ARCHITECTS FORA

38th Ave Capitola

[01 PLAN CHECK RESPONSES]

PROJECT ADDRESS:	**1098 38th Ave, Capitola, CA 95062**	JURISDICTION:	**City of Capitola**
APN:	**034-172-01**	PLANNING NUMBER:	**23-0525**
		PROJECT NUMBER:	**1783-08-CU24**
COMMENTS RECEIVED:	**01/30/24**	REVIEWER:	**RRM Design Group**
RESPONSE PROVIDED:	**03/07/24**	REVIEWER CONTACT INFO:	
		P:	

Design Review

#	Comment	Response	Reference Sheet/s
1	Consider reducing driveway access dimension from 24 feet to 20 feet (OS 17.82.050.B.2).	Drive aisle is shown at 24' to accommodate the fire access road requirements. The access road width and requirements were coordinated with Central Fire prior to planning submittal.	**PA1.1**
2	Explore ways to relocate western trash enclosure to the eastern parking lot to maintain proposed open space.	One trash enclosure is shown at the SW corner of the parking lot. The second trash enclosure is located more centrally on the site to provide easy access for residents and staff in Buildings A and B towards the west of the property. Both enclosures are located along the southern driveway to accommodate Green Waste pickup. To minimize impact on open space, both trash enclosures are designed in a similar style as the residential buildings, open away from the open space, and include a hose bib for regular maintenance and cleaning. Please see trash enclosure drawings on sheet PA5.2 for more details.	**PA1.1 + PA5.2**
3	Consider adding an additional street tree to remove 60 foot gap between the middle street trees provided (OS 17.82.040.B.2.a).	An additional tree has been added adjacent to the sidewalk to distribute trees more evenly along the 38th St frontage. Due to utility conflicts, sight triangle, and rooflines, even distribution is not advisable, but the revision has attempted to meet the spirit of the comment.	**PL2.1 + PL2.2**
4	Provide street trees within the sidewalk (OS 17.82.040.B.2.a)	Sidewalks are designed at 4ft width to match adjacent neighborhood sidewalks. With this width, the addition of 36"x36" street tree wells would not allow for adequate clear line of travel. The plans show trees on the property in close proximity to the property line as an alternative to street trees within the sidewalk. This approach was reviewed with Brian Froelich during the comment review meeting on 2/7/24 and this approach was agreed upon as the best option for this section of street frontage.	**PL2.2**
5	Street trees must be in wells that are a minimum of 36 inches in width and 36 inches in length (OS 17.82.040.B.2.c).	See response to item 4 above.	
6	Consider adding railing to the public street facing porches to create further separation from the public realm (OS 17.82.060.C).	Railing along street facing porches has been incorporated. See updated street facing elevations PAA3.1, PAB3.1 and rendering on PA4.2	**PAA3.1 + PAB3.1**
7	Explore opportunities for further massing breaks along the western, eastern, and southern elevations on Buildings C and D.	We added vertical variation through a more varied window scheme and two-toned color approach that we believe helps to break up these elevations while maintaining cost feasibility. See elevations on sheets PAC3.1 and PAD3.1 We explored additional vertical breaks and awnings along these elevations, and found that they added cost and complexity without a significant benefit beyond the strategies above and did not see opportunities to repeat these strategies on other facades and buildings for a cohesive design.	**PAC3.1 + PAD3.1**
8	Consider adding additional articulation to the northern, eastern, and southern elevations of Building A and break-up blank space (OS 17.82.080.A.3).	Building A has been updated to provide more articulation via windows, changes in plane, and accent colors to better align with strategies employed on other buildings. See updated Building A elevations on PAA3.1 and renderings on PA4.2 and PA4.4.	**PAA3.1 + PA4.2 + PA4.4.**
9	Update the western elevation of Building B to ensure structural consistency.	The roofline beyond has been updated to provide a gap between the roof lines to visually clarify. See updated Building B Elevation on PAB3.1	**PAB3.1**
10	Consider breaking up Building B on the Eastern Elevation with articulation elements to remove blank space (OS 17.82.080.A.3).	Windows added where appropriate with plans. Please see updated Building B Elevation on PAB3.1	**PAB3.1**

11	Examine the possibility of extending the lower floors or using setbacks on upper floors on the eastern, western, and southern elevations of Building C (OS 17.82.080.A.3).	We have updated the design to incorporate a color change, trim piece, and window variation at the upper levels in order to add vertical variation throughout the building. See updated Building C elevations on PAC3.1. Extending lower floors or stepping back upper floors created a more complex and costly structure in this building. Stacked floor plates allow the structure to be simplified, and keep overall construction pricing competative for financing.	**PAC3.1**
12	Explore ways to add additional articulation detailing through differing window sizes and heights that coincide with varying stacking articulation elements that differ from floor to floor.	We appreciated this comment and added different window sizes along the upper level from the lower levels to add articulation. Great suggestion. We've implemented this strategy across all buildings for a cohesive apporach. See updated elevations: PAA3.1, PAB3.1, PAC3.1, PAD3.1	**PAA3.1, PAB3.1, PAC3.1, PAD3.1**
13	Consider further enhancing the design of Building D by adding articulation and variation to the northern, eastern, and southern elevations (OS 17.82.080.A.3).	See updated elevations on PAD3.1 for additional variation through two-tone color, updated window variation, and increased porch roof slopes.	**PAD3.1**
14	Consider raising the pitch of the roof above Building A and Building B patio space to enhance the prominence of the entry way along the public realm.	Roof pitch raised from 3:12 to 5:12 to match main gables, see elevations and detail 3/PA4.5	**PAA3.1 + PAB3.1 + PA4.5**
15	Extend the wood trim around the entire window.	Wood trim extended around window to match building field color. The header is left white and extends beyond the side trim to provide contemporary take on a traditional crafstman detail. Rather than the molded profile of traditional details, the extension and color emphasize the header. See detail 2/PA4.5	**PA4.5**
16	Modify window sizes and heights across the South Elevation on Building C and consider pairing window variety with stackable articulation elements.	See response to item 12 above. See updated elevations on PAC3.1	**PAC3.1**
17	Consider modifying the proposed column style to the image shown on Sheet PA4.5 depicting columns with stone base to add variation to the building (OS 17.82.080.A.1).	We have modified the street facing porch columns to add a double column over a solid base. This proportion and solid base provide a more substantial and visually interesting column type along the street facing porches. In keeping with the siding materials on the building and accent color used at our Stair Entrance internal to the site, we are proposing a horizontal fiber cement siding base to match the accent color of Buildings A and B. Our team believes this adds prominence and variation in keeping with this comment. We explored adding a stone material or natural wood material at these few column locations as well, however they felt odd and out of balance with the other buildings and facades.	**PAA-3.1 + PAB-3.1 + PA4.5**
18	Enhance the prominence of the entryways through inclusion of additional design interventions such as, raising the height of the primary entrance or recessing the interventions such as, raising the height of the primary entrance or recessing the entryway	To increase the porch and entryway prominence, we have increased the porch roof slope to 5:12, added guardrails, and adjusted column design to provide proposed proportions and mass along the street frontage.The additional interventions noted such as increasing the height or recessing the entryway were evaluated and found to add cost and complexity to the project as well as reducing interior living space in the units.	**PAA3.1 + PAB3.1 + PA4.5**
19	Consider extending the proposed trees along the southern property line to cover the entire boundary line to further screen the project from adjacent uses.	Trees extended along southern property line, see landscape plan sheet L2.2	**PL2.2**