

Gautho, Julia

From: Vig Kamath <vkamath@crpaffordable.com>
Sent: Wednesday, November 12, 2025 3:39 PM
To: City Council
Cc: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: [PDF] 3720 Capitola
Attachments: 3720 Capitola_Letter of Support_11.12.25.docx; 2025-1014_3720 Capitola_Yield study and imagery board - 4 story option.pdf; 3720 Capitola_SB 330 preliminary application.pdf

Dear City of Capitola Council Members,

We respectfully request that the attached materials be included in the agenda attachments for the City of Capitola City Council meeting scheduled for November 13, 2025, under Consent Item #7.H: *3720 Capitola Road – Request for Support of Grant Application*.

As you may be aware, CRP intends to apply for CDBG-DR funding to develop a 100% affordable housing project at 3720 Capitola Road. For the application to be considered complete by HCD, we require a letter of support from the City of Capitola or a member of City Staff endorsing CRP's pursuit of this funding. With CDBG-DR funding, we can proceed with a 4-story, 43-unit affordable housing development on this site.

If we are unable to submit a complete CDBG-DR application, our only remaining viable path forward would be to pursue a higher-density project that can fiscally support development. In parallel, CRP has submitted an SB 330 application for a 6-story, 88-unit project.

CRP's strong preference is to move forward with the CDBG-DR-funded 43-unit project. We sincerely hope the City will support this effort and provide the necessary letter of support to complete our CDBG-DR funding application. Please note that this letter of support does not constitute City approval or resolution of the project in any manner. It simply expresses the City's support for CRP's pursuit of CDBG-DR funding to deliver affordable housing at the 3720 Capitola Road site.

Thank you

Vig Kamath

CRP Affordable Housing and Community Development

vkamath@crpaffordable.com

(702) 595-8995



CITY OF CAPITOLA

420 Capitola Avenue, Capitola, CA, 95010
Phone (831) 475-7300 Fax: (831) 479 8879 Website: www.cityofcapitola.org

November XX, 2025

Gustavo Velasquez Director
Department of Housing and Community Development (HCD) 651 Bannon Street
Sacramento, CA 95811

RE: Letter of Support on behalf of the City of Capitola — 3720 Capitola

3720 Capitola ("Project") is a proposed 100% affordable, new construction development located at 3720 Capitola Road in the City of Capitola.

We support this Project's pursuit of funding under the 2023/2024 CDBG-DR program that is being administered by the California Housing and Community Development Department.

This letter of support shall not be construed as an approval nor resolution of any sort on behalf of the City of Capitola.

Sincerely,

[SIGNATURE]

[NAME]

[TITLE]

3720 CAPITOLA RD., CAPITOLA, CA

CONTEXT MAP



PROJECT OVERVIEW

Location
3720 Capitola Rd, Capitola, CA

Site Area
27, 094 SF

Vision Statement
The proposed development is designed to provide 100% affordable housing that supports both individual residents and the broader community. The vision for the project emphasizes livability, inclusivity, and long-term neighborhood value. A key goal of the design is to create a welcoming and family-friendly environment. Features such as children’s play area, shared community spaces, and landscaped open areas are intended to foster interaction among residents, strengthen community bonds, and provide safe, active environments for children and families.

The project also places importance on everyday convenience and quality of life. On-site laundry facilities, resident/ bike parking, and thoughtfully designed apartment layouts are planned to meet the practical needs of households while ensuring comfort and efficiency.

At the street level, ground-floor retail spaces will contribute to a lively and pedestrian-friendly environment, activating the street frontage along Capitola Road and offering services that benefit both residents and neighbors. By prioritizing active street engagement, the project not only enhances safety and walkability but also strengthens connections between the housing community and its surrounding urban fabric.

Overall, the intent is to create an affordable housing community where residents can thrive, families can grow, and the broader community can benefit from a thoughtfully designed development.

ELEVATION INSPIRATION/ PRECEDENT IMAGERY

All images shown are for reference and inspiration purpose only. These are not final project renderings and have been sourced from public online sources



INSPIRATION/ PRECEDENT IMAGERY FOR COMMUNITY SPACES AND CHILDREN PLAY AREA

All images shown are for reference and inspiration purpose only. These are not final project renderings. The visuals include photos from CRP’s past projects.



