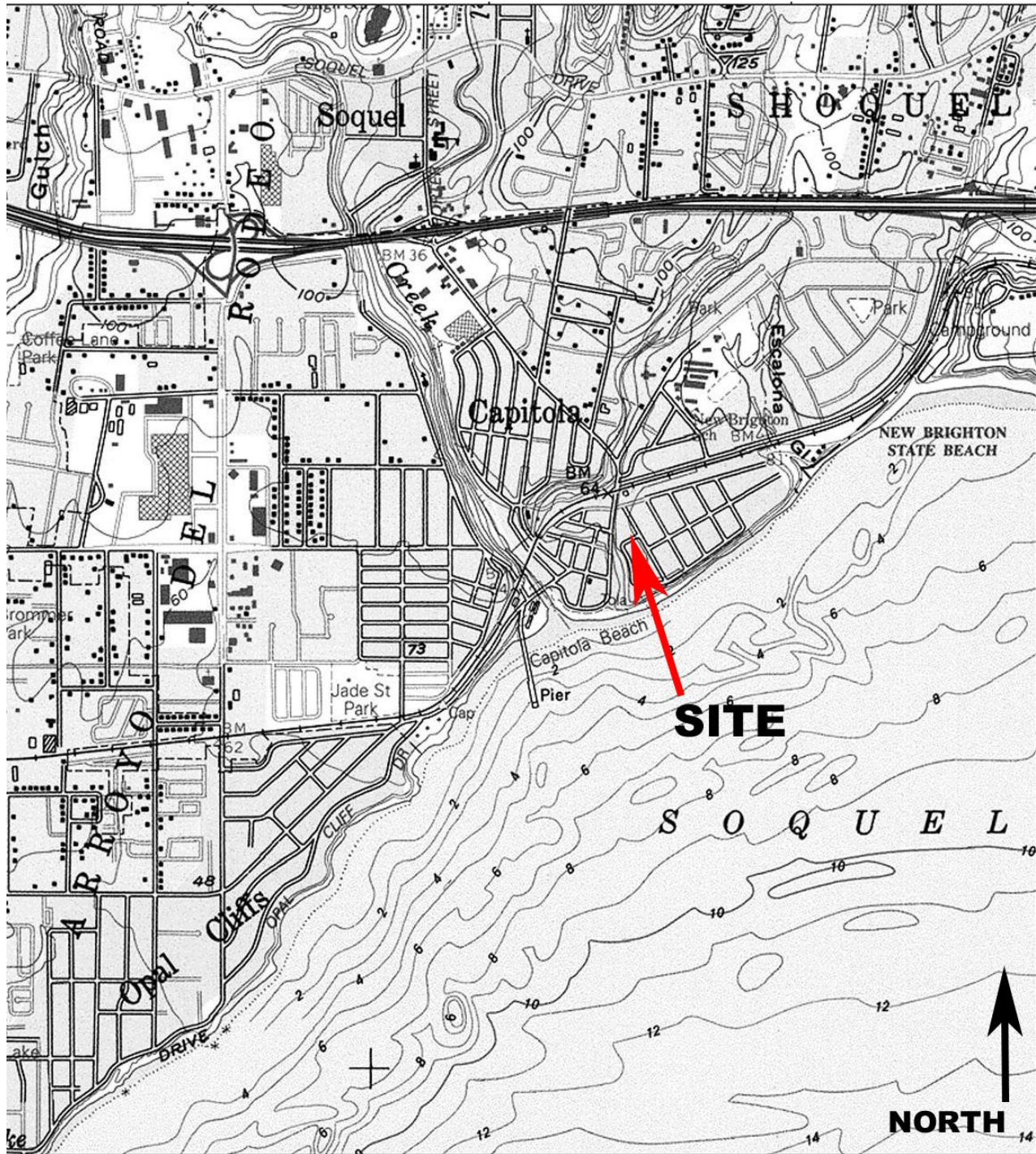
Page 3 of 3

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

*Map Name: USGS

*Scale: n.t.s.

*Date of Map: 1994 photorevised



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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.

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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

Item #: 5.C. Attachment D. Public Input.pdf

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

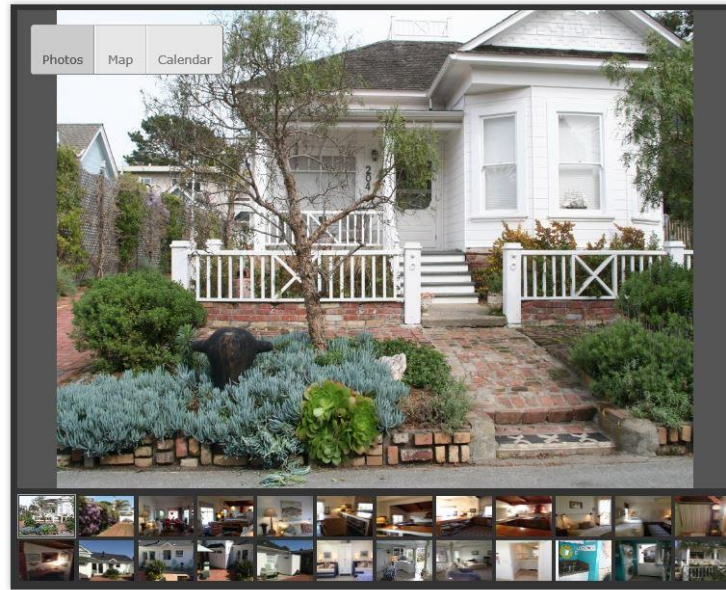
Enter your search text here

Search

Home > USA > California > Central Coast > Capitola > VRBO Listing #349594

Share

Capitola: House W/Cottage Monthly Only



Overview | Reviews | Rates | Calendar | Location | Manager Info | 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:
Must be 25 yrs old.

Pets Not Allowed

Children Welcome
Non Smoking Only

Bedrooms: 2 Bedrooms, Sleeps 6, Beds for 6

Bedroom 1: 1 queen

Bedroom 2: 3 twin/ single
with 2 trundles

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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.

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PROJECT APPLICATION #14-099
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.