

**RESPONSE TO PLAN CHECK COMMENTS**  
**Reviewed February 26, 2026**

Permit Number: 25-0484

Project Address: 714 Escalona Drive, Capitola, CA 95010

Project Description: ADU

02 March 2026

Dear Gina Paolini,

Please see below responses. Changes have been clouded on the plans under delta #1. Feel free to contact me with any questions.

Documentation

1. Project Description. Provide a detailed project description, including demolition work that will occur with the project and place on the cover sheet of the plans.

**Project description updated, see A0-00**

2. Demolition Plan. Provide a detailed demolition plan.

**Demolition information provided, see sheets A1-01 and A1-02.**

3. Unpermitted ADU. The previous plans indicated that this would remain an ADU; however, the current plans indicate that this will be an accessory structure. If to be an ADU and brought into compliance with building code requirements; a floor plan is required. Please update plans with detailed information, if applicable.

**Information added to A1-01. The ADU will be brought into compliance. No work proposed (unless required by building or fire for life safety)**

4. Parking for Detached ADU. Provide the required parking space for the unpermitted ADU, if to be legitimized.

**Provided as surface parking in front of garage, see A2-00.**

5. Private open space. Identify private open space for the unpermitted ADU (48 square feet required).

**Provided in front, sheet A1-02.**

6. Attached ADU. In accordance with Capitola Municipal Code (CMC) Table 17.74-1, attached ADU's shall be 50 percent of the existing primary dwelling or 1,000 square feet, whichever is greater. The submitted plans indicated that the new

attached ADU would exceed 1,000 square feet. Please reduce the unit size to comply with the requirements or request a deviation from the Planning Commission in accordance with CMC Section 17.74.100 (Deviation from standards).

**Per the updated Gov. Code, § 66321, ADUs are calculated as interior livable space. The previous application was using the gross SF. Revised sf of the ADU is 993 sf, see A0-00 and room schedule on A2-01.**

7. Discretionary Request: In accordance with CMC 17.74.110 (Findings), the Planning Commission must make findings for a two-story attached ADU greater than 16 feet in height, and for an ADU that deviates from one or more standards in CMC Section 17.74.090. Please provide a written statement justifying each request with this project development. Projects requesting a Design Permit require submittal of written findings supporting the request(s)(CMC 17.74.110.B).

**Please see below for response to each required findings in CMC 17.74.110.B:**

### Findings

1. The exterior design of the [accessory dwelling unit](#) is compatible with the primary dwelling on the [parcel](#) through architectural use of [building](#) forms, [height](#), construction materials, colors, [landscaping](#), and other methods that conform to acceptable construction practices.

**No deviation from objective design standards – ADU will match the primary dwelling in material, massing, height etc. The roof of the main structure is 5.5:12, however, the ADU attachment is on the ‘rake’ end of the gable which has a slope of ±3.9:12. The new roof at the ADU will run parallel to the existing eaves.**

2. The exterior design is in harmony with, and maintains the scale of, the neighborhood.

**The neighborhood is primarily 2 story single family residences with higher FARs than the proposed project.**

3. The [accessory dwelling unit](#) will not create excessive noise, traffic, or parking congestion.

The existing habitable structures total 1140 sf. With the addition of a 993 sf ADU, the total residential area is 2,133 sf, 4 bedrooms, 3.5 bathrooms, which is quite modest in size for a 15,942 sf lot. There are 4 parking spaces available on the property. There will be no measurable increase to noise, traffic, or parking congestion.

4. The [accessory dwelling unit](#) has or will have access to adequate water and sewer service as determined by the applicable service provider.

**The ADU will tie into existing adequately sized utilities.**

5. Adequate open space and [landscaping](#) have been provided that are usable for both the [accessory dwelling unit](#) and the primary residence. Open space and [landscaping](#) provide for privacy and screening of [adjacent](#) properties.

**The size of the lot provides adequate open space. There are no adjacent neighbors with line of sight to the proposed ADU location.**

6. The location and design of the [accessory dwelling unit](#) maintain a compatible relationship to [adjacent](#) properties and do not significantly impact the privacy, light, air, solar access, or parking of [adjacent](#) properties.

**The ADU is proposed in the location of an existing structure and has no impact to adjacent properties.**

7. The [accessory dwelling unit](#) generally limits the major access stairs, [decks](#), entry doors, and major windows to the [walls](#) facing the primary residence, or to the alley if applicable. Windows that impact the privacy of the neighboring side or [rear yard](#) have been minimized. The design of the [accessory dwelling unit](#) complements the design of the primary residence and does not visually dominate it or the surrounding properties.

**The ADU is oriented in a way that windows are not looking directly into the primary residence. There are no neighboring dwellings visible from the proposed ADU.**

8. The [site](#) plan is consistent with physical [development](#) policies of the general plan, any area plan or specific plan, or other city policy for physical [development](#). If located in the [coastal zone](#), the [site](#) plan is consistent with policies of the local coastal plan. If located in the [coastal zone](#) and subject to a coastal [development](#) permit, the proposed [development](#) will not have adverse impacts on coastal resources.

**The proposed development maintains the footprint of the existing garage along the North/West sideyard adjacent to the ESHA and in conformance with the recommendations in the Biotics Report prepared by Dudek. The location and massing is consistent with the development policies of coastal zone.**

9. The project would not impair public views along the ocean and of scenic coastal areas. Where appropriate and feasible, the [site](#) plan restores and enhances the visual quality of visually degraded areas.

**The project is minimally visible from the public ROW or neighbors. The proposed structure is replacing a dilapidated garage will include maintenance and refresh to the exterior of the existing structures throughout the site.**

10. The project deviation (if applicable) is necessary due to special circumstances applicable to subject property, including size, shape, topography, location, existing [structures](#), or surroundings, and the strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. (Ord. [1043](#) § 2 (Att. 2), 2020)

**n/a, no deviation from standards.**

Sincerely,  
Megan



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