3720 CAPITOLA RD., CAPITOLA, CA

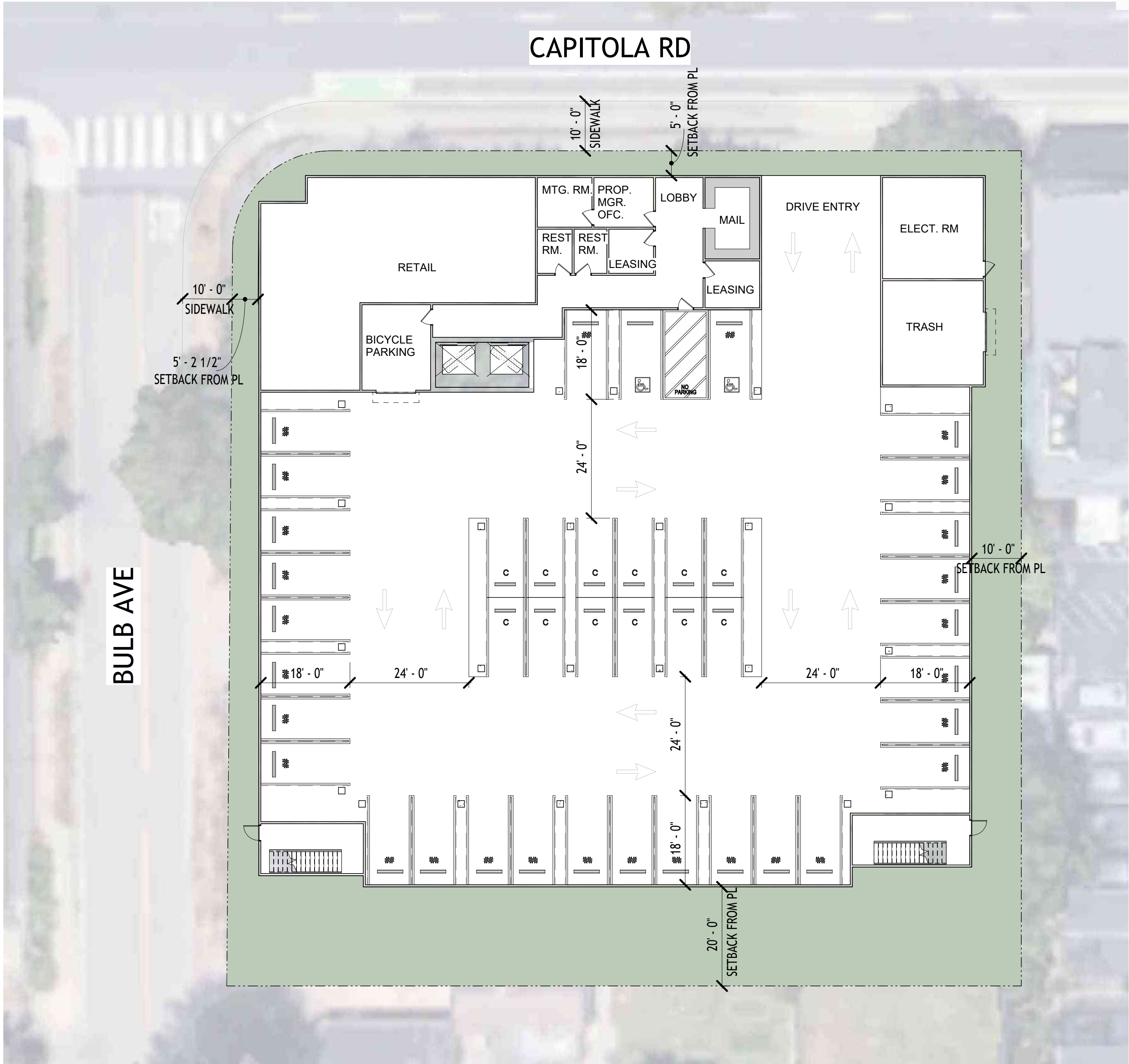
The proposed 43-unit development will provide 100% affordable housing with a focus on livability, inclusivity, and long-term neighborhood value. Family-friendly features like play areas, shared open space, and community amenities will support residents’ daily needs, while ground-floor retail along Capitola Road will create a vibrant, pedestrian-friendly street presence that benefits both residents and neighbors.

