



Staff Report to the Planning Commission

Application Number: **241371**

Applicant: Clay Toombs for Workbench
Owner: 841 Captiola LLC
APN: 026-491-40
Site Address: 841 Capitola Road, Santa Cruz

Agenda Date: October 22, 2025
Agenda Item #: 9
Time: After 9:30 a.m.

Project Description: Proposal to demolish one existing residential dwelling unit and construct 57 units, several non-habitable storage units and common amenity spaces within a five-story multifamily building, and site improvements including surface parking and fencing. The project includes a 42.5-percent Density Bonus in exchange for the provision of four affordable units (comprising of one Very-Low Income (VLI) unit and three Extremely Low (ELI) units). Requires approval of a Site Development Permit pursuant to SB 330 and Builder’s Remedy (Gov Code §65589.5) and Density Bonus pursuant to Government Code Section 65915.

Location: The project site is located on the north side of Capitola Road at 841 Capitola Road (Assessor’s Parcel Number 026-491-40) approximately 300 feet west of its intersection with Jose Avenue in Live Oak.

Entitlements Required: Site Development Permit pursuant to SB 330 and Builder’s Remedy (Gov. Code §65589.5), Density Bonus pursuant to Government Code Section 65915, and Building Permit.

Supervisory District: First District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is statutorily exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241371, based on the attached findings and conditions.

Senate Bill 330

On April 9, 2024, the Applicant submitted a Senate Bill (SB) 330 Preliminary Application for 28 dwelling units, followed by submittal of a formal Builder’s Remedy Planning Application on October 3, 2024, for 32 dwelling units, four accessory dwelling units (ADUs), and seven storage spaces to be converted to ADUs. The SB 330 Preliminary Application provides an optional vesting opportunity for housing development projects. Under SB 330, housing development projects are subject only to the ordinances, policies, standards, and fees in effect when the SB 330 Preliminary Application is submitted, including development impact fees, capacity or connection fees or charges, permit or processing fees, and any other required payments. After a SB 330 Preliminary

Application is filed, an Applicant has 180 days to submit a full discretionary permit application. The Applicant's full submittal was received on October 3, 2024, meeting the 180-day timeline requirement.

Builder's Remedy

The California Legislature adopted the Housing Accountability Act (HAA) (Gov. Code §65589.5) to “significantly increase the approval and construction of new housing for all economic segments of California’s communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects....” (Gov. Code § 65589.5(a)(2)(K)). It is the policy of the State that the HAA “be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” (Gov. Code § 65589.5(a)(2)(L)).

The “Builder’s Remedy” is a provision of the HAA that is applicable to qualifying housing development projects when a preliminary application is submitted while the jurisdiction lacks a certified Housing Element. Clay Toombs of Workbench (Applicant) submitted SB 330 Preliminary Application No. PA241031 on April 9, 2024, for a housing project proposing 20% of units as affordable to lower-income households, during the period before the County’s Housing Element was certified on April 23, 2024¹. Although the County adopted its 2023 Housing Element in November 2023, the State Department of Housing and Community Development (HCD) did not certify the Housing Element until April 2024, leaving approximately four months when developers could qualify for the Builder’s Remedy.

The HAA limits a local jurisdiction’s ability to disapprove a housing project, except in very specific circumstances. These include:

1. The jurisdiction has met or exceeded its Regional Housing Needs Allocation (RHNA) for the proposed income categories in the development.
2. The housing development or emergency shelter would have a specific adverse impact on public health and safety.
3. The denial or condition is required to meet state or federal law, and there is no feasible method to comply without making the development unaffordable.
4. The project is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agriculture or resource preservation, or there are not adequate water or sewage facilities to serve the project.
5. The project is inconsistent with both the zoning ordinance and the land use designation as specified in the general plan element, and the jurisdiction has adopted a housing element in substantial compliance with State Law.

“Builder’s Remedy” refers to subsection (5) above and applies when a local jurisdiction’s housing element is not substantially compliant with State Law. If an application for a housing project is

¹ The County Housing Element’s certification date was later revised to April 12, 2024.

submitted during this time of non-compliance, the local jurisdiction cannot disapprove the project on the basis that it does not comply with the County's General Plan and Zoning Ordinance.

Builder's Remedy 2.0

On September 19, 2024, the governor signed a major reform of the Builder's Remedy portion of the HAA. Assembly Bill (AB) 1893 has been dubbed "Builder's Remedy 2.0" and became effective on January 1st, 2025. Builder's Remedy 2.0, found in Government Code Section 65589.5 modifies the original Builder's Remedy; however, housing projects that were submitted before the effective date may opt to be considered under the new law (or may decide to stick with the previously-existing law.)

Builder's Remedy 2.0 introduces new site restrictions, sets new density limits, and allows jurisdictions to impose objective standards that would facilitate the project, key provisions summarized as follows:

- **Density Minimums.** Builder's Remedy 2.0 sets new density minimums for Builder's Remedy projects. Generally, the applicable minimum density is the lower of the lowest density provided for in the jurisdiction or one-half of the jurisdiction's Mullin density (The County's Mullin density is 20 dwelling units per acre (du/ac). Half of the Mullin density is 10 du/ac).
- **Density Maximums.** Density cannot exceed the greatest of:
 - 50% greater than the "Mullin density" in State Law (20 dwelling units [du]/acre for a total of 30 du/ac in our county).
 - Three times the density allowed by the General Plan, zoning ordinance, or State Law (whichever is greater).
 - The density specified in the jurisdiction's Housing Element.
 - For parcels within ½ mile of a major transit stop on in a state designated high or highest resource area, an additional 35 du/acre over the above.

Builder's Remedy 2.0 also allows Applicants to add any density bonus afforded by State Density Bonus Law, which can further increase density by up to 100% for qualifying affordable projects (near transit).

- **Objective Standards.** Jurisdictions may require projects to meet certain objective local standards if those standards do not preclude the project from achieving the proposed density (up to the maximums described above) and:
 - The standards must be objective (quantifiable and requiring no judgment), and written.
 - If the jurisdiction has a zoning district (or General Plan land use designation) that allows the proposed density and unit type, the jurisdiction may require the Builder's Remedy 2.0 project to comply with the standards of that zoning district or designation to facilitate the project.
 - If the jurisdiction does not have a zoning district (or General Plan land use designation) that allows the proposed density and unit type, then the Applicant may choose any objective standards associated with another zoning district or

designation that facilitate the project's density and unit type, and those standards will apply.

- **Affordability.** Builder's Remedy 2.0 also introduces new affordability requirements, lowering the required affordability levels to the options listed below, and clarifying several other requirements related to local inclusionary requirements² (such as the County's Measure J affordable housing requirements, codified in SCCC Chapter 17.10):
 - At least 7% of the units are affordable to extremely low-income households;
 - At least 10% of the units are affordable to very low-income households;
 - At least 13% of the units are affordable to lower-income households; or
 - 100% of the units are affordable to moderate-income households.
 - The affordable units must have comparable bedroom and bathroom counts with the market-rate units.³
 - The project is required to comply with any local affordable housing requirements that may require greater affordability percentages or "deeper" affordability levels than those required by Builder's Remedy 2.0, as long as it makes findings that those requirements will not render the project financially infeasible, and as long as those requirements do not require more than 20% of the base units to be affordable. The County's local inclusionary ordinance (SCCC Chapter 17.10) requires rental housing projects to pay affordable housing impact fees. As an alternative to paying the fee, the applicant may propose to provide 15 percent of the dwelling units as affordable units. Other aspects of the local inclusionary ordinance, such as objective standards pertaining to the design and/or location of affordable units within the project (which are generally intended to affirmatively further fair housing), may not be imposed on Builder's Remedy 2.0 projects. However, an Applicant could voluntarily agree to comply with such local standards intended to further fair housing for the future occupants of the affordable units.
 - As an alternative to paying the affordable housing impact fee, each affordable unit dedicated to qualify for Builder's Remedy 2.0 could count toward satisfying the local affordable housing requirement (i.e., SCCC Chapter 17.10, also known as Measure J). Each affordable unit dedicated pursuant to a local affordable housing requirement that meets the criteria established in this subparagraph could count towards satisfying the requirements of this subparagraph. This is declaratory of existing law.

Builder's Remedy 2.0 also amplifies density bonus benefits, by allowing additional bonus units and additional concessions/incentives.

Project Conformance with Builder's Remedy 2.0

The proposed project elects for the provisions of Builder's Remedy 2.0. Builder's Remedy 2.0 also contains pipeline provisions, allowing projects that were "deemed complete" (under the HAA

² Gov. Code § 65589.5(f)(6)(G) (as amended by AB 1893).

³ Gov. Code § 65589.5(f)(6)(G)(ii) (as amended by AB 1893).

“deemed complete” means an SB 330 Preliminary Application was submitted) prior to the effective date of the statute (effective on January 1, 2025) to elect for the amended provisions of Builders Remedy, “Builders Remedy 2.0”. The project was “deemed complete” in that a SB 330 Preliminary Application was filed on April 9, 2024, when the County did not have a certified Housing Element, and the Applicant has elected for the provisions under Builder’s Remedy 2.0. The project’s proposed density was increased from 32 units to the current project scope of 57 units, as allowed per Builder’s Remedy 2.0. Builder’s Remedy 2.0 explicitly allows a housing development project deemed complete before January 1, 2025 to be revised, “even if the revision results in the number of residential units or square footage of construction changing by 20 percent or more.” (Gov. Code Section 65589.5(f)(7)(B)).

Table 1 provided below summarizes the project’s eligibility for Builder’s Remedy 2.0 as introduced in the preceeding section of this staff report.

Table 1: Project Eligibility for BR 2.0 – Site Location and Project Density

Eligibility Requirements	County Notes
Site Restrictions. The project is not located on a site that is adjacent to parcels with heavy industrial uses or uses that require an operating permit issued under the federal Clean Air Act.	<i>No such uses are present on the site or adjacent parcels. This site requirement has been met.</i>
Density Minimums. The applicable minimum density is the lower of the lowest density provided for in the jurisdiction or one-half of the jurisdiction's Mullin density (10 du/ac in the County).	<i>The County’s Mullin density is 20 dwelling units per acre (du/ac). Half of the Mullin density is 10 du/ac. The project proposes a “base density” of 40 du/ac. This density minimum requirement has been met.</i>
Density Maximums. Density cannot exceed the greatest of: <ul style="list-style-type: none"> ▪ 50% greater than the “Mullin density” in State Law (20 dwelling units [du]/acre for a total of 30 du/ac in our county). ▪ <i>Three times the density allowed by the General Plan, zoning ordinance, or State Law (whichever is greater).</i> ▪ The density specified in the jurisdiction’s Housing Element. ▪ For parcels within ½ mile of a major transit stop on in a state designated high or highest resource area, an additional 35 du/acre over the above. 	<i>The maximum allowable density is the “base density.” Per Gov. Code Section 65589.5(h)(11)(C)(i)(II) and (ii)(III), base density is subject to density maximums, and does not include density bonus units themselves. The project is located in the R-UM General Plan designation, which allows a maximum of 15 du/ac. Three times 15 du/ac is 45 du/ac. 45 du/ac multiplied by the 0.877-acre area of the project site results in 39.5 units which rounds up to 40 units. The project proposes a base density of 40 units, thus the project meets the maximum density requirement.</i>

In regard to allowed density, Builder’s Remedy 2.0 also allows Applicants to add any density bonus afforded by State Density Bonus Law, which can further increase density by up to 100 percent for qualifying affordable projects.

The project includes three Extremely Low Income (ELI) and one Very Low Income (VLI) affordable units, which qualifies the project for a 42.5 percent density bonus, equal to 17 bonus units, per the State Density Bonus Law, bringing the total to 57 units (40 base units plus 17 density bonus units). The density as proposed, meets applicable requirements per the provisions of Builder’s Remedy 2.0 and State Density Bonus Law.

