



420 CAPITOLA AVENUE
CAPITOLA, CALIFORNIA 95010
TELEPHONE (408) 475-7300
FAX (408) 479-8879

* PERMIT *

Application #97-97

DATE: August 18, 1998

TO: Little Village Shopping Center
1405 41st Ave
Capitola CA 95010

RE: 1405 – 1435 41st Avenue & 3985 Alameda Street – Demolition of existing structures and development of a 54-room, 3-story hotel and associated facilities.

The above matter was presented to the Planning Commission on August 6, 1998 and was approved, with the following conditions and findings:

CONDITIONS

1. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
2. Prior to issuance of a building permit, the applicant shall receive final approval of the drainage plan by Santa Cruz County Public Works Department (Zone 5 Drainage Section).
3. Final building plans shall include a 6 foot high acoustically-effective barrier around the east and south sides of the pool to be constructed in a manner consistent with the recommendations contained in the noise analysis prepared for the project.
4. Final building plans shall delineate all units (including the manager's apartment) within 165 feet of the centerline of 41st Avenue to include windows that are rated minimum Sound Transmission Class (STC) 28. Prior to issuance of building permits, the applicant shall provide written confirmation from a qualified acoustician that the proposed windows will reduce interior noise levels to acceptable levels. All windows shall be installed in an acoustically-effective manner as described in the noise analysis prepared for the project.
5. Final building plans shall delineate all units (including the manager's apartment) within 165 feet of the centerline of 41st Avenue which include "through -the-wall" air-conditioning units. Those air-conditioning units shall be rated minimum STC 26. The mechanical ventilation system shall be installed in accordance with the requirements contained in the Uniform Building Code.
6. Prior to issuance of building permits, the applicant shall contribute no more than to the City of Capitola \$4,197.00 as a fair share of construction costs associated with adding a

second exclusive right turn only lane on the northbound 41st Avenue approach to State Highway 1.

7. The utilities shall be underground to the nearest utility pole. Underground utility vaults shall be located in a paved surface area outside of the landscaped area.
8. If any upgrade modifications to the plans are desired by the applicant (i.e. windows, materials, colors, etc.), the changes may be approved by the Planning Department. Other changes may require Planning Commission approval.
9. All gutters, downspouts, flashing, air conditioning units, etc., shall be painted to match the color of the adjacent surface.
10. Prior to issuance of a building permit, the applicant shall provide written documentation that the project has received clearance from the Monterey Bay Unified Air Pollution Control District regarding demolition of existing structures.
11. The applicant shall comply with all requirements of the Santa Cruz City Water District regarding landscape irrigation and/or water fixture requirements, as well as any infrastructure improvements. Final building plans shall be reviewed and approved by the District prior to issuance of building permits.
12. A complete set of final building plans shall be submitted to the Central Fire District for clearance prior to issuance of a building permit.
13. Prior to issuance of a building permit, the following actions shall be taken to effectuate the Lot Line Adjustment:
 - Obtain a survey of the new lot lines and have the lines monumented.
 - File a Record of Survey with the County Surveyor's Office showing the new lines and monumentation.
 - After filing of the Record of Survey, the owner shall have deeds prepared and recorded reflecting the Lot Line Adjustment.
14. Grading may not take place between October 15th and April 15th unless erosion control measures are in place in accordance with Capitola Municipal Code requirements.
15. Construction shall occur in accordance with the City's Noise Ordinance. A note shall be placed on the final building plans indicating that construction shall be prohibited between the hours of 10:00 p.m and 8:00 a.m.
16. Prior to issuance of a building permit, the City's landscape architect shall review and approve a final landscaping and parking lot striping plan which is consistent with the 41st Avenue Design Guidelines and the Parking Ordinance, and is responsive to the comments

of the Architectural and Site Review Committee and Planning Staff, as detailed in the staff report to the Planning Commission. All lighting, landscaping, irrigation, and parking lot improvements (including the bicycle racks) shall be completed prior to final occupancy.