UNIT SUMMARY				
4 STORY BUILDING : 3 LEVELS OF TYPE 5 CONSTRUCTION OVER 1 LEVEL OF TYPE 1 CONSTRUCTION				
UNIT TYPE	UNIT COUNT	% OF UNITS	UNIT AREA	TOTAL AREA
TWO BEDROOM UNIT	25 UNITS	58%	772 SQ. FT.	19,300 SQ. FT.
THREE BEDROOM UNIT	18 UNITS	42%	988 SQ. FT.	17,784 SQ. FT.
TOTAL	43 UNITS	100%		37,084 SQ. FT.

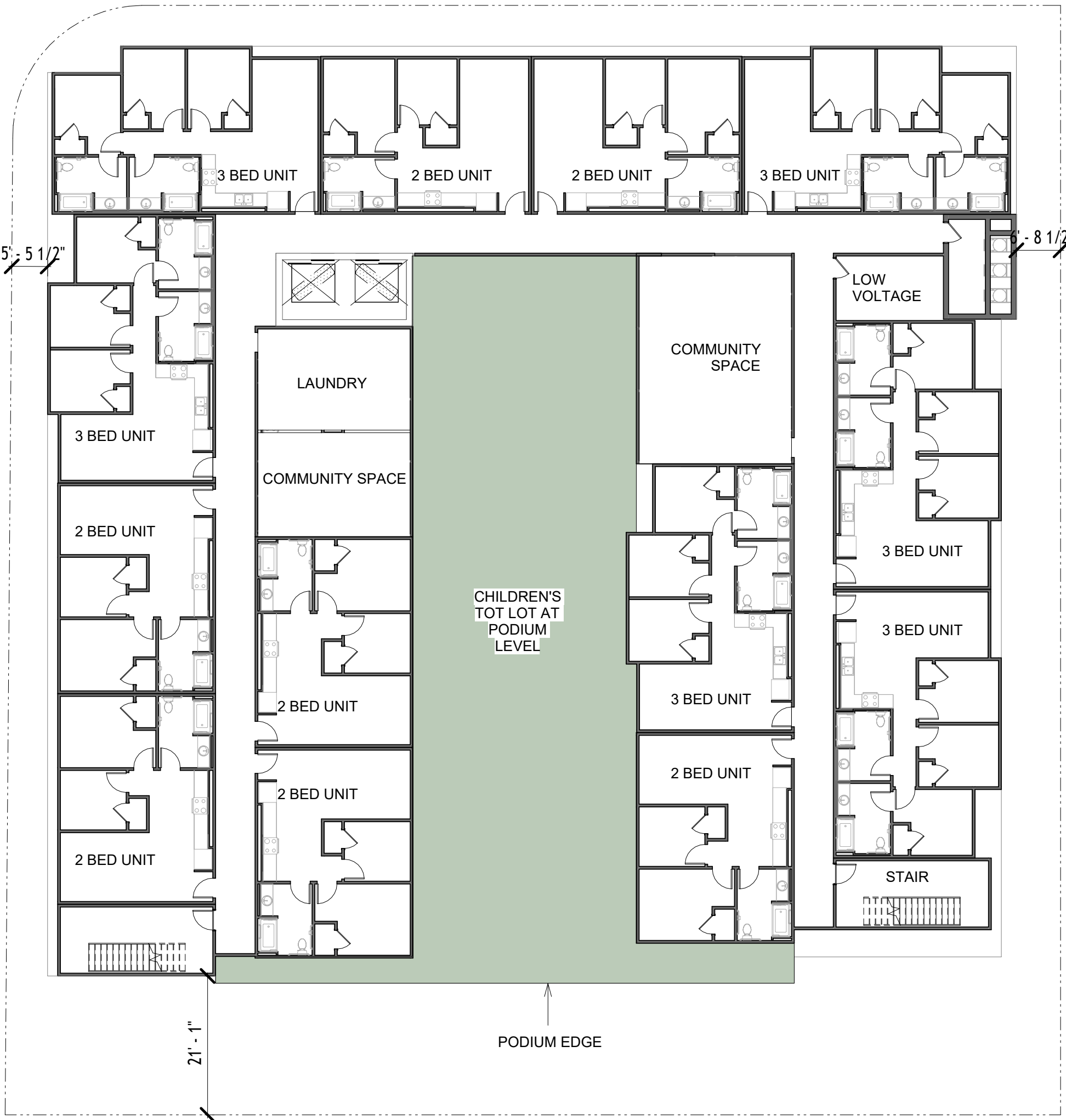
RETAIL AND PARKING SUMMARY	
TOTAL RETAIL AREA	1702 SQ. FT.
TOTAL COMMUNITY AREA	1090 SQ. FT.
STANDARD SIZE PARKING STALLS	29 STALLS
COMPACT PARKING STALLS	12 STALLS
TOTAL PARKING STALLS	41 STALLS

