

Capitola Planning Commission

Agenda Report



Meeting: March 2, 2023

From: Community Development Department

Address: 207, 209, 209A, 211 Esplanade

Permit Number: 23-0104

APN: 035-211-03

Guidance on Emergency Coastal Development Permit and future Historic Alteration Permit and Design Permit for façade modifications at 207, 209, 209A, and 211 Esplanade.

Environmental Determination: N/A

Property Owner: Chuck Hammers

Representative: Dan Gomes, Fuse Architects

Applicant Proposal: Request for guidance on façade improvements for 207 – 211 Esplanade (My Thai Beach, Bay Bar and Grill, Pizza My Heart, and The Sand Bar). The four eating and drinking establishments are located within one structure. As the structure is currently undergoing major repairs, the owner is proposing to update the exterior facades to create a more cohesive aesthetic.

Background: The structure was severely damaged during the recent atmospheric river storms. The owner has been focused on structural and utility repairs to bring the building back into operation. The windows, doors, and exterior finishes were also impacted by the storms. The applicant is seeking guidance on a future coastal development permit and historic alteration permit to modify the exterior of the building.

Discussion: The structure at 207-211 Esplanade is included in Capitola's Historic Context Statement and included in the 2005 Historic Structures List; therefore, all modifications to an existing structure require approval of a historic alteration permit by the Planning Commission. The Community Development Director has the authority to sign off on Emergency CDPs but is requesting guidance on the façade modifications as the application will have to come back before Planning Commission for approval of a historic alteration permit.

The façade for the structure has been altered significantly over the years. Attachment 1 includes multiple photographs of the structure with estimated dates. Capitola's Historic Context Statement does not include separate descriptions of the structure but describes the entire block of buildings from 199 Esplanade (Tacos Morenos) to 231 Esplanade (Margaritaville) as follows:

"1999 – 231 Esplanade. Eclectic Capitola Esplanade. The Esplanade has evolved since the 1920's to its present configuration. This restaurant row is in a continual state of remodeling from changing ownerships and periodic storm damage. The Bandstand is the oldest continuing operation."

At the time of publishing the Planning Commission agenda packet, the applicant was in the final steps of design with the architect. The City is expediting permits for structures impacted by the storms and therefore has scheduled this item for preliminary feedback prior to official permits at the April 6, Planning Commission meeting. The façade improvements will be published as additional materials by Tuesday, February 28, 2023, for guidance at the March 2 Planning Commission meeting.

Recommendation: Provide guidance on façade improvements for 207-211 Esplanade for an Emergency CDP and future Historic Alteration Permit.

Attachments:

1. Photo Comparison over the years