Table 2 provided below summarizes the applicable objective standards for the project, as electing for Builder’s Remedy 2.0:

Table 2 Applicable Objective Standards Per Builder’s Remedy 2.0

Objective Standards Requirements	County Notes
<p>Objective Standards. Jurisdictions may require projects to meet certain objective local standards if those standards don’t preclude the project from achieving the proposed density (up to the maximums described in Table 1 above) and:</p> <ul style="list-style-type: none"> ▪ The standards must be objective (quantifiable and requiring no judgment) and written. ▪ If the jurisdiction has a zoning district (or General Plan land use designation) that allows the proposed density and unit type, the jurisdiction may require the Builder's Remedy 2.0 project to comply with the standards of that zoning district or designation to facilitate the project. ▪ If the jurisdiction does not have a zoning district (or General Plan land use designation) that allows the proposed density and unit type, then the Applicant may choose any objective standards associated with another zoning district or designation that facilitate the project's density and unit type, and those standards will apply. 	<p><i>The standards that have been chosen by the Applicant to facilitate the project’s density applicable to the project are the RF (Residential Flex) zone district and the R-UHF (Urban High Flex) General Plan designation, which allow for a 45 du/ac base density, accomodating the 40 du/ac density proposed by the project. Only objective, quantifiable, and written development standards (Gov. Code Section 65589.5(f)(6)(A)) are applicable, and only in accordance with the definition at Gov. Code Section 65589.5(f)(9). Also, as a SB 330 project, only those ordinances, standards, policies, and fees in effect at the time when the SB 330 preliminary application was submitted apply. The project meets all objective standards with qualifying Density Bonus concessions and waivers and the local jurisdiction cannot disapprove the project on the basis that it does not comply with the County’s General Plan and Zoning Ordinance.</i></p>

Table 3 provided below summarizes the applicable affordability requirements for the project, as electing for Builder's Remedy 2.0:

Table 3 Builder's Remedy 2.0 Affordability Requirements

Affordability Requirements	County Notes
<p>Affordability. Builder's Remedy 2.0 also introduces new affordability requirements, lowering the required affordability levels to the following options:</p> <ul style="list-style-type: none"> ▪ At least 7% of the units are affordable to extremely low-income (ELI) households; ▪ At least 10% of the units are affordable to very low-income (VLI) households; ▪ At least 13% of the units are affordable to lower-income households; or ▪ 100% of the units are affordable to moderate-income households. 	<p><i>The project proposes at least 7 percent of its base density as affordable to ELI households. The project has 40 base density units, and provides 3 ELI units and 1 VLI unit, which collectively equals 10 percent of the base units. Therefore, the project meets the affordability requirements for Builder's Remedy 2.0.</i></p>
<p>Comparable Affordable Units The affordable units in the project must have comparable bedroom and bathroom counts with the market-rate units, as required by Gov. Code §65589.5(f)(6)(G)(ii).</p>	<p><i>The Applicant declined to provide sufficient detail in their application for staff to evaluate compliance with this requirement; however, the project is conditioned to meet this requirement through recordation of the Regulatory Agreement, as noted in Condition of Approval II.M. The regulatory agreement will include this requirement, and will identify the affordable units proposed to be initially leased up to Extremely Low and Very Low Income Households, so that compliance with this requirement can be verified prior to construction.</i></p>
<p>Compliance with Local Inclusionary Ordinance, within limits imposed by Gov. Code §65589.5(f)(6)(G)(i) <i>et seq.</i> This provision of Builder's Remedy 2.0 requires projects to comply with local affordable housing requirements (such as the County's Measure J requirements imposed through SCCC 17.10) as long as such requirements do not require more than 20% of the base to be affordable, and they do not allow the County to impose its otherwise applicable objective design standards for affordable units on Builder's Remedy 2.0 projects.</p>	<p><i>SCCC 17.10 provides new rental housing developments with several alternative options for compliance:</i></p> <ol style="list-style-type: none"> <i>1) Pay the Affordable Housing Impact Fee (AHIF) at the rental housing rate (currently \$2/SF); or</i> <i>2) Provide 15% of the units within the project as Lower-income (80% AMI) affordable units (any affordable lower-income units provided for the density bonus and/or BR 2.0 count toward this requirement); or</i> <i>3) In density bonus projects, request credit against the AHIF fee otherwise due for any affordable units provided within the project to earn the density bonus.</i>

Affordability Requirements	County Notes
	<i>The project is conditioned to meet Alternative 1 from the list above. Applicant has stated that they intend to protest the fee on the basis that it is unconstitutional and does not meet then nexus and proportionality requirements under State Law. The County's affordable housing impact fee is supported by a nexus study.</i>

As summarized in the three preceding tables, the project meets, or is conditioned to meet, all eligibility requirements in its election for Builder's Remedy 2.0. Further analysis of the project is provided in the remaining sections of the staff report, provided below.

Affordable Housing and Density Bonus

The project proposes to provide four affordable units in the project (10 percent of the Builder's Remedy 2.0 base density of 40 units), consisting of one Very-Low Income (VLI) unit and three Extremely Low (ELI) units. Per Government Code Section 65589(f)(6)(c)(iv) providing three ELI units adds a three percent extra credit, for a total of 13 percent affordable units, which qualifies the project for a 42.5 percent density bonus, equal to 17 units, per State Density Bonus Law, bringing total density to 57 units (40 base units plus 17 density bonus units).

Density Bonus Law allows applicants to request specific incentives or concessions. As proposed, the project qualifies for a total of four concessions or incentives. (Projects that include at least 10 percent of the base units for very low income units qualify for two incentives or concessions and two additional incentives or concessions are granted per Government Code Section 65589(f)(6)(C)(i); thus, the project qualifies for a total of four concessions or incentives).

Density Bonus Law allows applicants to request waivers of any development standards that have the effect of physically precluding the construction of an eligible housing development at the density proposed. There is no limit to the number of waivers that may be requested.

Location and Design

The County's Affordable Housing Ordinance (SCCC 17.10) contains certain site layout and/or design requirements for affordable units, including that they must be distributed throughout the development project and contain not less than the average bedroom count in the market rate units in the project (SCCC 17.10.032). These requirements are precluded by provisions in Builder's Remedy 2.0 cited above. However, there is a requirement in Builder's Remedy 2.0⁴ that requires the affordable units in the project to have a comparable number of bedrooms and bathrooms as the market-rate units in the project, as noted above.

The Applicant has not yet identified in the application or project plans which units would be the affordable rental units; however, the project has been conditioned to meet this requirement (Condition II.M).

4 Gov. Code § 65589.5(f)(6)(G)(ii) (as amended by AB 1893).

The Applicant agrees to comply with the applicable provisions of Gov. Code Section 65915 and Health and Safety Code Section 17929, which applies to all mixed-income multifamily structures, regardless of whether they are density bonus projects, including the affordable rents of units in the development. Per Health and Safety Code Section 17929 occupants of affordable units shall have same access to common areas and amenities as market rate units, and the affordable housing units shall not be isolated to a specific floor or area on a specific floor.

The Applicant has not requested credit for the affordable units they propose to qualify for the density and/or Builder's Remedy 2.0. Instead, the Applicant will be subject to the AHIF in full. The Applicant has stated that it intends to protest the AHIF on the basis that the fee is unconstitutional. Staff disagrees with the Applicant's contention. The AHIF is constitutionally valid because the fee has an essential nexus to the impact of market rate units on affordable housing in the County, as supported by the County's nexus study conducted in 2014. Moreover, it is proportional as it is based on the square footage of the market rate units.

Notwithstanding the above-noted inconsistencies with County Code, pursuant to the Builder's Remedy provisions of the HAA, the project provides 10 percent affordable units of the Builder's Remedy 2.0 base density of 40 units; thus, the County may not disapprove the project based on the project's noncompliance with the preempted standards for affordable units set out in Chapter 17.10.

Duration of Deed Restriction

The affordable units provided by the project are subject to State Law, in accordance with Government Code Section 65915(b) and (c), to be specified in a recorded affordable housing agreement for 55 years.

Density Bonus - Concessions, Incentives and Waivers

Projects that are eligible for density bonus provisions may request a certain number of "concessions" or "incentives" (depending on percentage and type of affordable units proposed) as set forth in more detail in the law, and an unlimited number of "waivers of development standards" in order to make the proposed development buildable.

- **Concessions/Incentive** - A "concession" or "incentive" is defined as "[a] *reduction in site development standards or a modification of zoning code requirements or architectural design requirements ... that result in identifiable and actual cost reductions, to provide for affordable housing costs....*" (Gov. Code § 65915(k)(1).) Applicants are required to provide adequate information to support a determination as to establish eligibility for the concessions/ incentives. (Gov. Code § 65915(a)(3)(D)(III). However, local agencies cannot require density bonus applicants to submit pro formas or other documentation to prove that requested incentives/concessions are necessary to make the housing development financially feasible. ([Schreiber v. City of Los Angeles \(2021\) 69 Cal.App.5th 549.](#))
- **Waiver** - An applicant may also request a waiver of any development standard that would have the effect of physically precluding the development. Waivers are related to

the physical design and site plan of the project in relation to the local development standards and are available to reduce any conflicts with those standards that are necessary to allow the project to be built. Waivers are often requested to get greater flexibility with local height limits or minimum setbacks. Applicants are required to provide adequate information to support a determination as to establish eligibility for the waivers. (Gov. Code § 65915(a)(3)(D)(III).)

- **The County must grant the concession/incentive or waiver** unless it makes written findings that:
 - The concession/ incentive does not result in identifiable and actual cost reductions;
 - The concession/incentive or waiver would cause a *specific, adverse impact* upon public health, safety, the environment or on any property listed in the California Register of Historic Resources; or
 - The concession/incentive or waiver would be contrary to state or federal law.

- A **“specific, adverse impact”** means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (Gov. Code § 65589.5(j)(1)(A).)

A project that utilizes density bonus is considered consistent with the General Plan and zoning, regardless of any granted waivers or concessions. (Gov. Code § 65589.5(j)(3).)

Written Requests for Concessions, Incentives, and Waivers

The Applicant has submitted written requests (Architectural Plan Sheet GP0.01, dated May 23, 2025 (Exhibit D), Design Guidelines Project Checklist Analysis (Exhibit G), Letter File v4, dated May 23, 2025 and Response to Compliance Comments Letter, dated June 27, 2025, on file at the Planning Division) regarding various County objective standards, requested waivers, and the Applicant’s justifications for waivers. The Applicant’s requests are provided below:

Requested Concessions

1. “Expedite Appeal Process – in the event of any appeal of the Project or any of its approvals, the County shall hold a hearing to consider the appeal(s) within 25 calendar days after the expiration of the appeal period prescribed by Santa Cruz County Code. County shall not grant an extension of the appeal period, except upon request of the Applicant, County shall grant an extension specified by the Applicant not to exceed 65 calendar days beyond the 25 calendar days deadline to conduct the Board of Supervisors hearing. The Board of Supervisors shall not refer the appeal(s) to any subordinate decision-making body before deciding whether to approve or deny the appeal. County shall do all things necessary to effectuate this concession, including making timely public notices to allow for the expedited appeal before the Board of Supervisors. If any element of this concession is contrary to State Law, the County shall expedite its decision on the appeal as nearly consistent with this concession as allowed be State Law. This concession/incentive is requested pursuant to Gov. Code Section 65915(d) and 65915(k)(3). This concession will result in identifiable and actual cost reductions to provide for affordable housing costs.

Appeals and their associated delays to final project approval impose substantial costs in the form of land carrying costs, fees to consultants, increases in construction costs due to inflation, etc.”

2. “Applicant requests that upon making the determination that this development permit application is complete, the project will be immediately assigned to staff for processing in advance of all nonpriority applications (i.e., and development permit application that has not requested an incentive or concession for priority processing) including scheduling for environmental review (if required) and subsequent scheduling for public hearing and final action by the decision-making body or bodies. This concession is requested pursuant to Gov. Code Sections 65915(d) and 65915(k)(3). This concession will result in identifiable and actual cost reductions to provide for affordable housing costs. Accelerating final project approval saves substantial costs in the form of land carrying costs, increases in construction costs due to inflation, etc.”
3. “Reduce the parking required by Santa Cruz County Code to zero spaces. The parking required for the project by Santa Cruz County Code shall be reduced to zero spaces. The project owner intends to provide parking as indicated in the project plans, and to provide ADA and EV parking spaces as required by State and Federal law. However, the development permit approval for this Project shall not require the project to provide any parking spaces. The project qualifies for parking reductions in accordance with the State Density Bonus Law. For clarity, and conciseness, in addition to the waiver requested for parking Applicant chooses to request this concession in addition to other parking reductions and waiver. This concession/incentive will result in identifiable and actual cost reductions to provide for affordable housing costs. This concession/incentive is requested pursuant to Gov. Code Sections 65915(d) and 65915(k)(3). The cost of constructing parking spaces is a major component of a project’s cost.”
 - a. **County Response:** Staff recommends denying this concession/ incentive in part. Under the County Code, 72 tenant and 12 guest spaces would be required. Under State Density Bonus Law, this requirement is reduced to 65 spaces. SDBL further permits an Applicant to “request parking incentives or concessions beyond those provided” as an incentive/ concession. (Gov. Code § 65915(p)(5).) The Project is designed to include 31 total vehicle parking spaces. This indicates that any parking reduction below 31 spaces would not result in identifiable and *actual* cost reductions. Accordingly, Staff recommends granting a reduction in the required number of vehicle parking spaces to 31 spaces.
4. “Allow conversion ADUs concurrent with construction of the multifamily structure – Applicant requests that the County shall, for the purposes of accessory dwelling units required to be ministerially approved in accordance with Gov. Code Section 66323(a)(3)(A) (“multifamily conversion ADUs”), deem and define the word “existing” to mean that the development permit for the multifamily dwelling structure has been approved, and deem and define the phrase “not used as livable space” to mean that the portions of the multifamily dwelling structure either i) have not been issued a final certificate of occupancy, or ii) are not livable space as defined by Gov. Code Section 66310(e). Applicant requests that the County place a Condition of Approval on the Project

instructing the Building Official to follow the definitions of “existing” and “not used as livable space” as stated in this incentive, and requiring County Staff and Decision Bodies to approve building permits for, and constructions of, the multifamily dwelling structure. This concession/incentive is requested pursuant to Gov. Code Sections 65915(d) and 65915(k)(3). Decisions regarding how much space is needed for storage areas, maintenance areas, and resident amenities is often not entirely determined at the planning permit phase, and the spaces may be better used as ADUs. This concession will result in identifiable and actual cost reductions to provide for affordable housing costs. The ability to convert non-livable space at time of building permit issuance and before certificate of occupancy reduces the cost of first constructing the space as non-livable space prior to conversion.”

