

Capitola Planning Commission

Agenda Report



Meeting: April 7, 2022
From: Community Development Department
Topic: 1410 Prospect Avenue

Permit Number: 21-0376

APN: 034-046-19

Design Permit, Historical Alteration Permit and Variance to demolish an existing residence and construct a new home that retains nonconformities for size and setbacks. The project is located within the R-1-GH (Single-Family Residential) zoning district and (Geologic Hazards) overlay zone.

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: Alex Johnson

Representative: Derek Van Alstine, Filed: 08.24.21

Applicant Proposal:

The applicant is proposing to demolish an existing 1,606 square-foot, two-story, single-family residence and construct a new 1,422 square-foot, two-story, single family residence with a 796 square-foot basement. The proposal includes the relocation and remodel of an existing detached garage, and a variance request to construct a residence that retains current nonconformities for the required setbacks and maximum allowable floor area. Overall, the project decreases the degree of existing non-conformities, improves onsite parking, and retains the development pattern along the street. The project is located at 1410 Prospect Avenue within in the R-1-GH (Single-Family Residential, Geologic Hazards) zoning district.

Background:

On January 26, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: stated that the drainage must be prepared by an engineer and that a minor revocable encroachment permit will be required for improvements in the public right of way. She also stated that improvements along Prospect Avenue must maintain the existing street flowline.

Building Official, Robin Woodman: inquired about the scale of work to the existing garage and asked about basement bedroom egress.

Assistant Planner, Sean Sesanto: noted the proposed locations of the new second-story deck, the basement, and the garage remodel should not exacerbate or create nonconformities and made suggestions to better comply with setbacks and height.

Following the Development and Design Review meeting, the applicant submitted the required applications for a variance and encroachment permit. The plans were revised to address development standard comments.

Development Standards:

The following table outlines the zoning code requirements for development in the R-1 Zoning District. The applicant is seeking a variance to construct a new residence with similar setbacks to the existing residence which has nonconforming setbacks and, in conjunction with the existing garage, exceeds the maximum allowable floor area ratio (FAR).

Development Standards				
Building Height				
R-1 Regulation	Existing		Proposed	
25 ft.	21 ft. 7 in.		24 ft. 4 in.	
Floor Area Ratio (FAR)				
	Existing		Proposed	
Lot size	2,416 sq. ft.		2,416 sq. ft.	
Maximum Floor Area Ratio	58% (Max 1,401 sq. ft.)		58% (Max 1,401 sq. ft.)	
First Story Floor Area	1,197 sq. ft.		978 sq. ft.	
Second Story Floor Area	409 sq. ft.		444 sq. ft.	
Basement	N/A		796 sq. ft. Exempt for floor area, Included in parking calc.	
Detached Garage	300 sq. ft. -250 sq. ft. exempt		280 sq. ft. -250 sq. ft. exempt	
Total FAR	68.5% (1,656 sq. ft.)		60.1% (1,452 sq. ft.) Variance Required	
Setbacks				
	R-1 regulation		Existing	Proposed
Front Yard 1st Story	15 ft.		7 in. into ROW	5 ft. Variance
Front Yard 2nd Story	20 ft.		7 in. into ROW	5 ft. Variance
Side Yard 1st Story	10% lot width	Lot width 64 ft. 3 in. 6 ft. 5 in. min.	North: 5 ft. 9 in. South: 19 ft. 1 in.	North: 10 ft. South: 20 ft. 11 in.
Side Yard 2nd Story	15% of width	Lot width 64 ft. 3 in. 9 ft. 8 in. min.	North: 5 ft. 9 in. South: 31 ft. 2 in.	North: 5 ft. 9 in. Variance South: 26 ft. 5 in.
Rear Yard 1st Story	20% of parcel depth	Lot depth 38 ft. 2 in.	2 ft. 10 in.	0 ft. Variance

		7 ft. 7 in. min.		
Rear Yard 2nd Story	20% of parcel depth	Lot depth 38 ft. 2 in. 7 ft. 7 in. min.	19 ft. 1 in.	10 ft. 10 in. 7 ft. 7 in. Deck
Detached Garage				
	R-1 Regulation		Existing	Proposed
Height	12 ft. when less than 8 feet from side property line		11 ft. 9 in.	10 ft. 11 in.
Front	40 ft.		1 ft. into ROW	1 ft. 6 in. Existing nonconforming
Side	3 ft.		North: 52 ft. 1 in. South: 0 ft.	North: 52 ft. 2 in. South: 3 in. Existing nonconforming
Rear	3 ft.		1 ft.	3 ft.
Encroachments (list all)				
Parking				
2,001 – 2,600 sq. ft.: 3 per unit, 1 covered	Required		Existing	Proposed
	3 spaces total		1 spaces total	3 spaces total
	1 covered 2 uncovered		1 covered 0 uncovered	1 covered 2 uncovered
Underground Utilities: Required with 25% increase in area				Yes

Discussion:

The existing residence at 1410 Prospect Avenue is a historic, two-story single-family home with a detached garage. The property is located within the Jewel Box neighborhood along the western bluffs overlooking the Capitola Village. The lot is located within the Geologic Hazards overlay. The homes along Prospect Avenue are predominantly two-story, single-family residences. The project requires a Design Permit, Historic Alteration Permit, Coastal Development Permit, and Variance.

Design Permit

The existing residence and detached garage are non-conforming with existing encroachments over the front property line into the public right of way. The existing detached garage is also located directly along the south-side property line with no setback. The proposal establishes new building footprints entirely within the subject property. The home is moved toward the center-rear of the lot and the existing detached garage will be relocated a few inches away from the south side setback and 18 inches behind the front property line.

The applicant is proposing to construct a new home that maintains similar scale, massing, materials, and placement as the existing residence. The home will utilize composition roofing,

square-cut shingle siding, and an asymmetrical gable roof with one centered wall-dormer facing Prospect Avenue. The garage will be remodeled in a style similar to the home with shingle siding, a new forward-facing gable roof and shed roof accent over the garage doors.

In addition to the front doors, the proposed garage design includes swinging doorways on the east (rear) elevation which when opened would extend over the Santa Cruz County Regional Transportation Commission property. For property and slope stability considerations, staff has included condition #24 requiring any rear access doorway(s) not extend beyond the property line and not be wide enough to allow vehicular access.

Historic Alteration Permit

The proposed project would demolish the existing residence at 1410 Prospect Avenue and requires approval of a Historic Alteration 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.

Architectural Historian Leslie Dill prepared an initial evaluation of the property for its potential historical significance prior to design submittal (Attachment 4). She noted that numerous modifications have been made to the roof and windows, that exterior siding was largely replaced, and that the original porch was enclosed and obscured much of the original design. She concluded that although much of the historic materials have been lost, the property would still be eligible for historic designation on the basis of 'broad historical patterns in the early development of the city'. During a preliminary design meeting, based on this initial evaluation, staff recommended that the design maintain the scale of the historic pattern along the street.

Historic Architect, Seth Bergstein, subsequently evaluated the proposed design for compatibility with the *Secretary of the Interior's Standards for Reconstruction*. Specifically, Mr. Bergstein cited *Standards 4-6* as most applicable with the following findings:

4. *The reconstructed building will be recreated using existing documentary evidence taken from the site prior to demolition. The new building will match the existing house in scale, massing, design, and the use of historic wood materials.*
5. *While the reconstruction will match the appearance of the original building, the new building will utilize modern window technology and detailing to clearly identify it as a contemporary re-creation, in keeping with this Standard.*
6. *While the subject house's appearance has been altered substantially over time, it's overall scale, massing, materials, and placement within the historic Prospect Avenue streetscape are the priorities in this reconstruction. These aspects of the original building will be maintained in the new construction to enable it to contribute to the established historic setting of altering rooflines and building facades along Prospect Avenue.*

Of note, the construction will maintain the unique streetscape of continuous rooflines paired with in-kind replacement of materials and preservation of massing from existing documentary evidence. Mr. Bergstein concluded that the construction would preserve the site's contribution to the historic neighborhood setting to meet the *Standards*. Therefore, the project would be a less than significant impact on the historic resource and conform with CEQA requirements.

Nonconforming Structure - Garage

The existing detached garage encroaches within the required front, rear, and side setbacks and is therefore a legal non-conforming structure. Pursuant to code section 17.92.070, structural

alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure. Based on a full remodel and relocation under the construction cost breakdown with no additions, the alterations will not exceed 50 percent of the present fair market value of the structure, so the alterations are permissible. The project will also correct the garage encroachment into the public right of way and comply with the rear setback.

Floor Area

The maximum allowed floor area ratio for the site is 58% (1,401 square feet). Currently, the site exceeds the maximum floor area ratio by over 250 square feet (68.5%). The proposed application reduces the floor area but exceeds the maximum FAR by 50 square feet (60.1%), and therefore requires a variance. The application includes a new 796 square-foot basement which is exempt from the floor area calculation.

Parking

Although basements are excluded from floor area calculations, they are included in parking requirements pursuant to §17.48.030(6)(g). The combined conditioned space equals 2,218 square feet which requires three parking spaces, one of which must be covered. The applicant is proposing to retain the detached garage and provide two new uncovered spaces in a tandem configuration.

Variance

The applicant is seeking approval of a variance to the required setbacks and floor area ratio.

Pursuant to §17.128.060, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

Staff Analysis: The unique circumstance applicable to the subject property is that the property is a historic site, with an irregularly shaped lot that is both small and shallow by Capitola standards. The variance allows the construction of a residence that is comparably-sized with improved siting on the lot and will continue to contribute to the historic context of the Prospect Avenue streetscape.

B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

Staff Analysis: The substandard lot size is unique with depths ranging from 29 to 46 feet. Incorporating the required 15 feet front yard setback and 8 feet rear yard setback, results in an extremely limited building pad of 778 square feet. The existing primary structure has a footprint 1200 square feet, and the proposed footprint is 978 square feet. The overwhelming majority of properties along the bluff side of Prospect Avenue do not comply with all minimum setbacks for primary structures, accessory structures, or both. In particular, many structures are located along the front lot lines. Lots decrease in size towards the southern end of the block and are typified by increased FAR and reduced setbacks. The subject property is the second most southern lot and is also one of the smallest on Prospect Avenue. A breakdown of the estimated floor area ratios of adjacent properties is included as Attachment 6.

C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

Staff Analysis: The variance is necessary to preserve the use already enjoyed by the subject property and is already enjoyed in the vicinity with respect to lot siting and massing.

D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.

Staff Analysis: The variance will not impose any detrimental impacts on the public health, safety, or welfare, or be injurious to properties or improvements in the vicinity or in the same zone as the subject property. In particular, proposed project has been designed to remove existing structural encroachments into the public right of way and improve parking.

E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

Staff Analysis: The majority of properties on the bluff-side of Prospect Avenue do not comply with required setbacks. On the southern half of the block many properties additionally do not comply with current floor area ratio standards.

F. The variance will not have adverse impacts on coastal resources.

Staff Analysis: The variance will not adversely impact coastal resources. Although there are no coastal resources on the subject property, a public pathway exists between the rear of the lot and the railway. Conditions have been added to limit construction impacts to the site and surrounding area.

In conclusion, the variance request for setbacks and floor area ratio is consistent with the historic development pattern of the block. The substandard lot size is unique with depths ranging from 29 to 46 feet. Overall, the application decreases the existing nonconformities on the site, including a 200 square foot reduction in above-ground massing.

Geological Hazards Overlay

The property is located in the Geological Hazards Overlay. The property is located more than 200 feet from the coastal bluff; therefore, no increased setback regulations apply. Condition #8 requires a geotechnical report prior to issuance of building permit to ensure no impacts from the proposed development.

Archeological Sensitive Areas

The property is also within the archaeological sensitive area. Conditions of Approval #25–31 require an archaeological survey and monitoring plan with procedures to follow if cultural resources are discovered. A qualified archaeological monitor shall be retained to oversee the excavation activities.

CEQA:

Section 15302 of the CEQA Guidelines exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This project involves the replacement of an existing single-family residence and remodel of an existing garage subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

Recommendation:

Staff recommends the Planning Commission review the application and consider approving the Design Permit, Historical Alteration Permit, and Variance as conditioned **or** continuing the application to the next hearing with direction on necessary modifications to the plans.

Attachments:

1. Plan Set
2. Material Information
3. Variance Application
4. Preliminary Historic Evaluation Letter
5. Secretary of the Interior Standards Review Letter
6. Floor Area Neighborhood Survey

Conditions of Approval:

1. The project approval consists of Design Permit, Historical Alteration Permit, and Variance to allow the demolition of an existing historic structure and construction of a 1,422 square-foot single-family residence with a 796 square-foot basement. The project includes a remodel of an existing 280 square-foot detached garage, and variance for the primary structure setbacks and maximum floor area ratio. The maximum Floor Area Ratio for the 2,416 square foot property is 58% (1,401 square feet). The total FAR of the project is 60.1% with a total of 1,452 square feet, exceeding the maximum FAR by 51 feet. The application does comply with front, side, and rear yard setbacks. A variance for setbacks and floor area ratio was approved for the project. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 7, 2022, 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 landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.

7. Prior to issuance of building permit, all Planning fees associated with permit #21-0376 shall be paid in full.
8. Prior to issuance of building permit, the applicant shall provide a geotechnical report and demonstrate compliance with its recommendations to the satisfaction of the Building Department.
9. Prior to issuance of building permit, the developer shall pay Affordable housing in-lieu fees as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
10. 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.
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. 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).
13. 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.
14. 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.
15. 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
16. 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.
17. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for two trees to be removed from the property. Three replacement trees shall be planted or so as to meet fifteen percent canopy coverage and/or a replacement ratio of 2:1. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans.

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 17.156.080.
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.
22. 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.
23. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the city at time of demolition permit application.
24. The garage doorway on the east (rear) elevation shall be of a sliding barn-door style or similar in such a way that no portion of the opening extends beyond the subject property and that vehicles may not pass through to the backyard.
25. Prior to issuance of a building permit, an archaeological survey report and monitoring plan shall be prepared for the development.
 - a. The archaeological survey report shall include, at a minimum, a field survey by an archaeologist, survey of available state resource information at the Northwest Regional Information Center of the California Archaeological Inventory, description of the site's sensitivity, and any identified archaeological resources. The city will initiate the preparation of the survey report at the applicant's expense utilizing a qualified archaeologist selected by the community development department.
 - b. The cultural resource monitoring plan shall, at a minimum:
 - i. Identify all areas of proposed grading or earth disturbing activities which have the potential to impact historic or prehistoric resources;
 - ii. Identify the qualified archaeological monitor assigned to the project;
 - iii. Describe the proposed monitoring program, including the areas to be monitored, the duration of monitoring, and monitoring protocols;
 - iv. Outline procedures to be followed if cultural resources are discovered, including requirements to stop work, consultation with the City and any Native

- American participation (as appropriate), resource evaluation, mitigation plan requirements, and protocols if human remains are encountered; and
- v. Include post-monitoring reporting requirements and curation procedures.
26. Prior to issuance of a building or grading permit, the applicant shall submit evidence that a qualified archaeological monitor has been retained to oversee all earthwork activities.
 27. The archaeological monitor shall attend a construction meeting to coordinate required grading monitoring activities with the construction manager and contractors.
 28. If resources are encountered, the archaeological monitor shall have the authority to stop work until a significance determination is made.
 29. If significant resources are discovered, work may remain halted at the archaeologist's discretion until such time that a mitigation plan has been prepared and implemented with the concurrence of the Community Development Department.
 30. Following completion of archaeological monitoring, the archaeologist shall submit a summary and findings of the monitoring work.
 - a. If no resources are recovered, a brief letter report shall be completed that includes a site record update on a California Department of Park and Recreation form 523.
 - b. If significant resources are recovered, the report shall include a preliminary evaluation of the resources, a preliminary map of discovered resources, a completed California Department of Park and Recreation form 523, and recommendations for additional research if warranted.
 31. If human remains are found at any time, the immediate area of the discovery shall be closed to pedestrian traffic along the Prospect Avenue street frontage and the Santa Cruz County Coroner must be notified immediately. If the Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified as required by law.
 32. The archaeological monitor may discontinue monitoring with approval by the Community Development Director if he/she finds that site conditions, such as the presence of imported fill or other factors, indicates that significant prehistoric deposits are not possible.
 33. The archaeologist shall prepare a grading monitoring letter report summarizing all monitoring work and any recovered resources. The letter report shall be submitted to the Community Development Department within 30 days following completion of grading activities.

