

To: Planning Commission,

1/21/22

City of Capitola

Attn: Sean Sesanto Assistant Planner

Project at 501 El Salto Dr

APN 03614411

Our proposal, while the home is not being remodeled, there is extensive new landscape being proposed.

This includes:

- All new planting (see plan)
- All new irrigation (see plan)
- Removal of 7 palm trees
- Existing Bamboo screen/fencing replaced with redwood fencing, location and proposed height and design on plan.
- Replacement of hardscape (some re-configuration) much damaged by recently removed Cypress and Junipers along Hollister and the corner of El Salto.
- Slight expansion of the driveway
- Reduction in size of existing deck (previously approved to encroach on set back with original house plan approval) to conform with setbacks.
- Tree and planting replacement as required
- Other items shown on plans such as wood benches shrubs etc. as far as I am aware all other elements are conforming.

The property is unusual in the sense that as a corner lot, for planning purposes, the “front” of the house is along Hollister while the “side” yard is along El Salto. This is a “non self-imposed hardship”. For all practical purposes, the Front Yard is actually along El Salto and the Side yard is along Hollister. The address is El Salto and the front door is on El Salto and that is the practical orientation. This makes for unusual circumstances when considering some setbacks and other requirements.

Along El Salto there are a series of Palm trees that when planted 25 years ago were located fairly close together. 25 years later these trees seem crowded, have grown to destroy the existing irrigation system and in our opinion are much too close together. Our proposal is requesting better spacing for the existing palms (better aesthetics) which requires removal of a number of said palm trees.

Palms have relatively small canopy coverage and the replacement trees (complimentary to the area) will far exceed any loss of (Palm) canopy. We think also that the proposed landscape and planting including new trees will enhance the aesthetic appeal of the neighborhood. We still maintain three appropriately spaced palm trees (after removal of others) as part of the plan.

The new/replacement fencing is requested to be approx. 58" tall exceeding the designated height of 36". The existing Bamboo screen/fence being replaced is 6' tall. One of our concerns is the number of "dog walkers" along Hollister. Our proposed fencing will increase privacy and provide a more solid barrier (for the 3' height) and then have a lattice detail on top that allows for transparency (upper section). We have dogs and grandchildren! We feel that this fence design and height will improve safety as well as privacy not only for our side but the street side as well.

We ask the Planning Commission to approve our plan/application. Our hope is to improve landscape aesthetics, improve safety for private and public conditions and conform to the understood intent of the City of Capitola.

Sincerely,

Mike Grabill

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For:

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Owner at 501 El Salto Dr