5 LOT ASSESSOR'S MAP

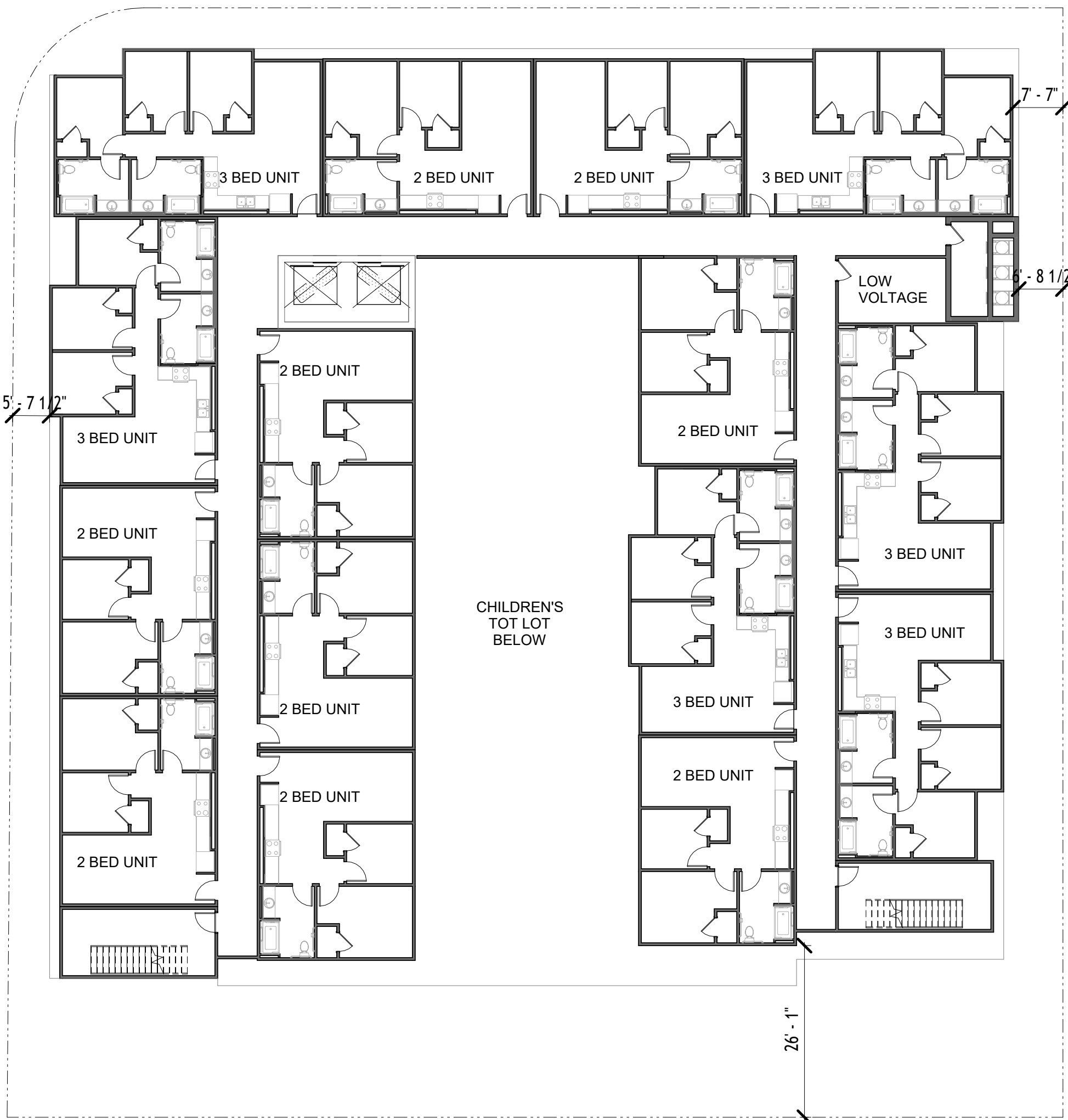
4 SECTION AT 4 STORY BUILDING
1/8" = 1'-0"



