



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, September 6, 2018 – 7:00 PM

Chairperson Sam Storey
Commissioners Ed Newman
 Linda Smith
 TJ Welch
 Susan Westman

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. Planning Commission - Regular Meeting - Jul 19, 2018 7:00 PM

B. Planning Commission - Regular Meeting - Aug 2, 2018 7:00 PM

4. CONSENT CALENDAR

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

A. 308 El Salto Drive #18-0289 APN: 036-123-27

Design Permit for a first-story addition of a porch to an existing two-story single-family home located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Chris Henry

Representative: Derek Van Alstine, Designer, Filed: 6.19.2018

- B. 4775 Garnet Avenue #18-0377 APN: 034-037-17**
 Design Permit to modify the roof design of an existing nonconforming duplex and detached garage in the R-1 (Single-Family Residential) zoning district.
 This project is in the Coastal Zone but does not require a Coastal Development Permit.
 Environmental Determination: Categorical Exemption
 Property Owner: Mike & Ayshe Anderson
 Representative: Heidi Anderson Spicer, Architect, Filed: 07.11.2018
- C. 106 Sacramento Avenue #18-0143 APN: 036-143-09**
 Design Permit for a 764-square-foot addition with a new second-story to an existing single-family home located within the Single-Family (R-1) zoning district and the Geological Hazards (GH) 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: Mike & Meghan Morrissey
 Representative: Dan Gomez, Architect, Filed: 03.29.2018

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. 210 Central Avenue #18-0001 APN: 036-122-19**
 Request to Continue to November 1, 2018, the Design Permit, CUP, Major Revocable Encroachment Permit, and Variance for an addition to an historic single-family residence located at 210 Central Avenue within the R-1 (Single-Family) 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: Paul & Brigitte Estey
 Representative: Paul & Brigitte Estey, Owners, Filed: 01-02-2018
- B. 609 Capitola Avenue #18-0189 APN: 035-301-23**
 Design Permit and Conditional Use Permit for an addition to an historic single-family home with a Variance to the rear yard setback for the attached garage located within the R-1 (Single-Family) zoning district.
 This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Environmental Determination: Categorical Exemption
 Property Owner: Guy Tringali
 Representative: Dennis Norton, Filed: 04.30.2018

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

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

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

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

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



**DRAFT FINAL MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, JULY 19, 2018
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

Item 4.C. was removed from the Agenda due to request by applicant to withdraw application.

B. Public Comments – None

C. Commission Comments

Commissioner Smith asked Director Herlihy to provide an update on the house at 4960 Capitola Road. Director Herlihy reported that the property has been in the courts and recently went under receivership with conditions for the building permit. Three specific deadlines have been set for the homeowner, who is acting as the contractor.

Upon successful completion of those deadlines, the home will be inspected, and a Certificate of Occupancy will be issued to the homeowner if it is determined to be in compliance. There will be significant liens against the home for the efforts that the City has undertaken legally. Should the inspection fail on September 12, the property would go into receivership and a decision would be made on the fate of the building.

D. Staff Comments

Community Development Director Katie Herlihy introduced new City employees Sascha Landry, Assistant Planner, and Chloe Woodmansee, Records Coordinator.

3. CONSENT CALENDAR

A. 1550 41st Avenue #18-0221 APN: 034-111-22

Sign Permit for removal and replacement of existing signs located within the C-C (Community Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Goodwill Central Coast

Representative: Monterey Signs, Filed: 05.18.2018

MOTION: Approve Sign Permit with the following conditions and findings:

CONDITIONS

1. The project approval consists of two wall signs located on the west elevations of the commercial structure located at 1550 41st Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 19, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.

2. The new wall signs will replace two legal non-conforming wall signs located on the front and rear sections of the west elevation of the building. The two proposed signs are 166 inches wide by 25 inches high with solid acrylic letters and a maximum letter height of 13 inches. The new signs have “goodwill central coast” in three lines of horizontal text on the left side, followed by the Goodwill logo, and then “donation center & store” in two lines of text on the right side.
3. Prior to installation, a building permit shall be secured for the new sign authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission.
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. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #18-0221 shall be paid in full.

FINDINGS

A. The signage, as designed and conditioned, will maintain the character and aesthetic integrity of the subject property and the surrounding area.

The solid acrylic signs have a simple design that will complement the aesthetics of the surrounding Community Commercial zoning district.

B. The signage, as designed and conditioned, reasonable prevent and reduce the sort of visual blight which results when signs are designed without due regard to effect on their surroundings.

The signs are modern and clean. The outdated existing wall signs will be removed to ensure no visual blight on the building.

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

The proposed project involves signs for an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward Newman, Commissioner
SECONDER:	Linda Smith, Commissioner
AYES:	Smith, Newman, Welch, Westman, Storey

4. PUBLIC HEARINGS

A. 105 Stockton Avenue #18-0170 APN: 035-171-21

Sign Permit to allow two wall signs at 105 Stockton Avenue in the C-V (Central Village) Zoning District.

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

Environmental Determination: Categorical Exemption

Property Owner: Ashley Hubback

Representative: Vahan Tchakerian, Filed: 04.17.2018

Assistant Planner Orbach presented the project, reviewed the existing Master Sign Program, and discussed the staff recommendation to approve the sign application as conditioned, limiting the sign to 24 inches by 96 inches.

Commissioner Smith asked if there would still be a Master Sign program for this building if this permit is approved. Assistant Planner Orbach and Director Herlihy confirmed that it could remain in place or since the application was noticed as an amendment to the MSP, the Commission could condition this permit to void the Master Sign program. Assistant Planner Orbach confirmed that the owner is in agreement with the staff recommendation.

Business owner Vahan Tchakerian spoke regarding the staff recommendation and the removal of the white color and the size of the sign.

Commissioner Westman noted that she had no problem with the two signs so long as they conformed to the new size and, and she would support getting rid of the previously existing Master Sign Program, as part of approving these two signs.

Commissioner Smith concurred with Commissioner Westman's comments and appreciated the explanation of the stark white background and that the outer white border was removed.

Commissioner Smith made a motion to approve the signs with the staff recommendation with the addition of the elimination of master sign program. Commissioner Westman seconded the motion.

Commissioner Newman was opposed to eliminating program as it belongs to the building owner not the tenant and it may not be appropriate to take action on the owner's master sign rights without notice and opportunity for the owner to address that issue.

Commissioner Westman suggested if the Commission decides to move forward with the two signs she would recommend adding a finding that even though it's an exception to the master sign program, the planning commission made a determination that this business could have the second sign.

Commissioner Welch concurs with the rest of the group.

Commissioner Smith asked about the process for the owner to remove the master sign program. Director Herlihy responded that it would be appropriate to amend the master sign program to limit the size to 24 inches by 96 inches, as the application was noticed as an amendment of the master sign program.

For clarity, Commissioner Smith made a Motion to amend her previous Motion to approve the staff recommendation to Amend the Master Sign Program to incorporate staff recommendation and the new size restrictions.

MOTION: Approve Sign Permit and amended Master Sign Program, incorporating staff recommendations and new size restrictions, as amended with the following conditions and findings:

CONDITIONS

1. The project approval consists of two new wall signs at 105 Stockton Avenue that shall be a maximum of 24-inch tall by 96-inch wide. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 19, 2018, except as modified through conditions imposed by the Planning Commission during the hearing. The existing illegal signs shall be removed within 30 days of the Planning Commission decision.
2. Prior to making any changes to approved signs, 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 signs shall require Planning Commission approval.
3. Prior to issuance of building permit, all Planning fees associated with permit #18-0170 shall be paid in full.
4. 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.
5. 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.
6. 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.
7. Prior to installation of a new sign, the applicant must obtain a permit from the Building Department.
8. The original Master Sign Program approved on July 18, 2002, is confusing. The Master Sign Program shall be rewritten to clarify the existing standards and incorporate two new standards as directed by the Planning Commission on July 19, 2018. The two new standards include (1) adding one wall sign on the east side of the building along Riverview Avenue and (2) limit all wall signs to a maximum sign area of 24 inches by 96 inches. The Master Sign Program approved on July 18, 2002, shall be void. The

updated Master Sign Program shall replace the 2002 version and be kept on file at the City of Capitola.

9. The Updated Master Sign Program will include the following Standards:

A. Each tenant is allowed two (2) wall signs

B. Location of signs:

1) 103 Stockton Avenue

i. One wall sign shall be located on the awnings on the south elevation along Stockton Avenue and the second wall sign shall be located on the awning on the west elevation along Soquel Creek.

2) 105 Stockton Avenue

i. One wall sign shall be located on the awning on the south elevation along Stockton Avenue and the second wall sign shall be located on the wall on the east elevation along Riverview Avenue

C. Sign Standards:

1) Dimensions

i. Signs may be a maximum of 8 feet wide and 2 feet high

2) Number of lines of text

i. Signs may have up to two (2) lines of text

3) Text/Lettering size

i. Text/lettering in the first line of text shall be no greater than 12 inches in height

ii. Text/lettering in the second line of text shall be at least 2 inches smaller than the text/lettering in the first line of text

4) Design

i. Signs shall relate to their surroundings in terms of shape, color, and texture so that they are complimentary to the overall design of the building and are not in visual competition with other conforming signs in the area

5) Mounting

i. Signs on the east and south elevations shall be attached to the awnings

ii. Sign on the west elevation shall be attached to the wall

6) Illumination

i. Signs shall be externally illuminated

ii. Illumination shall be down directed and shielded to light the signs only and not light trespass onto adjacent properties

D. Sign applications that comply with the Master Sign Program shall be approved administratively by the Community Development Director

FINDINGS

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

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed signs will secure the purpose of the zoning ordinance and general plan.

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

Community Development Department Staff and the Planning Commission have reviewed the signs and determined that the signs maintain the character and integrity of the Central Village.

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

The signs are proposed on an existing commercial building in the Central Village. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Linda Smith, Commissioner
SECONDER:	Susan Westman, Commissioner
AYES:	Smith, Newman, Welch, Westman, Storey

B. 205 Magellan Street #18-0184 APN: 036-192-13

Design Permit for first- and second-story additions which includes a variance request for the eighty percent permissible structural alteration limit for nonconforming structures for an existing single-story single-family home located in the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Scott Harway

Representative: Scott Harway, Filed: 04.25.2018

Matt Orbach provided the project presentation. Commissioner Smith asked if the existing garage will remain. Assistant Planner Orbach confirmed that it would.

Project Designer Robin Alaga introduced herself and owner Scott Harway and stated they were both available to respond to any questions. Mr. Harway spoke about the time and effort that went into the planning for the project over several years, including meeting and outreach to neighbors. He referred to several letters of support that he collected and that were also submitted to the Planning Commission from the immediate neighbors.

Commissioner Smith and Chairperson Storey acknowledged and expressed their appreciation to the applicant for his diligence in for reaching out to the neighbors.

Beverly Motter, who resides at 146 Sir Francis Ct., thought she was at the rear yard to applicant and asked for privacy provisions. After some discussion it was determined that she is actually several houses over from the rear yard and would not have any privacy issues related to this project.

Commissioner Newman supports the project in general but is not able to support the variance request as it does not show special circumstances, which is in conflict with the government code, regardless if others have previously received exemptions. The only two options are for the project to comply or meet the eighty percent (80%) rule.

Commissioner Welch commented that the code and setbacks have changed throughout time and precedents have been set, which is why you have so many non-conforming buildings and one of the reasons that the eighty percent requirement was changed in the new zoning code.

Commissioner Westman is concerned with the second-floor rear yard deck and the potential intrusion of privacy for the neighbors.

Commissioner Smith agreed with Commissioner Welch and stated that by the time this project comes to fruition, the eighty percent rule would be gone. She is fine with the back deck because of the distance but would ask if the applicant would be willing to forgo the back deck since they're only asking for a four-foot deck. In response to this question, the applicant explained that it is a small deck, not an entertaining deck, and the purpose is to take advantage of the sunset views from the rear yard due to the lower elevation of the street behind his property, so they don't have views into anyone else's property, only rooftops. The idea for the deck was brought forth from a neighbor, across the street who has a two-story deck, in addition to several others on Magellan Street alone.

Commissioner Welch didn't see much difference between having a small deck and large windows. The deck is very shallow at four feet, and he is not concerned about this being a privacy issue.

Commissioner Westman is concerned about setting a precedent, and previous discussions about not allowing second floor rear decks in the future, so she can't see her way clear to approving the deck.

Commissioner Newman explained that it is not clear to him that this project would qualify the variance request, or non-conformity, under the new zone ordinance.

Chairperson Storey stated that Municipal Code Section 17.72.070, says that the cost shall not exceed eighty percent of the present fair market value of the structure. He also pointed out that it's not clear to him that the calculations used are in strict compliance with the ordinance if it compares cost of construction against cost of construction, not fair market value. Chairperson Storey added that he is not sure if that is the correct application, particularly in situations where the difference is de minimis and the cost of compliance is great.

Chairperson Storey said he believes there are special circumstances from the non-conforming nature of that neighborhood created by changing rules in which the homeowners had no responsibility for doing and that the project for the most part complies but for a small pre-existing setback that is not being altered or changed, and that it is within the Planning Commission's purview to grant the variance and that there are sufficient circumstances in this situation taking everything as a whole.

Chairperson Storey expressed his concern with how this is applied it would confront many homeowners with the economic inability to make significant upgrades. He stated that the improvements are a betterment to the neighborhood and the look of our community, keeping up maintenance, reconstruction and the needs of modern families.

Chairperson Storey reiterated that the applicant has shown responsibility toward their rear neighbors and he agreed with Commissioner Welch's comment about there not being much difference between a deck and a window, other than it would provide more usability for the owners. Chairperson Storey did not see anything in the record about

privacy concerns from neighbors at the rear yard and concluded that these projects should be evaluated on a case by case basis.

Commissioner Welch made a motion to accept the staff recommendation to approve the project as outlined by staff with the variance. Commissioner Smith seconded the motion and suggested a friendly amendment to add a condition that the deck can never be extended more than the four-foot deck.

MOTION: Approve Design Permit, Coastal Development Permit, and Variance Request, as amended with the following conditions and findings:

CONDITIONS

1. The project approval consists of construction of a 1,366 square-foot first- and second-story addition with a variance for the eighty percent permissible structural alteration limit for nonconforming structures for an existing single-family home at 205 Magellan Street within the R-1 (Single-Family Residential) zoning district. The maximum Floor Area Ratio for the 6,273 square foot property is 48% (3,011 square feet). The total FAR of the project is 47.7% with a total of 2,994 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 July 19, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0184 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.

9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a 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 placed out of public view on non-collection days.

20. 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.
21. Second-story rear deck may never be extended.

FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed first- and second-story additions comply with the development standards of the R-1 (Single-Family Residential) District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the first- and second-story additions. The design of the home with the first- and second-story additions, including board and batten siding and gable windows and vents, will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

C. This project is categorically exempt under Section 15332 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15332 of the CEQA Guidelines exempts projects characterized as in-fill development when the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. This project involves first- and second-story additions to an existing home within the R-1 (Single-Family Residential) zoning district. The proposed project is consistent with the in-fill development exemption and no adverse environmental impacts were discovered during review of the proposed project.

D. Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, exist on the site and 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;

There are no special circumstances applicable to the property, but there are also no impacts to the other properties in the vicinity and under identical zone classification.

E. The grant of a variance would not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which subject property is situated.

The grant of a variance does not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. Most properties in the vicinity and zone in which the property is located enjoy setbacks that do not conform to the current requirements of the Capitola Municipal

Code. Granting the variance will allow the applicant to enjoy the same privilege as those properties.

COASTAL FINDINGS

D. Findings Required.

1. **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:**
 - a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
 - b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
 - c. A description of the legitimate governmental interest furthered by any access conditioned required;
 - d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.
 - 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:

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.**
 - 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 buildout. 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 205 Magellan Street. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.
- 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 Magellan Street. No portion of the project is located along the shoreline or beach.
- 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 a history of public use on the subject lot.
- 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 Magellan Street. 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.
- 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.

3. 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 accessway on the subject land.
- The project is not requesting a Public Access Exception, therefore these findings do not apply.

4. 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 the 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.
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.

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 first- and second-story additions to an existing 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 first- and second-story additions to an existing 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 first- and second-story additions to an existing home on a residential lot of record.

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 first- and second-story additions to an existing home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

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.

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.

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.

11. Provisions of minimum water flow rates and fire response times;

- The project is located one mile from the Capitola fire department. Water is available at the location.

12. Project complies with water and energy conservation standards;

- The project is for first- and second-story additions to an existing 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.

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.

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.

15. Project complies with natural resource, habitat, and archaeological protection policies;

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

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.

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.

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.

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.

20. Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

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 R-1 (Single-Family Residential) zoning district.

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

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

23. Project complies with the Capitola parking permit program as follows:

- a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
- b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
- c. The village area preferential parking program shall be limited to three hundred fifty permits.
- d. Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - i. The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - ii. The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”
- e. Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
- f. Six Depot Hill twenty-four minute “Vista” parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.

- g. A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
 - h. No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.
- The project site is not located within the area of the Capitola parking permit program.

RESULT: **APPROVED AS AMENDED [3 TO 2]**
MOVER: TJ Welch, Commissioner
SECONDER: Linda Smith, Commissioner
AYES: Smith, Welch, Storey
NAYS: Newman, Westman

C. 115 San Jose Avenue #18-0243 APN: 035-221-17

Design Permit, Conditional Use Permit, Coastal Development Permit, and Major Revocable Encroachment Permit for a 500-square-foot parklet within the C-V (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: Southstar P.M., Inc.

Representative: Capitola Wine Bar, Filed: 05.30.2018

MOTION: Remove item from Agenda due to request by applicant to withdraw parklet application.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: TJ Welch, Commissioner
SECONDER: Susan Westman, Commissioner
AYES: Smith, Newman, Welch, Westman, Storey

D. 210 Central Ave #18-0001 APN: 036-122-19

Design Permit, Conditional Use Permit, Major Revocable Encroachment Permit, and Variance request to the eighty percent permissible structural alteration limit for nonconforming structures for an addition to an historic single-family residence located at 210 Central Avenue within the R-1 (Single-Family) 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: Paul & Brigitte Estey

Representative: Paul & Brigitte Estey, Owners. Filed: 01-02-2018

Minutes Acceptance: Minutes of Jul 19, 2018 7:00 PM (Approval of Minutes)

Director Herlihy presented the staff report, requesting direction from the Planning Commission, considering the differing opinions by the Architectural and Site Review Committee and the Architectural Historian.

Commissioner Welch asked about the massing concerns mentioned in Architectural and Site Committee Member Frank Phanton's letter, and whether the applicant and the Architectural Historian Leslie Dill had access to photos subsequently provided by Museum Director Frank Perry. Director Herlihy responded that she did not believe so.

Commissioner Smith inquired as to the appropriateness of requesting orange fencing massing due to the significance of the change in the massing. Director Herlihy responded that it would be appropriate to request additional information through the design permit process.

Property owner Brigitte Estey, and project architect Bob Boles of Beausoleil Architects, spoke about the plans for the property and the site planning.

Commissioner Smith asked if the porch design would change to what was shown on the old photograph. Mr. Boles stated the owners would be open to changes.

Neighbor John Reuter, 212 Central Avenue, addressed the Commission and stated that he and his wife are not opposed to the improvements, but they are very concerned with the massive second story addition.

Alberto Munoz, a neighbor who lives at 700 Escalona Drive, spoke in support of the Estey's project.

The Commissioners discussed their respective issues and concerns with the massing, Secretary of Interior standards, historic preservation, and the potential impact on the neighbors.

Chairperson Storey questioned whether the Variance request to the eighty percent permissible structural alteration limit for nonconforming structures was calculated based on the ordinance and suggested taking the time to look at these concerns before making a decision.

Commissioner Welch has no issue with this project and is ready to move forward without placing additional burdens on the applicant.

Commissioner Welch moved to approve the Design Permit, Conditional Use Permit, Major Revocable Encroachment Permit, and Variance request to the eighty percent permissible structural alteration limit for nonconforming structures with an additional condition to work with Leslie Dill to redesign the porch to what it was historically. The motion failed for lack of a second.

The Commissioners have requested that story poles and orange netting be installed by the applicant to demonstrate the massing and height. Commissioner Westman also requested that the applicant consider designing the porch roof line as it was historically designed.

Commissioner Westman recommended continuation to allow applicant time to put up the story poles and netting on the second story.

MOTION: Continued to Planning Commission meeting of September 6, 2018, to allow time for the applicant to put up story poles and netting to illustrate the height and massing of the proposed structure.

RESULT:	CONTINUED [4 TO 1]	Next: 9/6/2018 7:00 PM
MOVER:	Edward Newman, Commissioner	
SECONDER:	Linda Smith, Commissioner	
AYES:	Smith, Newman, Westman, Storey	
NAYS:	Welch	

5. DIRECTOR'S REPORT

Director Herlihy has been working closely with the Coastal Commission on the Zoning Code update and final comments/redlines are expected by September 1, 2018, after which she will report back on those items for consideration of further action. This would be for the Zoning Code without the Geological Hazards section as the City of Capitola has been awarded a grant to update the Local Hazard Mitigation Plan (LHMP). Director Herlihy has requested that the Coastal Commission hold off on the Geological Hazards section for now until the City has gone through the LHMP update, which can then be considered separately.

Director Herlihy reported that the Seritage appeal has been received and is scheduled to be heard by the City Council on October 25. Director Herlihy commented that it is her understanding that they have submitted for a facility closure permit with the County for the automotive facility.

6. COMMISSION COMMUNICATIONS

Commissioner Newman requested a new meeting folder. Commissioner Westman announced that she will not be here for the August Planning Commission meeting, and Commissioner Smith commented that she may not be here for the October Planning Commission meeting. Commissioner Welch extended a welcome to the new employees that were introduced earlier.

7. ADJOURNMENT



**DRAFT FINAL MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, AUGUST 2, 2018
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE
2. ORAL COMMUNICATIONS
 - A. Additions and Deletions to Agenda – None
 - B. Public Comments – None
 - C. Commission Comments – None
 - D. Staff Comments

Director Herlihy reported that an appeal was filed on the project located at 205 Magellan Street that was approved at last month's Planning Commission meeting. The appeal will be heard by the City Council at their regular meeting of September 27, 2018.

3. APPROVAL OF MINUTES

- A. **Planning Commission - Regular Meeting - Jun 7, 2018 7:00 PM**

The minutes were corrected at the request of Commissioner Welch to include his stated comments.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Linda Smith, Commissioner
SECONDER:	TJ Welch, Commissioner
AYES:	Smith, Newman, Welch, Storey
ABSENT:	Westman

4. CONSENT CALENDAR

- A. **324 Riverview Avenue #18-0168 APN: 035-172-21**

Design Permit for a third-story addition to an existing two-story single-family home located within the C-V (Central Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Gabriel & Kathy Vesci

Representative: Dennis Norton, Filed: 04.13.2018

MOTION: Approve Design Permit with the following conditions and findings:

CONDITIONS OF APPROVAL

1. The project approval consists of the replacement of 370 square feet of third story deck with living space on an existing single-family home. The total floor area of the project is 1,610 square feet. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on August 2, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.

Minutes Acceptance: Minutes of Aug 2, 2018 7:00 PM (Approval of Minutes)

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #18-0168 shall be paid in full.
7. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
8. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
9. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
10. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
11. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
12. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
13. 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.

14. 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.
15. 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.
16. 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.
17. 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, secures 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 proposed replacement of 370 square feet of third story deck with living space, with the conditions imposed, secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The project would comply with all development standards of the Central Village Zoning District.
- 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 application for the conversion of 370 square feet of third story deck to living space. The new living space will blend in seamlessly with the existing structure while maintaining the character and integrity of the Riverview Avenue neighborhood.
- C. **This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301(e) of the CEQA Guidelines exempts small additions to existing structures. The project involves the conversion of 370 square feet of third story deck to living space, which increases the floor area of the structure by 32 square feet, on an existing single-family residence. Staff has not identified any possible environmental impacts associated with the project.

Commissioner Newman abstained due to having property within the 500-foot proximity to the project.

RESULT:	APPROVED [3 TO 0]
MOVER:	Linda Smith, Commissioner
SECONDER:	TJ Welch, Commissioner
AYES:	Smith, Welch, Storey
ABSTAIN:	Newman
ABSENT:	Westman

5. PUBLIC HEARINGS

A. 1816 Wharf Road #18-0281 APN: 035-111-17

Coastal Development Permit and Variance to decrease setback to riparian corridor for a pin-pile retaining wall located within the A-R/R-1/ESHA (Automatic Review, 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: Joanne Kisling

Representative: Joanne Kisling, Filed: 06.19.2018

MOTION: Approve Coastal Development Permit and Variance with the following amended conditions and findings:

CONDITIONS

1. The project approval consists of a coastal development permit for a slope stabilization system at 1816 Wharf Road. The stabilization system will consist of a pin pile retaining wall along the top of the slope. The piles will be embedded 10 or more feet into the Purisima sandstone and retain approximately 20 feet of terrace soils. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on August 2, 2018, 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, drainage plans shall be reviewed by the public works department for compliance with stormwater regulations.
5. The applicant shall submit documentation confirming that a qualified geotechnical consultant has been retained to ensure that the recommendations in the geotechnical report have been properly implemented.

6. Prior to final inspection of the retaining wall, the applicant shall provide certification that development has occurred in accordance with the geotechnical report prepared for the project.
7. Erosion control measures (e.g. silt fencing, straw wattles) should be placed between the riparian habitat and the work area to intercept any sediment flowing down-slope. There is to be no work in Soquel Creek, nor any debris allowed in the creek.
8. 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.
9. 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.
10. Prior to issuance of building permit, all Planning fees associated with permit #18-0287 shall be paid in full.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
12. There shall be no work in Soquel Creek, nor any debris allowed in the creek. If any work is necessary within the creek, contact California Department of Fish and Game for approvals.
13. 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).
14. 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.
15. 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.
16. 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
17. 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.

18. Prior Planning Staff sign off of the completed project, 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.
19. 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.
20. 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.

FINDINGS

- A. **The application, subject to the conditions imposed, secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
 Planning Department Staff and the Planning Commission have reviewed the project. The coastal development permit for a slope stabilization reinforced pin pile wall conforms to the requirements of the Local Coastal Program and conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.
- B. **This project is categorically exempt under Section 15304 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
 Section 15301 of the CEQA Guidelines exempts minor alterations to existing facilities. Specifically, 15301(d) exempts “Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety.” No adverse environmental impacts were discovered during review of the proposed project.
- C. **Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, exist on the site and 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;**
 The special circumstances applicable to the property is that the subject property has a very steep grade on the rear of the lot extending down to the Soquel Creek and an expanded setback requirement for the riparian corridor.
- D. **The grant of a variance would not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which subject property is situated.**
 Multiple properties along Wharf Road have retaining walls to stabilize the existing structure on the site.

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 1816 Wharf Road. The rear property line is located along the Soquel Creek. The project will not directly affect public access and coastal recreation areas as it involves a single-family home located along the frontage of Wharf Road. The home will not have an effect on public trails or beach access.

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

tidelands and shoreline recreation areas;

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

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

- There is not historic public use on the property.

(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 Wharf Road. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(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 has received a variance to be located 1 foot within the minimum setback from the edge of the riparian corridor.

b. Topographic constraints of the development site;

- The project is located on a steep slope on the rear of the lot.

c. Recreational needs of the public;

- Public recreation is not impacted by the project.

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 a slope stabilization system for an existing residential use. No new use or change in use is proposed.

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

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

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

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

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

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

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

- The project is located within a mile 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 slope stabilization project. The GHG emissions for the project are projected at less than significant impact.

(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;

- Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

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

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

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

- The proposed project is not located along a shoreline.

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

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

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

- The project conforms to the requirements of all city ordinances, zoning requirements and

project development review and development procedures.

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

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

Director Herlihy presented the project application for a Coastal Development Permit and variance at 1816 Wharf Road.

Geotechnical engineer Moses Cuprill with Haro, Kasunich and Associates, Inc., reviewed the project and responded to questions from the Commissioners.

Commissioner Newman was satisfied that the concerns have been addressed for the variance request.

Commissioner Welch concurred with Commissioner Newman.

Commissioner Smith had no issue with the application itself but considered it important to inspect it and have it built correctly, and to learn why the relatively new wall failed.

Commissioner Newman moved to approve the project with the two modifications that include that the drainage plans shall be reviewed by the Public Works Department for compliance with stormwater regulations, and that the applicant shall provide certification that development has occurred in accordance with the geotechnical report prepared for the project. Chairperson Storey requested that a condition be added to require that a landscaping plan be submitted for Public Works Department approval.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Edward Newman, Commissioner
SECONDER:	TJ Welch, Commissioner
AYES:	Smith, Newman, Welch, Storey
ABSENT:	Westman

6. DIRECTOR'S REPORT

Director Herlihy reported that additional funding has been identified and the library project will be moving forward, and she will report back with future updates.

7. COMMISSION COMMUNICATIONS

Commissioner Newman noted that he disagreed a little bit with Commissioner Smith's view of the role of the Commission in terms of being qualified to get too deeply into the technical aspects of applications and that's why we rely on the professionals.

Commissioner Smith clarified that she meant that we line the experts up and make sure they have the right ones, not that the Commissioners have to be engineers.

8. ADJOURNMENT



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 6, 2018
 SUBJECT: **308 El Salto Drive #18-0289 APN: 036-123-27**

Design Permit for a first-story addition of a porch to an existing two-story single-family home located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Chris Henry

Representative: Derek Van Alstine, Designer, Filed: 6.19.2018

APPLICANT PROPOSAL

The applicant is proposing to add a 199-square-foot, first-story, covered porch to the front of the single-family home at 308 El Salto Drive in the R-1 (Single-Family) zoning district. The application complies with all the development standards of the R-1 zone.

BACKGROUND

On July 25, 2018, the Architectural and Site Committee reviewed the application and had no suggested modifications or comments regarding the project.

Development Standards

The following table outlines the zoning code requirements for development in the R-1 Zoning District. The new addition to the single-family residence complies with all development standards of the R-1 zone.

R-1 (Single Family Residential) Zoning District

Development Standards		
Building Height	R-1 Regulation	Proposed
22.6 ft.	25 ft.	22.6 ft.
Floor Area Ratio (FAR)		
Lot Size		3200 sq. ft.
Maximum Floor Area Ratio		57% (Max 1824 sq. ft.)
First Story Floor Area		1194 sq. ft.
Second Story Floor Area		544 sq. ft.
Covered Porch – 150 sq. ft. exception		49 sq. ft. (199-150)
TOTAL FAR		1787 sq. ft.
Yards (setbacks are measured from the edge of the public right-of-way)		

	R-1 Regulation		Proposed
Front Yard 1st Story	15 ft.		15 ft. from right-of-way
Front Yard 2nd Story & Garage	20 ft.		21 ft. from right-of-way
Side Yard 1st Story	10% lot width	Lot width: 40 ft. 4 ft. min.	9 ft. West Side 5 ft. East Side
Side Yard 2nd Story	15% of width	Lot width: 40 ft. 6 ft. min	5 ft. East Side Existing non-conforming
Rear Yard 1st Story	20% of lot depth	Lot depth: 80 ft. 16 ft. min.	16 ft. from property line
Rear Yard 2nd Story	20% of lot depth	Lot depth: 80 ft. 16 ft. min	36 ft. from property line
Detached Garage	3 ft. minimum side yard 8 ft. minimum rear yard		0 ft. side yard 2 ft. rear yard Existing non-conforming
Encroachments (list all)			
Parking			
	Required		Proposed
Residential (from <u>1500</u> up to <u>2000</u> sq. ft.)	2 spaces total 1 covered 1 uncovered		2 spaces total 1 covered non-conforming 1 uncovered
Garage and Accessory Bldg.	Complies with Standards?		List non-compliance
Garage	No		0 setback side, 2' rear setback
Underground Utilities: required with 25% increase in area			No

DISCUSSION

The existing residence at 308 El Salto Drive is located on Depot Hill, one of Capitola's original settlement areas, and is not listed on the 2005 City of Capitola List of Historic Structures. The property is surrounded by a mix of historic and contemporary single-family homes and secondary dwelling units. The home has a small front yard with a pathway leading to the front door. A shared driveway and garage are located along the west property line. The garage is located at the rear of the lot.

The current review is for a Design Permit for an addition of a 199-square foot covered porch on the front of the home. The 3,200 square-foot lot has a maximum floor area ratio (FAR) of 57% or 1,824 square feet. Under Capitola Municipal Code (CMC) §17.15.100(B)(6), the first 150 square feet of "covered or uncovered upper floor decks and covered exterior open space" are not counted in the floor area ratio calculation. The proposed 199-square-foot covered porch will only add a total of 49 square feet to the FAR of the structure, giving it a total FAR of 1,787 square feet.

The project includes a second smaller gable that extends out from within the existing front gable. The new gable with horizontal siding and a round gable vent will match the existing gable end. A new flat roof will extend from the edge of the second gable across the front façade of the building, covering the existing concrete porch. The new covered entryway with four wooden posts creates a traditional front porch that improves the aesthetic of the front façade of the home.

Non-Conforming Structure

The second story of the existing residence is located five feet from the side property line. The required second story side yard setback is six feet. The existing structure does not comply with

the setback regulations of the zoning code and therefore, is a legal non-conforming structure. Pursuant to code section 17.72.070, an existing non-complying structure that will be improved beyond 80% of the present fair market value of the structure, may not be made unless the structure is brought into compliance with the current zoning regulations. The building official has reviewed the values existing vs. proposed values and concluded that the new addition is 1.5% of the present fair market value of the structure (Attachment 2)

CEQA

Section 15301(e) of the CEQA guidelines exempts additions to existing structures that are less than 50 percent of the existing floor area of the structure. The project adds 199-square-feet of floor area to the existing 1,738-square-foot, two-story, single-family home, representing an increase of 11.4 percent. No adverse environmental impacts were discovered during project review by either the Community Development Department Staff or the Planning Commission.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #18-0289 based on the findings and conditions of approval.

CONDITIONS

1. The project approval consists of construction of a 199 square-foot first story, covered porch to the front of the single-family home at 308 El Salto Drive. The maximum Floor Area Ratio for the 3,200 square foot property is 57% (1,824 square feet). The total FAR of the project is 55.8% with a total of 1,787 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 6, 2018 except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0289

shall be paid in full.

8. 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).
9. 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.
10. 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
11. 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.
12. 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.

FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed 199 square-foot, first story covered porch complies with the development standards of the R-1 District.

B. The project 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 application for the 199 square-foot, first story covered porch. The porches' new gable with horizontal siding and a circular gable vent extending out from the existing front gable will fit in nicely with the neighborhood. The project will maintain the character and integrity of the neighborhood.

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

Section 15301 of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area before the addition, or 2,500 square feet, whichever is less. This project involves the

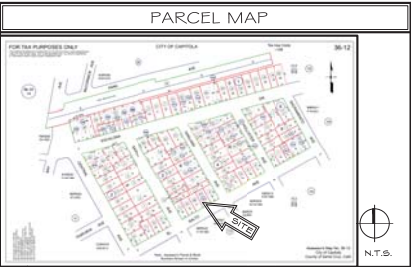
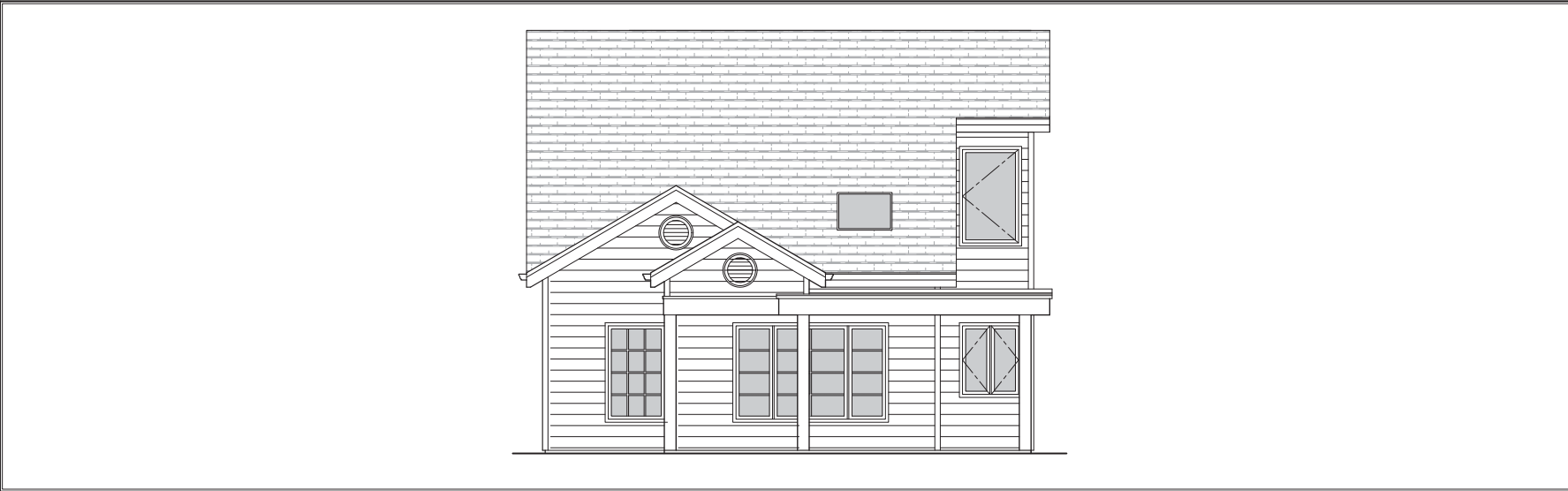
addition of a 199 square foot porch within the R-1 (Single Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS:

1. 308 El Salto - Full Plan Set
2. El Salto Drive - 308 - 80% calculation

Prepared By: Sascha Landry

HENRY RESIDENCE



STRUCTURAL DATA					
SETBACKS		REQUIRED	PROPOSED		
FRONT YARD	GARAGE	1'0"	(E) TO REMAIN		
	1st STORY	1'5"	(E) TO REMAIN		
	2nd STORY	2'0"	(E) TO REMAIN		
REAR YARD					
	1st STORY	1'6"	(E) TO REMAIN		
	2nd STORY	1'6"	(E) TO REMAIN		
SIDE YARD					
	1st STORY	4'-0" (L) + (R)	(E) TO REMAIN		
	2nd STORY	4'-0" (L) + (R)	(E) TO REMAIN		
HEIGHT		25	(E) TO REMAIN		
FLOOR AREA RATIO		LOT SIZE	MAX (57%)	PROPOSED (55.8%)	
		3,200 sq.ft.	1,824 sq.ft.	1,787 sq.ft.	
	HABITABLE SPACE	FIRST FLOOR COVERED DECK OR PORCH	SECOND FLOOR DECK	GARAGE	TOTAL
(P) 1st STORY	1,004 sq.ft.	199 sq.ft.*	-	190 sq.ft.	1,393 sq.ft.
(P) 2nd STORY	544 sq.ft.	-	N/A	-	544 sq.ft.
(P) TOTAL	1,548 sq.ft.	199 sq.ft.*	-	190 sq.ft.	1,737 sq.ft.
PARKING		REQUIRED	PROPOSED		
	TOTAL	2 SPACES, ONE OF WHICH MUST BE COVERED	1 COVERED SPACE 1 UNCOVERED (EXISTING)		
	TOTAL	2 SPACES	2 SPACES (EXISTING)		

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

BUILDING INFORMATION

PROJECT DESCRIPTION:
NEW FRONT PORCH, REPLACE EXISTING WINDOWS THROUGHOUT IN EXISTING OPENINGS

PROJECT ADDRESS:
308 EL SALTO DR. CAPITOLA, CA 95010

PARCEL NUMBER:
036-123-27

ZONING DESIGNATION:
R1

OCCUPANCY CLASSIFICATION:
R-3

CONSTRUCTION TYPE:
TYPE V-B UNSPRINKLERED

CODE NOTE:
THESE PLANS CONFORM TO THE 2016 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODE, STRUCTURAL ENGINEERING SHALL CONFORM TO 2016 CALIFORNIA BUILDING CODE, AS AMENDED BY THE STATE OF CALIFORNIA.

CONTACTS

OWNER:
GINDY HENRY
22005 REGHART ROAD
CUTTERING, CA 95014
(408) 335-3435

PROJECT DESIGNER:
DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.
DEREK VAN ALSTINE
1555 SEABRIGHT AVE. SUITE 200
SANTA CRUZ, CA 95062
PH: (831) 426-0400
FAX: (831) 426-0446
derek@vanalstine.com

DRAWING INDEX

BUILDING DESIGN	
T1	TITLE SHEET
A2	EXISTING / DEMO PLANS
A3	EXISTING EXTERIOR ELEVATIONS
A4	PROPOSED FLOOR PLANS
A5	PROPOSED ELEVATIONS

Attachment: 308 El Salto - Full Plan Set (308 El Salto Drive)

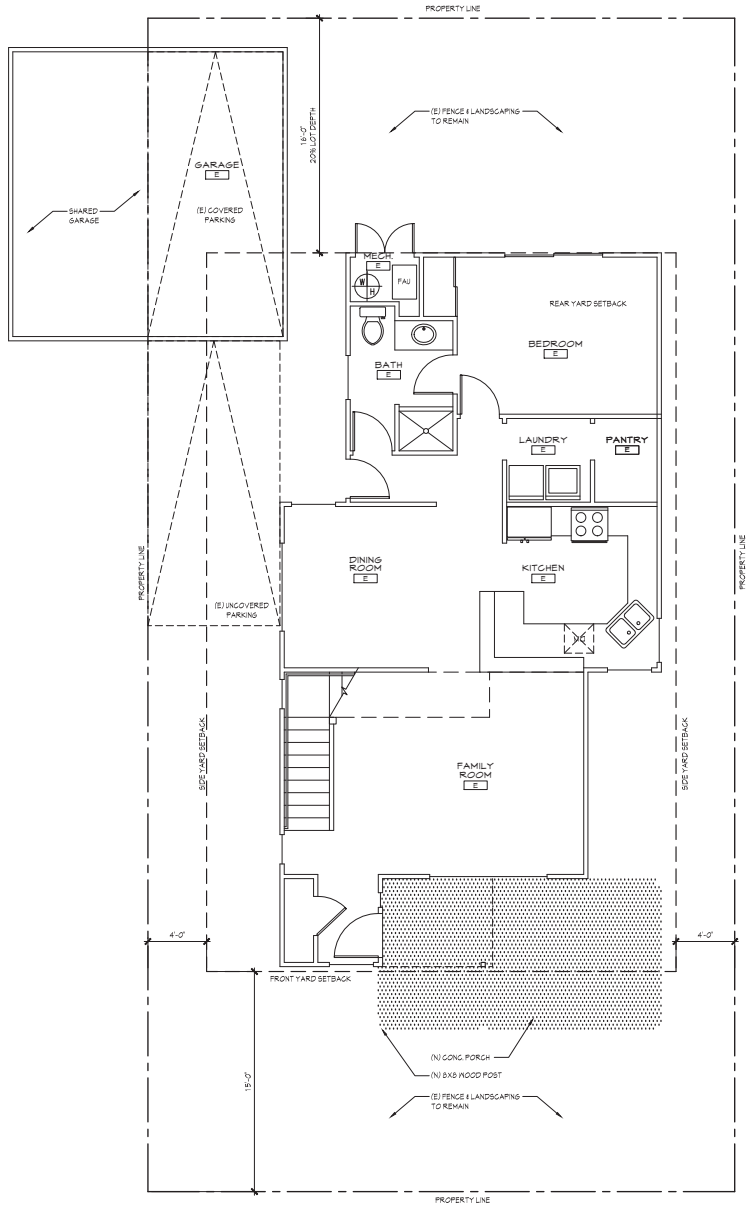
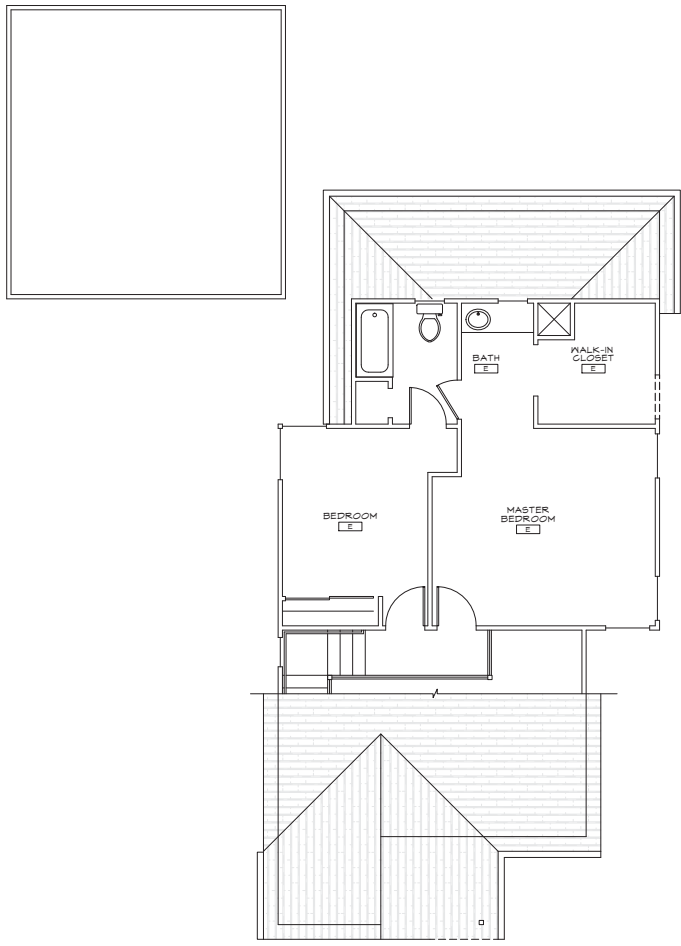
DEREK VAN ALSTINE
 RESIDENTIAL DESIGN INC.
 1555 SEABRIGHT AVE. SUITE 200
 SANTA CRUZ, CA 95062
 (831) 426-0400 FAX: (831) 426-0446

DVRD,
 DEREK VAN ALSTINE
 DESIGNER
 25% COMPLETE
 ALL RIGHTS RESERVED

HENRY RESIDENCE
 308 EL SALTO DRIVE
 CAPITOLA, CA 95010

036-123-27
 PRELIMINARY DESIGN
 MAY 09, 2018
 DESIGN DEVELOPMENT
 MAY 16, 2018
 PLANNING SUBMITTAL
 JUNE 18, 2018
 BUILDING SUBMITTAL
 REVISIONS
 PLAN CHECK #1
 JULY 10, 2018

TITLE SHEET
T 1



WALL LEGEND

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

Attachment: 308 El Salto - Full Plan Set (308 El Salto Drive)

DEREK VAN ALSTINE
 RESIDENTIAL DESIGN INC.
 1333 SHARINGTON DRIVE, SUITE 100, CALIFORNIA, CA 95040
 (925) 259-1111

DVRD
 DEREK VAN ALSTINE
 RESIDENTIAL DESIGN INC.
 1333 SHARINGTON DRIVE, SUITE 100, CALIFORNIA, CA 95040
 (925) 259-1111

HENRY RESIDENCE
 308 EL SALTO DRIVE
 CAPITOLA, CA 95010

ISSUE DESCRIPTION	DATE
SCHEMATIC DESIGN	MAY 09, 2018
DESIGN DEVELOPMENT	MAY 16, 2018
PLANNING SUBMITTAL	JUNE 18, 2018
BUILDING SUBMITTAL	

REVISIONS:
 PLAN CHECK #1
 JULY 10, 2018

EXISTING/NEW FLOOR PLANS

A2

7/11/2018 3:00 PM



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



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



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



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

Attachment: 308 El Salto - Full Plan Set (308 El Salto Drive)

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1333 SEABRIDGE DRIVE, SUITE 100, CALIFORNIA
92026-5807 PHONE: 951-242-5486 FAX:

DVRD
DEREK VAN ALSTINE
DESIGN

HENRY RESIDENCE
308 EL SALTO DRIVE
CAPITOLA, CA 95010

036-123-27
ISSUE DESCRIPTION
PRELIMINARY DESIGN
MAY 09, 2018
DESIGN DEVELOPMENT
MAY 16, 2018
PLANNING SUBMITTAL
JUNE 18, 2018
PERMITTING SUBMITTAL
REVISIONS
PLAN CHECK #1
JULY 10, 2018

EXISTING EXTERIOR ELEVATIONS

A3

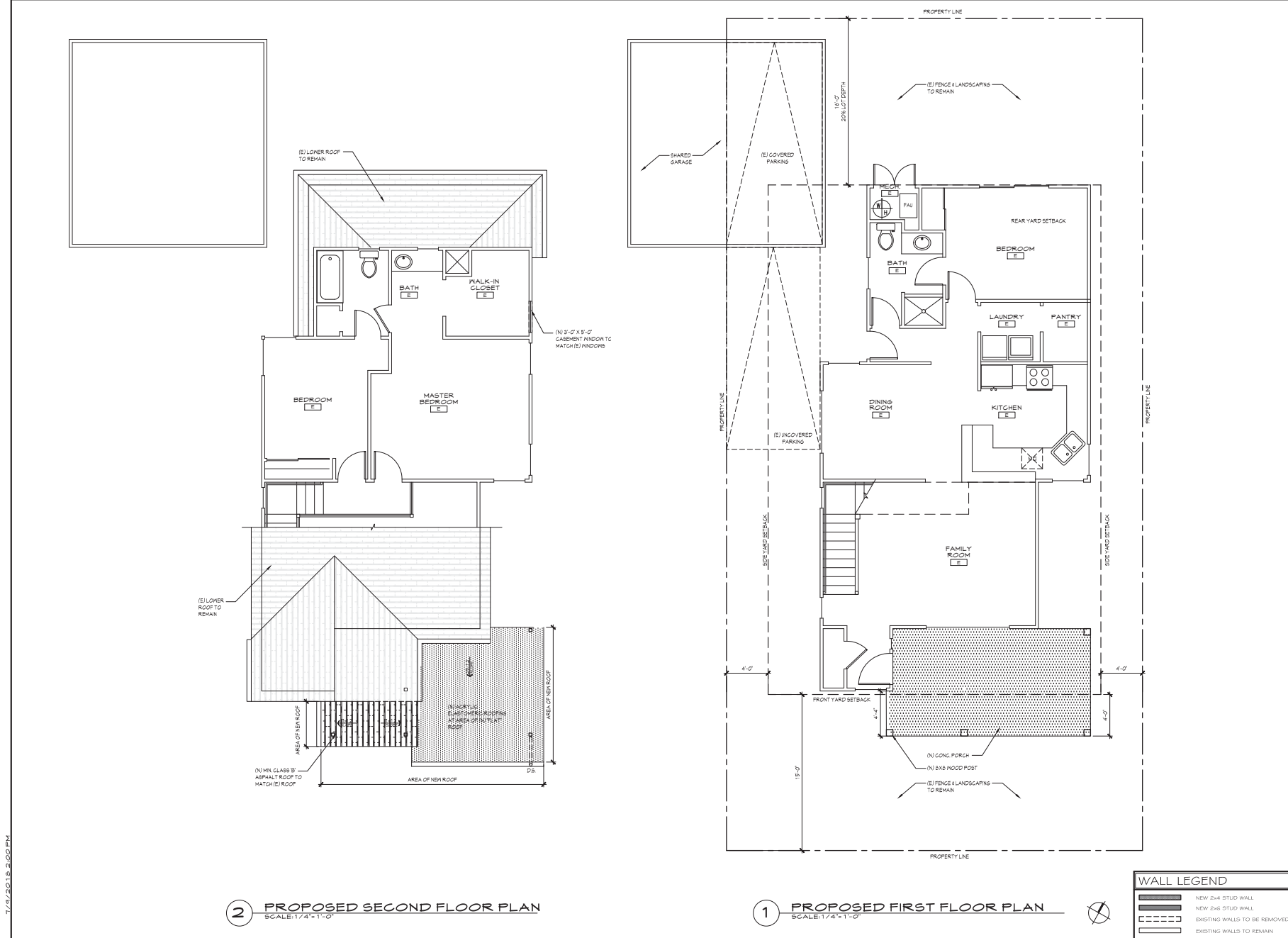
7/11/2018 2:00 PM

ISSUE DESCRIPTION
SCHEMATIC DESIGN
MAY 09, 2018
DESIGN DEVELOPMENT
MAY 16, 2018
PLANNING SUBMITTAL
JUNE 18, 2018
BUILDING SUBMITTAL

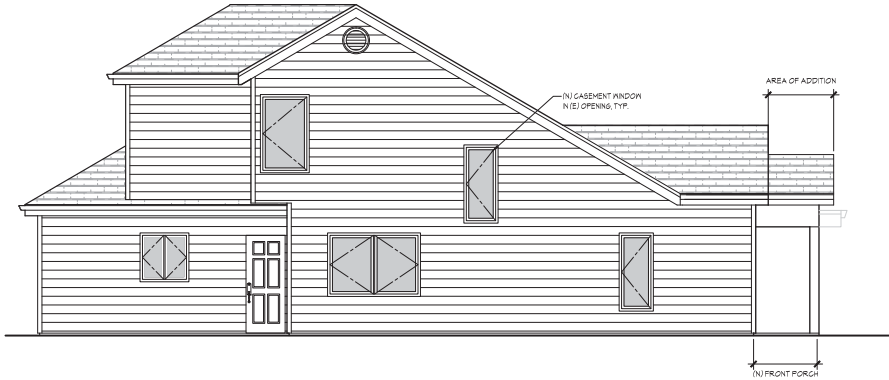
REVISIONS
PLAN CHECK #1
JULY 10, 2018

PROPOSED FLOOR PLANS

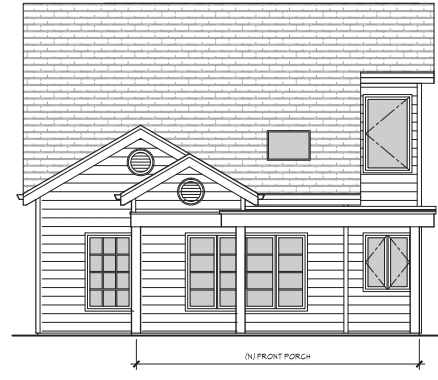
Attachment: 308 El Salto - Full Plan Set (308 El Salto Drive)



7/17/2018 3:00 PM



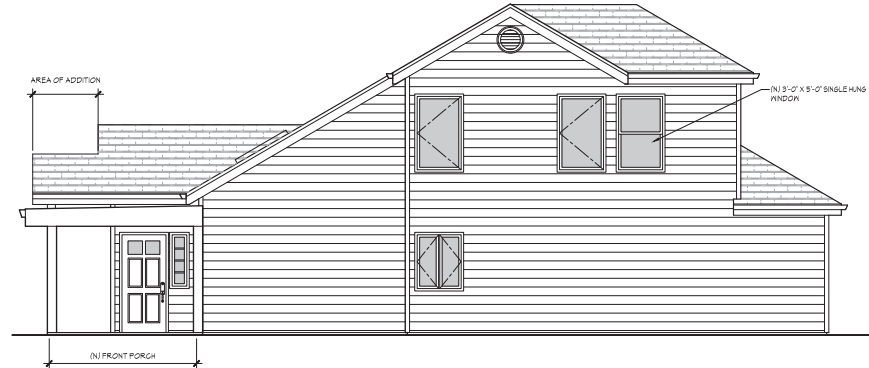
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Attachment: 308 El Salto - Full Plan Set (308 El Salto Drive)

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1333 SEABRIDGE BLVD., SUITE 100, CALICORNIA
CALIFORNIA, CA 94024-5486 FAX: (415) 254-5486 FAX

DVRD, INC.
DEREK VAN ALSTINE
DESIGNER
1333 SEABRIDGE BLVD., SUITE 100
CALICORNIA, CA 94024-5486 FAX: (415) 254-5486 FAX

HENRY RESIDENCE
308 EL SALTO DRIVE
CAPITOLA, CA 95010

036-123-27

ISSUE DESCRIPTION
PRELIMINARY DESIGN
MAY 09, 2016
DESIGN DEVELOPMENT
MAY 16, 2016
PLANNING SUBMITTAL
JUNE 18, 2016
BUILDING SUBMITTAL

REVISIONS
PLAN CHECK #1
JULY 10, 2016

PROPOSED
ELEVATIONS

A5

7/14/2018 2:00 PM

308 EI SALTO CONSTRUCTION COST BREAKDOWN PER Section 17.72.070

Existing Building Costs:

Existing residence:	1,548 square feet	
	@ \$200.00/square foot	\$309,600.00
Existing garage:	190 square feet	
	@ \$90/square foot	\$171,000.00
Existing deck:	0 square feet	
	@ \$25.00/square foot	n/a
Total Existing Value:		\$326,700.00
80% of Total Existing Value		\$261,360.00

New Construction Costs:

New conditioned space:	0 square feet	
	@ \$200.00/square foot	\$0.00
New garage:	0	
	@ \$90.00/square foot	n/a
New deck/porch:	199 square feet	
	@ \$25.00/square foot	\$4,975.00

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

Remodel conditioned space:	0 square feet	
	@ \$100.00/square foot	n/a
Remodel garage:	0	
	@ \$45.00/square foot	n/a
Remodel deck:	0	
	@ \$12.50/square foot	n/a

Total Construction/Remodel Cost: \$4,975(1.5%)

Attachment: El Salto Drive - 308 - 80% calculation (308 El Salto Drive)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 6, 2018
 SUBJECT: **4775 Garnet Avenue #18-0377 APN: 034-037-17**

Design Permit to modify the roof design of an existing nonconforming duplex and detached garage in the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.
 Environmental Determination: Categorical Exemption
 Property Owner: Mike & Ayshe Anderson
 Representative: Heidi Anderson Spicer, Architect, Filed: 07.11.2018

APPLICANT PROPOSAL

The applicant is proposing to modify the roof design creating gable roofs and update the siding to an existing nonconforming duplex and detached garage at 4775 Garnet in the R-1 (Single-Family Residential) Zoning District. The application complies with all developmental standards of the R-1 zone.

BACKGROUND

On August 8th, 2018, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder: requested the applicant provide a cross-section of the drainage features for the property. Mr. Mozumder asked that Public Works be notified 24 hours before work commences and reminded the applicant to include the best management practices in the building plans upon submittal.

Building Department Representative, Fred Cullum: asked for clarification on the guard and handrail on the stairway leading to the second story. Mr. Cullum pointed out some errors in the window schedule and requested they be fixed prior to applying for the building permit.

Local Architect, Dan Townsend: liked the project and stated that it was a great improvement to the existing duplex. Inquired about the color of the new cladding and said it would be good to make sure it's complementary to the mirror image property next door and the rest of the neighborhood.

Assistant Planner, Matt Orbach: had no comments.

All requests for modification are required prior to building permit. Staff has added conditions that the applicant provide a cross section of the drainage features for the property (Condition #5) and that the window schedule be corrected (Condition #6) prior to building permit submittal.

DEVELOPMENT STANDARDS

The following table outlines the zoning code requirements for development in the R-1 zoning district. The new gable roofs and updated siding to an existing nonconforming duplex and detached garage complies with all development standards in the R-1 zone.

R-1 (Single Family Residential) Zoning District

Use					
Existing Use		Residential – Duplex Existing Nonconforming			
Proposed Use		Residential – Duplex Existing Nonconforming			
Building Height - Existing		R-1 Regulation		Proposed	
19 ft. 10 in.		25 ft.		24 ft. 11.5 in.	
Floor Area Ratio (FAR)					
Lot Size		3,360 sq. ft.			
Maximum Floor Area Ratio		56% (Max 1,882 sq. ft.)			
First Story Floor Area		720 sq. ft.			
Detached Garage Floor Area (minus 100 sq. ft. ancillary area)		540 sq. ft.			
Second Story Floor Area		720 sq. ft.			
TOTAL FAR		1,980 sq. ft. Existing Nonconforming			
Yards (setbacks are measured from the edge of the public right-of-way)					
		R-1 Regulation		Proposed	
Front Yard 1st Story		15 ft.		50 ft.	
Front Yard 2nd Story		20 ft.		50 ft.	
Side Yard 1st Story		10% lot width	Lot width: 42 ft. 4 ft. 2 in. min.	5 ft.	
Side Yard 2nd Story		15% of width	Lot width 42 ft. 6 ft. 4 in. min	5 ft. Existing Non-conforming	
Rear Yard 1st Story		20% of lot depth	Lot depth: 80 ft. 16 ft. min.	5 ft. Existing Non-conforming	
Rear Yard 2nd Story		20% of lot depth	Lot depth: 80 ft. 16 ft. min.	5 ft. Existing Non-conforming	
Detached Garage		Front/Rear/Side		Existing Front/Rear/Side	
		40 ft./8 ft./3 ft.		10 ft/36.5 ft./5 ft. Existing Non-conforming	
Parking					
		Required		Proposed	
Residential (for duplex)		2 spaces per unit 1 covered 1 uncovered		4 spaces total 2 covered 2 uncovered	
Garage		Complies with Standards?		List non-compliance	
		No		Setbacks	

DISCUSSION

The existing residence at 4775 Garnet Street is in the Jewel Box neighborhood which is made up primarily of single-family homes with a few historic homes, secondary dwelling units, and multi-family apartments. The property includes a non-conforming duplex with a detached garage located in front of the duplex. The duplex has two 720 square-foot two-bedroom/one-bathroom units and a 640 square-foot detached garage with two garage spaces and two laundry rooms. The lot is adjacent to a mirror image non-conforming duplex and one-two-story single-family homes. On June 7, 2018, the Planning Commission approved a design permit for a similar remodel for the adjacent duplex at 4795 Garnet Street.

