

Capitola Planning Commission

Agenda Report



Meeting: June 1, 2023

From: Community Development Department

Subject: **Alternative Design for the Prototype Street Dining Deck in Central Village**

Location: Up to 25 public parking spaces in the Central Village

Consideration of alternative railing, deck, and planter for Capitola's prototype street dining deck design which may be utilized by Eating and Drinking Establishments in the Central Village.

Environmental Determination: Categorically Exempt 15311

Property Owner: City of Capitola

Representative: Katie Herlihy, Community Development Director

Applicant Proposal:

Consideration of alternative railing, planters, and deck for prototype street dining deck design.

Background:

The City of Capitola created a prototype street dining deck plan for eating and drinking establishments in the Central Village. On July 21, 2022, the Planning Commission approved a blanket coastal development permit and design permit for the prototype design.

Analysis:

The prototype street dining deck design includes evenly spaced concrete planters with a metal railing between the planters. The railings and planters are 36 inches in height. The prototype design identified specific manufacturers for the planters and railings to ensure the design is consistent throughout the village.

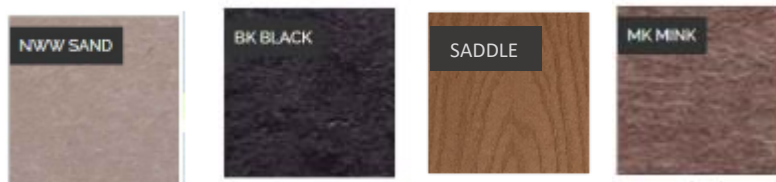
Several business owners have approached city staff with concerns that the railing and planter costs are too high and lead times are long. The metal railing is a custom fabricated item that requires project specific coordination with the designer, metal shop, and contractor to be successfully manufactured and installed. The concrete planters also reportedly present lead time issues and logistical difficulties with a required forklift delivery.

Staff is presenting alternatives for consideration that may help to reduce cost and simplify the execution of construction. The proposed alternative is modeled on the redwood fence design on the first block of the Riverview Pathway, as shown in the following image.



Railing: The proposed railing alternate is a redwood railing with a framed hog wire panel. This design alternative allows the contractor to construct the redwood railing, inlay panel sections of hog wire, and frame the hog wire with matching redwood trim onsite. The hog wire is a 6-gauge welded, 4-inch by 4-inch mesh pattern with a black powder coat. The railing materials include six- by six-inch posts, two- by six-inch railings, and one- by one-inch trim. The redwood for the posts, railing, and trim are con-heart redwood with a smooth finish. The redwood will require a high-grade clear sealer for waterproofing. Deck fasteners shall be utilized in construction to prevent staining.

Deck: The prototype deck design allows for natural redwood decking or composite wood decking. Three colors of composite wood decking are permitted in the prototype design, including light grey (nww sand), dark charcoal (bk black), and a deep brown (mk mink). To compliment the new redwood railing, staff is suggesting a fourth color option, saddle, which is similar to redwood.



Planters: The prototype design included a specific concrete planter which measures 48 x 16 x 36 inches. Within the alternative design, staff suggests the planters be removed from the railing design and required within the deck at a specific height, spacing, and material, as follows:

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|------------|--|
| Height: | Planters must be 30 to 36 inches in height. |
| Materials: | Concrete, ceramic, or fiberglass. All planters must match in color, material, and style. |
| Spacing: | Planters on both sides of the entrance, in the four corners, and at each post along the street side. |

For traffic safety, the Public Works Department may require traffic rated bollards on a case-by-case basis.

Next steps: If authorized or further amended by Planning Commission, the alternative would be incorporated into the Prototype Dining Deck handout.

Recommendation:

Following public testimony and discussion, consider authorizing the alternative railing, deck, and planters for the Prototype Street Dining Decks.

Attachments:

1. Alternative Hog Wire Railing Photos
2. Fiberglass Planter Detail

Prepared By: Brian Froelich