1 GROUND LEVEL PLAN
1/16" = 1'-0"



2 LEVEL 2 (PODIUM LEVEL PLAN)
1/16" = 1'-0"



3 LEVEL 3 AND ABOVE
1/16" = 1'-0"

DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT

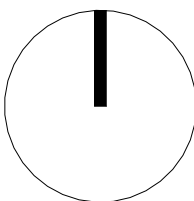
PROJECT NAME :
3720 CAPITOLA ROAD,
CAPITOLA, CA

JOB NUMBER :
2025-02

SHEET DESCRIPTION :
3720 CAPITOLA ROAD YIELD
STUDY

DATE :
10-14-2025

SCALE :



SHEET NUMBER :
A101

HOUSING CRISIS ACT of 2019 – SB 330

PRELIMINARY APPLICATION FORM - TEMPLATE

PURPOSE

This form serves as a template for the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

Although this Preliminary Application is not required for housing development projects, an agency must accept it if submitted. Agencies may customize this application; however, any revised form must include only the 17 provisions as required by the Housing Crisis Act. The Preliminary Application must be made available in print and on the agency's website.

GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp^{*1,2}:

^{*1}Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

^{*2}Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

SITE INFORMATION

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 3720 Capitola Road, Capitola, CA Unit/Space Number _____

Legal Description (Lot, Block, Tract)

Attached? YES ☒ NO ☐

See attached Exhibit A

Assessor Parcel Number(s) 034-151-14; 031-121-39

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

The project site consists of an existing residential structure. The proposed project will involve the demolition of the existing structure.

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES ☒ NO ☐

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES ☒ NO ☐

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

The proposed project is a 100% affordable housing project proposing 88 dwelling units, including 1 manager's unit. The project will propose 62,720 SF of residential space, 1,770 SF of retail, 1,467 SF of community area, and 42 vehicular parking spaces.

a. RESIDENTIAL DWELLING UNIT COUNT:

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	
Managers Unit(s) – Market Rate	1
Extremely Low Income	
Very Low Income	
Low Income	87
Moderate Income	
Total No. of Units	88
Total No. of Affordable Units	87
Total No. of Density Bonus Units	37

Other notes on units:

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
Floor Area (Zoning)	62,720 SF	3,237 SF	65,957 SF
Square Footage of Construction	62,720 SF	3,237 SF	65,957 SF

7. **PARKING** - The proposed number of parking spaces:

42

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES ☒ NO ☐

If "YES," please describe:

The project proponent will utilize State Density Bonus Law to increase density and seek allowable waivers and concessions including but not limited to, parking, FAR, step backs.

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES ☐ NO ☒

If “YES,” please describe:

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES ☐ NO ☒

If “YES,” please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	1	0	1
To Be Demolished	1	0	1

12. **ADDITIONAL SITE CONDITIONS** –

- a. Whether a portion of the property is located within any of the following:

- i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES ☐ NO ☒

- ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES ☐ NO ☒

- iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES ☐ NO ☒

- iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES ☐ NO ☒

- v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES ☐ NO ☒

- vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES ☐ NO ☒

If "YES" to any, please describe:

- b. Does the project site contain historic and/or cultural resources?

YES ☐ NO ☒

If "YES," please describe:

- c. Does the project site contain any species of special concern?

YES ☐ NO ☒

If "YES," please describe:

- d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES ☐ NO ☒

If "YES," please describe:

- e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES ☐ NO ☒

If "YES," please describe and depict in attached site map:

13. COASTAL ZONE - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES ☐ NO ☒

- b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES ☐ NO ☒

- c. A tsunami run-up zone.

YES ☐ NO ☒

- d. Use of the site for public access to or along the coast.