The applicant is proposing to do a full interior and exterior remodel, including adding gable roofs to the existing duplex, detached garage, and over the first and second story entryways, updating the existing stucco with new cladding on both the upper and lower exterior walls, expanding the first story landing/deck, and replacing some pavement.

Non-Conforming Use

Under Capitola Municipal Code (CMC) §17.72.060(B), nonconforming duplex activities on R-1 parcels may continue indefinitely but the structures cannot be enlarged. They can, however, be structurally altered or rebuilt as allowed under Section 17.72.070 Permissible structural alterations. No part of the proposed project enlarges the existing structures.

Non-Conforming Structure

The existing structure does not comply with the setback regulations of the zoning code and therefore, is a non-conforming structure. The first and second stories of the main structure are located five feet from the rear property line and five feet from the side property line. The required rear yard setback for the main structure on the first and second stories is 16 feet and the required side yard setback is six feet four inches. The detached garage is located 10 feet from the front property line. The required front setback for a detached garage is 40 feet.

Pursuant to code section 17.72.070, an existing non-conforming 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 value of the remodel and concluded that the full interior and exterior remodel is 50% of the present fair market value of the structure (Attachment 1).

CEQA

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures that are less than 50 percent of the existing floor area ratio of the structure. The project does not add any additional floor area to the existing nonconforming 1,440 square foot, two-story, duplex or the detached 640 square foot garage in the R-1 Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends approval of application #18-0377 to add gable roofs to an existing nonconforming duplex and detached garage based on the findings and conditions of approval.

CONDITIONS OF APPROVAL

1. The project approval consists of the addition of gable roofs to an existing nonconforming duplex and detached garage and an update of the siding on both buildings. The maximum Floor Area Ratio for the 3,360 square foot property is 56% (1,882 square feet). As a nonconforming use (duplex) in the R-1 (Single-Family Residential) zoning district, no floor area may be added to the structures. The project does not add any additional floor area to the existing nonconforming 1,440 square foot, two-story, duplex

or the detached 640 square foot garage in the R-1 (Single-Family Residential) Zoning District. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 6, 2018 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. At the time of submittal for building permit review, the applicant must provide a cross-section of the drainage features for the property.
6. At the time of submittal for building permit review, the applicant must provide a corrected window schedule.
7. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
8. Prior to issuance of building permit, a 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.
9. Prior to issuance of building permit, all Planning fees associated with permit #18-0377 shall be paid in full.
10. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
11. 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.
12. 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.
13. 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).

14. 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.
15. 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.
16. 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
17. 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.
18. 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.
19. 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.
20. 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.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

- A. **The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed addition of gable roofs to an existing nonconforming duplex and detached garage and update of the siding on both buildings complies with the development standards of the R-1 (Single-Family Residential) Zoning District. The project does not add any additional floor area to the

existing nonconforming 1,440 square foot, two-story, duplex or the detached 640 square foot garage in the R-1 (Single-Family Residential) Zoning District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the addition of gable roofs to an existing nonconforming duplex and detached garage and update of the siding on both buildings. The design of the home and garage, with the new gable roofs and siding, will improve the aesthetics of the structures and fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

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

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures that are less than 50 percent of the existing floor area ratio of the structure. This project involves the addition of gable roofs to an existing nonconforming duplex and detached garage and update of the siding on both buildings within the R-1 zoning district. No adverse environmental impacts were discovered during review of the proposed project.

ATTACHMENTS:

1. 4775 Garnet Street - Full Plan Set
2. Garnet Street - 4775 - 80% calculation

Prepared By: Sascha Landry

GENERAL NOTES

- 1. THESE DRAWINGS AND THEIR CONTENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT... 2. HEIDI ANDERSON SPICER, ARCHITECT... 3. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY APPLICABLE LOCAL CODES... 4. THESE DRAWINGS MAY DETAIL CERTAIN ALTERATIONS AND IMPROVEMENTS TO AN EXISTING RESIDENTIAL BUILDING... 5. NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED... 6. THE OWNER, GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND... 7. ALL INFORMATION PERTAINING TO THE SITE SHALL BE AND SHALL REMAIN THE OWNER'S RESPONSIBILITY... 8. THE ARCHITECT HAS NO RESPONSIBILITY RELATED TO BURIED TANKS OF ANY TYPE INCLUDING, BUT NOT LIMITED TO THE PREPARATION OF REPORTS... 9. THE ARCHITECT HAS NO RESPONSIBILITY RELATED TO ASBESTOS, INCLUDING, BUT LIMITED TO THE PREPARATION OF REPORTS... 10. THE CONTRACTOR SHALL FULLY EXAMINE THE SITE OF THE WORK CONTEMPLATED... 11. THE SUBMISSION OF A BID SHALL BE CONCLUSIVE EVIDENCE THE CONTRACTOR HAS INVESTIGATED AND IS SATISFIED AS TO THE CONDITIONS... 12. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BEFORE DIGGING... 13. IT SHALL BE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC... 14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, LINES, AND LEVELS... 15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND FACILITATING ANY REQUIRED INSPECTIONS... 16. ALL ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, APPLIED, AND CONNECTED AS DIRECTED BY THE MANUFACTURER'S SPECIFICATIONS... 17. IN THE EVENT THAT CERTAIN FEATURES ARE NOT FULLY SHOWN, THEIR CONSTRUCTION SHALL BE AS FOR SIMILAR FEATURES... 18. THE OWNER, CONTRACTOR, AND/OR SUB-CONTRACTORS SHALL SUBMIT TO THE ARCHITECT ANY REQUESTS FOR CHANGES OR MODIFICATIONS... 19. THE CONTRACTOR SHALL GIVE THE ARCHITECT FORTY-EIGHT HOURS NOTICE PRIOR TO ANY OBSERVATIONS... 20. WHERE NECESSARY, THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR CUTS AS REQUIRED TO ASSIST THE OWNER OR HIS AGENT... 21. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE ARCHITECT... 22. SEE ENGINEERING, ELECTRICAL, AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF PIPE, DUCT, AND OTHER OPENINGS AND DETAILS NOT SHOWN... 23. ALL MATERIALS AND EQUIPMENT STORED ON SITE SHALL BE PROPERLY STORED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION... 24. THE CONTRACTOR SHALL IN NO CASE SCALE DRAWINGS OR DETAILS FROM THE PRINTS PROVIDED... 25. EXCAVATION: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES... 26. BACKFILL: BACKFILL AROUND THE PERIMETER OF EXTERIOR WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE SUPPORTED... 27. BRACING: TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED... 28. MATERIAL AND WORKMANSHIP: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND... 29. SAFETY: THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC...

NOTE: CAL GREEN REQUIREMENTS ARE LOCATED ON SHEET GB.1
NOTE: THE CONSTRUCTION WASTE MANAGEMENT PLAN WILL BE COMPLETED AS A DEFERRED SUBMITTAL...
NOTE: NO CHANGE IN DRAINAGE PATTERNS, SITE IS A FLAT SITE...
NOTE: ALL OPERATION AND MAINTENANCE MANUALS SHALL BE PROVIDED FOR THE BUILDING OWNER...

DRAWING INDEX

Table with columns for drawing type (COVER, EC1, EC2, SITE, A1, A2, A3, A4) and description of drawing content.

PROJECT DATA

APN: 034 037 17
OWNER: CBP ENTERPRISES
ARCHITECT: HEIDI ANDERSON SPICER
PROJECT SITE: 4775 GARNET AVE
ZONING: R-1
CONSTRUCTION TYPE: VB
SPRINKLERED: NO

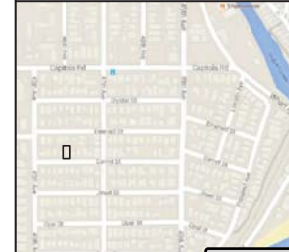
LOT DATA

Table with columns for LOT DATA and LOT COVERAGE, listing dimensions, areas, and percentages.

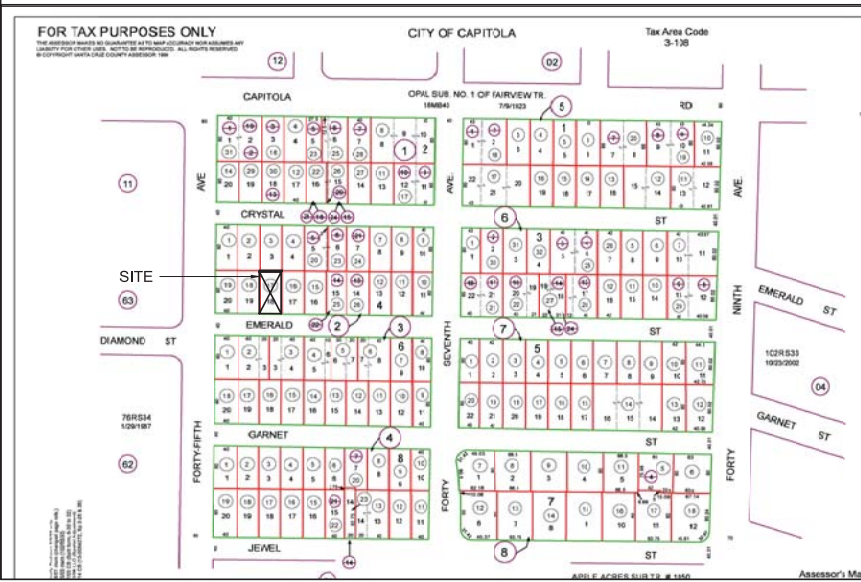
PROJECT DESCRIPTION

THIS IS A DISCRETIONARY PERMIT APPLICATION FOR A REMODEL TO AN EXISTING 1440 SQ FT DUPLEX... SCOPE OF WORK INCLUDES DEMOLISHING THE (E) EXISTING STUCCO AND ROOF CLADDING, DEMO THE EXISTING FLAT ROOF FRAMING...

LOCUS MAP



ASSESSOR'S PARCEL MAP



Heidi Anderson Spicer, AIA
180 7th Ave., Suite 102
Santa Cruz, CA 95062
831.425.2000
hds@spicarch.com

COVER SHEET PROJECT DATA

APN 034 037 17

4775 GARNET AVE
CAPITOLA, CA 95010

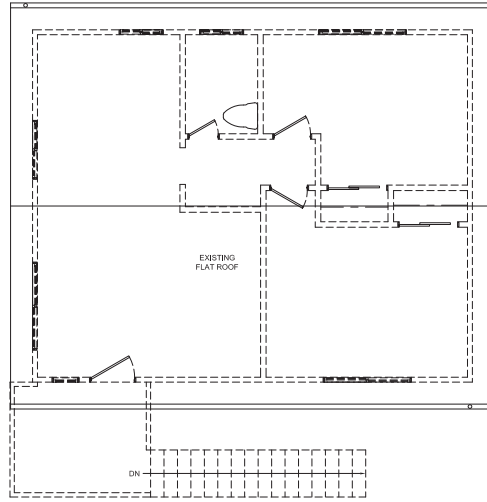
Attachment: 4775 Garnet Street - Full Plan Set (4775 Garnet Avenue)

07/03/2016 DLS
Revisions:

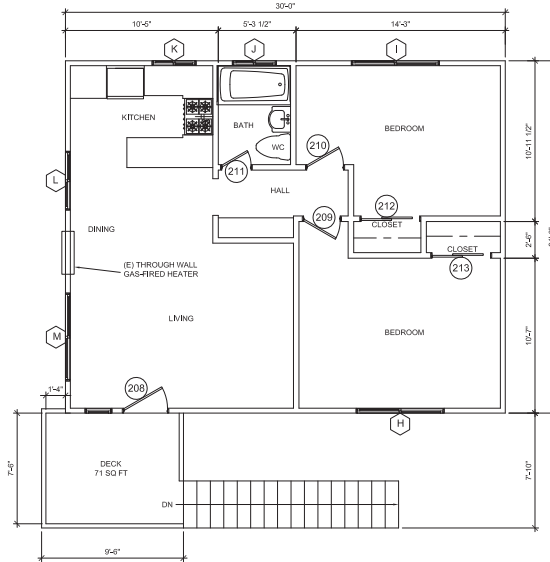
Cover Packet Pg. 53

C:\G:\BUREAU\PROJECTS\2016\03\03\PROJECTS\4775 GARNET\4775 GARNET\4775 GARNET (DISCRETIONARY) 281016.DWG

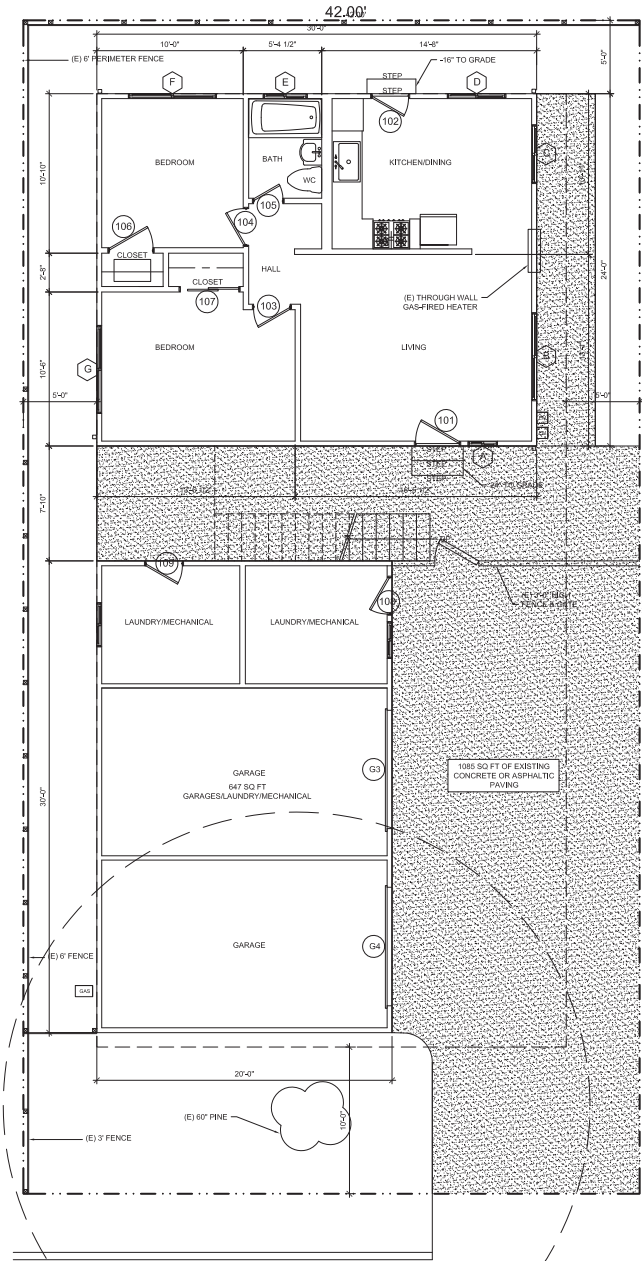
C:\Users\mtebert\OneDrive\Projects\ANDERSON GARNET\ANDERSON GARNET\WALL\ANDERSON 4775 GARNET (SECRETINARY) 2018 07 02.DWG



EXISTING ROOF PLAN
1/4" = 1'-0"

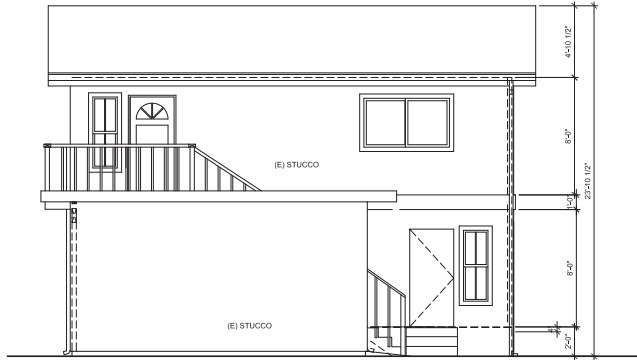


EXISTING UPPER FLOOR PLAN
1/4" = 1'-0"



EXISTING LOWER FLOOR PLAN
1/4" = 1'-0"

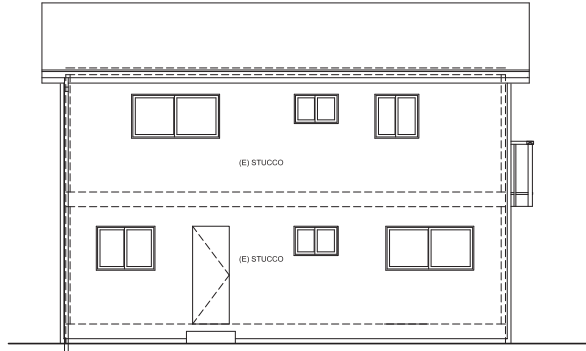
CLUBSHEET IDENTIFIER: PROJECTS\PROJECTS\GARNET\ANDERSON 4775 GARNET\WALTON\ANDERSON 4775 GARNET\REGISTRARY 2018 07 05.DWG



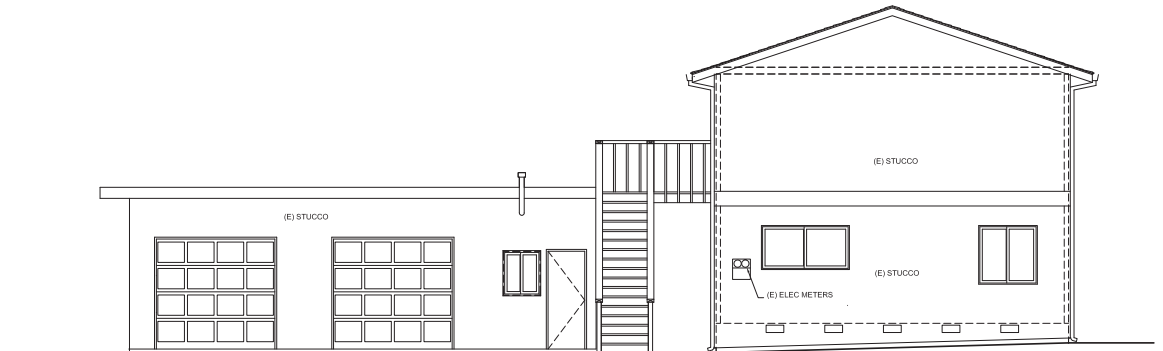
EXISTING EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



EXISTING EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



EXISTING EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



EXISTING EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

ANDERSON
ARCHITECTURE
SPIC

1444 Anderson Square #
100 7th Ave., Suite 102
Santa Cruz, CA 95062
631 425 2000
1444and@spic.com

EXISTING
EXTERIOR ELEVATIONS
1/4" = 1'-0"

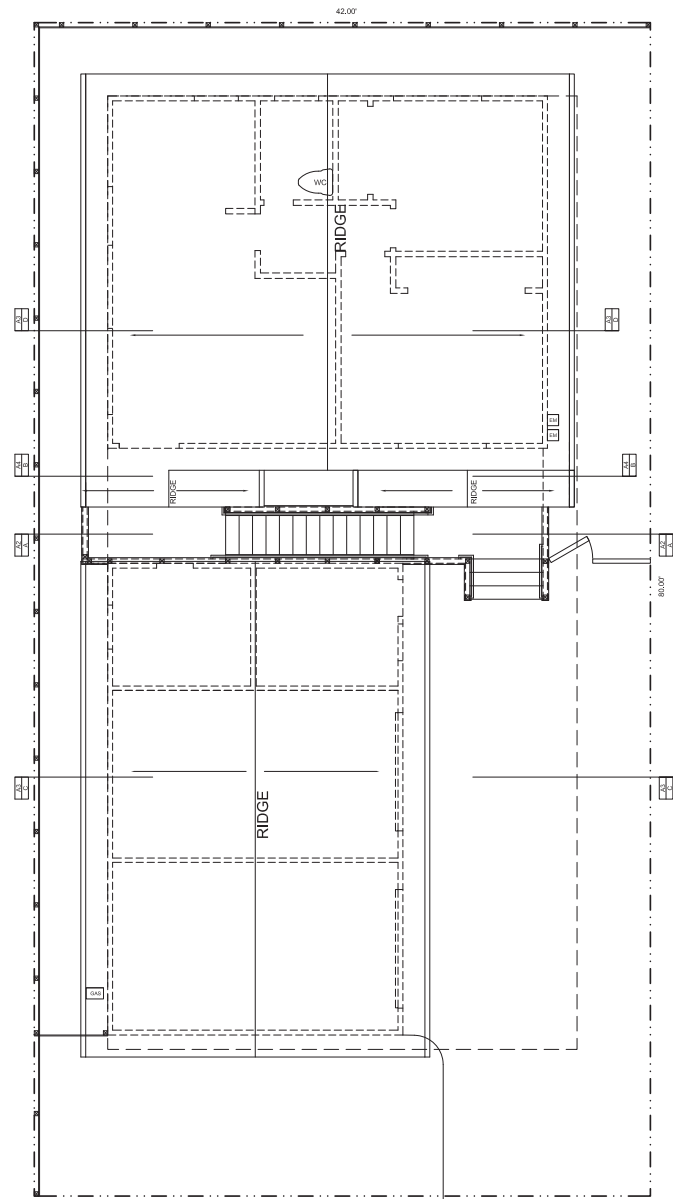
APN 034 037 17

4775 GARNET AVE
CAPITOLA, CA 95010

Attachment: 4775 Garnet Street - Full Plan Set (4775 Garnet Avenue)

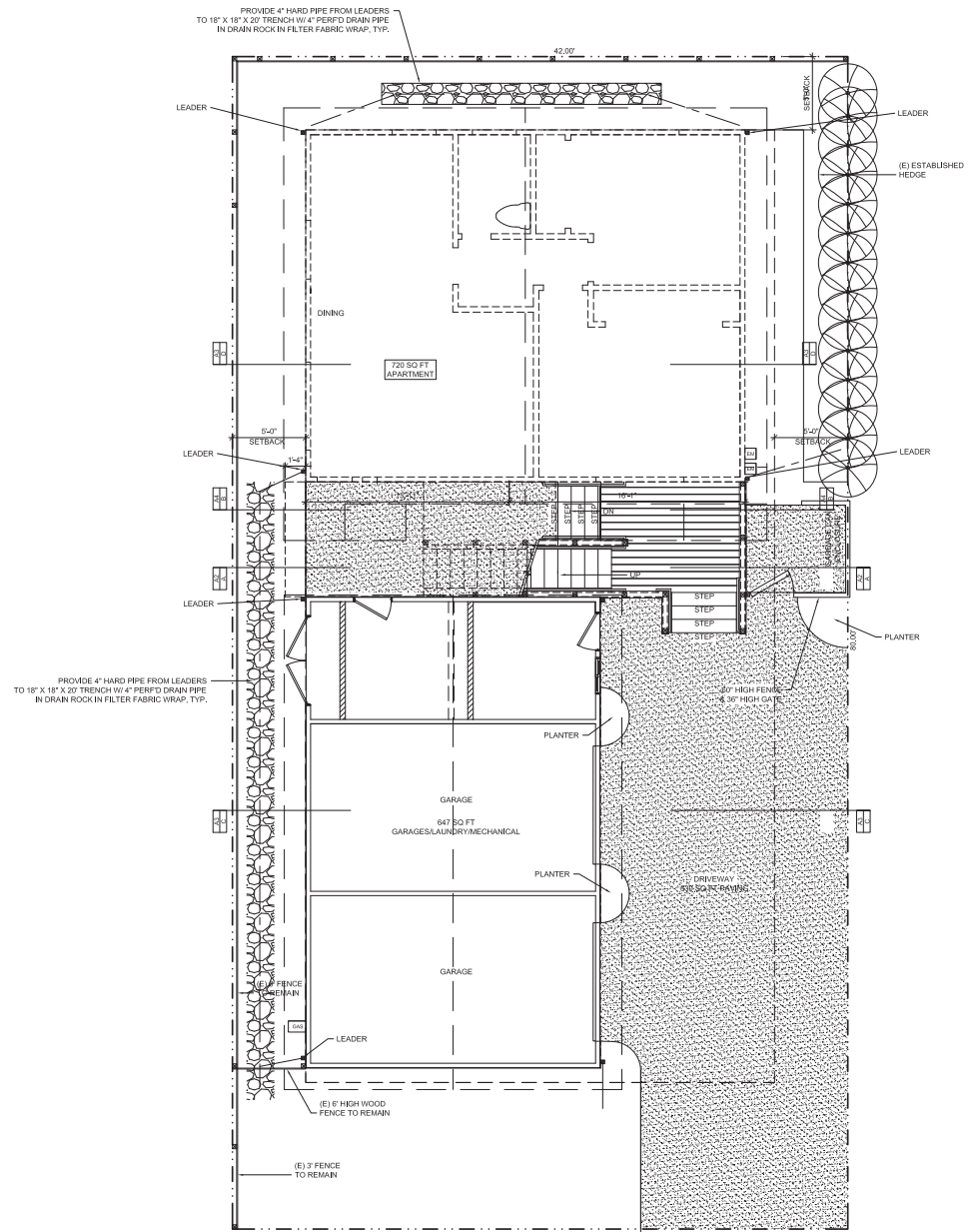
07/03/2018 DIS
Revisions:

- _____
- _____
- _____
- _____
- _____



PROPOSED ROOF PLAN
1/4" = 1'-0"

GARNET STREET



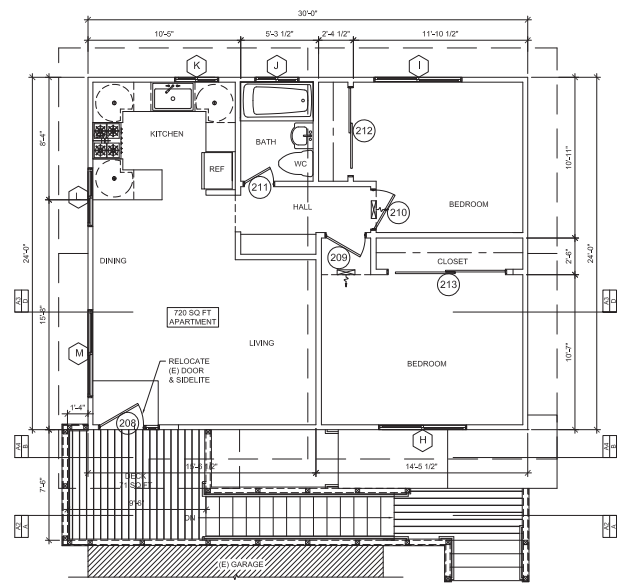
PROPOSED SITE, STORMWATER MANAGEMENT PLAN
1/4" = 1'-0"

GARNET STREET

PROPOSED WINDOW SCHEDULE				
MANUFACTURER	LOCATION	DIMENSIONS	REMARKS	
MODEL NUMBER	WINDOW TYPE & SIZE			
A	24" X 60" FIXED	ENTRY	24" X 60"	1, 2, 3
B	72" X 36" SLIDER	LIVING	72" X 36"	1, 2, 3
C	48" X 36" SLIDER	KITCHEN	48" X 36"	1, 2, 3
D	48" X 36" SLIDER	KITCHEN	48" X 36"	1, 2, 3
E	36" X 24" SLIDER	BATH	36" X 24"	1, 2, 3
F	72" X 42" SLIDER	BEDROOM	72" X 36"	1, 2, 5
G	72" X 42" SLIDER	BEDROOM	72" X 36"	1, 2, 5
H	24" X 60" FIXED	ENTRY	24" X 36"	1, 2, 5
I	72" X 42" SLIDER	BEDROOM	72" X 36"	1, 2, 3
J	72" X 42" SLIDER	BEDROOM	72" X 36"	1, 2, 3
K	36" X 24" SLIDER	BATH	36" X 24"	1, 2, 3
L	36" X 36" SLIDER	KITCHEN	36" X 36"	
M	48" X 48" SLIDER	DINING	48" X 36"	
N	72" X 36" SLIDER	LIVING	72" X 36"	
R				

- WINDOW SCHEDULE NOTES**
- VERIFY ALL DIMENSIONS.
 - VERIFY ALL ROUGH OPENINGS, ALLOWING CLEARANCES ON ALL SIDES, AS REQ'D BY EACH MANUFACTURER.
 - INSTALL WINDOWS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. OPENING PANELS MUST BE CLOSED AND LOCKED DURING INSTALLATION. INSTALL PLUMB, LEVEL AND SQUARE FRAME. PROVIDE FINISH TRIM ON EXTERIOR AND INTERIOR SIDES AND WITH WEEP HOLES AT BOTTOM IN A WEATHERTIGHT MANNER.
 - HEADERS MUST NOT BE NAIL'D, SCREW'D, NAIL/SCREW THROUGH FINISH FRAMING ALONG SIDES AND BASES AT HEAD. METAL CLIPS MAY BE LAPPED OVER HEAD PIN AND SCREW'D TO HEADER FRAMING 1/2" MIN. ABOVE HEAD PIN, TO ALLOW FOR HEADER FRAMING DEFLECTION. FULL SUPPORT IS REQUIRED ALONG ENTIRE LENGTH OF SILL.
 - PROVIDE FULL BUTYLENE SELF-HEALING, SELF-ADHERING WATER-PROOF BARRIER WRAP AT ALL WINDOW ROUGH FRAMING SILL, JAMB, HEAD, TYPICAL.
 - PROVIDE INTERIOR TRIM TO JAMB, TYP.
 - FRAME AND SASH COLOR TO BE:
 - PROVIDE FULL SCREENS AT ALL OPERABLE SASHES. SCREEN FRAME COLOR:
 - SCREEN COLOR
 - VERIFY JAMB EXTENSIONS REQUIRED FOR EXISTING/NEW EXTERIOR WALL SECTIONS. VERIFY ALL DIMENSIONS IN FIELD.
 - PROVIDE CLEAR INSULATED LOWE SQUARED GLAZING.
 - PROVIDE CLEAR INSULATED LOWE SQUARED TEMPERED SAFETY GLASS BOTH PANEES.
 - PROVIDE OBSCURE INSULATED LOWE SQUARED TEMPERED SAFETY GLASS
 - PROVIDE FULL GRESS HARDWARE AT OPERABLE SASHES.
 - PROVIDE INSULATED GLAZING W/ .37 LW VALUE MIN.

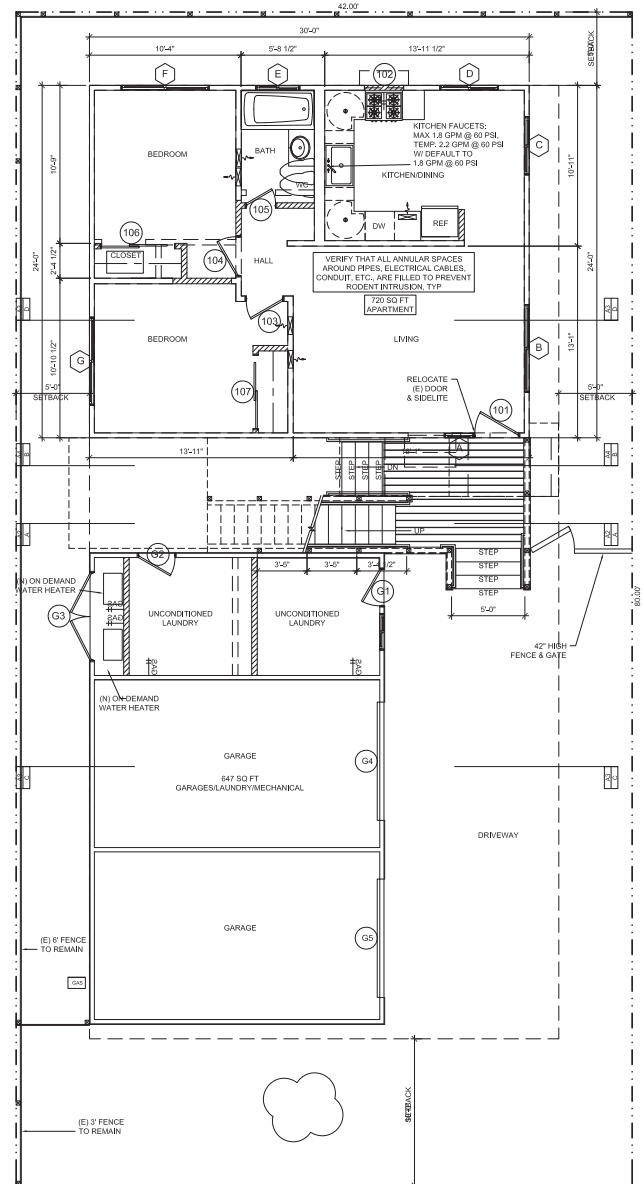
PROPOSED DOOR SCHEDULE				
KEY	LOCATION, DIMENSIONS, TYPE	WALL ASSEMBLY	NOTES	
101	FRONT ENTRY / LIVING ROOM 24" X 60" X 1-3/8" HINGED	2X4 WALL	1, 2, 3, 4, 5, 6, 11	
106	KITCHEN/EXTERIOR DEMO'D - INFILLED	2X4 WALL	1, 7	
103	HALL / BEDROOM 24" X 60" X 1-3/8" HINGED, SOLID CORE	2X4 WALL	1, 7	
104	HALL / BEDROOM 24" X 60" X 1-3/8" HINGED, SOLID CORE	2X4 WALL	1, 10	
109	HALL / BATH 24" X 60" X 1-3/8" HINGED, SOLID CORE	2X4 WALL	1, 8	
108	BEDROOM/CLOSET 24" X 60" X 1-3/8" SLIDER, MIRROR	2X4 WALL	1, 7	
107	BEDROOM/CLOSET 24" X 60" X 1-3/8" SLIDER, MIRROR	2X4 WALL	1, 7	
208	ENTRY / LIVING 34" X 60" X 1-3/4" HINGED	2X4 WALL	1, 7	
209	HALL / BEDROOM 24" X 60" X 1-3/8" HINGED	2X4 WALL	1, 7	
210	HALL / BEDROOM 24" X 60" X 1-3/8" HINGED	2X4 WALL	1, 2, 12	
211	HALL / BATH 24" X 60" X 1-3/8" HINGED	2X4 WALL	1, 7	
212	BEDROOM / CLOSET 24" X 60" X 1-3/8" SLIDER	2X4 WALL	1, 7	
213	BEDROOM / CLOSET 60" X 60" X 1-3/8" DOUBLE SLIDER	2X4 WALL	1, 7	
G1	EXTERIOR / LAUNDRY 24" X 60" X 1-3/4" HINGED, CLAD			
G2	EXTERIOR / LAUNDRY 24" X 60" X 1-3/4" HINGED, CLAD			
G3	EXTERIOR / MECHANICAL 36" X 60" X 1-3/4" HINGED, CLAD, VENTED			
G4	EXTERIOR / GARAGE 60" X 72" ROLL-UP GARAGE DOOR			
G5	EXTERIOR / GARAGE 60" X 72" ROLL-UP GARAGE DOOR			



PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"

- GENERAL / PLUMBING NOTES**
- KITCHEN FAUCETS: MAX 1.8 GPM @ 60 PSI, TEMP: 2.2 GPM @ 60 PSI W/ DEFAULT TO 1.8 GPM @ 60 PSI
- TOILETS: MAX, 1.28 GALS PER FLUSH
- LAV. FAUCETS: MAX, 1.2 GPM @ 60 PSI
- SHWR HEADS: MAX, 2.0 GPM @ 80 PSI
- SHOWER DOORS TO BE TEMP'D SAFETY GLASS, TYP.
- NOTE: WALLS @ SHOWERS & TUBS SHALL HAVE NON-ABSORBENT FINISH TO 6"± A.F.F., TYP.
- VERIFY THAT ALL ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT, ETC., ARE FILLED TO PREVENT RODENT INTRUSION, TYP

- DOOR SCHEDULE NOTES**
- VERIFY ALL DIMENSIONS AT DOOR OPENINGS TO VERIFY DOOR UNIT SIZES SPECIFIED.
 - PROVIDE FULL WRAP OF BUTYLENE SELF-HEALING, SELF-ADHERING, WATERPROOF BARRIER WRAP AT ALL SILLS, JAMBS, HEADS OF EXTERIOR DOORS. PROVIDE 36 GA METAL Z TYPE HEAD FLASHING AT ALL EXTERIOR DOOR HEADS, STAIN GRADE FINISH TO MATCH (E) EXTERIOR DOORS. PROVIDE FULL COPPER SILL PAN AT ALL EXTERIOR DOORS, TYP.
 - PROVIDE INTERIOR TRIM TO JAMB, TYP.
 - PROVIDE CLEAR LOWE SQUARED TEMPERED SAFETY GLASS.
 - SINGLE CYLINDER ENTRANCE HANDLE SET, LEVER HARDWARE PER 2007 CBC 111330.2.5.2
 - SINGLE CYLINDER DEADBOLT.
 - PRIVACY SET
 - PASSAGE SET.
 - POCKET PULL HARDWARE.
 - SLIDER HARDWARE.
 - SINGLE CYLINDER ENTRANCE KNOB SET.
 - PROVIDE THRESHOLD.



PROPOSED LOWER FLOOR PLAN
1/4" = 1'-0"



1488 Anderson Subst. a
160 7th Ave., Suite 102
Santa Cruz, CA 95062
631 425 2000
104@andspic.com

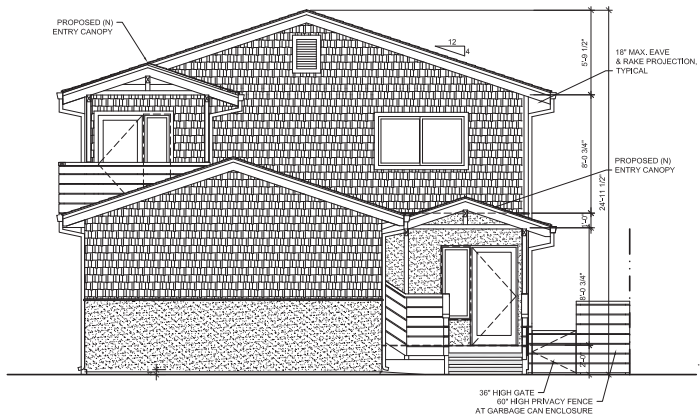
PROPOSED PLANS,
SCHEDULES
1/4" = 1'-0"

APN 034 037 17

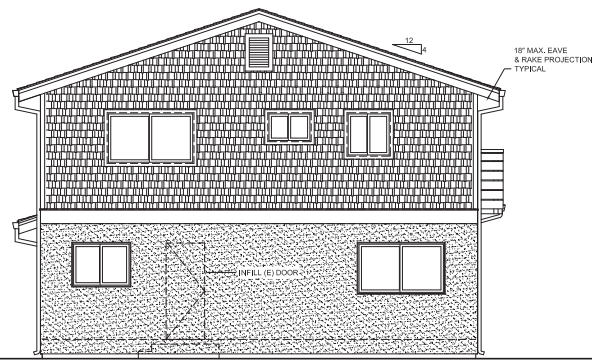
4775 GARNET AVE
CAPITOLA, CA 95010

Attachment: 4775 Garnet Street - Full Plan Set (4775 Garnet Avenue)

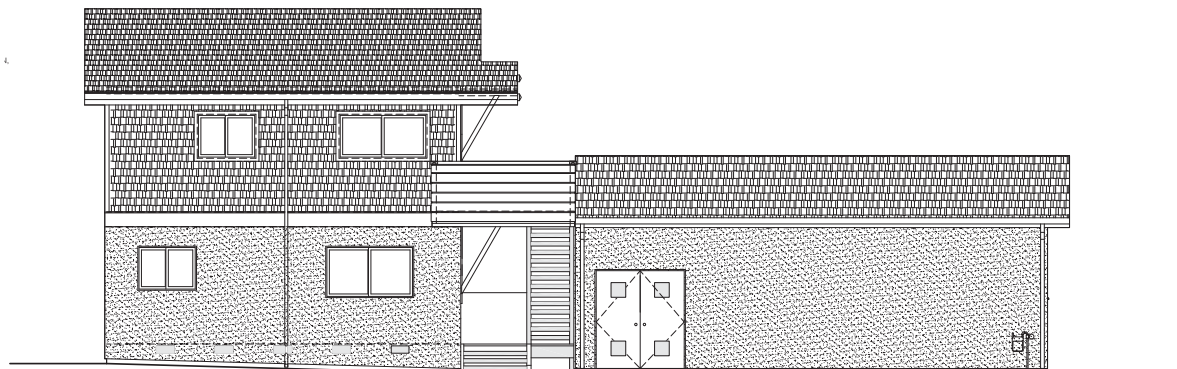
07/03/2018 DLS
Revisions:



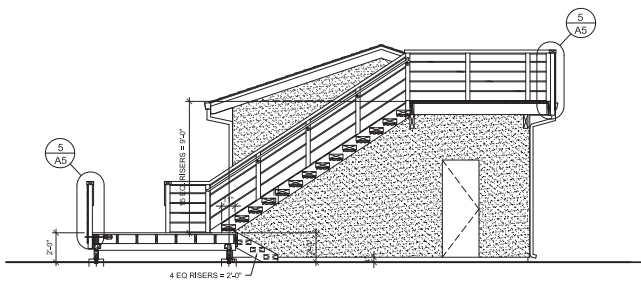
PROPOSED EXTERIOR ELEVATION - SOUTH ELEVATION
1/4" = 1'-0"



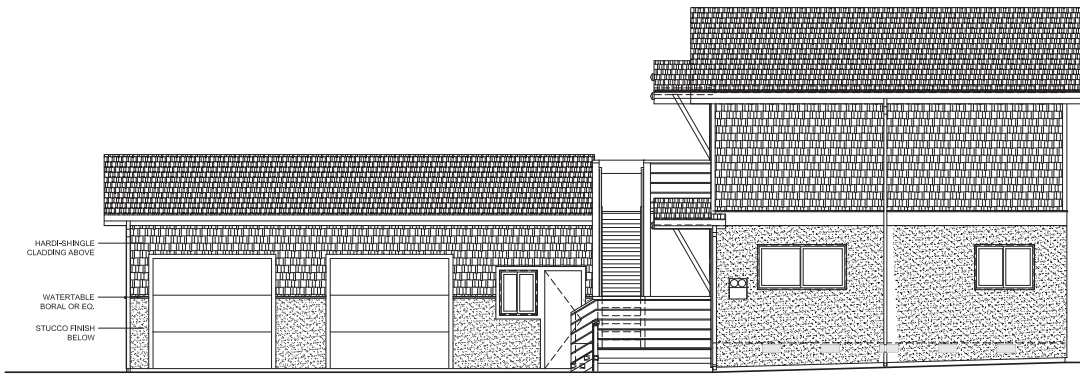
PROPOSED EXTERIOR ELEVATION - NORTH ELEVATION
1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION - WEST ELEVATION
1/4" = 1'-0"



A-A SECTION ELEVATION - NORTH ELEVATION GARAGE
1/4" = 1'-0"



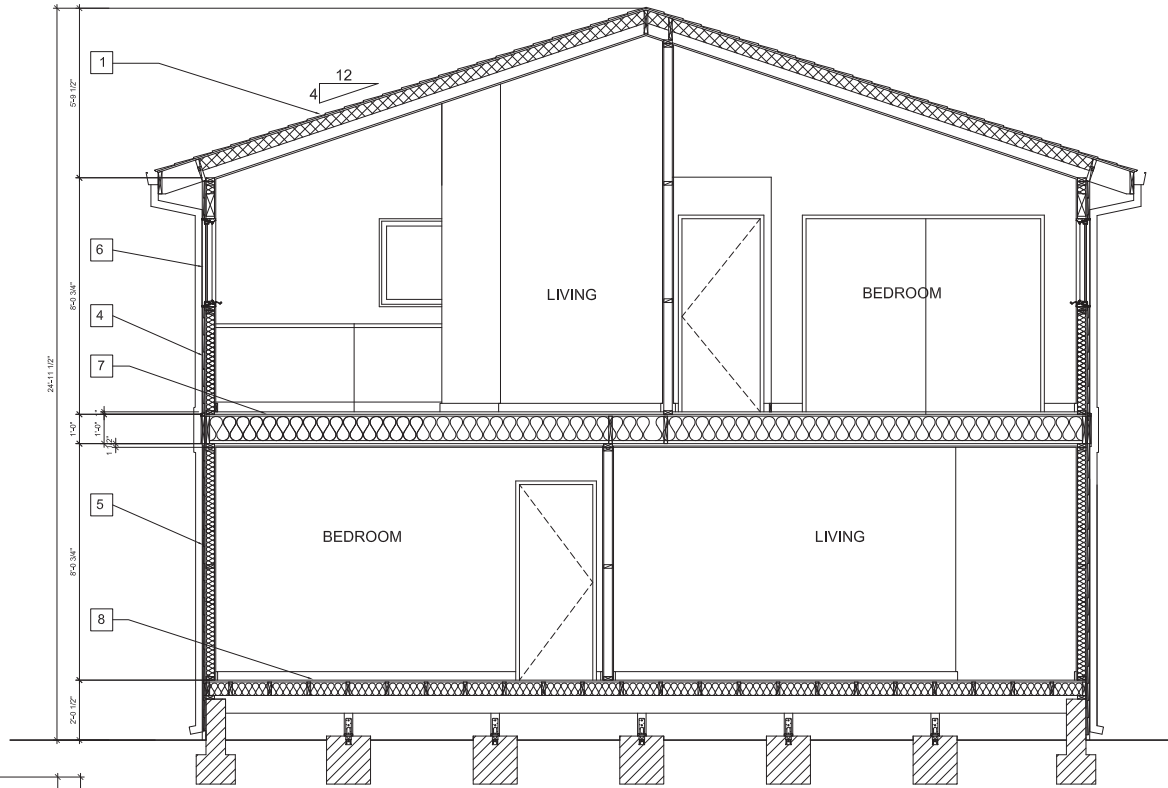
PROPOSED EXTERIOR ELEVATION - EAST ELEVATION
1/4" = 1'-0"

CLUBERMHELEBRTCPDOPROBODUCAPROJECTSANDERSON GARNET/ANDERSON 4775 GARNET/VALLEY/ANDERSON 4775 GARNET (SECRET/DRAWING) 2018.07.02.04.00

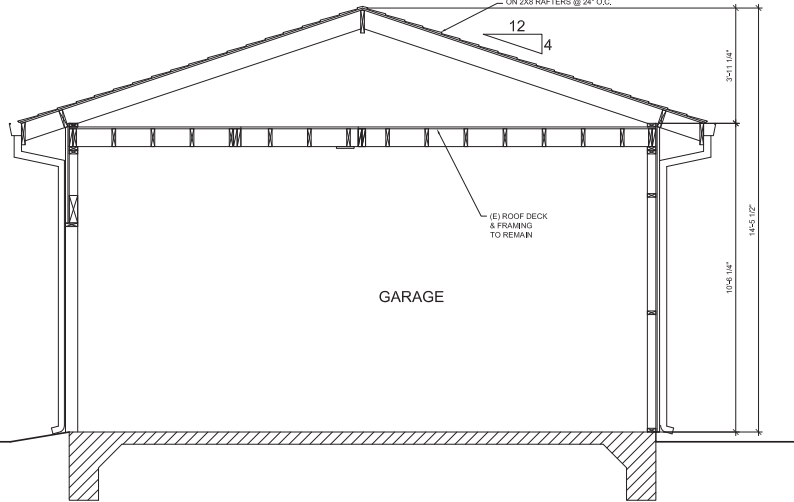
BUILDING ASSEMBLY NOTES

- 1 CATHEDRAL ROOF ASSEMBLY
CLASS B FIRE RATED COMP. SHINGLE ROOFING
ON 3/8" ROOFING FELT
ON PLYWOOD ROOF DECK
2X DF RAFTERS @24" O.C.
R-30 CLOSED CELL SPAY-IN INSULATION
5/8" GWB CEILING FINISH
- 2 ROOF / CEILING ASSEMBLY
CLASS B FIRE RATED COMP. SHINGLE ROOFING
ON 3/8" ROOFING FELT
ON PLYWOOD ROOF DECK
2X DF RAFTERS @24" O.C.
R-30 CLOSED CELL SPAY-IN INSULATION
2X DF CEILING JOISTS @ 16" O.C.
1/2" GWB CEILING FINISH
- 3 PORCH ROOF ASSEMBLY
CLASS B COMP. SHINGLE ROOFING
ON 3/8" ROOFING FELT
ON PLYWOOD ROOF DECK
ON 2X RAFTERS @ 24" O.C.
- 4 EXTERIOR WALL ASSEMBLY A
HORIZONTAL EXTERIOR CLADDING PANELS
ON TYVEK OR EQ. VAPOR BARRIER
1/2" EXTERIOR RATED PLYWOOD SIDING
ON 2X D.F. STUDS @ 16" O.C.
W/ R-13 FIBERGLAS BATT INSULATION, OR EQ.
W/ 1/2" GWB INTERIOR FINISH, TYP.
- 5 EXTERIOR WALL ASSEMBLY B
7/8" COAT STUCCO
ON EXPANDED METAL LATHE
ON STUCCO WRAP VAPOR BARRIER
ON 2 LAYERS 1/2" FELT
1/2" EXTERIOR RATED PLYWOOD SIDING
ON 2X D.F. STUDS @ 16" O.C.
W/ R-13 FIBERGLAS BATT INSULATION, OR EQ.
W/ 1/2" GWB INTERIOR FINISH, TYP.
- 6 TYPICAL WINDOW/DOOR ASSEMBLY
VINYL FRAME AND GLASS
W/ INSULATED DOUBLE PANE GLAZING
- 7 RAISED FLOOR / CEILING ASSEMBLY A
FINISH FLOOR BY OWNER
ON 3/4" PLYWOOD SUBFLOOR
ON 2X D.F. JOISTS @ 16" O.C.
W/ R-13 FIBERGLAS BATT INSULATION
1" RESILIENT CHANNEL
1/2" GYPSUM WALL BOARD CEILING FINISH
- 8 RAISED FLOOR ASSEMBLY B
FINISH FLOOR BY OWNER
ON 3/4" PLYWOOD SUBFLOOR
ON 2X D.F. JOISTS @ 16" O.C.
W/ R-19 FIBERGLAS BATT INSULATION

(N) GABLE ROOF
COMP. SHINGLE ROOFING
ON 3/8" ROOFING FELT
ON 5/8" PLYWOOD ROOF SHEATHING
(NO SUBSTITUTIONS)
ON 2X8 RAFTERS @ 24" O.C.



B-B BUILDING SECTION
1/2" = 1'-0"



C-C SECTION THROUGH GARAGE
1/2" = 1'-0"

ANDERSON
ARCHITECTURE
SPIC

1488 Anderson Subst. #
160 7th Ave., Suite 102
Santa Cruz, CA 95062
831.425.2000
1484yand@spic.com

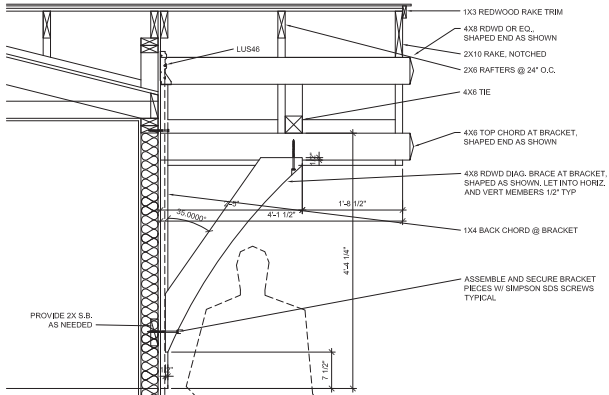
BUILDING SECTION
TYPICAL ASSEMBLY NOTES

APN 034 037 16/17

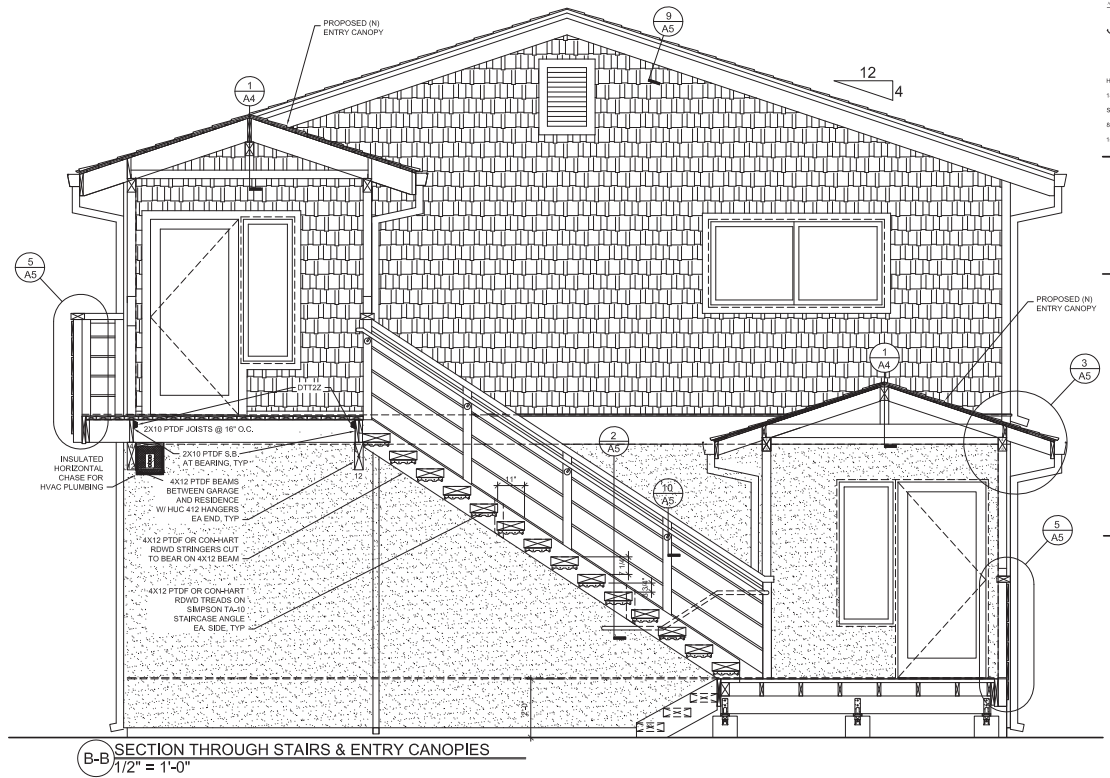
4775 GARNET AVE
CAPITOLA, CA 95010

Attachment: 4775 Garnet Street - Full Plan Set (4775 Garnet Avenue)

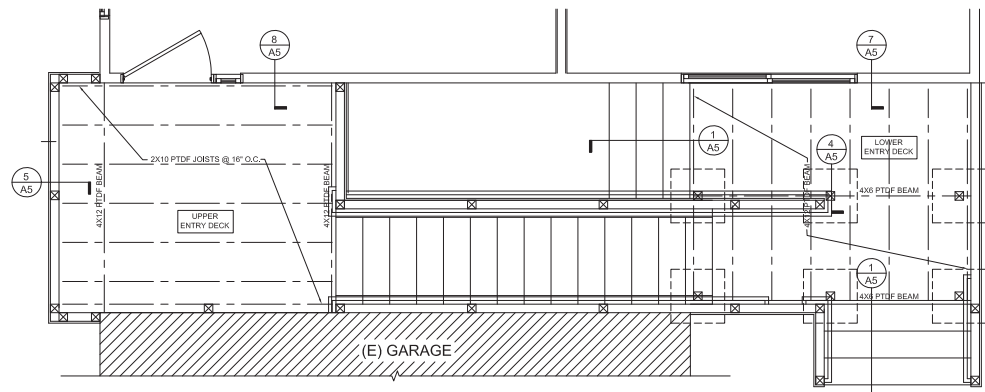
07/03/2018 DIS
Revisions:



1 DETAIL SECTION THROUGH ENTRY CANOPY
1" = 1'-0"

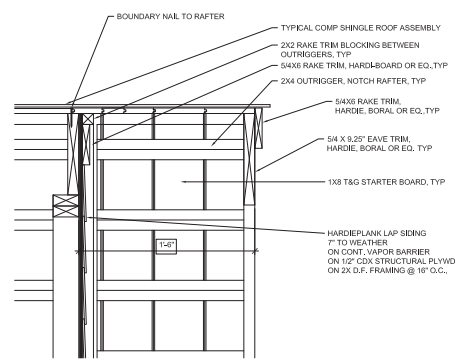


B-B SECTION THROUGH STAIRS & ENTRY CANOPIES
1/2" = 1'-0"

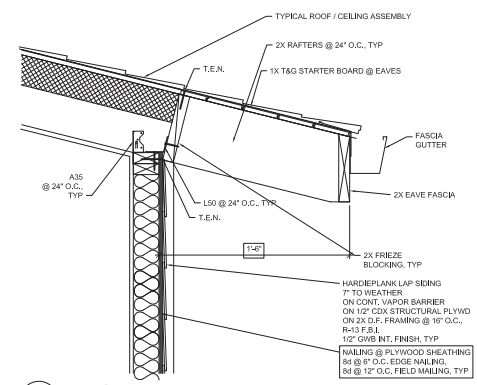


DETAIL PLAN SHOWING FRAMING, STAIRS
1/2" = 1'-0"

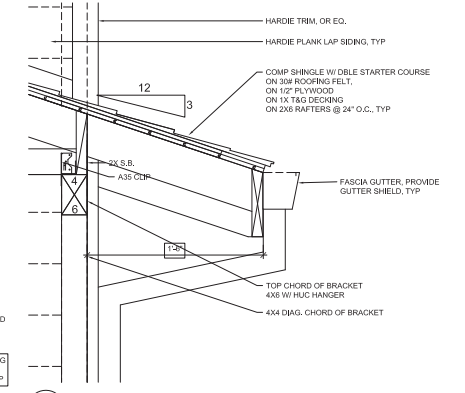
CLUBSWEHMET/DEE/PTOP/BRODO/CLIP/PROJECTS/ANDERSON GARNET/ANDERSON 4775 GARNET/WALL/ANDERSON 4775 GARNET (SECRET/DRAWING) 20/01 07/2019



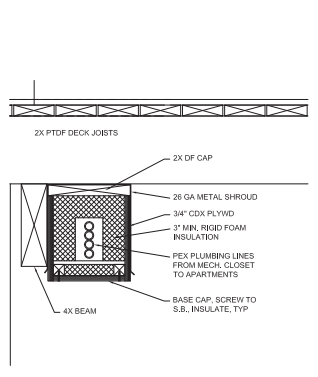
9 RAKE DETAIL
1-1/2" = 1' - 0"



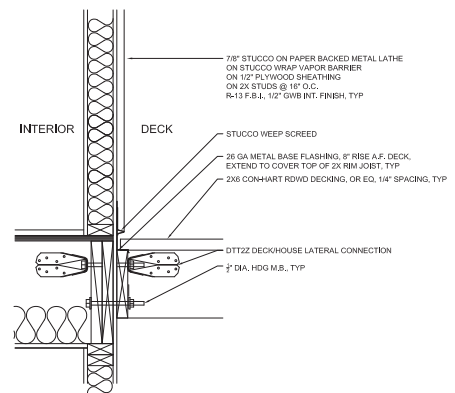
6 TYPICAL EAVE DETAIL
1-1/2" = 1' - 0"



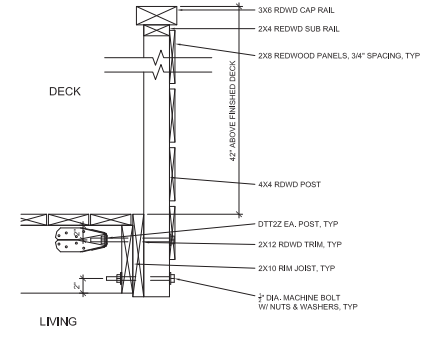
3 ENTRY CANOPY EAVE
1-1/2" = 1' - 0"



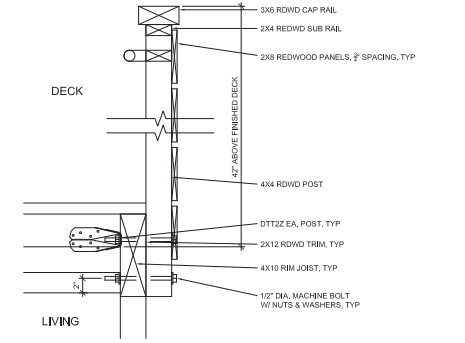
11 PLUMBING CHASE: MECH CL TO APARTMENTS
1-1/2" = 1' - 0"



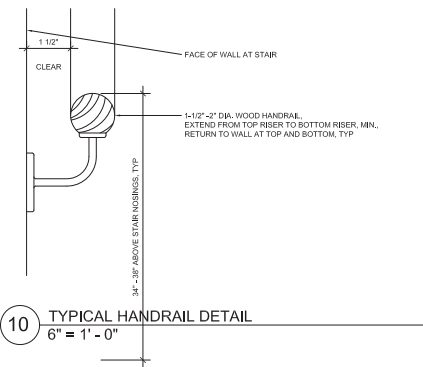
8 DECK WALL CONNECTION
1-1/2" = 1' - 0"



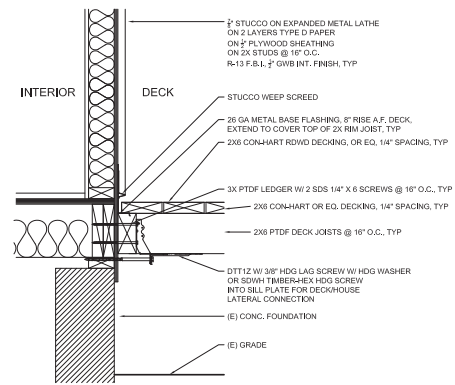
5 DECK GUARDRAIL
1-1/2" = 1' - 0"



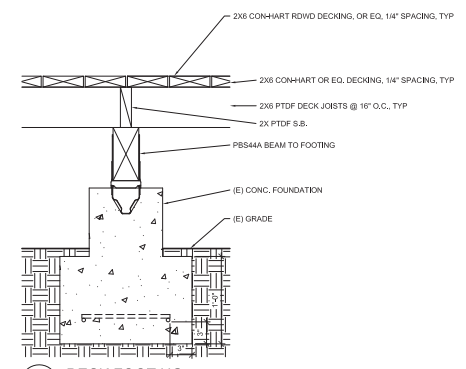
2 DECK GUARDRAIL @ STAIRS
1-1/2" = 1' - 0"



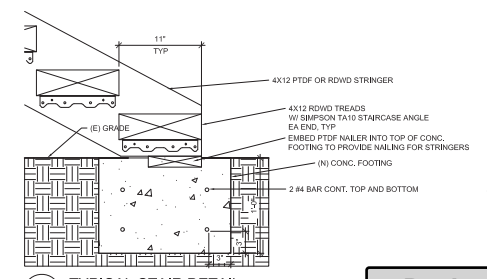
10 TYPICAL HANDRAIL DETAIL
6" = 1' - 0"



7 DECK WALL CONNECTION
1-1/2" = 1' - 0"



4 DECK FOOTING
1-1/2" = 1' - 0"

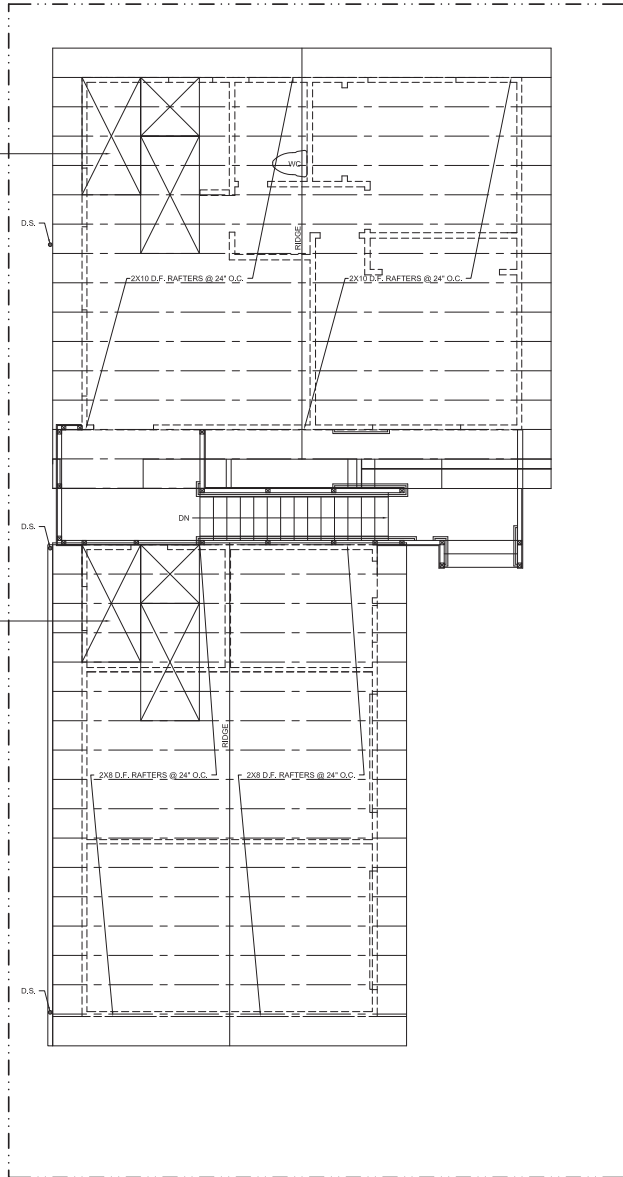


1 TYPICAL STAIR DETAIL
1-1/2" = 1' - 0"

Date:	
Revisions:	

ROOF SHEATHING TO BE MIN. 5/8" APA RATED
3216 SPAN C24 PLYWOOD W/ 60 COMMON NAILS
@ 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING
UNLESS NOTED OTHERWISE.