- a. **County Response:** Staff recommends denying this concession request on the basis that it would be contrary to State Law. Staff have reviewed the Applicant’s requested concession to allow conversion ADUs concurrent with the construction of the proposed multifamily structure. About four or five such non-livable spaces are shown on the proposed floor plans. As prior comments to the Applicant have indicated, this would conflict with requirements for conversion ADUs pursuant to State ADU law, on a site that is currently vacant. Under State Law, only existing multifamily properties can propose conversion of attached non-habitable space to ADUs (Gov. Code § 66323(a)(3)(A).) Conversion of non-habitable space in *proposed* multifamily projects is explicitly omitted. (Gov. Code § 66323(a)(3)(A).) The State HCD’s recently issued amended ADU Guidelines (2025 ADU Handbook) confirm this. Further, since this is a modular housing project, no conversion would occur, as these ADUs would be produced in the factory just like all other dwelling units in the project as finished dwelling units, and there is not currently, nor would there be at time of permit issuance, any existing non-habitable space in the building, nor any building whatsoever, to be “converted.” The only apparent rationale for the Applicant to pursue this Conversion ADU strategy is to avoid the affordable housing obligations under SDBL and applicable impact fees for these additional units. This would be contrary to State Law. It is noted that the County cannot require the developer remove non-livable spaces from their project.

As referenced in County Code Section 17.12.040, Density Bonus Law allows Applicants to request specific incentives or concessions. As proposed, the project qualifies for a total of four concessions or incentives. The Applicant is requesting the above-listed incentives or concessions for this project.

As detailed above, staff recommends denial of the requested concession to allow conversion ADUs concurrent with construction of the multifamily structure would as the concession would be contrary to State Law pertaining to the requirements for conversion ADUs. Staff also recommends granting a reduction in the required number of vehicle parking spaces to 31 spaces rather than zero spaces as requested. All other incentives/concessions meet requisite qualifications per State Law for approval.

Granting the concessions as specified above is appropriate given that concession/incentives will result in identifiable and actual cost reductions to provide for affordable housing costs. Findings for the approval of the requested concessions are included with this report.

Requested Waivers

1. **Building Height and Stories.** Per County Code Section 13.10.323(C) and Table 13.10.323-2, the maximum building height in the RF zone district is 40 feet. The project proposes an overall building height (to top of elevator penthouse) of about 63 feet and 6 ³/₄ inches and 54 feet six and ³/₄ inches to top of building roof. The applicant has requested a waiver to allow for the building as proposed containing five stories.
2. **Private Open Space.** Per County Code Section 13.10.323(D), common and private open space shall be provided per Table 13.10.323-3 in the RF zone district. Private open space must be directly accessible from the dwelling unit served at a minimum of 60 square feet per unit for 50 percent or more of units included in project, with a minimum dimension of 6 feet. The project provides balconies for private open space for 56 of the 57 proposed dwelling units ranging in size from 40 square feet to 50 square feet, thus a waiver of the private open space requirement is requested as none of the proposed private balconies meet the minimum 60-square foot minimum area requirement. Per Table 13.10.323-3, common open space shall be provided at a quantity of a minimum of 15 percent of gross site area. For sites larger than ¹/₂ acre, common open space shall have a minimum dimension of 20 feet. The amount of common open space required by County Code is 5,732.59 square feet (15% of 38,217.29 square feet), and the project provides 6,109 square feet of qualifying common open space provided on ground level and in common area terraces on the fifth story of the building, thus meeting the common open space requirement and meeting the minimum 20-foot dimensional requirement for these areas.
3. **Bicycle Parking.** Per County Code Section 13.16.040 and Table 13.16.040-1, for multifamily projects, 1 bicycle parking space is required per unit, plus 20 percent guest bicycle parking. For the proposed 57-unit project, a total of 69 bicycle parking spaces are required. A total of 70 bicycle parking spaces are provided within the proposed building in two bicycle storage rooms, one room located on the first floor containing 35 vertical bicycle parking spaces, and second bicycle storage room located on the third floor also containing 35 vertical bicycle parking spaces. Per County Code Section 13.16.040(D)(2), a maximum of 30 percent of the Class I bicycle parking requirement may be substituted with vertical parking spaces; however, the project proposes all Class I bicycle parking spaces to be vertical parking spaces, thus it seeks a waiver from the Class I bicycle parking requirement, as the proposed Class I bicycle parking spaces would not meet the standard dimensional requirement (standard Class I bicycle parking spaces measure six feet long by two feet wide) and would exceed the allowable threshold for vertical bicycle parking (no more than 30 percent of the required bicycle parking). The project also provides 16 outdoor Class II bicycle parking spaces via hoop racks on the project site, meeting Class II bicycle parking requirements. Per page 15 of the Overarching Design Guidelines, installation of short- and long-term bike parking outside buildings along Multimodal Corridors is recommended (Capitola Road is a Multimodal Corridor page 3-18 Access and Mobility Element of the General Plan). The project would provide long-term bike parking within the building but not outside the building.

- 4. Vehicle Parking.** A waiver of all County parking standards is requested. The project provides 28 parking spaces for residents and two ADA parking spaces for a total of 31 vehicular parking spaces. 13 of the 31 proposed parking spaces are designed as compact parking spaces (7.5 feet wide by 16 feet long). SDBL prohibits the jurisdiction from imposing a vehicle parking ratio that exceeds one parking space per zero to one bedroom, one and one-half parking spaces for two to three bedrooms, and two and one-half parking spaces for four and more bedrooms. (Gov. Code § 65915(p).) This results in a maximum of 65 parking spaces for the project. SDBL further permits an Applicant to “request parking incentives or concessions beyond those provided” as an incentive/ concession (Gov. Code § 65915(p)(5)). The project includes both a waiver and concession for all County vehicular parking and design standards. Please see the “Parking” Section of this report below for further discussion of parking.

An Applicant may only “request parking *incentives or concessions* beyond those provided” by State Density Bonus Law. (Gov. Code § 65915(p)(5).) Accordingly, a *waiver* may not be granted to reduce the number of parking spaces below what is required by State Density Bonus Law, and staff recommends denying this waiver request; however, the waiver for all other County parking standards complies with State Density Bonus Law, and must be granted.

- 5. Setbacks.** A waiver of the upper story setback requirements as required by County Code Section 13.10.323 and Table 13.10.323-2 is requested. County Code requires a minimum of 50 percent of exterior walls of the third story be set back at least 10 feet from property setback lines. The building is proposed containing a total of five stories, so this setback would apply to the third through fifth stories. The side setback requirement is 5 feet, so the Code requires the upper stories be set back 15 feet from side property lines. At the south side property line, balconies are proposed five feet from the side property line, and the building itself is proposed 10 feet from the side property line; thus, the third through fifth stories of the building would extend 10 feet (balconies) and five feet (building) into the 15-foot third-story side yard setback. At the rear, the building is proposed 15 feet from the rear property line, protruding 10 feet into the 25-foot upper story rear yard setback (the rear yard setback is 15 feet + 10-foot upper floor setback = 25-foot upper story rear yard setback). The Applicant has indicated that to utilize the intended prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL waiver.
- 6. Existing Trees.** County Code Section 13.11.070(D)(1)(b) requires existing mature trees be incorporated into the site and landscape design. No on-site trees will be retained. Per the submitted Arborist Report (Tree Inventory and Arborist Report, prepared by Davey Resource Group, dated April 18, 2022) 43 existing trees were inventoried on the site, including 27 non-native species, 12 coast redwood and 4 coast live oak trees. The current landscape plan proposes to plant a total of 37 non-native ornamental trees in the new development including all low-canopy species such as crape myrtle, Japanese maple, and Japanese dogwood.
- 7. Street Trees.** Submittal of the SB 330 Application on April 9, 2024, predated the current version of the County Design Criteria (June 2024); therefore, the project is subject to the

2022 version of the Design Criteria. Part 2, Section H - Landscaping, Item 3 on page 15 of the County of Santa Cruz Design Criteria (Dec 2022) requires planting of street trees at a minimum rate of one tree per 25 lineal feet of frontage, with tree cluster as an option for placement. With a project frontage of 100 lineal feet along Capitola Road, four street trees would be required per the County Design Criteria. The project waives this requirement, due to site and right-of-way space constraints. Typically, street trees would be placed within a landscape strip as part of a right-of-way dedication. This project does not include a right-of-way dedication or new landscape strip in the right of way. The existing street section is constrained and existing street tree islands (with two trees in each street tree island) are located within the Capitola Road right-of-way on either side of the project frontage.

8. **Stormwater Design - Runoff Reduction Requirements – Permeable Surfaces.** Submittal of the SB 330 Application on April 9, 2024, predated the current version of the County Design Criteria (June 2024); therefore, the project is subject to the 2022 version of the Design Criteria. Part 3, Section D - Runoff Reduction Requirements, Item 3.c.vii requires all large projects to incorporate site design and runoff reduction strategies, as feasible, including “construct bike lanes, driveways, uncovered parking lots, sidewalks, patios, and other hardscapes with permeable surfaces. The proposed project does include semi impervious paving within the fire access lanes to the north and southwest of the proposed building where the grading is relatively flat and stormwater can reasonably be expected to percolate to some degree, despite the very low infiltration rate on the site. The proposed project does not include pervious paving within the access drives and parking lot where the slope of the site and very low infiltration rate would not allow time for stormwater to percolate before flowing into the proposed stormwater biofiltration areas. The proposal to provide semi impervious paving in locations where it will realistically provide some stormwater runoff benefits, but not where the runoff would be essentially equal to the proposed impervious asphalt pavement, is reasonable and appropriate. The parking and access drives are amenities providing access and parking for the project and are part of the development. Pursuant to Government Code Section 65915(e), the Applicant requests an SDBL reduction of the development standards related to runoff reduction from impervious surfaces. The Applicant does not agree to provide semi impervious paving (or other permeable paving materials) in the parking spaces or access drives. The County’s DPW Stormwater Management Section staff have reviewed this waiver request and the proposal as designed is considered compliant with the development standard for runoff reduction from impervious surfaces and no waiver is required.
9. **Stormwater Design – Minimum Freeboard.** Part 3, Section J, Item .7 of the County Design Criteria (December 2022) states, “The design flow (as specified in Section I) of drainage pipe systems shall allow for a minimum freeboard of 8 inches between the top of the inlet grate or manhole cover and the design water surface elevation for a 10-year storm.” Per the Applicant’s civil engineer, the existing storm drain in Capitola Road is very shallow. The closest curb inlet to the site, which this project proposes to tie into, has a depth of only 1.68 feet. This limits the depth at which the project’s proposed stormwater system can release, which reduces freeboard depth that can be provided between the design water surface elevation for a 10-year storm and inlet grates and covers located at lower areas of the site. This depth is further reduced by the County Design Criteria’s minimum

surface reservoir depth of 6 inches for biofiltration systems. An effort has been made during preliminary grading and drainage design to ensure that the design water surface elevation for a 10-year storm, which is also the design overflow elevation for the biofiltration areas, is below all upstream inlet grates and covers. If it is determined that the provided freeboard depth can be increased during final design at the Building Permit stage, it will be done as feasible. The County's DPW Stormwater Management Section staff have accepted this exception to Design Criteria standards. To memorialize that this exception has been accepted, and pursuant to Gov. Code § 65915(e), the Applicant requests an SDBL reduction of development standards as a waiver.