YES ☐ NO ☒

14. PROJECT TEAM INFORMATION - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Vignesh Kamath

Company/Firm CRP Affordable Housing & Community Development

Address 4429 Morena Blvd. **Unit/Space Number** Suite A

City San Diego **State** CA **Zip Code** 92117

Telephone 702-595-8995 **Email** vkamath@crpaffordable.com

Are you in escrow to purchase the property?

YES ☒ NO ☐

Property Owner of Record☐ Same as applicant ☒ Different from applicantName (if different from applicant) Frank DeBernardoAddress 140 DeBernardo Lane Unit/Space Number _____City Aptos State CA Zip Code 95003Telephone 831-901-2324 Email frank.portfolio46@gmail.com**Optional: Agent/Representative Name** _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Primary Contact for Project: ☐ Owner ☒ Applicant ☐ Agent/Representative ☐ Other

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in City of Capitola which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Community Development for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with Capitola Community Development Department within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

<p>Signature <u></u></p> <p>Printed Name <u>Frank DeBernardo</u></p> <p>Date <u>11/10/2025</u></p>	<p>Signature _____</p> <p>Printed Name _____</p> <p>Date _____</p>
---	--

EXHIBIT A
Legal Description

For [APN/Parcel ID\(s\): 034-181-14](#)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CAPITOLA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO HENRY J. MORIN, ET UX, BY DEED RECORDED DECEMBER 13, 1946 IN [BOOK 695 PAGE 491](#) OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN LINE OF BULB AVENUE AND THE SOUTHERLY LINE OF CAPITOLA ROAD FORMERLY KNOWN AS LOWER SOQUEL ROAD; THENCE EASTERLY ALONG SAID LINE OF CAPITOLA ROAD 160.35 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO DAVID DONALD, ET UX, BY DEED RECORDED FEBRUARY 24, 1955 N [BOOK 903 PAGE 591](#) OFFICIAL RECORDS; THENCE SOUTH 00 DEG. 15 MIN. EAST ALONG THE WESTERLY LINE OF SAID LANDS OF DONALD 177.5 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO EDMUND G. RUTHERFORD, ET UX, BY DEED RECORDED NOVEMBER 21, 1961 IN [BOOK 1437 PAGE 228](#) OFFICIAL RECORDS; THENCE SOUTH 89 DEG. 42 MIN. EAST ALONG THE NORTH LINE OF SAID LANDS OF RUTHERFORD, 160.35 FEET TO THE NORTHWEST CORNER THEREOF ON THE EASTERLY LINE OF BULB AVENUE; THENCE NORTH 00 DEG. 15 MN. WEST ALONG THE EASTERLY LINE OF BULB AVENUE 177.5 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM SO MUCH OF THE HEREIN DESCRIBED PROPERTIES AS WAS CONVEYED IN ME DEED FROM KATHLEEN M. GALE TO THE CITY OF CAPITOLA RECORDED NOVEMBER 17, 1983 IN [BOOK 3652 PAGE 726](#) OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

[APN: 034-181-14](#)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2:

BEGINNING AT A STATION ON THE EASTERLY LINE OF BULB AVENUE, DISTANT THEREON SOUTH 00° 15' EAST 177.5 FEET FROM THE SOUTHERLY SIDE OF THE LOWER SOQUEL ROAD; THENCE ALONG THE EASTERLY SIDE OF BULB AVENUE SOUTH 00° 15' EAST 85.00 FEET, THENCE LEAVING SAID AVENUE, NORTH 89° 43' EAST 160.35 FEET TO A STATION; THENCE PARALLEL WITH BULB AVENUE NORTH 00° 15' WEST 85.00 FEET TO A STATION AND THENCE SOUTH 89° 43' WEST 160.35 FEET TO THE PLACE OF BEGINNING.

[APN: 031-121-39](#)

EXCEPTIONS

At the date hereof, items to be considered and exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025-2026.
2. Supplemental assessment for 2023-2024:

1st Installment \$2,573.48, Paid
2nd Installment: \$2,573.48, Open
Must be Paid By: August 31, 2025
Bill No.: Not Shown
3. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
5. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.
6. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$900,000.00
Dated: August 20, 2021
Trustor/Grantor Frank M DeBernardo and Shana S DeBernardo, husband and wife as
 Community property with right of survivorship
Trustee: First American Title
Beneficiary: PCMA, Inc.
Loan No.: Not Shown
Recording Date: August 24, 2021
[Recording No.:](#) [2021-0044013, of Official Records](#)