Design Permit Findings

A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.

Community Development Staff and the Planning Commission have reviewed the proposed demolition and similar construction of an existing residence and remodel of an existing garage. With the granting of a variance to the required setbacks and maximum floor area ratio, the project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

B. The proposed project complies with all applicable provisions of the zoning code and municipal code.

Community Development Staff and the Planning Commission have reviewed the application for the demolition and replacement of an existing residence and remodel of an existing garage. With a granting of a variance to the required setbacks and maximum floor area ratio, the project complies with all applicable provisions of the zoning code and municipal code.

C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Section 15302 of the CEQA Guidelines exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This project involves replacement of a single-family residence and remodel of an existing garage subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

Community Development Staff and the Planning Commission have all reviewed the reviewed the application. The proposed project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. The project will improve parking in the vicinity by meeting on-site requirements.

E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).

The Community Development Staff and the Planning Commission have reviewed the application. With the granting of a variance to the required setbacks and maximum floor area ratio, the proposed complies with all applicable design review criteria in Section 17.120.070.

F. The proposed project maintains the character, scale, and development pattern of the neighborhood.

Community Development Staff and the Planning Commission have all reviewed the application. The design of the reconstructed residence and remodeled garage will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood and of the existing dwelling.

Historic Alteration Findings

- A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.**

Community Development Staff and the Planning Commission have reviewed the proposed similar construction of the historic structure and determined that the building will be recreated using existing documentary evidence taken from the site prior to demolition. The new building will be similar to the existing house in scale, massing, design, and the use of historic wood materials.

- B. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.**

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that the new structure will preserve the historic streetscape and alternating rooflines of Prospect Avenue, including the overall scale, massing, materials, placement.

- C. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.**

Community Development Staff and the Planning Commission have reviewed the proposed determined that alterations from the original design, such as the rear deck, are in similar scale and size and compliment the historic character of the site and structure. The remodeled garage complements the primary structure and pattern of alternating rooflines of Prospect Avenue.

- D. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.**

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that the existing structure has been subject to numerous structural and material alterations and replacements with limited original materials. The proposed similar construction will recreate distinctive features and incorporate in-kind replication of historic wood materials.

- E. Archeological resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken.**

Community Development Staff and the Planning Commission have conditioned the project to include mitigation measures should archeological resources be identified.

Variance Findings

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.**

The unique circumstance applicable to the subject property is that the property is a historic site, with an irregularly shaped lot that is both small and shallow by Capitola standards. The variance allows the construction of a residence that is comparably-sized with improved siting on the lot and will continue to contribute to the historic context of the Prospect Avenue streetscape.

B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

The substandard lot size is unique with depths ranging from 29 to 46 feet. Incorporating the required 15 feet front yard setback and 8 feet rear yard setback, results in an extremely limited building pad of 778 square feet. The existing primary structure has a footprint 1200 square feet, and the proposed footprint is 978 square feet. The overwhelming majority of properties along the bluff side of Prospect Avenue do not comply with all minimum setbacks for primary structures, accessory structures, or both. In particular, many structures are located along the front lot lines. Lots decrease in size towards the southern end of the block and are typified by increased FAR and reduced setbacks. The subject property is the second most southern lot and is also one of the smallest on Prospect Avenue.

C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

The variance is necessary to preserve the use already enjoyed by the subject property and is already enjoyed in the vicinity with respect to lot siting and massing.

D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.

The variance will not impose any detrimental impacts on the public health, safety, or welfare, or be injurious to properties or improvements in the vicinity or in the same zone as the subject property. In particular, proposed project has been designed to remove existing structural encroachments into the public right of way and improve parking.

E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

The majority of properties on the bluff-side of Prospect Avenue do not comply with required setbacks. On the southern half of the block many properties additionally do not comply with current floor area ratio standards.

F. The variance will not have adverse impacts on coastal resources.

The variance will not adversely impact coastal resources. Although there are no coastal resources on the subject property, a public pathway exists between the rear of the lot and the railway. Conditions have been added to limit construction impacts to the site and surrounding area.

Coastal Findings

A. The project is consistent with the LCP land use plan, and the LCP implementation program.

The proposed development conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

B. The project maintains or enhances public views.

The proposed project is located on private property at 1410 Prospect Avenue. The project will not negatively impact public landmarks and/or public views.

C. The project maintains or enhances vegetation, natural habitats and natural resources.

The proposed project is located at 1410 Prospect Avenue. The near natural landforms and a coastal trail. Conditions have been added to limit impacts during construction, protect vegetation, and maintain natural vegetation cover.

D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.

The project involves the demolition and replacement of an existing residence and remodel of an existing garage, which will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves the demolition and replacement of an existing residence and remodel of an existing garage, which will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves the demolition and replacement of an existing residence and remodel of an existing garage, which will not negatively impact coastal resources. Although there are no coastal resources on the subject property, a public pathway exists between the rear of the lot and the railway. Conditions have been added to limit construction impacts to the site and surrounding area.

G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.

With the granting of a variance, the proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

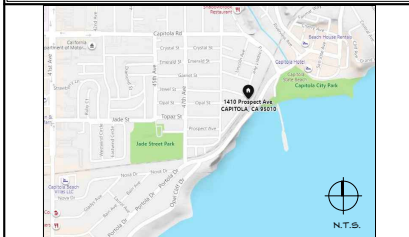
H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).

The project involves the demolition and replacement of an existing residence and remodel of an existing garage on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.

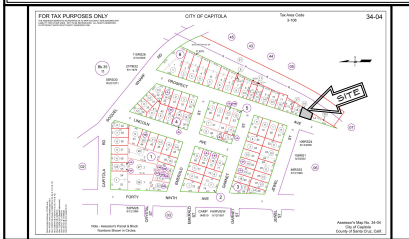
JOHNSON RESIDENCE



VICINITY MAP



PARCEL MAP



PROJECT DATA

SETBACKS		REQUIRED	EXISTING	PROPOSED
FRONT YARD	GARAGE	18'-0"	- 8 3/4"	1'-6"
	1st STORY	15'-0"	- 4 3/4"	5'-1"
	2nd STORY	20'-0"	- 4 3/4"	5'-1"
REAR YARD				
	1st STORY	20'-0"	3'-4 3/4"	0'-0"
	2nd STORY	20'-0"	18'-9 3/4"	12'-1 3/4"
SIDE YARD				
	1st STORY	7'-0" (L) & 7'-0" (R)	5'-9" (L) & 4 3/4" (R)	10'-0" (L) & 4 3/4" (R)
	2nd STORY	9'-6" (L) & 9'-6" (R)	5'-9" (L) & 3'-1 1/4" (R)	10'-0" (L) & 26'-4" (R)
HEIGHT		25'-0"	21'-7"	23'-0"
FLOOR AREA RATIO	LOT SIZE	MAX (56%)	EXISTING (67%)	PROPOSED (58.9%)
		2,415 sq.ft.	1,400.7 sq.ft.	1,423 sq.ft.
	HABITABLE SPACE	FIRST FLOOR COVERED DECK OR PORCH (<150 sq.ft. CREDIT>)	SECOND FLOOR DECK	GARAGE
				TOTAL
	BASEMENT	<978 sq.ft.>		608 sq.ft.
	MAIN LEVEL	978 sq.ft.		250 = 18 sq.ft.
	UPPER LEVEL	427 sq.ft.	258 sq.ft.	
	(P) TOTAL			1,423 sq.ft.
** AREA NOT COUNTED PER CHAPTER 17.4B.040				
*** STAIR AREA COUNTED ONCE AT GROUND LEVEL				
PARKING		REQUIRED	PROPOSED	
		3 SPACES, ONE OF WHICH MUST BE COVERED	1 COVERED SPACE 2 UNCOVERED	
	TOTAL	3 SPACES	3 SPACES	

BUILDING INFORMATION

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING 1,654 sq.ft. SINGLE FAMILY RESIDENCE, AND CONSTRUCTION OF A NEW TWO-STORY, 1,465 sq.ft. SINGLE FAMILY DWELLING AND 978 sq.ft. BASEMENT. RELOCATE EXISTING DETACHED GARAGE.

PROJECT ADDRESS:
1410 PROSPECT AVE
CAPITOLA, CA 95010

PARCEL NUMBER:
034-146-19

ZONING DESIGNATION:
R1

OCCUPANCY CLASSIFICATION:
R-3

CONSTRUCTION TYPE:
TYPE V-B UNSPRINKLERED

CODE NOTE:
THESE PLANS CONFORM TO THE 2019 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODE. STRUCTURAL ENGINEERING SHALL CONFORM TO 2019 CALIFORNIA BUILDING CODE. AS AMENDED BY THE STATE OF CALIFORNIA.

CONTACTS

OWNER:
ALEX JOHNSON
1410 PROSPECT AVE
CAPITOLA, CA 95010
(650) 949-2143

PROJECT DESIGNER:
DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.
DEREK VAN ALSTINE
1535 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CA 95062
PH: (831) 426-8400
FAX: (831) 426-8446
derek@vanalstine.com

STRUCTURAL ENGINEER:
REDWOOD ENGINEERING
LEONARD WILLIS, P.E.
1535 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CA 95062
PH: (831) 426-8444
FAX: (831) 426-8446
LEONARD@REDWOODENGINEERING.NET

SURVEYOR:
ALPHA LAND SURVEYS, INC.
JEAN PAUL HAPPEE, PLS 8607
4444 SCOTT VALLEY DRIVE, #7
SCOTT VALLEY, CA 95066
PH: (831) 438-4453

DRAWING INDEX

- BUILDING DESIGN**
- T1 TITLE SHEET
 - L1 SURVEY
 - A1 EXISTING SITE PLAN
 - D1 SITE DRAINAGE PLAN
 - A2 SITE PLAN
 - A3 EXISTING FLOOR PLANS
 - A4 FLOOR PLANS
 - A5 EXISTING EXTERIOR ELEVATIONS
 - A6 EXTERIOR ELEVATIONS
 - A7 EXTERIOR ELEVATIONS

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1535 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CALIFORNIA
95062
PHONE: 831.426.8400 FAX: 831.426.8446

DVRD
DEREK VAN ALSTINE
REGISTERED ARCHITECT
STATE OF CALIFORNIA
NO. 10000

JOHNSON RESIDENCE
1410 PROSPECT AVE.
CAPITOLA, CA 95010

034-046-19

ISSUE DESCRIPTION

PRELIMINARY DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL

AUG. 24, 2021

BUILDING SUBMITTAL

REVISIONS

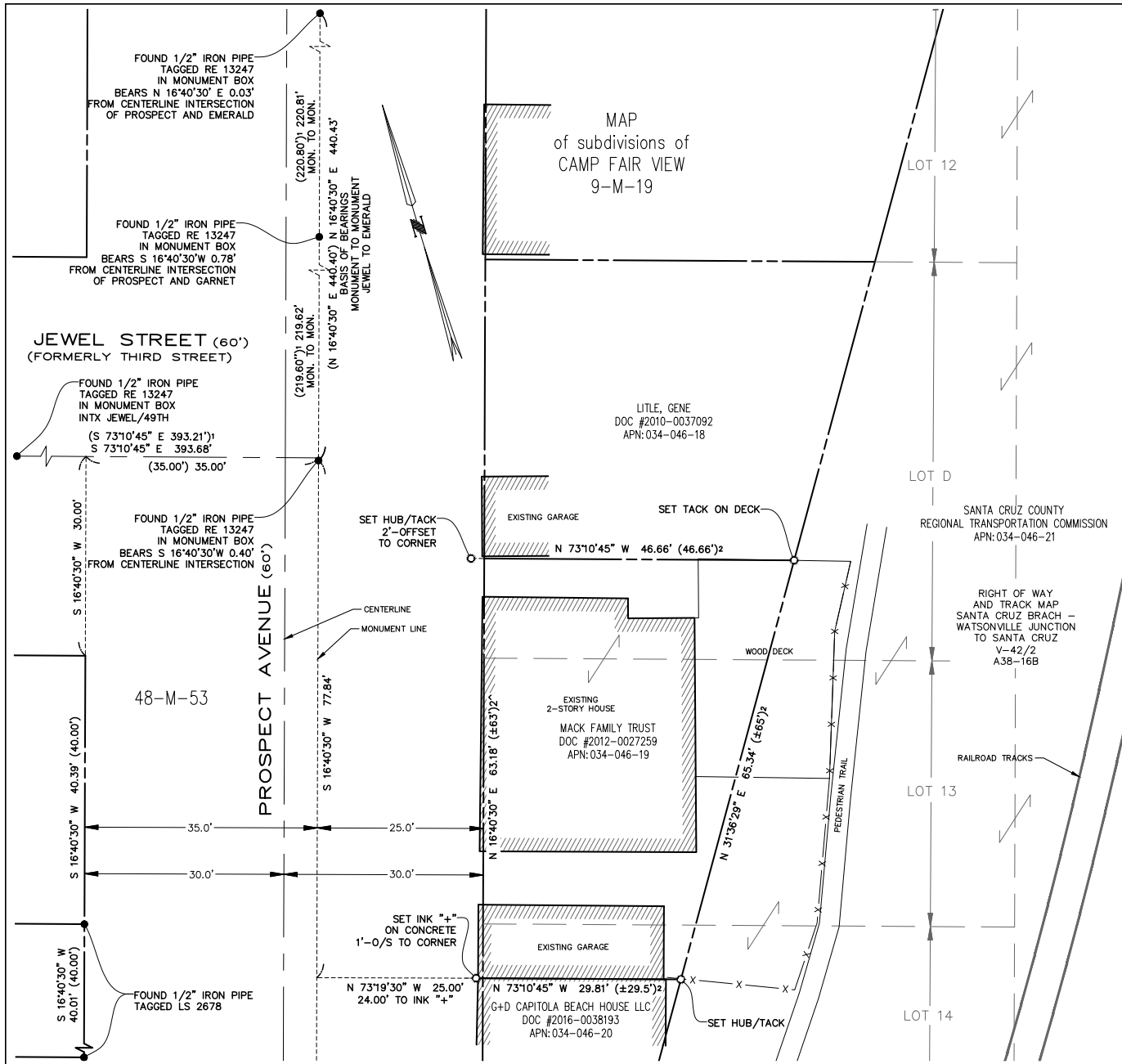
REVISIONS

FEB. 6, 2022

TITLE SHEET

T 1

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BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE MONUMENT LINE ALONG PROSPECT AVENUE AS SHOWN ON THAT RECORD OF SURVEY FILED IN VOLUME 48 OF MAPS, PAGE 53, SANTA CRUZ COUNTY RECORDS AND WAS ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN HEREON.

SOUTH 16°40'30" WEST

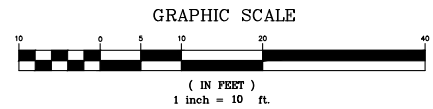
SURVEYORS NOTES

- BOUNDARY LINES DELINEATED ON THIS MAP ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORDED MAPS AND DEEDS AS LISTED IN THE REFERENCE DOCUMENTS. NO LIABILITY IS ASSUMED BY ALPHA LAND SURVEYS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING.
- A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.
- NO REPRESENTATION IS MADE AS TO ANY PRESCRIPTIVE OR OTHER RIGHTS TO LANDS INCLUDED IN THIS SURVEY.
- NUMEROUS BUILDINGS ALONG EASTERN SIDE OF PROSPECT AVENUE ENCROACH INTO RIGHT OF WAY.