10. **Overarching Objective County of Santa Cruz Design Guidelines.** The Santa Cruz County Design Guidelines are used in conjunction with the Santa Cruz County General Plan, County Code, and Design Criteria for streets and frontages. The guidelines provide ideas and best practices for well-designed projects, whereas the General Plan, County Code, and Design Criteria set land use requirements and quantitative development standards that projects are legally required to follow. The Applicant requests waivers from the following OVERARCHING Objective County of Santa Cruz Design Guidelines:

- a. **On-Site Parking** (A4, page 8): Design Guideline: *“Provide on-site parking behind buildings rather than between buildings and street frontages, especially along Main Streets, Multimodal Corridors and Active Connectors.”*
 - i. **Applicant's Justification:** “On-site parking is located between the Grey Seal vehicular and pedestrian entry, and Capitola Rd. Parking area must allow for water to flow to stormwater mitigation area. Project is installing 220 LF of new public (offsite) stormwater pipe, and the connection point to existing County stormwater system is too shallow to connect to onsite stormwater mitigation in a different configuration.”
- b. **Setbacks** (A5, page 9): Design Guideline: *“Provide street-facing setbacks to ensure space for the pedestrian amenity zone, pedestrian sidewalk zone, and activity zone.”*
 - i. **Applicant's Justification:** “In order to accommodate as much parking as possible to maintain the feasibility of the project, the parking lot must extend to the required dedication. Ample open space is provided adjacent to the parking lot and flanks/activates the connection from Capitola Road to the building entrance.”
- c. **Upper Floor Stepbacks** (B1, page 10): Design Guideline: *“Stepback - setback of an upper floor of a building from a lower floor.”*
 - i. **Applicant's Justification:** “To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL waiver.”

- d. **Residential Unit Pedestrian Access** (D2, page 14): Design Guideline: *“Orient residential buildings so that the majority of ground floor units have individual entries from public streets. This encourages a safe and activated streetscape”*.
- i. **Applicant’s Justification:** “None of the residential units on the ground floor front on public streets.
- e. **Parking and Access.** (D3, page 14) Design Guideline: *“Locate parking areas toward rear of the site or otherwise obstruct from off-site views, while maintaining appropriate access for people with disabilities. On Main Streets, discourage parking lots between street frontages and buildings. On Multimodal Corridors, surface parking lots should occupy less than 50% of any single street frontage. See County Design Criteria and Santa Cruz County Code Chapter 13.16 for parking design requirements.”*
- i. **Applicant’s Justification:** “This is infeasible for this site. Site slopes from rear down toward Capitola Rd. Stormwater mitigation requires water to flow from rear to front of site. Placing the parking at rear of site is not feasible. Impermeable surfaces (roof and hardscape) must flow into stormwater mitigation areas. Parking lot does not comply with all objective standards of SCCC 13.16. The project uses less density than allowed and efficiently organizes the parking layout, but still provides less than a 1:1 parking ratio.”
- f. **Bike Parking** (D8, page 15): Design Guideline: *“Install shared long and short-term bike parking outside buildings along Multimodal Corridors, Active Connectors and Main Streets, and in interior building locations for on-site residents and workers, if applicable. Provide covered bike parking whenever possible. See SCCC 13.16.040 for bike parking requirements.”*
- i. **Applicant’s Justification:** “The project has been updated to provide long term bike parking in the building. No long-term bike parking is provided outside the building at this time.”
- g. **Stepped Massing** (F1, page 20) Design Guideline: *“See SCCC 13.10.323 for residential third-story setbacks and SCCC 13.10.333 for setback requirements for commercial buildings adjacent to residential or agricultural developments Table 13.10.323-2 Minimum of 50% of exterior walls of the third story set back at least 10 feet from property setback lines.”*
- i. **Applicant’s Justification:** “The building massing is carved away on the top level to accommodate two roof terraces and reduce the bulk of the building as it approaches the adjacent residential property lines. To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL Waiver.”
- h. **Tree Placement** (G4, page 25) Design Guideline: *“Locate trees to increase shade and provide buffers for parking areas, buildings, and the public realm. For security*

purposes, openings should be incorporated into the landscape design to provide clear views into sites. California Building Code 5.106.12.1 Surface parking areas. For non-residential and mixed-use projects, shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50% of the parking area within 15 years. California Building Code 5.106.12.2 Landscape areas. For non-residential and mixed-use projects, shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 20% of the landscape area within 15 years. Exception: Playfields for organized sport activity are not included in the landscape area calculation. See SCCC 13.11.070(D), SCCC 13.16.060(D) and County Design Criteria for landscape design requirements for sites, streets, and parking areas.”

- i. **Applicant’s Justification:** “See landscape plans for proposed tree locations. The criteria is lengthy and complex. If any objective standard is not met, a waiver is requested for the project as proposed. The project will comply with State Law California Building Code requirements.”

11. **Multifamily Residential Objective County of Santa Cruz Design Guidelines.** The Santa Cruz County Design Guidelines are used in conjunction with the Santa Cruz County General Plan, County Code, and Design Criteria for streets and frontages. The guidelines provide ideas and best practices for well-designed projects, whereas the General Plan, County Code, and Design Criteria set land use requirements and quantitative development standards that projects are legally required to follow. The Applicant requests waivers from the following MULTIFAMILY RESIDENTIAL Objective County of Santa Cruz Design Guidelines:

- a. **Building Placement** – Neighborhoods (A1, page 36) Design Guideline: “Within residential neighborhoods, locate multifamily buildings in the center front of the site, especially if other buildings in the neighborhood follow this pattern. Locate front yards along public streets to assist in cultivating a sense of community and neighborhood feel.”
 - i. **Applicant’s Justification:** “Many other factors influence the siting of the building. See comments above. The connection to Grey Seal enters the midpoint of the site making placement of the building in the center of the site infeasible.”
- b. **Building Orientation** (A3, page 36) Design Guideline: “Orient buildings towards public streets with the primary entrance to housing units on the ground floor directly accessible from an adjacent sidewalk. Internally-facing buildings with primary entrances oriented toward a common space should prioritize the pedestrian experience. Primary building facades and entrances should not face parking areas when the option to face the street is available.”
 - i. **Applicant’s Justification:** “The primary building face is oriented towards an entry court that promotes the pedestrian experience and provides a sense of protection and arrival. The ground floor residential units provide private

outdoor spaces where appropriate, but are not accessible from the street / sidewalk.”

- c. **Building Mass** (B1, page 38) Design Guideline: “Encourage highest building height and mass to be located near the center of the site and building footprint. Building mass should taper from the center of the site toward the property lines to emulate the scale and style of single-family residential development and allow for solar access to open spaces, especially within neighborhoods. Design upper floor mass to complement neighborhood scale by incorporating design elements such as upper floor stepbacks and gable and hip roof forms. See SCCC 13.10.323(C) for third floor stepback requirements.”
 - i. **Applicant’s Justification:** “To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL Waiver.”
- d. **Building Stepbacks** (B5, page 40) Design Guideline: “Upper floor building mass should be stepped back along internal frontages to provide solar access to common open spaces, internal drives, and other on-site spaces. Upper-floor stepbacks along frontages should be incorporated along Local Residential Streets. See SCCC 13.10.323(C) for third floor stepback requirements.”
 - i. **Applicant’s Justification:** “To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL Waiver.”
- e. **Private Open Space** (C1, page 43) Design Guideline: “On sites zoned Residential Multifamily (RM), provide 60 square feet of private open space for every unit. Site buildings to accommodate stoops and porches along ground floor unit entrances, including internal-facing front yards. On sites zoned Residential Flex (RF), higher density development may not allow for private open space for every unit. Wherever private open space is provided for multifamily projects, the minimum dimension should be six feet in order to ensure that the space is usable”
 - i. **Applicant’s Justification:** “Due to constraints of modular construction and site topography / grading this is infeasible. Private outdoor space is provided without providing unit entrances or internal facing front yards. RF zoning applies per builder's remedy. Private open space not provided for every unit. Not all of the dimensions of balconies and patio (where provided) are a minimum of 6 ft. In general, the narrowest dimension is 5 ft. as provided”
- f. **Common Open Space** (C2 page 43) Design Guideline: “On sites zoned RM, provide 200 square feet of common open space per unit. On sites zoned RF, provide at least 15% of gross site area as private or common open space. Locate common open space areas in front and side yard areas when possible. On larger sites with multiple structures or along Multimodal Corridors, explore centrally-located common open spaces, such as plazas, that are interconnected with a network of

pedestrian paths to individual private open spaces. Wherever common open space is provided, the minimum dimension should be 15-20 feet to ensure that the space is usable. See SCCC 13.10.323(D) for usable open space requirements.

- i. **Applicant's Justification:** "RF zoning applies per builder's remedy. RF zoning applies per builder's remedy. Project exceeds County minimum, see Open Space Diagrams. Common open spaces are located in the front, side and rear portions of the site, see the open space diagrams. The project complies with required common open space requirements but seeks a waiver for private open space dimensional requirements. See the open space diagrams for compliance / waivers."

As referenced in County Code Section 17.12.050, Density Bonus Law allows applicants to request waivers of any development standards that have the effect of physically precluding the construction of an eligible housing development at the density proposed. There is no limit to the number of waivers that may be requested. The Applicant is requesting the above-listed waivers for this project. To achieve the proposed density of 57 multifamily rental units with four affordable units, reduced and revised site and development standards are necessary.

The Applicant has provided adequate information to establish eligibility for the requested waivers of development standards. Accordingly, granting these waivers is appropriate given that the project site is constrained in size respective to the number of multifamily units proposed. Granting these waivers would allow the project, as designed, to provide 57 multifamily units with parking and open space, along with the necessary site improvements such as safe multi-modal access and circulation throughout the project site. Findings for the approval of the requested waivers are included with this report.

In addition, the Builder's Remedy provision of the HAA prohibits the County from relying on inconsistency with Zoning and General Plan standards as a basis for denial of a housing development project for extremely low, very low-, low-, or moderate-income households.

Project Scope

The proposed Builder's Remedy project includes redevelopment of one parcel containing a single-family residence with construction of a new five-story residential building, a parking lot to accommodate 31 parking stalls, site circulation, landscaping, and improvements. The project includes 57 rental units, including four affordable units, and the proposed building is approximately 52,919 gross square feet in size. The proposed dwelling unit mix comprises of seven studio units, 35 one-bedroom units, and 15 two-bedroom units.

Primary vehicular access to the parking area is available from Grey Seal Road. Emergency vehicle access (EVA) is available to Capitola Road blockaded by removable bollards. Pedestrian access to the site is available from both Capitola Road and Grey Seal Road, via a proposed five-foot-wide internal sidewalk to connect with existing sidewalks along Capitola Road on the south side of the project site and Grey Seal Road to the west. The ground floor of the proposed residential building consists of a small lobby area, a mail room, electrical room, bicycle parking area, and 11 units. The second story contains 12 units and a storage room. The third story contains 12 units and a

bicycle storage room. The fourth story contains 12 units and a storage room. The fifth story contains 10 units, an assembly room and two rooftop terraces. Private balconies are also available for most of the units. Site improvements include walkways and landscaping throughout the project site and widened driveway curb cut in the Capitola Road right-of-way for the EVA. The project proposes to remove all 43 existing trees, as discussed later in this report.

Zoning & General Plan Consistency

The project site is comprised of one parcel measuring 38,217 square feet in size, located in the R-1-5 (Single Family Residential – 5,000 square feet per unit) zone district which allows residential uses. The R-1-5 zone district is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

The R-UM General Plan designation allows a maximum density of 15 units per acre. Although the proposed density of 57 dwelling units proposed on the 0.877-acre project site exceeds the allowable density in the General Plan, pursuant to the Builder’s Remedy provisions of the HAA, the County may not disapprove the project based on the project’s noncompliance with this General Plan density standard.

A Site Development Permit for review and approval by the Planning Commission is required pursuant to County Code Section 13.11.037-1 because the project would construct more than 15 dwelling units.

Zoning

Although the project is inconsistent with a number of the development standards in the R-1-6 zone district, pursuant to the Builder’s Remedy provisions of the HAA, the County may not disapprove the project based on the project’s noncompliance with these development standards. Subdivision (f) of the HAA allows the County to require that projects comply with applicable standards, and allows the development proponent to identify any objective, quantifiable, written development standards, conditions, and policies associated with a different general plan designation or zoning classification within that jurisdiction, that facilitate the project’s density and unit type, and those shall apply. In this case, the Applicant has identified standards that are applicable to the project would be the RF (Residential Flex) zone district and the R-UHF (Urban High Flex) General Plan designation.