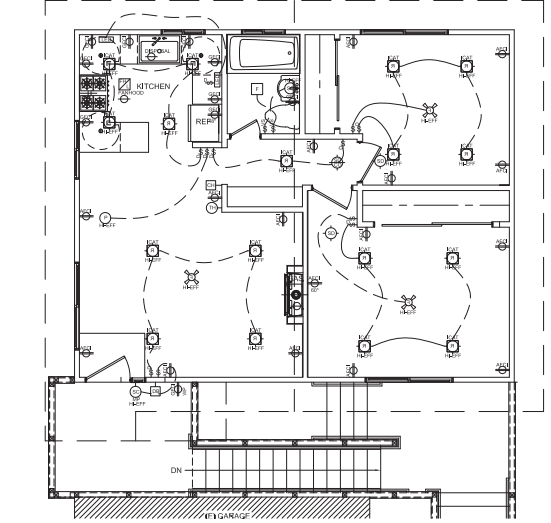
ROOF SHEATHING TO BE MIN. 5/8" APA RATED
3216 SPAN C24 PLYWOOD W/ 60 COMMON NAILS
@ 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING
UNLESS NOTED OTHERWISE.



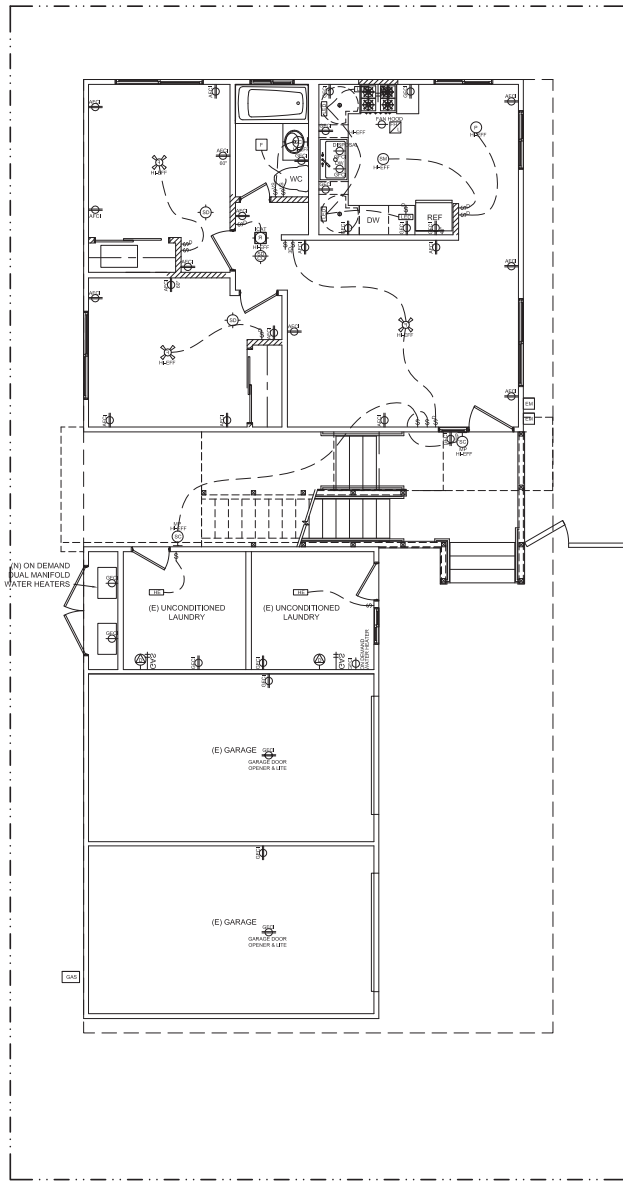
 PROPOSED ROOF FRAMING PLAN
1/4" = 1'-0"

ELECTRICAL SYMBOLS	
	SINGLE POLE SWITCH
	THREE POLE SWITCH
	SINGLE POLE SWITCH, DIMMED
	THREE POLE SWITCH, DIMMED
	OCCUPANCY SENSOR SWITCH
	BREAKER BOX, HARDWIRED
	GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX, ARC FAULT CIRCUIT INTERRUPTER
	DUPLEX, GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX, GFI, WATER PROOF
	FOURPLEX, AFCI
	FOURPLEX, GFCI
	TELEDOM JACK
	CABLE JACK
	30 AMP DRYER OUTLET
	SURFACE/CEILING MOUNTED FIXTURE/ LINE VOLTAGE NONPOINT
	RECESSED H-EFFICACY DOWNLIGHT, INSULATION CONTRACTOR LIGHT
	PENDANT
	WALL SCONCE, H-EFFICACY LOCALLY SWITCHED
	WALL SCONCE, H-EFFICACY
	TRACK LIGHTING, LOW VOLT, HSB
	SMOKE DETECTOR
	CO2 DETECTOR
	MAIN BREAKER BOX
	ELECTRICAL SUBPANEL
	ELECTRIC METER
	FAN
	BLADE FAN W/ H-EFFICACY LAMPING
	MOTION SENSOR
	PHOTO CELL
	SURFACE MOUNTED, H-EFFICACY CEILING FIXTURE

- GENERAL ELECTRICAL NOTES
1. VERIFY SWITCHES IN BATHROOMS ARE OCCUPANCY SENSOR CONTROLLED.
 2. SPA NOTE: RECEPTACLES THAT PROVIDE POWER TO THE SPA TUB SHALL BE GROUNDFAULT INTERRUPTER PROTECTED. WHIRLPOOL BATH TUBS SHALL BE HARDWIRED WITH A DISCONNECT SWITCH WITH IN SIGHT OF THE APPLIANCE. WIRING SHALL COMPLY WITH LISTING ON APPLIANCE.
 3. VERIFY ALL REQUIRED H-EFFICACY FIXTURES ARE CERTIFIED TO THE ENERGY COMMISSION BY THE MANUFACTURER.



PROPOSED UPPER FLOOR ELECTRIC/LIGHTING PLAN
1/4" = 1'-0"



PROPOSED LOWER FLOOR ELECTRIC/LIGHTING PLAN
1/4" = 1'-0"

Revisions:

4775 GARNET STREET SAMPLE CONSTRUCTION COST BREAKDOWN PER Section 17.72.070

Existing Building Costs:

Existing residence:	1440 square feet @ \$200.00/square foot	288,000.00
Existing garage:	540 square feet @ \$90/square foot	48,600.00
Existing deck:	0 square feet @ \$25.00/square foot	n/a
Total Existing Value:		\$336,600.00
80% of Total Existing Value		\$269,280.00

New Construction Costs:

New conditioned space:	0 square feet @ \$200.00/square foot	n/a
New garage:	0 @ \$90.00/square foot	n/a
New deck/porch:	0 square feet @ \$25.00/square foot	n/a

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

Remodel conditioned space:	1440 square feet @ \$100.00/square foot	\$144,000.00
Remodel garage:	540 square feet @ \$45.00/square foot	\$24,300.00
Remodel deck:	0 @ \$12.50/square foot	n/a

Total Construction/Remodel Cost: \$168,300.00 (50%)

Attachment: Garnet Street - 4775 - 80% calculation (4775 Garnet Avenue)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 6, 2018
 SUBJECT: **106 Sacramento Avenue #18-0143 APN: 036-143-09**

Design Permit for a 764-square-foot addition with a new second-story to an existing single-family home located within the Single-Family (R-1) zoning district and the Geological Hazards (GH) 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: Mike & Meghan Morrissey

Representative: Dan Gomez, Architect, Filed: 03.29.2018

APPLICANT PROPOSAL

The project site is a large 30,719-square-foot lot located at 106 Sacramento Avenue, within the Single-Family (R-1) zoning district and the Geological Hazards (GH) district. The applicant is proposing a 764-square-foot addition to the existing 3,943-square-foot house. The new addition is located outside the required 50-year bluff retreat line. The addition requires Planning Commission approval of a Design Permit and a Coastal Development Permit. The application complies with all development standards of the R-1 and GH districts.

BACKGROUND

On May 9, 2018, the application was reviewed by the Architectural and Site review committee. The following suggestions were provided to the applicant:

Local Architect, Frank Phanton: stated that the design was thoughtful to neighbors of both floors in terms of window locations and that it kept with the architectural style of the existing building.

Public Works Representative, Danielle Uharriet: reviewed the pervious and impervious calculation requirements with the applicant.

Building Department Representative, Raylee Glasser: explained the structural improvements calculation to the applicant and made findings that the application is in compliance with the 50% threshold for repair and maintenance for an existing structure in the coastal zone.

Community Development Director, Katie Herlihy: informed the applicant that a geotechnical report is required to document the location of the 50-year setback. Ms. Herlihy recommended an archeological study be completed due to known sensitivity along the bluff. Ms. Herlihy also

requested that the applicant put existing and proposed elevations on the same page for ease of Planning Commission review.

Following the Architectural and Site review meeting, the archaeological and geotechnical reports were completed, and the stormwater plan was updated.

Development Standards

The development is located within the R-1 zoning district and complies with all the development standards of the district as shown in the table below:

R-1 (Single Family Residential) Zoning District

Development Standards			
Building Height	R-1 Regulation	Proposed	
	25 ft.	25 ft.	
Floor Area Ratio (FAR)	Existing	Proposed	
Lot Size	19,487 sq. ft. (from top of bluff)	19,487 sq. ft. (from top of bluff)	
Maximum Floor Area Ratio	48% (Max 9,354 sq. ft.)	48% (Max 9,354 sq. ft.)	
First Story Floor Area	3,943 sq. ft.	3,749 sq. ft.	
Second Story Floor Area	N/A	958 sq. ft.	
TOTAL FAR	3,943 sq. ft. (20%)	4,707 sq. ft. (24%)	
Yards (setbacks are measured from the edge of the public right-of-way)			
	GH Regulation	Existing	Proposed Addition
Bluff Setback	50-year life (64 ft)	34 ft. Existing Non-Conforming	70 ft.
	R-1 Regulation	Existing	Proposed
Front Yard 1st Story	15 ft.	34 ft.	70 ft.
Front Yard 2nd Story & Garage	20 ft.	n/a	70 ft.
Side Yard 1st Story	10 % lot width w/ maximum 7 ft.	14 ft.	30 ft.
Side Yard 2nd Story	15% of width w. maximum 10 ft.	n/a	14 ft.
Rear Yard 1st Story	20% of lot depth w maximum 25 ft.	36 ft.	36 ft.
Parking			
	Required	Proposed	
Residential (from 4,000 sq. ft. and up)	4 spaces total 1 covered 3 uncovered	4 spaces total 2 covered 2 uncovered	
Garage and Accessory Bldg.	Complies with Standards?	List non-compliance	
Garage	Yes	n/a	
Underground Utilities: required with 25% increase in area		Underground required	

DISCUSSION

The existing residence at 106 Sacramento Avenue is a one-story, contemporary, single-family residence that is not historically significant. The property is located in the Depot Hill neighborhood and is surrounded by one- and two-story single-family homes, none of which are historically significant.

The applicant is proposing a remodel with a 764-square-foot addition, which includes a second-story, to the existing 3,943-square-foot house. The additions include a mix of light colored horizontal board siding and large stone tiles on the first story and second story, keeping with the architectural style of the existing building, and complementing the surrounding neighborhood. The second story has a standing seam metal roof. New windows will be introduced throughout the existing structure providing additional light while increasing the panoramic views of the Monterey Bay. A second story deck is proposed on the south façade also oriented toward the Bay. The deck is located thirty-one feet from the side property line, does not overlook the yard of the adjacent properties, and there is a hedge with a large tree on the northeast property line that provides additional privacy between the two lots. The deck has been cited to mitigate privacy issues with surrounding neighbors.

Geologic Hazards

The property at 106 Sacramento Avenue has several unique attributes. The lot is located on a coastal bluff overlooking the Monterey Bay and therefore subject to the bluff and cliff area regulations of the Geologic Hazards (GH) zoning district. Pursuant to 17.48.100, bluff and cliff top development shall be permitted only if the design and setback provision are designed to assure stability and structural integrity for the expected life of the development (at least fifty years) and if the development (including storm runoff, foot traffic, grading and irrigation) will neither create nor contribute significantly to erosion problems or geological instability of the site or surrounding areas. The applicant provided a geological report to identify the 50-year setback. The area of the new addition is outside the 50-year setback and in compliance with the geologic hazard district standards.

A portion of the existing home is located within the 50-year setback. An existing structure within the required setback is limited to repairs and maintenance of less than 50 percent. The building official reviewed the application and made findings that the proposed remodel includes less than 50 percent of substantial structural improvements and therefore complies with the allowable remodel standards within the coastal zone.

Nonconforming Structure

The existing home is a nonconforming structure due to the home being partially located within the 50-year setback. The proposed project was reviewed by the building official and does not exceed eighty percent of the present fair market value of the structure, as calculated under Capitola Municipal Code (CMC) §17.72.070 "Permissible structural alterations." The proposed addition is a permissible structural alteration to the nonconforming structure.

Archaeological/Paleontological Resources District

The lot is also located in an area with increased probability of containing archaeological resources, so it is subject to the requirements of Capitola Municipal Code Chapter 17.11 Archaeological/Paleontological Resources District. Pursuant to 17.11.030, an archaeological survey report was prepared for the project. The report concluded that "there is a low potential for the inadvertent discovery of archaeological material during project earth-moving activities," and that "the project, as currently designed, will not impact any historical resources or contribute to a significant effect under CEQA." The report did, however, include two recommended mitigation measures regarding the discovery of human remains, artifacts, or other cultural

remains during construction that have been included in the conditions of approval (Conditions #21 and #22).

CEQA

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures that are less than 50 percent of the existing floor area ratio of the structure. The project involves a 764-square-foot first- and second-story addition to an existing 3,943-square-foot, one-story, single-family residence in the R-1 (Single-Family Residential) Zoning District, which would increase the floor area of the structure by twenty percent. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #18-0143 based on the Conditions and Findings for Approval.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 764-square-foot addition with a new second-story to an existing single-family home located within the Single-Family (R-1) zoning district. The maximum Floor Area Ratio for the 19,487-square-foot property (inland of the top of bluff) is 48% (9,354 square feet). The total FAR of the project is 24% with a total of 4,707 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 6, 2018, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #18-0143 shall be paid in full.

8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. 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.
20. 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.
21. In the event that any artifacts or other cultural remains are uncovered during construction, work shall halt immediately until a qualified archaeologist can evaluate the find and make a recommendation. The City shall be notified of the find immediately
22. Should human remains be discovered at any time, work shall halt immediately and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) will be followed, beginning with notification to the City of Capitola and the County Coroner. If Native American remains are present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will arrange for the dignified disposition and treatment of the remains.

FINDINGS

- A. **The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed construction of a 764-square-foot addition with a second-story to an existing single-family home complies with the development standards of the Single-Family Residential (R-1) and Geological Hazards (GH) zoning districts. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.
- B. **The project will maintain the character and integrity of the neighborhood.**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the construction of a 764-square-foot addition with a second-story to an existing single-family home. The design of the additions, with new modern finishes will add to the eclectic nature of the neighborhood. The project will maintain the character and integrity of the neighborhood.
- C. **This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is smaller. This project involves the construction of a 764-square-foot addition with a second-story to an existing 3,943-square-foot single-family home within the Single-Family Residential (R-1) Zoning District, which will increase the floor area by twenty percent. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

D. Findings Required.

1. 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:

- a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
- b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
- c. A description of the legitimate governmental interest furthered by any access conditioned required;
- d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.

- 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:

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.

- 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 buildout. 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 106 Sacramento Avenue. The home is located in an area with bluff top access to coastal viewing. The home will not have an effect on public trails or beach access.
- 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 Sacramento Avenue at the top of a coastal bluff. A geologic report was prepared for the project.
- 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 a history of public use on the subject lot.
- 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 at 106 Sacramento 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.

- 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.

3. 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 accessway on the subject land.
- The project is not requesting a Public Access Exception, therefore these findings do not apply.

4. 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 coastal bluff. A geologic report was prepared for the project.
- c. Recreational needs of the public;

- The project does not impact the 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.
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.
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 764-square-foot addition with a second-story to an existing 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 764-square-foot addition with a second-story to an existing 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 764-square-foot addition with a second-story to an existing single-family home on a residential lot of record.

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 764-square-foot addition with a second-story to an existing 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.

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.

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.

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.

11. Provisions of minimum water flow rates and fire response times;

- The project is located 0.5 miles from the Capitola fire department. Water is available at the location.

12. Project complies with water and energy conservation standards;

- The project involves a 764-square-foot addition with a second-story to an existing 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.

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.

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.

15. Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies. An archaeological report was prepared for the project.

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.

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.

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.

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.

20. Project complies with shoreline structure policies;

- The proposed project complies with shoreline structure policies.

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 R-1 (Single-Family Residential) zoning district.

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

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

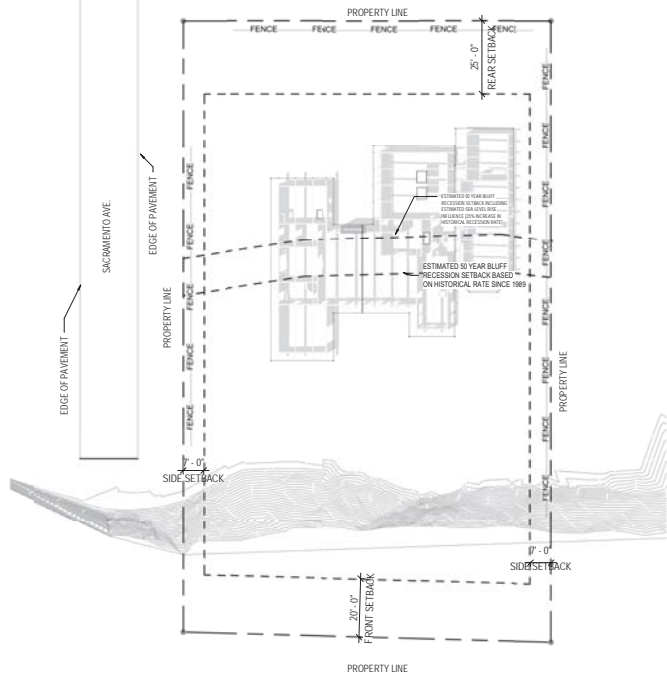
23. Project complies with the Capitola parking permit program as follows:

- a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
- b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
- c. The village area preferential parking program shall be limited to three hundred fifty permits.
- d. Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - i. The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - ii. The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”
- e. Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.
- f. Six Depot Hill twenty-four minute “Vista” parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
- g. A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
- h. No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.
 - The project site is not located within the area of the Capitola parking permit program.

ATTACHMENTS:

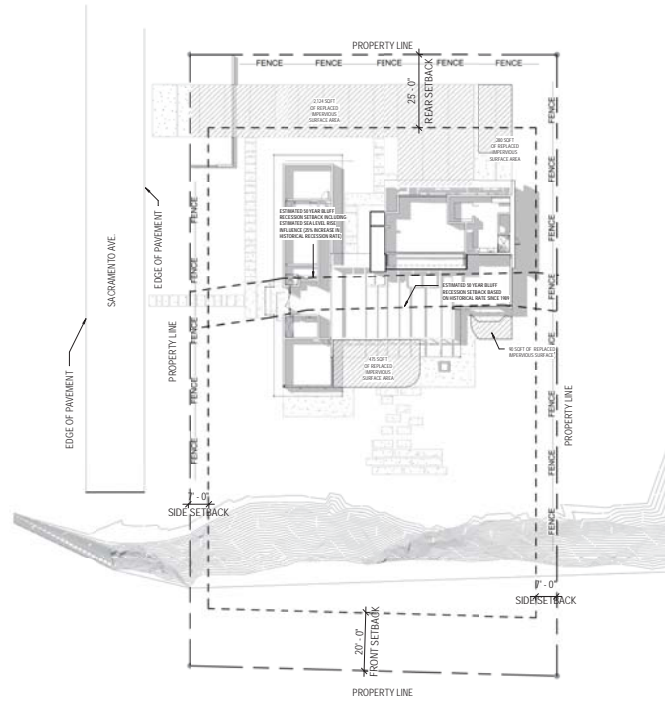
1. 106 Sacramento Avenue - Full Plan Set - p1-20
2. 106 Sacramento Avenue - Full Plan Set - p21-29
3. 106 Sacramento Street Perspective
4. 106 Sacramento Coastal Bluff Recession Study and Geologic Report 5-23-18
5. 106 Sacramento Ave - Cultural Resources Assessment
6. 106 Sacramento Avenue - 80 Percent Calculation

Prepared By: Matt Orbach
Assistant Planner



EXISTING SITE PLAN
SCALE: 1" = 20'-0"

1



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

2

HOUSE STATS

EXISTING HOUSE SF INCLUDING GARAGE: 3, 842SF (HOUSE 3,266 SF/GARAGE 576)
EXISTING DECK SF: 640

CURRENT VALUATION:

HOUSE	3,266 SF @ 200 = \$653,200
GARAGE	576 SF @ 90 = \$51,840
DECK	640 SF @ 25 = \$16,000
TOTAL	= \$721,040

\$721,040 X .80 = **\$576,832**

PROPOSED VALUATION

REMODELED SF	2,598 SSF @ 100 = \$259,850
GARAGE/STORAGE	828 SF @ 45 = \$37,260
(N) DOWNSTAIRS BED	312 SF @ 200 = \$62,400
(N) MASTER STAR	880 SF @ 200 = \$176,000
(N) UPPER DECK	156 SF @ 25 = \$3,900
TOTAL	4,774.5 = \$539,410

LEGEND

REPLACED IMPERVIOUS SURFACE AREA = 2,969 SQFT

**MORRISSEY
DEPOT HILL**
106 SACRAMENTO AVE
CAPITOLA CA



411 Capitola Ave.
Capitola CA 95010

Tel 831.47
Fax 831.47

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretionary Submittal
1	2	07/10/18	Coastal Discretionary Resubmittal

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

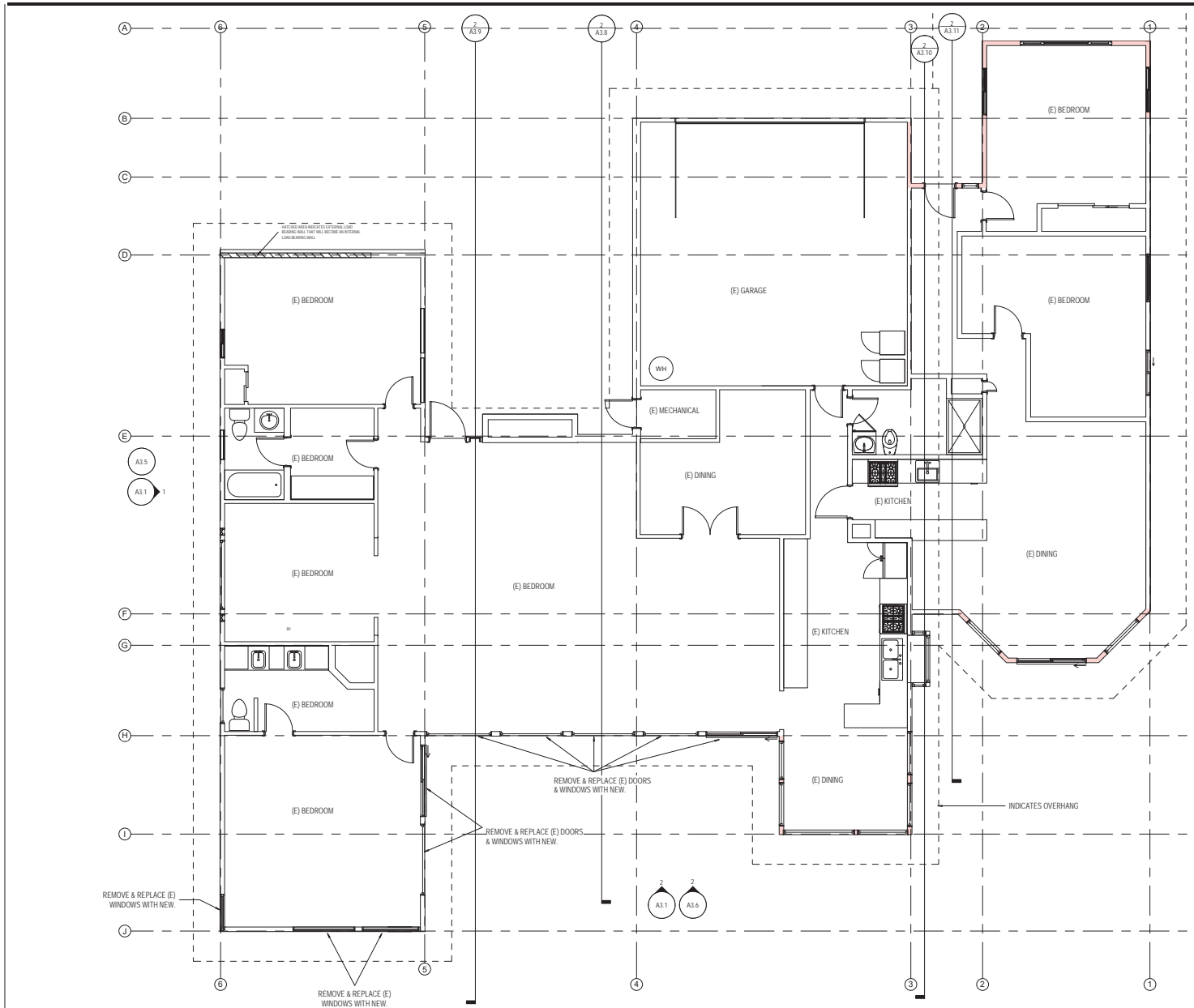
Description
EXISTING & PROPOSED SITE PLANS

Scale
1" = 20'-0"

A1.0
Packet Pg. 79

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

7/10/2018 2:58:10 PM



EXISTING FLOOR PLAN - LEVEL 01 - LOAD BEARING CALCS
 SCALE: 1/4" = 1'-0"

1



MORRISSEY DEPOT HILL
 106 SACRAMENTO AVE
 CAPITOLA CA

fuse 
 fuse architecture inc.
 411 Capitola Ave. Tel 831.4
 Capitola CA 95010 Fax 831.4

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

KEYNOTES

LEGEND

-  INDICATES THE ENTIRE (E) EXTERNAL LOAD BEARING WALL TO BE REMOVED
-  INDICATES THE (E) EXTERNAL LOAD BEARING WALL BECOMING AN (E) INTERNAL LOAD BEARING WALL

INDICATES OVERHANG

Seal/Signature



Project Name
 MORRISSEY DEPOT HILL

Project Number
 APN #: 036-14-309

Description
 EXISTING FLOOR PLAN & LEVEL 01 LO BEARING CALCULATIONS

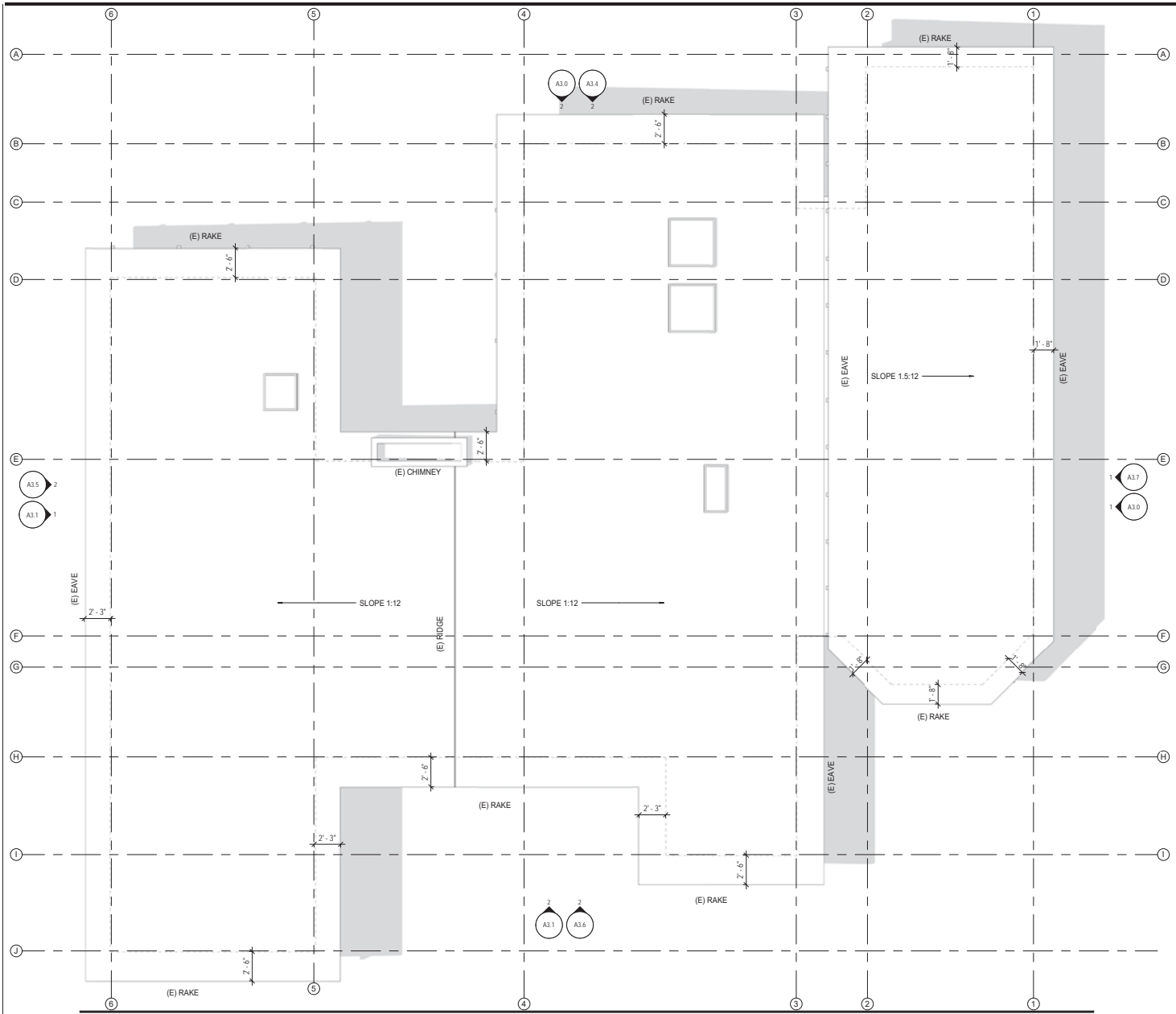
Scale
 1/4" = 1'-0"

A2.1A

Packet Pg. 80

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

7/10/2018 2:58:25 PM



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

1

MORRISSEY DEPOT HILL
 106 SACRAMENTO AVE
 CAPITOLA CA



411 Capitola Ave.
 Capitola CA 95010
 Tel 831.477.8317
 Fax 831.477.8317

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretionary Submittal
1	2	07/10/18	Coastal Discretionary Resubmittal

Seal/Signature



Project Name
 MORRISSEY DEPOT HILL

Project Number
 APN #: 036-14-309

Description
 EXISTING ROOF PLAN

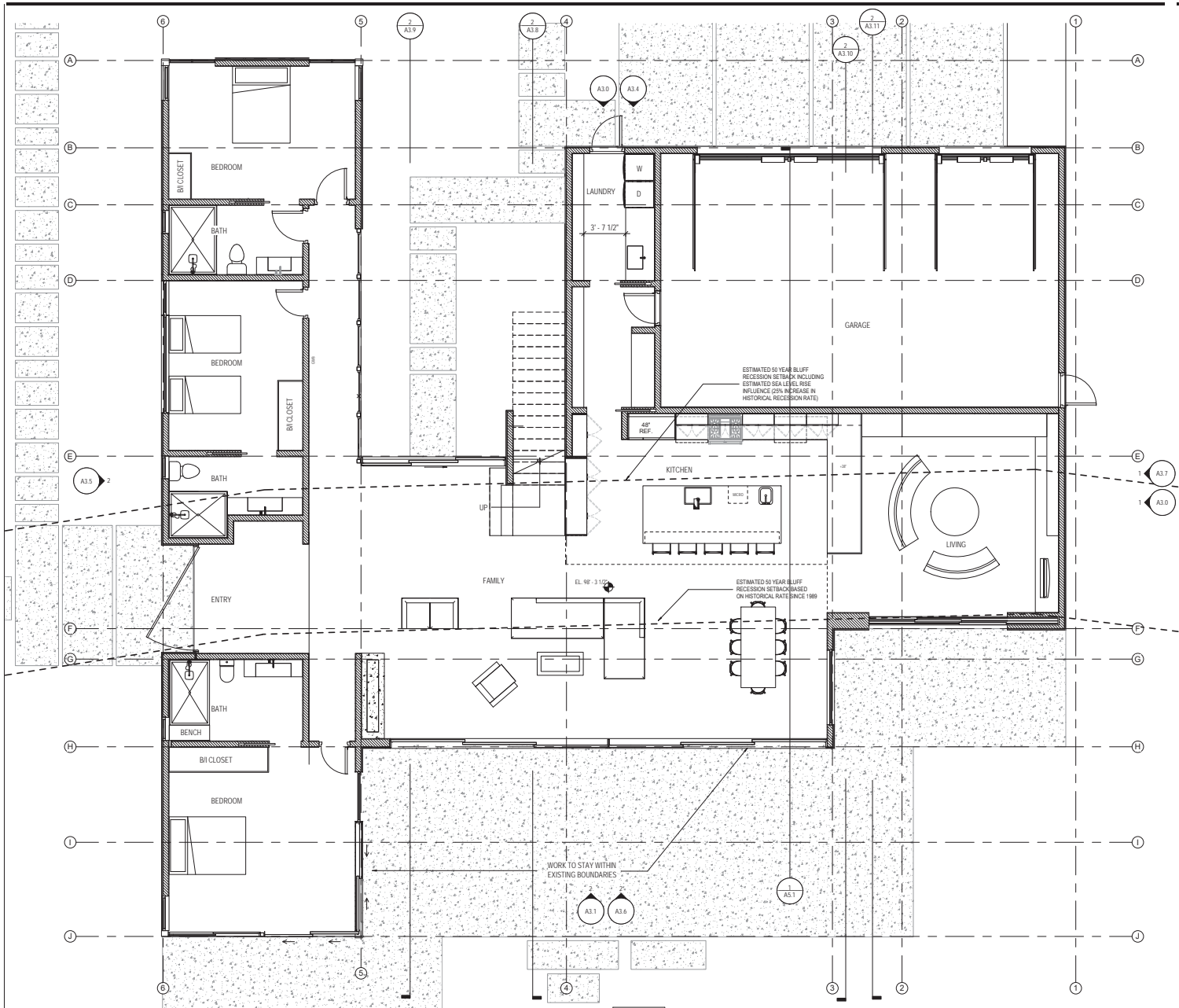
Scale
 1/4" = 1'-0"

A2.2

Packet Pg. 81

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

8/20/2018 2:58:32 PM



PROPOSED FLOOR PLAN - LEVEL 01
SCALE: 1/4" = 1'-0"

1

MORRISSEY
DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA



411 Capitola Ave.
Capitola CA 95010
Tel 831.477.8314
Fax 831.477.8315

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretionary Submittal
1	2	07/10/18	Coastal Discretionary Resubmit

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

Description
PROPOSED FLOOR PLAN - LEVEL 01

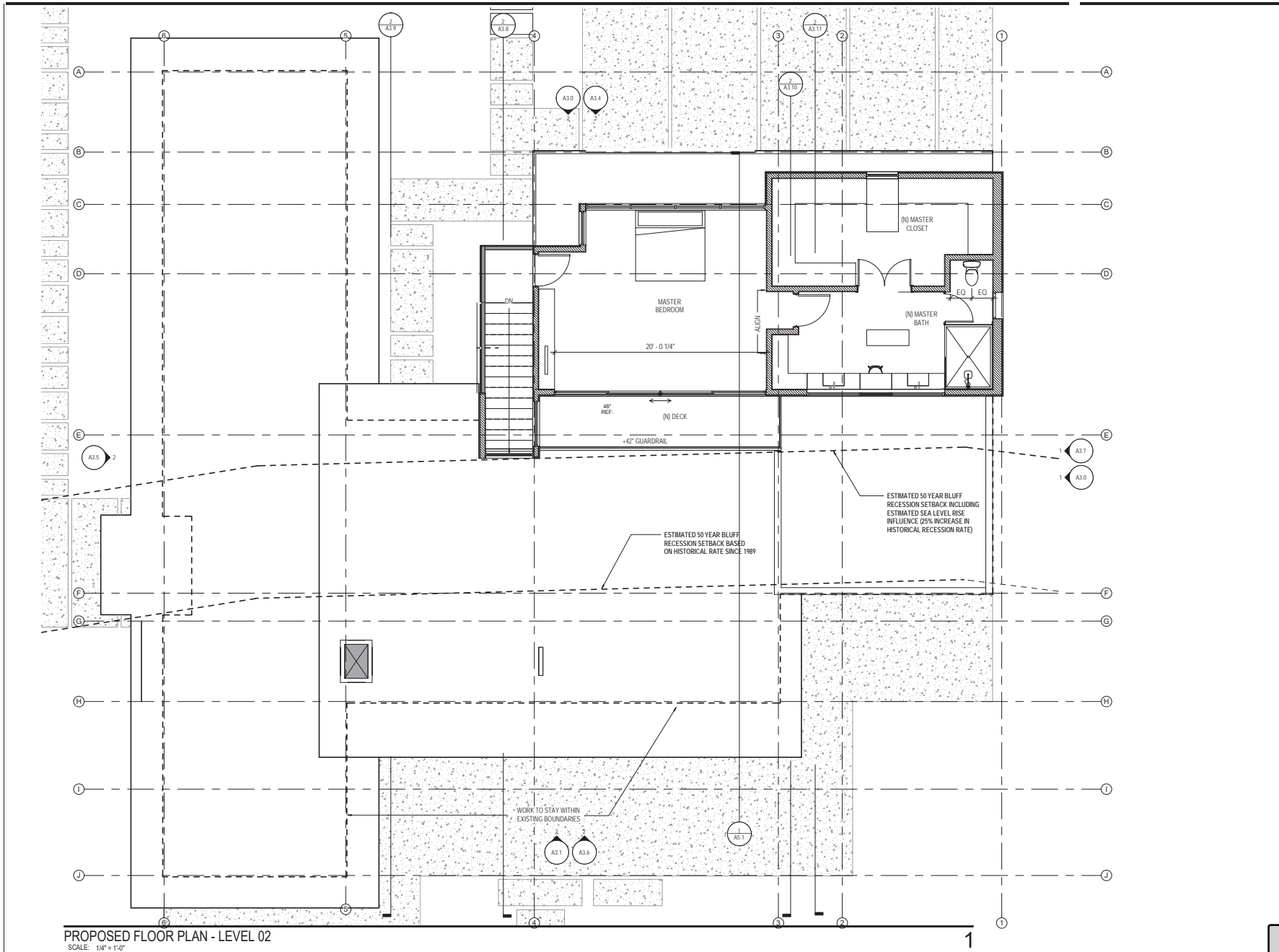
Scale
1/4" = 1'-0"

A2.3

Packet Pg. 82

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

8/29/2018 2:58:38 PM



PROPOSED FLOOR PLAN - LEVEL 02
 SCALE: 1/4" = 1'-0"

1

**MORRISSEY
 DEPOT HILL**
 106 SACRAMENTO AVE
 CAPITOLA CA



411 Capitola Ave.
 Capitola CA 95010

Tel 831.477
 Fax 831.477

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretionary Submittal
1	2	07/10/18	Coastal Discretionary Resubmit

Seal/Signature



Project Name
 MORRISSEY DEPOT HILL

Project Number
 APN #: 036-14-309

Description
 PROPOSED FLOOR PLAN - LEVEL 02

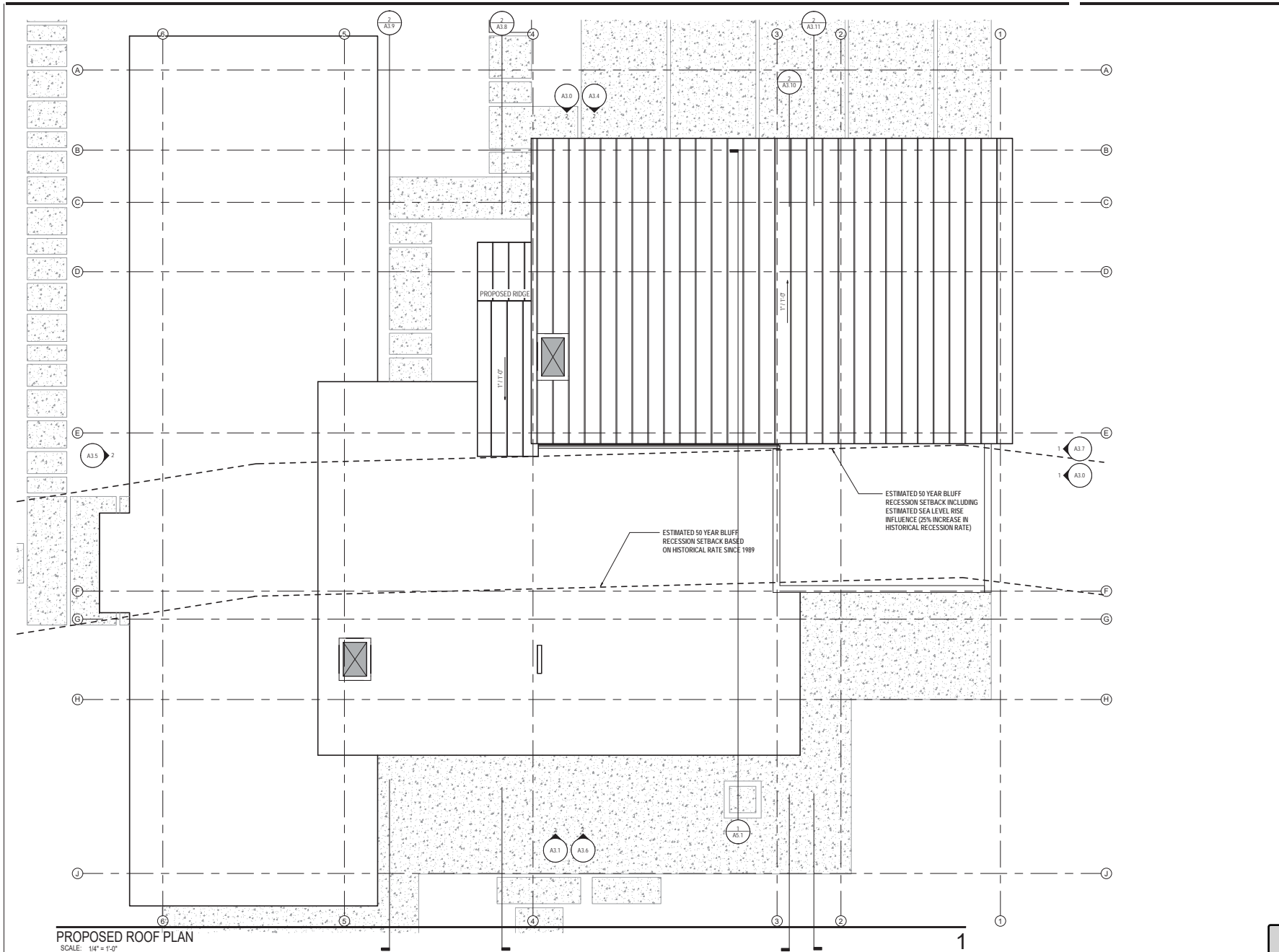
Scale
 1/4" = 1'-0"

A2.4

Packet Pg. 83

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

8/29/2018 2:59:34 PM



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

1

**MORRISSEY
DEPOT HILL**
106 SACRAMENTO AVE
CAPITOLA CA



411 Capitola Ave.
Capitola CA 95010
Tel 831.477
Fax 831.477

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretionary Submittal
1	2	07/10/18	Coastal Discretionary Resubmit

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

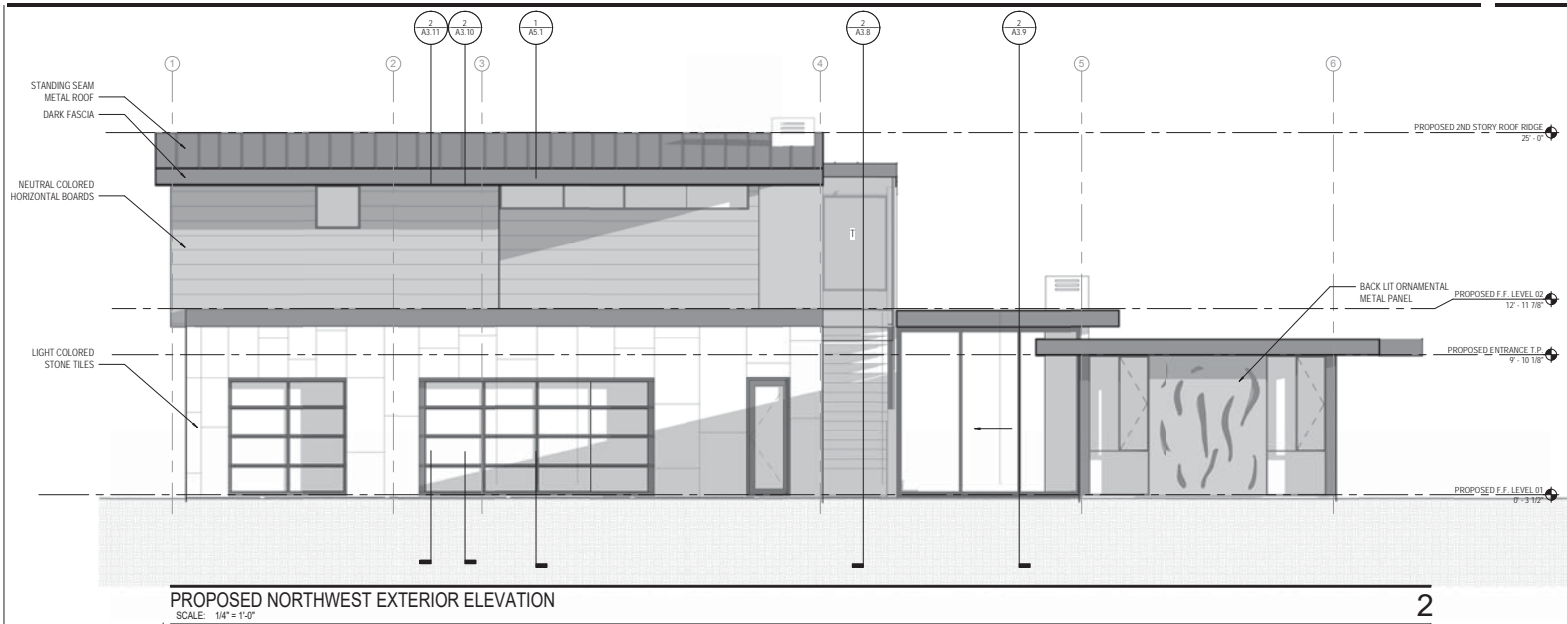
Description
PROPOSED ROOF PLAN

Scale
1/4" = 1'-0"

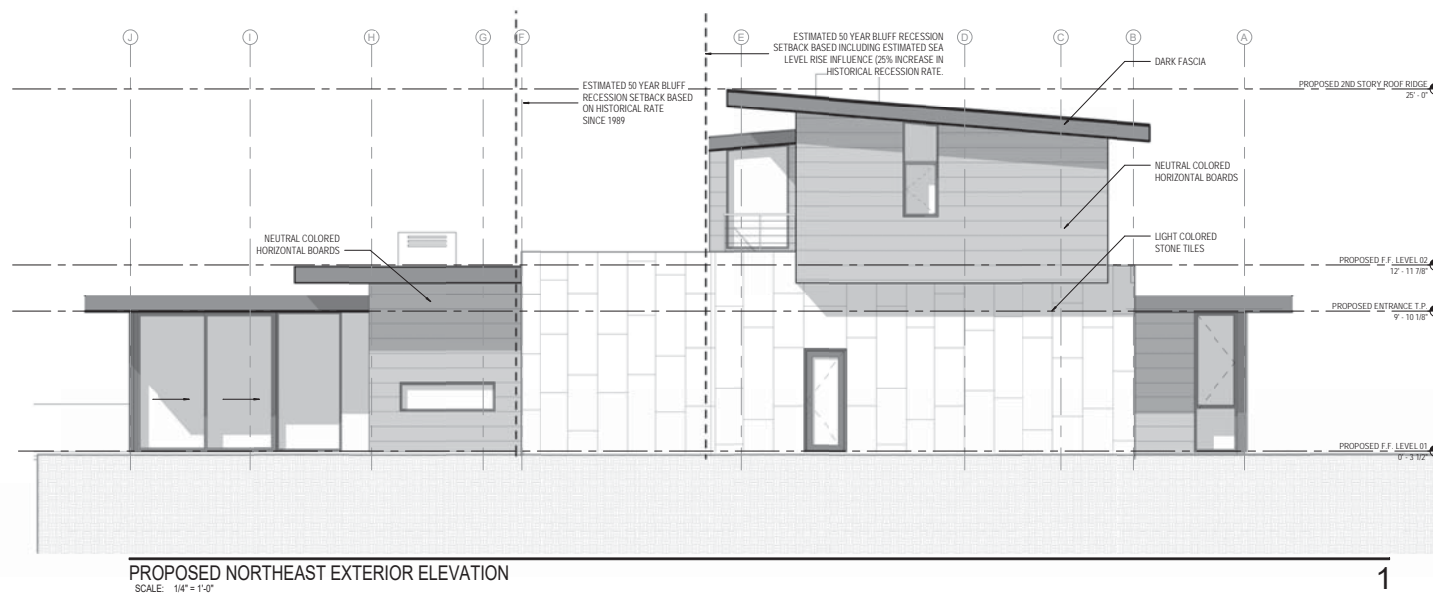
A2.5

Packet Pg. 84

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)



2



1

MORRISSEY
DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA



411 Capitola Ave
Capitola CA 95010

Tel 831.4
Fax 831.4

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

Description
PROPOSED EXTERIOR ELEVATIONS

Scale
1/4" = 1'-0"

A3.0

Packet Pg. 85

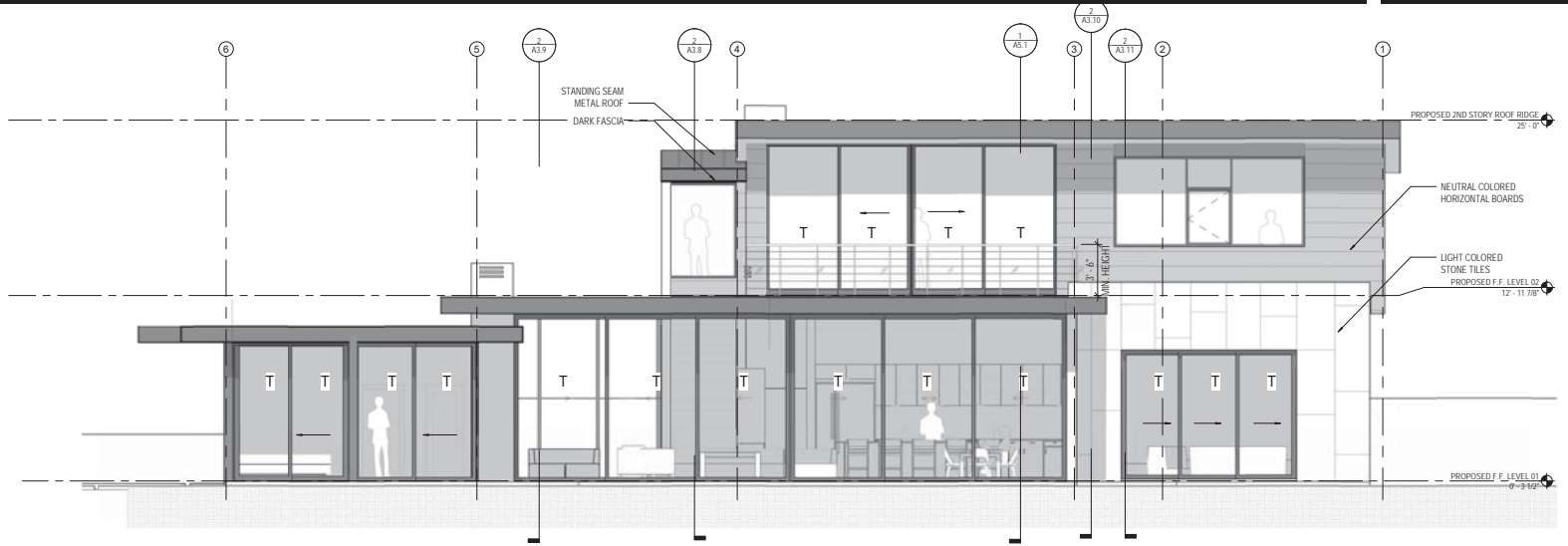
Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

**MORRISSEY
DEPOT HILL**
106 SACRAMENTO AVE
CAPITOLA CA



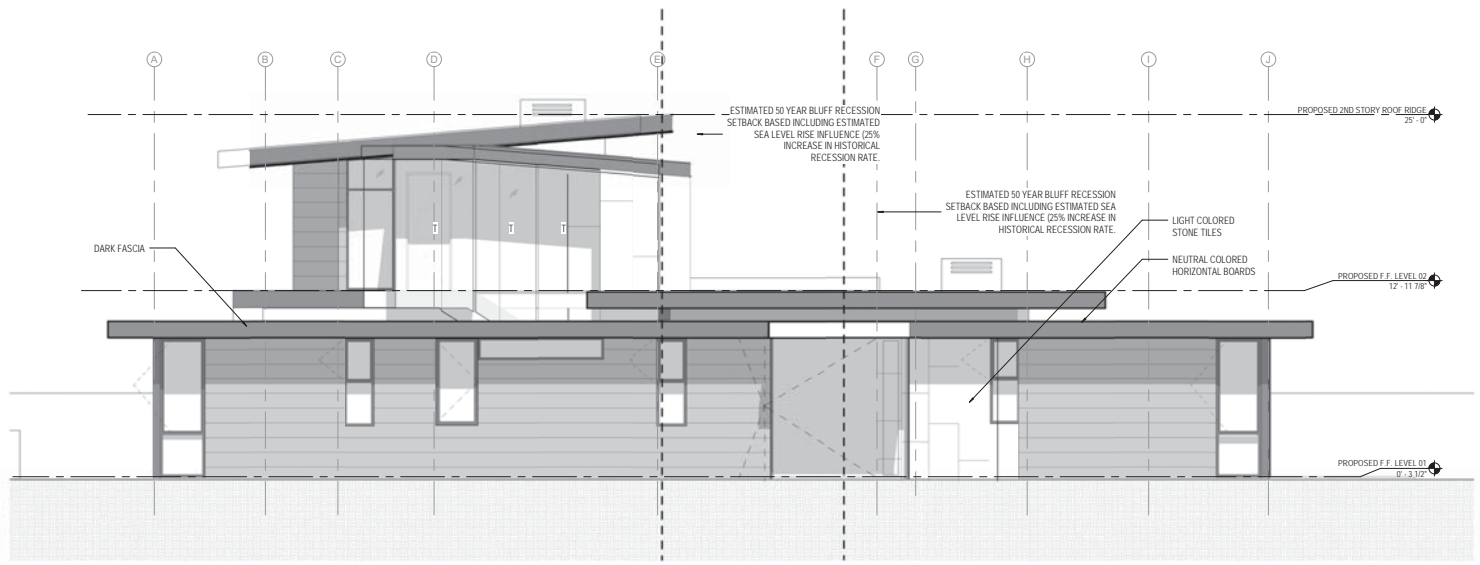
411 Capitola Ave
Capitola CA 95010
Tel 831.4
Fax 831.4