LEGEND

---	PROPERTY LINE
- - - - -	EASEMENT LINE
- · - · -	OLD PROPERTY LINE
— · — · —	CENTERLINE
- x - x - x -	FENCE LINE
— · — · —	MONUMENT LINE OR TIE LINE
100	DISTANCE MEASURED
(100)	RECORD DATA PER 9-M-19
(100) ¹	RECORD DATA PER 48-M-53
(100) ²	RECORD DATA PER DOC #2012-0027259
●	FOUND MONUMENT, AS NOTED
○	SET BOUNDARY, AS NOTED

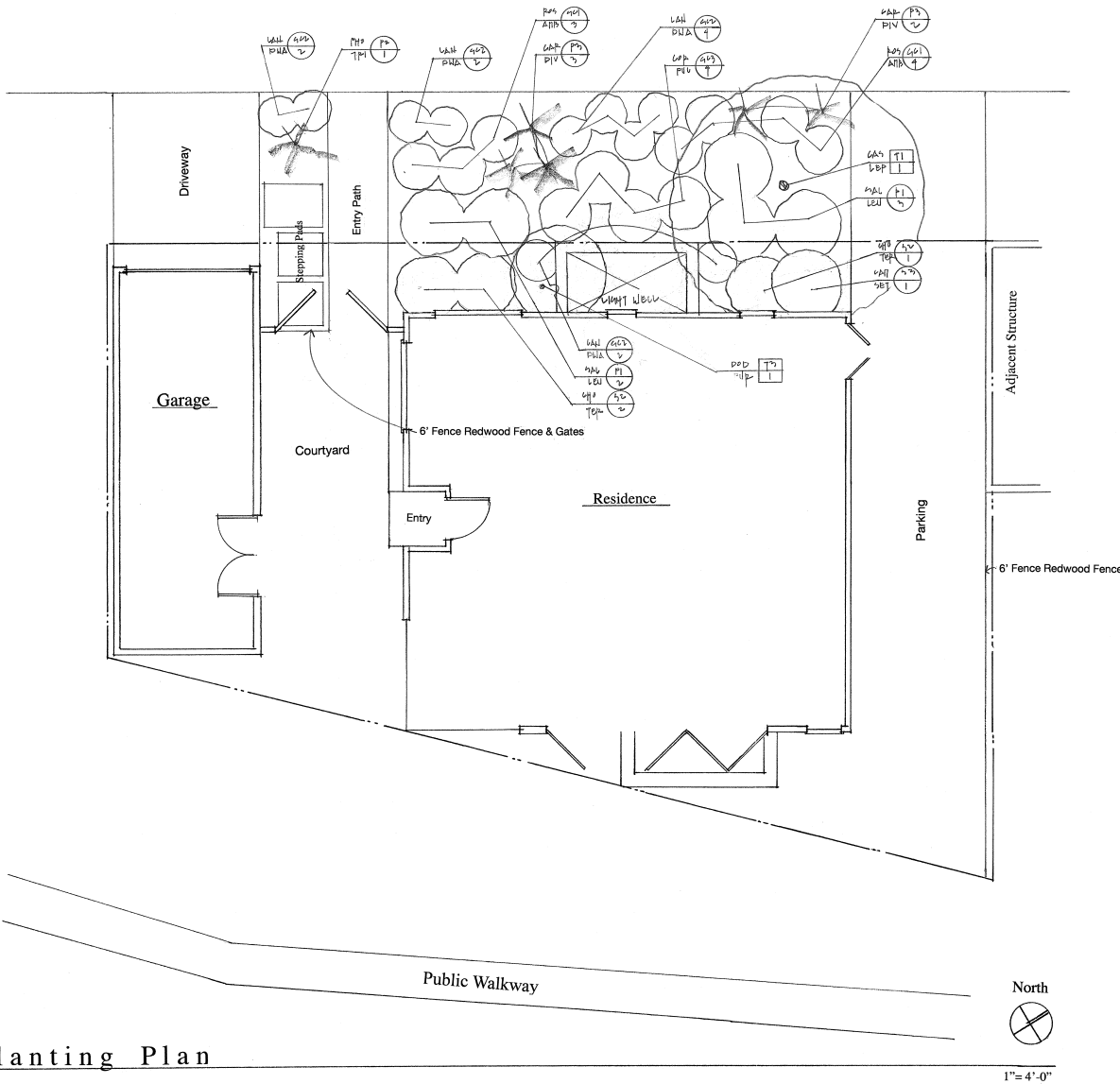
DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF



SANTA CRUZ COUNTY APN: 034-046-19

ALPHA LAND SURVEYS, INC.

4444 SCOTT VALLEY DR. #7 SCOTT VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	BOUNDARY SURVEY LANDS OF MACK 1410 PROSPECT AVE CAPITOLA, CA	SHEET 1 OF ONE
1" = 10'	DATE: 10/9/19	JOB#: 2019-077	



Plant Legend

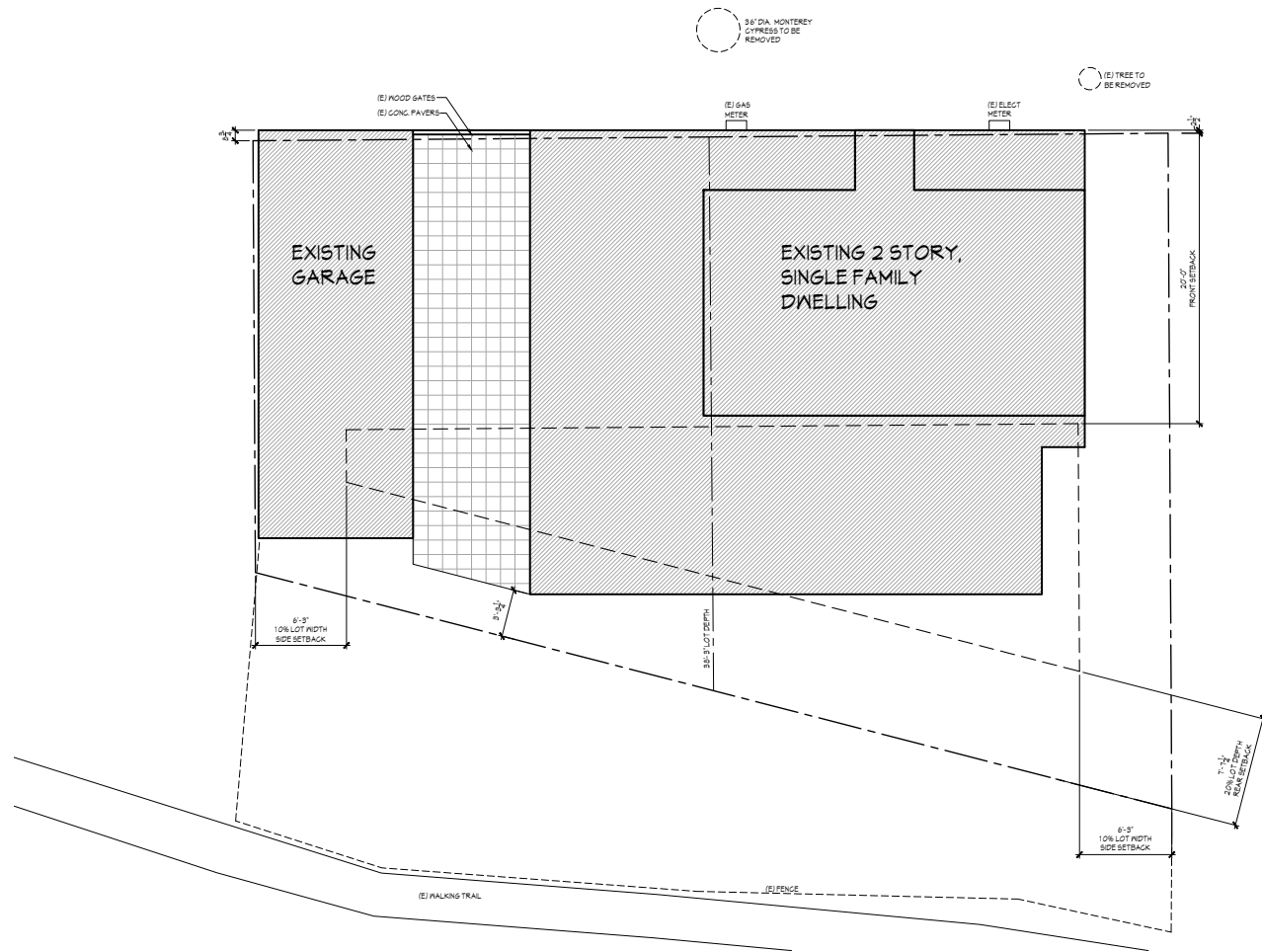
Sym	Botanical Name	Common Name	Size	Quan
Trees				
T1	Acer palmatum	Green Japanese Maple	15GC	1
T2	Cassia leptophylla	Gold Medallion Tree	15GC	1
T3	Dodonaea viscosa 'Purpurea' - std.	Purple Hoopseed Bush-single trunk	15GC	1
Shrubs				
S1	Rhodocoma capensis	Cape Rest	5GC	1
S2	Choyisia ternata	White Mexican Orange	5GC	2
S3	Camellia sasanqua 'Sersugekka'	White Sasanqua Camellia	5GC	1
Perennials				
P1	Salvia leucantha	Purple Mexican Sage	1GC	5
P2	Phormium 'Tricolor'	Green/White/Pink NZ Flax	5GC	1
P3	Carex divulsa	Berkeley Sedge	1GC	5
Groundcover				
Courtyard				
GC1	Rosa 'Amber Flower Carpet'	Amber Flower Carpet Rose	2GC	7
GC2	Lantana 'Dwarf White'	White Trailing Lantana	1GC	10
GC3	Correa pulchella	Light Pink Australian Fuchsia	1GC	4

Notes

- PLANTING AREA PREPARATION**
1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
 2. Cultivate all planting areas to a minimum of 6" incorporating a minimum of four cubic yards per 1,000 square feet of permeable area into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
 3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
 4. Existing plants to be saved shall be protected from injury.
 5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.
- QUALITY OF PLANT MATERIALS**
1. All plant material shall be nursery grown, healthy and free from disease and pests.
 2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
 3. Plants shall be protected from drying out, wind burn and injury during handling and storage.
- INSTALLATION**
1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
 2. Each plant shall have a pre made or site made gopher basket of the appropriate size.
 3. Backfill for the planting holes shall be 80 % site soil and 20% 50- 50 blend mushroom compost, aged chicken manure or other approved material.
 4. All planting areas shall be mulched with 3" of redwood bark, fir bark or other approved material, except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
 5. All trees shall be staked with 2, 2" x 10' lodge pole pine tree stake outside the root ball and secured with two rubber tree ties.

Planting Plan





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

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1335 SHARPE DRIVE, SUITE 200, SAN JOSE, CA 95128
(408) 253-4444 FAX

DVRD
DEREK VAN ALSTINE
ARCHITECT

JOHNSON RESIDENCE
1410 PROSPECT AVE.
CAPITOLA, CA 95010

024-046-19
ISSUE DESCRIPTION
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
PLANNING SUBMITTAL AUG. 24, 2021
PERMITS SUBMITTAL
REVISIONS
PLANNING REVISIONS FEB. 6, 2022
EXISTING SITE PLAN

A1

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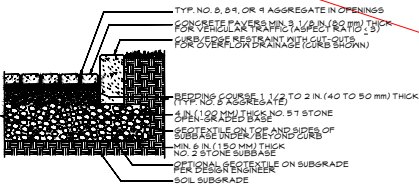
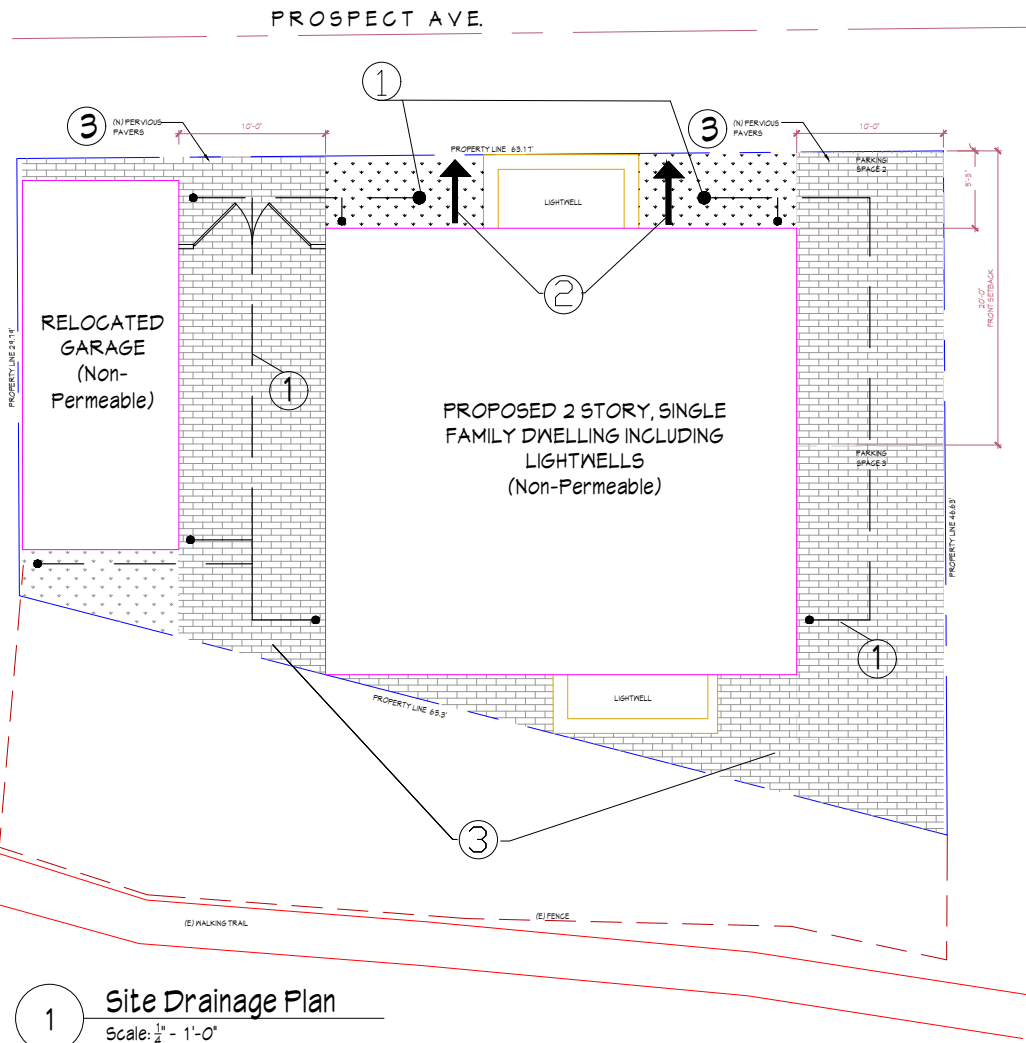
① Roof Downspout connected to 3" Diameter PVC D2729 Drain Pipe with NDS Pop-Up Drainage Emitter at Outfall.