Table 4 Site Standards

Standard	Requirement		Proposed	Waiver or Concession Applied
Maximum Allowed Density	8 units		57 units	
Maximum Floor Area Ratio (FAR)	R-1-5	RF	1.38	
	0.5	1.5		
Maximum Parcel Coverage	R-1-5	RF	28.4%	
	40 %	N/A		
Minimum Setbacks	R-1-5	RF		
	Front	15 ft	10 ft	169 ft

	Side	5 & 8 ft	5 ft	5&17 ft	
	Rear	15 ft	15 ft	15 ft	
	Garage Entrance	20 ft	18 ft	N/A	
Third Story Setback		Minimum of 50% of exterior walls of the third story set back at least 10 feet from property setback lines		Upper Stories Side Yard Setback: 10 feet Upper Stories Rear Yard Setback: 15 feet	Waiver
		Upper Stories Side Yard Setback: 15 feet			
		Upper Stories Rear Yard Setback: 25 feet			
Maximum Height Limit		R-1-5 28 ft	RF 40 ft	54 feet, 6 ³ / ₄ inches to roof, 63 feet 6 ³ / ₄ inches to top of elevator penthouse	Waiver
Maximum Stories		R-1-5 2 stories	RF 3 stories	5 stories	Waiver
Minimum Usable Open Space		R-1-5	RF 15% of gross site area common open space and 60 sq. ft. private open space per unit for 50% of all units.	6,109 square feet of qualifying common open space provided on ground level and in common area terraces on the fifth story of the building (more than 15% of gross site area = 5,733 square feet) provided, meeting the common open space requirement. Private usable open space (balconies and terraces) for 56 of 57 units provided with a minimum dimension of 5 feet, less than the required 6-foot minimum dimension; thus, waiver sought for Private Usable Open Space	Waiver

<p>Minimum Vehicle Parking</p>	<p>Units less than 750 sq. ft.: 1 space per unit. Units greater than 750 sq. ft.: 2 spaces per unit</p> <p>20% guest parking required</p> <p>Total parking required: 84 parking spaces</p>	<p>31 surface parking spaces</p>	<p>Concession & Waiver</p>
<p>Minimum Bicycle Parking</p>	<p>1 Class I bike parking space per unit + 20% guest bike parking</p> <p>1 Class II bike parking space per 4 units</p> <p>Total bike parking required: 69 Class I bike parking spaces 15 Class II bike parking spaces</p>	<p>70 Class I bike parking spaces 16 Class II bike parking spaces</p> <p>Project provides 100% Class I bicycle parking as vertical bike parking, exceeding the maximum allowed threshold for the Class I bicycle parking requirement.</p>	<p>Waiver</p>

Project Design

The project features a contemporary and utilitarian multifamily design with clean lines, flat roof, and the use of mixed materials. The building mass is modulated in rectangular volumes, with a stepped-back massing for the northern portion of the building. The building massing is carved away on the top level to accommodate two roof terraces and reduce the bulk of the building. The project proposes a variety of wall planes, materials, and balconies to maximize building articulation and visual interest. The building is setback approximately 169 feet from the Capitola Road frontage with a parking lot, landscaping, and trees in the foreground from the vantage point of Capitola Road. The material palette for the project primarily includes stucco, fiber cement board, and accent balconies with metal railings. The project is setback about 20 feet from the west side property line, 10 feet from the east side property line, and 15 feet from the rear property line on the north side of the site. Landscaping is proposed around the perimeter of the project site and included on the communal terraces proposed on the fifth story on the north and east sides of the building, and along the street frontage, which softens the base of the building. The terraces include planters and seating areas. Barbeque areas with picnic tables and a dog run are proposed at the north and eastern common side and rear yard areas. A large, landscaped area is also located between the parking lot and the east property line between the Capitola Road frontage and the proposed residential building with a seating area included.

Figure 1: Building Rendering Viewed from Capitola Road



Open Space

The project includes a total of 6,109 square feet of qualifying common open space on ground level and in common area terraces on the fifth story of the building and 56 private balconies are also provided, to be used by future residents. Plan sheet GP0.06 of the plan set (Exhibit D) illustrates the open space provided by the project. Common usable open space terraces at the front and rear of the building on its fifth story include landscaping planters and seating areas for passive uses. The private balconies are provided for most units, but the balconies would not meet minimum dimensional requirements of six feet per County Code Section 13.10.323(D); however, the project includes a waiver from private open space requirements per Density Bonus law, as further detailed in this report (See “Waivers” section above).

Landscaping is proposed throughout the project site, including a mix of trees, shrubs, perennials, grasses and trailing plants, and a mix of native and non-native plants (see Sheet L1.1- L2.2 of the plan set, Exhibit D).

Other Site Improvements and Landscaping

Other project improvements include on- and off-site drainage and sewer infrastructure improvements. The proposed project will create and/or replace more than 27,000 square feet of impervious area and is therefore classified as a large project per the County Design Criteria. The project proposal includes biofiltration treatment sized to filter runoff produced from a 0.2 inch/hour rain event. The basins have also been sized with sufficient volume to detain runoff from a post development 10 year rainfall event while limiting release to the predevelopment 10 year, 15 minute flow rates (the design storm specified in the County Design Criteria). Discharge rates are limited orifice outlet control structures. Retention and infiltration of stormwater on the site was

determined to be infeasible based on the Geotechnical Investigation by Rock Solid Engineering. The project would be conditioned to ensure requirements of the Public Works Division Stormwater Management Section are met.

All utilities are available to serve the proposed development, as indicated in the will-serve letters from the City of Santa Cruz Water Department (Exhibit H) and the Santa Cruz County Sanitation District (Exhibit I).

Construction would require approximate cut and fill volumes of 1,700 cubic yards and 200 cubic yards, respectively, with 1,500 cubic yards of export.

Vehicular Parking

The project proposes an at-grade parking lot with a total of 31 parking spaces. Three of the 31 parking spaces are designated as Americans with Disabilities Act (ADA) spaces. The project is non-compliant with County Code Section 13.16.050, which requires 72 parking spaces for the residential units and 12 guest parking spaces for a total of 84 parking spaces. However, the project qualifies for parking reductions in accordance with State Density Bonus Law. SDBL prohibits requiring a vehicle parking ratio that exceeds one parking space per zero to one bedroom, one and one-half parking spaces for two to three bedrooms, and two and one-half parking spaces for four and more bedrooms. (Gov. Code § 65915(p).) This results in a maximum of 65 parking spaces for the project. SDBL further permits an Applicant to “request parking incentives or concessions beyond those provided” as an incentive/ concession. (Gov. Code § 65915(p)(5).) While the project provides a total of 31 parking spaces, the Applicant is requesting a concession and a waiver of the parking ratio and parking design requirements to zero parking spaces.

Staff recommends denying the requested concession/ incentive to zero parking spaces in part. The Project is designed to include 31 total vehicle parking spaces. This indicates that any parking reduction below 31 spaces would not result in identifiable and *actual* cost reductions. Accordingly, Staff recommends granting a reduction in the required number of vehicle parking spaces to 31 spaces, rather than zero spaces.

An Applicant may only “request parking *incentives or concessions* beyond those provided” by State Density Bonus Law. (Gov. Code § 65915(p)(5).) Accordingly, a *waiver* may not be granted to reduce the number of parking spaces below what is required by State Density Bonus Law, and staff recommends denying this waiver request specific to a reduction in the number of parking spaces; however, applying the waiver for all other County parking standards, such as parking design standards, complies with State Density Bonus Law, and must be granted.

A County may impose a higher vehicular parking ratio, but only if it has conducted an independent areawide or jurisdiction-wide parking study in the last seven years, and made findings that the study supports the need for a higher parking ratio. (Gov. Code § 65915(p)(7).) The County had not conducted a qualifying parking study at the time this project vested, and therefore a higher parking ratio cannot be imposed.

Notwithstanding the above-noted inconsistencies with the parking standards, pursuant to the Builder's Remedy provisions of the HAA, the County may not disapprove the project based on its noncompliance in this regard.

Bicycle Parking

Pursuant to County Code Section 13.16.040, one Class I bicycle parking space is required per unit, plus 20 percent guest parking and one Class II bicycle parking space is required for every four units for a total of 69 Class I spaces and 15 Class II spaces. The project provides 70 Class I bicycle parking spaces and 16 Class II bicycle parking spaces; however, the project seeks a waiver from bicycle parking requirements in that the project proposes an alternative design of bicycle parking facilities than those design standards set out by County Code for the bicycle parking spaces. While the number of bicycle parking spaces is compliant with the County's bicycle parking requirement, the design of the spaces does not comply with County bicycle parking design standards.

Notwithstanding the above-noted inconsistencies with the bicycle parking standards, pursuant to the Builder's Remedy provisions of the HAA, the County may not disapprove the project based on its noncompliance in this regard.

Transportation and Circulation

Traffic

A traffic analysis report (Linscott, Law & Greenspan, Engineers, dated May 21, 2025) was provided for the proposed project. The project is expected to generate about 286 new daily trips, with 23 morning peak hour trips (5 in, 18 out) and 25 evening peak hour trips (15 in, 10 out).

Traffic conditions at the study intersections were also evaluated using level of service (LOS). According to the General Plan, LOS C is considered as the objective, but it accepts LOS D as the minimum acceptable level of service at both signalized and unsignalized intersections where costs, right-of-way requirements, or environmental impacts of maintaining LOS under this policy are excessive, capacity enhancement may be considered infeasible. A development is said to create an operational deficiency at a signalized intersection if for either peak hour, either of the following occurs: (1) The level of service at the intersection degrades from an acceptable level (LOS D or better for local intersections under no-project conditions to an unacceptable level (LOS E or F) under project conditions, or (2) the level of service at the intersection is an unacceptable level (LOS E or F) under no-project conditions and the volume capacity (v/c) ratio of the sum of all critical movements at the intersection increases by one percent or more with the project.

The traffic report indicates the key study intersections (Grey Seal Road at Capitola Road and 7th Avenue at Capitola Road) will continue to operate at acceptable levels with the addition of the project-generated traffic in the horizon year of 2045. The minimum acceptable LOS is "D" and both intersections would operate at LOS "C" with project traffic conditions. The development is subject to Live Oak Transportation Improvement (TIA) fees at the rate per the County Unified Fee Schedule vested on April 22, 2024 (SB 330 vested date) at \$4,200 for each new unit created.

Vehicle Miles Traveled (VMT)

The County of Santa Cruz adopted a policy establishing vehicles miles traveled (VMT) as the appropriate metric for evaluating transportation-related impacts under the California Environmental Quality Act (CEQA). VMT is a measure of total vehicular travel that accounts for the number of vehicle trips and the length of those trips.

In 2013, Senate Bill (SB) 743 was signed into law by California Governor Jerry Brown with a goal of reducing greenhouse gas (GHG) emissions, which promotes urban infill projects supporting diverse land uses and multimodal transportation networks. One significant outcome resulting from this statute is the removal of automobile delay and congestion, commonly known as level of service (LOS), as a basis for determining significant transportation impacts under the California Environmental Quality Act (CEQA).

The Governor's Office of Land Use and Climate Innovation (LCI) selected Vehicle Miles Traveled (VMT) as the principal measure to replace LOS for determining significant transportation impacts. VMT is a measure of total vehicular travel that accounts for the number of vehicle trips and the length of those trips.

VMT also allows for an analysis of a project's impact throughout the jurisdiction rather than only in the vicinity of the proposed project allowing for a better understanding of the full extent of a project's transportation-related impact. However, SB 743 does not restrict the County of Santa Cruz from using LOS for other planning purposes outside the scope of CEQA.

Project screening is used to determine if a project would be required to conduct a VMT analysis. As detailed in the provided VMT technical analysis and based on the SB 743 Implementation Guidelines for the County of Santa Cruz and the County's TREDLite tool, the VMT for the proposed project is 14.8, which exceeds the threshold of 13.6, thus the project would not screen out of the requirement to provide a VMT analysis. Thus, a vehicle miles traveled (VMT) technical analysis (Linscott, Law & Greenspan, Engineers, dated May 21, 2025) was provided for the proposed project, on file with the CDI Planning Division.

The County of Santa Cruz TREDLite tool was utilized to determine whether on-site transportation demand management ("TDM") project features may reduce the proposed project's VMT to a less than significant impact. The TREDLite tool provides a 20 percent VMT reduction achieved by a project that is designed with a higher density compared to the average residential density in the U.S. The project is designed at a density of about 67 units per acre, exceeding the average residential density in the U.S (9.1 units per acre). As such, the high density of the project reduces the project VMT from 14.8 to 11.8, which is below the threshold of 13.6, thus the project's VMT would result in a less than significant impact.