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)



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

2



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

1

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

Description
PROPOSED EXTERIOR ELEVATIONS

Scale
1/4" = 1'-0"

A3.1
Packet Pg. 86

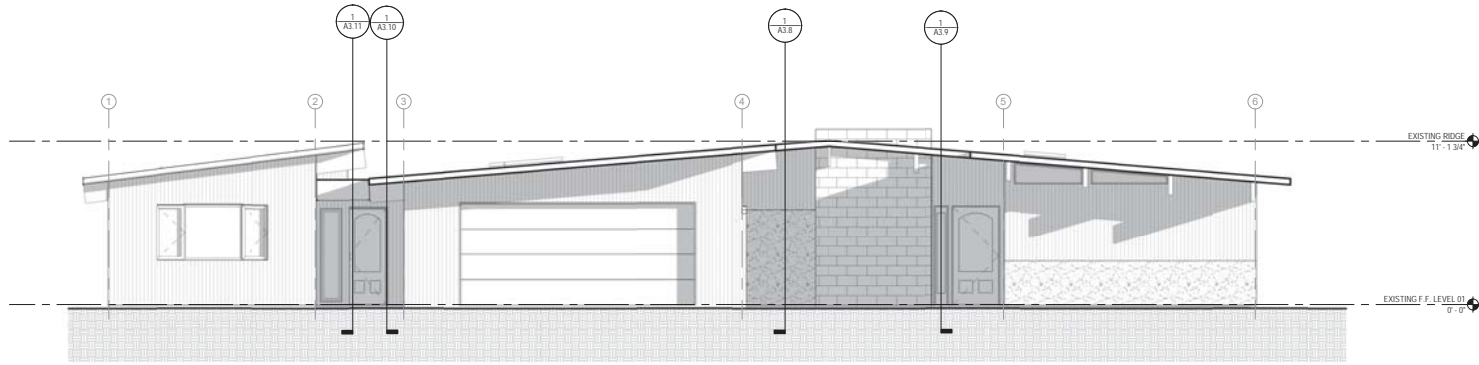
8/29/2018 2:58:44 PM

MORRISSEY
DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA



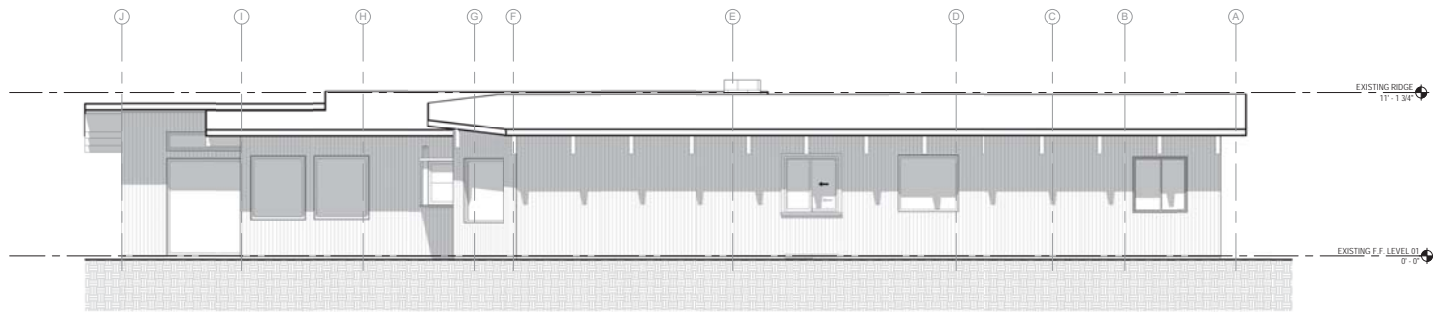
411 Capitola Ave.
Capitola CA 95010
Tel 831.4
Fax 831.4

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)



EXISTING NORTHWEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2



EXISTING NORTHEAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

1

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

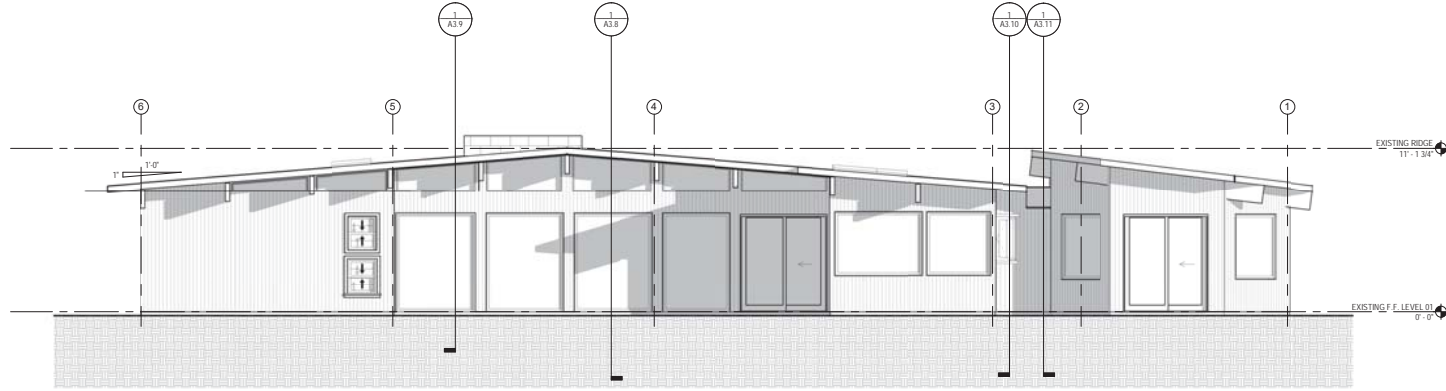
Description
EXISTING EXTERIOR ELEVATIONS

Scale
1/4" = 1'-0"

A3.2

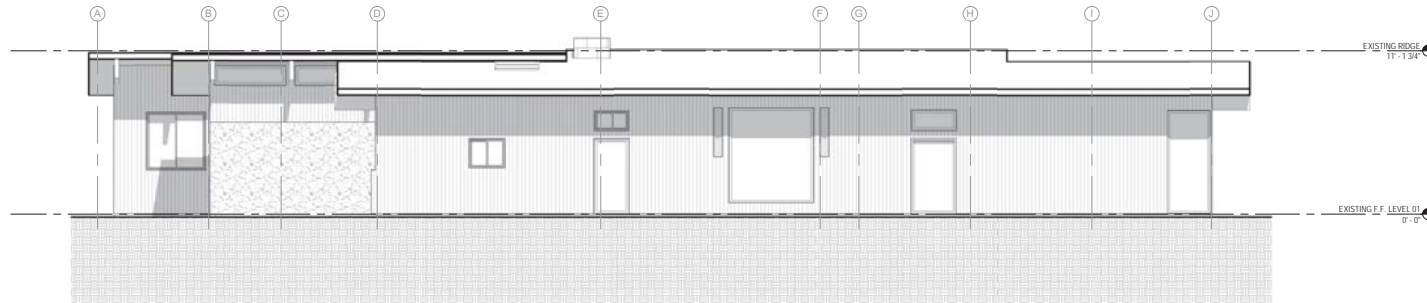
Packet Pg. 87

7/10/2018 2:58:58 PM



EXISTING SOUTHEAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

1



EXISTING SOUTHWEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2

MORRISSEY
DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA



411 Capitola Ave.
Capitola CA 95010
Tel 831.4
Fax 831.4

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

Description
EXISTING EXTERIOR ELEVATIONS

Scale
1/4" = 1'-0"

A3.3
Packet Pg. 88

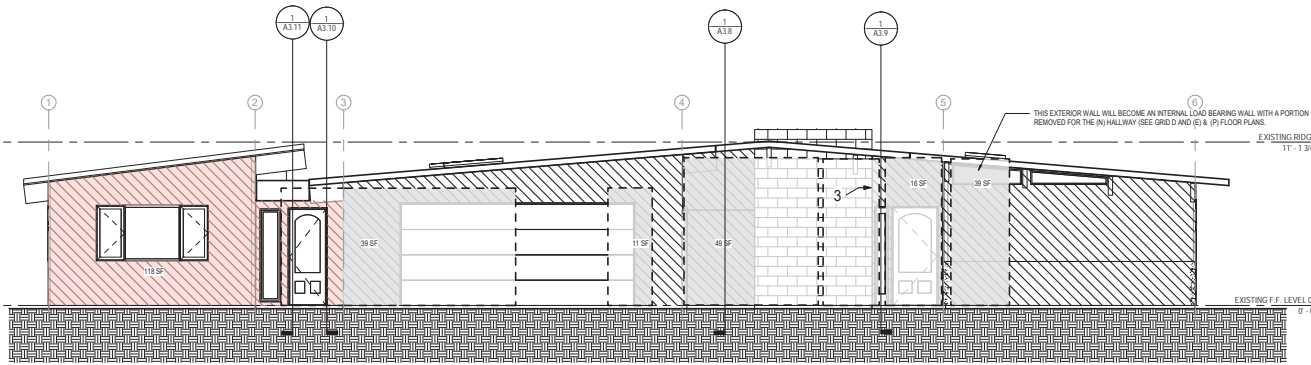
Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

**MORRISSEY
DEPOT HILL**
106 SACRAMENTO AVE
CAPITOLA CA



411 Capitola Ave
Capitola CA 95010
Tel 831.4
Fax 831.4

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

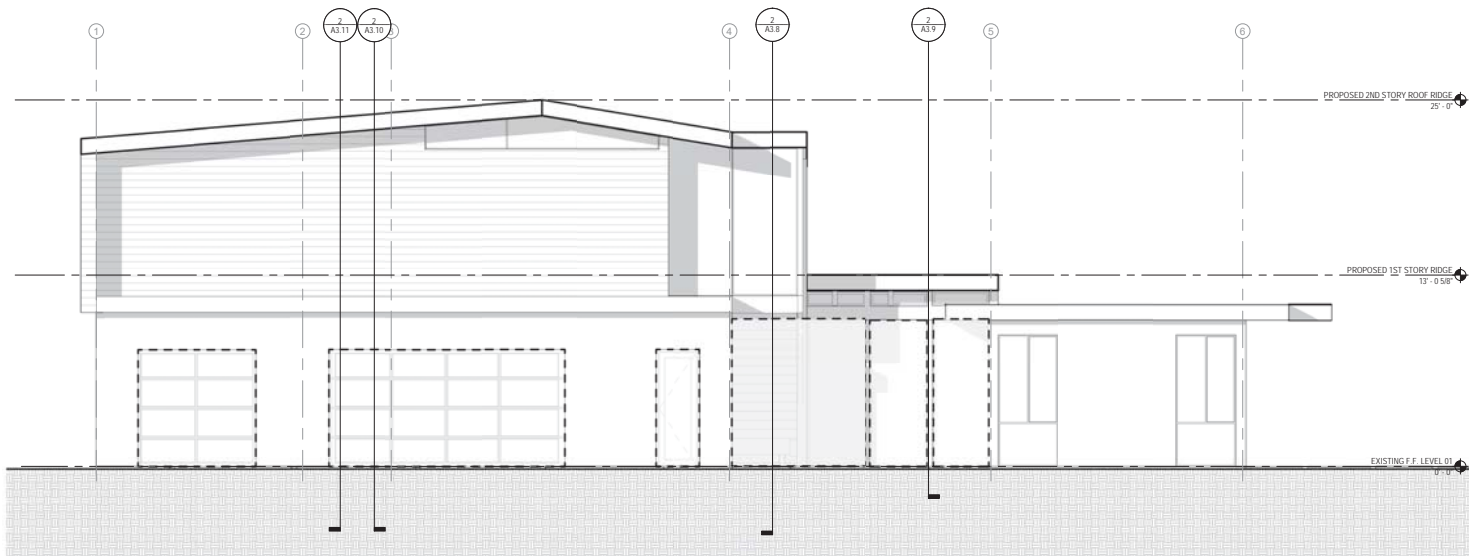


EXISTING NORTHWEST EXTERIOR ELEVATION - REMODEL CALC.

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

NORTHWEST ELEVATION	442 SF	118 SF	197 SF
SOUTHWEST ELEVATION	374 SF	0 SF	69 SF
SOUTHEAST ELEVATION	402 SF	185 SF	185 SF
NORTHEAST ELEVATION	359 SF	38 SF	19 SF
SECTION 6	287 SF	47 SF	0 SF
SECTION 7	112 SF	0 SF	112 SF
SECTION 8	195 SF	84 SF	8 SF
SECTION 8	106 SF	106 SF	0 SF
SUBTOTAL	2,237 SF	559 SF	548 SF
TOTAL	2,237 SF	1,108 SF	
% OF LOAD BEARING WALL REMOVED		1,108 SF / 2,237 SF = 49.4%	

REPRESENTS THE ENTIRE (E) EXTERNAL LOAD BEARING WALL
 REPRESENTS POSITION OF (N) DOORS AND WINDOWS WITHIN THE (E) EXTERNAL LOAD BEARING WALLS
 REPRESENTS ENTIRE (E) LOAD BEARING WALL TO BE REMOVED
 REPRESENTS A PORTION OF (E) LOAD BEARING WALL TO BE REMOVED TO ACCOMMODATE FOR (N) WINDOWS AND DOORS
xxx SF REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE
xxx SF REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE TO BE REMOVED FOR WINDOWS & DOORS



PROPOSED NORTHWEST EXTERIOR ELEVATION - REMODEL CALC.

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

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

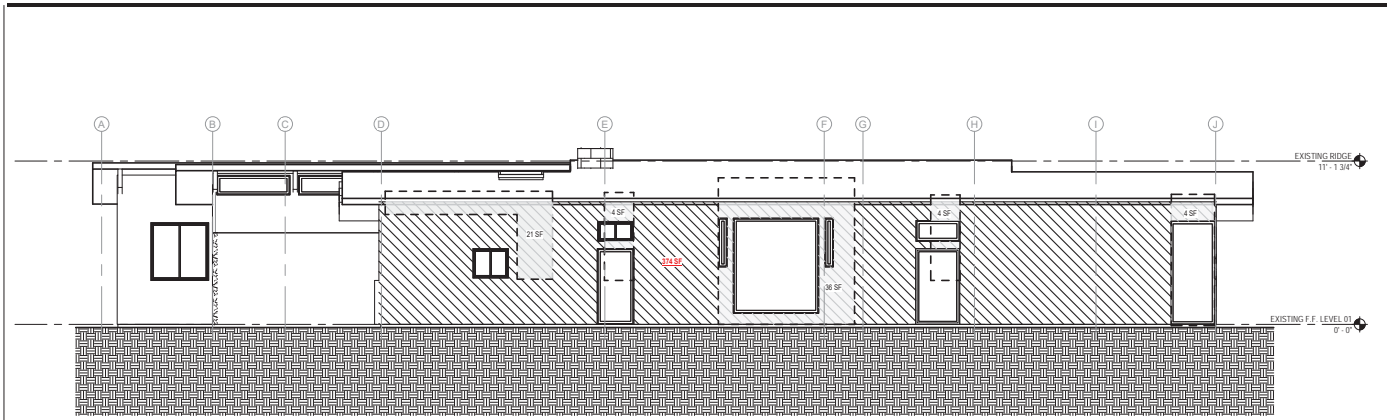
Project Number
APN #: 036-14-309

Description
PROPOSED & EXISTING EXT. ELEVATI
LOAD BEARING WALL CALCULATIONS

Scale
1/4" = 1'-0"

A3.4

Packet Pg. 89



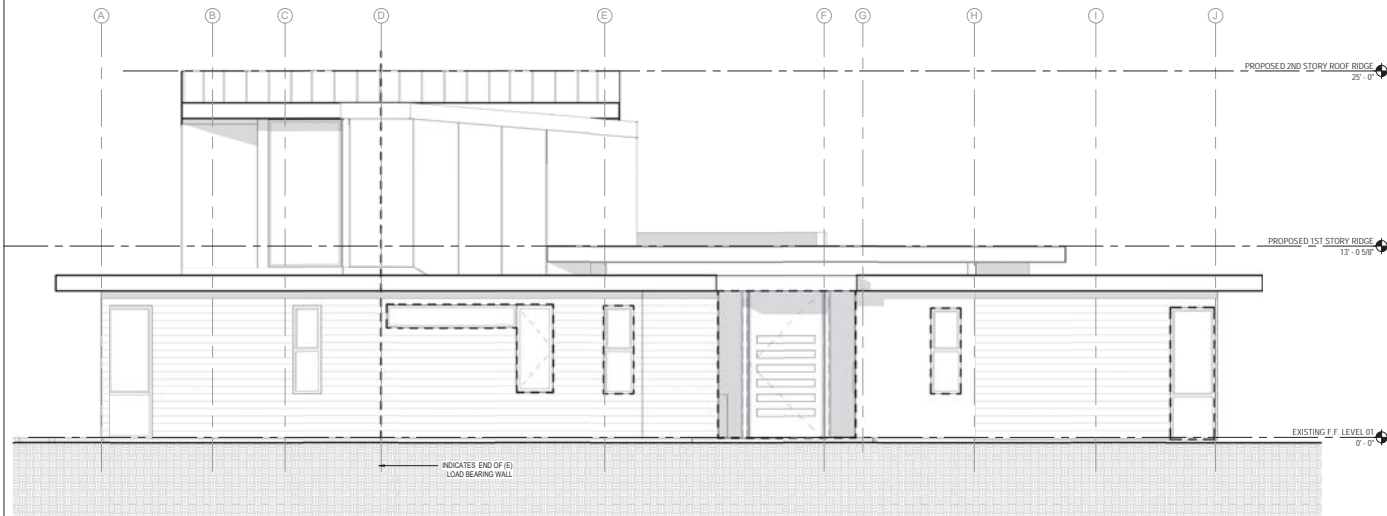
EXISTING SOUTHWEST EXTERIOR ELEVATION - REMODEL CALC.

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

NORTHWEST ELEVATION	442 SF	118 SF	157 SF
SOUTHWEST ELEVATION	374 SF	0 SF	69 SF
SOUTHEAST ELEVATION	402 SF	185 SF	185 SF
NORTHEAST ELEVATION	359 SF	38 SF	19 SF
SECTION 6	287 SF	47 SF	0 SF
SECTION 7	112 SF	0 SF	112 SF
SECTION 8	155 SF	84 SF	6 SF
SECTION 9	106 SF	106 SF	0 SF
SUBTOTAL	2,237 SF	559 SF	548 SF
TOTAL	2,237 SF	1,108 SF	
% OF LOAD BEARING WALL REMOVED	1,108 SF / 2,237 SF = 49.4%		

- REPRESENTS THE ENTIRE (E) EXTERNAL LOAD BEARING WALL
- REPRESENTS POSITION OF (N) DOORS AND WINDOWS WITHIN THE (E) EXTERNAL LOAD BEARING WALLS
- REPRESENTS ENTIRE (E) LOAD BEARING WALL TO BE REMOVED
- REPRESENTS A PORTION OF (E) LOAD BEARING WALL TO BE REMOVED TO ACCOMMODATE FOR (N) WINDOWS AND DOORS
- xxx sf** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE
- xxx sf** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE TO BE REMOVED FOR WINDOWS & DOORS

1



PROPOSED SOUTHWEST EXTERIOR ELEVATION - REMODEL CALC

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

2

MORRISSEY
DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA



411 Capitola Ave
Capitola CA 95010

Tel 831.4
Fax 831.4

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

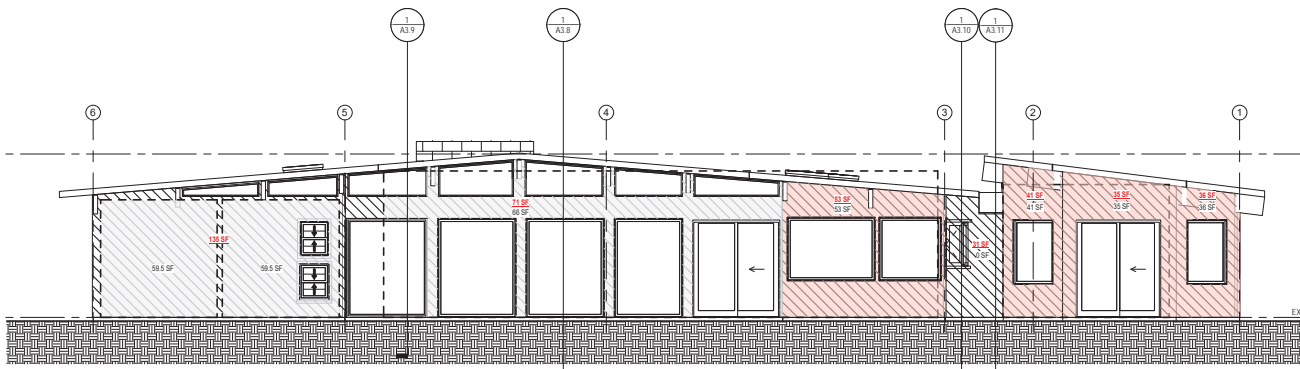
Description
PROPOSED & EXISTING EXT. ELEVATI
LOAD BEARING WALL CALCULATIONS

Scale
1/4" = 1'-0"




A3.5
Packet Pg. 90





Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

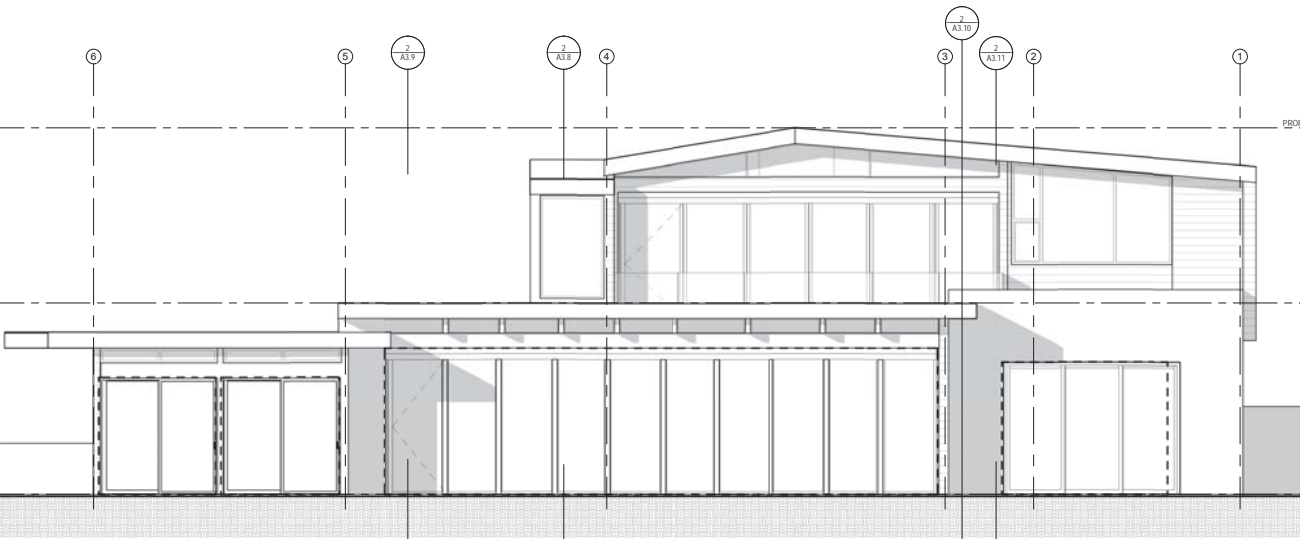
7/10/2018 2:59:21 PM



EXISTING SOUTHEAST EXTERIOR ELEVATION - REMODEL CALC.
SCALE: 1/4" = 1'-0"

			
NORTHWEST ELEVATION	442 SF	118 SF	157 SF
SOUTHWEST ELEVATION	374 SF	0 SF	69 SF
SOUTHEAST ELEVATION	402 SF	185 SF	185 SF
NORTHEAST ELEVATION	359 SF	38 SF	19 SF
SECTION 6	287 SF	47 SF	0 SF
SECTION 7	112 SF	0 SF	112 SF
SECTION 8	155 SF	84 SF	6 SF
SECTION 9	106 SF	106 SF	0 SF
SUBTOTAL	2,237 SF	559 SF	548 SF
TOTAL	2,237 SF	1,108 SF	
% OF LOAD BEARING WALL REMOVED	1,108 SF / 2,237 SF = 49.4%		

-  REPRESENTS THE ENTIRE (E) EXTERNAL LOAD BEARING WALL
-  REPRESENTS POSITION OF (N) DOORS AND WINDOWS WITHIN THE (E) EXTERNAL LOAD BEARING WALLS
-  REPRESENTS ENTIRE (E) LOAD BEARING WALL TO BE REMOVED
-  REPRESENTS A PORTION OF (E) LOAD BEARING WALL TO BE REMOVED TO ACCOMMODATE FOR (N) WINDOWS AND DOORS
- xxx sf** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE
- xxx sf** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE TO BE REMOVED FOR WINDOWS & DOORS



PROPOSED SOUTHEAST EXTERIOR ELEVATION - REMODEL CALC.
SCALE: 1/4" = 1'-0"

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature

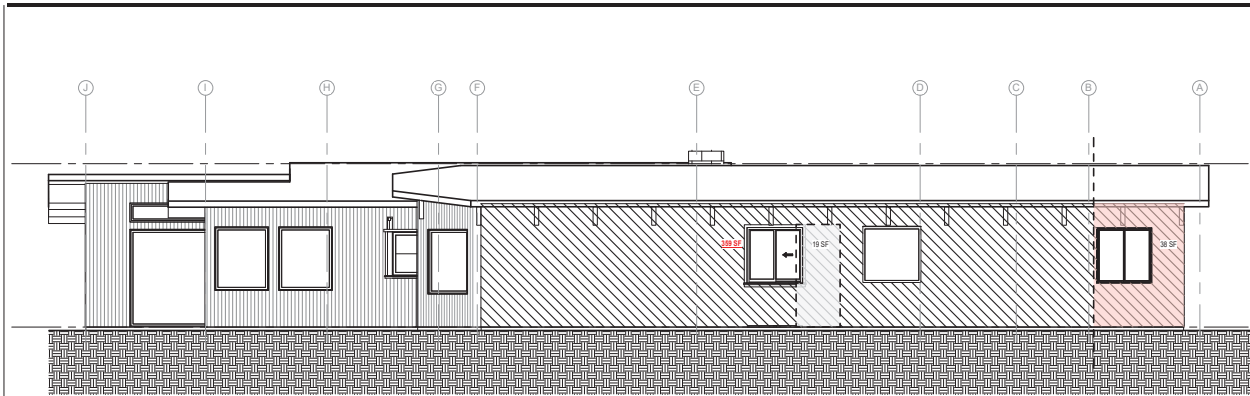


Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

Description
PROPOSED & EXISTING EXT. ELEVATI
LOAD BEARING WALL CALCULATIONS

Scale
1/4" = 1'-0"

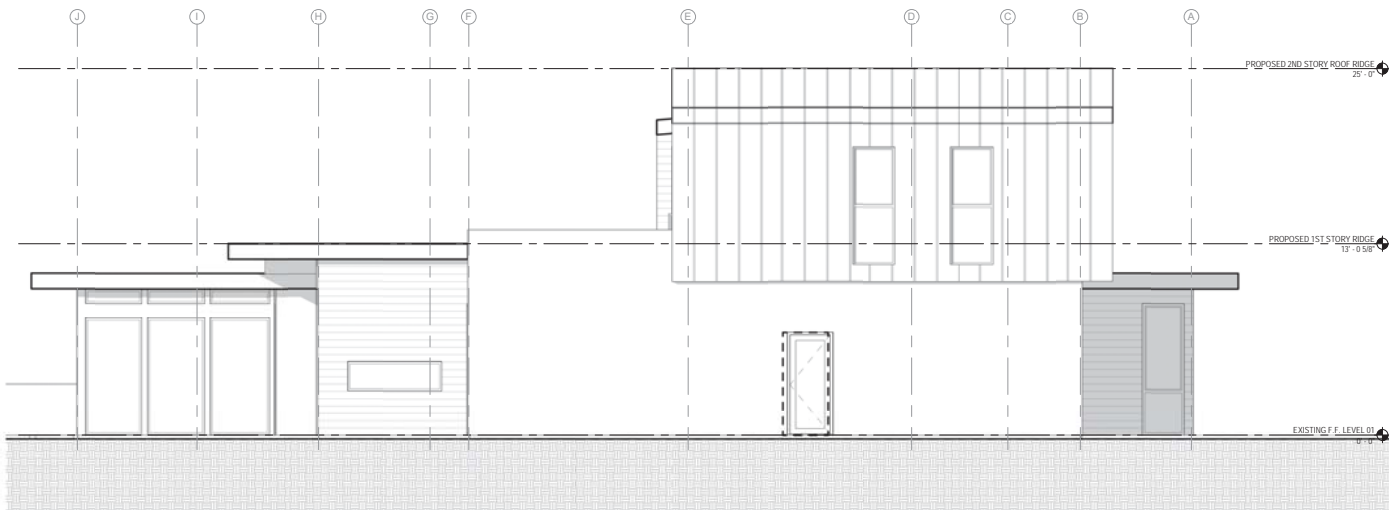


EXISTING NORTHEAST EXTERIOR ELEVATION - REMODEL CALC.
SCALE: 1/4" = 1'-0"

2

	EXISTING	REMOVED	ADDED
NORTHWEST ELEVATION	442 SF	118 SF	197 SF
SOUTHWEST ELEVATION	374 SF	0 SF	69 SF
SOUTHEAST ELEVATION	402 SF	185 SF	185 SF
NORTHEAST ELEVATION	399 SF	98 SF	19 SF
SECTION 6	287 SF	47 SF	0 SF
SECTION 7	112 SF	0 SF	112 SF
SECTION 8	195 SF	84 SF	6 SF
SECTION 9	106 SF	106 SF	0 SF
SUBTOTAL	2,237 SF	559 SF	548 SF
TOTAL	2,237 SF	1,108 SF	
% OF LOAD BEARING WALL REMOVED		1,108 SF / 2,237 SF = 49.4%	

- REPRESENTS THE ENTIRE (E) EXTERNAL LOAD BEARING WALL
- REPRESENTS POSITION OF (N) DOORS AND WINDOWS WITHIN THE (E) EXTERNAL LOAD BEARING WALLS
- REPRESENTS ENTIRE (E) LOAD BEARING WALL TO BE REMOVED
- REPRESENTS A PORTION OF (E) LOAD BEARING WALL TO BE REMOVED TO ACCOMMODATE FOR (N) WINDOWS AND DOORS
- xxx SF** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE
- XXX SF** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE TO BE REMOVED FOR WINDOWS & DOORS



PROPOSED NORTHEAST EXTERIOR ELEVATION - REMODEL CALC.
SCALE: 1/4" = 1'-0"

1

MORRISSEY
DEPOT HILL
106 SACRAMENTO AVE
CAPITOLA CA



411 Capitola Ave
Capitola CA 95010
Tel 831.4
Fax 831.4

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

Description
PROPOSED & EXISTING EXT. ELEVATION
LOAD BEARING WALL CALCULATIONS

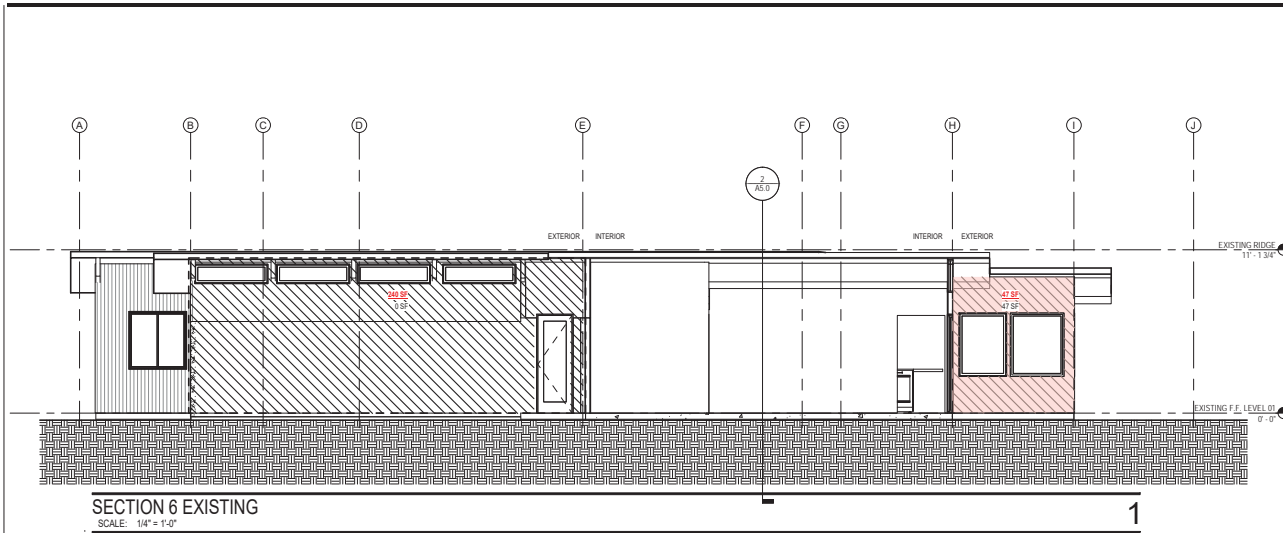
Scale
1/4" = 1'-0"

A3.7

Packet Pg. 92

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

7/10/2018 2:59:37 PM



NORTHWEST ELEVATION	442 SF	118 SF	197 SF
SOUTHWEST ELEVATION	374 SF	0 SF	69 SF
SOUTHEAST ELEVATION	402 SF	185 SF	185 SF
NORTHEAST ELEVATION	399 SF	38 SF	19 SF
SECTION 6	287 SF	47 SF	0 SF
SECTION 7	112 SF	0 SF	112 SF
SECTION 8	195 SF	84 SF	8 SF
SECTION 9	106 SF	106 SF	0 SF
SUBTOTAL	2,237 SF	559 SF	548 SF
TOTAL	2,237 SF	1,108 SF	
% OF LOAD BEARING WALL REMOVED		1,108 SF/2,237 SF = 49.4%	

- REPRESENTS THE ENTIRE (E) EXTERNAL LOAD BEARING WALL
- REPRESENTS POSITION OF (N) DOORS AND WINDOWS WITHIN THE (E) EXTERNAL LOAD BEARING WALLS
- REPRESENTS ENTIRE (E) LOAD BEARING WALL TO BE REMOVED
- REPRESENTS A PORTION OF (E) LOAD BEARING WALL TO BE REMOVED TO ACCOMMODATE FOR (N) WINDOWS AND DOORS
- xxx SF** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE
- xxx SF** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE TO BE REMOVED FOR WINDOWS & DOORS

MORRISSEY
DEPOT HILL
 106 SACRAMENTO AVE
 CAPITOLA CA



411 Capitola Ave
 Capitola CA 95010
 Tel 831.4
 Fax 831.4

Attachment: 106 Sacramento Avenue - Full Plan Set - p1-20 (106 Sacramento Avenue)

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature _____



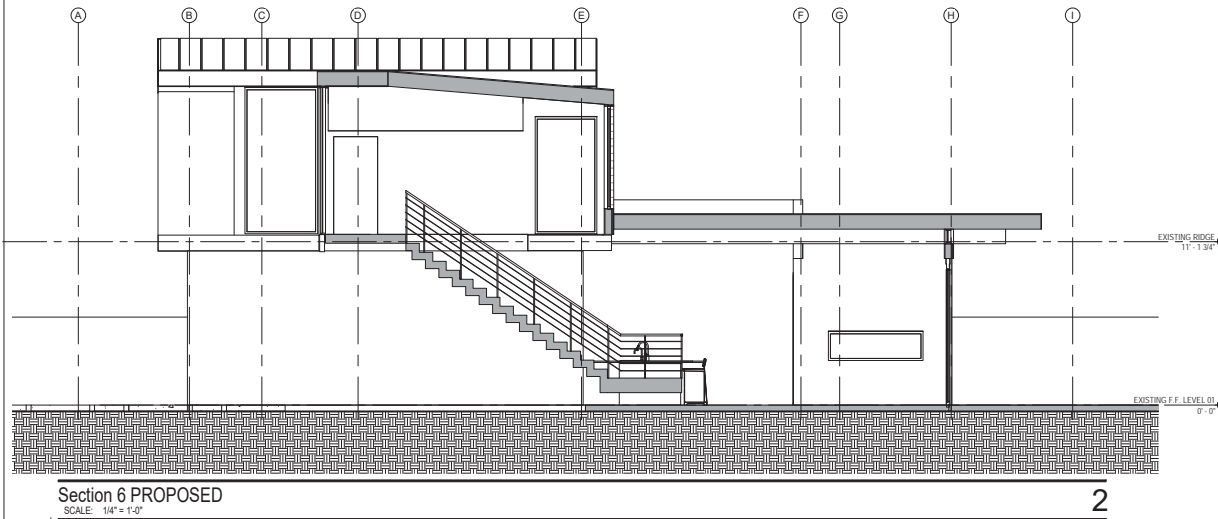
Project Name
 MORRISSEY DEPOT HILL

Project Number
 APN #: 036-14-309

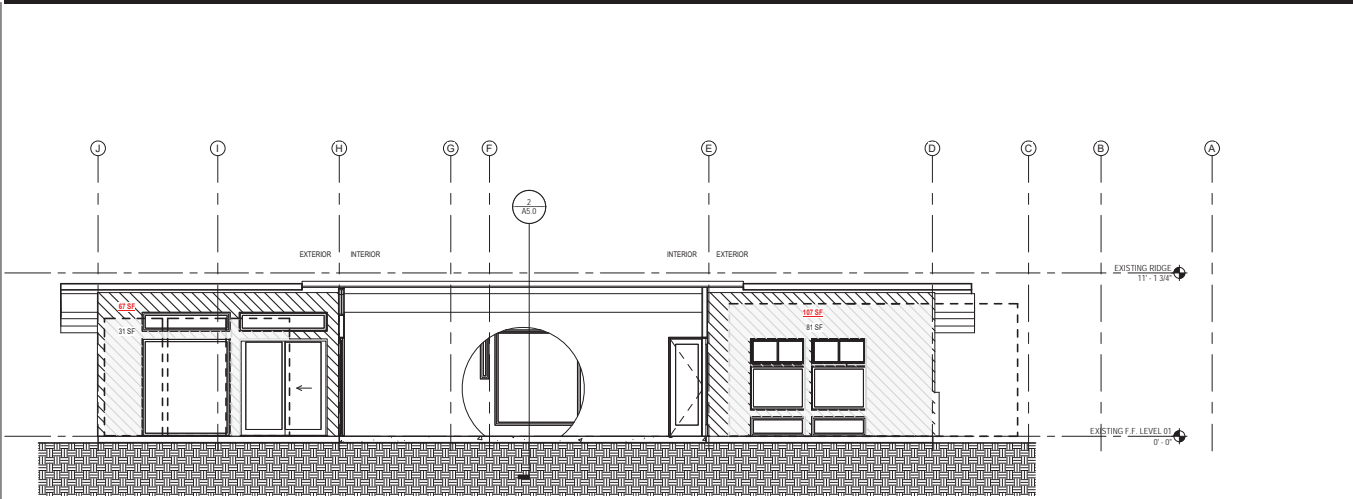
Description
 PROPOSED & EXISTING SECTIONS

Scale
 1/4" = 1'-0"

A3.8
Packet Pg. 93







7/10/2018 2:59:38 PM

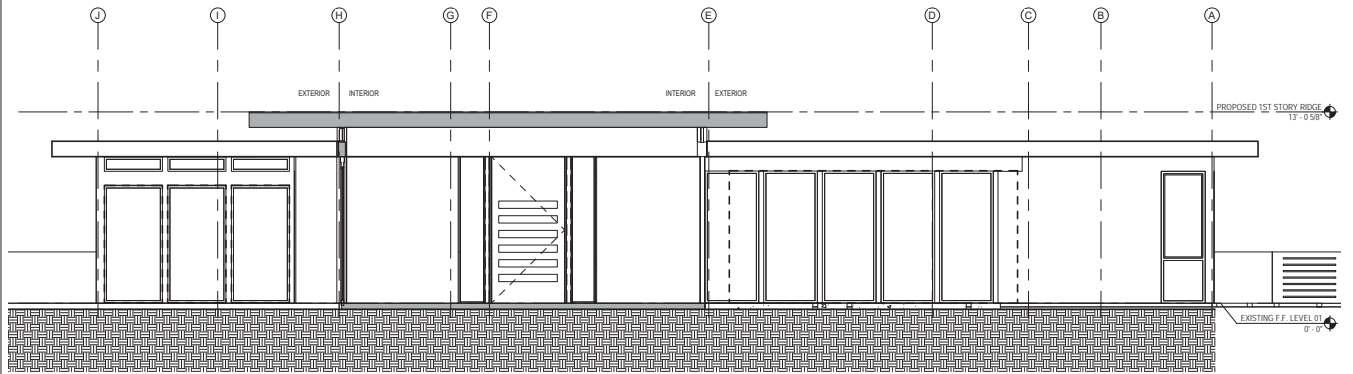


SECTION 7 EXISTING
SCALE: 1/4" = 1'-0"

1

NORTHWEST ELEVATION	442 SF	118 SF	157 SF
SOUTHWEST ELEVATION	374 SF	0 SF	69 SF
SOUTHEAST ELEVATION	402 SF	165 SF	185 SF
NORTHEAST ELEVATION	359 SF	38 SF	19 SF
SECTION 6	287 SF	47 SF	0 SF
SECTION 7	112 SF	0 SF	112 SF
SECTION 8	195 SF	84 SF	6 SF
SECTION 9	106 SF	106 SF	0 SF
SUBTOTAL	2,237 SF	559 SF	548 SF
TOTAL	2,237 SF	1,108 SF	
% OF LOAD BEARING WALL REMOVED	1,108 SF/2,237 SF = 49.4%		

-  REPRESENTS THE ENTIRE (E) EXTERNAL LOAD BEARING WALL
-  REPRESENTS POSITION OF (N) DOORS AND WINDOWS WITHIN THE (E) EXTERNAL LOAD BEARING WALLS
-  REPRESENTS ENTIRE (E) LOAD BEARING WALL TO BE REMOVED
-  REPRESENTS A PORTION OF (E) LOAD BEARING WALL TO BE REMOVED TO ACCOMMODATE FOR (N) WINDOWS AND DOORS
- xxx SF** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE
- xxx SF** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE TO BE REMOVED FOR WINDOWS & DOORS



SECTION 7 PROPOSED
SCALE: 1/4" = 1'-0"

2

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature



Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

Description
EXISTING & PROPOSED SECTIONS

Scale
1/4" = 1'-0"

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature



Project Name
MORRISSEY DEPOT HILL





Project Number
APN #: 036-14-309

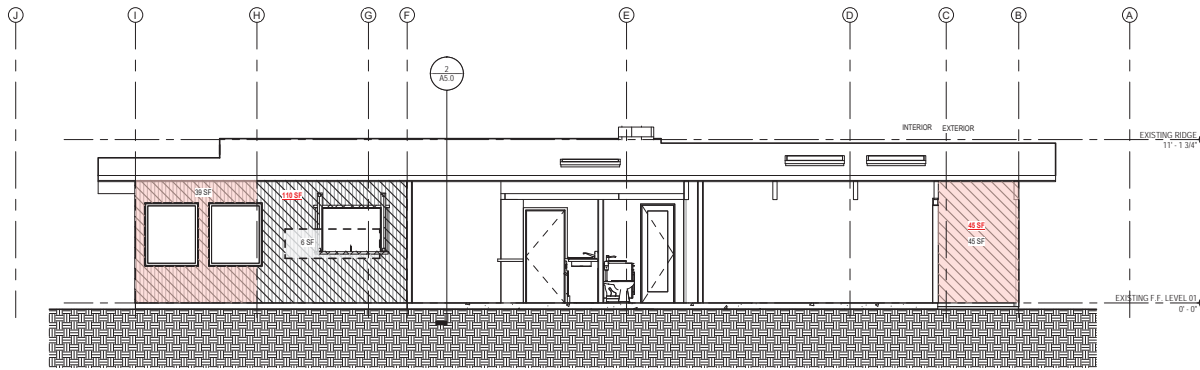
Description
PROPOSED & EXISTING SECTIONS

Scale
1/4" = 1'-0"

A3.10
Packet Pg. 95

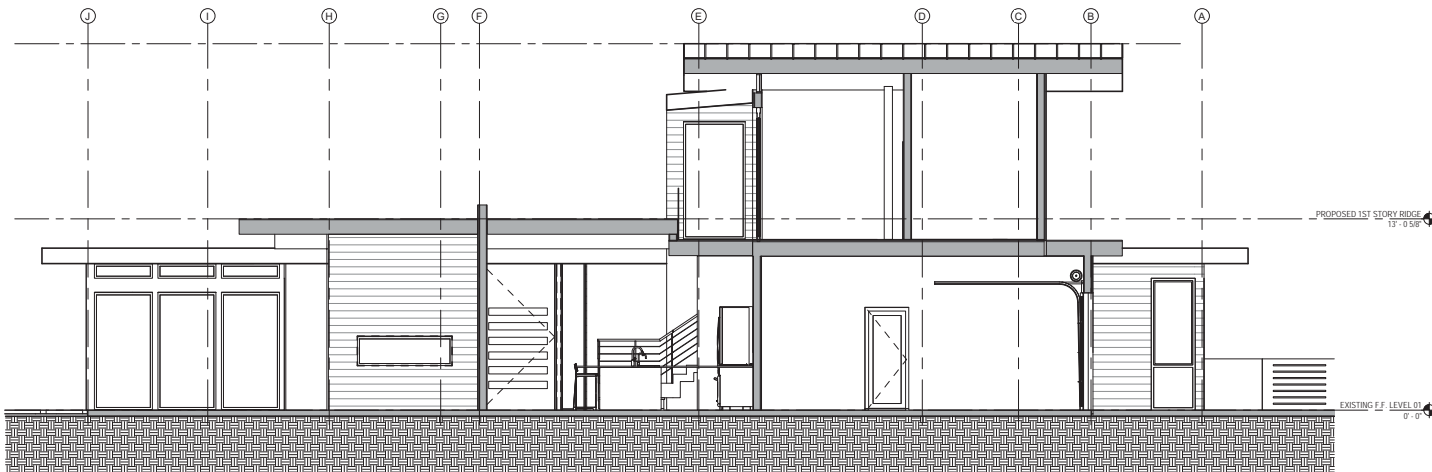
NORTHWEST ELEVATION	442 SF	118 SF	157 SF
SOUTHWEST ELEVATION	374 SF	0 SF	69 SF
SOUTHEAST ELEVATION	402 SF	185 SF	185 SF
NORTHEAST ELEVATION	359 SF	38 SF	19 SF
SECTION 6	287 SF	47 SF	0 SF
SECTION 7	112 SF	0 SF	112 SF
SECTION 8	155 SF	84 SF	8 SF
SECTION 8	106 SF	106 SF	0 SF
SUBTOTAL	2,237 SF	559 SF	548 SF
TOTAL	2,237 SF	1,108 SF	
% OF LOAD BEARING WALL REMOVED	1,108 SF/2,237 SF = 49.4%		

-  REPRESENTS THE ENTIRE (E) EXTERNAL LOAD BEARING WALL
-  REPRESENTS POSITION OF (N) DOORS AND WINDOWS WITHIN THE (E) EXTERNAL LOAD BEARING WALLS
-  REPRESENTS ENTIRE (E) LOAD BEARING WALL TO BE REMOVED
-  REPRESENTS A PORTION OF (E) LOAD BEARING WALL TO BE REMOVED TO ACCOMMODATE FOR (N) WINDOWS AND DOORS
- XXX SF** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE TO BE REMOVED FOR WINDOWS & DOORS






SECTION 8 EXISTING
SCALE: 1/4" = 1'-0"





1

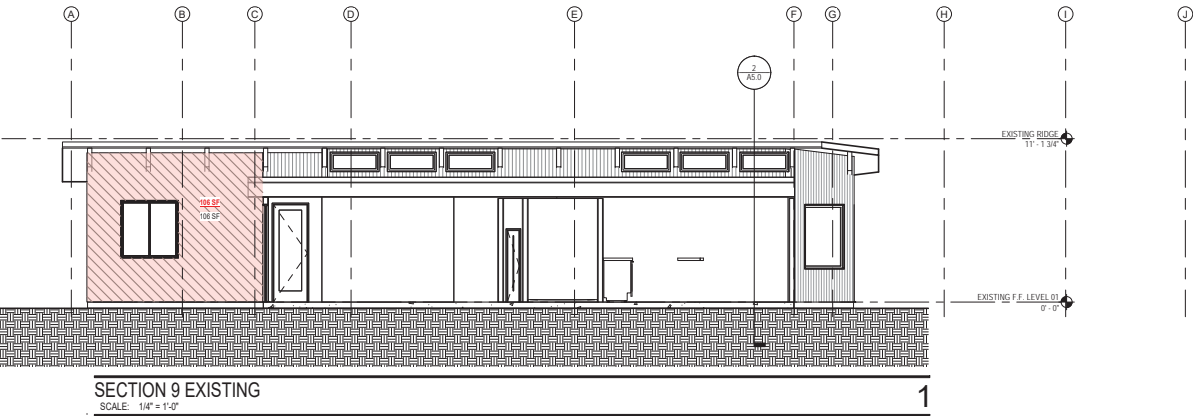


SECTION 8 PROPOSED
SCALE: 1/4" = 1'-0"

2

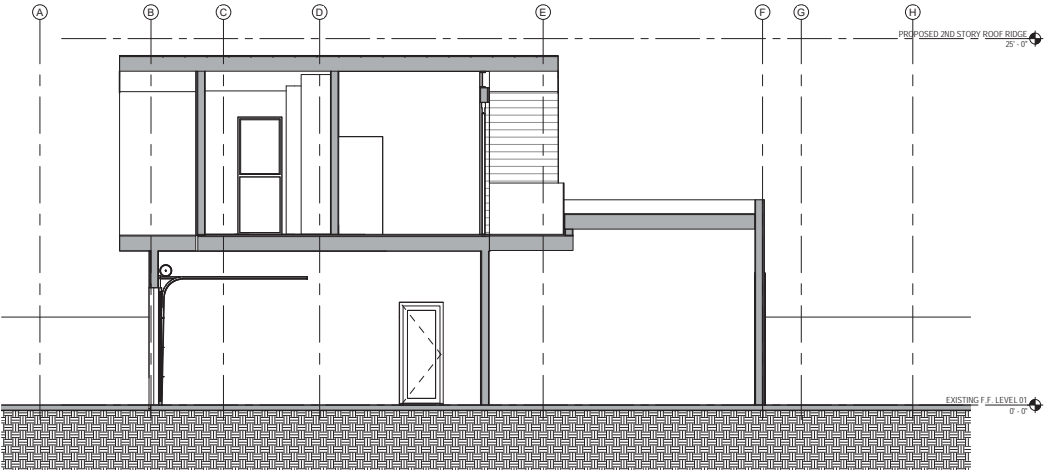
			
NORTHWEST ELEVATION	442 SF	118 SF	157 SF
SOUTHWEST ELEVATION	374 SF	0 SF	69 SF
SOUTHEAST ELEVATION	402 SF	185 SF	185 SF
NORTHEAST ELEVATION	359 SF	38 SF	19 SF
SECTION 6	287 SF	47 SF	0 SF
SECTION 7	112 SF	0 SF	112 SF
SECTION 8	155 SF	84 SF	6 SF
SECTION 9	106 SF	106 SF	0 SF
SUBTOTAL	2,237 SF	559 SF	548 SF
TOTAL	2,237 SF	1,108 SF	
% OF LOAD BEARING WALL REMOVED	1,108 SF / 2,237 SF = 49.4%		

-  REPRESENTS THE ENTIRE (E) EXTERNAL LOAD BEARING WALL
-  REPRESENTS POSITION OF (N) DOORS AND WINDOWS WITHIN THE (E) EXTERNAL LOAD BEARING WALLS
-  REPRESENTS ENTIRE (E) LOAD BEARING WALL TO BE REMOVED
-  REPRESENTS A PORTION OF (E) LOAD BEARING WALL TO BE REMOVED TO ACCOMMODATE FOR (N) WINDOWS AND DOORS
- XXX SF** REPRESENTS THE (E) LOAD BEARING WALL SQUARE FOOTAGE TO BE REMOVED FOR WINDOWS & DOORS



SECTION 9 EXISTING
SCALE: 1/4" = 1'-0"

1



SECTION 9 PROPOSED
SCALE: 1/4" = 1'-0"

2

#	Issue	Date	Issue
0	1	03/29/18	Coastal Discretion Submittal
1	2	07/10/18	Coastal Discretion Resubmittal

Seal/Signature _____

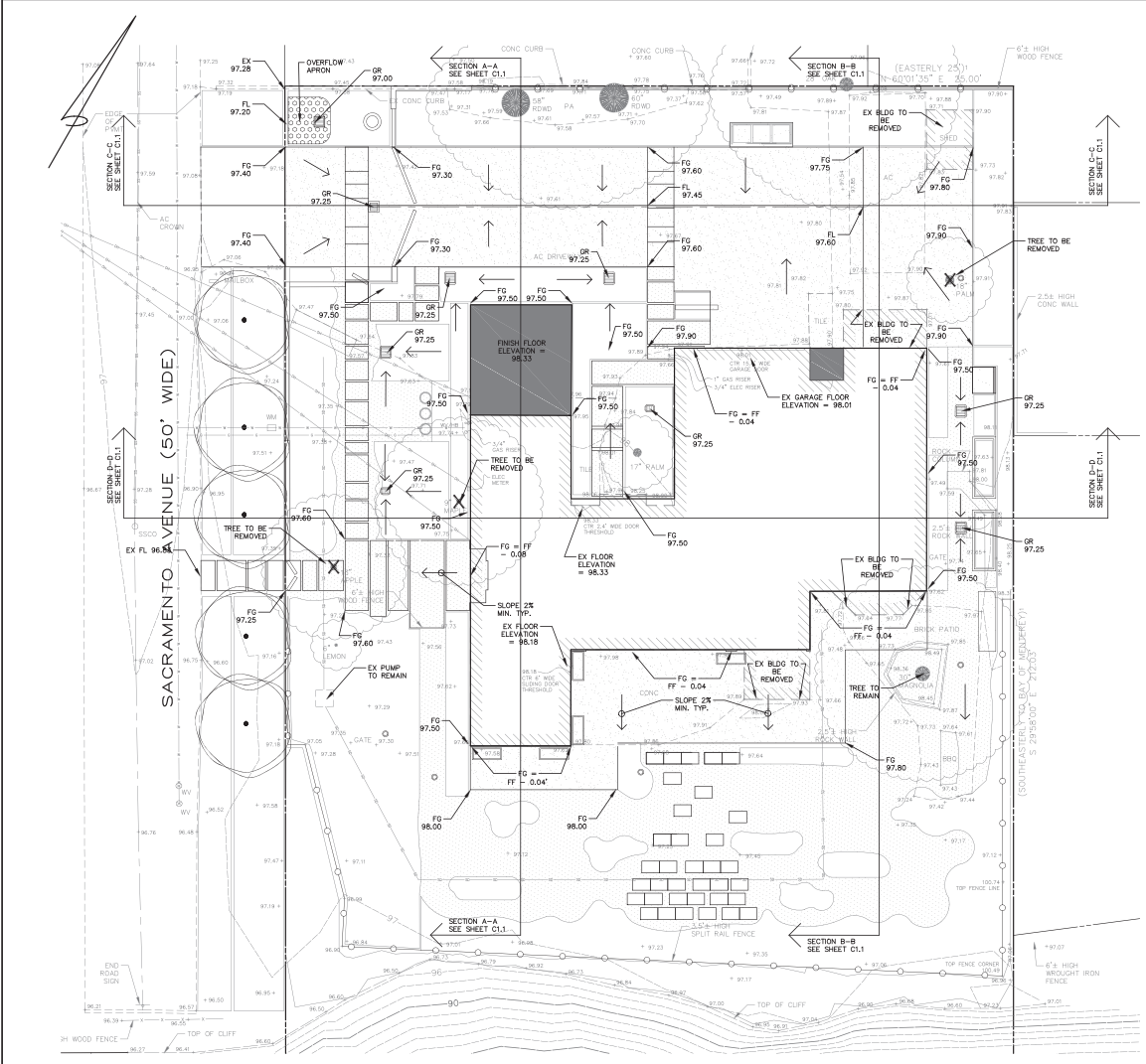


Project Name
MORRISSEY DEPOT HILL

Project Number
APN #: 036-14-309

Description
PROPOSED & EXISTING SECTIONS

Scale
1/4" = 1'-0"



GRADING & DRAINAGE PLAN
SCALE: 1" = 10'

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE SHOWN FOR SIMILAR CONDITIONS.
2. ALL EARTHWORK AND FOUNDATION CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CAPITOLA MUNICIPAL CODE.
3. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
4. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE ENGINEER, ACCOMPANIED BY A DETAILED SPECIFIC FOR REVIEW BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
5. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE CITY OF CAPITOLA DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.
6. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF ANY NEW PAVEMENT.
7. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO THE START OF WORK.
8. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
9. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES THAT THIS REQUIREMENT SHALL BE LIMITED TO APPLY CONSTRUCTION AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK.
11. ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERE-TO. CONTRACTOR IS ADVISED TO CONTACT THE UTILITY LOCATOR FOR MARKING OF ALL UNDERGROUND LINES PRIOR TO BEGINNING WORK. THE PROJECT INSPECTOR SHALL BE PRESENT WHILE THE UNDERGROUND SERVICE LOCATOR IS ON-SITE.

LEGEND

- (E) CONTOUR
- (E) FENCE LINE
- (U) UTILITY
- (S) SANITARY SEWER LINE
- (E) GRADE SPOT ELEVATION
- (T) TELEPHONE LINE
- (E) TREE TO REMAIN
- (X) TREE TO BE REMOVED (EXCEPT AGAINST LANDSCAPE PLANS)
- (W) WATER LINE
- (SLOPE (DRAINAGE PATH))
- FG 10.85 FINISH GRADE SPOT ELEVATION
- NEW STORM DRAIN
- NEW INLET
- NEW CONC OR COMPACTED DG FLATWORK
- NEW PERVIOUS AREAS

SHEET INDEX

- C1 GRADING & DRAINAGE PLAN
- CL1 SITE SECTIONS
- C2 STORM WATER CONTROL PLAN
- C3 EROSION CONTROL PLAN

EARTHWORK AND GRADING NOTES

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL EARTHWORK AND FOUNDATION CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CAPITOLA MUNICIPAL CODE AND IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER.
3. A REPRESENTATIVE OF A GEOTECHNICAL ENGINEER, AS HIRED BY OWNER, SHALL BE ON SITE DURING GRADING OPERATIONS AND SHALL PERFORM ALL TESTING AS DEEMED NECESSARY. THE REPRESENTATIVE SHALL OBSERVE THE GRADING OPERATIONS FOR CONDITIONS THAT REQUIRE CORRECTION, AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE. GRADING SHALL BE DONE AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER.

EARTHWORK QUANTITIES

BUILDING & SITE	CUT (CY)	FILL (CY)
	45	7
NET	38 CY EXPORT	

EARTHWORK VOLUMES SHOWN ARE FOR PERMITTING PURPOSES. EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE TAKEN AS THE DIFFERENCE BETWEEN EXISTING GRADES AS SHOWN ON THE TOPOGRAPHIC SURVEY AND THE FINISH GRADES SHOWN HEREIN. ACTUAL EARTHWORK VOLUMES MAY VARY.

THE QUANTITIES ABOVE INCLUDE EXCAVATION FOR STRUCTURAL SECTION OF GARAGE SLAB AND CRAWL SPACE AS SHOWN ON STRUCTURAL PLANS.
CONTRACTOR SHALL VERIFY THE EARTHWORK VOLUMES TO HIS SATISFACTION PRIOR TO CONSTRUCTION.
ALL EXCESS EXCAVATION (CUT) TO BE OFFHAULED FROM SITE AND DISPOSED AT COUNTY LANDFILL OR APPROVED SITE.