② Direction of Surface Runoff

③ Pervious Paver Detail

- STORMWATER PROJECT INFORMATION**
1. Project Type: Residential - Detached Single Family Home
 2. Tier: Basic (12,500 SF of New/Replaced Impervious Area)
 3. Description: Reconstruction of an existing residence and detached garage
 4. Total Project Site Area: 2,418 SF
 5. Amount of existing (pre-project) impervious surface area (e.g. existing building, paving, hardscape): 1,720 SF
 6. Amount of replaced impervious surface area (e.g. parking lot replaced by a building): 0 SF
 7. Amount of new impervious surface area created (e.g. new building addition and/or patio): Reduced by 4.24 SF via Smaller Building Footprint and Permeable Pavers use
 8. Total Proposed (post-project) impervious surface area: 1,346 SF

- GENERAL NOTES**
1. All improvements shall be constructed in accordance with the project plans.
 2. The Contractor shall verify all existing conditions, elevations, dimensions, and construction in the field prior to construction. If any discrepancies are noted the contractor shall notify the engineer immediately for direction.
 3. A minimum of 48 hours prior to construction, the contractor shall notify underground Service Alert (uSA) at D 11 for existing utility locations.
 4. The contractor shall not commence work until after a pre-construction meeting has been held with the Owner and City of Capitola, and after a notice to proceed has been issued.
 5. Traffic control during construction shall be the Contractor's responsibility and shall be in accordance with the approved plan submitted to the City of Capitola.
 6. The Contractor shall keep existing streets free from dirt and debris during all phases of construction.
 7. The contractor shall maintain access to properties along Prospect Avenue throughout the duration of construction.
 8. The contractor shall repair any damage or interruption of public utilities, water lines, or irrigation systems immediately at no expense to the City of Capitola.
 9. The contractor is responsible for matching existing streets, surrounding landscape, and other improvements with a smooth transition in paving and grading, etc., and is to avoid any abrupt or apparent changes in grades or cross slopes, low points or hazardous conditions.
 10. The contractor shall comply with the rules and regulations of the City of Capitola, County of Santa Cruz, State of California, and CA/OSHA.
 11. All existing irrigation, landscape materials, pavement delineation, curb and gutter, and other improvements, that are not to be removed but are damaged during construction, shall be replaced or restored to existing condition at no additional expense and the satisfaction of the Owner.



① Site Drainage Plan
Scale: 1/4" = 1'-0"

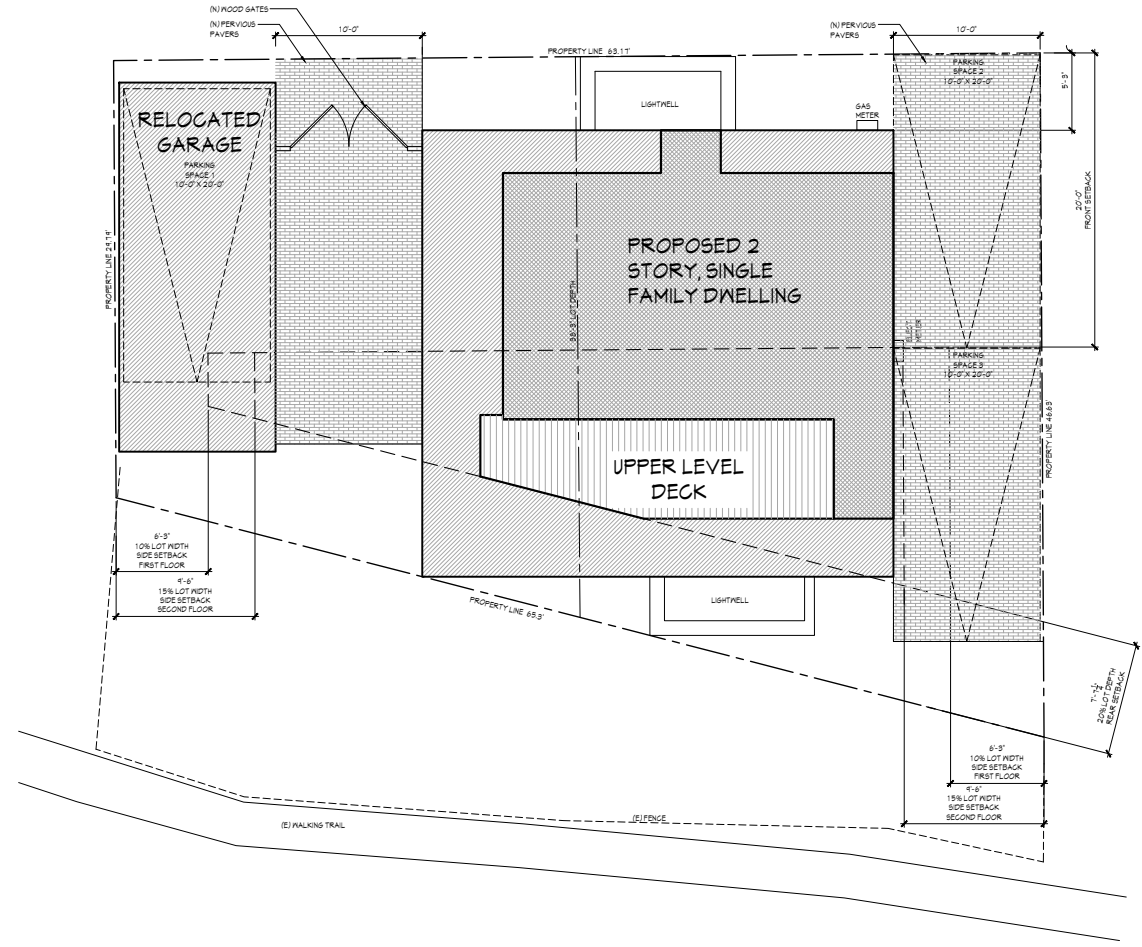
- NOTES**
1. NO. 2 (1/2" MIN) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
 2. NO. 3 STONE SUBGRADE THICKNESS Varies WITH DESIGN.
 3. CONSOLIDATE PERMEABLE LAYER WITH CONCRETE PAVEMENT MANUAL.
 4. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
- PERMEABLE PAVEMENT WITH FULL INFILTRATION TO SOIL SUBGRADE

Alexander Michael Johnson
Registered Professional Engineer
Civil - California No. 56635

JOHNSON RESIDENCE
1410 PROSPECT AVE.
CAPITOLA, CA 95010

DATE	DESCRIPTION
03/04/2018	SCHEMATIC DESIGN
	DESIGN DEVELOPMENT
	PLANNING SUBMITTAL
	AUG. 24, 2021
	BUILDING SUBMITTAL
	REVISIONS
	PLANNING REVISION
	FEB. 8, 2022

D1



1 LOWER LEVEL FLOOR PLAN / SITE PLAN
SCALE: 1/4" = 1'-0"

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DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
133 SHARPE DRIVE, SUITE 100, SAN ANTONIO, TEXAS 78245-4464

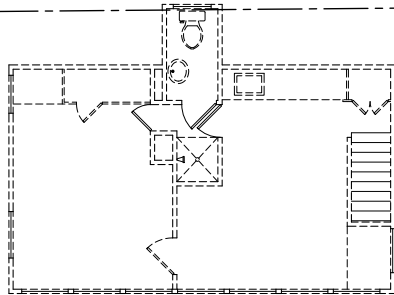
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DEREK VAN ALSTINE
ARCHITECT
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1410 PROSPECT AVE.
CAPITOLA, CA 95010

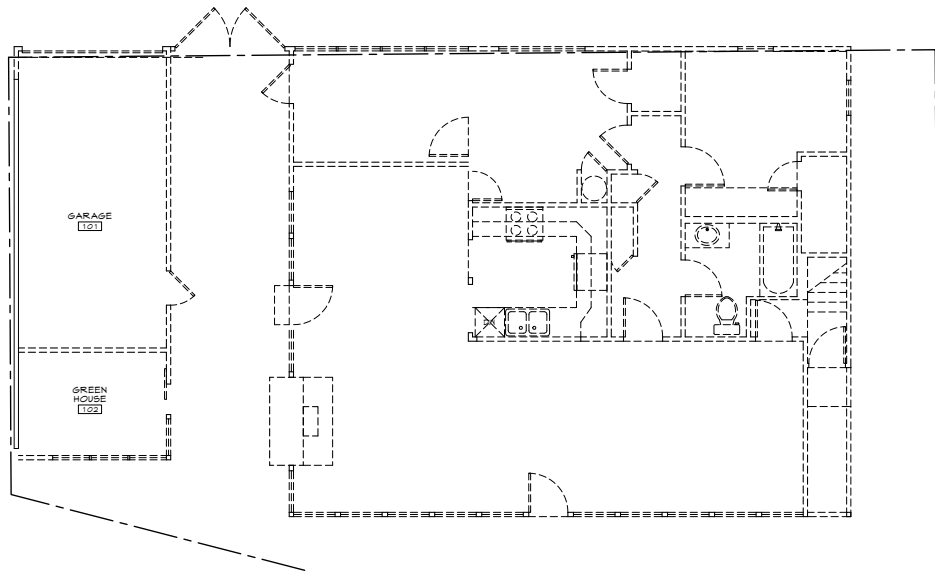
024-016-19
ISSUE DESCRIPTION
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
PLANNING SUBMITTAL AUG. 24, 2021
BUILDING SUBMITTAL
REVISIONS
REVISIONS FEB. 6, 2022

SITE PLAN

A2



2 EXISTING UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1335 SHARKEY DRIVE, SUITE 100, SAN JOSE, CALIFORNIA 95128
PHONE: 408.261.4444 FAX: 408.261.4445

DVRD
DEREK VAN ALSTINE
ARCHITECT
228 COPPERSTREET
ALBANY, OREGON 97142

JOHNSON RESIDENCE
1410 PROSPECT AVE.
CAPITOLA, CA 95010

034-046-19

ISSUE DESCRIPTION

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL
AUG. 24, 2021

BUILDING SUBMITTAL

REVISIONS

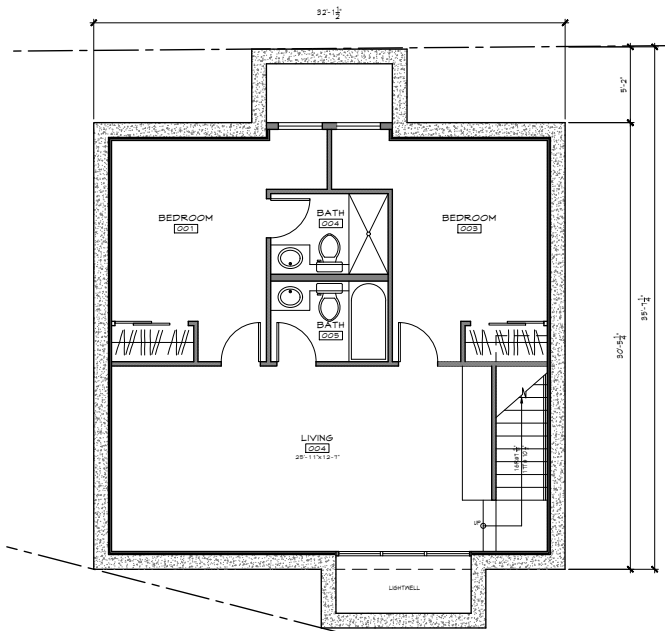
PLANNING REVISIONS

FEB. 6, 2022

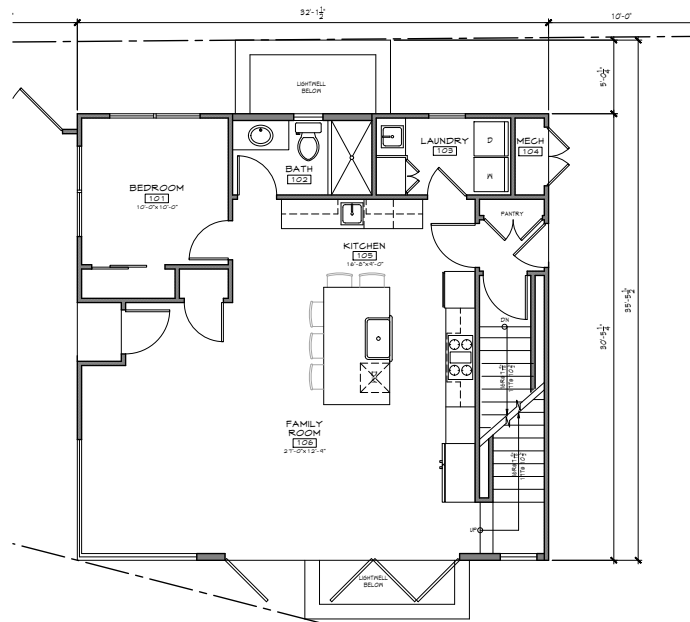
EXISTING FLOOR PLANS

A3

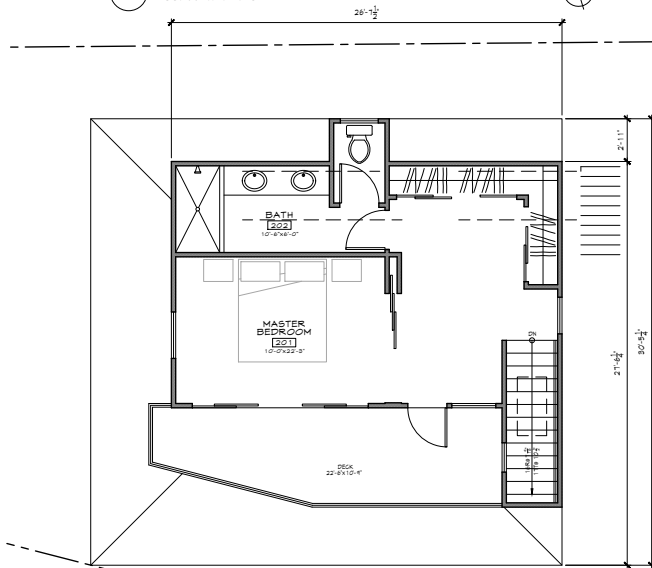
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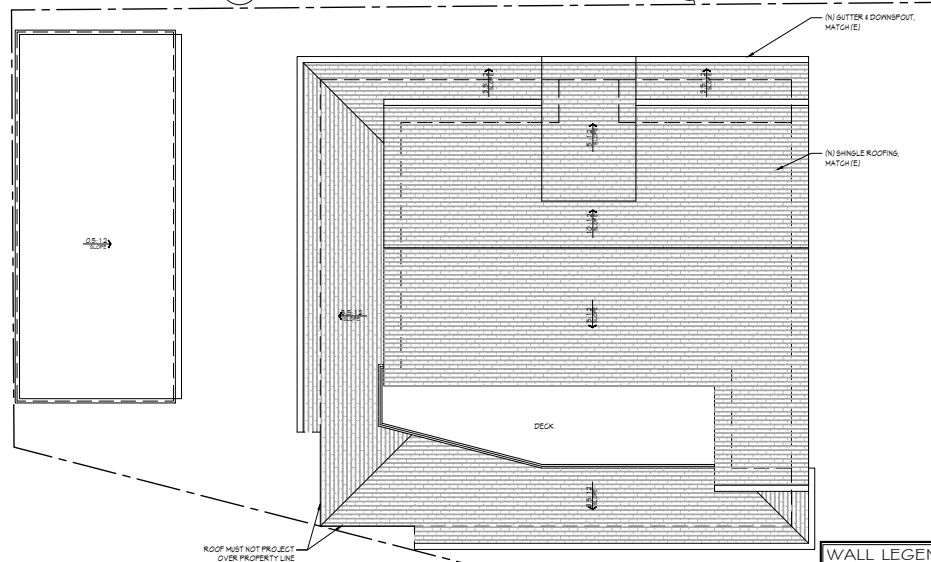
1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

