

# Capitola Planning Commission

## Agenda Report



**Meeting:** June 1, 2023

**From:** Community Development Department

**Address:** 207, 209, 209A, 211 Esplanade

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**Permit Number: #23-0104**

**APN: 035-211-03**

Consideration of alternative colors and materials for the Design Permit, Historic Alteration Permit, and Coastal Development Permit for façade modifications at 207, 209, 209A, and 211 Esplanade located in the Mixed-Use Village (MU-V) zoning district that was a previously approved by the Planning Commission on April 6, 2023.

Environmental Determination: Categorical Exemption 15331

Property Owner: Chuck Hammers

Representative: Dan Gomes, Fuse Architects

### **Applicant Proposal:**

The applicant is proposing an alternative material to frame the rear windows and a new door at 207 Esplanade (My Thai Beach), a different paint scheme, new door, and repurposed window at 209 Esplanade (Bay Bar and Grill), and new doors instead of wood doors at 211 Esplanade in the front and rear (The Sand Bar) located within the Mixed-Use Village (MU-V) zoning district.

### **Background:**

207 – 211 Esplanade is one structure with four individual restaurant tenants. The structure was severely damaged during the January 5, 2023, atmospheric river storm. Following the storm, the structure was identified as dangerous and limited occupancy was allowed for structural and utility repairs to ensure safety and to bring the building back into operation. Rehabilitation improvements are well underway for the structure with occupancy permitted in Pizza My Heart and My Thai Beach, and ongoing construction at Bay Bar and Grill, and the Sand Bar.

On April 6, 2023, the Planning Commission approved a design permit, coastal development permit, and historic alteration permit to modify the exterior of the structure. The approved plans are included as Attachment 3.

### **Discussion:**

The applicant is requesting consideration of alternate materials and colors to the April 6, 2023, approved plans, as follows:

207 Esplanade, My Thai Beach: The first proposed change is to the rear window frame/portal material. The approval included a porcelain material that resembles “corten” steel. The porcelain is reportedly expensive with long-lead times and is a cladding material that would require a subframe to be constructed first and then the porcelain would be installed over the subframe creating a larger profile that would be inconsistent with the approved design. The applicant chose this alternative in a rush and in response to comments from RRM without fully understanding the material application. RRM had commented that corten does not perform well in wet marine environments with dripping and staining of surrounding areas. The applicant is now proposing to seal the corten with a clear sealant and has reported success with corten on their projects locally, with no dripping or staining when sealing the material. The corten is

proposed on the rear of My Thai Beach, which is a secondary façade and located over the lagoon. A change to corten does allow a simpler installation in an area that is hard to access, behind the existing pilings and over the lagoon. The applicant provided technical data sheets on the proposed Bromoco International Clear Coating for Corten (Attachment 1).

Planning staff and RRM continue to have concerns about the performance of the corten dripping into the lagoon and staining surrounding walls over time. The spec sheet for the clear coat notes that it lasts at least six years. Staff and RRM do not have concerns about the aesthetics of corten and understand that a simplified installation is preferable. Staff is therefore recommending that the applicant fabricate the portal out of steel or aluminum, as proposed, and select a metal coating product in a similar color as corten and paint the portal/frame. This recommendation will allow for simplified installation and also prevent dripping or staining. Additionally, metal coatings offer 20-30 year warranties and should be more durable over time than a clear coat.

The second change is to the door. The applicant is proposing to change the white door with divided lights to an aluminum door with transom window in antique bronze finish.

209 Esplanade, Bay Bar and Grill: The first change is to the paint scheme. At the entry to Bay Bar the approved design had included a plank wood detail surrounding the entry alcove. The plank wood was proposed to be stained the same shade of green as the surrounding stucco. The applicant now proposes a gray wood stain finish to show the texture and grain of the wood and add a warmer design feature to the facade.

The second change is to reuse the previously existing Pizza My Heart window as the primary front window at Bay Bar.

The third change is to the door. The applicant reported problems procuring a large single door and is now proposing a double aluminum door with transom window in antique bronze finish.

211 Esplanade, The Sand Bar: The first change is to substitute the wood doors for aluminum doors in antique bronze finish with a transom window above. The applicant intended to reuse the existing wood doors with the approved design. During the deconstruction process, they discovered extensive rot and damage around the door frames making reusing the doors impossible. The applicant reportedly explored ordering new wood doors and the lead time was three months or more, presenting an issue in the anticipated timing for the reopening. The current proposal is for aluminum doors in antique bronze finish with similar framed glass as the original wood doors and a new glass transom window above. Other businesses in the immediate area including Zeldas, Paradise Grill, and Margaritaville currently have aluminum doors for their primary entrances.

**CEQA:**

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The proposed project will not impact the scale and historic pattern along the Esplanade; therefore, the project qualifies for this CEQA exemption.

**Recommendation:**

Staff recommends the Planning Commission approve the alternatives to project application #23-0104 with a change to a metal paint coating to a color similar to corten at the portal/frame of the rear windows of My Thai Beach instead of the proposed corten and clear coating. There are no changes to approved Conditions and Findings for Approval.

**Attachments:**

1. Proposed Renderings and Materials Information
2. Comparison Exhibit (before & after)
3. Plans and Renderings approved April 6, 2023
4. Conditions of Approval – Final Action Letter

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