GRADING MAXIMUM CUT & FILL

CUT ELEVATION 0.6'
FILL ELEVATION 0.6'

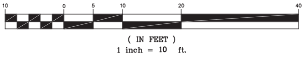
ABBREVIATIONS

- AC ASPHALT CONCRETE
- BW BOTTOM OF WALL
- CB CATCH BASIN
- C CONC
- CONC CONCRETE
- D/W DRIVEWAY
- DA/D DIAMETER
- (E), EX EXISTING
- (E), EX ELECTRICAL
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FINISH FINISH GRADES
- G GUTTER
- GB GRADATION
- GRD GROUNDR
- IRB IRRIGATION
- LAND LANDING
- MAN MANHOLE
- PA PLANTING AREA
- RM RIM ELEVATION
- S/W SIDEWALK
- STON STONE DRAIN CATCH BASIN
- SS SANITARY SEWER
- SS SANITARY SEWER CLEANOUT
- SS/MH SANITARY SEWER MANHOLE
- TOP OF WALL
- TYP TYPICAL
- W/W WITH
- WV WATER VALVE

APPROVED FOR CONSTRUCTION BY THE CITY OF CAPITOLA

STEVEN JESBERG, PUBLIC WORKS DIRECTOR

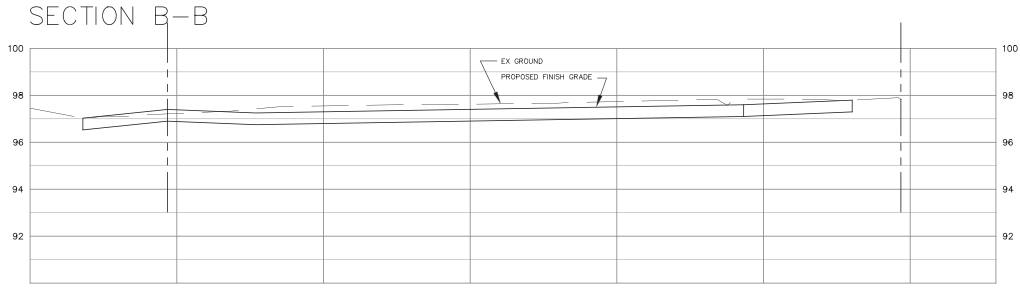
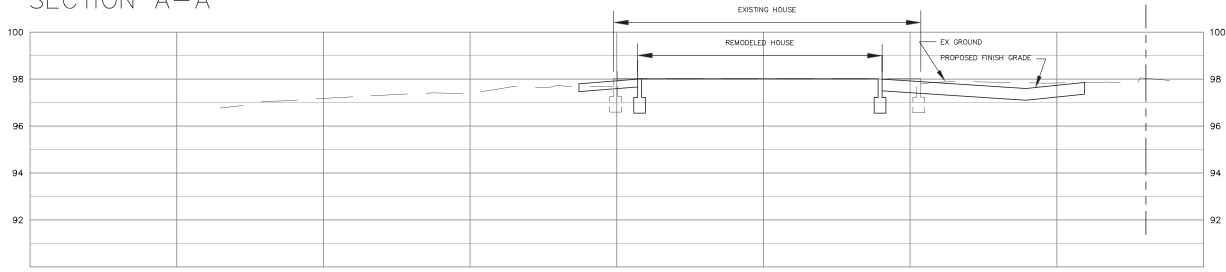
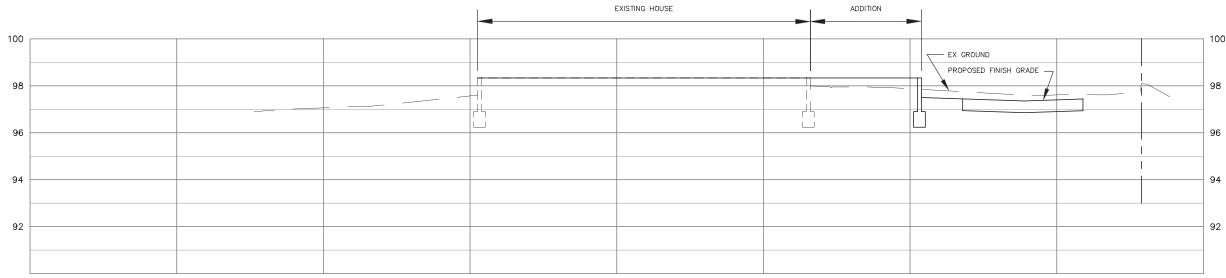
GRAPHIC SCALE



DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

APR 036-143-09		SHEET	
REVISED		C1	
JUNE 13, 2014 REVISE PER CITY COMMENTS			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SACRAMENTO, CA 95833-2084 (831) 426-3560		GRADING & DRAINAGE PLAN RESIDENTIAL REMODEL 106 SACRAMENTO AVENUE CAPITOLA, CA 95010	
SCALE 1" = 10'	DATE MARCH 28, 2018	DRAWN JFR	CHECKED
DESIGN JFR	DWG NAME 27256.DWG	JOB NO. 27256	INDEX 300QUEL.R0.2
		FILE NO. 27256	SHEET C1
			OF 4

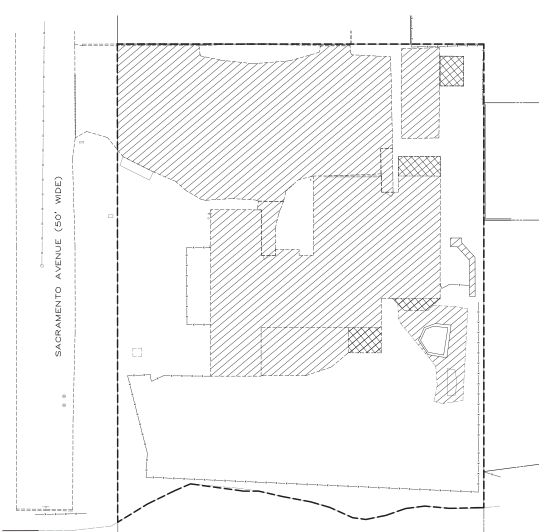




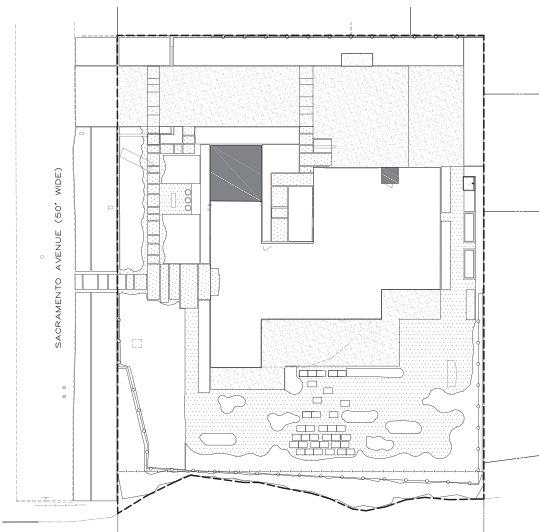
DISCLAIMER
 THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.



APN 036-143-09			
REVISIONS			
JUNE 13, 2014 REVISE PER CITY COMMENTS			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS		SITE SECTIONS	
3949 RESEARCH PARK COURT, SUITE 100 SPOKEL, CA 95073-2084 (831) 426-3560		RESIDENTIAL REMODEL 106 SACRAMENTO AVENUE CAPITOLA, CA 95010	
SCALE 1" = 10'	DRAWN JFR	JOB NO. 27256	SHEET
DATE MARCH 28, 2018	CHECKED	INDEX 300QUEL RD. 2	C1.1
DESIGN JFR	DWG NAME 27256.DWG	FILE NO. 27256	OF 4



EXISTING DRAINAGE AREAS
SCALE: 1" = 20'



PROPOSED DRAINAGE AREAS
SCALE: 1" = 20'

AREA TABULATION (SF)

TOTAL DRAINAGE AREA	19,314
EX. BUILDINGS	3,739
EX. BUILDINGS TO BE REMOVED	302
NEW BUILDING AREA	359
WALKWORLD BUILDING	3,746
EX. PAVED SURFACES	5,544
EX. IMPERVIOUS SURFACES	4,803
EX. PAVEMENT SURFACES	10,211
NEW PAVED SURFACES	4,297
NEW IMPERVIOUS SURFACES	4,093
NEW PAVEMENT SURFACES	11,421
CHANGE IN IMPERVIOUS SURFACES	(1,218)

Area Calculations

Existing Conditions

Area Description	Area (SF)	Area (AC)	C	A/C
Impervious	1,203	0.22	0.50	0.11
Paved	4,341	0.79	0.50	0.39
Total	5,544	1.01		
Weighted C _w			0.50	

Post Development

Area Description	Area (SF)	Area (AC)	C	A/C
Impervious	1,203	0.22	0.50	0.11
Paved	4,341	0.79	0.50	0.39
Total	5,544	1.01		
Weighted C _w			0.50	

Drainage Fee Area Calculations

Drainage Fee Area = Post-Development Impervious - Existing Permitted Impervious

Existing Impervious = 4,803 SF

Proposed Impervious = 4,093 SF

Drainage Fee Area = 710 SF

Summary - Flow Rate Calculations

Pre-Development

Area Description	Area (SF)	Area (AC)	C	A/C
Impervious	1,203	0.22	0.50	0.11
Paved	4,341	0.79	0.50	0.39
Total	5,544	1.01		
Weighted C _w			0.50	

Post-Development

Area Description	Area (SF)	Area (AC)	C	A/C
Impervious	1,203	0.22	0.50	0.11
Paved	4,341	0.79	0.50	0.39
Total	5,544	1.01		
Weighted C _w			0.50	

Retention

Flow = Post-Development Flow Rate for Project Area

Flow = Pre-Development (Existing) Flow Rate for Project Area

Retention Period	Q ₁
10 min	1.04
15 min	1.38
30 min	1.72
60 min	2.06
120 min	2.40
240 min	2.74
360 min	3.08
720 min	3.42
1440 min	3.76

Velocity for Storm 1 (1)

Retention Period = 10 min

Flow Depth = 1.0

Flow Velocity = 0.84

Flow Depth = 1.5

Flow Velocity = 1.10

Velocity for Storm 1 (1.5)

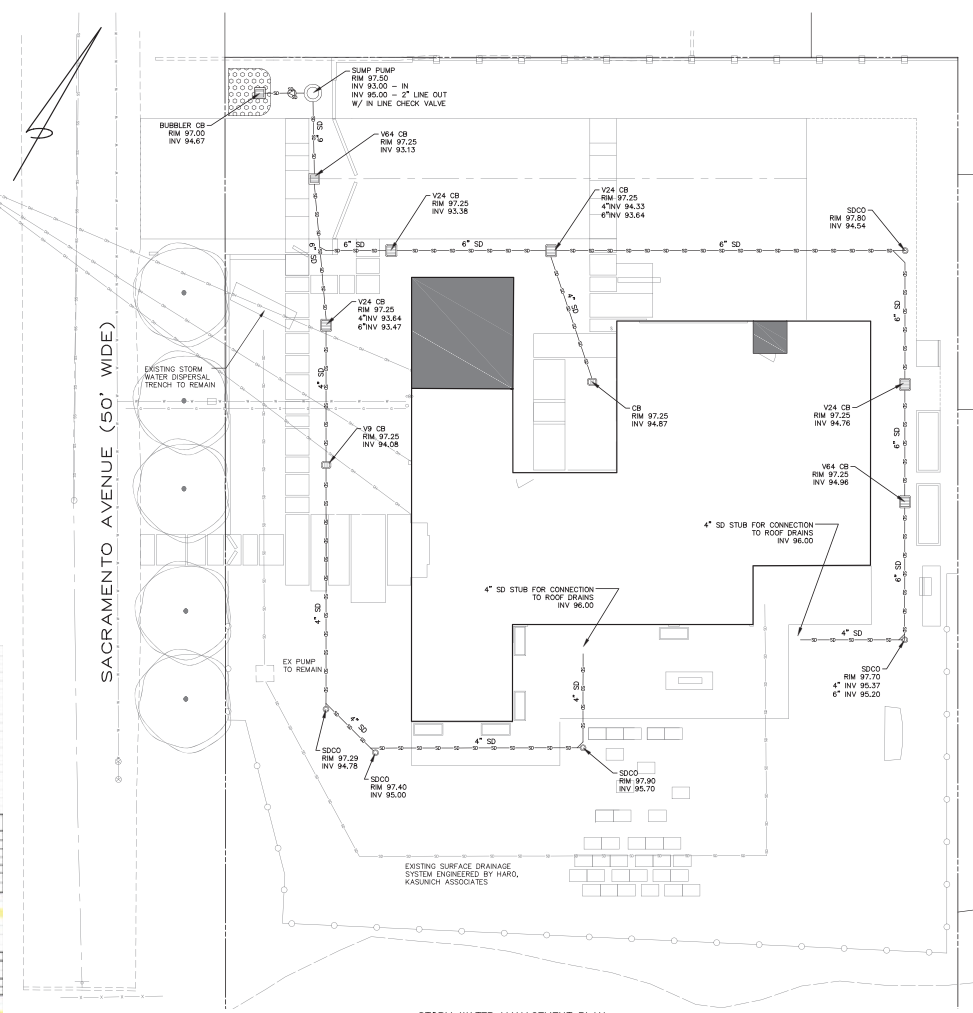
Retention Period = 10 min

Flow Depth = 1.5

Flow Velocity = 1.10

Flow Depth = 2.0

Flow Velocity = 1.36



STORM WATER MANAGEMENT PLAN
SCALE: 1" = 10'

- DRAINAGE IMPACT NOTES:**
1. THE PROJECT DOES NOT INCREASE THE STORM WATER RUNOFF. IT ACTUALLY WILL REDUCE THE RUNOFF ACCORDING TO THE CALCULATIONS ABOVE.
 2. ALL ROOF DOWNSPOUTS MUST BE CONNECTED TO THE NEW STORM DRAIN SYSTEM SHOWN.
 3. IF MODIFICATIONS TO THE EXISTING DRAINAGE SYSTEM RECENTLY INSTALLED AND ENGINEERED BY HARO, KASUNICH AND ASSOCIATES, THEIR PROJECT NO. SC10750, THESE MODIFICATIONS MUST BE DONE UNDER THE SUPERVISION OF HARO, KASUNICH AND ASSOCIATES' APPROVAL.



DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

APN 036-143-09

REVISIONS

JUNE 13, 2014 REVISE PER CITY COMMENTS

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SACRAMENTO, CA 95833-2084
(831) 426-3560

STORM WATER CONTROL PLAN

RESIDENTIAL REMODEL
106 SACRAMENTO AVENUE
CAPITOLA, CA 95010

SCALE AS SHOWN DRAWN JFR JOB NO. 27256
DATE MARCH 28, 2018 CHECKED WJER INDEX 300QUEL R0.2 SHEET C2
DESIGN JFR DWG NAME 27256.DWG FILE NO. 27256 OF 4

GENERAL EROSION CONTROL NOTES

1. THE DEVELOPER/CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
3. ALL EMPLOYEES AND CONTRACTORS SHALL BE INFORMED ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.
4. SEE HOUSEKEEPING REQUIREMENTS AND INSPECTION NOTES ON THIS SHEET.
5. RUNOFF FROM THE CONSTRUCTION SITE MUST NOT BE ALLOWED TO FLOW OVER ANY FILL SLOPES.
6. ON ALL FINISH GRADED SLOPES, ON- AND OFF-SITE, EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE COVERED WITH TWO INCHES (2") OF MULCH.
7. UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.
8. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER THE STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, COMPOST SOCKS OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPILLS, AGGREGATE, FLY-ASH, SLUDGE, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATER TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

5. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PEROUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
6. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
7. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
8. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
9. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
10. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
11. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
12. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY, AND
13. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

VEHICLE STORAGE AND MAINTENANCE

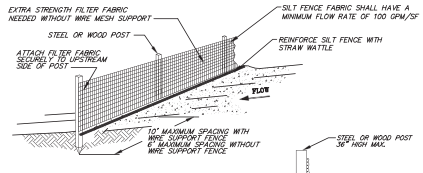
14. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
15. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
16. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

17. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
18. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
19. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
20. APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
21. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

INSPECTION NOTES:

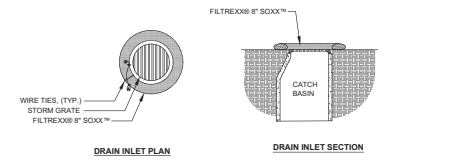
1. THE CONTRACTOR OR THE PROJECT CONSTRUCTION MANAGER SHALL PERFORM AND MAKE WRITTEN RECORD OF ALL SITE INSPECTIONS TO ENSURE ADEQUATE DEPLOYMENT OF BEST MANAGEMENT PRACTICES (BMPs).
2. DURING INSPECTIONS IDENTIFY AND RECORD BMPs THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED, OR THAT COULD FAIL TO OPERATE AS INTENDED.
3. THE CONTRACTOR SHALL REPAIR BMPs WITHIN 72 HOURS OF IDENTIFICATION AND THE CHANGES COMPLETED AS SOON AS POSSIBLE.
4. CONDUIT INSPECTIONS DURING BUSINESS HOURS ONLY.
5. AT MINIMUM, RAIN EVENT INSPECTIONS WILL BE CONDUCTED AS FOLLOWS:
 - PRE RAIN EVENT
 - DURING RAIN EVENT
 - POST RAIN EVENT
6. RAIN INSPECTIONS ARE TRIGGERED WHEN A PREDICTED RAIN FORECAST OF 50% PROBABILITY OR GREATER FOR THE NATIONAL WEATHER SERVICE (NWS) AT WINDOASOVI.
7. THE CONTRACTOR IS RESPONSIBLE FOR DAILY AND WEEKLY INSPECTIONS DURING NON-STORM PERIOD.
8. VISUALLY INSPECT FOR ANY SPILLS, LEAKS, STORMWATER RUN-OFF, EROSION, SHEEN ON THE SURFACE, TURBIDITY, ODOORS, AND SOURCE OF ANY ORODRED POLLUTANTS.
9. VISUALLY EVALUATE THE PROJECT RUNOFF FOR SEDIMENT AND TURBIDITY LEAVING THE PROJECT SITE.



NOTES:

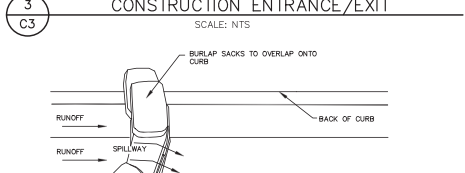
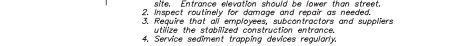
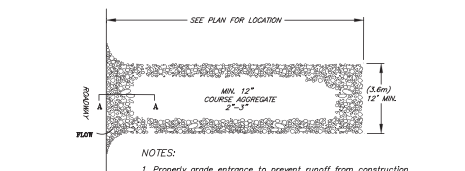
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE FLOW EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

W/ STRAW WATTLE DETAIL



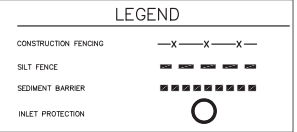
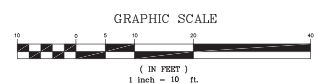
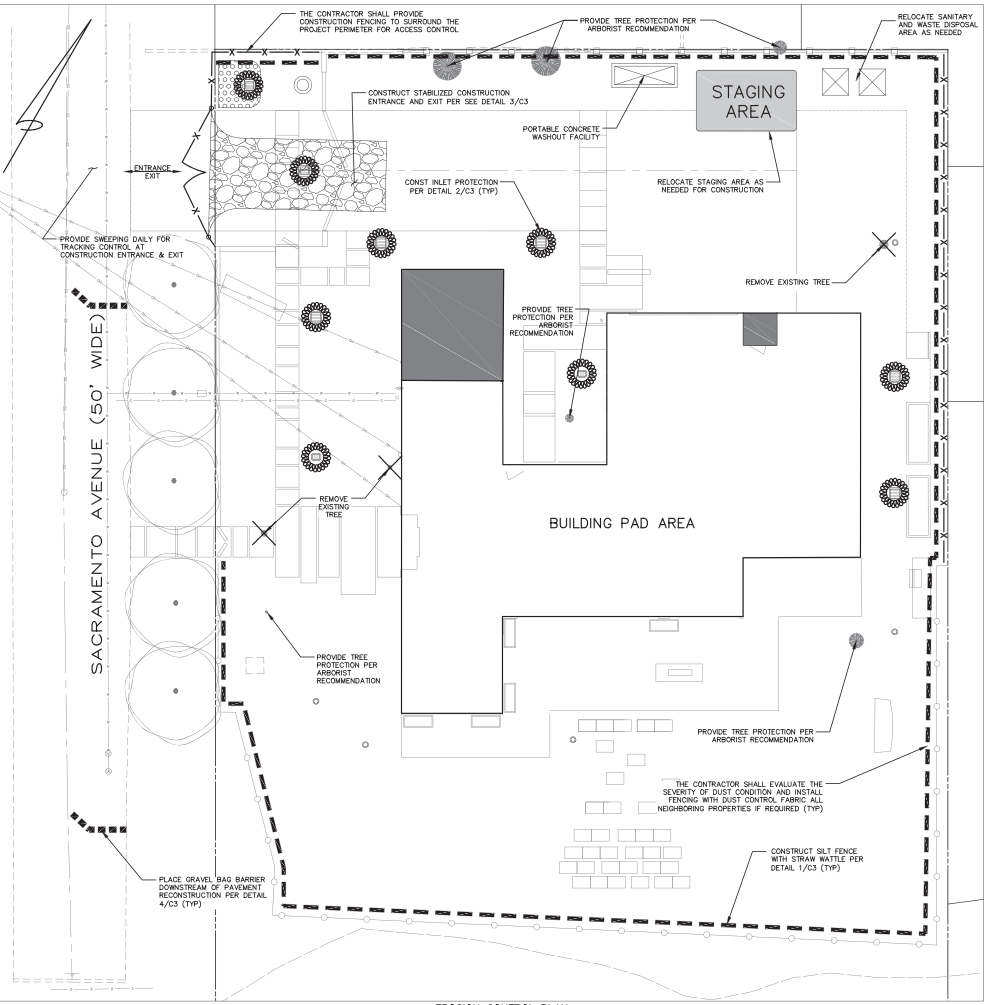
NOTES:

1. ALL MATERIAL TO MEET FILTREX® SPECIFICATIONS.
2. FILTREX® FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL MAY BE USED WITH FINAL LANDSCAPING OR TO BE DISPERSED ON SITE.



NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND UNLOADMENT SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



TOTAL AREA OF DISTURBANCE = 8,500 SF



DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

APN 036-143-09			
REVISED	JUNE 13, 2014 REVISE PER CITY COMMENTS		
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SACRAMENTO, CA 95833-2084 (831) 426-3560		EROSION CONTROL PLAN	
RESIDENTIAL REMODEL 106 SACRAMENTO AVENUE CAPITOL, CA 95010		SCALE AS SHOWN	DRAWN: JFR
DATE: MARCH 28, 2018	CHECKED: WJER	JOB NO: 27256	INDEX: 300QUEL RO. 2
DESIGN: JFR	DWG NAME: 27256.DWG	FILE NO: 27256	SHEET: C3
			OF: 4

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS MAP IS NAVD 1988 DATUM
 HIS BENCHMARK
 ELEVATION = 3.212
 TO = SUCCESSION
 DRIVE/PROPERTY CA/SANTA CRUZ
 IN CONTINUA, AT THE INTERSECTION OF THE SOUTHERN PACIFIC RAILROAD AND MONTEREY AVENUE, 107 M (351.0 FT) WEST OF THE CENTERLINE OF THE AVENUE, 7.6 M (25.0 FT) SOUTH OF THE REAR WALL, 3.36 (11.0 FT) NORTHWEST OF A UTILITY LIGHT POLE, LEVEL WITH THE TRACK, AND IN A CONCRETE MONUMENT THAT PROJECTS 0.2 M (0.7 FT) ABOVE THE GRADE SURFACE
 ELEVATION = 66.77 NAVD 88.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE NORTHWESTERN LINE OF PRINCIPAL AVENUE AS SHOWN ON THIS MAP FILED IN VOLUME 53 OF MAPS AT PAGE 21, SANTA CRUZ COUNTY RECORDS, AND ESTABLISHED BETWEEN MONUMENTS BEING AS SHOWN IN NORTH-SOUTH EAST

BOUNDARY NOTE

BOUNDARY LINES DELINEATED ON THIS MAP ARE BASED ON THE SURVEYORS' OPINION UTILIZING FIELD PHYSICAL EVIDENCE, RECORDS MAPS AND OTHER APPROPRIATE RECORDS AS SHOWN IN THE EXPOSITIONS. NO LIABILITY IS ASSUMED BY BOWMAN AND WILLIAMS FOR THE EXISTENCE OF ANY CLAIMANTS' ENCUMBRANCES, INTERESTS OR BOUNDARIES AS TO TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING. A REQUESTED TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.

THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY FIELD WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PIPES, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

ABBREVIATIONS

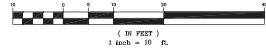
- AC ASPHALT
- CL CENTERLINE
- CONC CONCRETE
- ELEC ELECTRIC
- FLOOR FLOOR
- FF FINISH FLOOR
- PH FIRE HYDRANT
- FLOOR FLOOR
- FLG FENCE
- W WOOD
- INW IRON
- JOINT JOINT UTILITY POLE
- MEAN MEAN HIGH TIDE
- MEAN MEAN LOW WATER
- MEAN MEAN LOWER LOW WATER
- HYDRO HYDROLOGICAL
- PMT PAVEMENT
- RECORD RECORD
- SS SANITARY SEWER
- SS SANITARY SEWER CLEANOUT
- WV WATER VALVE
- WATER WATER

LEGEND

- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- X FENCE LINE
- OLD PROPERTY LINE
- OH OVERHEAD UTILITY LINES
- PROPERTY LINE
- TOP OF CLIFF
- EDGE OF PAVEMENT
- FIRE HYDRANT
- FOUND MONUMENT AS NOTED
- (100) INDICATES RECORDED DATA 53-M-31
- 100 INDICATES MEASURED DATA
- JOINT UTILITY POLE
- HOUSING
- +11.11 SPOT ELEVATION
- TREE AS NOTED
- WATER VALVE
- INDICATES AREA NOT SURVEYED
- INDICATES SLIDE DEBRIS FILL
- INDICATES OVERHANG OF BLUFF

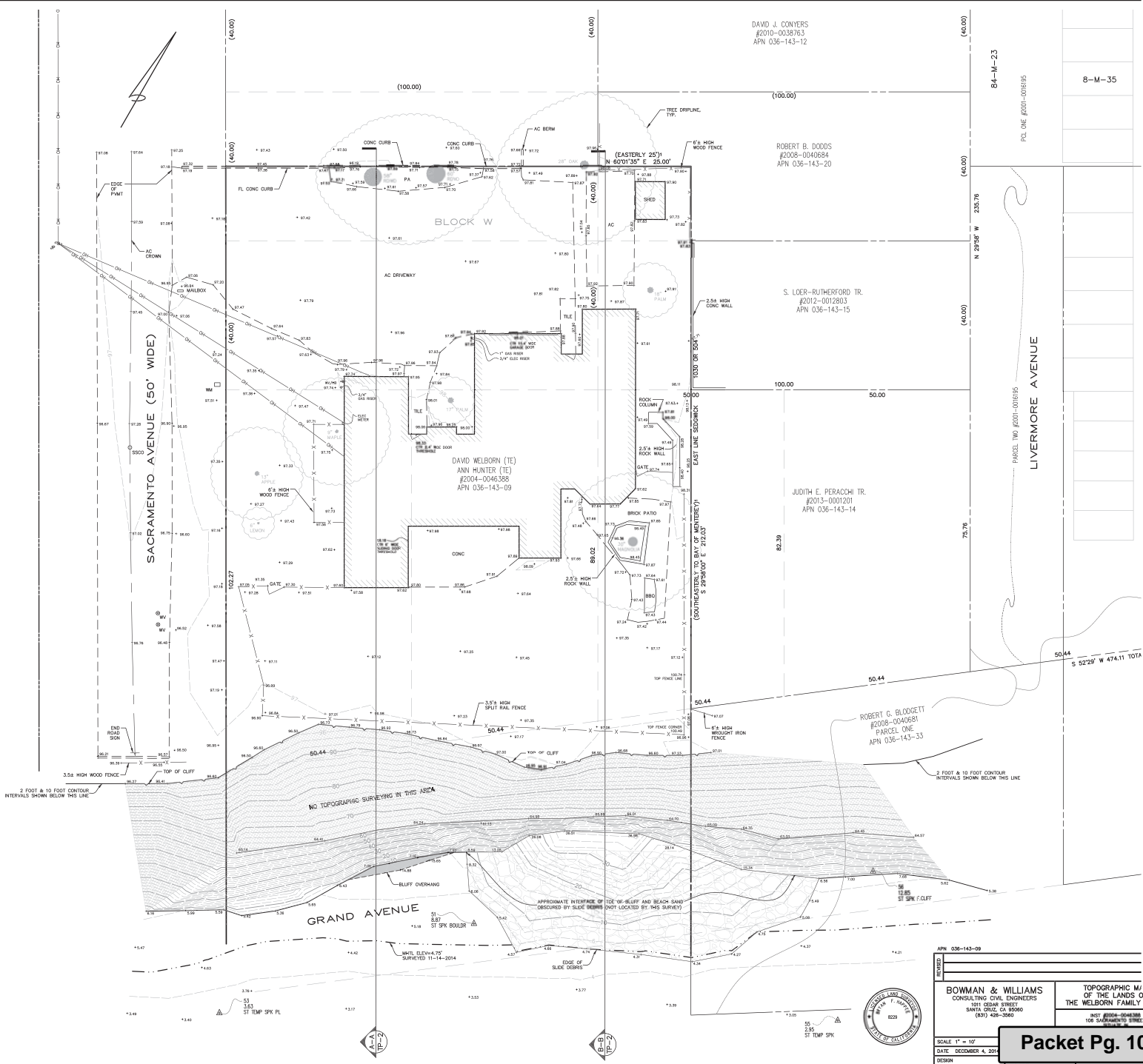
1 FOOT CONTOUR INTERVAL FOR THE LOT, 2 FOOT CONTOUR INTERVAL FOR THE BLUFF AND BEACH DISTANCES AND ELEVATIONS ARE SHOWN ON FEET AND DECIMALS THEREOF

GRAPHIC SCALE



UTILITY NOTE

UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM UTILITY COMPANY RECORDS FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS, AND AS LIMITED BY CONCRETE OR OTHER BARRIERS. A SURVEY BY BOWMAN AND WILLIAMS SHOULD BE CONDUCTED TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT OWNER IN CASE OF CONFLICT. CALL U.S.A. (UNDERGROUND SERVICE ALERT) (800) 642-2444 BEFORE ANY EXCAVATION.



APN 036-143-09

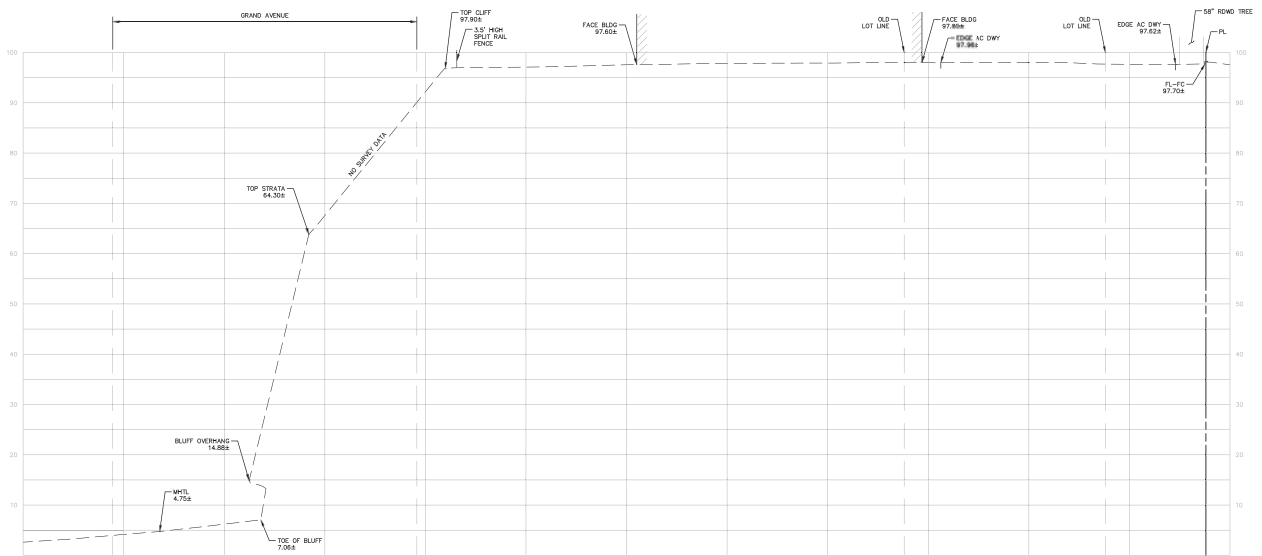
BOWMAN & WILLIAMS
 CONSULTING CIVIL ENGINEERS
 1011 GEAR STREET
 SANTA CRUZ, CA 95060
 (831) 438-5000

TOPOGRAPHIC M/
 OF THE LANDS OF
 THE WELBORN FAMILY TRUST

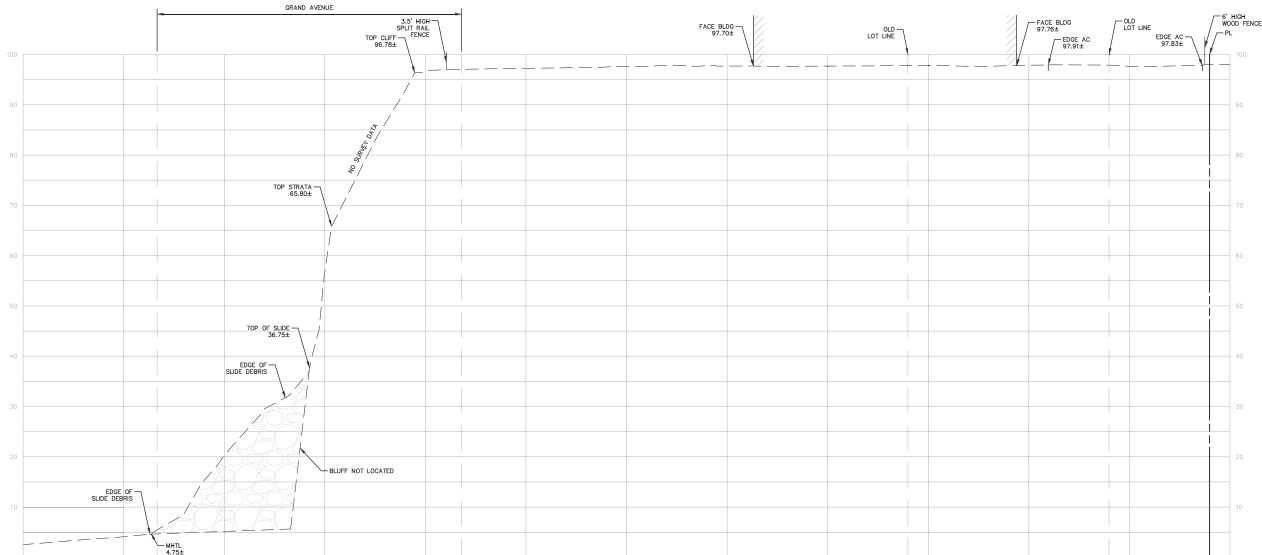
INST 0004-004888
 106 SACRAMENTO STREET

SCALE: 1" = 10'
 DATE: DECEMBER 4, 2014
 DESIGN

Packet Pg. 101



SECTION A-A
SCALE: 1" = 10' H & V



SECTION B-B
SCALE: 1" = 10' H & V



APN 036-143-09	
RECORDED	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 OCEAN STREET SANTA CRUZ, CA 95060 (831) 438-3000	
TOPOGRAPHIC M/ OF THE LANDS OF THE WELBORN FAMILY TRUST INST #004-0048388 106 SACRAMENTO STREET	
SCALE 1" = 10' H & V	Packet Pg. 102
DATE: DECEMBER 4, 2014 DESIGN	

GENERAL LAYOUT LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
(E)	EXISTING
—○—	EXISTING FENCE LINE
—○—	NEW FENCE LINE
⊞	PLANTING AREA
○	EXISTING TREE
○	NEW TREE

GENERAL NOTES

1. VERIFY EXISTING SITE INFORMATION, INCLUDING STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, AND NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
2. PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
3. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE APPLIES TO FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.

LAYOUT NOTES

1. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
2. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
3. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
4. WHERE DIMENSIONS ARE CALLED AS 'EQUAL', ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
5. VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.

MATERIAL SCHEDULE

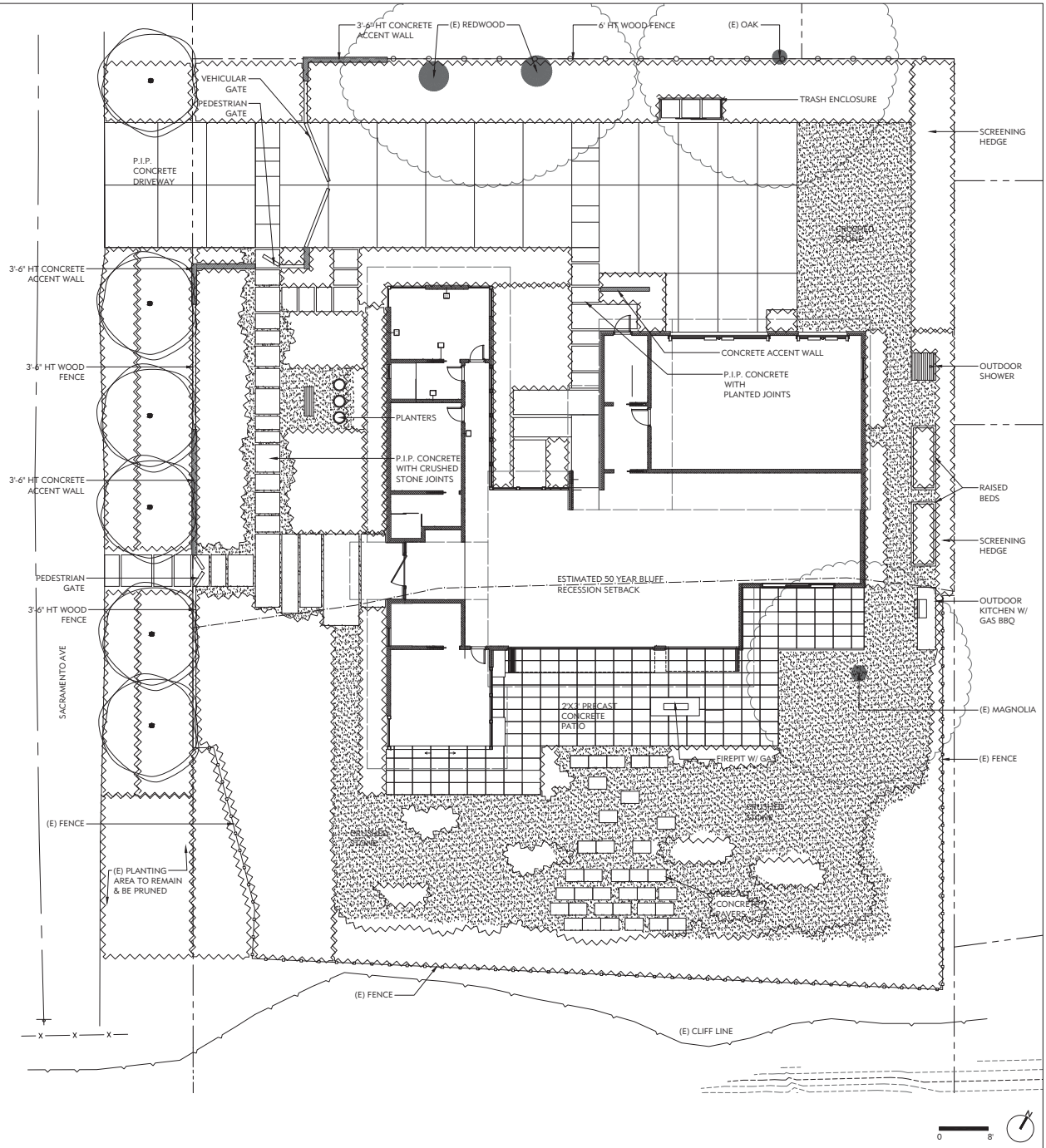
DETAIL	DESCRIPTION
P.I.P. CONCRETE PAVING (VEHICULAR)	INTEGRAL COLOR CONCRETE BY DAVIS COLORS COLOR: T.B.D. FINISH: VERY LIGHT BROOM ONE WAY www.daviscolors.com
P.I.P. CONCRETE PAVING (PEDESTRIAN)	INTEGRAL COLOR CONCRETE BY DAVIS COLORS COLOR: T.B.D. FINISH: VERY LIGHT BROOM ONE WAY www.daviscolors.com
CRUSHED STONE	T.B.D.
PRECAST CONCRETE PAVERS	T.B.D. SIZE: 2'-0" X 3'-0" X 2"
CRUSHED STONE PAVING	T.B.D.
3'-6" HT CONCRETE ACCENT WALLS	INTEGRAL COLOR CONCRETE BY DAVIS COLORS COLOR: T.B.D., S.A.D. FINISH: BOARD FORM www.daviscolors.com
3'-6" HT WOOD FENCE	TO MATCH ARCHITECTURE SIDING, S.A.D.

MATERIAL NOTES

1. USE LOCAL AND REGIONAL MATERIALS, AND USE RECYCLED AND SALVAGED MATERIALS WHENEVER POSSIBLE. ALL MATERIALS TO COME FROM MAX. 500 MILES FROM SITE.
2. USE MATERIALS WITH A LONG LIFE SPAN.
3. ALL CONCRETE TO CONTAIN 30-50% FLYASH OR OTHER POST CONSUMER EQUIVALENT. ALL COLOR PIGMENTS TO BE NATURAL.
4. RECYCLE UNUSED CONSTRUCTION MATERIALS BY DROPPING AT LOCAL SALVAGE YARDS. AVOID LANDFILL DEPOSITS AS MUCH AS POSSIBLE. ASK LANDSCAPE ARCHITECT FOR LIST OF SALVAGE DROP PLACES.
5. GRIND ALL HEALTHY WOODY SHRUBS AND TREES THAT HAVE BEEN REMOVED FROM SITE, AND NON PRESSURE TREATED WOOD SCRAPS FOR PLANTING MULCH. GRIND ON SITE.
6. ALL PAINTS AND STAINS TO BE WATER BASED AND FREE OF HARMFUL CHEMICALS OR OFF GASES WHEN APPLIED. SUBMIT PRODUCT CUT SHEETS PRIOR TO INSTALLATION.

LIGHTING NOTES

1. ALL FIXTURES TO FACE DOWNWARD AND/OR BE SHIELDED.
2. ALL FIXTURES TO BE INSTALLED PARALLEL TO CORRESPONDING SITE ELEMENTS, TO BE ALIGNED TO ONE ANOTHER, AND TO BE INSTALLED PLUMB AND TRUE TO FINISH GRADES.
3. CONTRACTOR TO VERIFY TRANSFORMER LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. CONTRACTOR TO VERIFY AND CONFIRM SWITCHING LOCATIONS WITH OWNER PRIOR TO INSTALLATION.



SHADES OF GREEN LANDSCAPE ARCHITECTURE
 1306 BRIDGEWAY SAUSALITO, CA
 P 415 321 1881 www.shadesofgreen.com

PROJECT: **MORRISSEY RESIDENCE**
106 SACRAMENTO AVE
CAPITOLA, CALIFORNIA
 APN#: 03614309

NO.	DATE	DESCRIPTION
01	08.03.20	PLANNING REVIEW

DRAWING TITLE:
LAYOUT & MATERIALS PLAN

PROJECT NO: 101
 SCALE:
 DRAWN BY: GL/17
 REVIEWED BY:
 ISSUE DATE:

DRAWING NO:
L1.0

SYMBOL LEGEND

- TREE OR SHRUB TO REMAIN
- TREE TO BE REMOVED - (3)
- NEW TREE

PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.
2. ALL PLANT LOCATIONS SHALL BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES, I.E., UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, LIGHT FIXTURES, ETC. ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE CONFIRMED IN FIELD BY CONTRACTOR.
4. PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.
5. PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE UNDEAMAGED AND HAVE PROPER BRANCH STRUCTURE.
6. ALL NEW PLANTING BEDS TO RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. RIP SUBSOIL TO 8 INCH DEPTH PRIOR TO PLACING TOPSOIL. PLACE TOPSOIL IN 3 INCH MAXIMUM LIFTS AND ROTOTILL INTO UNDERLYING MATERIAL TO ELIMINATE INTERFACE.
7. ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST PER 1000 SQUARE FEET, 10 LBS HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD "PRE-PLANT PLUS 7-5-7" FERTILIZER AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET.
8. EXCAVATE PLANTING PITS AS FOLLOWS:
TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH + 12 INCHES, 6 INCH GROUND COVER BEDS: AS REQUIRED
9. FOR SUCCULENTS, LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL + 3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 1 PART EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART SAND TO 1 PART PEAT MOSS (OR COCONUT COIT). FERTILIZER NOT REQUIRED.

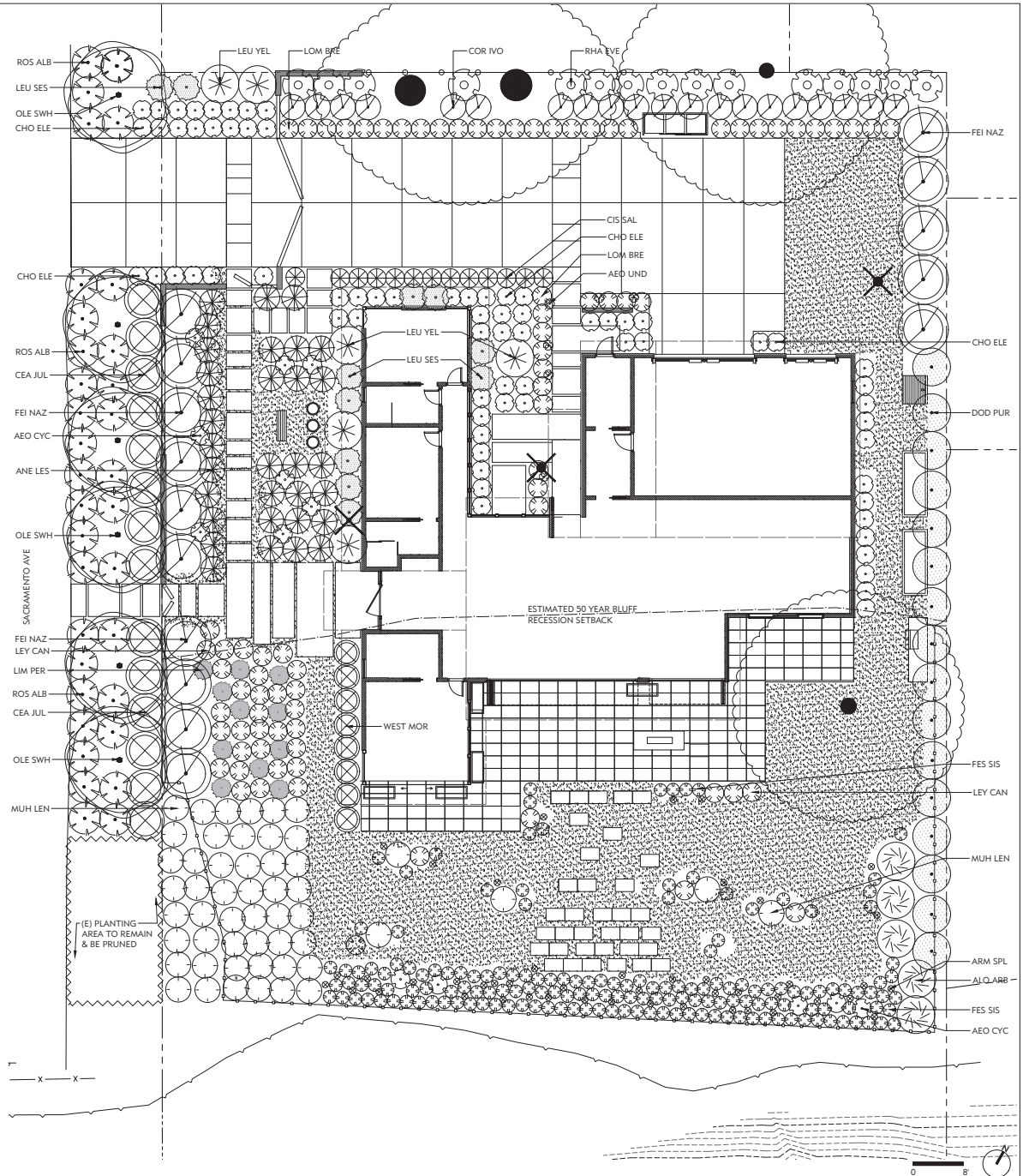
IRRIGATION NOTES

1. NO IRRIGATION BEYOND 50 YEAR BLUFF HISTORICAL RATE RECESSION SETBACK.

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Height	Spread	Spacing	Qty	Water Use
Tree								
OLE SWH	<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive	24 or 36 in	25-30 ft	20-25 ft	See Plan	6	Very Low
Shrub								
CEA JUL	<i>Ceanothus 'Julia Phelps'</i>	Wild Lilac	5 G	4-6 ft	6-8 ft	72 in	14	Low
COR IVO	<i>Cornus 'Ivory Bell'</i>	Australian Fuchsia	5 G	2 ft	8 ft	See Plan	18	Low
DOD PUR	<i>Dodonaea viscosa</i> 'Purpurea'	Purple Hop Bush	5 G	12-15 ft	6-10 ft	See Plan	16	Low
FEI NAZ	<i>Feijoa sellowiana</i> 'Nazamet'	Pinapple Guava 'Nazamet'	15 G	10-15 ft	10-15 ft	See Plan	15	Moderate
LEU SES	<i>Leucodendron sessile</i>	Sun Conebush	5 G	4-5 ft	4-5 ft	48 in	22	Low
LEU COY	<i>Leucophaea cordifolium</i>	Yardlong Pincushion	5 G	4-6 ft	6-10 ft	See Plan	6	Low
RHA EVE	<i>Rhamnus californica</i> 'Eve Cow'	Eve Cow Gallsberry	15 G	4-8 ft	4-6 ft	60 in	15	Low
ROS ALB	<i>Rosa rugosa</i> 'Alba'	White Rugosa Rose	5 G	6 ft	3-5 ft	36 in	35	Low
WES MOR	<i>Westringia fruticosa</i> 'Morning Light'	Variiegated Australian Rosemary	5 G	3-4 ft	4-5 ft	36 in	8	Low
Perennial								
ARM SPL	<i>Amaranthus maritimus</i> 'Splendens'	Common Thrift / Sea Pink	4" Pot	<12 in	1 ft	12 in	46	Low
LIM PER	<i>Limnium parvifolium</i>	Statice, Sea Lavender	1 G	3 ft	3 ft	36 in	11	Low
Succulent								
AEO CYC	<i>Aeonium cyclops</i>	Giant Red Aeonium	1 G	4-5 ft	3 ft	See Plan	11	Low
AEO UNL	<i>Aeonium undulatum</i>	Striked Aeonium	1 G	2-3 ft	1-2 ft	24 in	6	Low
ALO ARB	<i>Aloe arborescens</i>	Torch Aloe	1 G	6-8 ft	6-8 ft	See Plan	5	Low
Grass								
ANE LES	<i>Axonanthus lessoniana</i>	Phosson's Tall Grass	1 G	2-3 ft	4 ft	36 in	34	Moderate
CHO ELE	<i>Chorizanthe elaeagnifolia</i>	Large Cape Rush	5 G	4 ft	3-4 ft	36 in	71	Low
FES SIS	<i>Festuca idahoensis</i> 'Siikayu Blue'	Siikayu Blue Fescue	1 G	2 ft	2 ft	See Plan	161	Very Low
LEY CAN	<i>Leymus condensis</i> 'Canyon Prince'	Canyon Prince Wild Rye	1 G	2-3 ft	2-3 ft	30 in	39	Low
LOM BRE	<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	1 G	2-3 ft	3 ft	36 in	43	Low
MUL LEN	<i>Muhlenbergia capillaris</i> 'Lenca'	Regal Mat Pink Muhly	1 G	3-4 ft	3-4 ft	36 in	52	Low
Groundcover								
CIS SAL	<i>Cistus sibiricus</i>	Sageleaf Rockrose	5 G	2 ft	6-8 ft	60 in	13	Low

10. FOR OTHER PLANTING AREAS, LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL + 3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART NITROLIZED FIR SHAVINGS OR NITROLIZED 1/2 INCH MINUS FIR BARK. USE "PRE-PLANT PLUS 7-5-7" FERTILIZER, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.
11. FOR PLANTING, PLACE "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX ALLOWING 2 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER. APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1-2 1/2 CUP PER HOLE; 5 GALLON CAN, 1-2 CUPS PER HOLE; 15 GALLON CAN, 3-4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY IN POSITION. TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS. UNTIL PITS ARE APPROXIMATELY 2/3 FULL. WATER THOROUGHLY, SATURATING ROOTBALL. ADD REMAINING BACKFILL MIX TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS.
12. ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLACED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP SOIL TO KEEP ROOTS FROM DRYING OUT.
13. FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.
14. ALL TREES TO BE GUYED AND STAKED AS REQUIRED.
15. AFTER PLANTING, APPLY "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10 POUNDS PER 1000 FEET TO ALL PLANTING AREAS. LIGHTLY RAKE IN FERTILIZER TO INCORPORATE INTO SOIL.
16. ALL PLANTING AREAS WITH GROUND COVER AND SHRUBS SHALL RECEIVE A 3 INCH LAYER OF RE-GROUND BARK MULCH OR GRAVEL. KEEP 3 INCHES AWAY FROM STEM OR TRUNK. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.



SHADES OF GREEN LANDSCAPE ARCHITECTURE
 1306 BRIDGEWAY, Sausalito, CA
 415.333.1885 | info@shadesofgreen.com

PROJECT:
 MORRISSEY RESIDENCE
 106 SACRAMENTO AVE
 CAPITOLA, CALIFORNIA
 APN#: 03614309

REVISIONS:

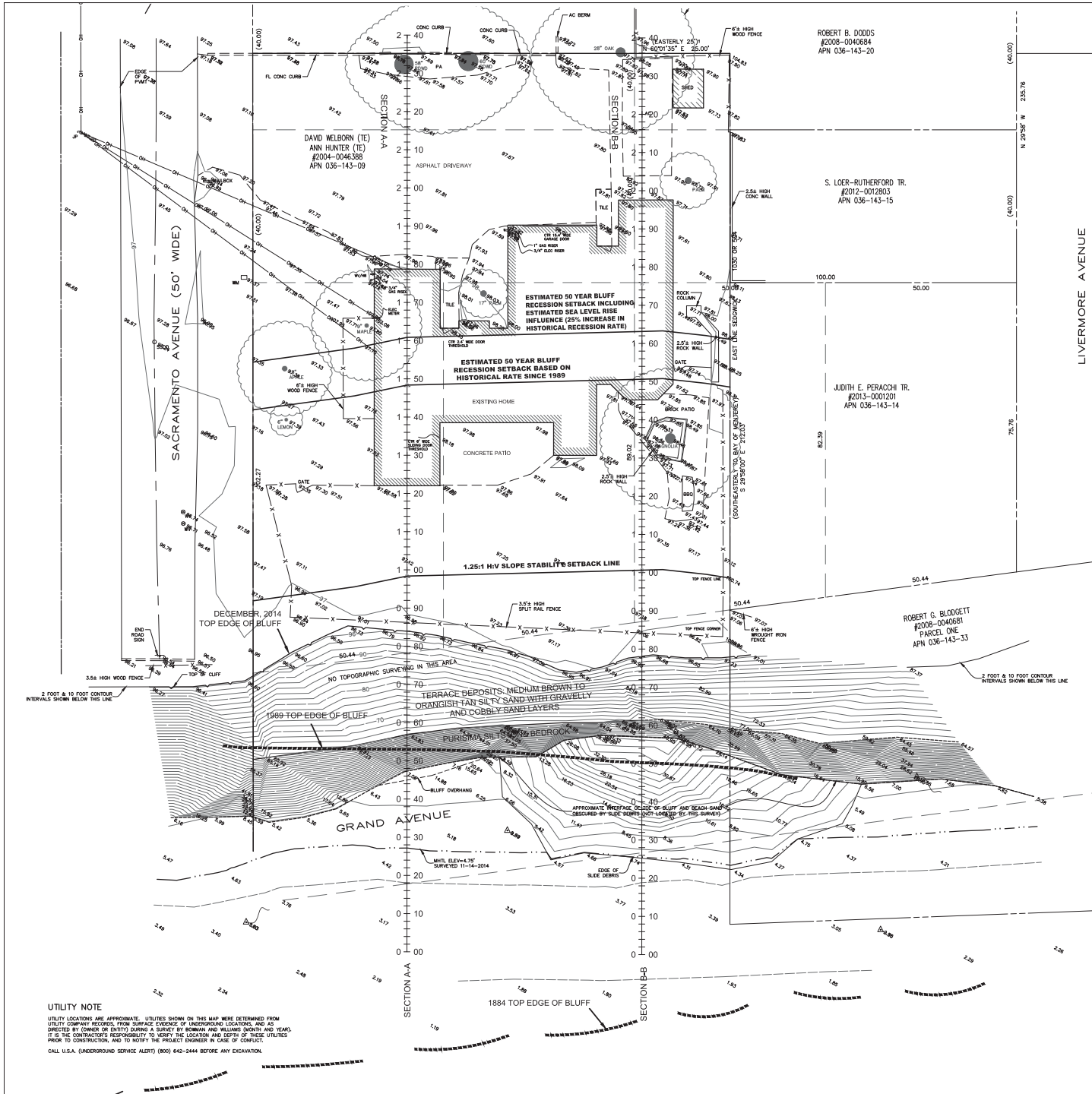
NO.	DATE	DESCRIPTION
001	2018.03.20	PLANNING REVIEW

DRAWING TITLE:
 PLANTING PLAN

PROJECT NO.: 510
SCALE:
DRAWN BY: GLW
REVIEWED BY:
ISSUE DATE:

DRAWING NO.:

L2.0



- LEGEND**
- CONTOUR (MAJOR)
 - CONTOUR (MINOR)
 - X- FENCE LINE
 - - - - - OLD PROPERTY LINE
 - OVERHEAD UTILITY LINES
 - PROPERTY LINE
 - TOP OF CLIFF
 - EDGE OF PAVEMENT
 - FIRE HYDRANT
 - FOUND MONUMENT AS NOTED
 - (100) INDICATES RECORD DATA 53-14-31
 - 100 INDICATES MEASURED DATA
 - JOINT UTILITY POLE
 - HOSEBOX
 - SPOT ELEVATION
 - TREE AS NOTED
 - WATER VALVE
- 1 FOOT CONTOUR INTERVAL FOR THE LOT, 2 FOOT CONTOUR INTERVAL FOR THE BLUFF AND BEACH DISTANCES AND ELEVATIONS ARE SHOWN ON FEET AND DECIMALS THEREOF

BASIS OF ELEVATIONS

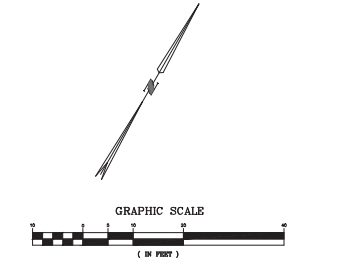
THE BASIS OF ELEVATIONS FOR THIS MAP IS NAVD 1988 DATUM

NGS BENCHMARK: DESIGNATION - 2 212
 FID - 00097
 STATE/COUNTY - CA/SANTA CRUZ

IN CONTINUATION OF THE INTERSECTION OF THE SOUTHERN PACIFIC RAILROAD AND MONTEREY AVENUE, 10.7 M (35.10 FT) WEST OF THE CENTRALLINE OF THE AVENUE, 7.8 M (25.6 FT) SOUTH OF THE MAIN WALL, 5.2M (17.0 FT) NORTHWEST OF A UTILITY LIGHT POLE, LEVEL WITH THE TRACK, AND IN A CONCRETE MONUMENT THAT PROJECTS 0.2 M (07.1 FT) ABOVE THE GROUND SURFACE.