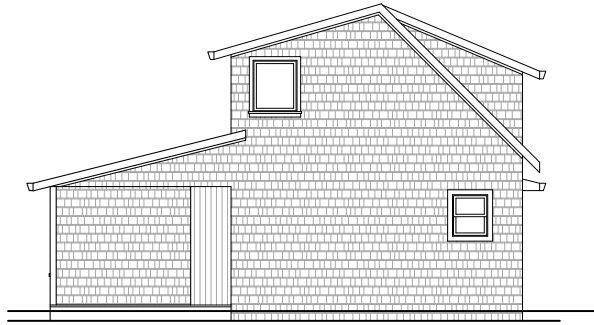


4 ROOF PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

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

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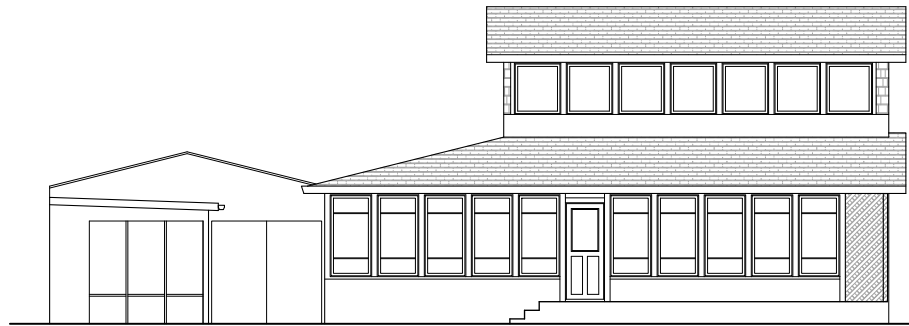
2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1335 SHAWBEE BLVD. SUITE 200
CANTON, CA 95021
TEL: 925.498.4444 FAX: 925.498.4445

DVRD
DEREK VAN ALSTINE
ARCHITECT

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ALL RIGHTS RESERVED

JOHNSON RESIDENCE
1410 PROSPECT AVE.
CAPITOLA, CA 95010

024-046-18

ISSUE DESCRIPTION

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL

AUG. 24, 2021

BUILDING SUBMITTAL

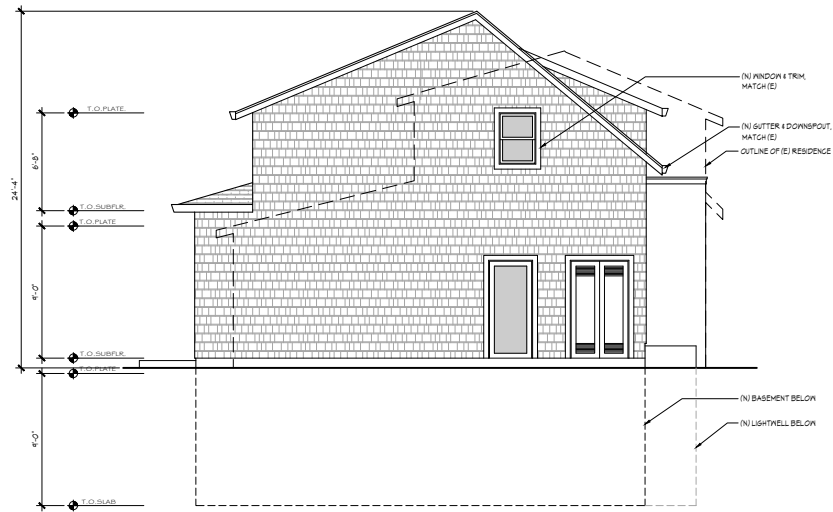
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REVISIONS

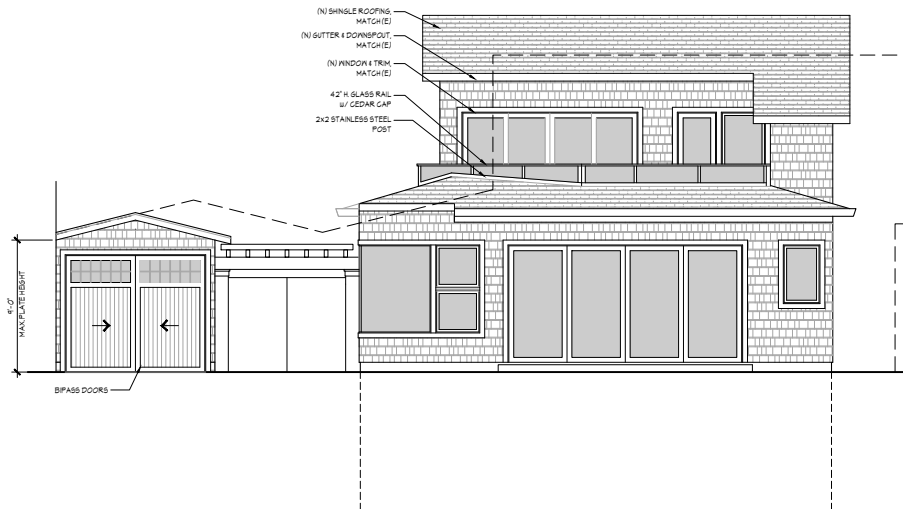
FEB. 6, 2022

EXTERIOR
ELEVATIONS

A5



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



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

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DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
133 SHARKEY AVENUE
DUBLIN, CALIFORNIA 94568
CONTACT PHONE: 925-938-4463 FAX: 925-938-4464

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JOHNSON RESIDENCE
1410 PROSPECT AVE.
CAPITOLA, CA 95010

024-024-18

ISSUE DESCRIPTION

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL

AUG. 24, 2021

BUILDING SUBMITTAL

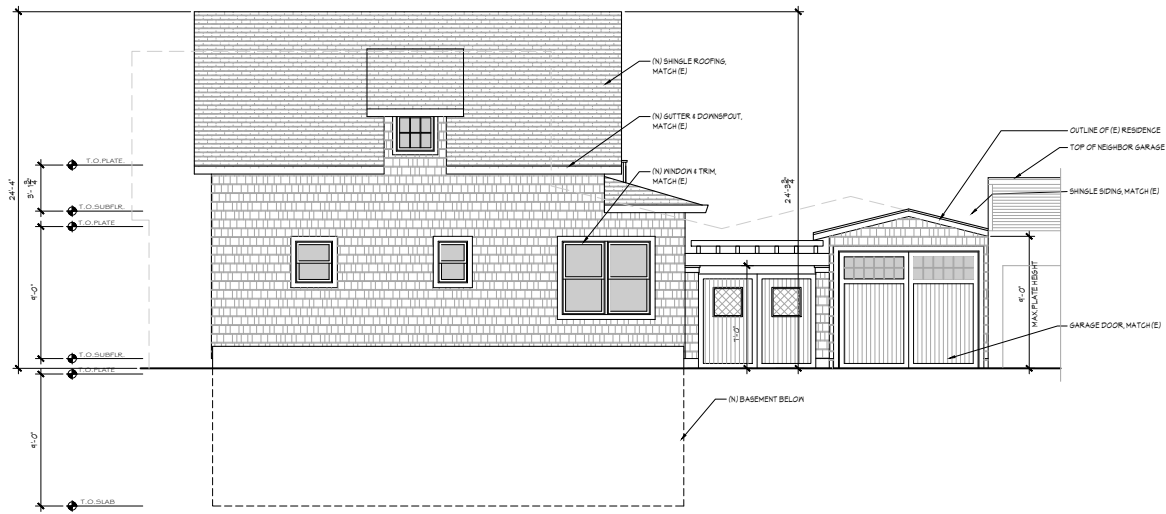
REVISIONS

PLANNING REVISIONS

FEB. 6, 2022

EXTERIOR ELEVATIONS

A6



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



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

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1335 SHARKEY AVENUE
OAKLAND, CALIFORNIA
94612-4464 FAX

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DESIGN INC.

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1410 PROSPECT AVE.
CAPITOLA, CA 95010

024-016-18

ISSUE DESCRIPTION

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL

AUG. 24, 2021

BUILDING SUBMITTAL

REVISIONS

PLANNING

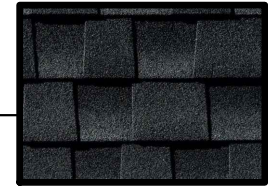
REVISIONS

FEB. 6, 2022

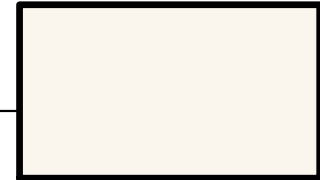
EXTERIOR

ELEVATIONS

A7



ASPHALT SHINGLE ROOFING
DARK CHARCOAL BY GAF



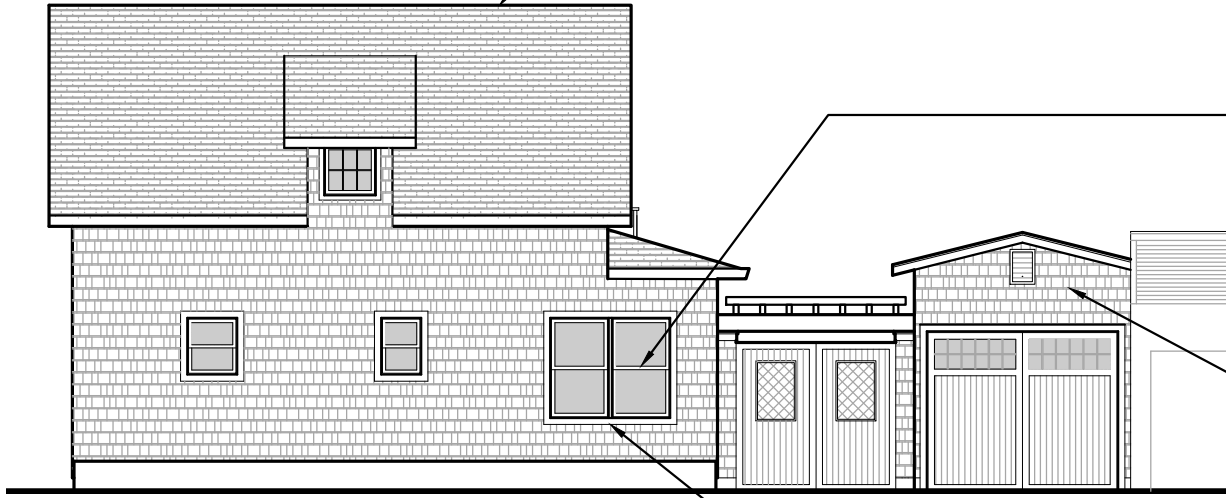
WINDOWS & DOORS
MARVIN, OR EQUAL
KELLY MOORE
SWISS COFFEE 23



WOOD SHINGLES
KELLY MOORE
PLYMOUTH GRAY 17B



TRIM & WOODWORK
KELLY MOORE
SWISS COFFEE 23



DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.

1535 SEABRIGHT AVENUE #200, SANTA CRUZ, CALIFORNIA
(831)426-8400 PHONE (831)426-8446 FAX

DVRD

DEREK VAN ALSTINE
DESIGNER

2021 COPYRIGHT
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JOHNSON RESIDENCE

1410 PROSPECT AVENUE, CAPITOLA, CA 95010
APN: 034-146-19



City of Capitola Variance Application Form

Variance Summary

Please explain your Variance request and the development standard(s) which you would like to modify.

We are requesting variances to the front yard setback, southern side yard setback, and rear yard setbacks.

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, structure, topography, and/or a historic structure. Attach additional pages as necessary.

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

The subject parcel is 2,415 square feet and triangular in shape. It has a buildable envelope of 390 square feet.

- B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

The strict application of the zoning requirements would render the parcel virtually unbuildable.

C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

The requested variances will allow reconstruction of an historic property while reducing the existing encroachments without the requested variances the reconstruct could not be done.

D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity or in the same zone as the subject property.

The requested variances will not be harmful to the public health, safety, or be injurious to the properties in the near vicinity.

E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

Variances to setbacks are numerous in this neighborhood and will not constitute granting of special privilege.

F. The variance will not have adverse impacts on coastal resources.

No coastal resources will be disturbed.



ARCHIVES
ARCHITECTURE

PO BOX 1332
SAN JOSE CA 95109

February 18, 2020

Attn: Matt Orbach, Associate Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(Via email)

RE: Preliminary Historical Evaluation – 1410 Prospect Avenue, Capitola, CA
APN# 034-04-619

Dear Matt:

This letter constitutes a preliminary historic resource evaluation (Phase One Report) for the property located in the City of Capitola, County of Santa Cruz, at 1410 Prospect Avenue. The property contains two buildings: the main house and a detached garage and greenhouse.

Executive Summary

The property at 1410 Prospect Avenue, identified in 1986 on the City of Capitola Historic Structures List, meets the criteria for designation as a Historic Feature utilizing the City of Capitola Historic Feature Ordinance, Qualities 9 and 10: “The proposed historic feature by its location and setting materially contributes to the historic character of the city, and the proposed historic feature is a long established feature of the city.” The property also appears to qualify for listing on the California Register of Historical Resource for its embodiment of the significant patterns of development history of the City of Capitola. It is not eligible, however, based on its associations with personages, nor for its architectural design, due to alterations on the exterior.



1410 Prospect Avenue
Craftsman Influence
c. 1905

Fully windowed facade for
viewing bay.

Capitola Architectural Survey 1986 (Viewed from the pathway, facing northwest)

Intent of this Memorandum

An historical resource evaluation is often required in the State of California to accompany a project submittal when a city such as Capitola determines that extant structures on the property are at least 50 years old. This property is listed on the City of Capitola 2005 Historic Structures List, referencing the City of Capitola Architectural Survey of 1986; however, a property does not have to be listed on a historic resource inventory or historic property register to warrant this type of evaluation as a part of the development review process. Depending on the findings of the review, further formal documentation could subsequently be required by the City of Capitola Community Development Department, including preparation of Department of Parks and Recreation (DPR)523 series recording forms, a more detailed assessment under the Guidelines of the California Environmental Quality Act, or other types of documentation.

The 1986 listing indicated that the property was considered a 7N, indicating that the property required additional evaluation. This letter is intended to provide that preliminary evaluation. To make significance determinations, the City of Capitola requires that the investigation be done by a qualified historical consultant who then conducts the initial investigation and prepares the preliminary evaluation.

Policy and Regulatory Background

The City's historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of communities. The historic buildings of Capitola highlight the City's unique heritage and enable residents to better understand its identity through these links with the past. When a project has the potential to affect a historic resource which is either listed, or eligible for listing, on the California Register of Historical Resources, or is eligible for designation as a Historic Feature under City of Capitola's criteria, the City considers the impact of the project on this significance. Each of these listing or designation processes is based on specific historic evaluation criteria.

A preliminary historic evaluation, as presented in this letter, can be used to determine the potential for historical significance of a building, structure, site, and/or improvement.

Property Status

The parcel at 1410 Prospect Avenue is listed on the 2005 City of Capitola Historic Structures List with the status of 7N. This designation, according the State of California Historical Resource Status Codes, indicates that the property "needs to be reevaluated." The property was first identified as part of the Capitola Architectural Survey published in 1986 (indicated by the designation "D" on the Historic Structures List), and as shown in the *Capitola Architectural Survey*.

The property at 1410 Prospect Avenue has not been previously evaluated locally at an intensive level. The property is not listed or designated as a part of any state or national survey of historic resources. The preparers of this report reviewed the subject property under local, state and national criteria, to analyze eligibility for listing or designation as a historic property.

