



# MEMORANDUM

<b>Date:</b> November 18, 2022	
<b>To:</b> Brian Froelich, Senior Planner	<b>Organization:</b> City of Capitola
<b>From:</b> RRM Design Group	<b>Title:</b> Design Review Team
<b>Project Name:</b> The Bluffs at 44 <sup>th</sup>	<b>Project Number:</b> 1783-02-CU21(22-07)
<b>Topic:</b> The Bluffs at 44 <sup>th</sup> (4401 Capitola Road) – Second Review	

Dear Brian,

We have reviewed the revised design (dated September 30, 2022) for the proposed The Bluffs at 44<sup>th</sup> project based on our previous design comments provided on July 28, 2022 and based upon the City of Capitola Objective Standards (OS) Ordinance, found within Chapter 17.92 – Objective Standards for Multifamily and Mixed-Use Residential Development within the City Municipal Code.

Revised project documents reviewed include G0.0 Cover Page, G1.0 Project Information, G2.0 Site Context, G3.0 Survey, A1.0 Site Plan, A1.1 Building A - 1<sup>st</sup> Floor Plan, A1.2 Building A - 2<sup>nd</sup> Floor Plan, A1.4 Building A - 3<sup>rd</sup> Floor Plan, A1.4 Building A - Roof Plan, A1.5 Building B – 1<sup>st</sup> and 2<sup>nd</sup> Floor Plan, A1.6 Building B – 3<sup>rd</sup> and Roof Floor Plan, A2.0 Building A Elevations, A2.1 Building B Elevations, A4.0 Rendering, A4.1 Rendering, A4.2 Materials and Colors, A5.0 Unit Plans, A6.0 Trash Enclosure, C1.0 Existing Conditions, C2.0 Grading and Drainage Plan, C2.1 Grading and Drainage Plan, C2.2 Sections, C3.0 Utility Plan, C4.0 Stormwater Control Plan, C5.0 Fire Access Exhibit, L-1.0 Tree Inventory Plan, L2.0 Landscape Concept Plan, L-2.1 Landscape Material Board, L-3.0 Hydrozone Plan, L-4.0 Conceptual Landscape Details, L-4.1 Conceptual Landscape Details, L-4.2 Conceptual Landscape Details, and LTG-1 Site Lighting.

In addition to the revised plan set, the Studio T Square RE: 4401 Capitola Road - #22-0244, Response to Plan Review Comments dated 7/28/2022 letter (dated 10/06/2022) and the Meyers | Nave 4401 Capitola Drive Affordable Housing Project, Request for Incentives, Concessions, and Waivers Pursuant to the California Density Bonus Law (Government Code , § 65915, et seq) letter (dated 10/21/2022) were also reviewed.

## **Previous Design Recommendations**

The following design recommendations were previously provided to ensure the project responded to the proposed “Contemporary Coastal” architecture style in a manner that enhanced the overall project design, while ensuring consistency with the applicable CMC Chapter 17.92 Objective Design Standards.

### *Site Planning*

1. Ensure that the existing sidewalk meets the minimum sidewalk requirement, and if not, the applicant should look for opportunities to incorporate the standard.
  - *The applicant has addressed the previous comment. The applicant is utilizing an allowed concession under Government Code Section 65915(d)(2)(D), as noted in the Meyers | Nave letter, to maintain and utilize the existing sidewalk.*
2. Verify that the number of street trees provided meets the street tree requirement in accordance with OS 17.82.040.B.2.a.
  - *The applicant has appropriately addressed the previous comment. Per OS 17.82.040.B.2.a., the project proposes nine (9) new trees and will maintain three (3) existing trees for a total of 12 trees, exceeding the 10 trees required.*

### *Architecture*

3. Look for opportunities to incorporate a more prominent recess element in accordance with the Objective Standard.
  - *The applicant has addressed the previous comment. The applicant is utilizing an allowed concession under Government Code Section 65915(d)(2)(D), as noted in the Meyers | Nave letter, to relax the major massing relief required under OS 17.82.070.B.1.b.*
4. Ensure that the proposed North Elevation meets the requirements of OS 17.82.070.B.
  - *The applicant has appropriately addressed the previous comment. The North Elevation of Building A and the North, West, and East Elevations of Building B do not face a street frontage and therefore OS 17.82.070.B.1.b does not apply.*
5. Consider bringing forth additional similar stylistic elements from the street facing South Elevation such as continuous base treatments, gable roof elements, and enhanced colors/materials to the North Elevation, as may be practical (OS 17.82.080.B.6).