ELEVATION = 66.72' NAVD 88.

TOPOGRAPHIC BASE MAP BY
 BRYAN HAPPEE, PLS 8229
 BOWMAN & WILLIAMS, JOB NO. 25533



PRELIMINARY

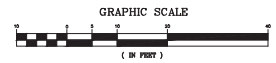
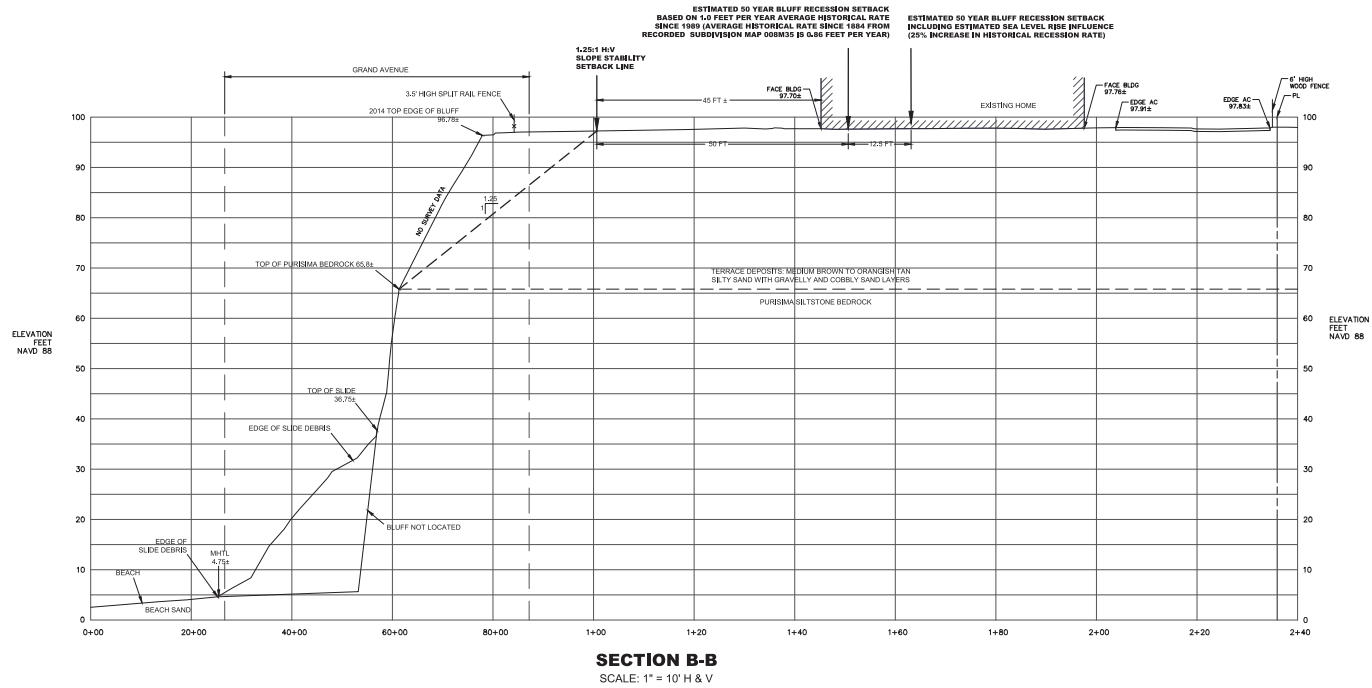
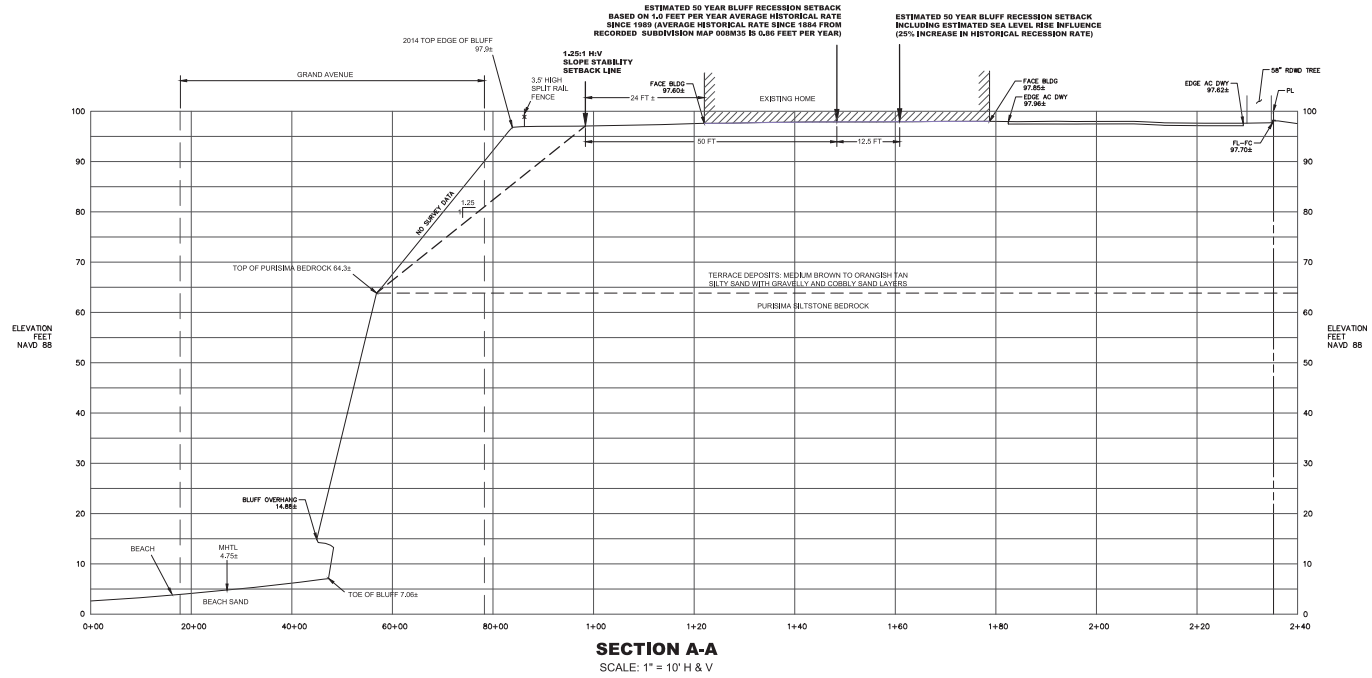
SHEET 1:
 ESTIMATED 50 YEAR
 FUTURE COASTAL BLUFF
 RECESSION SETBACK MAP

10/30/2017

UTILITY NOTE

UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM UTILITY COMPANY RECORDS, FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS AND AS SPECIFIED BY (OWNER OR ENTITY) DURING A SURVEY BY BOWMAN AND WILLIAMS (MONTH AND YEAR). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

CALL U.S.A. (UNDERGROUND SERVICE ALERT) (800) 642-2444 BEFORE ANY EXCAVATION.



PRELIMINARY

SHEET 2:
ESTIMATED 50 YEAR FUTURE
COASTAL BLUFF RECESSION
CROSS SECTIONS

10/30/2017

HARO, KASUNICH AND
CONSULTING CIVIL, GEOTECHNICAL
116 EAST LAKE AVE., WATSONVILLE



Attachment: 106 Sacramento Street Perspective (106 Sacramento Avenue)

HARO, KASUNICH AND ASSOCIATES, INC.

CONSULTING GEOTECHNICAL & COASTAL ENGINEERS

Project SC11314
23 May 2018

Daniel Gomez
C/O Fuse Architects + Builders
411 Capitola Ave.
Capitola. CA 95010

Subject: Coastal Bluff Recession Study and Geological Report

Reference: 106 Sacramento Avenue
Capitola, California
Santa Cruz County APN 036-143-09

Dear Mr. Gomez:

Below is our Geologic Report including a Coastal Bluff Recession Study that we have completed at your and Michael Morrissey's request, for the property known as 106 Sacramento Avenue in Capitola, California. We understand that you want to remodel the existing home or construct a new home on the property to replace the current home.

Summary:

We have evaluated the historical coastal bluff recession rates at 106 Sacramento Avenue in Capitola, California. We also quantitatively evaluated the slope stability of the coastal bluff, including the influence of an earthquake that could cause recession.

We obtained and reviewed historical vertical aerial photographs and satellite imagery from 1966 through 2017. We also reviewed several sets of oblique angle aerial photographs from 1972 through 2015. In addition, we obtained a survey of the property from 1884. We visited the site and prepared a geologic cross section and made measurements from the seaward edge of the existing home out to the top edge of the coastal bluff. From comparison of a map of the bluff edge prepared in 1989 by Foxx Nielsen and Associates, a survey map from 2014 and field measurements by Mark Foxx in August 2017 it appears that the coastal bluff has receded toward the home on average about 28 feet since 1989. In this period, the area of least recession receded 22 feet and the area of most recession receded 32 feet, varying depending on where along the bluff edge the measurements were made. From our comparison of the surveyed bluff edge position in 1884 compared to the 2017 bluff edge position, it appears that at the worst case location the coastal bluff has receded toward the home about 113 feet since 1884, which is a long term

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 2

historical bluff recession rate of about 0.86 feet per year. Accelerating future sea level rise rates may result in possible increased future recession rates (compared to average historical recession rates).

In our opinion, the best way to predict future bluff recession and evaluate coastal recession risk is to use long term historical average annual erosion rates as a minimum. Using the more conservative average annual historical recession rate from the 1989 to 2017 time period would suggest that a minimum of 50 feet of bluff recession will occur at the subject property in the next 50 years.

Based on the analysis we have completed to date, we are unable to accurately predict how much future bluff recession rates will increase due to sea level rise. In order to allow for the possibility that future accelerating sea level rise will increase the long term average annual rate of recession, we recommend that the average annual historical recession rate from the 1989 to 2017 time period be increased by 25 percent, in order to estimate an average annual future recession rate during the next 50 years. That would suggest that 62.5 feet of recession will occur at the subject property in the next 50 years. Because of the shape of the accelerating curve, an average annual rate of approximately 1.5 feet per year is roughly estimated to occur in the 50th year; an approximately 50% faster rate than occurs today.

At the subject property the home is about 37 feet from the bluff edge at the upcoast corner and is about 67 feet from the bluff edge at the downcoast corner. The downcoast corner of the home is at greater risk than the upcoast corner because of its lesser setback from the coastal bluff.

In order to evaluate bluff stability, we performed additional work, including subsurface exploration, laboratory testing, and quantitative slope stability analysis. That analysis indicated that at this property, a 1.25 to 1.0 (H to V) gradient in the upper terrace deposits should be stable. The upper portion of the bluff face (which is the upper 25 feet of the bluff) that has formed in the terrace deposits is presently standing at a 1 to 1 (H:V) gradient or steeper, which is statically stable.

We have prepared drawings that show an Estimated 100 Year Future Coastal Bluff Recession Setback (two sheets dated 10/30/2017 included in Appendix H) that depict the setback in plan view and on three cross sections. The Setback was developed based on where a projected failure of the bluff face to a 1.25 to 1.0 (H to V) stable gradient would come to, then an additional 50 feet of recession to account for 50 years of future coastal erosion at the historical rate that recession has occurred at since 1989, plus an additional 12.5 feet of recession to account for accelerating bluff recession resulting from accelerating sea level rise. That 12.5 feet represents an average 25% acceleration in the historical recession rate at this

Project No. SC11314
 106 Sacramento Avenue
 23 May 2018
 Page 3

site, and reflects an average annual recession rate in the 50th year that is approximately 50% faster than the present rate of recession.

The selection of a "50 YEAR" timeframe is based on our understanding of the current minimum setback requirements in the City of Capitola Local Coastal Plan for permitting new development. We recommend the proposed development work is setback landward of the Estimated 50 Year Future Coastal Bluff Recession Setback (as shown on two sheets dated 10/30/2017 included in Appendix H), which we believe is the distance necessary to provide a stable building site over a 50-year lifetime of the proposed structure.

Analysis:

We completed the following tasks in our scope of services:

- 1) Obtained and reviewed selected vertical time sequential historical aerial photography and satellite imagery (1966 and 2017; shown in Appendices B and C).
- 2) Obtained and reviewed time sequential oblique aerial photography from 1972, 1979, 2002 and 2015 from online sources (shown in Appendices D, E, F and G).
- 3) Obtained and reviewed a 1884 survey map that included the referenced property (shown in Appendix A).
- 4) Reviewed a geologic map prepared by Foxx Nielsen and Associates in 1989.
- 5) Reviewed a survey map prepared by Bowman and Williams in November 2014 (used in preparing Appendix H).
- 5) Prepared two geologic cross sections from the existing home to the beach, using two topographic profiles prepared by Bowman and Williams (used in preparing Appendix H)..
- 6) Observed coastal bluff geology and recent erosion and slope instability.
- 7) Prepared this report with accompanying graphics that gives the results of our study.

Historical Bluff Recession

We obtained a geologic map prepared by Foxx Nielsen and Associates in 1989. We scanned and enlarged the map and then compared the position of the top edge of the coastal bluff on that map with the position shown on the survey map prepared by Bowman and Williams in November 2014. We went to the property on August 17, 2017 and made measurements that revealed that the bluff edge position had not changed Between November 2014 and August 2017. From this comparison of the bluff edge position in 1989 with that in August 2017 it appears that the coastal bluff has receded toward the home on average about 28 feet since 1989, which is

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 4

an average annual bluff recession rate of about 1.0 feet per year.

We also obtained a subdivision map of "Camp Capitola", that is dated 1884 and a partial copy is included in Appendix A. This subdivision map shows the Capitola Depot Hill area, and most importantly for our purposes shows the top edge of the coastal bluff where it existed in 1884. By 2017 field measurements at the site and comparison with the 2014 topographic survey by Bowman and Williams, we compared the position of the top edge of the coastal bluff in 2017 relative to the position shown on the 1884 survey map. From our comparison of the surveyed bluff edge position in 1884 compared to the current bluff edge position, it appears that the coastal bluff has receded toward the home approximately 113 feet since 1884, which is a long term historical bluff recession rate of about 0.86 feet per year.

There is relatively good correlation between the bluff recession rates measured from 1989 to 2017 and 1884 to 2017. A relatively large coastal bluff landslide occurred along part of the coastal bluff frontage at the property in 2014 and caused an episode of recession, which is likely why the recent recession rate is faster than the longer term recession rate. We give more weight to the shorter term measurement since it is based on more modern measurements we have greater confidence in.

If the historical long term average annual erosion rates of 0.86 feet per year from 1884 to 2017 were to continue into the future for 50 years, the top of the coastal bluff in 2068 would be 43 feet inland from where it is now.

If the historical long term average annual erosion rates of 1.0 feet per year from 1984 to 2017 were to continue into the future for 50 years, the top of the coastal bluff in 2068 would be 50 feet inland from where it is now. It is important to note that coastal bluff recession occurs episodically and not at a constant rate. It is more likely that 2 or 3 or 5 or even 10 feet of recession will happen at one time any given point on the coastal bluff, than a few inches per year each and every year will occur.

Sea Level has risen and the rate at which it is rising is accelerating. In general, sea level rise tends to make future coastal bluff recession rates faster than measured historical coastal bluff recession rates.

Future Sea Level Rise

The State of California, through the California Ocean Protection Council agency, has adopted the following sea level rise projections using the year 2000 as a base line:

Project No. SC11314
 106 Sacramento Avenue
 23 May 2018
 Page 5

Sea Level Rise Amounts Adopted by the State of California (2011)		
Year	Average of Models	Range of Models
2030	7 in (0.6 Feet)	5 to 8 inches
2050	14 in (1.2 Feet)	10 to 17 inches
2070	Low 23 inches	17 to 27 inches
	Medium 24 inches (2.0 Feet)	18 to 29 inches
	High 27 inches	20 to 32 inches
2100	Low 40 inches	31 to 50 inches
	Medium 47 inches (4.0 Feet)	37 to 60 inches
	High 55 inches	43 to 69 inches

The data adopted by the State of California indicates 40 to 55 inches of sea level rise should be planned for by 2100. This equates to between 3.4 to 5.5 feet of sea level increase by 2100.

The National Research Council prepared a 2012 report entitled Sea Level Rise for the Coasts of California, Oregon and Washington: Past, Present and Future. This report stated the following sea level rise projections for areas South of Cape Mendocino using the year 2000 as a base line:

Sea Level Rise Amounts from the National Research Council (2012)	
Year	Sea Level Rise
2050	Lower Range 5 inches
	Higher Range 24 inches
2100	Lower Range 16 inches
	Higher Range 66 inches

Sea level rise will cause faster rates of bluff recession than have occurred historically. The degree to which sea level rise will cause coastal bluff rates to increase is not agreed upon by all geologists.

Future bluff recession may occur at faster rates because the rate at which sea level is rising is accelerating. Based on the analysis we have completed to date, we are unable to accurately predict how much future bluff recession rates will increase due to sea level rise. Nobody really knows. We modeled an acceleration in erosion rates below, with corresponding predictions of future cumulative recession.

Project No. SC11314
 106 Sacramento Avenue
 23 May 2018
 Page 6

Period Recession During Period	Average Annual Rate of Recession (FT/YR)	Period Length (YRS)	Recession During Period (FT)	Cumulative Recession at End of Period (FT)	When (Calendar Year)
Historical	1.0	28	28	NA	Until Now
2018 thru 2028	1.04	10	10.4	10.4	2026
2029 thru 2038	1.11	10	11.1	21.5	2036
2039 thru 2048	1.24	10	12.4	33.9	2046
2049 thru 2058	1.37	10	13.7	47.6	2056
2059 thru 2068	1.49	10	14.9	62.5	2066

We cannot predict if the degree of recession rate acceleration in the table above is what will actually occur in the future. Assuming the stated recession rate acceleration actually occurs, then 62.5 feet of recession will occur in the next 50 years.

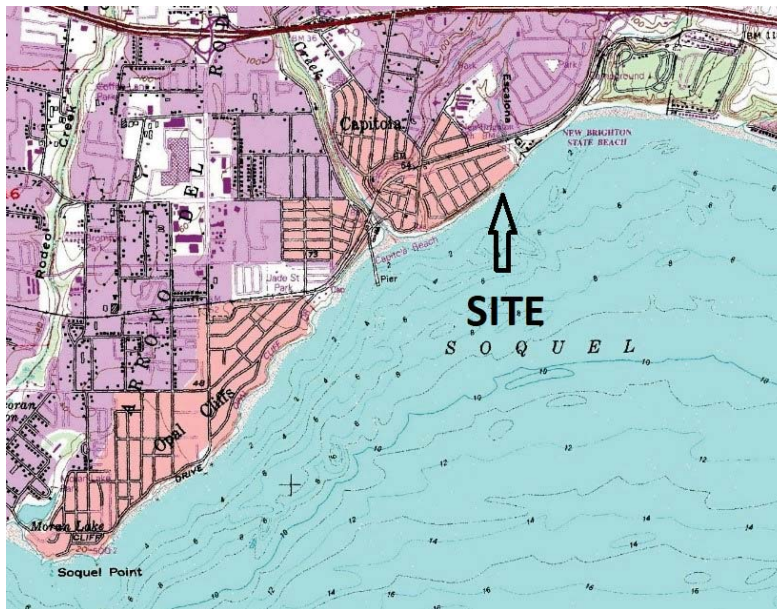
Bluff Geology and Future Bluff Recession Discussion

The referenced property is situated just downcoast from the City of Capitola, in northern Monterey Bay.

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 7



Vicinity Map of 106 Sacramento Avenue



Topographic Map of 106 Sacramento Avenue

Attachment: 106 Sacramento Coastal Bluff Recession Study and Geologic Report 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 8

In November 2014 the bluff face at the property, as viewed from the beach, looked like this:



**Coastal Bluff Erosion Debris on Beach as it Existed
on November 7, 2014 at the Property**

A pile of bedrock boulders derived from bluff erosion consisting of a bluff failure and rockfall including both terrace deposit and bedrock earth materials existed there. Numerous other bedrock boulders are scattered across the beach in the vicinity of the property, evidence of recent bluff erosion. Ocean wave action typically disperses the debris rather rapidly, as is visible in the September 2015 photograph below:

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 9



September 2015 Oblique Aerial Photograph
(photo courtesy of www.californiacoastline.org)

Attachment: 106 Sacramento Coastal Bluff Recession Study and Geologic Report 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 10

We prepared two geologic cross sections from the ocean to the building site which depict the earth materials and topography on topographic profiles prepared by Bowman and Williams. One of these cross sections shows a level blufftop area, seaward to a bluff face about 30 to 33 feet high inclined downward at about 45 to 62 degrees then very steeply about 57 feet to a cobbly beach surface 45 feet wide (at low tide) sloping at about a 10% gradient into the ocean waters. The beach width varies significantly based on tidal conditions and ocean wave runup. The beach serves to protect the base of the bluff from ocean wave runup impact because the lower bluff is covered by beach sand. Based on other observations of this coastline we have made in the past when beach sand elevations were naturally lower, we believe that the beach sand deposit might now be about 4 feet thick at the base of the coastal bluff, as depicted on the attached geologic cross sections. Our geologic profile shows that the beach extends up to 4 feet above sea level (7 feet above the NAVD 88 vertical survey datum), where it meets the base of the coastal bluff face. The second cross section shows the previously discussed pile of erosion debris (boulders and soil) piled up about 30 feet deep on the landward part of the beach.

No seacaves were observed at the base of the bluff, however a wave cut notch were is visible along the bluff fronting the property in the 2015 photograph shown above, and was surveyed as being about 3 feet deep on the 2014 profile.

Historical bluff recession at the property likely include one or more episodes of localized bluff failure resulting from coastal erosion that formed small caves or wave cut notches at the base of the bluff, which subsequently collapsed and caused landward recession of the bluff.

The property is sheltered within Monterey Bay compared to properties that are more directly exposed to the Pacific Ocean. Because the coastal bluff at the property faces south, the bluff is somewhat protected from the largest and most powerful ocean waves that come from the northwest in the wintertime.

One form of bluff recession is caused by rainfall or wave splash or spray that erodes the bluff face. Slope instability (landsliding) along the coastal bluff face is another form of the coastal erosion processes that results in landward recession of the top edge of the coastal bluff. Coastal bluff landslides are caused either by undermining of the base of the bluff or from saturation of the bluff edge or bluff face. Because the upper part of the bluff is composed primarily of relatively weak sedimentary deposits (terrace deposits), the failure mechanism from landsliding is typically tabular or consists of very shallow, large radius, circular arc type failure. Field observations of the geology and geomorphology of the bluff suggest that terrace deposits in the bluff face are generally stable at a 1:1 (H:V) gradient under

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 11

seismic conditions. A major earthquake occurred with the epicenter near the property in 1989. From comparison of oblique aerial photography of the bluff face prior to that earthquake compared to present day conditions, it does not appear that there was any significant instability caused by that earthquake's seismic shaking. Under expected future seismic conditions, quantitative evaluation suggests the terrace deposits are probably stable at a 1.25:1 (H:V) gradient. If a major earthquake occurred this year and caused the terrace deposits to fail to that gradient, the failure plane would reach about 15 to 23 feet landward of the existing surveyed bluff edge (further where the upper bluff is presently steeper; less where it is not as steep).

In our opinion, the best way to predict future bluff recession and evaluate coastal recession risk is to use long term historical average annual erosion rates as a minimum. That would suggest that a minimum of 50 feet of recession will occur at the subject property in the next 50 years. In addition to those minimums, we recommend that the influence of rising sea level be considered, which would accelerate those rates.

In order to allow for the possibility that future accelerating sea level rise will increase the long term average annual, rate of recession, we recommend that the average annual historical recession rate be increased by 25 percent, in order to estimate an average annual future recession rate during the next 100 years. That would suggest that 62.5 feet of recession will occur at the subject property in the next 50 years. Because of the shape of the accelerating curve, an average annual rate of approximately 1.5 feet per year is estimated to occur in the 50th year.

We note that our analysis considers the influence of both slope instability and coastal recession. It accounts for 50 years of recession that causes the bluff face to recede landward uniformly, then an episode of slope instability in the 50th year that flattens the bluff face to a 1.25 to 1 (H:V) gradient. It is statistically unlikely that an episode of slope instability will occur exactly in the 50th year; this makes the analysis conservative. The historical recession rates we calculated include the influence of both slope instability and coastal erosion. This adds a degree of conservatism to the setback line we have presented, since it considers the influence of slope instability and coastal erosion in an additive manner.

We have prepared drawings that show an Estimated 50 Year Future Coastal Bluff Recession Setback (two sheets dated 10/30/2017 attached in Appendix H) that depict the setback in plan view and on three cross sections. The Setback was developed based on where a projected failure of the bluff face to a 1.25 to 1.0 (H to V) stable gradient would come to, then an additional 50 feet of recession to account for 50 years of future coastal erosion at the historical rate that recession has occurred at since 1884, plus an additional 12.5 feet of recession to account

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 12

for accelerating bluff recession resulting from accelerating sea level rise. That 12.5 feet represents a 25% acceleration in the long term historical recession rate at this site, and reflects an average annual recession rate in the 50th year that is approximately 50% faster than the present rate of recession.

We have prepared drawings entitled "Estimated 50 Year Future Coastal Bluff Recession Setback (two 30 by 42 inch sheets dated 10/30/2017) that are attached in Appendix H and illustrate the predicted 50 year setbacks.

We recommend that this report be reviewed in conjunction with the geotechnical report prepared by our firm for this property, and that the recommendations contained in that report also be complied with.

We also recommend that mitigating measures (i.e., landscaping and drainage control) be used and maintained to avoid increased erosion at the property.

Limitations

Because of uncertainties that are inherent in the analysis and are beyond the control of HKA, no guarantee or warranty is possible that future recession will occur at the rate predicted. Greater or lesser erosion and recession may occur. In any case, damage to any improvements should be expected at some point in the future. This study should not be used in lieu of appropriate insurance coverage. The owners and occupants of the coastal improvements shall accept the risk of that damage, and HKA recommends that they should purchase appropriate insurance to mitigate the inherent risk.

The selection of a "50 YEAR" timeframe is based on our understanding of the minimum setback requirements in the City of Capitola Local Coastal Plan for permitting new development. Other Regulatory Agencies may desire or require greater setbacks now or in the future. Any user of this map should verify that 50 years is an adequate timeframe for evaluating bluff setbacks for whatever purpose they need to evaluate or consider setbacks for.

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 13

Closing

If you have any questions or concerns, please call us at (831) 722-4175 Ext. 0, and we will be happy to discuss them.

Respectfully submitted,

HARO, KASUNICH AND ASSOCIATES, INC.



Mark Foxx
CEG 1493

MF/sr

Attachments:

- A: 1884 Camp Capitola Subdivision Map
- B. 2017 Google Earth Image
- C. 1966 Vertical Aerial Photo
- D. 1972 Oblique Aerial Photo
- E. 1979 Oblique Aerial Photo
- F. 2002 Oblique Aerial Photo
- G. 2015 Oblique Aerial Photo
- H. Estimated 50 Year Future Coastal Bluff Recession Setback drawings
(two 11 by 17 inch reduced from 30 by 42 inch sheets dated 10/30/2017)

Copies: 1 to addressee by email
 1 to file

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 14

APPENDIX A

Portion of 1884 Survey Map of "Camp Capitola"
008M35
Also Map Book 2 Page 35



Attachment: 106 Sacramento Coastal Bluff Recession Study and Geologic Report 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 15

APPENDIX B



**2016 Google Earth Image
September 1, 2017**

Attachment: 106 Sacramento Coastal Bluff Recession Study and Geologic Report 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 16

APPENDIX C



June 14, 1966 Aerial Photograph

Attachment: 106 Sacramento Coastal Bluff Recession Study and Geologic Report 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 17

APPENDIX D

**1972 Oblique Aerial Photo
(courtesy of californiacoastline.org)**



Attachment: 106 Sacramento Coastal Bluff Recession Study and Geologic Report 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 18

APPENDIX E

**1979 Oblique Aerial Photo
(courtesy of californiacoastline.org)**



Attachment: 106 Sacramento Coastal Bluff Recession Study and Geologic Report 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 19

APPENDIX F

2002 Oblique Aerial Photo
(courtesy of californiacoastline.org)
March 16, 2002



Attachment: 106 Sacramento Coastal Bluff Recession Study and Geologic Report 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 20

APPENDIX G

**2015 Oblique Aerial Photo
(courtesy of californiacoastline.org)
September 11, 2015**

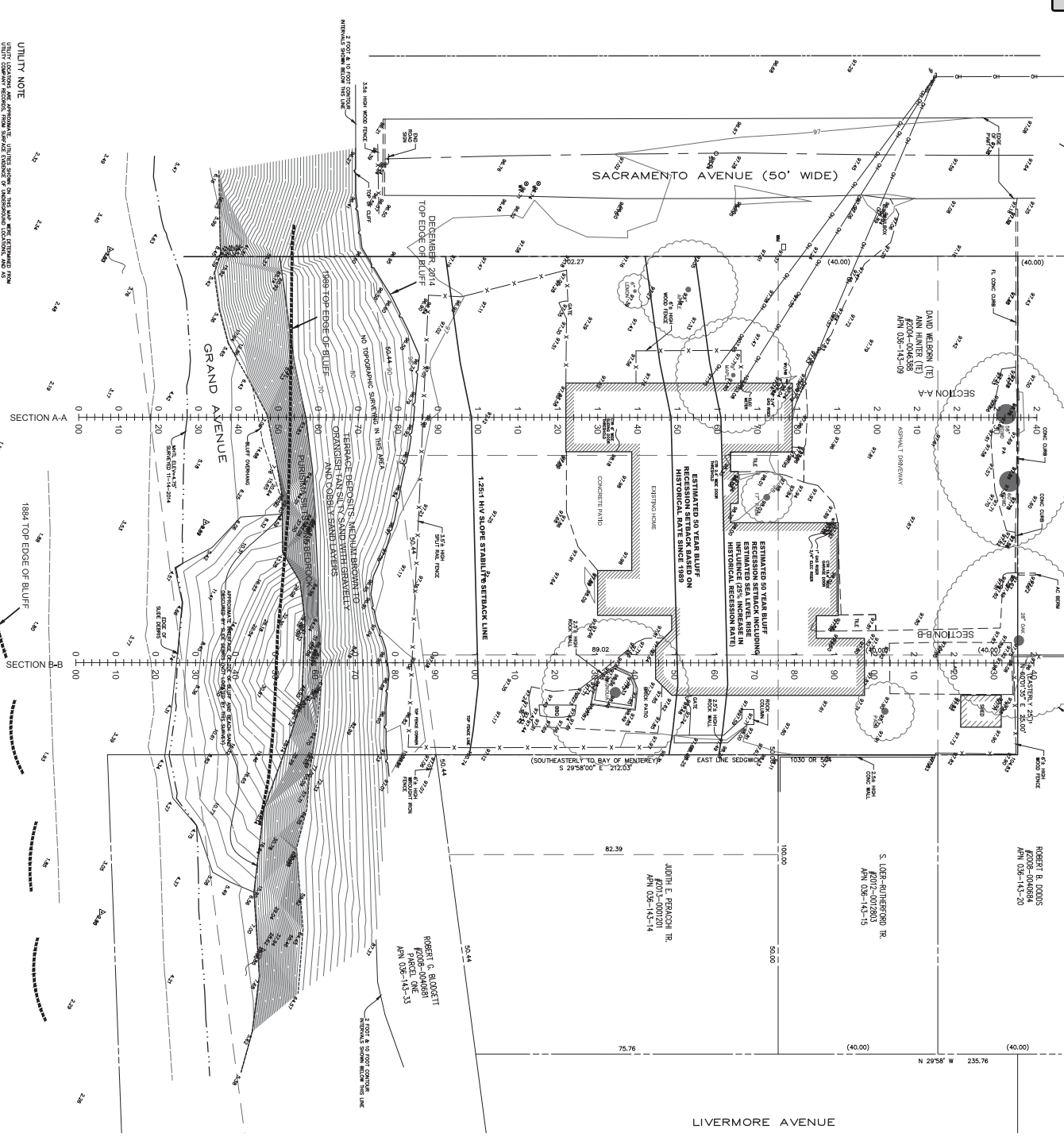


Attachment: 106 Sacramento Coastal Bluff Recession Study and Geologic Report 5-23-18 (106 Sacramento Avenue)

Project No. SC11314
106 Sacramento Avenue
23 May 2018
Page 21

APPENDIX H

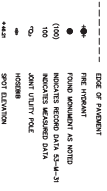
**Estimated 50 Year Future Coastal Bluff Recession Setback drawings
(two 11 by 17 inch reduced size 30 by 42 inch sheets dated 10/30/2017)**



UTILITY NOTE
 Utility locations are approximate. Utilities shown on this map are determined from existing utility records. Utilities shown on this map are for information only and are not intended to be used for construction. It is the responsibility of the user to verify the utility locations shown on this map by conducting a utility survey or by other means. For further information, please contact the utility companies listed below. (Underground Service Alerts) (800) 443-3444 BEFORE ANY EXCAVATION.

- LEGEND**
- CONTOUR (1:50)
 - CONTOUR (2:10)
 - FINISH LINE
 - OLD PROPERTY LINE
 - OPEN/UTILITY LINES
 - PROPERTY LINE
 - EDGE OF IMPROVEMENT
 - FUTURE IMPROVEMENT AS NOTED
 - LOCATED RECORD DATA (X, Y, Z)
 - UNLOCATED RECORD DATA
 - HORIZONTAL CONTROL
 - SPOT ELEVATION
 - BENCH MARK
 - WATER VALUE
 - ⊙ 1 FOOT CONTOUR INTERVAL FOR THE 2 FOOT CONTOUR INTERVAL FOR THE BLUFF AND BEACH
 - ⊙ 2 FOOT CONTOUR INTERVAL FOR THE 2 FOOT CONTOUR INTERVAL FOR THE BLUFF AND BEACH

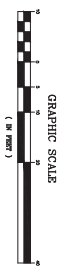
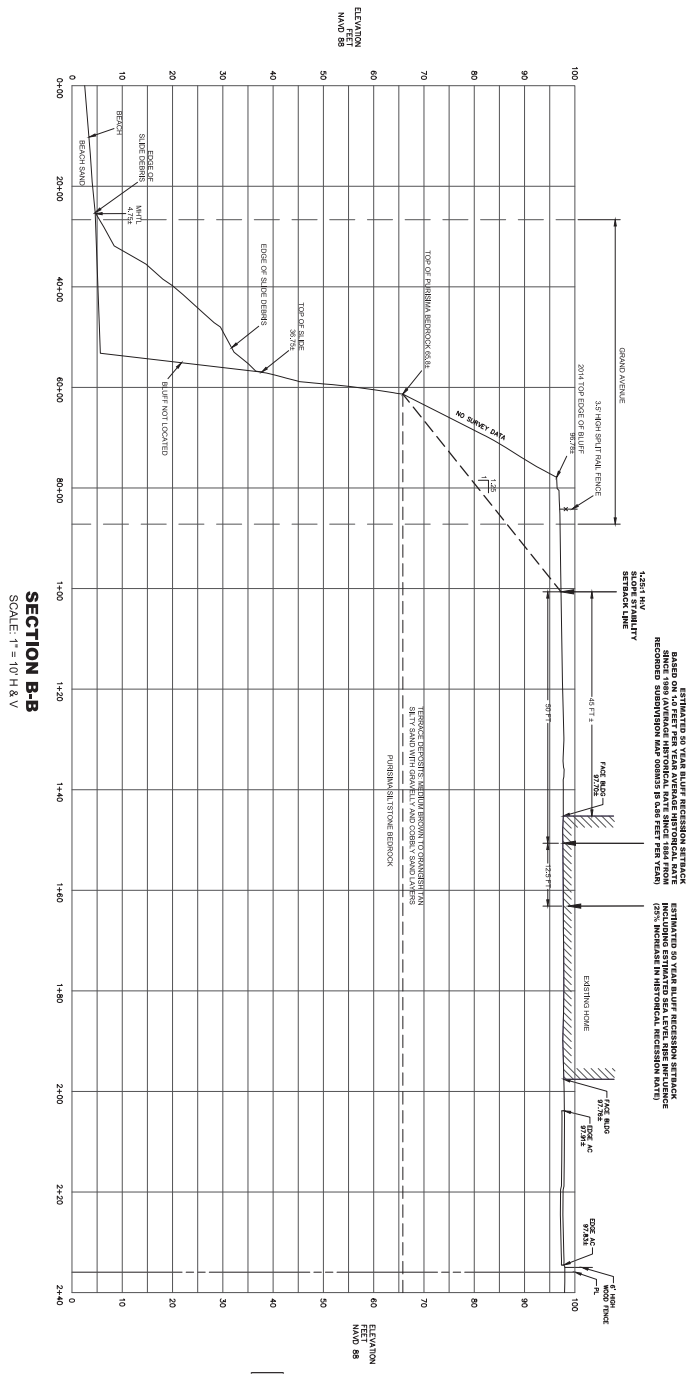
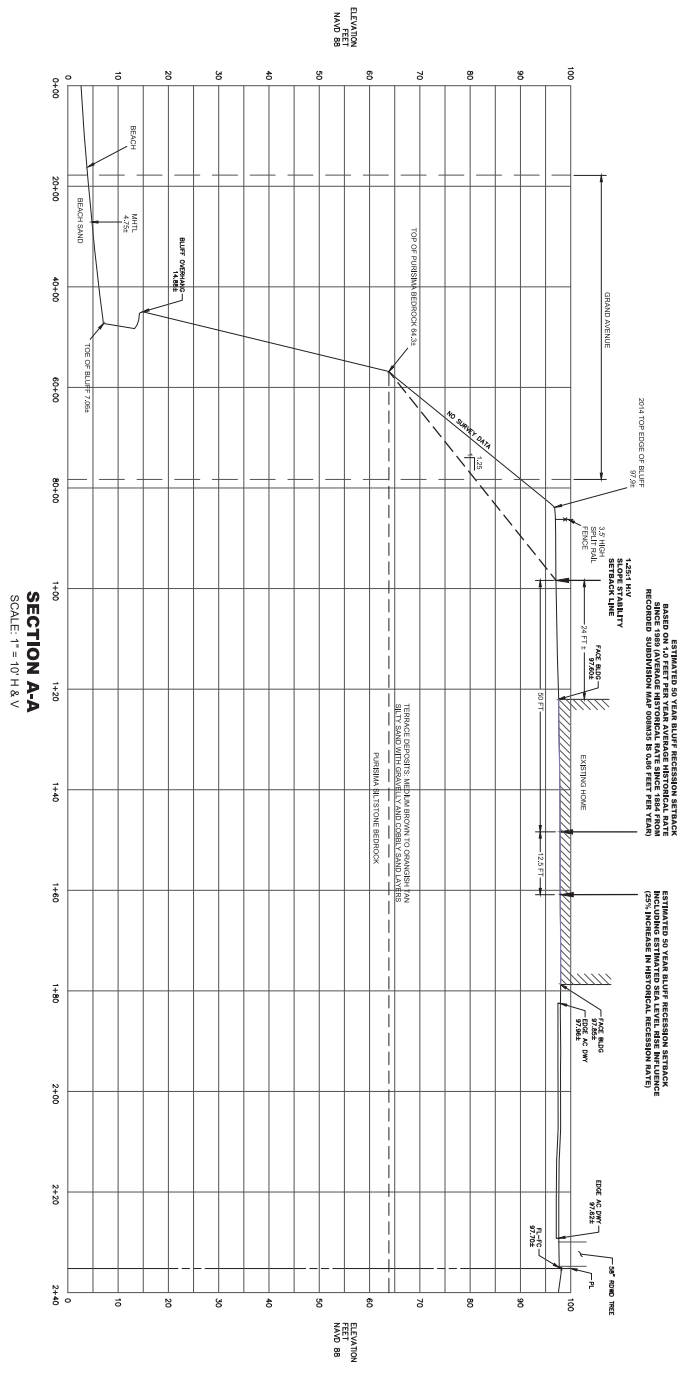
TOPOGRAPHIC BASE MAP BY
 BRYAN HARVEY, PLS 8726
 BOWMAN & WILLIAMS 3089 NO. 25533
 ELEVATION = 48.70' MARCH 06



PRELIMINARY

SHEET 1:
 ESTIMATED 50 YEAR
 FUTURE COASTAL BLUFF
 RESSION SETBACK MAP
 10/30/2017

HARO, KASUNICH AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 176 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-8175



PRELIMINARY

SHEET 2:
ESTIMATED 50 YEAR FUTURE
COASTAL BLUFF RECESSSION
CROSS SECTIONS
10/30/2017

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING ENGINEERS & ARCHITECTS
114 EAST LAKE AVE., WATSONVILLE, CA 95076 | 831.722.4175

July 2, 2018

Katie Herlihy
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola, Santa Cruz County, California

Dear Ms. Herlihy:

Dudek was retained by the City of Capitola to conduct a cultural resources assessment for renovation of a residence located at 106 Sacramento Avenue, Capitola, California (Project) (Figures 1 and 2). The assessment included a records search review, a Sacred Lands File review, an intensive survey of the project parcel, and the excavation of a 0.5-meter by 0.25-meter Shovel Test Pit (STP) to identify all cultural resources that may be affected. This process was conducted to determine whether the Project would result in a significant impact to a historical resource under the California Environmental Quality Act (CEQA), and to provide mitigation recommendations if necessary. The City of Capitola is the lead agency responsible for compliance with the CEQA.

The Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University conducted a records search for the Project area on June 8, 2018. Due to the large number of studies conducted within the 1/4-mile radius, we amended the records search area to be 1/4-mile radius for resources and 1/8-mile radius for reports. The records search indicated one previously conducted study overlaps the project area and ten studies have been conducted within a 1/8-mile radius. There were no cultural resources previously identified within the Project area, but twenty-three cultural resources are recorded within the surrounding one-quarter mile records search area. Eight of the resources are prehistoric sites, two of which contain both prehistoric and historic components. Fifteen resources are solely historic sites, with fourteen of those are structures or buildings, and one is a Chinese fishing camp that dates between the 1870s and 1880s.

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

A Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search did not identify the presence of any known Native American cultural resources. None of the Native American contacts provided by NAHC who might have additional information about the project area have been contacted.

Dudek archaeologist Sarah Brewer, BA, reviewed the records search results, surveyed the property using 15-meter transects, excavated one STP and prepared the report. Ryan Brady, MA, RPA, oversaw the project and provided the final edits. Both archaeologists meet or exceed the Secretary of the Interior’s Professional Qualifications Standards for their roles on the Project.

PROJECT DESCRIPTION AND LOCATION

The Project is located at 106 Sacramento Avenue along the Capitola Bluffs in the Depot Hill area of Capitola (Figures 1 and 2). The Project area sits 0.4 miles east of the mouth of Soquel Creek at Capitola Beach and 0.4 miles west of New Brighton State Beach. This location is found on the Soquel 7.5” USGS Quad at Township 11S; Range 1W, in an unsectioned area east of Section 16.

The Project is a remodel of the existing residence. Proposed changes include altering both the exterior footprint and the interior layout of the house and adding a second story above the garage area. The majority of the footprint of the house will remain the same, except for the addition of the bedroom in the northwest corner and a decrease in footprint on the northeastern side from the replacement of bedroom areas with an expanded garage. Grading up to one foot deep may occur in the areas of new construction in the northern portion of the house with additional excavations up to two feet deep for footings and storm drain improvements.

REGULATORY CONTEXT

State of California

The California Register of Historical Resources

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (Public Resources Code (PRC) Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR, enumerated in the following text, were developed to be in accordance

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

with previously established criteria developed for listing in the NRHP. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
- (2) Is associated with the lives of persons important in our past
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- (4) Has yielded, or may be likely to yield, information important in prehistory or history

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further in the following text, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

PRC Section 21083.2(g) defines “unique archaeological resource.”

PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of a historical resource.

PRC Section 21074(a) defines “tribal cultural resources.”

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.

PRC Sections 21083.2(b)–(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource, even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following:

- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

- (3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA [CEQA Guidelines Section 15064.5(b)(2)].

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2(a), (b), and (c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (PRC 21074(c); 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described in the following text, these procedures are detailed in PRC Section 5097.98.

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

Native American Historic Cultural Sites

State law (PRC Section 5097 et seq.) addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and established the Native American Heritage Commission (NAHC) to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act makes it a misdemeanor punishable by up to 1 year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the CRHR.

California Health and Safety Code section 7050.5

In the event that Native American human remains or related cultural material are encountered, Section 15064.5(e) of the CEQA Guidelines (as incorporated from PRC Section 5097.98) and California Health and Safety Code Section 7050.5 define the subsequent protocol. If human remains are encountered, excavation or other disturbances shall be suspended of the site or any nearby area reasonably suspected to overlie adjacent human remains or related material. Protocol requires that a county-approved coroner be contacted in order to determine if the remains are of Native American origin. Should the coroner determine the remains to be Native American, the coroner must contact the NAHC within 24 hours. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98 (14 CCR 15064.5(e)).

ENVIRONMENTAL CONTEXT

The Project lies along the Capitola Bluffs in the Depot Hill area of Capitola. The Project area sits 0.4 miles east of the mouth of Soquel Creek at Capitola Beach and 0.4 miles west of New Brighton State Beach. Geology of the Project area is Pliocene marine rocks ranging in age from the Miocene to Pleistocene eras (USGS 2018). Soils are characterized as Elkhorn sandy loams, with a 2 to 9 percent slope (SoilWeb 2008). No buried A horizons exist within this soil type (SoilWeb 2008). The vegetation community is within the Coastal prairie-scrub mosaic, which include plants from the *Baccharis*, *Danthonia*, and *Festuca* genuses, mainly shrubs and grasses (Küchler 1977). The climate is Mediterranean, with cool wet winters and warm dry summers. Temperatures range from 40° to 60° Fahrenheit in the winter and 63° to 73° Fahrenheit in the summer. The average annual rainfall is 19.4 inches (Western Regional Climate Center 2018).

Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

CULTURAL CONTEXT

Prehistory

The Project Area lies within the territory that was occupied by the Costanoan or Ohlone people prior to European contact. The term Costanoan refers to people who spoke eight separate Penutian-stock language groups, and lived in autonomous tribelet communities between the vicinities of the city of Richmond in the north to Big Sur in the south. The Awaswas tribelet occupied the Santa Cruz area at the time of European contact (Levy 1978).

New information into the lifeways of pre-contact Californians are elucidated through continued ethnographic and archaeological studies. Early European explorers between the 16th and 18th centuries provided the first written descriptions about the native Californians they encountered, although details are sparse. Attempts at systematic ethnographies did not occur until the early 20th century, generations after the effects of missionization and integration had altered Costanoan/Ohlone lifestyles drastically. Many of the studies, such as those conducted by John P. Harrington (1942) and C. Hart Merriam (1967), focused on recording Native languages before they fell into disuse. Information from the archaeological record continues to fill in the gaps of prehistoric lifeways. Archaeologists extrapolate trends in tool use, trade, diet and migration from studies on archaeological sites. Costanoan/Ohlone descendants are often invited to participate in decisions about treatment of their ancestral sites as well as to educate others about their traditional lifeways.

New archaeological finds continue to fill in the gaps of our understanding of prehistoric lifeways. Jones et al. (2007) presents a synthetic overview of prehistoric adaptive change in the Central Coast. This temporal framework, for the prehistoric era of greater Central California coast, spans a period of approximately 10,000–12,000 years, and divides into six different periods. Researchers distinguish these periods by perceived changes in prehistoric settlement patterns, subsistence practices, and technological advances. These adaptive shifts are recognized by differences in temporally discrete artifact assemblages, site locations, and site types. Table 1 summarizes the cultural chronology presented by Jones et al. (2007).

Table 1
California Central Coast Chronology

Temporal Period	Date Range*
Paleo-Indian	pre-8000 cal BC
Millingstone (or Early Archaic)	8000 to 3500 cal BC
Early	3500 to 600 cal BC
Middle	600 cal BC to cal AD 1000
Middle-Late Transition	cal AD 1000-1250
Late	cal AD to 1250-1769

Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

Paleo-Indian

The Paleo-Indian era represents people's initial occupation of the region and is quite sparse across the Monterey Bay region. Evidence of this era is generally found through isolated artifacts or sparse lithic scatters (Bertrando 2004). Farther south, in the San Luis Obispo area, fluted points characterizing this era are documented near the town of Nipomo (Mills et al. 2005) and Santa Margarita (Gibson 1996). No fluted points have been found in the northern Central Coast—Monterey, Santa Cruz, and San Mateo counties. Possible evidence for Paleo-Indian occupation is reported at CA-SCR-38/123, at Wilder Ranch (Bryne 2002), and CA-SCR-177 in Scotts Valley (Cartier 1993). The traditional interpretation of Paleo-Indian lifeways is that people were highly mobile hunters who focused subsistence efforts on large mammals. In contrast, Erlandson et al. (2007) proposes a “kelp highway” hypothesis for the peopling of the Americas. Proponents of this model argue that the earliest inhabitants of the region focused their economic pursuits on coastal resources. Archaeological sites that support this hypothesis are mainly from the Santa Barbara Channel Islands. Some scholars hypothesize that Paleo-Indian sites in the Bay Area/ northern Central Coast region may exist, but have been inundated as a result of rising ocean levels throughout the Holocene (Jones and Jones 1992).

Millingstone

Settlement in the Central Coast appears with more frequency in the Millingstone Period. Sites of this era have been discovered in Big Sur (Jones 2003; Fitzgerald and Jones 1999) and Moss Landing (Jones and Jones 1992; Milliken et al. 1999). Assemblages are characterized by abundant millingstones and handstones, cores and core-cobble tools, thick rectangular (L-series) Olivella beads, and a low incidence of projectile points, which are generally lanceolate or large side-notched varieties (Jones et al. 2007). Eccentric crescents are also found in Millingstone components. Sites are often associated with shellfish remains and small mammal bone, which suggest a collecting-focused economy. Newsome et al. (2004) report that stable isotope studies on human bone, from a Millingstone component at CA-SCR-60/130, indicate a diet composed of 70%–84% marine resources. Contrary to these findings, deer remains are abundant at some Millingstone sites (cf. Jones et al. 2008), which suggests a flexible subsistence focus. Similar to the Paleo-Indian era, archaeologists generally view people living during the Millingstone era as highly mobile.

Early

The Early Period corresponds with the earliest era of what Rogers (1929) called the “Hunting Culture.” According to Rogers, the “Hunting Culture” continues through to what is termed the Middle-Late Transition in the present framework. The Early Period is marked by a greater emphasis on formalized flaked stone tools, such as projectile points and bifaces, and the initial use of mortar and pestle technology. Early Period sites are located in more varied environmental

contexts than millingstone sites, suggesting more intensive use of the landscape than practiced previously (Jones and Waugh 1997).

Early Period artifact assemblages are characterized by Large Side-notched points, Rossi Square-stemmed points, Spire-lopped (A), End-ground (B2b and B2c), Cap (B4), and Rectangular (L-series) Olivella beads. Other artifacts include less temporally diagnostic Contracting-stemmed and Año Nuevo long-stemmed points, and bone gorges. Ground stone artifacts are less common relative to flaked stone tools when compared with Millingstone-era sites.

Early Period sites are common and often found in estuary settings along the coast or along river terraces inland and are present in both Monterey and Santa Cruz Counties. Coastal sites dating to this period include CA-MNT-108 (Breschini and Haversat 1992a), CA-SCR-7 (Jones and Hildebrandt 1990), and CA-SCR-38/123 (Jones and Hildebrandt 1994).

Archaeologists have long debated whether the shift in site locations and artifact assemblages during this time represent either population intrusion as a result of mid-Holocene warming trends, or an in-situ adaptive shift (cf. Mikkelsen et al. 2000). The initial use of mortars and pestles during this time appears to reflect a more labor intensive economy associated with the adoption of acorn processing (cf. Basgall 1987)

Middle

The trend toward greater labor investment is apparent in the Middle Period. During this time, there is increased use of plant resources, more long-term occupation at habitation sites, and a greater variety of smaller “use-specific” localities. Artifacts common to this era include Contracting-stemmed projectile points, a greater variety of Olivella shell beads and Haliotis ornaments that include discs and rings (Jones 2003). Bone tools and ornaments are also common, especially in the richer coastal contexts (Jones and Ferneau 2002a; Jones and Waugh 1995), and circular shell fishhooks are present for the first time. Grooved stone net sinkers are also found in coastal sites. Mortars and pestles become more common than millingstones and handstones at some sites (Jones et al. 2007). Important Middle Period sites include CA-MNT-282 at Willow Creek (Jones 2003; Pohorecky 1976), and CA-MNT-229 at Elkhorn Slough (Dietz et al. 1988), CA-SCR-9 and CA-SMA 218 at Año Nuevo (Hylkema 1991).

Jones et al. (2007) discuss the Middle Period in the context of Rogers’ “Hunting Culture” because it is seen as a continuation of the pattern that begins in the Early Period. The pattern reflects a greater emphasis on labor-intensive technologies that include projectile and plant processing. Additionally, faunal evidence highlight a shift toward prey species that are more labor intensive to capture, either by search and processing time or technological needs. These labor-intensive species include small schooling fishes, sea otters, rabbits, and plants such as acorn. Jones and Haney

(2005) offer that Early and Middle Period sites are difficult to distinguish without shell beads due to the similarity of artifact assemblages.

Middle-Late Transition

The Middle-Late Transition corresponds with the end of Rogers' "Hunting Culture." Artifacts associated with the Middle-Late Transition include contracting-stemmed, double side-notched, and small leaf-shaped projectile points. The latter are thought to represent the introduction of bow and arrow technology to the region. A variety of Olivella shell bead types are found in these deposits and include B2, B3, G1, G2, G6, and K1 varieties, notched line sinkers, hopper mortars, and circular shell fishhooks (Jones 1995; Jones et al. 2007). Sites that correspond with this time are CA-MNT-1233 and -281 at Willow Creek (Pohorecky 1976), CA-MNT-1754, and CA-MNT-745 in Priest Valley (Hildebrandt 2006). A greater number of Middle-Late Transition sites are found in San Luis Obispo County to the south.

The Middle-Late Transition is a time that appears to correspond with social reorganization across the region. This era is also a period of rapid climatic change known as the Medieval Climatic Anomaly (cf. Stine 1994). The Medieval Climatic Anomaly is proposed as an impetus for the cultural change that was a response to fluctuations between cool-wet and warm-dry conditions that characterize the event (Jones et al. 1999). Archaeological sites are rarer during this period, which may reflect a decline in regional population (Jones and Ferneau 2002b).

Late

Late Period sites are found in a variety of environmental conditions and include newly occupied task sites and encampments, as well as previously occupied localities. Artifacts associated with this era include Cottonwood (or Canaliño) and Desert Side-notched arrow points, flaked stone drills, steatite and clamshell disc beads, Haliotis disc beads, Olivella bead types E1 and E2, and earlier used B2, B3, G1, G6, and K1 types. Millingstones, handstones, mortars, pestles, and circular shell fishhooks also continue to be used (Jones et al. 2007). Sites dating to this era are found in coastal and interior contexts. Late Period sites include CA-MNT-143 at Asilomar State Beach (Brady et al. 2009), CA-MNT-1765 at Moro Cojo Slough (Fitzgerald et al. 1995), CA-MNT-1485/H and -1486/H at Rancho San Carlos (Breschini and Haversat 1992b), and CA-SCR-177 at Davenport Landing (Fitzgerald and Ruby 1997).

Coastal sites dating to the Late Period tend to be resource acquisition or processing sites, while evidence for residential occupation is more common inland (Jones et al. 2007).

History

The first European to explore the Central Coast was Sebastián Vizcaíno, who, in 1602, was sent by the Spanish government to map the Californian coastline (Holm et al. 2013). It was Vizcaíno who named the bay “Puerto de Monterey” after the viceroy of New Spain. The Gaspar de Portolá expedition traveled through the region in 1769 and returned again in 1770 to establish both the Monterey Presidio, Spain’s first military base in Alta California. Portolá was the first nonnative exploration party known to visit the Santa Cruz area. Mission Santa Cruz was established near the San Lorenzo River in 1791, the twelfth mission to be established in California. Villa Branciforte also established at that time on the eastern part of Santa Cruz as one of three Spanish civil settlements in California, albeit with limited success.

The Spanish missions drastically altered the lifeways of the Native Americans. Spanish missionaries conscripted members of local Native American communities to move to the Mission, where they were indoctrinated as Catholic neophytes.

Mexico gained independence from Spain in 1821, and in 1834 the Mexican government secularized the mission lands releasing the Native Americans from control of the mission-system. The City of Monterey continued as the capital of Alta California and the Californios, the Mexicans who settled in the region, were given land grants. The land grant within the Project Area was the Shoquel Augmentation Rancho (Shoquel Rancho Plat 1858). This land was acquired by Martina Castro and her husband Michael Lodge in 1833 (Swift 2018).

The United States of America acquired Alta California in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which ended the Mexican-American War. That same year, gold was discovered in California, resulting in an influx of approximately 300,000 people. As California officially entered its statehood in 1850 (with Santa Cruz County as one of the original twenty-seven counties), the need for increased goods and services increased along with California’s growing population. Frederick Hihn, an immigrant from Germany, purchased the Shoquel Rancho lands from the Castro family and established what would become Capitola Village (Swift 2018). A wharf was built in what was then called Soquel Landing in 1857 to aid in shipping from the growing logging and agriculture boom of newly formed California. Italian fisherman colonized the area, and tourists caught wind of the cool, coastal breezes when “Camp Capitola” was established in 1874, making it the oldest beach resort on the West Coast of California (Clark 1986). It is said that Capitola takes its name from Capitola Black, the tomboyish heroine from E.D.E.N. Southworth novels, which were popular at that time. The city was incorporated in 1949 (Swift 2018).

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

NWIC RECORDS SEARCH

In order to identify cultural resources potentially affected by the proposed undertaking, Dudek defined a Study Area, which includes the location of the Project and a 1/4-mile buffer for resources and a 1/8-mile buffer for previously conducted studies. Dudek requested a records search from the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University on May 29, 2018. The Records Search reviewed:

- Archaeological and non-archaeological resource records and reports on file at NWIC
- OHP Historic Properties Directory
- OHP Archaeological Determinations of Eligibility
- California Inventory of Historical Resources (1976)
- Historical Maps
- Local Inventories
- GLO and/or rancho Plat Maps

The records search indicated one previously conducted study within the Project APE (S-26269) and ten studies within the 1/8-mile radius (Table 2; Confidential Attachment A). There were no cultural resources previously identified within the Project APE, but twenty-three cultural resources have been recorded within the surrounding one-quarter mile records search area (Table 3; Confidential Attachment A). Eight of the resources are prehistoric sites, two of which contain both prehistoric and historic components. Fifteen resources are solely historic sites, with fourteen of those as structures or buildings, and one, a Chinese fishing camp from the 1870s to the 1880s.

Previously Conducted Studies:

Table 2. Previously Conducted Studies Within a 1/8-mile Radius of the APE

Report No.	Authors	Year	Title	Publisher	In APE?
S-003751	Stephen A. Dietz and Thomas L. Jackson	1976	Archaeological Reconnaissance and Literature Survey for the Proposed Aptos, Rio Del Mar, La Selva Beach, Wastewater Management Project	Archaeological Consulting and Research Services, Inc.	No
S-003751a	Stephen A. Dietz	1977	Report of Subsurface Investigations for the Proposed Aptos, Rio del Mar, La Selva Beach Wastewater Management Project	Archaeological Consulting and Research Services, Inc.	No
S-010556	Stephen A. Dietz	1988	An archaeological reconnaissance of the Blodgett property in Capitola, California (letter report)	Archaeological Consulting and Research Services, Inc.	No
S-023729	Charlene Duval and Franklin Maggi	2000	Historical and Architectural Evaluation For an Existing Single Family Residential Structure Located at 112 Saxon Avenue, Capitola, California	Dill Design Group	No
S-024930	Colin Busby	2000	Archaeological Resources Review, Proposed Addition to Single Family Residence, 106 Livermore Avenue (APN 036-143-22), City of Capitola, Santa Cruz County, California, Application #00-18 (letter report)	Basin Research Associates, Inc.	No
S-026269	Mary Doane and Trudy Haversat	2002	Preliminary Archaeological Reconnaissance for the Depot Hill Seawall in Capitola, Santa Cruz County, California	Archaeological Consulting	Yes

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

Report No.	Authors	Year	Title	Publisher	In APE?
S-035956	Matthew R. Clark	2008	Aptos Transmission Main Relocation Project, National Historic Preservation Act Section 106, Historic Resources Inventory and Subsurface Reconnaissance Plan for Archaeological Resources	Holman & Associates	No
S-035956a	Charlene Duval, Sandy Lyndon, and Carolyn Swift	2008	Historic Research and Context for Potential Archaeological Sensitivity for the Aptos Transmission Main Relocation Project	Holman & Associates Archaeological Consultants	No
S-035956b	Matthew R. Clark	2009	Aptos Transmission Main Relocation Project, National Historic Preservation Act Section 106, Subsurface Reconnaissance for Archaeological Resources, Historic Resources Inventory, and Historic Properties Management Plan	Holman & Associates Archaeological Consultants	No
S-035956c	Matthew R. Clark, Sunshine Psota, and Patricia Paramoure	2013	Aptos Transmission Main Relocation Project: Final Report. Section I: Archaeological Monitoring of Construction and Completion of National Historic Preservation Act Section 106 Compliance; Section II: Historic Artifact Processing, Analysis, and Interpretation.	Holman & Associates Archaeological Consultants	No
S-044277	Hannah G. Haas and Robert Ramirez	2013	Phase I Archaeological Resources Survey of the Monarch Cove Hotel Project, Capitola, Santa Cruz County, California	Rincon Consultants	No

S-026269

Mary Doane and Trudy Haversat of Archaeological Consulting prepared an archaeological assessment for the Depot Hill Seawall in September 2002, covering the area along the sea cliffs between Grant Avenue and Central Avenue past the Project APE on 106 Sacramento Ave. Their report, *Preliminary Archaeological Reconnaissance for the Depot Hill Seawall in Capitola, Santa Cruz County, California* (Doane and Haversat 2002), describes their findings, with only one area of sensitivity noted at a considerable distance from the Project APE.