Affects: Parcel 2
7. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

Affects: Parcel 1
8. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

REQUIREMENTS

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: 3720 Capitola Rd LLC, a California limited liability company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f. If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g. Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

2. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: CRP Affordable Housing & Community Development CA LLC (Buyer)

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f. If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g. Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

3. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust: The DeBernardo Family 2014 Revocable Trust dated January 28, 2014

4. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(ies): Vestee(s) herein

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

5. The Company will require an ALTA/NSPS LAND TITLE SURVEY. If the owner of the Land that is the subject of this transaction is in possession of a current ALTA/NSPS LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF REQUIREMENTS

3720 CAPITOLA RD., CAPITOLA, CA



PROJECT OVERVIEW

Location
3720 Capitola Rd, Capitola, CA

Site Area
27,094 SF

Vision Statement

The proposed development is designed to provide 100% affordable housing that supports both individual residents and the broader community. The vision for the project emphasizes livability, inclusivity, and long-term neighborhood value. A key goal of the design is to create a welcoming and family-friendly environment. Features such as children's play area, shared community spaces, and landscaped open areas are intended to foster interaction among residents, strengthen community bonds, and provide safe, active environments for children and families.

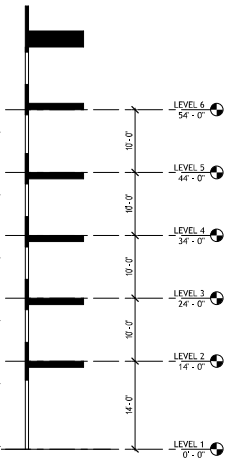
The project also places importance on everyday convenience and quality of life. On-site laundry facilities, resident/ bike parking, and thoughtfully designed apartment layouts are planned to meet the practical needs of households while ensuring comfort and efficiency.

At the street level, ground-floor retail spaces will contribute to a lively and pedestrian-friendly environment, activating the street frontage along Capitola Road and offering services that benefit both residents and neighbors. By prioritizing active street engagement, the project not only enhances safety and walkability but also strengthens connections between the housing community and its surrounding urban fabric.

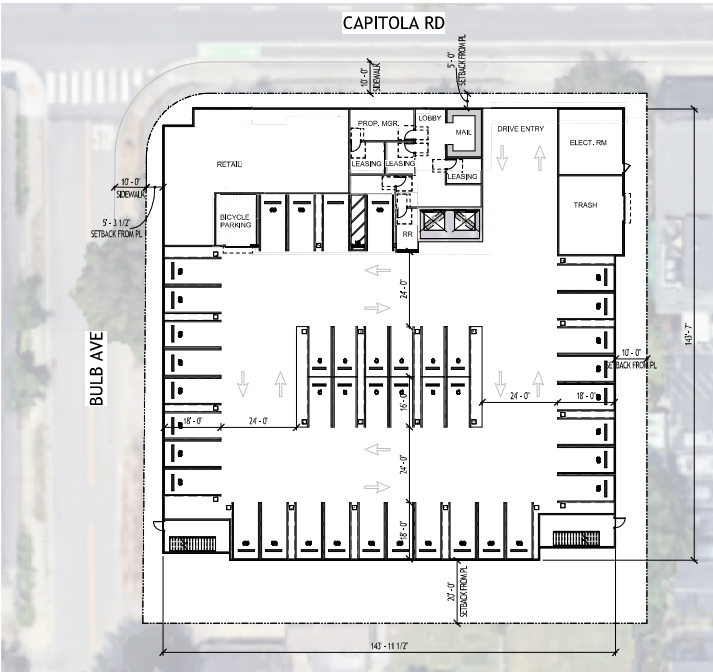
Overall, the intent is to create an affordable housing community where residents can thrive, families can grow, and the broader community can benefit from a thoughtfully designed development.

UNIT SUMMARY				
8 STORY BUILDING 5 LEVELS OF TYPE 3 CONSTRUCTION OVER 1 LEVEL OF TYPE 1 CONSTRUCTION				
UNIT TYPE	UNIT COUNT	% OF UNITS	UNIT AREA	TOTAL AREA
ONE BEDROOM UNIT	40 UNITS	49%	512 SQ. FT.	20,480 SQ. FT.
TWO BEDROOM UNIT	24 UNITS	27.5%	772 SQ. FT.	18,528 SQ. FT.
THREE BEDROOM UNIT	24 UNITS	27.5%	988 SQ. FT.	23,712 SQ. FT.
TOTAL	88 UNITS	100%		62,720 SQ. FT.
AVERAGE UNIT SIZE	712 SQ. FT.			