- *The applicant has appropriately addressed the previous comment. The non-street frontage elevations have been revised to include similar roof types and treatments, balcony treatments, and colors and materials as the street fronting elevations, creating a more unified and overall enhanced project design, consistent with the design direction found in OS 17.82.080.B.6.*
- 6. Provide quality architectural design interventions similar as the South Elevation to the West Elevation as it is a street-facing façade (OS 17.82.080.B.6).
  - *The applicant has appropriately addressed the previous comment. Street-facing building ends of Building A and Building B have been revised to include similar roof types and treatments, window accents, and colors and materials as the primary street facing elevations, creating a more unified and overall enhanced project design, consistent with the design direction found in OS 17.82.080.B.6.*
- 7. Consider applying similar gable roof treatments to the North Elevation to provide consistency throughout the project design as well as create visual interest (OS 17.82.080.B.4.b).
  - *The applicant has appropriately addressed the previous comment. Roof types and treatments have been revised within the project design to ensure consistent and complementary application on Building A and Building B, consistent with design direction found in OS 17.82.080.B.4.b.*
- 8. Consider providing gable roof on the left side of the façade to balance the roofline (OS 17.82.080.B.4).
  - *The applicant has appropriately addressed the previous comment. Roof types and treatments have been revised within the project design to ensure consistent and complementary application on Building A and Building B, consistent with design direction found in OS 17.82.080.B.4.*
- 9. Consider opportunities to relocate primary unit entries to face the street and/or other building entries in order to enhance the street character (OS 17.82.060C.1).
  - *The applicant has addressed the comment. Per Studio T Square response letter dated 10/06/2022, in order to meet the street tree requirement under OS 17.82.040.B.2.a., the storm water requirements under Federal and State law, and the accessibility/adaptability requirements for ground floor units, the provision of primary unit entries facing the street is impractical and the project has proposed to locate unit entries at internal corridors of Buildings A and B in response to these design challenges. The applicant should work with City*

*staff to determine the appropriate processing approach to these site design challenges.*

10. Look for opportunities to provide ground floor units with street frontage a street-facing primary unit entry or work with City staff to determine appropriate exceptions to entry-oriented standards (OS 17.82.060.B.3.b).
  - *Refer to Comment #9 response above.*
11. If providing street-fronting unit entries, provide stylistically appropriate elements to define the primary unit entries, such as light fixtures, awnings, and/or various colors and/or materials (OS 17.82.060.C.3).
  - *The applicant has addressed the comment. While no street-fronting, individual unit entries are proposed, balconies, design detailing, accent materials, color/materials, and awnings provided on street-fronting elevations are intended to assist in the definition of individual units within the project design.*
12. Ensure that the trim and/or framing material is projecting from the building wall on the South and West Elevations.
  - *The applicant has addressed the comment. Per Studio T Square response letter dated 10/06/2022, specifications for window trim and spandrel boards are part of siding manufacturer's library of products and are thicker in nature with a more prominent profile, projecting beyond the siding. While applicant has indicated the materials specified will be 'thicker in nature with a more prominent profile, per previous design letter dated 07/28/2022, applicant should ensure that all street facing windows feature trims and/or framing that project at least 2 inches from the building wall are captured going forward, as identified in OS 17.82.080.B.2.*
13. Consider introducing additional façade design elements, such as shutters and/or awnings (OS 17.82.080.B.3).
  - *The applicant has appropriately addressed the comment. Additional façade design elements, including trellises and awnings, have been added at the South Elevation of Building A and the South Elevation of the Community Building, thereby enhancing the overall project design and consistent with OS 17.82.080.B.3.*
14. Look for opportunities to modify the balcony layout in accordance with Objective Standards requirements.

- *The applicant has addressed the comment. Street facing balconies on Building A meet the 20% of the linear frontage requirement of OS 17.82.080.B.3 and also provides varied exterior colors and varied exterior building wall materials. For Building B, no balconies are provided at the street facing South Elevation, however the OS 17.82.080.B.3 requirement is met through provision of varied exterior colors and varied exterior building wall materials.*

15. Verify and ensure that the proposed North Elevation windows are not in direct visibility with neighboring residences (OS 17.82.080.5.c).

- *The applicant has addressed the comment. Proposed windows and balconies on the North Elevation of Building A are approximately 50-feet or greater away from the property line with landscaping that filters views and are not in direct visibility with neighboring residences. No balconies are proposed on the North Elevation of Building B and proposed windows are limited in application and are approximately 5-feet away from the property line with larger mature trees on the neighboring property filtering views. Applicant may consider introducing smaller windows at higher wall height and/or include opaque type glass to further minimize and filter views to neighboring residences at North Elevation of Building B, consistent with OS 17.82.080.5.c.*

### **General Comments**

16. Ensure that the refuse containers are appropriately screened from public view with solid enclosure (17.82.090.B.1.b).

- *The applicant has appropriately addressed the comment. As indicated on Sheet A6.0, refuse containers will be appropriately screened from public view by a trash enclosure. The trash enclosure is appropriately located internal to the project site and away from the street and has been designed with complementary colors and materials as the primary buildings.*

17. Ensure that all equipment will be adequately screened with sufficient parapet height (17.82.090.B.2.a).

- *The applicant has addressed the comment, indicating that all equipment will be screened in an equipment well shown at the roof level on Sheet A1.4 to ensure it is not visible from street level. Applicant has indicated that due to the upcoming Building Code update, enlarged, all electric mechanical equipment may be needed to serve the project. However, the applicant will*

*work with City staff to ensure the project complies with OS 17.82.090.B.2.a should the need for enlarged equipment arise.*

Overall, we feel the applicant has made significant strides in addressing our previous design related comments from the first plan set submittal and believe the applicant is largely in keeping with the design direction found within the City's Objective Standards Ordinance. We believe by working with staff to address the minor comments remaining, the proposed project will be a welcomed addition to the community while also being consistent with the City's desire for high-quality new developments.

Very truly yours,

**RRM DESIGN GROUP**