Previously Identified Cultural Resources:

There are no cultural resources previously identified within the Project APE, but twenty-three cultural resources are recorded within the surrounding one-quarter mile records search area (See Table 3; Confidential Attachment A). Eight of the resources are prehistoric sites, two of which contain both prehistoric and historic components. Fifteen resources are solely historic sites, with fourteen of those as structures or buildings, and one, a Chinese fishing camp from the 1870s to the 1880s.

Table 3. Previously Identified Cultural Resources within ¼-Mile of Project APE

Primary	Trinomial	Resource Type	Age	Attributes	Recording Events
P-44-000014	CA-SCR-000006/H	Site	Prehistoric, Historic	Lithic scatter, habitation debris, burials, historic refuse scatter	1949 (Pilling, [none])
P-44-000040	CA-SCR-000034	Site	Prehistoric	Habitation debris	1950 (P.W.L., W.J.W., [none])
P-44-000084	CA-SCR-000079	Site	Prehistoric	Burials, Hearths/pits, habitation debris, ground stone	1972 (A. Lonnberg, [none]); 1979 (P. Johnson, [none]); 1984 (Robert Cartier, Archaeological Resource Management)
P-44-000090	CA-SCR-000086	Site	Prehistoric	Lithic scatter, burials, habitation debris	1973 (Rob Edwards, Micki Farley, Randy Klock, Allan Lonnberg, K. Monroe, [none])

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

Primary	Trinomial	Resource Type	Age	Attributes	Recording Events
P-44-000122	CA-SCR-000118	Site	Prehistoric	Lithic scatter, burials, habitation debris	1975 (Dennis L. Wardell, [none])
P-44-000124	CA-SCR-000120	Site	Prehistoric	Burials, habitation debris	1975 (D.L. Wardell, [none])
P-44-000154	CA-SCR-000151/H	Site	Prehistoric, Historic	Lithic scatter, burials, habitation debris, historic refuse scatter	1977 (Dennis Wardell, [none])
P-44-000213	CA-SCR-000211H	Building, Element of district	Historic	103 story commercial building, educational building	1972 (James Reding, George W. Courtney, [none]); 1973 (Philip W. Hans, Kathryn H. Kaiser, Historical Landmarks Advisory Committee); 1979 (James Reding, [none]); 1979 (J. Cooper, [none])
P-44-000234	CA-SCR-000232	Site	Prehistoric	Habitation debris	1980 (Larry Felton, CA Dept. of Parks & Recreation); 1983 (Larry Felton, Jim Woodward, CA Dept. of Parks & Recreation)
P-44-000447		Building	Historic	Single family property	2000 (F. Maggi, C. Duval, Dill Design Group)
P-44-000448		Building	Historic	Single family property	2000 (C. Duval, F. Maggi, Dill Design Group)
P-44-000449		Building	Historic	Single family property	2000 (C. Duval, F. Maggi, Dill Design Group)
P-44-000450		Building	Historic	Single family property	1999 (Franklin Maggi, Leslie A.G. Dill, Architect)
P-44-000451		Building	Historic	Single family property	2000 (C. Duval, F. Maggi, Dill Design Group)
P-44-000452		Building	Historic	Theater	2000 (C. Duval, F. Maggi, Dill Design Group); 2007 (Robert Cartier, Archaeological Resource Management)
P-44-000453		Building	Historic	Single family property	2000 (C. Duval, F. Maggi, Dill Design Group)
P-44-000454		Building	Historic	Single family property	2000 (C. Duval, F. Maggi, Dill Design Group)
P-44-000483		Building, Element of district	Historic	Single family property	1986 (Charles Rowe, Roger Hathaway, [none]); 2002 (Kara Oosterhous, Dill Design Group)
P-44-000484		Building, Element of district	Historic	Single family property	1986 (Charles Rowe, Roger Hathaway, [none]); 2002 (Kara Oosterhous, Dill Design Group)
P-44-000490		Building	Historic	Single family property, ancillary building	2002 (F. Maggi, C. Duval, Archives & Architecture)
P-44-000491		Building	Historic	Single family property	2002 (Franklin Maggi, Charlene Duval, Archives & Architecture)
P-44-000511		Site	Historic	Chinese fishing camp	1980 (Nancy Way, Chinese American Survey); 1984 (Jim Woodward, [none])
P-44-000583		Structure	Historic	Bridge	2003 (Jessica Feldman, David Greenwood, Myra L. Frank & Associates)

Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

NAHC SACRED LANDS FILE SEARCH

Dudek requested a NAHC search of their Sacred Lands File on June 14, 2018 for the proposed Project area and a ½-mile buffer. The NAHC provided results on June 22, 2018. The NAHC reported that there were no Native American traditional cultural place(s) documented within the search request area (Confidential Attachment B). Additionally, the NAHC provided a list of Native

American tribes and individuals/organizations that might have knowledge of cultural resources in this area. Dudek has not contacted any of the individuals or organizations provided by the NAHC.

RESULTS

Intensive Pedestrian Survey Results

On June 12, 2018, Dudek Archaeologist Sarah Brewer, B.A., performed an intensive (15-meter transect) pedestrian survey of the entire project APE. A Shovel Test Pit (STP) measuring 0.25 meters by 0.5 meters was excavated in 20-centimeter levels and screened through a 1/8-inch mesh screen. The excavated STP yielded one faunal bone of indeterminate origin and one very small mussel shell fragment in the 0-20 centimeter level and a small piece of clear glass and six small pieces of plastic in the 20-40 centimeter level (Table 4). An auger was placed within the unit to a depth of 100 centimeters below surface with no additional cultural material. Soils in the surface to 20 centimeter level were a dark brown friable silty clay (Munsell 10YR 3/2 very dark grayish brown). Soils in the 20-40 centimeter level were a lighter brown, but still compact and friable (Munsell 10YR 4/3 brown) with very few pebbles. Some charcoal was noted within the level. An auger hole was placed in the center of the STP and soils were explored in 20-centimeter levels. The 40-60 level was similar to the previous level, a brown silty clay loam with specks of charcoal (Munsell 10YR 4/3). The following two levels were more of a warm brown sandy silt loam lacking in any charcoal or cultural material (60-80 centimeter level Munsell 7.5YR 4/3 warm brown; 80-100 centimeter level Munsell 7.5YR 4/4 warm brown)

Table 4. Material Recovered from STP 1

Depth (cmbs)	Material	Count	Weight (g)
0-20	bone	1	7
0-20	shell	1	>0.1
20-40	glass	1	0.1
20-40	plastic	6	>0.1
40-60 (auger)	-	-	-
60-80 (auger)	-	-	-
80-100 (auger)	-	-	-

SUMMARY AND MANAGEMENT CONSIDERATIONS

Dudek’s cultural resources inventory of the Project area suggests that there is low potential for the inadvertent discovery of archaeological material during Project earth-moving activities. The NWIC records search indicated that one previously conducted study exists within the Project APE (S-26269) and ten studies within the 1/8-mile radius. There are no cultural resources previously identified within the Project APE, but twenty-three cultural resources are recorded within the surrounding one-quarter mile records search area (Confidential Appendix A). The NAHC Sacred Lands File search was negative. A pedestrian survey conducted by a Dudek

Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

archaeologist revealed no indication of cultural resources within the Project APE. Results of the excavation of one 0.5-meter by 0.25-meter STP yielded one indeterminate mammal bone and one fragment of mussel shell less than 0.1 grams. Based on review of existing records, and the results of the surface survey and excavated STP, the project will not impact a significant historical resource.

Management Recommendations

This project, as currently designed, will not impact any historical resources or contribute to a significant effect under CEQA. However, since the project area is sensitive for cultural resources, the following mitigation measures are relevant to this Project and should be implemented:

In the event that any artifacts or other cultural remains are uncovered during construction, work should halt in the vicinity of the find until a qualified archaeologist can evaluate the find and make a recommendation.

Additionally, should human remains be discovered at any time, work will halt in that area and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) will be followed, beginning with notification to the City of Capitola and the County Coroner. If Native American remains are present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will arrange for the dignified disposition and treatment of the remains.

Should you have any questions relating to this report and its findings please do not hesitate to contact me directly.

Respectfully Submitted,



Ryan Brady, MA, R.P.A.
Archaeologist

DUDEK

Office: (831) 345-8715
Email: rbrady@dudek.com

cc: Micah Hale, Dudek
Sarah Brewer, Dudek

Att: Figure 1. Project Location
Figure 2. Project APE

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

Attachment 1: National Archaeological Database Information

Attachment 2: NWIC Records Search Information

Attachment 3: NAHC Search Results

Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

REFERENCES CITED

- Basgall, M.E. 1987. Resource Intensification Among Hunter-Gatherers: Acorn Economies in Prehistoric California. *Research in Economic Anthropology* 9:21–52.
- Bertrando, E. 2004. Evidence and Models for Late Pleistocene Chronology and Settlement Along California's Central Coast. In *Emerging from the Ice Age: Early Holocene Occupations on the California Central Coast*, edited by Ethan Bertrando and V.A. Levulett, pp. 93–105. San Luis Obispo County Archaeological Society Occasional Papers no. 17.
- Brady, R., J. Farquhar, T. Garlinghouse, and C. Peterson. 2009. *Archaeological Evaluation of CA-MNT-143 for the Asilomar Boardwalk Replacement Project, Asilomar State Beach, Pacific Grove, California*. Albion Environmental, Inc., Santa Cruz. Copies available from the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Breschini, G. and T. Haversat. 1992a. Preliminary Excavations at CA-MNT-108, Fisherman's Wharf, Monterey County, California. In *Archaeological Investigations of Some Significant Sites on the Central Coast of California*, edited by H. Dallas, Jr. and G.S. Breschini, pp. 39–47. Coyote Press Archives of California Prehistory No. 37, Salinas.
- Breschini, G. and T. Haversat. 1992b. Baseline Archaeological Studies at Rancho San Carlos, Carmel Valley, Monterey County, California. Coyote Press Archives of California Prehistory No. 36, Salinas.
- Bryne, S. 2002. *Archaeological Monitoring of the Wilder Ranch Bike Path Construction and Mitigation Related to Archaeological Site CA-SCR-38/123/H*. Garcia and Associates, San Anselmo. Copies available from Northwest Archaeological Information Center, Department of Anthropology, Sonoma State University, Rohnert Park, California.
- Cartier, R. 1993. *The Scotts Valley Site: CA-SCR-177*. The Santa Cruz Archaeological Society, Santa Cruz.
- Clark, D. T. 1986. *Santa Cruz County Place Names: A Geographical Dictionary*. Santa Cruz Historical Society, Santa Cruz, California.
- Dietz, S.A., W.R. Hildebrandt, and T. Jones 1988. *Archaeological Investigations at Elkhorn Slough: CA-MNT-229 A Middle Period Site on the Central California Coast*. Papers in Northern California Anthropology, Number 3.

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

- Erlandson, J.M., M.H. Graham, B.J. Bourque, D. Corbett, J.A. Estes, and R.S. Steneck. 2007. The Kelp Highway Hypothesis: Marine Ecology, the Coastal Migration Theory, and the Peopling of the Americas. *The Journal of Island and Coastal Archaeology* 2(2): 161–174.
- Fitzgerald, R.T., J.L. Edwards, J.M. Farquhar, and K. Loeffler. 1995. *Archaeological Test Excavation at CA-MNT-1765, for the Moro Cojo Standard Subdivision Project (SH93001), Monterey County, California*. Biosystems Analysis, Inc., Santa Cruz. Report on file Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Fitzgerald, R.T. and T.L. Jones 1999. The Milling Stone Horizon Revisited: New Perspectives from Northern and Central California. *Journal of California and Great Basin Anthropology* 21:65-93.
- Fitzgerald, R.T. and A. Ruby. 1997. *Archaeological Test Excavations at CA-SCR-117, the Davenport Landing Site*. Garcia and Associates, San Anselmo. Report on file Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Gibson, R.O. 1996. *Results of Archaeological Monitoring for Unocal Soil Testing Program along Pipelines near Santa Margarita, San Luis Obispo County, California*. Gibson's Archaeological Consulting, Paso Robles. Report submitted to UNOCAL CERT, San Luis Obispo. Copies available from the Central Coast Information Center, Department of Anthropology, University of California, Santa Barbara.
- Harrington, J. P. 1942. *Culture Element Distributions: XIX, Central California Coast*. University of California Press, Berkeley and Los Angeles, California.
- Hildebrandt, W.R. 2006. *Archaeological Evaluation of the Priest Valley Knoll Sites (CA-MNT-745), Eastern Monterey County, California*. Far Western Anthropological Research Group, Inc., Davis. Copies available from the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Holm, L., K. Chao and J. Holson. 2013. *Archaeological Assessment for the City of Monterey 2013 Sewer Rehabilitation Project, Monterey County, California PL-2616-21 (Updated July 2013)*. Report on file at the Northwest Information Center, Sonoma State University, Rohnert Park.
- Hylkema, M.G. 1991. *Prehistoric Native American Adaptations Along the Central California Coast of San Mateo and Santa Cruz Counties*. Master's thesis, Department of Anthropology, San Jose State University. University Microfilms, Ann Arbor.

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

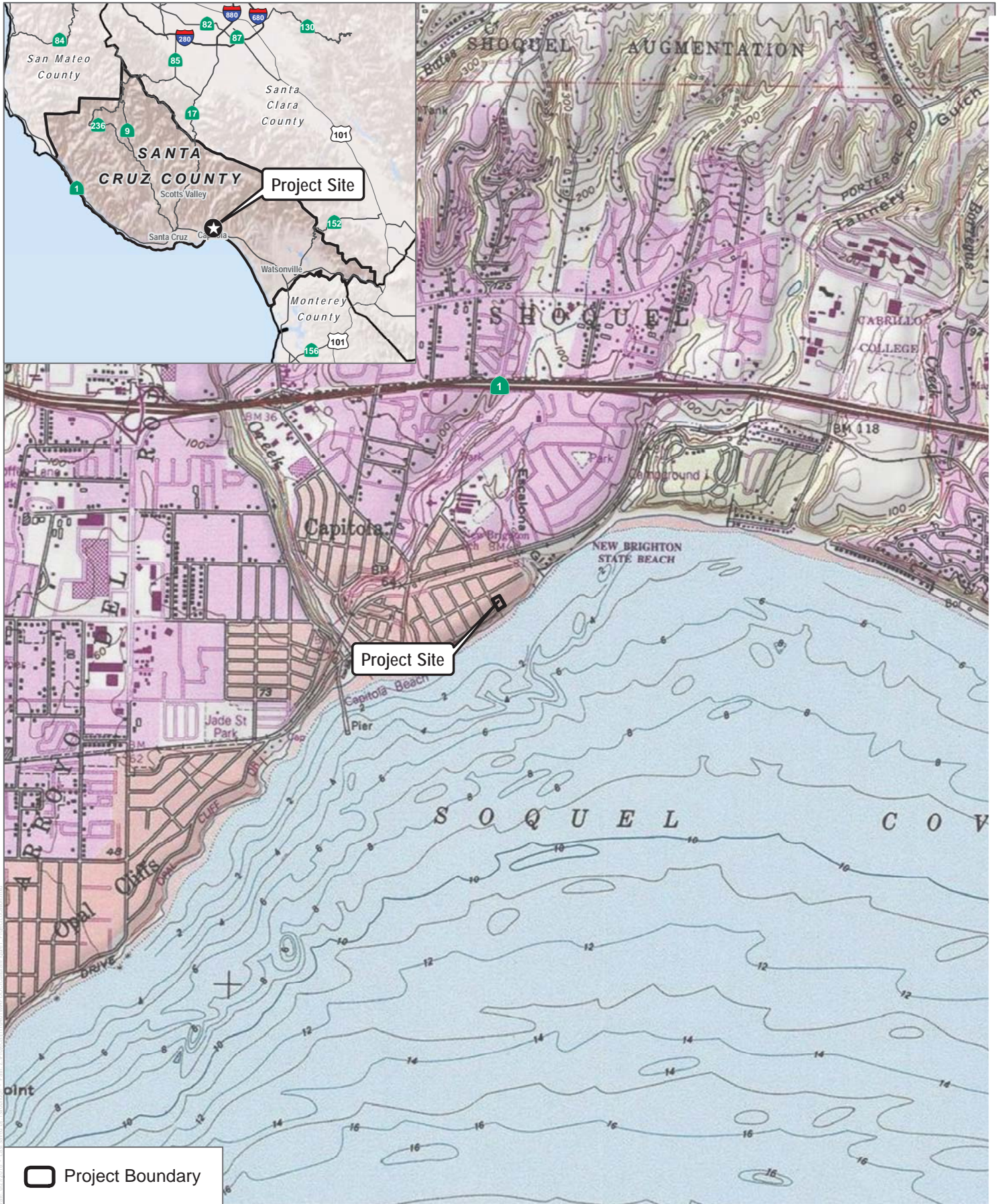
- Jones, T.L. 1993. Big Sur: A Keystone in Central California Culture History. *Pacific Coast Archaeological Quarterly*.
- Jones, T.L. 1995. *Transitions in Prehistoric Diet, Mobility, Exchange, and Social Organization Along California's Big Sur Coast*. Unpublished Ph.D. Dissertation, Department of Anthropology, University of California, Davis.
- Jones, T.L. 2003. *Prehistoric Human Ecology of the Big Sur Coast, California*. Contributions of the University of California Archaeological Research Facility, Berkeley.
- Jones, T.L., G. M. Brown, L.M. Raab, J.L. McVickar, W.G. Spaulding, D.J. Kennett, A. York, and P.L. Walker. 1999. Environmental Imperatives Reconsidered: Demographic Crises in Western North America During the Medieval Climatic Anomaly. *Current Anthropology* 40:137-170.
- Jones, T.L. and J.A. Ferneau 2002a. Prehistory at San Simeon Reef: Archaeological Data Recovery at CA-SLO-179 and -267, San Luis Obispo, California. *San Luis Obispo Archaeological Society Occasional Paper No. 16*.
- Jones, T.L., and J.A. Ferneau. 2002b. Deintensification along the Central Coast. In *Catalysts to Complexity: Late Holocene Societies of the California Coast*, edited by J.M. Erlandson and T.L. Jones, pp. 205-232. Perspectives in California Archaeology, Vol. 6. Cotsen Institute of Archaeology, University of California, Los Angeles.
- Jones, T.L. and J. Haney. 2005. Archaeological Evaluation of CA-MNT-910, -1748/H, -1919, and -2182, Fort Hunter Liggett Military Installation, Monterey County, California. California Polytechnic State University, San Luis Obispo.
- Jones, D., and W.R. Hildebrandt. 1990. *Archaeological Investigation at Sand Hill Bluff: Portions of Prehistoric Site CA-SCr-7, Santa Cruz County, California*. Far Western Anthropological Research Group, Inc., Davis. Copies available from Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Jones, D., and W.R. Hildebrandt. 1994. *Archaeological Investigations at Sites CA-SCR-10, CA-SCR-17, CA-SCR-304, and CA-SCR-38/123 for the North Coast Treated Water Main Project, Santa Cruz County, California*. Far Western Anthropological Research Group, Inc. Copies available from Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

- Jones, T.L., and D. Jones. 1992. Elkhorn Slough Revisited: Reassessing the Chronology of CA-MNT-229. *Journal of California and Great Basin Anthropology* 14:159-179.
- Jones, T.L., J.F. Porcasi, J.W. Gaeta, and B.F. Coddling. 2008. The Diablo Canyon Fauna: A Coarse-grained Record of Trans-Holocene Foraging from the Central California Mainland Coast. *American Antiquity* 73:289–316.
- Jones, T. L., N. E. Stevens, D. A. Jones, R. T. Fitzgerald, and M. G. Hylkema. 2007. The Central Coast: A Midlatitude Milieu. In *California Prehistory Colonization, Culture, and Complexity*, edited by Terry L. Jones and Kathryn A. Klar, pp: 125-146. Altamira Press, Lanham.
- Jones, T.L. and G. Waugh 1995. Central California Coastal Prehistory: A View from Little Pico Creek. *Perspectives in California Archaeology* No. 3, Institute of Archaeology, University of California, Los Angeles.
- Jones, T.L. and G. Waugh 1997. Climatic Consequences or Population Pragmatism? A Middle Holocene Prehistory of the Central California Coast. In *Archaeology of the California Coast During the Middle Holocene*, edited by J.M. Erlandson and M.A. Glassow, pp. 111-128. *Perspectives in California Archaeology* 4. Institute of Archaeology, University of California, Los Angeles.
- Küchler, A. W. 1977. Natural Vegetation of California (map). Department of Geography, University of Kansas, Lawrence, Kansas.
- Levy, R. 1978. Costanoan. *Handbook of North American Indians*. Vol. 8. Edited by Robert F. Heizer. Smithsonian Institution, Washington.
- Merriam, C. H. 1967. *Reports of the University of California Archaeological Survey, No. 68, Part III: Ethnographic notes on California Indian Tribes. III. Ethnological Notes on Central California Indian Tribes*. Compiled and edited by Robert F. Heizer. University of California Archaeological Research Facility, Department of Anthropology, Berkeley, California.
- Mikkelsen, P., W.R. Hildebrandt and D.A. Jones 2000. *Prehistoric Adaptations on the Shores of Morro Bay Estuary: Excavations at Site CA-SLO-165, Morro Bay, California*. Occasional Paper No. 14, San Luis Obispo County Archaeological Society, San Luis Obispo, California.
- Mikkelsen, P., L. Leach-Palm, J. Hatch, E. Kellenbach, and J. King. 2001. Cultural Resources Inventory of Caltrans District 5 Rural Highways, Santa Cruz County, California, Highways 1, 9, 17, 35, 129, 152, and 236. Volume I – Report. On file, Northwest Information Center, Rohnert Park, California.

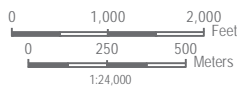
Subject: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola

- Milliken, R., J. Nelson, W.R. Hildebrandt, and P. Mikkelsen. 1999. *The Moss Landing Hill Site: A Technical Report on Archaeological Studies at CA-MNT-234 in 1991 and 1997-1998*. Far Western Anthropological Research Group, Inc., Davis. Copies available from the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.
- Mills, W.W., M.F. Rondeau, and T.L. Jones. 2005. A Fluted Point from Nipomo, San Luis Obispo County, California. *Journal of California and Great Basin Anthropology* .
- Newsome, S.D., D.L. Phillips, B.J. Culleton, T.P. Guilderson, P. Koch. 2004. Dietary Reconstruction of an Early to Middle Holocene Human Population from the Central California Coast: Insights from Advanced Stable Isotope Mixing Models. *Journal of Archaeological Science* 31:1101-1115.
- Plat of the Shoquel Rancho. 1858. Map on file with the Northwest Information Center, Rohnert Park, California.
- Pohorecky, Z.S. 1976. Archaeology of the South Coast Ranges of California. *University of Archaeological Research Facility* 34, Berkeley.
- Rogers, D.B. 1929. *Prehistoric Man of the Santa Barbara Coast*. Museum of Natural History, Santa Barbara.
- SoilWeb 2008. Streaming, seamless interface to USDA-NCSS SSURGO and STATSGO Soil Survey Products. Accessed June 25, 2018. <https://casoilresource.lawr.ucdavis.edu/>
- Stine, S. 1994. Extreme and Persistent Drought in California and Patagonia during Medieval Time. *Nature* 369:546-549
- Swift, C. 2018. Capitola History. Published on *City of Capitola California* (<http://www.cityofcapitola.org>). Accessed June 25, 2018.
- USGS (United States Geological Survey) 2018. Geologic Units of California. Accessed June 25, 2018. <https://mrdata.usgs.gov/geology/state/sgmc-unit.php?unit=CAQ;0>
- Western Regional Climate Center. 2018. Monthly Climate Summary for Watsonville, California. Electronic document, <http://wrcc.dri.edu>, accessed June 25, 2018.



Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

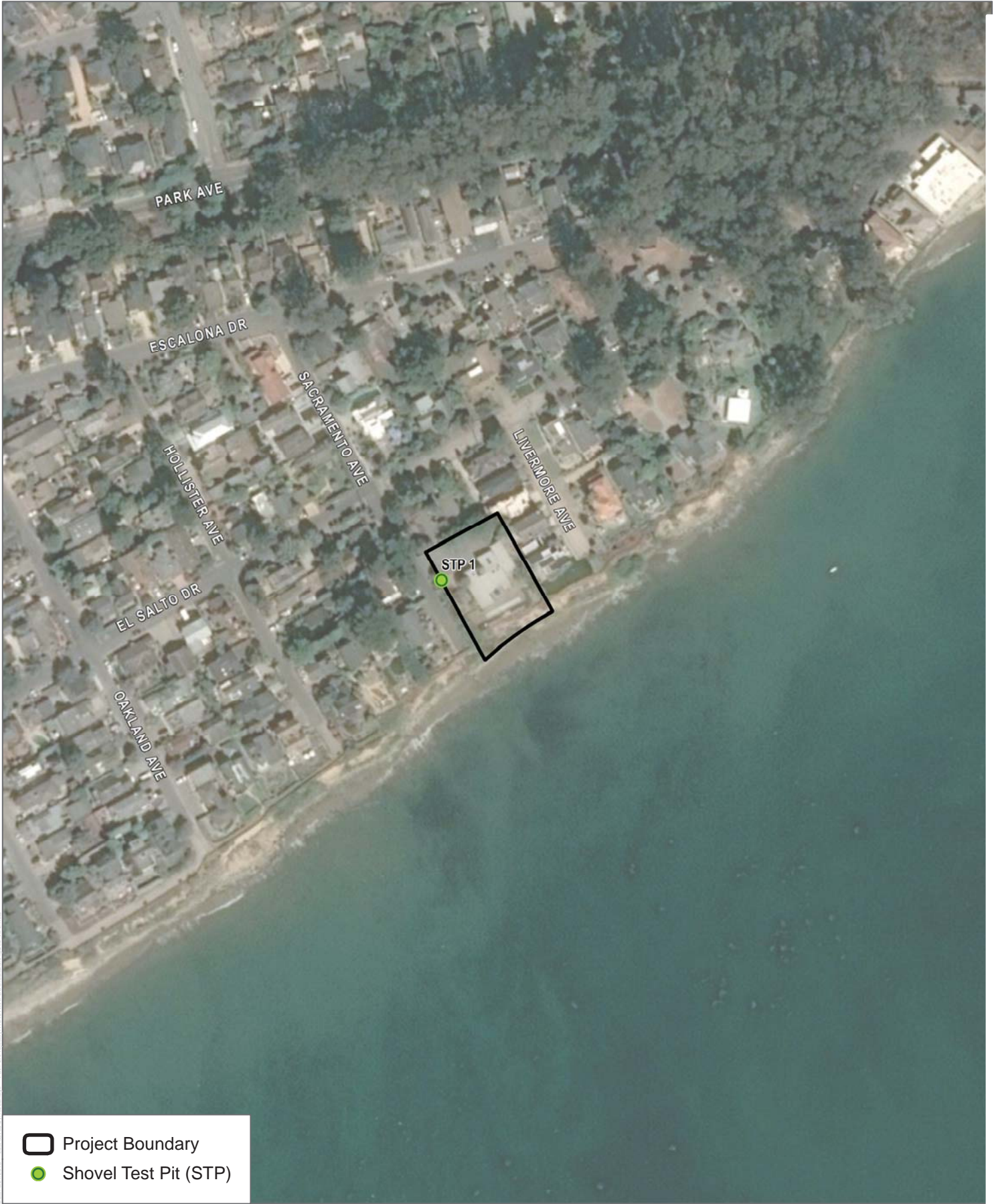
SOURCE: SOURCE: USGS 7.5-Minute Series Soquel Quadrangle



FIGURE

Project Location

106 Sa



Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

- Project Boundary
- Shovel Test Pit (STP)

SOURCE: Bing Maps 2018

DUDEK



FIGURE :
Project Area and STP Location

106 Sa

Attachment 1
National Archaeological Database Information

Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

NATIONAL ARCHAEOLOGICAL DATABASE (NADB) INFORMATION

Authors: Sarah Brewer, BA and Ryan Brady, MA, RPA

Firm: Dudek

Project Proponent: City of Capitola

Report Date: July 2018

Report Title: Cultural Resources Assessment for 106 Sacramento Avenue, Capitola, Santa Cruz County, California

Type of Study: Archaeological Inventory

Resources: None

USGS Quads: Soquel, CA 1:24,000 T11S, R1W, Unsectioned.

Acreage: 0.7 acres

Permit Numbers: Permit Pending

Keywords: Negative, pedestrian survey, shovel test pit, Depot Hill, Capitola.

Attachment 2 (Confidential)
NWIC Records Search Results

Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

California Historical Resources Information System

CHRIS Data Request Form

ACCESS AND USE AGREEMENT NO.: 10 IC FILE NO.: _____To: Northwest Information CenterPrint Name: Sarah Brewer Date: 05/29/18Affiliation: DudekAddress: 725 Front Street, Suite 400City: Santa Cruz State: CA Zip: 95060Phone: (831) 227-6301 Fax: _____ Email: sbrewer@dudek.comBilling Address (if different than above): 605 Third Street, Encintas CA 92024Project Name / Reference: 11164 106 Sacramento Ave, CapitolaProject Street Address: 106 Sacramento Ave, CapitolaCounty: Santa CruzTownship/Range/UTMs: Township 11S / Range 1W / Section 10, 11, 14, 15USGS 7.5' Quad(s): SoquelPRIORITY RESPONSE (Additional Fee): yes no

TOTAL FEE NOT TO EXCEED: \$ _____

Special Instructions:

We would like to download the results from Box.

Please leave the project open after delivery, in case we would like to request shapefiles.

Information Center Use Only

Date of CHRIS Data Provided for this Request: _____

Confidential Data Included in Response: yes no

Notes: _____

California Historical Resources Information System

CHRIS Data Request Form

Include the following information (mark as necessary) for the records search area(s) shown on the attached map(s) or included in the associated shapefiles. Shapefiles are the current CHRIS standard format for digital spatial data products.

NOTE: All digital data products are subject to availability - check with the appropriate Information Center.

1. **Map Type Desired:** Digital map products will be provided only if they are available at the time of this request. *Regardless of what is requested, only hard copy hand-drawn maps will be provided for any part of the requested search area for which digital map products are not available at the time of this request. There is an additional charge for shapefiles, whether they are provided with or without Custom GIS Maps.*

Mark one map choice only

Custom GIS Maps Shapefiles Custom GIS Maps and Shapefiles Hard Copy Hand-Drawn Maps only

Any selection below left unmarked will be considered a "no."

2a.	Within project area	Within <u>1/4</u> mi radius
ARCHAEOLOGICAL Resource Locations ⁺	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
NON-ARCHAEOLOGICAL Resource Locations	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
Report Locations ⁺	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
Resource Database Printout* (list)	yes <input type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
Resource Database Printout* (detail)	yes <input type="radio"/> no <input checked="" type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
Resource Digital Database Records (spreadsheet) ⁺	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
Report Database Printout* (list)	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
Report Database Printout* (detail)	yes <input type="radio"/> no <input checked="" type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
Report Digital Database Records (spreadsheet) ⁺	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
ARCHAEOLOGICAL Resource Record copies ⁺⁺	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
PDF <input checked="" type="radio"/> / Hard Copy <input type="radio"/>		
NON-ARCHAEOLOGICAL Resource Record copies [*]	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input checked="" type="radio"/> no <input type="radio"/>
PDF <input checked="" type="radio"/> / Hard Copy <input type="radio"/>		
Report copies ⁺⁺ :	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
PDF <input checked="" type="radio"/> / Hard Copy <input type="radio"/>		
	Only directory listing	Associated documentation
OHP Historic Properties Directory^{**}		
within project area	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
within <u>1/4</u> _____ mi radius	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
OHP Archaeological Determinations of Eligibility⁺		
within project area	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
within <u>1/4</u> _____ mi radius	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
California Inventory of Historical Resources (1976):		
within project area	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>
within <u>1/4</u> _____ mi radius	yes <input checked="" type="radio"/> no <input type="radio"/>	yes <input type="radio"/> no <input checked="" type="radio"/>

+ In order to receive archaeological information, requestor must meet qualifications as specified in Section III of the current version of the California Historical Resources Information System Information Center Rules of Operation Manual and be identified as an Authorized User under an active CHRIS Access and Use Agreement.

* These documents may be supplied as PDF files, if available

** Includes, but is not limited to, information regarding National Register of Historic Places, California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys.

California Historical Resources Information System

CHRIS Data Request Form



2b. Listed below are sources of additional information that may be available at the Information Center. Indicate if a review and documentation of any of the following types of information is requested.

- Caltrans Bridge Survey yes no
- Ethnographic Information yes no
- Historical Literature yes no
- Historical Maps yes no
- Local Inventories yes no
- GLO and/or Rancho Plat Maps yes no
- Shipwreck Inventory yes no
- Soil Survey Maps yes no

Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)



Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

 Study Area
 1/2 Mile Buffer

SOURCE: USGS 7.5-Minute Series Soquel Quadrangle
Township 11S; Range 1W; Sections 10, 11, 14, 15



Attachment 3 (Confidential)
NAHC Sacred Lands File Search
and Tribal Contact Request

Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100
 West Sacramento, CA 95691
 916-373-3710
 916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 11164 106 Sacramento Avenue, Capitola

County: Santa Cruz

USGS Quadrangle Name: Soquel

Township: 11S **Range:** 1W **Section(s):** 10, 11, 14, 15

Company/Firm/Agency: Dudek

Street Address: 725 Front Street, Suite 400

City: Santa Cruz **Zip:** 95060

Phone: 831 226-9472

Fax: _____

Email: sbrewer@dudek.com

Project Description:

The landowner of 106 Sacramento Avenue, Capitola plans to construct an addition to their residence adjacent to the current structure.

Dudek is requesting a NAHC search of the Sacred Lands Files or other Native American cultural resources that may fall within the proposed project location or surrounding half-mile buffer. Please provide a Contact List with all Native American tribal representatives that may have traditional interests in the project location or surrounding area.

Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)



Attachment: 106 Sacramento Ave - Cultural Resources Assessment (106 Sacramento Avenue)

Study Area
 1/2 Mile Buffer

SOURCE: USGS 7.5-Minute Series Soquel Quadrangle
Township 11S; Range 1W; Sections 10, 11, 14, 15



Permissible Structural Alteration Calculation

106 Sacramento Avenue

Existing Building Costs:

Existing residence:	3,431 square feet	
	@ \$200/square foot	\$686,200
Existing garage:	512 square feet	
	@ \$90/square foot	\$46,080
Existing deck:	0 square feet	
	@ \$25/square foot	\$0
Total Existing Value:		\$732,280

80% of Total Existing Value: \$585,824

New Construction Costs:

New conditioned space:	1,268 square feet	
	@ \$200/square foot	\$253,600
New garage:	32	
	@ \$90/square foot	\$2,880
New deck/porch:	134 square feet	
	@ \$25/square foot	\$3,350

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

Remodel conditioned space:	2,607 square feet	
	@ \$100/square foot	\$260,700
Remodel garage:	405	
	@ \$45/square foot	\$18,225
Remodel deck:	0	
	@ \$12.50/square foot	\$0

Total Construction/Remodel Cost: \$538,755 (74%)

Attachment: 106 Sacramento Avenue - 80 Percent Calculation (106 Sacramento Avenue)



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 6, 2018
 SUBJECT: **210 Central Avenue #18-0001 APN: 036-122-19**

Request to Continue to November 1, 2018, the Design Permit, CUP, Major Revocable Encroachment Permit, and Variance for an addition to an historic single-family residence located at 210 Central Avenue within the R-1 (Single-Family) 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: Paul & Brigitte Estey
 Representative: Paul & Brigitte Estey, Owners. Filed: 01-02-2018

APPLICANT PROPOSAL

The application includes a design permit, variance, major revocable encroachment permit, and conditional use permit for an addition to a historic single-family residence located at 210 Central Avenue. The project is located in the R-1 (Single-Family) Zoning District. The proposal includes preservation of the original historic cottage, demolition of the non-historic additions, and introduction of a new front porch and rear two-story addition. Modifications to a historic resource require approval of a design permit and conditional use permit by the Planning Commission. The applicant is seeking a variance request to the eighty percent permissible structural alteration limit for nonconforming structures.

BACKGROUND

On July 16, 2018, the Planning Commission reviewed the application and continued the application to the September 6, 2018 meeting. The Commission asked the applicant to make revisions to the front porch design to preserve the form of the main pyramidal roof, as it has historically existed. The Commission also requested that story poles be displayed on site to show the height and massing of the proposed addition. The owner was unable to complete the requested tasks in time for the September hearing and is requesting the agenda item be continued to the November 1, 2018 hearing.

STAFF RECOMMENDATION

Staff recommends the Planning Commission continue the application for 210 Central Avenue to the November 1, 2018 meeting.

Prepared By: Katie Herlihy
Community Development Director



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: SEPTEMBER 6, 2018
 SUBJECT: **609 Capitola Avenue#18-0189** **APN: 035-301-23**

Design Permit and Conditional Use Permit for an addition to an historic single-family home with a Variance to the rear yard setback for the attached garage located within the R-1 (Single-Family) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City. Environmental Determination: Categorical Exemption
 Property Owner: Guy Tringali
 Representative: Dennis Norton, Filed: 04.30.2018

APPLICANT PROPOSAL

The applicant is proposing an 816-square-foot addition with a variance to the rear yard setback for an existing historic single-family residence in the R-1 (Single-Family Residential) zoning district. The application requires approval of a design permit, conditional use permit, and a variance.

BACKGROUND

The Architectural and Site Review Committee reviewed the application on July 25, 2018, and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder: informed the applicants that they would need to submit dimensions for all impervious surfaces on the existing and proposed site plans and update the drainage plan to show where downspouts are and where surface water flows. Mr. Mozumder also mentioned that updated stormwater calculations would be required if the building footprint changed during revisions. Mr. Mozumder also stated that the new driveway approach would be required to meet current ADA standards.

Building Department Representative, Fred Cullum: informed the applicant that sheetrock would be required on the inside of the existing detached garage due to the proximity of the new addition on the main house. Mr. Cullum also pointed out that the run on the dryer duct will need to be addressed and questioned what type of fireplace was being proposed and how ventilation would be provided for it.

Local Architect, Dan Townshend: was absent, but submitted comments. Mr. Townshend recommended that the attached garage be moved back three feet to preserve the south side gable. He also stated that he could support the flat roof proposed by the applicant.

Local Historian, Carolyn Swift: stated that there were very few homes built in Capitola in the period shortly before World War I, and this is probably the best example of the architectural style of that time period that still exists today. She also informed the applicant that two of the original City of Capitola City Council members had lived in the house at 609 Capitola Avenue. Mrs. Swift supported all of Archives & Architecture recommendations regarding the placement of the new garage, the roofline, and the front door.

There was also a discussion about the replacement of the windows along the north, south, and east elevations of the existing house, which are historic character defining features. The applicant proposed replacement with wood windows with vinyl clad, but the Archives & Architecture report recommended that the original focal windows, with their distinctive and unusual diagonal lattice muntin patterns, be preserved rather than replaced. Mrs. Swift informed the applicant that she would support replacing the windows with milled wood windows that replicate the existing windows. She also did not support vinyl cladding on the replicated windows.

Assistant Planner, Matt Orbach: informed the applicant that the current roof design at the juncture of the south side gable end and the new garage does not comply with the secretary of interior standards and would require a redesign if the applicant chose to keep the garage in its current location. Staff discussed the possibility of a variance to the rear setback requirements if the garage were pushed back to preserve the south side gable end based on historic preservation.

Following the meeting, the applicant submitted revised plans that reflected the changes discussed at the meeting, including: the direction that downspouts and surface water flow, an updated roof plan, the preservation of the existing front door with the oval glass pane, and the relocation of the garage three feet back to preserve the south side gable end. The applicant also submitted a variance request for the three-foot encroachment of the garage into the rear yard setback. The applicant updated the windows to replicate the existing window with a wood window and removed the reference to vinyl clad.

DEVELOPMENT STANDARDS

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

Development Standards		
Building Height	R-1 Regulation	Proposed
17 ft. 11 in.	25 ft.	17 ft. 11 in.
Floor Area Ratio (FAR)	Existing	Proposed
Lot Size	7,261 sq. ft.	7,261 sq. ft.
Maximum Floor Area Ratio	48% (Max 3,485 sq. ft.)	48% (Max 3,485 sq. ft.)
First Story Floor Area	1,642 sq. ft.	2,458 sq. ft.
TOTAL FAR	1,642 sq. ft. (22.6%)	2,458 sq. ft. (33.9%)
Yards (setbacks are measured from the edge of the public right-of-way)		
	R-1 Regulation	Proposed
Front Yard - 1st Story	15 ft.	18 ft. 1 in.
Front Yard - Garages	20 ft.	64 ft. 9 in. & 55 ft. 2 in.

Side Yard 1 st Story	10% lot width	Lot width 80 ft. 7 ft. min.	8 ft. (south) & 19 ft. (north)
Rear Yard 1 st Story	20% of lot depth	Lot depth 90 ft. 18 ft. min.	15 ft. Variance Requested
Detached Garage	8 ft. min. from rear yard 3 ft. min. from side yard		6 ft. rear 3 ft. side Existing Nonconforming
Encroachments (list all)			Detached Garage (rear setback) Attached Garage (rear setback)
Parking			
	Required		Proposed
Residential (from 2,001 up to 2,600 sq. ft.)	3 spaces total 1 covered 2 uncovered		7 spaces total 2 covered 5 uncovered
Garage and Accessory Bldg.	Complies with Standards?		List non-compliance
Garage	No (Attached Garage) No (Detached Garage)		Rear Setback Encroachment Rear Setback Encroachment
Underground Utilities: required w/ 25% increase in area			Yes

DISCUSSION

609 Capitola Avenue is the only parcel on Capitola Avenue zoned R-1 (Single-Family Residential). Every other property on Capitola Avenue between Bay Avenue and the railroad trestle is zoned C-N (Neighborhood Commercial). There are 12 historic structures in this stretch of Capitola Avenue, and the neighborhood is made up of mainly mixed-use residences and small residential structures converted to commercial uses. Most of the structures on the same side of the street in the immediate area are quaint one-story buildings that either represent or echo the Craftsman style of the American Arts and Crafts movement (the exception being 617 Capitola Avenue, which still incorporated some similar design elements).

The existing residence at 609 Capitola Avenue is an historic one-story single-family home. The defining historic characteristics include: the “H”-shaped plan footprint with its many narrow gables, the north- and south-side gable end eaves and trim, the front and south-side focal windows, and the front door with the distinctive oval viewing window. The structure has wide horizontal siding under the north- and south-side gables, shingle siding under the front entrance gable, narrow horizontal siding from the top plate to just below the windows, and board and batten siding below. There is also a front deck extending to the southeast corner of the building that is covered by a trellis. An existing nonconforming detached garage is located at the northwest corner of the site.

The applicant is proposing to add a rear addition and a new attached garage, totaling 816 square feet. The maximum floor area ratio (FAR) for the 7,261 square foot lot is 48% or 3,485 square feet. With the new addition and garage, the structures on the site will total 2,458 square feet or 34%.

The attached garage would require a second driveway with a new approach, which would result in the loss of one street parking space. The existing driveway includes enough spaces to satisfy the parking requirements, so the second driveway is not required. The property is located in the Coastal Zone, approximately half a mile from the beach and 400 feet from the Capitola Avenue/Bay Avenue intersection in an area with a high number of commercial establishments.

The Public Works department has included a condition (condition of approval #19) related to the new approach that will be included in the conditions of approval if the Planning Commission approves the second driveway and garage.

Conditional Use Permit

The proposed project includes a significant alteration to the historic structure at 609 Capitola 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, identified the following character defining features of the historic home: the majority of the "H"-shaped footprint and the overall height of the ridgeline and roof slope; the low one-story form, and main side-gabled roof; the gabled center entrance portico and side arbors, with tapered posts and pedestals; the symmetrical porch pedestals; the projecting side bay windows protected by separate shed roofs; the exposed rafter tails and Craftsman-era knee braces accented by unusual scroll-cut decorations; the front bulls eyes at the ends of the bargeboards; the tribevel drop siding, battered (sloping) board-and-batten pony wall, and shingled gable ends; the placement of the original window openings; front door with oval viewing lite, and the flat-board trim.

The Historic Architect reviewed the application for compliance with the Secretary of Interior Standards and made findings that the current design complies with most of the Secretary of the Interior's Standards, but that a few elements do not fully comply. The review included five recommended revisions which, if incorporated into the building permit construction drawing set, would make the project meet the Secretary of the Interior's Standards:

1. It is recommended that the eaves at the proposed new southwest garage be shallower to separate the new roof from the historic bargeboard at the south-side gable. (Standard 2)
2. It is recommended that the original focal windows, with their distinctive and unusual diagonal lattice muntin patterns, be preserved rather than replaced. (Standard 5)
3. It is recommended that the dimensions and materials of the historic building fabric be included in the drawing set. (Standard 6)
4. It is recommended that language on the cover sheet should: 1-Refer to the property as a potential Historic Resource, requiring review of all design revisions, and 2- That the project should include notes that the existing historic elements are to be protected during construction. (Standard 6)
5. It is recommended that the proposed new addition roof slope be revised to be less than 6:12. A lower roof slope would diminish the currently proposed impact of the roof massing at the rear addition. (Standards 2 and 9)

Staff has added several conditions of approval to require compliance with the requested revisions 2 through 4 listed above. Condition of approval #6 requires the applicant to either preserve the existing distinctive and unusual diagonal lattice muntin patterned windows or replicate the windows in material and pattern, condition of approval #7 requires the applicant to include the requirements of item 3, and condition of approval #8 includes the requirements of item 4 above.

The applicant made multiple revisions to the plans but chose to not to integrate the recommendations one and five above. In respect to recommendation #1, the eaves of the new garage are two feet deep, matching the eaves of the historic home. The applicant did not

revised the eave depths and is requesting that they be approved at two feet deep. Also, in regard to recommendation five, the owner prefers to keep the pitch of the roof as proposed in the current plans. The designer created a draft plan with a lower pitch and thought it looked out of place with the rest of the building and said that it conflicted with commonly accepted design principles. The applicant is seeking approval of the addition without the suggested modifications to the roof eaves and slope.

Variance

The applicant is seeking approval of a variance to the required rear yard setback. The variance request is the result of changes to the plans that were made based on input from the architectural historian and the Architecture and Site Review Committee, who recommended that the new attached garage be moved back three feet to preserve the gable end on the south elevation. The south side gable is a defining historical feature of the home.

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;

The special circumstance applicable to the subject property is that it is a historic home. The historic resource is protected within the municipal code and under CEQA. The proposed attached garage, as proposed on the original plans, would have required the historic character defining feature of the south side gable to be cut off, which would be contrary to the Secretary of Interior's Standards. Moving the garage back three feet to preserve the south side gable, however, requires a variance. The applicant is requesting a variance to the rear setback to follow accepted preservation practices. The General Plan includes the following policy statements in support of the variance for the historic cottage and applications of the Secretary of Interior's Standards:

- *GP-Policy LU-2.1: Historic Structures. Encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse of important historic structures in Capitola.*
- *GP-Policy LU 2.2: Modification Standards. Use the U.S Secretary of the Interior's Standards for the Treatment of Historic Properties as a guide for exterior modification to identified historic resources.*

Staff cannot make the finding 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 zone classification. While historic preservation is a priority within the City of Capitola, the aspect of the project requiring the variance (the proposed attached garage) is not a requirement for the project because the property already has a detached garage and driveway that comply with the covered and uncovered parking requirement for the home.

- 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.

609 Capitola Avenue is the only parcel on Capitola Avenue zoned R-1 (Single-Family Residential). Every other property on Capitola Avenue between Bay Avenue and the railroad trestle is zoned C-N (Neighborhood Commercial). However, the rear of the property is adjacent to the single-family homes along Oak Drive, which are in the same R-1 zoning district as 609 Capitola Avenue. All of the single-family homes along the east side of Oak Drive in the vicinity of 609 Capitola Avenue conform to the rear setback requirements of the R-1 zoning district, therefore staff cannot make the finding that the variance would not constitute a grant of special privilege inconsistent with other properties in the area (see Attachment 4).

Staff recommends that, due to the fact that the applicant already has a covered parking space that complies with the covered and uncovered parking requirement, the length of the new attached garage be reduced by three feet (to 17 feet 8 inches) so that the south side gable can be preserved and a variance will not be required. Reducing the garage by three feet will subtract 42 square feet from the total floor area, so the garage will be 246 square feet and the total addition to the historic structure will be 774 square feet.

Tree Removal

The application includes the removal of one (1) large fir tree located in the back yard of the property. To comply with the required replanting ratio of 2:1, the applicant is proposing to plant two (2) Chinese elm trees, as indicated on the final plans.

CEQA

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures that will not result in an increase of more than 50 percent of the floor area. This project involves a 774-square-foot addition to an existing 1,642-square-foot single-family home within the R-1 (Single-Family Residence) zoning district that will increase the floor area by 47%. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission approve application #18-0189 with a modified 17-foot 8-inch attached garage that preserves the south side gable but does not extend into the required rear yard setback based on the findings and conditions of approval.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a 774-square-foot addition for an existing historic single-family home at 609 Capitola Avenue. The request for a variance to the rear yard setback was denied. The maximum Floor Area Ratio for the 7,261-square-foot property is 48% (3,485 square feet). The total FAR of the project is 33% with a total of 2,416 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 6, 2018, except as modified through conditions imposed by the Planning Commission during the hearing including the required modification to the depth of the garage.
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. The request for a variance to the rear yard setback was denied. Prior to issuance of a building permit, plans shall show that the building complies with the rear yard setback.
6. The original focal windows on the east and south elevations, with their distinctive and unusual diagonal lattice muntin patterns, shall either be preserved or replicated in material and pattern. Replicated windows shall not be vinyl-clad.
7. The dimensions and materials of the historic building fabric shall be included in the drawing set.
8. At time of building plan submittal, the plans shall include a language on the cover sheet referring to the property as an "Historic Resource", requiring review of all design revisions, and that the project should include notes that the existing historic elements are to be protected during construction.
9. 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.
10. 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.
11. Prior to issuance of building permit, all Planning fees associated with permit #18-0189 shall be paid in full.
12. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
13. 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.
14. 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.
15. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

16. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
17. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
18. 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
19. Prior to issuance of building permit, the new driveway approach shall meet current ADA standards.
20. 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.
21. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 1 fir tree to be removed from the property. Replacement trees shall be planted at a 2:1 ratio. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans.
22. 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.
23. 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.
24. 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.
25. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
26. 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.

FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed construction of a 774-square-foot addition for an existing historic single-family home at 609 Capitola Avenue complies with the development standards of the R-1 (Single-Family Residential) District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for a 774-square-foot addition for an existing historic single-family home at 609 Capitola Avenue. The design of the addition, with massing and architectural elements complementary to the existing historic home, will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

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

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures that will not result in an increase of more than 50 percent of the floor area. This project involves a 774-square-foot addition to an existing 1,642-square-foot single-family home within the R-1 (Single-Family Residence) zoning district that will increase the floor area by 47%. No adverse environmental impacts were discovered during review of the proposed project.

D. Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, exist on the site and 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;

The special circumstance applicable to the subject property is that it is a historic home. Staff cannot make the finding 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 zone classification. While historic preservation is a priority within the City of Capitola, the aspect of the project requiring the variance (the proposed attached garage) is not a requirement for the project because the property already has a detached garage and driveway that comply with the covered and uncovered parking requirement for the home.

E. The grant of a variance would not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which subject property is situated.

609 Capitola Avenue is the only parcel on Capitola Avenue zoned R-1 (Single-Family Residential). Every other property on Capitola Avenue between Bay Avenue and the railroad trestle is zoned C-N (Neighborhood Commercial). However, the rear of the property is adjacent to the single-family homes along Oak Drive, which are in the same R-1 zoning district as 609 Capitola Avenue. All of the single-family homes along the east side of Oak Drive in the vicinity of 609 Capitola Avenue conform to the rear setback requirements of the R-1 zoning district, therefore a finding of that a variance would not

constitute a grant of special privilege inconsistent with other properties in the area cannot be made.

ATTACHMENTS:

1. 609 Capitola Avenue - Full Plan Set
2. 609 Capitola Avenue - Secretary of the Interior's Standards Review
3. 609 Capitola Avenue - Variance Request
4. 609 Capitola Avenue - Variance Finding B - Rear Setback Compliance in Vicinity

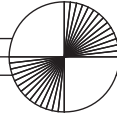
Prepared By: Matt Orbach
Assistant Planner

TRINGALI RESIDENCE

GENERAL INFORMATION:	
SITE AREA:	ZONE:
7,261 SQ. FT.	ON
BUILDING:	
EXISTING:	
HOUSE	1,235 SQ. FT.
DETACHED GARAGE	220 SQ. FT.
COVERED ENTRY PORCH	222 SQ. FT.
COVERED REAR PATIO	113 SQ. FT.
PROPOSED:	
HOUSE	1,840 SQ. FT.
ATTACHED GARAGE	279 SQ. FT.
DETACHED GARAGE (EXIST)	220 SQ. FT.
COVERED ENTRY PORCH (EXIST)	222 SQ. FT.
COVERED REAR PATIO	47 SQ. FT.
TOTAL LIVING ADDITION	605 SQ. FT.

CODE ANALYSIS:
 THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES (2016)
 OCCUPANCY CLASSIFICATION: R-3/U
 BUILDING CONSTRUCTION TYPE: V-B
 FIRE RATINGS: NON-SPRINKLERED

THE DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS, FIELD CONDITIONS, OR OTHER INFORMATION THAT IS CONTAINED IN AND/OR OFFERS FROM THESE DOCUMENTS. THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY RESULTING FROM THEIR UNAUTHORIZED USE.
 COPYRIGHT PROTECTION STARTS FROM THE EARLIEST DATE OF THE DESIGN CONTRACT, PRELIMINARY DESIGN WORK, OR THE CONSTRUCTION DOCUMENTS.



PAGE	TITLE
1	COVER SHEET, PROJECT INFO
1A	GENERAL NOTES
2	SITE PLAN
3	EXISTING FLOORPLAN
4	PROPOSED FLOORPLAN
5	EXISTING ELEVATIONS
6	PROPOSED ELEVATIONS
7	NOT USED
8	PROPOSED ROOF PLAN
9	SURVEY

NO.	REVISIONS:

OWNER:
 GUY TRINGALI
 3501 COYOTE
 SOQUEL, CA 95073
 478-760-6900

TRINGALI RESIDENCE
 609 CAPITOLA AVE.
 CAPITOLA, CA 95010
 ADN 03E-701-22

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: (415) 472-2010 FAX: (415) 472-2010

COVER SHEET
LEGEND OF SHEETS

DRAWN: C
CHECKED:
JOB NO.: CAPITOL
DATE: 04/26/16
SHEET: 1

GENERAL NOTES:

- GENERAL:**
- PROJECT SHALL COMPLY WITH THE 2018 CALIFORNIA RESIDENTIAL BUILDING CODE, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE ALARMING STANDARDS CODE.
 - CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES IN THE FIELD.
 - VERIFY THE STABILITY OF ALL ELEMENTS BEFORE DOING ANY WORK AND PROVIDE SHORING, BRACING AND/OR SUPPORT AS REQUIRED.
 - VERIFY ALL DIMENSIONS OF FINISH WORK IN FIELD. WRITTEN DIMENSIONS SHALL SUPERSEDE SCALED DRAWINGS. CONTACT DESIGNER IF ANY DIMENSIONS EXIST.
 - CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS AND KEEP CONSTRUCTION SITE ORDERLY.
 - PLUMBING AND MECHANICAL PLANS WILL BE SUBMITTED BY THE CONTRACTOR.
 - NO PERSON MAY DIP INTO ANY FIRE HYDRANT OR ANY EQUIPMENT OTHER THAN FIRE SUPPRESSION OR JET AND WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER SUPPLIER AND FROM COUNTY HEALTH DEPT.
 - ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL HAVE A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE OBTAINED FOR THE SIZE/TYPE OF HOSE USED, PROVIDE AUTOMATIC SHUTOFF NOZZLE.
 - NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL IN CONSTRUCTION ACTIVITIES WHERE THERE IS REASONABLY AVAILABLE RECLAIMED OR SUB-POTABLE WATER APPROVED BY THE COUNTY HEALTH DEPT.
 - ALL WORK AND CONSTRUCTION SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE (CBC), AND ALL OTHER APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.
 - PERMANENT PROPERTY CONCRETE CURBS ARE REQUIRED TO BE IN PLACE PRIOR TO FOUNDATION INSPECTION.

- SITE:**
- FINISH GRADE SHALL SLOPE (MINIMUM 2%) AWAY FROM STRUCTURE.
 - ALL DISTURBED AREAS, NOT WITHIN LANDSCAPE PLAN, TO BE REVEGETATED WITH NATIVE GRASSES.
 - ALL MATERIALS CONTAINING GRASS, BRUSH OR ROOTS SHALL BE STRIPPED PRIOR TO ANY GRADING OPERATIONS. THIS MATERIAL SHOULD BE STOCKPILED FOR LATER USE AS TOPSOIL.
 - TREES NOTED TO BE SAVED ARE TO BE PROVIDED PROTECTION BY FENCING OR OTHER MEANS DURING CONSTRUCTION.
 - THE INSTALLATION FORM OF AIR AND THE CERTIFICATION OF INSULATION ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION AND REMAIN AS REQUIRED.
 - ALL HOUSE DRAINAGE TO LANDSCAPED AREAS.
 - ALL SUBCONTRACTORS TO REVIEW AND SIGN CONSTRUCTION WASTE MANAGEMENT PLAN.

- ENERGY REQUIREMENTS:**
- ALL EXTERIOR DOORS SHALL HAVE ALUMINUM OR WOOD THRESHOLD AND INTERLOCKING WEATHERSTRIP, UNLESS NOTED OTHERWISE.
 - JOINTS AND PENETRATIONS SHALL BE CALKED AND SEALED.
 - DOORS & WINDOWS SHALL BE CERTIFIED. ALL WINDOWS DOUBLE GLAZED EXCEPT WHERE NOTED OTHERWISE.
 - EXHAUST SYSTEM SHALL HAVE DAMPER CONTROLS.
 - HVAC EQUIPMENT SHALL HAVE SET BACK THERMOSTAT.
 - FIRST FIVE FEET OF PIPES CLOSEST TO WATER HEATER TANK SHALL BE WRAPPED WITH ¾" MINIMUM. HVAC EQUIPMENT, WATER HEATER, SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED.
 - CONTRACTOR TO PROVIDE AND POST ON THE STRUCTURE AT FINAL INSPECTION A COMPLETED INSULATION CERTIFICATE.
 - NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER INSULATION INSPECTION IS COMPLETED.