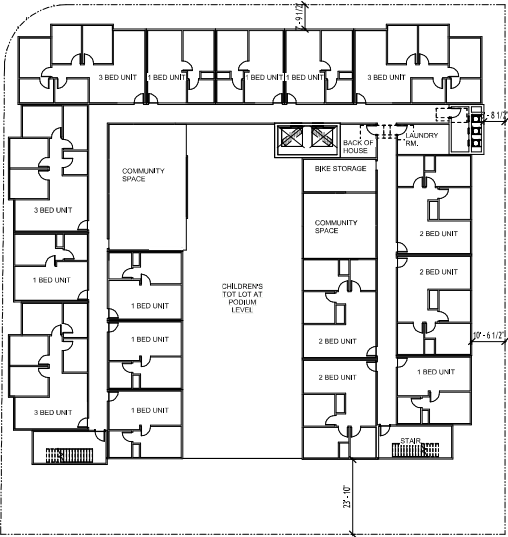
RETAIL AND PARKING SUMMARY	
TOTAL RETAIL AREA	1770 SQ. FT.
TOTAL COMMUNITY AREA	1987 SQ. FT.
STANDARD SIZE PARKING STALLS	30 STALLS
COMPACT PARKING STALLS	12 STALLS
TOTAL PARKING STALLS	42 STALLS



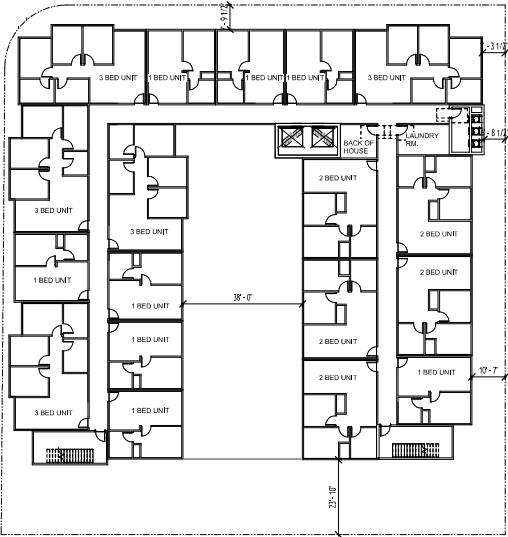
SECTION AT 6 STORY BUILDING
1/8" = 1'-0"



GROUND LEVEL PLAN
1/16" = 1'-0"



LEVEL 2 (PODIUM LEVEL PLAN)
1/16" = 1'-0"



LEVEL 3 AND ABOVE
1/16" = 1'-0"

DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT

PROJECT NAME :
3720 CAPITOLA ROAD,
CAPITOLA, CA

JOB NUMBER :
2025-02

SHEET DESCRIPTION :
3720 CAPITOLA ROAD YIELD
STUDY

DATE :
11-10-2025

SCALE :



SHEET NUMBER :
A104

3720 CAPITOLA RD., CAPITOLA, CA



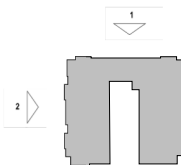
② WEST ELEVATION
1" = 10'-0"



① NORTH ELEVATION
1" = 10'-0"

KEYNOTES

- 1 LIGHT GRAY STUCCO
- 2 MEDIUM GRAY STUCCO
- 3 DARK GRAY STUCCO
- 4 RED STUCCO
- 5 SCREED LINE
- 6 RED FOAM TRIM
- 7 VINYL WINDOW
- 8 STOREFRONT
- 9 SIGNAGE



DRAWN BY :
AURA ARCHITECTURE INC.

CLIENT :
CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT

PROJECT NAME :
3720 CAPITOLA ROAD,
CAPITOLA, CA

JOB NUMBER :
2025-02

SHEET DESCRIPTION :
3720 CAPITOLA ROAD
ELEVATIONS

DATE :
11-10-2025

SCALE :

SHEET NUMBER :
A105