Streetscape Design

Along the Capitola Road frontage, the existing conditions are a small driveway and a six-foot-wide sidewalk with a curb. Two existing curbed landscape islands are located in front of the project site frontage within the Capitola Road roadway providing for a protected on-street parking lane. An existing bike lane extends along the north side of the Capitola Road roadway section adjacent

to the vehicular lane. The project proposes to replace the existing driveway with a widened driveway to allow for an adequate driveway width for the EVA accessway, which will be blocked with removable bollards limiting use of the EVA to emergency vehicles only. Other than widening the driveway and adding requisite drainage and utility infrastructure, the project would retain the existing streetscape and tie a sidewalk provided at the back of the new driveway cut to the existing sidewalk along the Capitola Road frontage. The project has requested a waiver from providing street trees every 25 feet per County Design Criteria Part 2 Section H.

Pursuant to the Builder's Remedy provisions of the HAA, the County may not require a dedication of land as a condition of approving a housing development project.

Public Outreach/Public Comment

The project Applicant conducted public outreach for the project, including a public neighborhood meeting held on April 1, 2025. Neighbors expressed concerns about potential traffic, parking, preserving trees, shading impacts, and safety, among other comments. The results of the neighborhood meeting are included in Exhibit M. Public comments submitted to the Department also included concerns about the size and height of the building, incompatibility of the project with the surrounding neighborhood, traffic and parking impacts to the residents along Grey Seal Road and the nearby neighborhoods, and disagreements pertaining to the application of State Law provisions.

Environmental Review – Statutory Exemption

The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (via AB 130 and SB 131) relating to environmental quality.

Public Resources Code Section 21080.66 provides a complete exemption from CEQA for all aspects of a qualifying "housing development project," including any permits and public improvements required for the project. In addition to incorporated cities, this exemption applies in all unincorporated "urban areas". This new exemption offers broader eligibility and fewer barriers for qualifying projects than the existing infill exemptions, although some projects may also qualify for other exemptions.

Tribal notification was conducted for the requisite 60-day period from August 1, 2025 to September 30, 2025 pursuant to (PRC) Section 21080.66(b). Two Tribes responded to the noticing; however, no Tribe accepted the invitation to engage in formal consultation with the County with respect to the proposed project. Included in their emailed response, the Amah Mutsun Band of San Juan Bautista provided recommended provisions to address discovery of a tribal cultural resource during construction, which have been added as conditions of approval for this project.

As further detailed in the attached Notice of Exemption (Exhibit A), pursuant to Public Resources Code Section 21080.66, no further environmental analysis is required.

Final Action Required per PRC Section 21080.66

This project utilizes CEQA provisions per Public Resources Code Section 21080.66. A 60-day formal tribal notification period was initiated on August 1st, 2025 and terminated on September 30th, 2025. The lead agency must approve or disapprove the project within 30 days from the termination of the tribal notification period (by October 30th, 2025). The timeline does not include appeals.

Conclusion

The project is consistent with some development standards, achieves General Plan and Housing Element goals by increasing market-rate and affordable housing opportunities in the County, and aids the County in meeting its RHNA requirements. Where the project is inconsistent, such inconsistencies are not a basis for disapproval of the project due to applicability of the HAA.

Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **241371**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Lezanne Jeffs
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Development Review
Santa Cruz County Planning

Exhibits

- A. Statutory Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project Plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel Information
- G. Objective Design Guidelines Standards Analysis
- H. City of Santa Cruz Will-Serve Letter
- I. Santa Cruz County Sanitation District Will-Serve Letter
- J. Biotic Report Review Letter, Biotic Report, Arborist Report
- K. Soils Report Review Letter
- L. Central Fire District Plan Approval, dated June 25, 2025
- M. Results of the Neighborhood Meeting

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Public Resources Code (PRC) Section 21080.66 for the reason(s) which have been specified in this document.

Application Number: 241371
Assessor Parcel Number: 026-491-40
Project Location: 841 Capitola Road, Santa Cruz, CA

Project Description: Proposal to demolish one existing residential dwelling unit and construct 57 units, several non-habitable storage units and common amenity spaces within a five-story multifamily building, and site improvements including surface parking and fencing. The project includes a 42.5-percent Density Bonus in exchange for the provision of four affordable units (comprising of one Very-Low Income (VLI) unit and three Extremely Low (ELI) units). Requires approval of a Site Development Permit pursuant to Builder’s Remedy pursuant to Gov. Code Section 65589.5 and Density Bonus pursuant to Gov. Code Section 65915. The project site is located on the north side of Capitola Road at 841 Capitola Road (Assessor’s Parcel Number 026-491-40) approximately 300 feet west of its intersection with Jose Avenue in Live Oak.

Person or Agency Proposing Project: Clay Toombs for Workbench

Contact Phone Number: 831-227-2217 ext. 310

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. **Statutory Exemption** other than a Ministerial Project - Public Resources Code (PRC) Section 21080.66
- E. **Categorical Exemption**

F. Reasons why the project is exempt:

The project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66. This exemption applies to projects consistent with the applicable requirements of the General Plan and Zoning Ordinance. Pursuant to the HAA, the County is restricted from denying the project, reducing its density, or rendering it infeasible based on inconsistencies with the Zoning Ordinance or General Plan. Therefore, any existing zoning requirements and development standards that the project is not in compliance with are not “applicable” within the meaning of PRC Section 21080.66. The project is found to be consistent with the Zoning Ordinance and General Plan. Also, the approval of a density bonus, incentives or concessions, waivers, or reductions of development or parking standards shall not be grounds for

EXHIBIT A

determining that the project is inconsistent with the General Plan or Zoning Ordinance. The project also meets all other criteria. The project is a builder’s remedy “housing development project”, occurs in an unincorporated “urban area” on a site that is no more than five acres in size; is located on a project site that has been previously developed; is substantially surrounded by urban uses; contains at least a minimum density of 10 units per acre, does not involve the demolition of a listed historic structure existing as of the date of submittal of the preliminary application (Historic Evaluation by PAST Consultants LLC, dated February 22, 2023 on file with the CDI Planning Division), is not located on farmland, wetlands, in a very high fire hazard severity zone, a hazardous waste site, earthquake fault zone, flood hazard area, regulatory floodway, in an adopted natural conservation plan/habitat conservation plan/natural resource protection plan, does not contain habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies. The biotic report (Biological Assessment memo dated March 17, 2025 prepared by Thompson Wildland Management, and a Tree Inventory and Arborist Report dated April 18, 2022 prepared by Davey Resource Group, Inc. for APN 026-491-40) concludes that the Study Area does not support habitat for federally and/or state protected plant or animal species. No special-status plant or animal species were identified in the study area. In addition, there are no locally unique biotic communities, wetlands, or riparian corridors on or immediately adjacent to the property.

A vehicle miles traveled (VMT) technical analysis (Linscott, Law & Greenspan, Engineers, dated May 21, 2025) was provided for the proposed project. As detailed in the analysis and based on the SB 743 Implementation Guidelines for the County of Santa Cruz and the County’s TREDLite tool, the VMT for the proposed project is 14.8, which exceeds the threshold of 13.6, thus the project would not screen out of the requirement to provide a VMT analysis, thus a VMT technical analysis was provided for the project.

The County of Santa Cruz TREDLite tool was utilized to determine whether on-site transportation demand management (“TDM”) features may reduce the proposed project’s VMT to a less than significant impact. The TREDLite tool provides a 20 percent VMT reduction achieved by a project that is designed with a higher density compared to the average residential density in the U.S. The project is designed at a density of about 67 units per acre, exceeding the average residential density in the U.S (9.1 units per acre). As such, the high density of the project reduces the project VMT from 14.8 to 11.8, which is below the threshold of 13.6, thus the project’s VMT would result in a less than significant impact.

A 60-day formal tribal notification period was initiated on August 1st, 2025 and terminated on September 30th, 2025. Two tribes provided responses but formal consultations were not requested by any tribes during the notification period. Standard conditions of approval for tribal monitoring during ground-disturbing activities would apply to the project.

In conformance with PRC Section 21080.66, a condition of approval for the development has been included as part of the project approval requiring the development proponent to complete a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.

Jonathan DiSalvo, Project Planner

Date: _____

Discretionary Permit Findings

- (a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

- (b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that although the project is inconsistent with a number of the development standards in the R-1-6 zone district, pursuant to the Builder's Remedy provisions of the HAA, the County may not disapprove the project based on the project's noncompliance with these standards. Subdivision (f) of the HAA allows the County to require that projects comply with applicable standards, and per Gov. Code Section 65589.5(f)(6) the development proponent may identify any objective, quantifiable, written development standards, conditions, and policies associated with a different general plan designation or zoning classification within that jurisdiction, that facilitate the projects density and unit type, and those shall apply. In this case, the standards that are applicable to the project have been identified as the RF (Residential Flex) zone district and the R-UHF (Urban High Flex) General Plan designation. Where the project is inconsistent, such inconsistencies are not a basis for disapproval of the project due to applicability of the HAA. Additionally, a project that utilizes density bonus is considered consistent with the General Plan and zoning, regardless of any granted waivers or concessions.

Consistent with its intent to facilitate the approval of housing, the HAA limits the County's ability to deny or condition a housing development project for extremely low, very low-, low-, or moderate-income households in a manner that renders the project infeasible for affordable housing development (Gov. Code § 65589.5(d)). In addition, the Builder's Remedy provision of the HAA prohibits the County from relying on inconsistency with Zoning and General Plan standards as a basis for denial of a housing development project for extremely low, very low-, low-, or moderate-income households.

- (c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that though the proposed multifamily residential use is not in substantial conformance with the use and density requirements specified for the R-UM (Urban Medium Density Residential) land use designation in the County General Plan, pursuant to the Builder's Remedy provisions of the HAA, the County may not disapprove the project based on the

project's noncompliance with these standards. Subdivision (f) of the HAA allows the County to require that projects comply with applicable standards, and per Gov. Code Section 65589.5(f)(6) the development proponent may identify any objective, quantifiable, written development standards, conditions, and policies associated with a different general plan designation or zoning classification within that jurisdiction, that facilitate the projects density and unit type, and those shall apply. In this case, the standards that are applicable to the project have been identified as the RF (Residential Flex) zone district and the R-UHF (Urban High Flex) General Plan designation. Where the project is inconsistent, such inconsistencies are not a basis for disapproval of the project due to applicability of the HAA. Additionally, a project that utilizes density bonus is considered consistent with the General Plan and zoning, regardless of any granted waivers or concessions.

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A specific plan has not been adopted for this portion of the County.

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed project, which is in the Urban Services Line, would be served by existing public utilities, including the Santa Cruz County Sanitation District for wastewater collection and stormwater drainage, the City of Santa Cruz Water Department for water service. Will-serve letters have been provided by the City of Santa Cruz Water Department (Exhibit H) and Santa Cruz County Sanitation District (Exhibit I) for the project. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

A traffic analysis report (Linscott, Law & Greenspan, Engineers, dated May 21, 2025) was provided for the proposed project. The project is expected to generate about 286 new daily trips, with 23 morning peak hour trips (5 in, 18 out) and 25 evening peak hour trips (15 in, 10 out).

Traffic conditions at the study intersections were also evaluated using level of service (LOS). According to the General Plan, LOS C is considered as the objective, but it accepts LOS D as the

minimum acceptable level of service at both signalized and unsignalized intersections where costs, right-of-way requirements, or environmental impacts of maintaining LOS under this policy are excessive, capacity enhancement may be considered infeasible. A development is said to create an operational deficiency at a signalized intersection if for either peak hour, either of the following occurs: (1) The level of service at the intersection degrades from an acceptable level (LOS D or better for local intersections under no-project conditions to an unacceptable level (LOS E or F) under project conditions, or (2) the level of service at the intersection is an unacceptable level (LOS E or F) under no-project conditions and the volume capacity (v/c) ratio of the sum of all critical movements at the intersection increases by one percent or more with the project.

The traffic report indicates the key study intersections (Grey Seal Road at Capitola Road and 7th Avenue at Capitola Road) will continue to operate at acceptable levels with the addition of the project-generated traffic in the horizon year of 2045. The minimum acceptable LOS is “D” and both intersections would operate at LOS “C” with project traffic conditions. The development is subject to Live Oak Transportation Improvement (TIA) fees at the rate per the County Unified Fee Schedule vested on April 22, 2024 (SB 330 vested date) at \$4,200 for each new unit created.