Qualifications

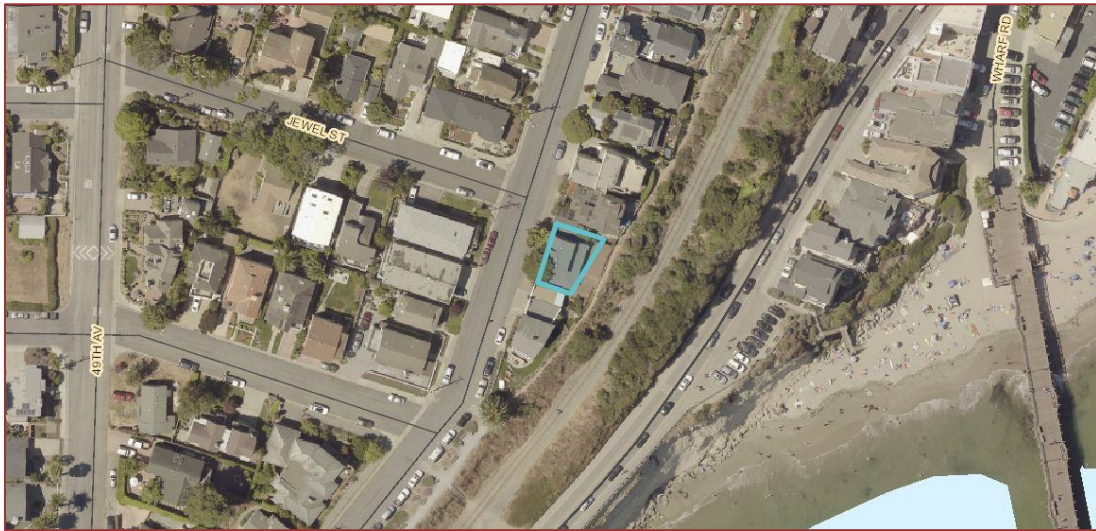
Archives & Architecture, LLC, is a cultural resource management firm located in San Jose, California. Leslie Dill, partner in the firm and the author of this letter, meets the Secretary of the Interior's qualifications within the fields of historic architecture and architectural history to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws, and is listed with the California Historical Resource Information System (CHRIS). The standards for listing are outlined in 36 CFR Part 61.

Methodology

The methodology used for this historic evaluation included an on-site visual inspection of the extant buildings and structure, a preliminary investigation into the history of the property and its associations, and an evaluation of the property within the context of the development of the local area and early development in what is now the City of Capitola.

Property Description

The subject property consists of a trapezoidal property of just under a fifth of an acre on the east side of Prospect Avenue. The property includes portions of parcels established by the subdivision: Parcels D, 13, and 14. The two-story portion of the house is at the parcel's northwest corner and the one-story detached garage is at the southern property line. The former Southern Pacific right-of-way creates the diagonal eastern property line.



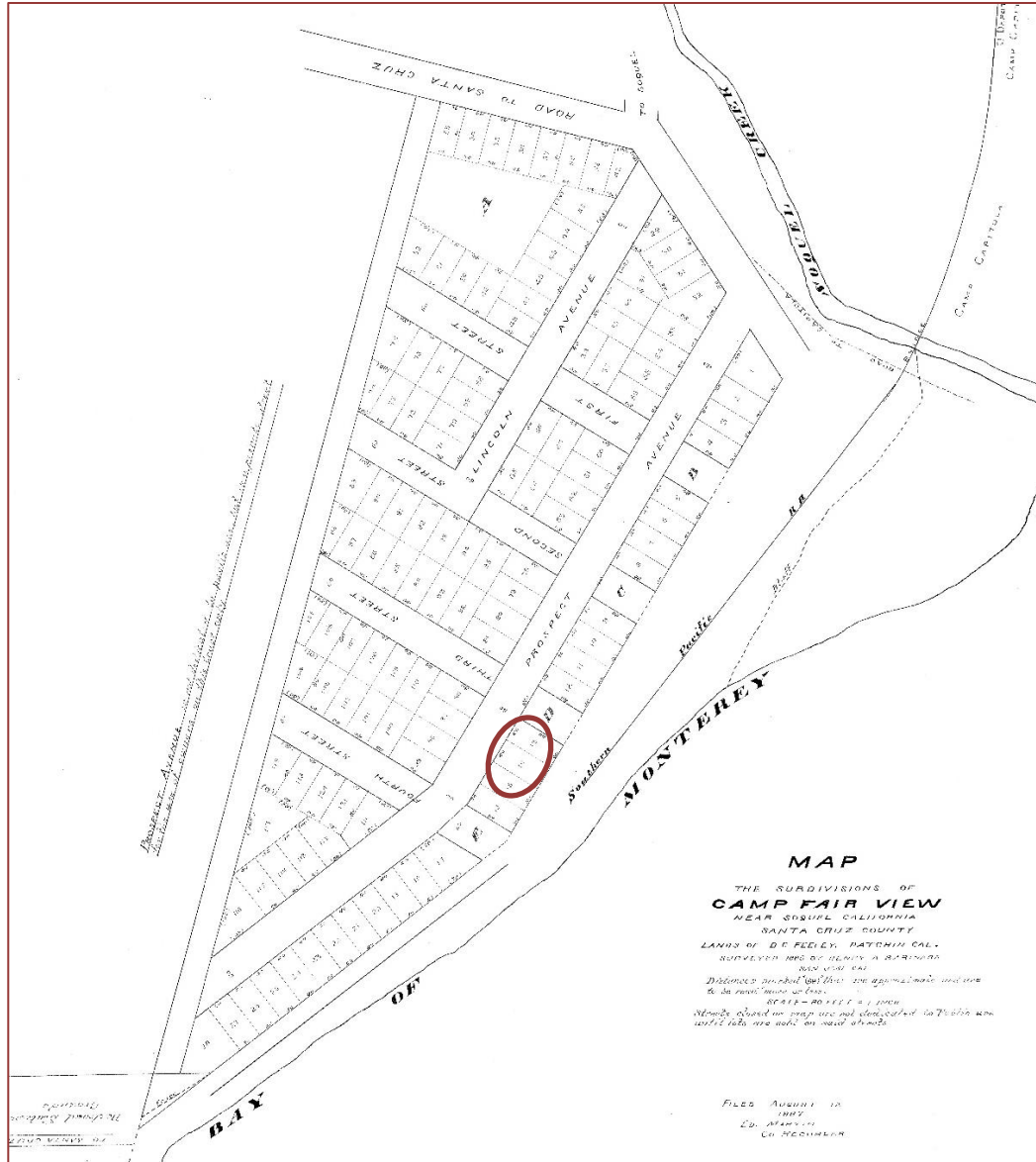
GIS Map of 1410 Prospect Avenue, Capitola. County of Santa Cruz Office of the Assessor.

Historical Context

This residential property was originally part of a much larger area of unincorporated Santa Cruz County, which had been part of Rancho Rodeo in the Mexican era. It was separated from Camp Capitola by the river, set on the cliffs near the Wharf at the base of the main road to Soquel, and part of an area identified over time with a freight train spur and lumber yard known as “Opal.” Lumber from the Santa Cruz Mountains was shipped from this location, the Loma Prieta Lumber Company site, until the early twentieth century, including expansions of the tracks as late as 1912. The station was closed in 1931.

The area northeast of the spur was previously a farm area owned by a sea captain John Curtis in the late 1850s, then owned for a while by his widow, Phoebe Curtis. In turn, her second husband, Dennis Feeley, became the owner after she passed away and after he won a legal dispute with the Curtis children. He subdivided the area in 1886 and called it Camp Fairview.

Frederick A. Hihn, the significant American developer of Capitola from the mid-1800s until just after the turn of the century, acquired this land from Feeley in 1900; Hihn had also acquired the area of the cliffs to the west of Camp Fairview while developing his business concerns in Camp Capitola and throughout the region. Photographs from the late 1800s show a scattering of buildings along the cliff top. The 1905 and 1917 Sanborn Fire Insurance Maps of the area illustrate residences built on most of the parcels east of Prospect Avenue, and they illustrate the diagonal Southern Pacific right-of-way later officially adopted in 1928.



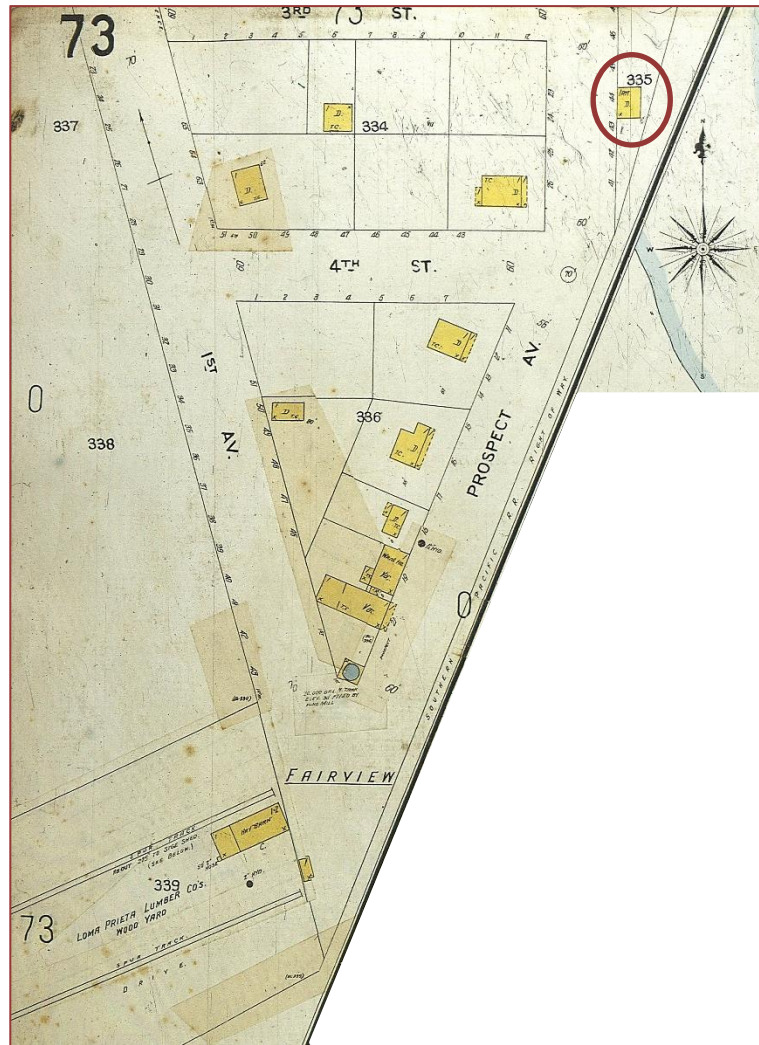
Detail of 1886 Camp Fairview Subdivision Map. Courtesy County of Santa Cruz Assessor's Office.

There is a small dwelling “1-story with att[ic]” near the tip of this frontage as seen on the Sanborn map on the following page. The small house is alone on the tip of the block prior to 1917. Its footprint is the same size and rectangular shape of the central core of the subject residence, but it is not sited at the location of the current residence. If this house were relocated between 1917 and 1927, it was moved just over 40 feet due north.

When Hihn passed away in 1913, he deeded the area near Opal Station to a grandson. From the City of Capitola Historic Context Statement:

Hihn's grandson, Eulice Hihn, a surveyor, was bequeathed about two hundred acres surrounding the nearby train stop at Opal. Eulice was killed in a hunting accident and his widow, Kathryn Bothwell Hihn, inherited the land. She later married J.T. McGeoghegan. During the real estate boom after World War I, she created “Opal Subdivision 1 of the Fairview Tract,” with lots for 250 homes.

From 1923 when the Opal Subdivision was established, it slowly filled with houses, and Camp Fairview continued to be developed. Prospect Avenue was identified as a private street. By 1927, the block between Prospect Avenue and the cliff was built-out, including the subject house in its current configuration, along with houses to the north and south. Except for Al Lent's larger house at the north end of the street, most of Prospect Avenue was home to the working class. Census records from 1930 indicate an insurance agent, schoolteacher, housekeeper, mail messenger, fisherman, mechanic, and laborer lived on this street. The censuses didn't include house numbering, and no early family could be connected with the property without additional research.

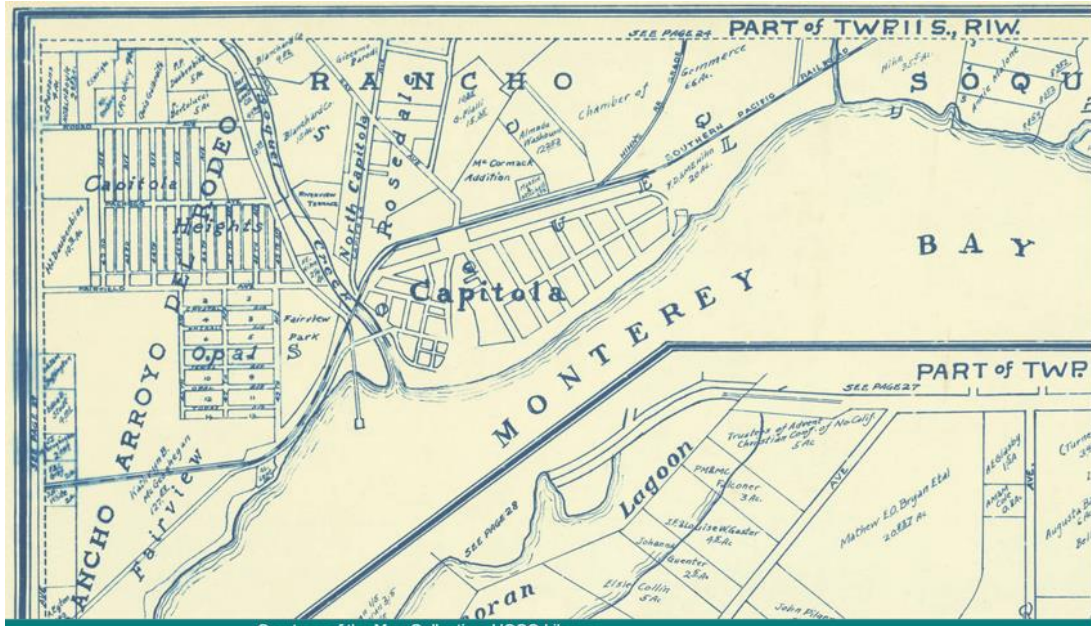


Detail from 1917 Sanborn Fire Insurance Map, illustrating house footprint that may represent a portion of the subject house, less than fifty feet from its current location. Courtesy of the Digital Map Collection, UCSC Library.

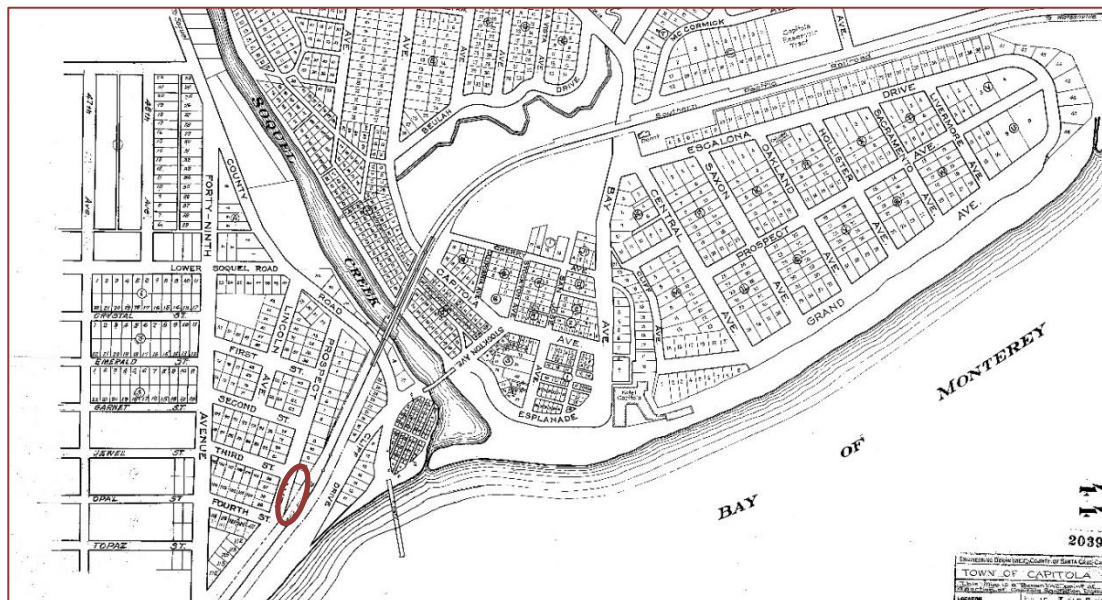
Starting sometime early in the century, Claudine Taylor (Sherman) Mack, her husband, John Fremont Mack, and their four children and grandchildren acquired and started using the home for vacationing. John F. Mack was born in Oakland in 1918; his father, Warren, was a shipyard foreman and later an oil salesman. In 1940 the family lived with his maternal grandparents in Fremont, CA, where John was working as a bank teller. Later that same year, his draft card reveals that he was married to Claudine and working for the American Trust Company in Redwood City. Claudine Mack was born in 1920 and a graduate of Stanford University, class of 1942. According to her obituary,

she was a “substitute teacher, realtor, bridge-player, golfer, and gardener...” who “...loved world travel and sitting on the deck of her beloved beach house in Capitola.” She also owned business property and a house in Los Altos. Recent advertisements for the property indicate that the “Mack Beach House enclave” had been enjoyed since 1938 for “81 years.”