17. All lighting in the parking lot shall be directed away from Alameda Avenue and adjacent residential properties. Lighting intensity shall be reviewed and approved by staff prior to final occupancy and shall be reviewed by the Planning Commission upon receipt of a complaint.
18. Handicapped parking spaces and signage, in compliance with the American's With Disabilities Act shall be shown on the final building plans and installed prior to final occupancy of the project.
19. The applicant shall enter into a landscape maintenance agreement and a cash deposit of \$2,000.00 shall be retained by the City to cover costs of replacing or maintaining landscaping for a period of three (3) years after project completion.
20. Final building plans shall include a colored textured concrete driveway at the entrance to the hotel. Driveway color and pattern shall be approved by the Planning Department prior to issuance of a building permit.
21. Trees within three feet of parking areas shall include root barriers which shall be installed prior to final occupancy.
22. Final building plans shall include a six foot high stucco wall along the southern side of the parking lot. The design of the wall shall match the wall to be constructed around the pool including the upper one foot lattice element.
23. Final building plans shall indicate that the trash enclosure will be made of a sturdy solid masonry material, with trash receptacles screened from view and compatible with the color and materials of the project.
24. No roof equipment shall be visible to the general public.
25. The applicant shall improve for vehicular access, that portion of Alameda Avenue on the subject parcel, as well as a 12 foot wide lane on the adjacent parcel to the satisfaction of the Public Works Director. Improvements shall also include construction of curbs, gutters and sidewalk with a handicap return at the corner of Alameda Avenue and 41st Avenue. The curb along the north side of Alameda Avenue shall be red-striped to prevent parking along that side of the street. All improvements shall be installed prior to final occupancy.
26. All curbs, gutters and sidewalks damaged during construction shall be improved to the satisfaction of the Public Works Department prior to final occupancy.

27. The final design (including colors, material and lettering) of the sign on the tower and the five foot high, 48 square foot monument sign along the 41st Avenue as shown of the project plans can be approved by the Planning Department. Alternative size, location or number of signs will require Planning Commission approval.
28. Prior to final occupancy of the hotel, the applicant shall provide evidence that an effort has been made to coordinate ridematching services with the Santa Cruz County Regional Transportation Commission and that information on transit and other commute alternatives will be made available to employees on a continual basis and as part of new-hire materials. The applicant shall also make free bus passes available to subsidize up to 50% of the cost of a monthly bus pass for all employees.
29. Prior to issuance of building permits, the City Council shall abandon a portion of Alameda Avenue as delineated on the site plan and the associated legal documentation shall be recorded on title for each parcel involved.
30. Use of the meeting room by groups not lodging at the facility shall be limited to the hours of 9:00 a.m. and 5:00 p.m.
31. Use of the meeting room as it relates to parking demand shall be reviewed by the Planning Commission one year from the date of approval. In the event the Planning Commission finds that there is not sufficient parking for use of the meeting room by groups not lodging at the facility, additional conditions may be imposed which either require the applicant to secure offsite parking or prohibits use of the meeting room by outside groups.

FINDINGS

- A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.
- B. The application will maintain the character and integrity of the neighborhood.
- C. In accordance with Section 65402 of the Government Code, the Planning Commission finds that vacating a portion of Alameda as reflected on the project's site plan is not contrary to any policy contained in the General Plan and hereby recommends that the City Council finalize the street vacancy proceedings.
- D. A Mitigated Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act which concludes that no significant environmental impacts are associated with the project as conditioned.

If you have any questions, please call the Capitola Planning Department at (831) 475-7300.