- FOUNDATION:**
- CONTRACTOR SHALL CAREFULLY EXCAVATE ALL MATERIALS NECESSARY OF WHATEVER NATURE, FOR CONSTRUCTION OF THE WORK. ANY MATERIAL AN UNSUBSRIABLE OR CELESTRIQUE NATURE DISCOVERED BELOW THE BOTTOMS OF THE FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEING PRESENTING WITH THE WORK.
 - GROUND ON WHICH DOORS BEAMS AND EXTERIOR CONCRETE FLATWORK ARE CONSTRUCTED MUST BE SUFFICIENTLY PREPARED BEFORE CONCRETE IS PLACED.
 - USE 20# PRESSURE TREATED SILLS OVER CONCRETE OR
 - USE MINIMUM 5/8" X 10" L.B. AT 48" O.C. U.N.O.. ALL ANCHOR BOLTS SHALL BE INSTALLED WITH METAL SLOTTED WASHERS (3"x3"x20"). FOUNDATION DETAILS SHALL SUPERSEDE GENERAL NOTES.
 - PROVIDE 18"x24" DRAIN, ACCESS WITH 20" Ø OF ALL BATHROOMS AND PLUMBING CLEANOUTS.
 - PROVIDE ADDITIONAL 18" ACCESS UNDER MAIN HEAT DUCT.
 - PROVIDE SUMPION NO. 26 OR EQUIV. 6"x14" FOUNDATION VENTS (2.5" PER 25 L.F.), PLACE AT MAX. 8'-0" O.C. STARTING AS CLOSE TO CORNERS AS POSSIBLE & LOCATED TO PROVIDE CROSS VENTILATION. PROVIDE MINIMUM 60 SQ. IN. FREE VENTILATION PER CAR TO OUTSIDE AIR, 4" ABOVE GARAGE FLOOR.
 - CONCRETE SHALL DEVELOP 2500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, IN ACCORDANCE WITH THE PROVISIONS IN AC 318, STANDARD PRACTICE FOR CURING CONCRETE, LATEST EDITION. ALL CONCRETE WORK SHALL CONFORM WITH THE APPLICABLE PROVISIONS, LATEST EDITION.
 - REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 40 FOR #3 BARS AND SMALLER, AND GRADE 60 FOR #4 BARS AND LARGER. BARS SHALL BE WIRE TIGHTENED AND LAPPED AT SPACES A MINIMUM OF 40 BAR DIAMETERS IN CONCRETE AND MASONRY. WHERE Pairs OF SINGLE LAYER HORIZONTAL BARS MEET AT CORNERS, HOOK ONE BAR TO LAP 40 BAR DIAMETERS WITH THE INTERSECTING BAR. ALTERNATELY, PROVIDE 3 BARS WITH EACH LEG 40 BAR DIAMETERS. SEE DRAWINGS FOR OTHER LAP REQUIREMENTS WHERE NOTED. WHERE CONCRETE IS POURED AGAINST EARTH, PROVIDE 2" MINIMUM CONCRETE AROUND REINFORCED STEEL. CONCRETE COVER FOR OTHER CONDITION SHALL BE AS FOLLOWS: (1) ABOVE GRADE FORMED - 1 1/2" MIN. (2) BELOW GRADE - FORMED - 2" MIN. (3) OTHER - SEE STRUCTURAL PLANS.
 - PROVIDE NECESSARY HOLES THROUGH CONCRETE FOR ACCESS, PLUMBING, ETC. USE POUND DET. GARAGE SLAB TO BE FINISHED SMOOTH.
 - BRICK FINISH, UNLESS NOTED OTHERWISE.
 - SLOPE GARAGE SLAB 1/4" / 12" TO OUTSIDE FOR DRAINAGE.
 - ALL DIMENSIONS ARE TO FACE OF CONCRETE FOR FOUNDATION, FACE OF STUDS FOR FRAMING, U.N.O. FRAMING ANCHORS AND STRINGS AND OTHER STANDARD FRAMING ACCESSORIES SHALL BE "SMIPSON" OR APPROVED EQUAL. OF THE DESIGNATION NOTED ON THE PLANS. ALL NAIL HOLES SHALL BE FILLED, AND NAILS SHALL BE OF THE SIZE AND LENGTH SPECIFIED AND/OR SUPPLIED BY THE MANUFACTURER, UNLESS NOTED OTHERWISE. WHEN INSTALLING OVER PLYWOOD, USE COMMON NAILS, JOIST AND BEAM NAILING SHALL BE 1-1/4", EXCEPT AS NOTED.

- FRAMING, FINISHES, ETC.:**
- ALL CONSTRUCTION SHALL CONFORM TO THE "GENERAL CONSTRUCTION REQUIREMENTS" THE INTERNATIONAL CONSTRUCTION SPECIFICATIONS AND ANY OTHER SECTION OF 2016 I.B.C. UNLESS NOTED OTHERWISE IN THE PLANS. THESE SPECIFICATIONS:
 - METAL FRAME CONNECTORS SHALL BE EMPLOYED. INSTALL PER MANUFACTURER'S SPECS.
 - CEILING JOISTS AND CELING STUDS TO BE UNDOUBLED AND NAILED OVER TOP PLATES.
 - DO NOT WALL INTO A KITCHEN OR BATH.
 - PROVIDE RATCHET TIMBERS (MINIMUM 1X6 @ 48" O.C.) IN LOWER THIRD OF ATTIC WHERE CEILING JOISTS DO NOT WALL INTO A KITCHEN OR BATH.
 - ALL BOLTS THROUGH WOOD SHALL BE A DRIVE FIT WITH WASHER UNDER HEADS AND NUTS.
 - PROVIDE SOLID BLOCKING AT ENDS OF ALL JOISTS AND RAFTERS, OVER BEARING WALLS AND AT 8'-0" O.C. MAXIMUM FOR 2X12 AND DEEPER MEMBERS.
 - ATTIC VENTILATION SHALL BE PROVIDED TO APPROX 10% OF AREA TO BE VENTED.
 - ALL EXTERIOR WALL COVERINGS SHALL BE APPLIED OVER MINIMUM 1/8 LB. BUILDING PAPER.
 - PROVIDE 2"x2"x20" ATTIC ACCESS WITH MINIMUM 30" HEADROOM.
 - EXTERIOR STUCCO WALLS SHALL HAVE A 3/16" WEED SORBENT AT OR BELOW THE FOUNDATION SHEATHING. STUCCO TO BE APPLIED 3/4" COAT APPLICATION.
 - PROVIDE DOUBLE RAFTERS AND HEADERS AT ALL SLOTTOUT OPENINGS.
 - OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE SHALL BE A SELF-CLOSING, TIGHT FITTING, SOLID CORE DOOR 1 3/8" MINIMUM THICKNESS.
 - MINIMUM 4'-8" CLEARANCE REQUIRED FROM STAIR TREAD NOSING TO CEILING.
 - COMBUSTION AIR: 3"Ø - 6"x16"-17"½ MESH VENTS 6" FROM FLOOR & 6" FROM CEILING.
 - SOUGHTS SHALL BE TEMPERED/INSULATED GLASS FOR GLAZED SKYLIGHTS.
 - TUR ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED GLAZING ON A SHATTER-RESISTANT TITE.
 - INTERMEDIATE BILLS OR AN ORNAMENTAL PATTERNS SHALL PREVENT PASSAGE OF A 4" DIAMETER SPHERE; 1/4" Ø AND 1/4" LINES. LEGS NOT APPLIED HORIZONTALLY TO THE TOP RAIL.
 - ALL FRAMING LIMBS SHALL BE GRADE STAMPEO. ALL WALLS SHALL BE FRAMED WITH 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE SPECIFIED.
 - PLYWOOD SHALL BE APA RATED SHEATHING CONFORMING TO PS-43. EXPOSURE 1 OF EXTERIOR, OF THE INSIDERS, GROUND AND/OR SPAN RATINGS NOTED ON THE DRAWINGS. LAY FACE GRAN SHEETS PERPENDICULAR TO SUPPORTING MEMBERS OF HORIZONTAL DIAPHRAGMS. SHEETS MAY LAP WITH FACE GRAN OTHER PERPENDICULAR OR PARALLEL TO SUPPORTING MEMBERS OF VERTICAL DIAPHRAGMS, PROVIDED THAT ALL SHEET EDGES ARE BLOCKED WITH ONE BLOCK AT THE CENTER OF ALL SHEETS. UNSUPPORTED SHEET EDGES ON ROOFS, UNLESS TONGUE AND GROOVE EDGES ARE USED.
 - PLYWOOD EDGE NAILING PER 2016 C.E.C. OR AS SPECIFICALLY NOTED SHALL OCCUR AT ALL FRAMED OR BLOCKED SHEET EDGES AND AT OTHER LOCATIONS INDICATED ON THE PLANS AND DETAILS, WHETHER OR NOT SHEET EDGES OCCUR AT THESE LOCATIONS.
 - MICROMAN MEMBERS SHALL BE AS MANUFACTURED BR TRUSS, JOIST OR APPROVED EQUAL, IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: 75%-2000 LBS. COMFORMING TO NEN-405
 - GLULAM-LAMINATED BEAMS MANUFACTURED BY AN APPROVED FABRICATOR, CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED UNLESS NOTED. GLULAMS SHALL BE GRADE 40# FOR SIMPLE SPANS.
 - STUD WALLS HORIZONTAL BRACING SHALL BE INSTALLED IN ALL WALLS AND PARTITIONS WHERE STUDS ARE GREATER THAN EIGHT FEET IN HEIGHT. STUD WALLS SUPPORTING BEAMS SHALL HAVE POSTS OF THE SAME WIDTH UNDER BEARINGS UNLESS OTHERWISE NOTED.
 - WOOD SILLS SHALL BE ATTACHED TO CONCRETE FOUNDATIONS OR SLAB WITH 5/8"x10" ANCHOR BOLTS 8'-0" O.C. MAXIMUM SPACING, EXCEPT AS NOTED OTHERWISE. THERE SHALL BE A MINIMUM OF TWO BOLTS INCLUDING ONE BETWEEN 4" AND 10" FROM EACH ADJACING PIECE EXCEPT AS OTHERWISE NOTED.
 - DOUBLE PLATES SHALL LAP A MINIMUM OF 4'-0" AT SPLICES AND BE NAILED WITH NO LESS THAN 18-16# NAILS. ALL CUTS IN PLATES SHALL OCCUR OVER A STUD.
 - HOLES IN WOOD SILLS OR PLATES OF SHEAR OR BEARING WALLS SHALL BE PLACED IN THE CENTER OF THE SPACE AND SHALL BE NO GREATER IN DIAMETER THAN 1/2 THE WIDTH OF THE MEMBER. HOLES LARGER THAN NOTED ABOVE MAY BE BORED IN SILLS, PROVIDING THE SILL IS CONSIDERED CUT IN TWO AND ANCHOR BOLTS ARE PLACED ACCORDINGLY.
 - UNTELS OVER OPENINGS IN NON-BEARING WALLS SHALL BE SOLID MEMBERS THE WIDTH OF THE STUDS AND A MINIMUM NOMINAL DEPTH IN INCHES AT LEAST EQUAL TO THE SPAN LENGTH IN FEET. UNTELS IN BEARING WALLS SHALL BE AS NOTED ON THE PLANS.
 - CUTTING OF BEAMS AND JOISTS FOR PIPES SHALL BE NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
 - ALL TIMBER FRAMING TO HAVE MOISTURE CONTENT OF 19% OR LESS AT THE TIME OF CONNECTION INSTALLATION.

- PLUMBING:**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2016 C.F.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
 - SLOPE OF DRAINS 1/4" / 17 FT. MINIMUM CLEARANCE FOR CLEANOUTS 18" MINIMUM.
 - PROVIDE 1/2" Ø ACCESS PANEL OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS.
 - TOILET SHALL HAVE MAX. 1.28 GAL./FLUSH, SHOWER HEAD FLOW SHALL BE MAX. 2.0 GAL./MIN. AT 80 PSI. WATER PRESSURE SHALL BE 50 PSI MAX, FAUCETS SHALL BE MAX. 1.2 GPM.
 - PUMP MATERIALS:
 - A WATER - COPPER TYPE "M" WITH LEAD SOLDER
 - B. GAS - SCHEDULE 40 BLACK STEEL
 - FRICKAPE OUTLET CONTROL VALVES SHALL BE LOCATED IN THE SAME ROOM AS THE OUTLET, OUTSIDE THE HEARTH, BUT NOT MORE THAN 4' FROM SUCH OUTLET.
 - ALL FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM @ 80 PSI.
 - KITCHEN SINKS, LAVATORIES, SHOWERS, BIDDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH BOTH HOT AND COLD WATER.
 - THE USE OF SOLIDERS CONTAINING MORE THAN TEN-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS FORBIDDEN.
 - ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET JOINTS BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM, (SECTION 610, DRD. 3522)

- PLUMBING CONTINUED:**
- PROVIDE 2X6 PLUMBING WALLS.
 - SHOWER AREA SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE DRAIN INLET, SHOWER & TUB WALLS TO BE A SMOOTH, HARD NON-ABSORBANT SAUFACE OVER WATER RESISTIVE BOARD. FINISH WITH PRESURE RESIST VALUE W/GRANO TO OUTLET.
 - 72" ABOVE DRAIN INLET (NOT 70") PER CRC 302.2.
 - USE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL HOSE BIBBS. (PFC605)
 - WATER HEATERS SHALL HAVE A PRESSURE RELIEF VALVE W/GRANO TO OUTLET.
 - SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES AND DISTRICT MOUNTED.
 - PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON HOSE BIBBS.
 - 1" WATER LINE FROM METER TO WATER HEATER.
 - ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-CLOSING VALVES (WASHING MACHINES, DISHWASHERS, ETC.) ARE INSTALLED, SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.
 - FERRIS GAS PIPES MUST BE ELECTRICALLY ISOLATED FROM THE REST OF THE GAS SYSTEM WITH A LISTED OR APPROVED ISOLATION FITTING INSTALLED A MIN. OF 6" ABOVE GRADE.

- MECHANICAL:**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH (2016 C.M.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
 - CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING. ALL FACTORY MADE PRODUCTS TO BE INSTALLED TO INSTALLATION INSTRUCTIONS & STANDARDS. USE UL 1818 TAPE.
 - BATHROOMS, TOILET COMPARTMENTS AND LAUNDRY ROOMS REQUIRING MECHANICAL VENTILATION SHALL HAVE A SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR.
 - SPARK ARRESTOR REQUIRED ON EACH FIREPLACE CHIMNEY AND SHALL HAVE MINIMUM AREA OF 4 TIME NET FREE AREA OF CHIMNEY OUTLET.
 - CHIMNEYS SHALL EXTEND MIN. 2" ABOVE THE HIGHEST ELEVATION OF ANY PART OF THE BUILDING WITHIN 10' OF CHIMNEY. SECURE LEAST SECTION OF METAL FLUE TO PREVENT LATERAL DISPLACEMENT.
 - STRAP WATER HEATERS TO WALL AND/OR FASTEN TO FLOOR TO RESIST LATERAL FORCES EQUAL TO 100% OR GRAVITY LOAD.
 - HEATING AND COOLING EQUIPMENT LOCATED IN THE GARAGE WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE WATERS SHALL BE INSTALLED WITH PLUGS AND BURNERS OR HEATING ELEMENTS & SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.
 - ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3'-0" FROM ANY OPENING INTO BUILDING.
 - DUCTS PENETRATING THE SEPARATION SHALL BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE GALVANIZED STEEL AND BE CONTINUOUS WITHOUT OPENINGS OR NON-METALLIC CONNECTIONS.
 - DUCT CONNECTIONS TO BE WRAPPED WITH LISTED UL 181 TAPE IN ACCORDANCE WITH THE FOLLOWING:
 - A. AT EACH THE INNER CORNER TO THE COLLAR WITH AT LEAST TWO WRAPS OF APPROVED DUCT TAPE AND SECURE WITH AN APPROVED CLAMP.
 - B. FULL JACKET AND INSULATION BACK OVER THE CORSE AND USE TWO WRAPS OF APPROVED TAPE OR AN APPROVED CLAMP.
 - PIPING PENETRATIONS TO BE METAL INCLUDING PIPES EXPOSED IN THE GARAGE.
 - AIR DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL BE INSTALLED SO AS TO MAINTAIN A VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES FOR ALL PORTIONS OF THE DUCT THAT WOULD OBSTRUCT ACCESS TO ANY PART OF THE CRAWL SPACE. C.M.C. SECTION 604.1.

- ELECTRICAL:**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF (2016 C.E.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
 - ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS, IN BATHROOMS AND THE KITCHEN ABOVE COUNTER TOP SURFACE SHALL HAVE GROUND-Fault CIRCUIT PROTECTION.
 - PLUMBING FIXTURES PROVIDED FOR USE AS ELECTRICAL GROUND.
 - SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND HAVE BATTERY BACK-UP. ONE SMOKE DETECTOR SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY ON EACH FLOOR.
 - SLEEPING ROOMS SHALL HAVE A CLEARANCE OF NOT LESS THAN 3 FEET FROM WINDOWS, DOORS, PORCHES, FIRE ESCAPES OR SIMILAR LOCATION.
 - GROUNDING LIGHTING IN KITCHEN AND BATHS SHALL BE L.E.D.
 - LIGHT FIXTURES ABOVE SHOWERS/TUBS SHALL BE R-FI RATED AND COMPLY WITH CODE.
 - CONDUCTOR WIRES WITH AN INSULATED NEUTRAL, & A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOLING UNITS.
 - RECEPTABLES AT FRONT AND REAR OF HOME SHALL BE WATERPROOF & G.F.C.I. PROTECTED & MUST BE WITHIN 8' - 6" OF GRASS.
 - PROVIDE G.F.I. CIRCUITS AT GARAGE, KITCHEN, BATHS AND EXTERIOR.
 - ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, HALLWAYS, BEDROOMS, BENS, BEDROOMS, SUNROOMS, REARPORAM ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (A.F.C.I.) PROTECTED PER C.E.C. 210.12(B).
 - KITCHEN CIRCUITS TO BE IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE - TWO 20-AMP SMALL APPLIANCE CIRCUITS SUPPLYING KITCHEN & DINING ROOM. SEPARATE CIRCUIT FOR DISHWASHER.
 - SEPARATE CIRCUIT FOR FISHWASHER. LOCATE UNDER KITCHEN SINK.
 - ALL BATHROOM RECEPTABLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH G.F.C.I. PROTECTION. CALIFORNIA ELECTRICAL CODE ARTICLE 210-110(1)(C).
 - CENTRAL HEATING EQUIPMENT SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT. L.E.D. LIGHTING IN ALL HABITABLE ROOMS.
 - RECEIVED LUMINAIRES ARE REQUIRED TO BE LABELED FOR ZERO CLEARANCE INSULATION COVERAGE (C) AND SHALL BE LABELED AIR TIGHT (AT).
 - ALL BATHROOM RECEPTABLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH G.F.C.I. PROTECTION. CALIFORNIA ELECTRICAL CODE ARTICLE 210-8 & 210-110(1)(C).
 - ALL LAUNDRY ROOM RECEPTABLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT.

- FIRE DEPARTMENT REQUIREMENTS:**
- OCCUPANCY CLASSIFICATION R-3/UB BUILDING TYPE V-BI NON-SPRINKLERED
- EXISTING FLOW REQUIREMENTS FOR SUBJECT PROPERTY ARE A MINIMUM 1,000 GALLONS PER MINUTE FROM HYDRANT LOCATED WITHIN 250 FEET.
- EXISTING HYDRANT 1.590 G.P.M.

- THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2016)
- DESIGNER/INSTALLER SHALL SUBMIT THREE SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM TO FIRE APPROVAL.
- SMOKE DETECTORS ARE TO BE INSTALLED ACCORDING TO CALIFORNIA BUILDING CODE AND APPROVED BY FIRE AGENCY.
- PLUMBING NUMBERS SHALL BE INSTALLED, NUMBERS SHALL BE A MINIMUM OF FOUR INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET.
- INSTALL AN APPROVED SPARK ARRESTOR ON THE TOP OF CHIMNEYS, THE WIRE MESH SHALL NOT EXCEED 1/2" INCH.
- ROOF COVER SHALL BE NO LESS THAN CLASS "A" RATED ROOF.
- A 30'-FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER DISTANCE.
- THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.
- FIRE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE. SEE JURISDICTION REQUIREMENTS.
- DRIVEWAY SHAKL HAVE IN PLACE (ALL WEATHER SERVICE) PRIOR TO ANY FRAMING CONSTRUCTION.
- THE DRIVEWAY SHALL HAVE AN OVERHEAD CLEARANCE OF 14 FEET VERTICAL DISTANCE.
- FOR ITS ENTIRE WORK, THE SUBMITTAL OF THESE PLANS, THE OWNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTICED BY THE REVIEW, SUBSEQUENT REVIEW, INSPECTION OR OTHER SOURCE, AND TO HOLD HARMLESS AND WITHOUT PREJUDICE, THE REVIEWER AND REVIEWING AGENCY.
- DRIVEWAY WILL BE 14 FEET WIDE WITH A MAXIMUM SLOPE OF ONE WITH A SOLE COMPACTION OF 95% DRIVEWAY. SEE SITE PLAN FOR DRIVEWAY.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CBC CHAPTER 338 AND OUR STANDARD DETAIL AND SPECIFICATION 51-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33.

- EROSION CONTROL:**
- NO LAND CLEARING, GRADING, OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH, UNLESS AN EXCEPTION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WRITTEN EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING SUCH CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
 - UNDESIRABLE GRADING AND DISTRIBUTING OF SOIL SHALL BE AVOIDED.
 - BETWEEN OCTOBER 15TH AND APRIL 15TH, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMES, SILT FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE.
 - DURING CONSTRUCTION, NO TURBO WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GRADE TRAPS, FILTER BERMES, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
 - ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR PLANTING OF THE FOLLOWING SOIL APPROVED EROSION CONTROL MAT AT A RATE OF 35 LBS. PER ACRE:
 - BRANDIO BERM 50% RICE CLOVER (PELLET INOCULATED) 50%
 - CREeping RED FESCUE 2000 ANNUAL FESCUE 15%
 - WILDFLOWERS 35%
 - TRACE
 - WILDFLOWERS
 - ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED S.C. COUNTY DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
 - ANY MATERIAL STOCKPILED ON-SITE SHALL BE COVERED WITH PLASTIC, ESPECIALLY DURING THE WINTER MONTHS OR DURING PERIODS OF DRY.
 - NO CONSTRUCTION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY RESTORED TO PREVIOUS OR BETTER LANDSCAPING PLAN.
 - EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
 - ROAD AND SITE DRAINAGE TO PERCOLATE TO LOT AREA, UNLESS NOTED, DOWNSPOUTS TO SPLASHBLOCKS TO SURFACE DRAIN TO ESTABLISHED LANDSCAPE AREAS.

REVISIONS:

OWNER:
GUY TRINGALI
3501 COYOTE CIRCLE
SOUQUET, CA 95070
415-761-3216

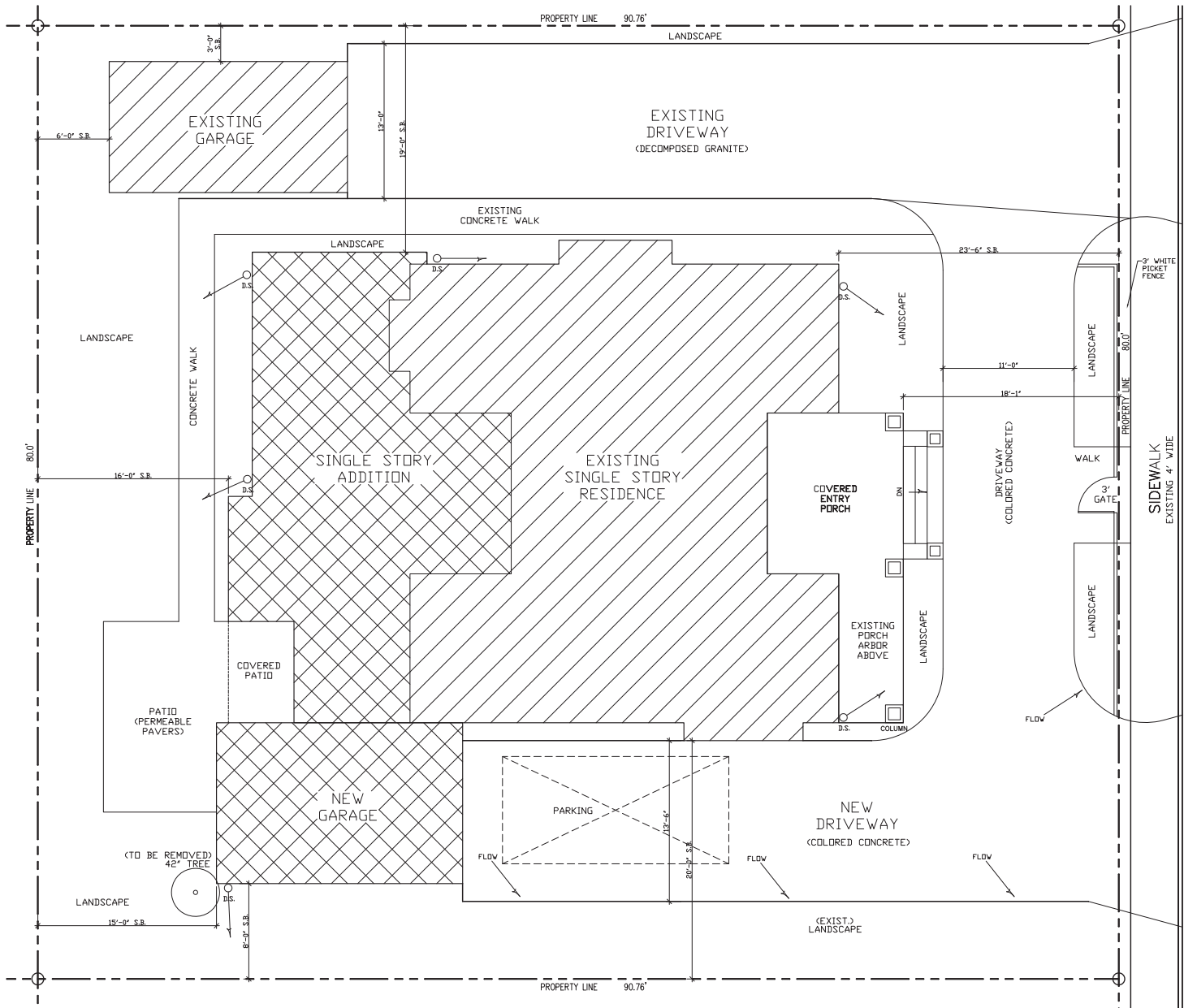
ADN: 0756-7011-07
TRINGALI RESIDENCE
609 CAPITOLA AVE.
CAPITOLA, CA 95010

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
7713 CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831-479-2919 FAX: 831-479-2919

GENERAL NOTES
Attachment: 609 Capitola Avenue - Full Plan Set (609 Capitola Avenue)

DRAWN: C
CHECKED: NON
JOB NO. CAPITOL
DATE: 04/24/19
SHEET

Packet Pg. 179



LOT STATS:
 LOT SIZE = 7,281 S.F.
 HOUSE COVERAGE = 1,840 S.F.
 GARAGES = 489 S.F.
 COVERED PORCHES = 269 S.F.
 DRIVEWAY #1 (EXIST) = 832 = 416 S.F.
 DECOMPOSED GRANITE
 DRIVEWAY #2 (NEW)
 CONCRETE - 500x142 = 1,242 S.F.
 PATIO (PERMEABLE PAVERS) 162 = 80 S.F.
 CONCRETE WALK = 165 S.F.
 TOTAL LOT COVERAGE (PROPOSED) = 4,511 S.F.
 TOTAL LOT COVERAGE (EXISTING) = 2,444 S.F.

NOTE:
 ALL HOUSE DRAINAGE
 DOWNSPOUTS TO SPLASH BLOCKS
 TO VEGETATED AREAS. SLOPE ALL
 GRADE AT 2% FOR 10'-0" AWAY
 FROM STRUCTURE.

REQUIRES REMOVAL
 OF ONE STREET
 PARKING SPACE

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

REVISIONS:	BY:

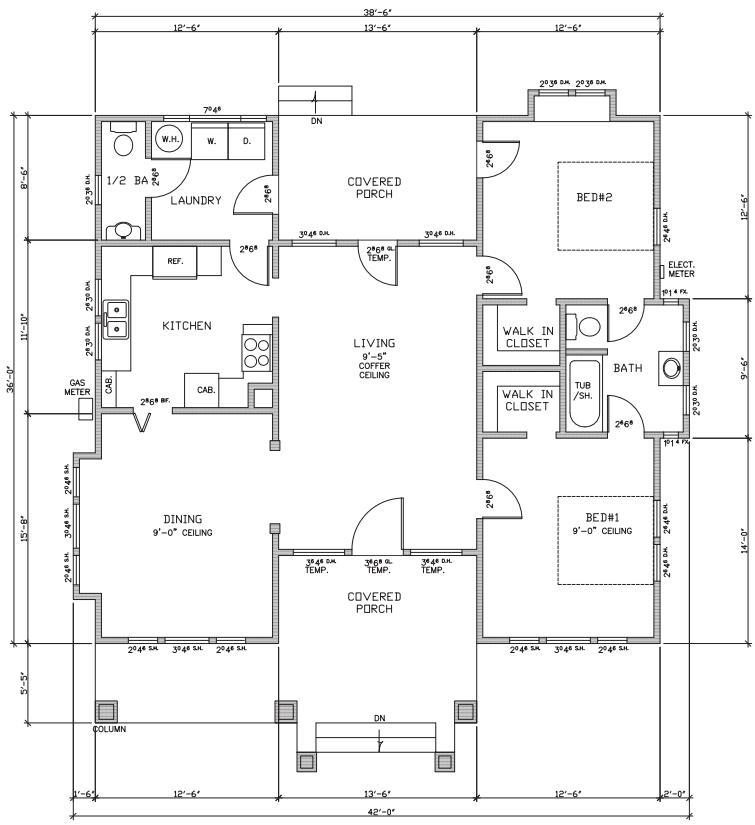
OWNER:
 GUY TRINGALI
 3501 COYOTE CYN
 SOQUEL, CA 95073
 476-1-3677

TRINGALI RESIDENCE
 609 CAPITOLA AVE.
 CAPITOLA, CA 95010
 APN 035-301-23

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 1712 CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PH: 408-677-1111
 WWW: www.dennisonortonspp.com

PROPOSED
SITE PLAN

DRAWN:	GG
SCALE:	1/4"=1'-0"
JOB NO.:	CAPITOLA
DATE:	07/26/18
SHEET:	



EXISTING AREA:
 LIVING = 1,235 S.F.
 COVERED PORCH FRONT = 222 S.F.
 COVERED PORCH REAR = 115 S.F.

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

REVISIONS:	BY:

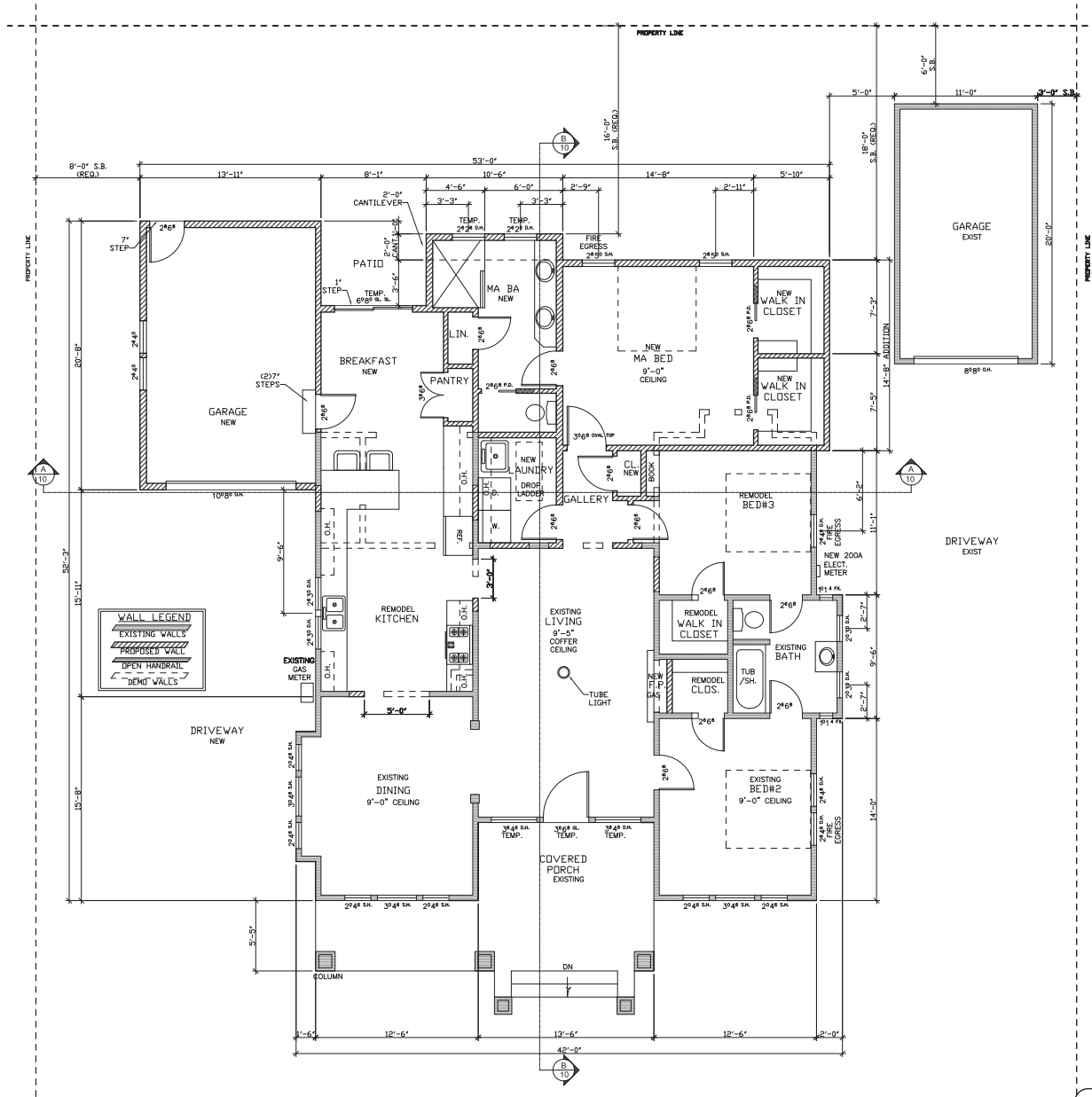
OWNER:
 GUY TRINGALI
 3501 COYOTE CYN.
 SOQUEL, CA 95073
 476-1067

TRINGALI RESIDENCE
 609 CAPITOLA AVE.
 CAPITOLA, CA 95010
 APN 035-301-23

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 408-677-1111
 WEBSITE: www.dennisonortonspp.com

EXISTING
 FLOORPLAN

DRAWN: GG
 SCALE: 1/4"=1'-0"
 JOB NO. CAPITOLA
 DATE: 02/13/18
 SHEET: 1



WALL LEGEND

	EXISTING WALLS
	PROPOSED WALL
	OPEN HANDRAIL
	DEMO WALLS

ALL WINDOWS TO BE REPLACED EXCEPT LIVING ROOM & DINING ROOM. ALL NEW WINDOWS TO BE SINGLE HUNG, WOOD WINDOWS.

EXISTING AREA:
LIVING = 1,235 S.F.
DETACHED GARAGE = 220 S.F.
COVERED PORCH FRONT = 222 S.F.
COVERED PORCH REAR = 115 S.F.

PROPOSED AREA:
LIVING = 1,146 S.F.
ATTACHED GARAGE = 279 S.F.
EX. DETACHED GARAGE = 220 S.F.
COVERED PORCH FRONT = 222 S.F.
COVERED PORCH REAR = 45 S.F.
TOTAL LIVING ADDITION = 165 S.F.

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

REVISIONS:

NO.	DESCRIPTION	BY

OWNER:
GUY TRINGALI
3501 COYOTE CYN.
SOQUEL, CA 95073
478-1106

TRINGALI RESIDENCE
609 CAPITOLA AVE.
CAPITOLA, CA 95010
APN 035-301-23

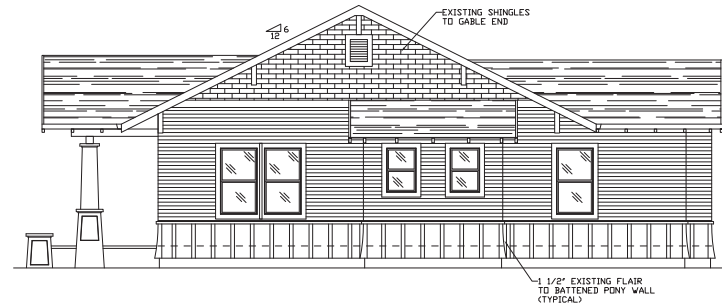
DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
1712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PH: 831-337-7777
WWW.DENNISNORTONPP.COM

PROPOSED
FLOORPLAN

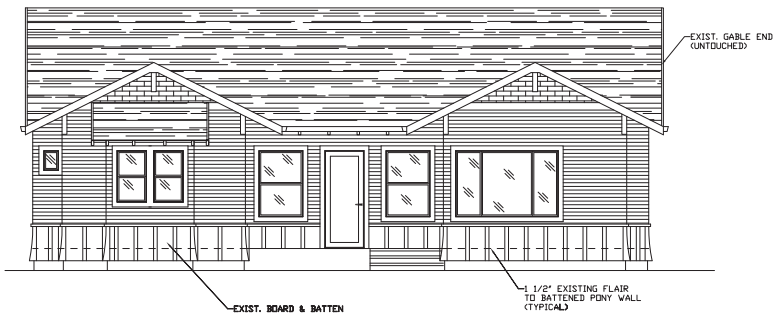
DRAWN: GG
SCALE: 1/4"=1'-0"
JOB NO. CAPITOLA
DATE: 07/26/18
SHEET 4



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NO.	DATE	DESCRIPTION

OWNER:
 GUY TRINGALI
 3501 COYOTE
 SOQUEL, CA 95076
 476-3500

TRINGALI RESIDENCE
 609 CAPITOLA AVE.
 CAPITOLA, CA 95010
 ADN 0728-001-02

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: (531) 472-2010 FAX: (531) 472-2010

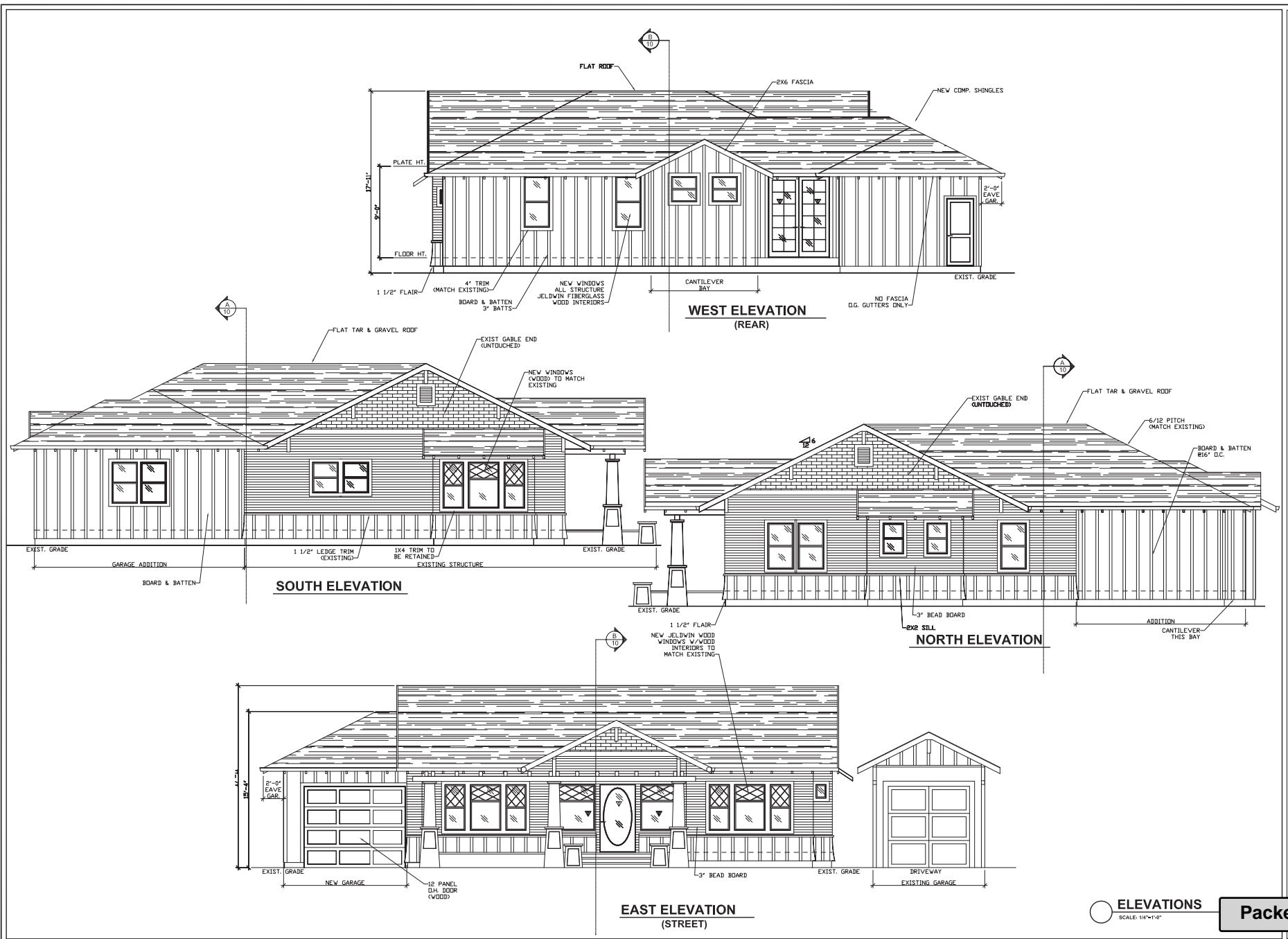
EXISTING
 ELEVATIONS

DRAWING: C
 SCALE: 1/4" = 1'-0"
 JOB NO.: CAPITOL
 DATE: 08/28/11
 SHEET

ELEVATIONS
 SCALE: 1/4" = 1'-0"

Packet Pg. 183

Attachment: 609 Capitola Avenue - Full Plan Set (609 Capitola Avenue)



REVISIONS:

OWNER:
 GUY TRINGA
 3501 COYOTE
 SOQUEL, CA 95076
 478-7606

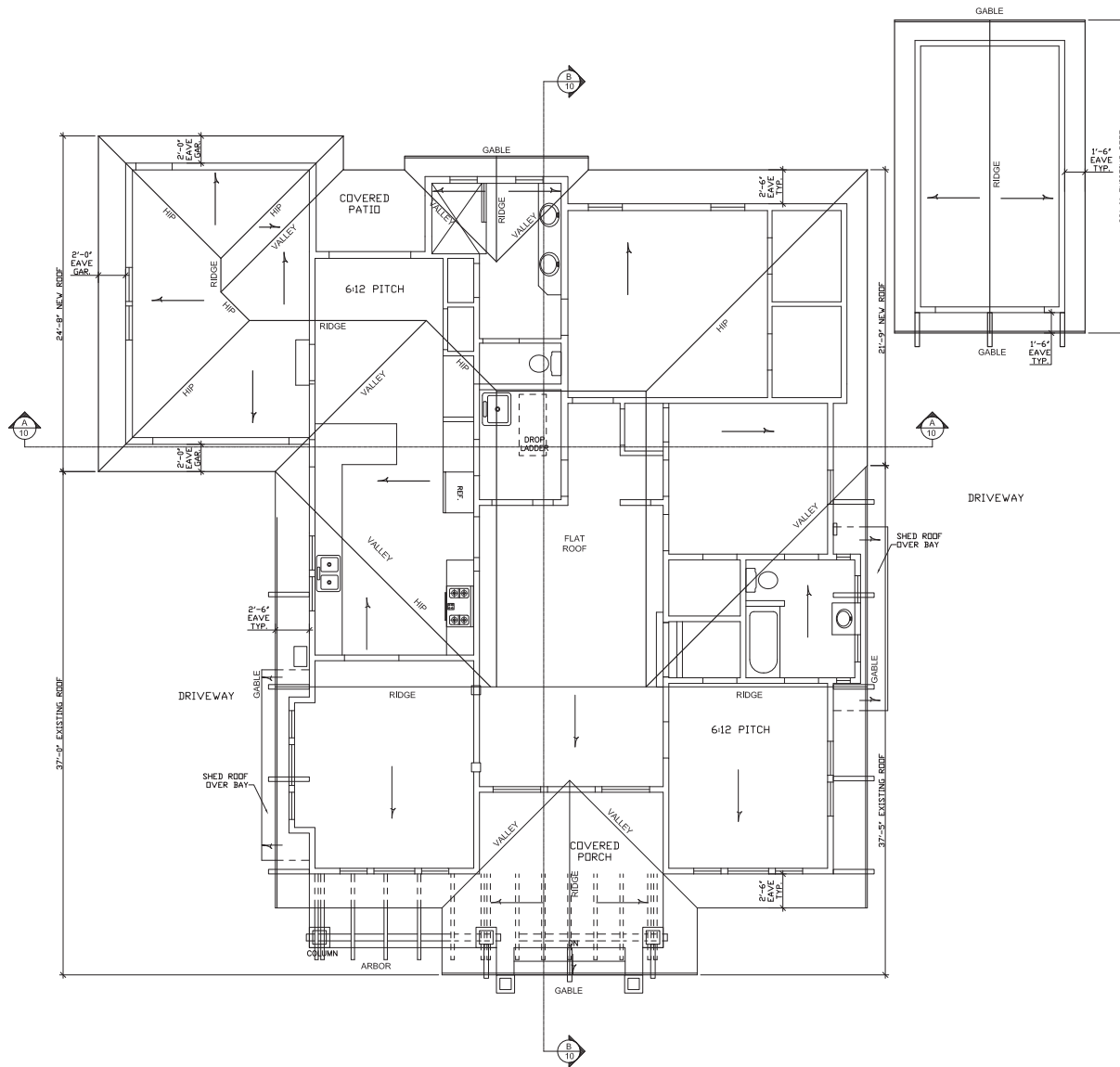
TRINGALI RESIDENCE
 609 CAPITOLA AVE.
 CAPITOLA, CA 95010
 ADN 078-701-22

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 712 CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: (478) 720-2010 FAX: (478) 720-2015

PROPOSED
 ELEVATIONS

DRAWING: C
 SCALE: 1/4" = 1'-0"
 JOB NO. CAPITOL
 DATE: 08/28/10
 SHEET

ELEVATIONS
 SCALE: 1/4" = 1'-0"



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

REVISIONS:

NO.	DESCRIPTION

OWNER:
GUY TRINGALI
3501 COYOTE
4 SOQUEL, CA 95076
760 938 6983

TRINGALI RESIDENCE
609 CAPITOLA AVE.
CAPITOLA, CA 95010
ADN 0726-101-02

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: (531) 471-2010 FAX: (531) 475-2010

PROPOSED
ROOF PLAN

DRAWN: C
SCALE: 1/4"=1'-0"
JOB NO. CAPITOL
DATE: 07/26/10
SHEET



ARCHIVES
ARCHITECTURE

SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED REHABILITATION AND ADDITION PROJECT

at an

HISTORIC CRAFTSMAN BUNGALOW

Tringali Residence

609 Capitola Avenue
(Parcel Number 035-301-23)
Capitola, Santa Cruz County, California

For:

Attn: Matt Orbach, Assistant Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Prepared by:

ARCHIVES & ARCHITECTURE LLC
PO Box 1332
San Jose, CA 95109
408.369.5683 Vox
408.228.0762 Fax
www.archivesandarchitecture.com

Leslie A. G. Dill, Partner and Historic Architect

August 24, 2018

INTRODUCTION

Executive Summary

With the incorporation of four recommended revisions into the building permit construction drawing set, this proposed residential rehabilitation and addition project would meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). The recommendations are presented here, and the analysis is described more fully in the report that follows:

It is recommended that the eaves at the proposed new southwest garage be shallower, to separate the new roof from the historic bargeboard at the south-side gable. (Standard 2)

It is recommended that the original focal windows, with their distinctive and unusual diagonal lattice muntin patterns, be preserved rather than replaced. (Standard 5)

It is recommended that the dimensions and materials of the historic building fabric be included in the drawing set. (Standard 6)

It is recommended that language on the cover sheet should: 1-Refer to the property as a potential Historic Resource, requiring review of all design revisions, and 2- That the project should include notes that the existing historic elements are to be protected during construction. (Standard 6)

It is recommended that the proposed new addition roof slope be revised to be less than 6:12. A lower roof slope would diminish the currently proposed impact of the roof massing at the rear addition. (Standards 2 and 9)

NOTE: On the existing and proposed elevation sheets (Sheets 5 and 6), there are some documentation discrepancies, including a lack of dimensioning and materials notes on both sheets, the battered pony wall slope is not drawn on either sheet, and the focal window design is inaccurately illustrated on the existing elevations. It is up to the City to decide if these sheets need to be revised prior to planning approval, but for this review, it is important to identify these drawing typos prior to any deliberations by the local agency.

Report Intent

Archives & Architecture (A&A) was retained by the City of Capitola to conduct a Secretary of the Interior's Standards Review of the proposed side and rear addition to the exterior of the historic one-story residence at 609 Capitola Ave., Capitola, California. A&A was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed design is compatible 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 the City of Capitola 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 state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill referred to the historic survey listing of the residence in the 2005 City of Capitola Architectural Survey and found that the property had been highlighted in the *Draft Historic Context Statement for the City of Capitola* dated June 24, 2004, written by Carolyn Swift. Ms. Dill also reviewed the *Historical and Architectural Evaluation* and DPR523 forms prepared by Franklin Maggi and Charlene Duval for Dill Design Group, dated November 7, 2000. In the report, the main house was identified as:

...a distinctive example of the bungalow in the Arts and Crafts style. It is reflective of its era and buildings of this quality in design and construction are not commonplace in the community. The residence has original doors and windows, details and finish-work, and only minor modifications have occurred, such as the roofing over the rear pergola and the addition of some ironwork railings at the rear. As such, it appears that the building would qualify for either the National or California registers based on the quality of the architecture as a distinctive representation of the Arts and Crafts style.

The ancillary buildings extant at the time of the year 2000 evaluation, on the rear of a then-larger parcel, were not included in the significance of the property, and they were subsequently demolished. A new detached garage was constructed on the Capitola Avenue property, and two new houses were built on Oak Street.

Linger Longer, 609 Capitola Avenue (Survey, 53):

Architectural style: Craftsman Bungalow
Construction date: ca.1911
Theme: Economic Development



2004 Draft Historic Context Statement

In mid-May of 2018, a set of proposed plans, dated 04/26/18, was forwarded by the City of Capitola to initiate the review process. Ms. Dill made a field visit in early June to confirm the character-defining features of the property and to discuss the project with the designer. She then provided initial comments and suggestions in the form of a memo dated June 15, 2018. A revised design, dated 06/24/18, was forwarded, and a second review and second set of comments were provided, dated 07/06/18. The design was subsequently revised and electronically forwarded for final review. For this report, Ms. Dill evaluated, according to the Standards, a set of eight sheets (Sheets 1, 1A, 2 through 6, and 8). The current design includes revised sheets dated 07/26/18.

Disclaimers

The review of the design in this report is focused only on design compatibility with the Standards and does not take into account other planning considerations. This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. 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

Per the 1986 Historic Resources Inventory, the original cottage was of note as “Symmetrical except for portico to side, large gable entryway with shingles and brackets.” In 2000, a project evaluation was provided by Dill Design Group for a lot split and demolition of detached outbuildings. At the time, the house was described as follows:

This one-story Craftsman Bungalow is... prominent in the local area and cohesive in design. [The] residence is well maintained and has a high level of integrity with its original design. Generally symmetrical and rectangular in plan, the residence is configured as an “H” with recessed porches front and rear. The rear porch has a pergola that is now covered with a solid flat roof. The front entry has a shallow recess, and the porch extends outward under a portico. The roof has large end gables and two rear wings are topped by cross-gables. The deep eaves consist of braces with outriggers articulated with scroll molding and diamond point ends. The original gutters are terminated with bull’s eye molding. The sides and rear have shallow, square bay windows with shed roofs.

The building is primarily clad with tri-bevel drop siding. The lower walls have battered board and batten siding; the gables ends are clad with wood shingles. The open front porch has battered columns and pedestals; low pedestals, one with an urn, frame the entry steps. Fenestration consists of tri-partite windows along the front and sides, which are double hung. The upper sash in the main windows contain lattice panes.

To review the design of the proposed rehabilitation and addition project, Archives & Architecture has created a list of character-defining features. The list of features includes:

- the approximately “H”-shaped footprint (specifically, the “H” footprint forms low ridge beams from the moderately steep roof slopes);
- low one-story form, with main side-gabled roof;
- gabled center entrance portico and side arbors, with tapered posts and pedestals;
- porch pedestals;
- projecting side bay windows protected by separate shed roofs;
- exposed rafter tails and Craftsman-era knee braces accented by unusual scroll-cut decorations;
- bulls eyes at the ends of the bargeboards;
- tribevel drop siding, battered (sloping) board-and-batten pony wall, and shingled gable ends;
- generally symmetrical placement of the window openings;

- tripartite focal windows that feature lattice-patterned diagonal-muntins at the upper sash with 1-lite lower sash;
- front door with oval viewing lite;
- flat-board trim.

Summary of the Proposed Project

The project consists of a full-width one-story addition at the rear of the main house; it includes a proposed new, attached one-car garage at the southwest corner.

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:

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: There is no effective change of use proposed for this residential property, so the project is in keeping with Standard 1.

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."**

Analysis: The historic rear massing of the cottage is proposed for alteration. The original "H"-shaped footprint forms a pair of modest rear-facing gables that flank a patio area. The proposed rear addition would replace these elements with a full-width hipped roof area. It is recommended that the proposed new roof be revised to have a massing design more in keeping with the original scale and massing of the cottage. (See Standard 9 for full analysis and recommendations).

The proposed addition is will be differentiated from the historic residence (See also Standard 9). There will still be yard space on all sides of the house, and the main character-defining side-gabled roof form and the bulk of the side walls will be preserved. In particular, the southwest garage location, as it is proposed, will preserve the south-side gable bargeboard; however, it is recommended that the hipped eaves at the garage be shallower than the proposed 2'-0", to physically separate the new eave away from the historic bargeboard and to minimize the appearance of the proposed new garage massing. The proposed garage is taller than many detached historic garages, and the narrower eaves would minimize its visual impact and mitigate its relative height.

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: The proposed design uses materials in an overall composition that provides adequate differentiation per Standard 9. The project would not create a false sense of historical development and is compatible with this Standard.

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

Analysis: It is understood that no existing changes to the building have acquired historic significance in their own right, so the project is compatible with this Standard.

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

Analysis: Distinctive features and finishes that identify the cottage are generally shown as preserved on the proposed drawings. Specifically, this includes: the majority of the “H”-shaped footprint and the overall height of the ridgeline and roof slope; the low one-story form, and main side-gabled roof; the gabled center entrance portico and side arbors, with tapered posts and pedestals; the symmetrical porch pedestals; the projecting side bay windows protected by separate shed roofs; the exposed rafter tails and Craftsman-era knee braces accented by unusual scroll-cut decorations; the front bulls eyes at the ends of the bargeboards; the tribevel drop siding, battered (sloping) board-and-batten pony wall, and shingled gable ends; the placement of the original window openings; front door with oval viewing lite, and the flat-board trim.

The window replacements proposed for the rear of the historic house are generally compatible with the Standards. Although the 1/1 double-hung windows represent a pattern of character-defining features; their simplicity and location are compatible with replacements-in-kind.

One window (on the south side) is proposed to be removed to accommodate the new garage addition. Because this alteration does not represent the removal of an individually significant character-defining feature (as noted above, the 1/1 double-hung windows are repetitive features), this window alteration is in keeping with this Standard.

To repeat the previous analysis, it is recommended that the historic front and side focal windows be preserved and repaired in-situ, rather than replaced. These are the single-glazed paired and tripartite focal windows that feature lattice-patterned diagonal-muntins at the upper sash with 1-lite lower sash. The front and side focal windows are highly visible and significant character-defining features of the property, so their preservation is an important aspect of this analysis. The house is somewhat modest in its detailing, with relatively few highly visible character-defining features, so these windows provide a tangible visible connection to the past. Note that, in the federal *Guidelines for the Treatment of Historic Properties* that provide background for the interpretation of the Standards,

energy savings alone is not recommended as a reason to change historic windows. For informational purposes, please note that in the greater Santa Cruz County area, window replacement does not provide much energy savings per the following sources:

<https://www.houselogic.com/remodel/windows-doors-and-floors/replace-old-windows-with-energy-efficient-models/>

https://www.energystar.gov/ia/products/windows_doors/images/Windows_AnnualSavings3.jpg

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 current physical condition of the house appears, from visual observation, to be very good, and most of the historic features are shown as generally preserved in the project drawings. As noted in the introduction, the notes on the elevation sheets are not fully accurate and do not include documentation language of the original materials and critical dimensions.

It is recommended that the dimensions and materials of the historic building fabric be included in the drawing set.

It is recommended that general notes be added to the final building permit documents. These would note the historic significance of the property, indicate that all changes to the project plans must be reviewed, and note how the existing historic elements are to be protected during construction.

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 or physical treatments are shown as proposed in this project, or expected, other than preparation for painting. It is recommended that any planned construction techniques be identified during the building permit submittal phase.

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 rear addition is mostly compatible with the historic character of the house in detailing and materials. The addition is proportionate in plan with the historic

house, and the wall and window design present a visually subordinate overall feeling; however, the roof form and massing is not fully compatible with the historic residence.

The board-and-batten siding, size and shape of the proposed windows, the trim, and other proposed new elements at the addition are designed to match elements of the historic house and are differentiated by how they are placed and used. The full-height board-and-batten siding, without a defined pony wall, creates a subordinate rear appearance, as it is historically a more utilitarian siding material, and it matches the pony-wall siding, a utilitarian area of the existing historic house. The taller rear windows and high accent windows are compatible in size and scale with the historic windows, but their placement differentiates them.

The extents of the original area of the house are visually identifiable on the north side because the proposed addition steps out slightly at the existing rear corner. On the south side, the attached garage will obscure the original historic corner, but the character-defining side gable will be generally intact, and the proposed new hipped roof will continue toward the rear of the property, providing an understanding of the historic configuration of the plan.

Although the currently proposed slope would match the historic house roofline, that steepness on a full-width hipped roof creates a larger visual appearance than the narrower side-gabled form at the front area. The ridgeline would be considerably higher, and the massing width would be perceptibly larger. This larger mass would have an overpowering effect. It is recommended that the roof slope be revised to be less than 6:12, perhaps as low as 4:12? The recommended lower pitch would further differentiate the rear addition while creating a more subordinate new wing. The recommended lower slope could also revise/delete the proposed truncated roof area that otherwise emphasizes the size of the roof massing at the rear addition. (See also Standard 2) Note that the projecting rear bathroom bay could remain at a steeper pitch, as the roof there is small and gabled.

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 much of the essential form and integrity of the historic property. Although the rear wall and rooflines would have to be restored, the bulk of the critical character-defining features of the exterior of the house would be unimpaired in this project.

CONCLUSION:

The current design includes a few elements that do not fully meet the Standards; however, if the design is revised to include the recommendations within this report, the proposed rehabilitation project would meet the *Secretary of the Interior's Standards for Rehabilitation*.

It is recommended that the revisions be conditioned for inclusion in the construction drawing set.



609 CAPITOLA AVE.

CITY OF CAPITOLA
VARIANCE APPLICATION FORM

RECEIVED

AUG - 2 2018

VARIANCE SUMMARY

CITY OF CAPITOLA

Please explain your Variance request and the development standards which you would like to modify:

REQUEST A VARIANCE TO REAR YARD
SETBACK FOR NEW GARAGE. THIS
PLACEMENT IS IN REQUEST FROM
CITY HISTORIAN.

REQUIRED FINDINGS

Please provide the reasons you believe the following findings can be made to support your Variance request. Note any special circumstances related to your property, including lot size, dimensions, shape, topography, and/or a historic structure. Attach additional pages as necessary.

- 1. 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;

PRESERVATION OF HISTORIC CHARACTER
OF GABLE END ROOF TO SOUTH (EXISTING)
ELEVATION.

- 2. 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.

SIGNATURE

DATE

8-1-2018

Guy Thigal

Attachment: 609 Capitola Avenue - Variance Request (609 Capitola Avenue)



Nonconforming Duplex

Nonconforming Fourplex

Nonconforming Duplex

★ - Complies with Rear Setback