The increase in traffic generated by the proposed project will therefore not adversely impact existing roads or intersections in the surrounding area, and the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed multifamily residential project utilizes Builder’s Remedy per Gov. Code Section 65589.5 and Density Bonus per Gov. Code Section 65915 and though the proposed multifamily residential use is not in substantial conformance with the use and density requirements specified for the R-UM (Urban Medium Density Residential) land use designation in the County General Plan, pursuant to the Builder’s Remedy provisions of the HAA, the County may not disapprove the project based on the project’s noncompliance with these standards in regard to land use, land use intensities, and dwelling unit densities as designated by the General Plan and Local Coastal Program and implementing ordinances.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the Coastal Zone.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed multifamily residential project utilizes Builder's Remedy per Gov. Code Section 65589.5 and Density Bonus per Gov. Code Section 65915 and though the project is not in substantial conformance with the use and density requirements specified for the R-UM (Urban Medium Density Residential) land use designation in the County General Plan, pursuant to the Builder's Remedy provisions of the HAA, the County may not disapprove the project based on the project's noncompliance with these standards in regard to land use, land use intensities, and dwelling unit densities as designated by the General Plan and Local Coastal Program and implementing ordinances. Additionally, a project that utilizes density bonus is considered consistent with the General Plan and zoning, regardless of any granted waivers or concessions.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed multifamily residential project utilizes Builder's Remedy per Government Code Section 65589.5 and Density Bonus per Government Code Section 65915 and though the project is not in substantial conformance with the design requirements specified for the R-UM (Urban Medium Density Residential) land use designation in the County General Plan, pursuant to the Builder's Remedy provisions of the HAA, the County may not disapprove the project based on the project's noncompliance with these standards in regard to design as designated by the General Plan and Local Coastal Program and implementing ordinances. Additionally, a project that utilizes density bonus is considered consistent with the General Plan and zoning, regardless of any granted waivers or concessions.

Residential Density Bonus Findings

1. The housing development is eligible for the density bonus and any incentives, concessions, parking reductions or waivers requested.

This finding can be made in that the project provides four affordable units in the project (10 percent of the Builder's Remedy 2.0 base density of 40 units), consisting of one Very-Low Income (VLI) unit and three Extremely Low (ELI) units. Providing three ELI units adds a three percent extra credit, for a total of 13 percent affordable units, which qualifies the project for a 42.5 percent density bonus, equal to 17 units, per the State Density Bonus Law, bringing total density to 57 units (40 base units plus 17 density bonus units).

Density Bonus Law allows Applicants to request specific incentives or concessions. As proposed, the project is eligible for a total of four concessions or incentives and unlimited waivers.

Pursuant to Government Code Section 65915(d)(1) and 65915(d)(1)(C), the requested concession to allow conversion ADUs concurrent with the construction of the proposed multifamily structure shall not be granted on the basis that it would be contrary to State Law. County staff have reviewed the Applicant's requested concession to allow conversion ADUs concurrent with the construction of the proposed multifamily structure. About four or five such non-livable spaces are shown on the proposed floor plans. As prior County comments to the Applicant have indicated, this would conflict with requirements for conversion ADUs pursuant to ADU State Law, on a site that currently does not contain an existing multifamily structure. Under State Law, only existing multifamily properties can propose conversion of attached non-habitable space to ADUs (Gov. Code § 66323(a)(3)(A).) Conversion of non-habitable space in *proposed* multifamily projects is explicitly omitted. (Gov. Code § 66323(a)(3)(A).) The State HCD's recently issued amended ADU Guidelines (2025 ADU Handbook) confirm this. Further, since this is a modular housing project, no physical conversion would occur, as these ADUs would be produced in the factory just like all other dwelling units in the project as finished dwelling units, and there is not currently, nor would there be at time of permit issuance, any existing non-habitable space in the building, nor any physical building whatsoever, to be "converted." The only apparent rationale for the Applicant to pursue this Conversion ADU strategy is to avoid the affordable housing obligations under SDBL and applicable impact fees for these additional units. This would be contrary to State Law. It is also noted that the County cannot require the developer remove non-livable spaces from their project.

2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions.

This finding can be made in that all the requested concessions would result in actual cost reductions for the project. Local agencies cannot require Applicants for Density Bonus projects to submit pro formas or other documentation to prove that requested incentives/concessions are necessary to make the housing development financially feasible. As detailed in the project application and staff report the requested concessions include requests to expedite any appeal process, for priority processing, to reduce the parking requirement to zero spaces, and to allow for conversion ADUs with the proposed multifamily building prior to building permit issuance. While all requested concessions would result in cost reductions by reducing carrying costs, fees to consultants, and increases in construction costs due to inflation, the finding to not grant the requested concession

to allow for conversion ADUs with the proposed multifamily building prior to building permit issuance is provided under Finding 1 above.

3. If the density bonus is based all or in part on donation of land, a finding that all the requirements included in SCCC 17.12.070 have been met.

This finding is not applicable as the project does not propose the donation of land.

4. If the density bonus or incentive is based all or in part on the inclusion of a child care facility, a finding that all the requirements included in SCCC 17.12.080 have been met.

This finding is not applicable as the project does not propose a childcare facility.

5. If the density bonus or incentive is based all or in part on the inclusion of affordable units as part of a condominium conversion, a finding that all the requirements included in Government Code Section 65915.5 have been met.

This finding is not applicable in that the project does not involve a condominium conversion.

6. If an incentive includes mixed-use development, a finding that nonresidential land uses will reduce the cost of the housing development and that the nonresidential land uses are compatible with the housing development and the existing or planned development in the area.

This finding is not applicable as the project does not propose a mixed-use development.

7. If a waiver is requested, a finding that the development standards for which the waiver is requested would have the effect of physically precluding the construction of the housing development with the density bonus and incentives and concessions permitted.

This finding can be made in that the development standards for which the waivers are requested would have the effect of physically precluding the construction of the project as proposed with the density bonus and incentives and concessions permitted.

To achieve the project as designed at the proposed density of 57 multifamily units with four affordable units, these waivers are required to allow the project. Granting these waivers is appropriate given that the parcel is constrained due to the number of units proposed along with the necessary associated site improvements such as access, parking, and open space. Additionally, the residential units would contain bedrooms of a typical size, and the proposed waivers are reasonable given the layout of the site.

The Applicant has requested several waivers for this project, these are:

1. **Building Height and Stories.** Per County Code Section 13.10.323(C) and Table 13.10.323-2, the maximum building height in the RF zone district is 40 feet. The project proposes an overall building height (to top of elevator penthouse) of about 63 feet and 6 ³/₄ inches and 54 feet six and ³/₄ inches to top of building roof. The applicant has requested a waiver to allow for the building as proposed containing five stories.

2. **Private Open Space.** Per County Code Section 13.10.323(D), common and private open space shall be provided per Table 13.10.323-3 in the RF zone district. Private open space must be directly accessible from the dwelling unit served at a minimum of 60 square feet per unit for 50 percent or more of units included in project, with a minimum dimension of 6 feet. The project provides balconies for private open space for 56 of the 57 proposed dwelling units ranging in size from 40 square feet to 50 square feet, thus a waiver of the private open space requirement is requested as none of the proposed private balconies meet the minimum 60-square foot minimum area requirement. Per Table 13.10.323-3, common open space shall be provided at a quantity of a minimum of 15 percent of gross site area. For sites larger than ½ acre, common open space shall have a minimum dimension of 20 feet. The amount of common open space required by County Code is 5,732.59 square feet (15% of 38,217.29 square feet), and the project provides 6,109 square feet of qualifying common open space provided on ground level and in common area terraces on the fifth story of the building, thus meeting the common open space requirement and meeting the minimum 20-foot dimensional requirement for these areas.
3. **Bicycle Parking.** Per County Code Section 13.16.040 and Table 13.16.040-1, for multifamily projects, 1 bicycle parking space is required per unit, plus 20 percent guest bicycle parking. For the proposed 57-unit project, a total of 69 bicycle parking spaces are required. A total of 70 bicycle parking spaces are provided within the proposed building in two bicycle storage rooms, one room located on the first floor containing 35 vertical bicycle parking spaces, and second bicycle storage room located on the third floor also containing 35 vertical bicycle parking spaces. Per County Code Section 13.16.040(D)(2), a maximum of 30 percent of the Class I bicycle parking requirement may be substituted with vertical parking spaces; however, the project proposes all Class I bicycle parking spaces to be vertical parking spaces, thus it seeks a waiver from the Class I bicycle parking requirement, as the proposed Class I bicycle parking spaces would not meet the standard dimensional requirement (standard Class I bicycle parking spaces measure six feet long by two feet wide) and would exceed the allowable threshold for vertical bicycle parking (no more than 30 percent of the required bicycle parking). The project also provides 16 outdoor Class II bicycle parking spaces via hoop racks on the project site, meeting Class II bicycle parking requirements. Per page 15 of the Overarching Design Guidelines, installation of short- and long-term bike parking outside buildings along Multimodal Corridors is recommended (Capitola Road is a Multimodal Corridor page 3-18 Access and Mobility Element of the General Plan). The project would provide long-term bike parking within the building but not outside the building.
4. **Vehicle Parking.** A waiver of all County parking standards is requested. The project provides 28 parking spaces for residents and two ADA parking spaces for a total of 31 vehicular parking spaces. 13 of the 31 proposed parking spaces are designed as compact parking spaces (7.5 feet wide by 16 feet long). SDBL prohibits the jurisdiction from imposing a vehicle parking ratio that exceeds one parking space per zero to one bedroom, one and one-half parking spaces for two to three bedrooms, and two and one-half parking spaces for four and more bedrooms. (Gov. Code § 65915(p).) This results in a maximum of 65 parking spaces for the project. SDBL further permits an Applicant to “request parking incentives or concessions beyond those provided” as an incentive/ concession (Gov. Code § 65915(p)(5)). The project includes both a waiver and concession for all County vehicular

parking and design standards. Please see the “Parking” Section of this report below for further discussion of parking.

An Applicant may only “request parking *incentives or concessions* beyond those provided” by State Density Bonus Law. (Gov. Code § 65915(p)(5).) Accordingly, a *waiver* may not be granted to reduce the number of parking spaces below what is required by State Density Bonus Law, and staff recommends denying this waiver request; however, the waiver for all other County parking standards complies with State Density Bonus Law, and must be granted.

5. **Setbacks.** A waiver of the upper story setback requirements as required by County Code Section 13.10.323 and Table 13.10.323-2 is requested. County Code requires a minimum of 50 percent of exterior walls of the third story be set back at least 10 feet from property setback lines. The building is proposed containing a total of five stories, so this setback would apply to the third through fifth stories. The side setback requirement is 5 feet, so the Code requires the upper stories be set back 15 feet from side property lines. At the south side property line, balconies are proposed five feet from the side property line, and the building itself is proposed 10 feet from the side property line; thus, the third through fifth stories of the building would extend 10 feet (balconies) and five feet (building) into the 15-foot third-story side yard setback. At the rear, the building is proposed 15 feet from the rear property line, protruding 10 feet into the 25-foot upper story rear yard setback (the rear yard setback is 15 feet + 10-foot upper floor setback = 25-foot upper story rear yard setback). The Applicant has indicated that to utilize the intended prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL waiver.
6. **Existing Trees.** County Code Section 13.11.070(D)(1)(b) requires existing mature trees be incorporated into the site and landscape design. No on-site trees will be retained. Per the submitted Arborist Report (Tree Inventory and Arborist Report, prepared by Davey Resource Group, dated April 18, 2022) 43 existing trees were inventoried on the site, including 27 non-native species, 12 coast redwood and 4 coast live oak trees. The current landscape plan proposes to plant a total of 37 non-native ornamental trees in the new development including all low-canopy species such as crape myrtle, Japanese maple, and Japanese dogwood.
7. **Street Trees.** Submittal of the SB 330 Application on April 9, 2024, predated the current version of the County Design Criteria (June 2024); therefore, the project is subject to the 2022 version of the Design Criteria. Part 2, Section H - Landscaping, Item 3 on page 15 of the County of Santa Cruz Design Criteria (Dec 2022) requires planting of street trees at a minimum rate of one tree per 25 lineal feet of frontage, with tree cluster as an option for placement. With a project frontage of 100 lineal feet along Capitola Road, four street trees would be required per the County Design Criteria. The project waives this requirement, due to site and right-of-way space constraints. Typically, street trees would be placed within a landscape strip as part of a right-of-way dedication. This project does not include a right-of-way dedication or new landscape strip in the right of way. The existing street section is constrained and existing street tree islands (with two trees in each street tree island) are located within the Capitola Road right-of-way on either side of the project frontage.