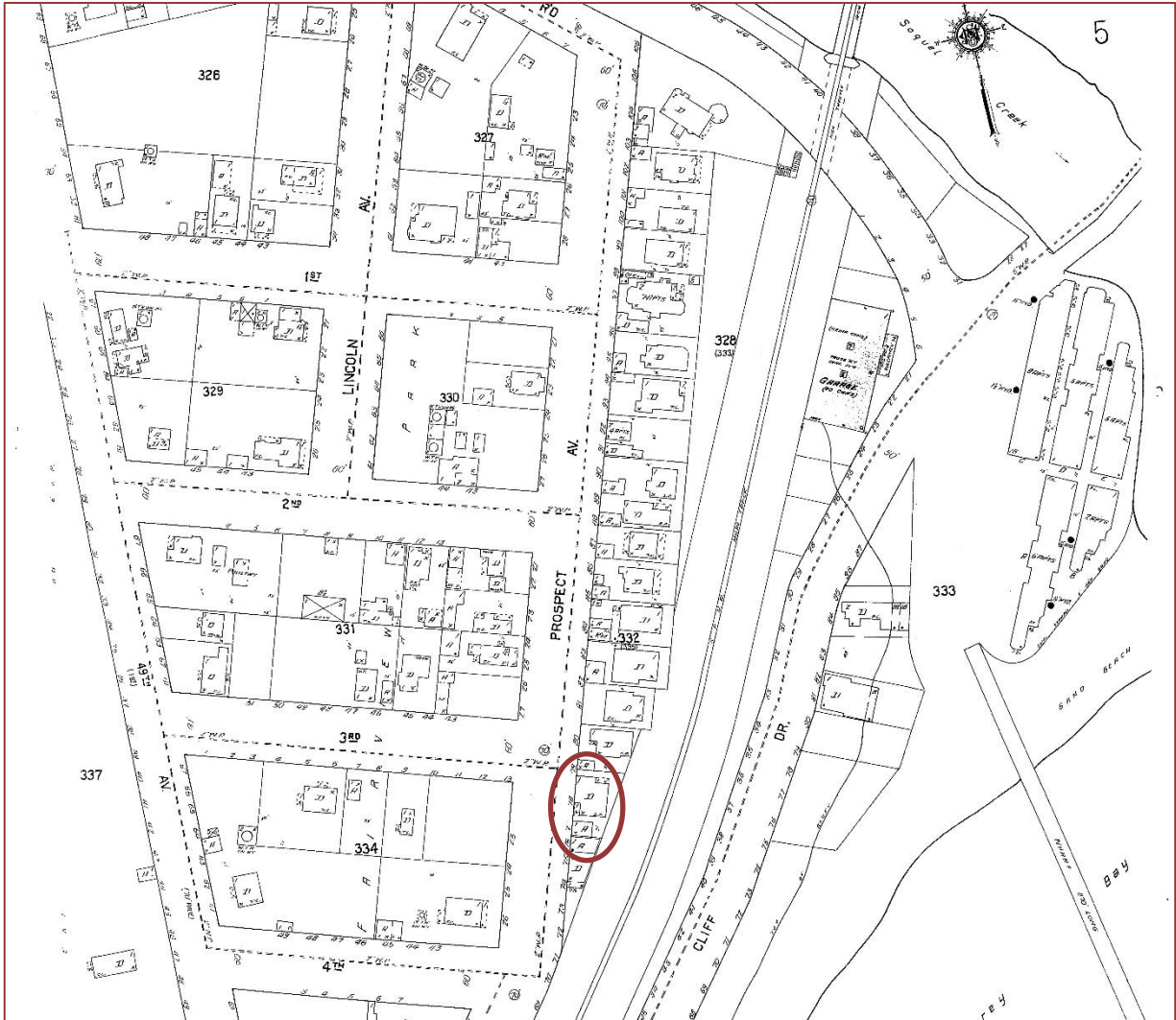
The neighborhood was included in the incorporation of the City of Capitola in 1949.



Detail of 1929 Standard Map Services Atlas, Page 29. Courtesy of UCSC Digital Collections.



Detail of 1920s Map of Capitola, Illustrating Camp Fairview and Opal Subdivisions. Courtesy County of Santa Cruz Assessor's Office.

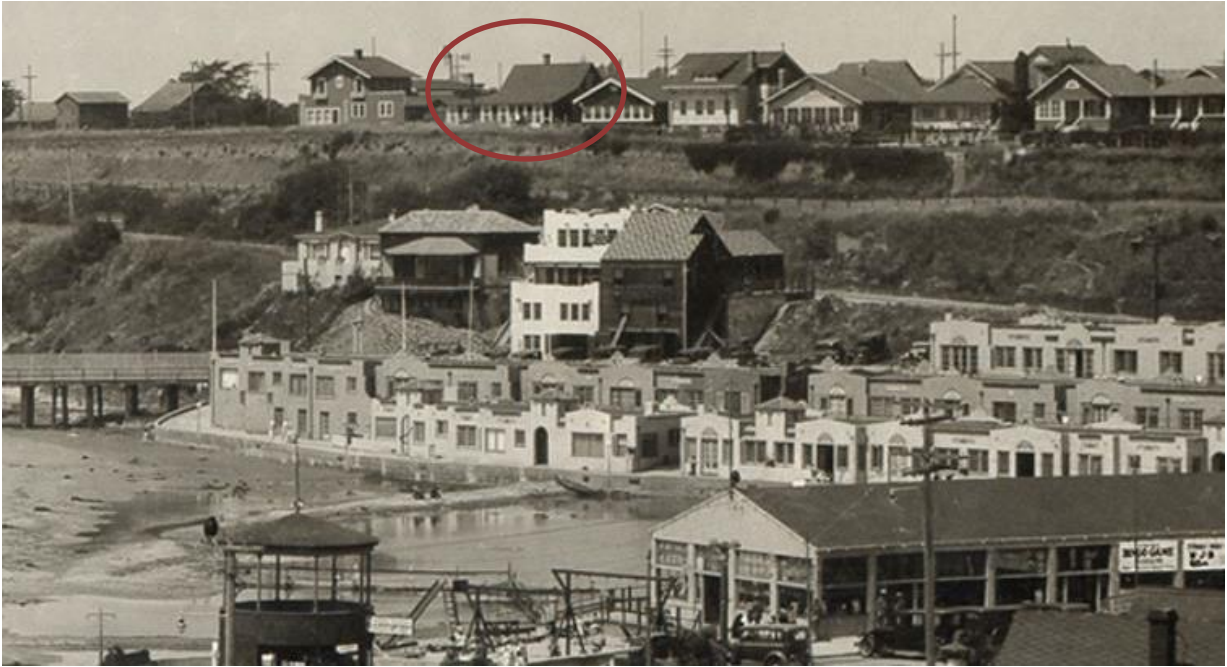


Detail of 1927 Sanborn Fire Insurance Map. Showing development along Prospect Avenue and the 1-story footprint of the subject house. Courtesy of the Digital Map Collection, UCSC Library.

Site Development History

The design of the buildings at 1410 Prospect Ave. appears to have evolved in at least four main stages: the first floor of the rectangular central core features plaster walls, high ceilings, and small rooms that indicate that it was of earlier construction while the one-story “L”-shaped wing that wraps the house to the east and south appears to represent an enclosed former porch and includes materials and details from the early twentieth century. These two phases of construction were both completed before 1927, as was a former detached garage to the south. The second story of the central core wing was an attic remodeled for living space by sometime in the 1930s. This early-to-mid-century scope of alterations appears to have been undertaken by the Mack family. The earlier detached garage was replaced in 1991 by the Macks.

The Historic Resources Inventory originally estimated the house as pre-1905. This seems to be based on the early house footprint illustrated on the 1905 Sanborn Insurance Map, as well as the form and materials of the rectangular central wing of the house. The house was built in at



View of Prospect Avenue facing southwest, including one-story subject house with enclosed porch. Capitola Village and Venetian Apartments in the foreground. After 1926. From City of Capitola 2014 General Plan.

least three phases and was in its current form by the mid-1920s, placing it within the Phase I Period of Significance for Residential Development of Camp Fairview (1887-1913) as identified in the 2004 *Draft Historic Context Statement of the City of Capitola* (Context Statement). Per the Context Statement:

Within the context of architectural development in Capitola, two resource types can be identified: (1) houses, including single-unit residences, vacation homes, and cabins and multi-unit residences, and (2) commercial and institutional structures.

and

Capitola has always been a residential community, whether its inhabitants were summer visitors or lived in Capitola full time. A substantial number of the city's residential properties were developed prior to World War II and constitute the bulk of the historically significant resources in the city. The earliest were simple vernacular style, like the small houses on Stockton, San Jose, and California Avenues in the earliest subdivision; Lawn Way in the central village; farmhouses on Hill and Pine Streets; cottages in the Riverview Avenue tract and on Central Avenue on Depot Hill, and Camp Fairview houses in the Jewel Box.

The Context Statement defines Significance as follows: "Properties associated with the context of architectural development include single-family homes, apartments, vacation cottages and cabins..." As summarized at the end of the Context Statement, Types of Existing Resources from 1906-1920 include... *Camp Fairview houses...* with the Associated themes: *Economic Development; Industry; Agriculture; Land Development, Business, and Tourism; Real Estate Management.*



Front (Prospect Avenue) Façade. Viewed facing southeast. January 2020. (Photo by Leslie Dill)

Architectural Description

Altered over time, the house design continues to embody its age, but much of its design qualities have been concealed or replaced. The exterior materials, form, detailing, and setting are vernacular and have changed over time; the house does not represent a specific architectural style or era. The house is set close to the roadside with no sidewalk. The northern planting area, in front of the main portion of the house, is filled with foundation plantings and edged with timbers. There are two very large, mature trees, one deciduous and one evergreen. The southern half of the frontage is set with pavers, serving as driveway and entrance walkway. Behind the front gate, the south side yard continues the pavers, indicated for potential use as off-street parking as well as entrance. The ocean-side yard is separated from a public footpath by a low wooden railing. The south half is planted as lawn and with shrubberies and the north half is filled with a low wooden deck. The north side of the house is fenced off for utility uses.

The central core of the house contains two levels. It is currently designed with an asymmetrical side-gabled roof. A steep slope and centered dormer form a one-and-one-half-story façade facing Prospect Avenue (west) while a more moderate sloping roof protects the full two stories facing Monterey Bay (east). This rectangular core massing is wrapped on the east and south by a one-story “L”-shaped wing, covered by a moderately sloped shed roof with a hipped southwest corner. The living space within this area was originally held back from two corners to create covered porch entrances. The front door used to be on the south side of the house near the street; exterior shingles are still visible within the interior of this space. A small rear porch was located at the northeast corner.

A gabled false front fills the frontage to the south of the house. Behind it is a replacement detached garage along the south property line. The second set of garage-sized doors serves as a gate to the property as well as an entrance to an uncovered parking space. There is a small greenhouse at the rear (east) end of the garage.



North Half of Front of House. Viewed facing east. January 2020. (Photo by Leslie Dill)



South Half of Front of House. Viewed facing east. January 2020. (Photo by Leslie Dill)



South Elevation. Showing upstairs windows and enclosed former front porch. Viewed facing northeast. January 2020. (Photo by Leslie Dill)



South Façade of Wrap-around Wing, incl. Front Door and Chimney. Viewed facing east. January 2020. (Photo by Leslie Dill)

The central core of the house is slightly raised, with relatively high plate lines (high ceilings), but the proportions do not suggest balloon framing from earlier in the nineteenth century. The floor height of the wrap-around wing is set lower, and the garage and greenhouse are at grade. All the foundations are concealed by siding that extends to grade.

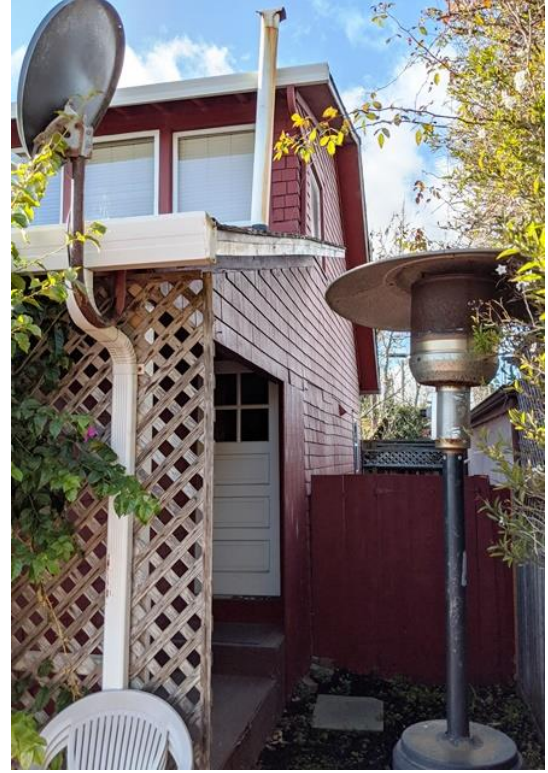
The roof is covered in composition shingles, and the eaves all include a recent “fascia-style” gutter. The eaves are shallow, with exposed rafter tails. The roof of the one-story wrap-around wing has skip sheathing exposed on the north end. This indicates some age, as board sheathing started to be laid solidly later in the twentieth century, and plywood was used after that. The upper roof has flat-board sheathing.

The house is clad primarily in square-cut shingles that, because of their placement at the windows and corners, could possibly be found to have been applied over the top of an older siding. The shingles can be seen to have been altered over time when windows were replaced, and very few seams or trim indicates previous openings. The base of the front porch enclosure is vertical boards, with a wider set of board used below the watertable. The “L”-shaped wing consists of a wall of windows divided by vertical wood mullions. The garage is clad in plywood, as is the greenhouse where it is not translucent fiberglass. Much of the exterior of the house has been altered with the addition of exposed conduit and plumbing stacks, indicating the remodeling that has occurred over the years.

The windows in the core wing consist of replacement units from a variety of eras. The front (west) façade includes one wide slider and one wide single-hung replacement unit on the first floor and an earlier six-lite wood window set into the dormer. At the enclosed front porch is a ribbon of wood 6-lite fixed windows. These windows and the dormer window have similar thin muntins, suggesting that these windows are older, and that the porch-enclosure windows could have been salvaged from other window openings during previous remodeling efforts.



*North Elevation. Viewed facing southeast.
January 2020. (Photo by Leslie Dill)*



*North Elevation Showing Back Porch.
Viewed facing west. January 2020.
(Photo by Leslie Dill)*

On the north end of the house is one single-hung 1/1 replacement window at the first floor close to the west corner and one 1-lite upstairs replacement window close to the east corner. There appears to be two filled-in window openings at the first floor on this façade. These are located where the interior stairs have been added.