Sincerely,

*Caroline M. Buehler for
Kathy Molloy*

Kathleen Molloy
Community Development Director

Copies To:

Dan Aspromonte, Applicant
Robert D. Corbett, Architect

December 8, 1997

Planning Commission
City of Capitola

Reference: Conditional Use Permit Application
Proposed Hotel Project - 41st Avenue

Members of the Planning Commission,

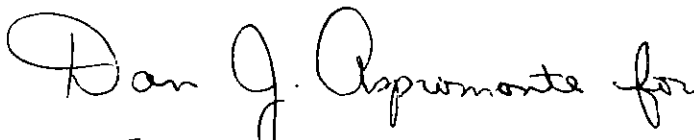
The Elena F. Aspromonte Trust is seeking approval for the construction of a new 56 unit, three-story hotel facility to be constructed in the 1400 block of 41st Avenue (west side) between Kings Plaza Shopping Center and Alameda Street. The proposed project will replace several small older commercial buildings and a trailer/RV storage yard currently located on the site.

Accommodations will include 35 conventional guest rooms, 12 larger "mini-suites" and 9 full two-room suites. The facility will also include a 1,440 sf meeting room which can be further divided for smaller groups. Other features include a large covered porte-cochere and hotel entry, lobby, public restrooms, elevator, swimming pool and spa. The total area of the proposed building is 38,916 sf, which includes about 1,500 sf of covered patio/walkway and porte-cochere. 60 off-street parking spaces are provided behind the hotel.

The building will have a Mediterranean style with smooth integral-color exterior plaster finishes, authentic two-piece red clay tile roofing, deep-set dark forest green windows, exterior tile wainscoting at entry, colored concrete walks and patios and much attention to architectural detail. The proposed landscaping scheme is designed to be drought-tolerant and to complement the building's Mediterranean style.

As with all hotel facilities, hours of operation will be 24 hours, with the majority of guest activity occurring during evening and early morning hours. A manager and desk clerk will always be at the hotel, with approximately eight housekeeping staff arriving and working after hotel guests have started checking out each morning. During mid-day hours, the facility will see very little activity other than occasional small meetings which may occur in the hotel meeting room(s).

We look forward to your approval of this application.



Elena F. Aspromonte, Trustee

December 8, 1997

Planning Commission
City of Capitola

Reference: Conditional Use Permit Application
Proposed Hotel Project - 41st Avenue

Members of the Planning Commission,

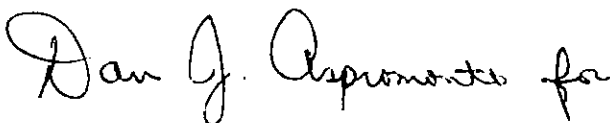
The Elena F. Aspromonte Trust is seeking approval for the construction of a new 56 unit, three-story hotel facility to be constructed in the 1400 block of 41st Avenue (west side) between Kings Plaza Shopping Center and Alameda Street. The proposed project will replace several small older commercial buildings and a trailer/RV storage yard currently located on the site.

Accommodations will include 35 conventional guest rooms, 12 larger "mini-suites" and 9 full two-room suites. The facility will also include a 1,440 sf meeting room which can be further divided for smaller groups. Other features include a large covered porte-cochere and hotel entry, lobby, public restrooms, elevator, swimming pool and spa. The total area of the proposed building is 38,916 sf, which includes about 1,500 sf of covered patio/walkway and porte-cochere. 60 off-street parking spaces are provided behind the hotel.

The building will have a Mediterranean style with smooth integral-color exterior plaster finishes, authentic two-piece red clay tile roofing, deep-set dark forest green windows, exterior tile wainscoting at entry, colored concrete walks and patios and much attention to architectural detail. The proposed landscaping scheme is designed to be drought-tolerant and to complement the building's Mediterranean style.

As with all hotel facilities, hours of operation will be 24 hours, with the majority of guest activity occurring during evening and early morning hours. A manager and desk clerk will always be at the hotel, with approximately eight housekeeping staff arriving and working after hotel guests have started checking out each morning. During mid-day hours, the facility will see very little activity other than occasional small meetings which may occur in the hotel meeting room(s).

We look forward to your approval of this application.



Elena F. Aspromonte, Trustee