The south end of the house features a brick and stone chimney that is a significant focal feature of the historic design. Its top has fallen or been removed. The outer corners are brick, surrounding an irregularly shaped central stone panel, seemingly randomly placed stones within the brick face, and stone at the inner corners. Its design and wear indicate its age as 1920s or earlier, commensurate with the 1927 footprint on the Sanborn map. The lower level includes a door into the enclosed porch and an array of what are likely mid-century wood windows. The windows are fixed 3-lite units with a single board panel beneath. Three windows and a door are placed together to the west of the chimney; a single window is located at the corner of the house, to the east of the chimney. Upstairs there is a single 6-lite wood window at the front corner of the house and a single-lite hopper window at the rear corner.

The east-facing (ocean-view) façade is an array of windows, upstairs and down. The upper façade includes seven square windows, evenly spaced across the wall. These are wood 1-lite windows. The downstairs includes an entrance onto the deck flanked by a series of five windows on each side. To the far north corner, lattice and plants conceal the recessed back porch.



Ocean-facing Façade. Viewed facing northwest. January 2020. (Photo by Leslie Dill)



Detail of Chimney at South Façade. Viewed facing northeast. January 2020. (Photo by Leslie Dill)



East Façade of Wrap-around Wing. Viewed facing northwest. January 2020. (Photo by Leslie Dill)

The detached garage was built in 1991, replacing an earlier, smaller garage. It is a vernacular one-car garage with a gable roof, exposed rafter tails, and smooth plywood exterior. The roof slope extends into a false front that frames a gate into the property. The rear garden shed is constructed of exposed wood framing inset with translucent fiberglass panels and plywood bulkhead panels in the proportion of the first-floor main-house replacement windows.



Detached Garage and Rear of False Front. Viewed facing west. January 2020. (Photo by Leslie Dill)



North Entrance to Greenhouse. Viewed facing east. January 2020. (Photo by Leslie Dill)

Interiors

Interiors are not reviewed for significance in this report, but they are described here as a primary resource that illustrates the historic evolution of the house. The first floor of the main core wing includes high ceilings, plaster walls, and small rooms indicating a house built near the end of the nineteenth century or early in the twentieth century. The board-and-batten redwood paneling that characterizes the wrap-around wing is distinctly early twentieth century, likely from the 1910s. The light fixture is early, as is the brick-and-stone fireplace that matches the exterior chimney in materials and artisanship. There are plywood flooring inserts at the outer walls, possibly suggesting that the original design of these spaces might have included a wide, Craftsman-era porch guardrail or indicate that an earlier porch floor was extended or repaired. The interior of the former front porch, currently used as a laundry room, continues to have a flat-board ceiling and shingles on the former exterior wall. The upstairs is paneled in v-groove knotty pine, a material used extensively for remodeling efforts in the 1940s through 1960s. The kitchenette sink is porcelain-covered steel with integral drainboards, hinting at a post-World-War-II installation, but an element that was available earlier, as well.



*Interior of Central Wing of House. Viewed facing north. January 2020.
(Photo by Leslie Dill)*



*Interior of Enclosed Former Front Porch. Viewed facing northwest. January 2020.
(Photo by Leslie Dill)*



Interior of Dining Room. Showing steps up into central wing. Viewed facing west. January 2020. (Photo by Leslie Dill)



*Interior Detail of Dining Room Light Fixture. Viewed facing west. January 2020.
(Photo by Leslie Dill)*



Interior of Living Room and Fireplace. Note sloping floor that may indicate that this was originally a porch. Viewed facing south. January 2020. (Photo by Leslie Dill)



Interior Detail of Living Room Fireplace. Viewed facing south. January 2020. (Photo by Leslie Dill)



Detail of Living Room Floor Repair. Viewed facing north. January 2020. (Photo by Leslie Dill)



Interior Upstairs. Showing knotty-pine paneling and sloped ceiling. Viewed facing southeast. January 2020. (Photo by Leslie Dill)



Interior Upstairs with Cabinet and Window Alterations. Viewed facing southwest. January 2020. (Photo by Leslie Dill)

Integrity

According to the California Office of Historic Preservation *Technical Assistance Series #6*

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

The historic integrity of the current residential property at 1410 Prospect Avenue is substantially intact, although some aspects have been compromised over time. The location has remained constant since at least 1927 and a portion of the building may be older and originally from within 50 feet of the current location, in the same orientation, and from the same block. The development of Prospect Avenue occurred relatively early within the history of Capitola, and the residential neighborhood, although altered over time with remodeling and some infill, is substantially consistent with the historic setting of the house. The house evokes some feeling of an early-twentieth-century vernacular residence; however, its interiors are more intact than its exterior. The window replacements and front porch enclosure have obscured much of the original design. These

changes have also reduced the integrity of the historic materials in a modest way. The chimney is a feature that exhibits considerable artisanship; its design and materials embody a time and place in history. The house has significant historic associations with the early development of the Camp Fairview subdivision and the collection of houses along Prospect Avenue in Capitola.

Built in very recent years of form, detailing, and materials that are not conceived to be of high quality, the garage is not reviewed for historic integrity or found to have associations or feelings that add to the potential significance of the property.

California Register of Historic Resources Evaluation

The California Office of Historic Preservation describes the California Register as a “...program [that] encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.” There are four criteria for designation, evaluated for 1410 Prospect Avenue as follows:

Historic Events and Patterns

The house on the subject property is over 93 years old in its current configuration, and a portion of it has possibly been on the bluff in Capitola for over 115 years. As a part of the development the 1886 Camp Fairview subdivision, it can be found to be representative of broad historical patterns in the early development of the city. It is associated with the themes and boundaries of importance to the community as presented within the 2004 draft *Historic Context Statement*. The property would therefore appear to be eligible for the California Register based on significant events or patterns of history under California Register Criterion (1).

Personages

The property has been associated with one known family since the mid-twentieth century. Although the Mack family’s connection with the house and community spans many decades, and their associations with the property as long-time vacationers represents a significant pattern of history in Capitola, the Mack family have not been found to be important in the larger history of the city or region in a way that would associate their residence at 1410 Prospect Avenue with larger historic significance in the City of Capitola. The property is not eligible for the California Register under Criterion (2)

Architecture

Although recognizable as an older vernacular house from the early twentieth century, the house is not a distinguished example among buildings from this period. The materials are relatively common and used in a vernacular manner, so most do not embody exceptional significance for their quality or workmanship. Although the chimney remains a strong example of early twentieth century construction and materials, the alteration of historic exterior windows, siding, form, and other details has resulted in a loss design integrity. The designer of the house was not discovered during the research for this preliminary study, so there are no identifiable associations with a particular designer or architect. The property would therefore not qualify for the California Register under Criterion (3).

Potential to Provide Information

The property has no known associations or identified materials that indicate that it might lead to the discovery of significant information. The property would therefore not qualify for the California Register under Criterion (4).

Capitola Historic Features Ordinance Evaluation

The Capitola Historic Features Ordinance (Municipal Code 17.87.030) allows for the designation of local historic resources, known as historic features. The designation requires that a property must “evidence one or more” of 11 qualities, including being representative of an era or style, a rare type of building, is older than most similar buildings, is associated with a rare use, the architect builder is significant, is long-established as a landmark, or that the materials are significantly unusual or remarkable, etc.

Because the house and its immediate setting are “...directly related to Capitola’s architectural chronology...” per the draft Historic Context Statement for the City of Capitola as presented above, it can be found to be a significant physical element of city’s past patterns of history. It can, therefore, be found that the house meets the criteria of the City of Capitola Historic Features Ordinance, using qualities 9 and 10:

9. The proposed historic feature by its location and setting materially contributes to the historic character of the city,

10. The proposed historic feature is a long established feature of the city.

Conclusion

The house within the property appears to be eligible as a historic resource, meeting a criterion of the California Register of Historical Resources and two of the City of Capitola Criteria for the Designation of Historic Features.

The designation of the property would prompt “design review by the architectural and site review committee, community development department, and/or planning commission [to] include... protection of historic features.” It is recommended that efforts could be made to improve the historic integrity of the exterior of the house, based on the existing historic materials, the house’s identified historic footprint, and in accordance with the significance of the property.

Sincerely:



Leslie A.G. Dill, Architectural Historian and Historic Architect
Archives & Architecture, LLC

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P A S T
CONSULTANTS LLC

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November 11, 2021

Sean Sesanto, Assistant Planner
City of Capitola Planning Department
420 Capitola Ave.
Capitola, CA 95010

Re: 1410 Prospect Ave., Capitola, CA – SOI Standards Design Review Letter
APN. 034-046-19

Dear Mr. Sesanto:

This letter evaluates the proposed alterations to the property located at 1410 Prospect Avenue, in Capitola, California. The subject property contains a highly altered two-story house (circa-1905) constructed in the Vernacular style that is listed as a local historic resource.

Project Methodology

A preliminary meeting for project review with the City of Capitola's Planning Department was held on July 12, 2021 to discuss the proposed design and historic nature of the site. On August 3, 2021 PAST Consultants, LLC (PAST) visited the subject property to view the existing conditions of the building and neighborhood setting. Design drawings by Derek Van Alstine Residential Design, Inc., dated 8/24/2021 were the design drawings reviewed for this evaluation. The proposed project is the demolition and reconstruction of the highly altered, circa-1905 residence as a historic feature according to the City of Capitola's historic preservation ordinance.

Prior to this meeting, the subject property was reviewed by Leslie Dill, Archives & Architecture and a preliminary historic evaluation issued dated February 18, 2020. The document states:

The property at 1410 Prospect Avenue, identified in 1986 on the City of Capitola Historic Structures List, meets the criteria for designation as a Historic Feature utilizing the City of Capitola Historic Feature Ordinance, Qualities 9 and 10: "The proposed historic feature by its location and setting materially contributes to the historic character of the city, and the proposed historic feature is a long established feature of the city." The property also appears to qualify for listing on the California Register of Historical Resource for its embodiment of the significant

patterns of development history of the City of Capitola. It is not eligible, however, based on its associations with personages, nor for its architectural design, due to alterations on the exterior.¹

On August 10, 2021 the building owner, architect and a representative from PAST attended an additional design review meeting. With recommendations by the City of Capitola Planning Department officials and the design team, the following *Secretary of the Interior's Standards* compliance review letter will suffice as the final historic review document for the subject project.

The following provides a summary of the subject property's historic significance, a description of the historic resource and an evaluation of the proposed reconstruction of the subject house for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Conclusions of the 2020 Historical Evaluation

The Preliminary Historical Evaluation prepared by Archives and Architecture notes:

The parcel at 1410 Prospect Avenue is listed on the 2005 City of Capitola Historic Structures List with the status of 7N. This designation, according the State of California Historical Resource Status Codes, indicates that the property “needs to be reevaluated.” The property was first identified as part of the Capitola Architectural Survey published in 1986 (indicated by the designation “D” on the Historic Structures List), and as shown in the Capitola Architectural Survey.

The evaluation concludes:

The Capitola Historic Features Ordinance (Municipal Code 17.87.030) allows for the designation of local historic resources, known as historic features. The designation requires that a property must “evidence one or more” of 11 qualities, including being representative of an era or style, a rare type of building, is older than most similar buildings, is associated with a rare use, the architect builder is significant, is long-established as a landmark, or that the materials are significantly unusual or remarkable, etc.

Because the house and its immediate setting are “...directly related to Capitola’s architectural chronology...” per the draft Historic Context Statement for the City of Capitola as presented above, it can be found to be a significant physical element of city’s past patterns of history. It can, therefore, be found that the house meets the criteria of the City of Capitola Historic Features Ordinance, using qualities 9 and 10: 9) The proposed historic feature by its location and setting materially contributes to the historic character of the city; and 10) The proposed historic feature is a long established feature of the city.

¹ Dill, Leslie, Archives & Architecture, Preliminary Historical Evaluation – 1410 Prospect Avenue, Capitola, CA, 2/18/20. For a detailed historic context of the subject property, consult this document.

Existing Site Conditions

The site contains a highly modified two-story house (circa-1905) constructed in the Vernacular Style. The building has an altered, asymmetrical primary gable roofline with a west-elevation (Prospect Ave.) dormer addition, a detached, gable-roofed garage, an east elevation containing banked windows, and a mixed fenestration pattern consisting of single-pane fixed and wood-sash windows of varying eras. Wall cladding is primarily square-cut, wood-shingles, with plywood boards finishing the circa-1991 garage (Figures 1 - 4).



Figures 1 and 2. Left image shows the Prospect Avenue (west) elevation, as viewed from the street. Right image details the west elevation, showing the false-front, gable-roofed garage.



Figures 3 and 4. Left image shows the asymmetrical roofline of the Monterey Bay (east) elevation. The clipped brick chimney is on the south elevation (arrow). Right image details the banked windows of the east elevation.

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is reconstruction. The *Standards* describe reconstruction as:

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.²

The six *Standards* for reconstruction are:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Goals of Proposed Project

The goal of the reconstruction project is to satisfy the two neighborhood quality characteristics to maintain the historic integrity of the neighborhood setting:

9. The proposed historic feature by its location and setting materially contributes to the historic character of the city; and
10. The proposed historic feature is a long established feature of the city.

² *The Secretary of the Interior's Standards for the Treatment of Historic Properties*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, 1995, 62.

The established visual setting includes the varying pattern of building volumes, largely expressed in wood, that exist along Prospect Avenue. In addition, the variation of historic rooflines of the hillside location, as viewed from Monterey Bay, also represents a long established feature of the city (**Figures 5 and 6**).



Figures 5 and 6. Left image shows the rhythm of gable roofs and false front roofs along Prospect Avenue, looking north, with the subject property indicated by an arrow. Right image views the variety of historic rooflines along the ridge looking northwest from Cliff Drive.

Design drawings by Derek Van Alstine Residential Design, Inc., dated 8/24/2021 were the design drawings reviewed for this evaluation. To satisfy site deficiencies, the proposed project is the demolition and reconstruction of the house within current setback requirements for the property.

Evaluation of Proposed Alterations

For the proposed reconstruction of the subject building, *Standards 4 – 6* are most applicable, with an evaluation given below each standard.

- 4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.*

The reconstructed building will be recreated using existing documentary evidence taken from the site prior to demolition. The new building will match the existing house in scale, massing, design and the use of historic wood materials.

- 5. A reconstruction will be clearly identified as a contemporary re-creation.*
While the reconstruction will match the appearance of the original building, the new building will utilize modern window technology and detailing to clearly identify it as a contemporary re-creation, in keeping with this *Standard*.

- 6. Designs that were never executed historically will not be constructed.*

While the subject house’s appearance has been altered substantially over time, it’s overall scale, massing, materials and placement within the historic Prospect Avenue streetscape are the priorities in this reconstruction. These aspects of the original building will be maintained in the new construction to enable it to contribute to the established historic setting of altering rooflines and building facades along Prospect Avenue.

Conclusion

In conclusion, the proposed reconstruction of the house located at 1410 Prospect Avenue, Capitola, meets the *Secretary of the Interior’s Standards for Reconstruction*. Because the proposed alterations to the historic neighborhood setting meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me with any questions regarding this design review letter.

Sincerely,



Seth A. Bergstein
Principal

Neighborhood Floor Area Survey

Address	Lot Size (sq. ft.)	Estimated Floor Area (sq. ft.)	Estimated FAR
1480 Prospect	2701	1771	65.6%
1470 Prospect	2526	1250	49.5%
1460 Prospect	3180	2004	63.0%
1450 Prospect	3049	1547	50.7%
1440 Prospect	3006	2053	68.3%
1430 Prospect	2396	1731	72.2%
1420 Prospect	2265	1692	74.7%
1410 Prospect	2416	1452	60.1%
1400 Prospect	1960	1121	57.2%
<i>*From parcel data, aerial imagery, assessor records, and Capitola zoning standards.</i>			