- 8. Stormwater Design - Runoff Reduction Requirements – Permeable Surfaces.** Submittal of the SB 330 Application on April 9, 2024, predated the current version of the County Design Criteria (June 2024); therefore, the project is subject to the 2022 version of the Design Criteria. Part 3, Section D - Runoff Reduction Requirements, Item 3.c.vii requires all large projects to incorporate site design and runoff reduction strategies, as feasible, including “construct bike lanes, driveways, uncovered parking lots, sidewalks, patios, and other hardscapes with permeable surfaces. The proposed project does include semi impervious paving within the fire access lanes to the north and southwest of the proposed building where the grading is relatively flat and stormwater can reasonably be expected to percolate to some degree, despite the very low infiltration rate on the site. The proposed project does not include pervious paving within the access drives and parking lot where the slope of the site and very low infiltration rate would not allow time for stormwater to percolate before flowing into the proposed stormwater biofiltration areas. The proposal to provide semi impervious paving in locations where it will realistically provide some stormwater runoff benefits, but not where the runoff would be essentially equal to the proposed impervious asphalt pavement, is reasonable and appropriate. The parking and access drives are amenities providing access and parking for the project and are part of the development. Pursuant to Government Code Section 65915(e), the Applicant requests an SDBL reduction of the development standards related to runoff reduction from impervious surfaces. The Applicant does not agree to provide semi impervious paving (or other permeable paving materials) in the parking spaces or access drives. The County’s DPW Stormwater Management Section staff have reviewed this waiver request and the proposal as designed is considered compliant with the development standard for runoff reduction from impervious surfaces and no waiver is required.
- 9. Stormwater Design – Minimum Freeboard.** Part 3, Section J, Item .7 of the County Design Criteria (December 2022) states, “The design flow (as specified in Section I) of drainage pipe systems shall allow for a minimum freeboard of 8 inches between the top of the inlet grate or manhole cover and the design water surface elevation for a 10-year storm.” Per the Applicant’s civil engineer, the existing storm drain in Capitola Road is very shallow. The closest curb inlet to the site, which this project proposes to tie into, has a depth of only 1.68 feet. This limits the depth at which the project’s proposed stormwater system can release, which reduces freeboard depth that can be provided between the design water surface elevation for a 10-year storm and inlet grates and covers located at lower areas of the site. This depth is further reduced by the County Design Criteria’s minimum surface reservoir depth of 6 inches for biofiltration systems. An effort has been made during preliminary grading and drainage design to ensure that the design water surface elevation for a 10-year storm, which is also the design overflow elevation for the biofiltration areas, is below all upstream inlet grates and covers. If it is determined that the provided freeboard depth can be increased during final design at the Building Permit stage, it will be done as feasible. The County’s DPW Stormwater Management Section staff have accepted this exception to Design Criteria standards. To memorialize that this exception has been accepted, and pursuant to Gov. Code § 65915(e), the Applicant requests an SDBL reduction of development standards as a waiver.
- 10. Overarching Objective County of Santa Cruz Design Guidelines.** The Santa Cruz County Design Guidelines are used in conjunction with the Santa Cruz County General

Plan, County Code, and Design Criteria for streets and frontages. The guidelines provide ideas and best practices for well-designed projects, whereas the General Plan, County Code, and Design Criteria set land use requirements and quantitative development standards that projects are legally required to follow. The Applicant requests waivers from the following OVERARCHING Objective County of Santa Cruz Design Guidelines:

- a. **On-Site Parking** (A4, page 8): Design Guideline: *“Provide on-site parking behind buildings rather than between buildings and street frontages, especially along Main Streets, Multimodal Corridors and Active Connectors.”*
 - i. **Applicant’s Justification:** “On-site parking is located between the Grey Seal vehicular and pedestrian entry, and Capitola Rd. Parking area must allow for water to flow to stormwater mitigation area. Project is installing 220 LF of new public (offsite) stormwater pipe, and the connection point to existing County stormwater system is too shallow to connect to onsite stormwater mitigation in a different configuration.”
- b. **Setbacks** (A5, page 9): Design Guideline: *“Provide street-facing setbacks to ensure space for the pedestrian amenity zone, pedestrian sidewalk zone, and activity zone.”*
 - i. **Applicant’s Justification:** “In order to accommodate as much parking as possible to maintain the feasibility of the project, the parking lot must extend to the required dedication. Ample open space is provided adjacent to the parking lot and flanks/activates the connection from Capitola Road to the building entrance.”
- c. **Upper Floor Stepbacks** (B1, page 10): Design Guideline: *“Stepback - setback of an upper floor of a building from a lower floor.”*
 - i. **Applicant’s Justification:** “To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL waiver.”
- d. **Residential Unit Pedestrian Access** (D2, page 14): Design Guideline: *“Orient residential buildings so that the majority of ground floor units have individual entries from public streets. This encourages a safe and activated streetscape”.*
 - i. **Applicant’s Justification:** “None of the residential units on the ground floor front on public streets.
- e. **Parking and Access.** (D3, page 14) Design Guideline: *“Locate parking areas toward rear of the site or otherwise obstruct from off-site views, while maintaining appropriate access for people with disabilities. On Main Streets, discourage parking lots between street frontages and buildings. On Multimodal Corridors, surface parking lots should occupy less than 50% of any single street frontage. See County Design Criteria and Santa Cruz County Code Chapter 13.16 for parking design requirements.”*

- i. **Applicant's Justification:** "This is infeasible for this site. Site slopes from rear down toward Capitola Rd. Stormwater mitigation requires water to flow from rear to front of site. Placing the parking at rear of site is not feasible. Impermeable surfaces (roof and hardscape) must flow into stormwater mitigation areas. Parking lot does not comply with all objective standards of SCCC 13.16. The project uses less density than allowed and efficiently organizes the parking layout, but still provides less than a 1:1 parking ratio."
- f. **Bike Parking** (D8, page 15): Design Guideline: *"Install shared long and short-term bike parking outside buildings along Multimodal Corridors, Active Connectors and Main Streets, and in interior building locations for on-site residents and workers, if applicable. Provide covered bike parking whenever possible. See SCCC 13.16.040 for bike parking requirements."*

 - i. **Applicant's Justification:** "The project has been updated to provide long term bike parking in the building. No long-term bike parking is provided outside the building at this time."
- g. **Stepped Massing** (F1, page 20) Design Guideline: *"See SCCC 13.10.323 for residential third-story setbacks and SCCC 13.10.333 for setback requirements for commercial buildings adjacent to residential or agricultural developments Table 13.10.323-2 Minimum of 50% of exterior walls of the third story set back at least 10 feet from property setback lines."*

 - i. **Applicant's Justification:** "The building massing is carved away on the top level to accommodate two roof terraces and reduce the bulk of the building as it approaches the adjacent residential property lines. To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL Waiver."
- h. **Tree Placement** (G4, page 25) Design Guideline: *"Locate trees to increase shade and provide buffers for parking areas, buildings, and the public realm. For security purposes, openings should be incorporated into the landscape design to provide clear views into sites. California Building Code 5.106.12.1 Surface parking areas. For non-residential and mixed-use projects, shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50% of the parking area within 15 years. California Building Code 5.106.12.2 Landscape areas. For non-residential and mixed-use projects, shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 20% of the landscape area within 15 years. Exception: Playfields for organized sport activity are not included in the landscape area calculation. See SCCC 13.11.070(D), SCCC 13.16.060(D) and County Design Criteria for landscape design requirements for sites, streets, and parking areas."*

 - i. **Applicant's Justification:** "See landscape plans for proposed tree locations. The criteria is lengthy and complex. If any objective standard is not met, a waiver is requested for the project as proposed. The project will comply with State Law California Building Code requirements."

11. **Multifamily Residential Objective County of Santa Cruz Design Guidelines.** The Santa Cruz County Design Guidelines are used in conjunction with the Santa Cruz County General Plan, County Code, and Design Criteria for streets and frontages. The guidelines provide ideas and best practices for well-designed projects, whereas the General Plan, County Code, and Design Criteria set land use requirements and quantitative development standards that projects are legally required to follow. The Applicant requests waivers from the following MULTIFAMILY RESIDENTIAL Objective County of Santa Cruz Design Guidelines:

- a. **Building Placement** – Neighborhoods (A1, page 36) Design Guideline: “Within residential neighborhoods, locate multifamily buildings in the center front of the site, especially if other buildings in the neighborhood follow this pattern. Locate front yards along public streets to assist in cultivating a sense of community and neighborhood feel.”
 - i. **Applicant’s Justification:** “Many other factors influence the siting of the building. See comments above. The connection to Grey Seal enters the midpoint of the site making placement of the building in the center of the site infeasible.”
- b. **Building Orientation** (A3, page 36) Design Guideline: “Orient buildings towards public streets with the primary entrance to housing units on the ground floor directly accessible from an adjacent sidewalk. Internally-facing buildings with primary entrances oriented toward a common space should prioritize the pedestrian experience. Primary building facades and entrances should not face parking areas when the option to face the street is available.”
 - i. **Applicant’s Justification:** “The primary building face is oriented towards an entry court that promotes the pedestrian experience and provides a sense of protection and arrival. The ground floor residential units provide private outdoor spaces where appropriate, but are not accessible from the street / sidewalk.”
- c. **Building Mass** (B1, page 38) Design Guideline: “Encourage highest building height and mass to be located near the center of the site and building footprint. Building mass should taper from the center of the site toward the property lines to emulate the scale and style of single-family residential development and allow for solar access to open spaces, especially within neighborhoods. Design upper floor mass to complement neighborhood scale by incorporating design elements such as upper floor stepbacks and gable and hip roof forms. See SCCC 13.10.323(C) for third floor stepback requirements.”
 - i. **Applicant’s Justification:** “To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL Waiver.”
- d. **Building Stepbacks** (B5, page 40) Design Guideline: “Upper floor building mass should be stepped back along internal frontages to provide solar access to common open spaces, internal drives, and other on-site spaces. Upper-floor stepbacks along

frontages should be incorporated along Local Residential Streets. See SCCC 13.10.323(C) for third floor setback requirements.”

- i. **Applicant’s Justification:** “To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL Waiver.”
- e. **Private Open Space (C1, page 43) Design Guideline:** “On sites zoned Residential Multifamily (RM), provide 60 square feet of private open space for every unit. Site buildings to accommodate stoops and porches along ground floor unit entrances, including internal-facing front yards. On sites zoned Residential Flex (RF), higher density development may not allow for private open space for every unit. Wherever private open space is provided for multifamily projects, the minimum dimension should be six feet in order to ensure that the space is usable”
 - i. **Applicant’s Justification:** “Due to constraints of modular construction and site topography / grading this is infeasible. Private outdoor space is provided without providing unit entrances or internal facing front yards. RF zoning applies per builder's remedy. Private open space not provided for every unit. Not all of the dimensions of balconies and patio (where provided) are a minimum of 6 ft. In general, the narrowest dimension is 5 ft. as provided”
- f. **Common Open Space (C2 page 43) Design Guideline:** “On sites zoned RM, provide 200 square feet of common open space per unit. On sites zoned RF, provide at least 15% of gross site area as private or common open space. Locate common open space areas in front and side yard areas when possible. On larger sites with multiple structures or along Multimodal Corridors, explore centrally-located common open spaces, such as plazas, that are interconnected with a network of pedestrian paths to individual private open spaces. Wherever common open space is provided, the minimum dimension should be 15-20 feet to ensure that the space is usable. See SCCC 13.10.323(D) for usable open space requirements.”
 - i. **Applicant’s Justification:** “RF zoning applies per builder's remedy. RF zoning applies per builder's remedy. Project exceeds County minimum, see Open Space Diagrams. Common open spaces are located in the front, side and rear portions of the site, see the open space diagrams. The project complies with required common open space requirements but seeks a waiver for private open space dimensional requirements. See the open space diagrams for compliance / waivers.”

Conditions of Approval

Exhibit D: Project plans, prepared by Workbench, dated May 23, 2025.

- I. This permit authorizes the construction of a multifamily building as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the Applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. In conformance with Public Resources Code Section 21080.66, complete and provide a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.
- II. Prior to issuance of a Building Permit the Applicant/owner shall:
 - A. Fees shall be paid prior to obtaining a building permit, however, if fees are deferred pursuant to Government Code Section 66007(d)(3), property owner shall enter into a fee deferral agreement with the County, which shall be recorded.
 - B. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.

2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the Applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. Grading, drainage, and erosion control plans.
 4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height of the building to the top of mechanical/stair/elevator penthouses is 5 stories.
 5. Details showing compliance with fire department requirements.
 6. Details showing compliance with Accessibility (ADA) requirements.
 7. Final plans shall include a lighting plan meeting the following standards:
 - a. All site, building, security, and landscape lighting shall be directed onto the site and away from adjacent properties, so as not to cause annoying glare or illumination. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
 - b. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards shall not exceed a maximum height of 15 feet.
 - c. Area lighting shall be consistent with California Green Building Standards Code and California Energy Code for outdoor lighting requirements
- C. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. The rate on April 22, 2024, was \$1.57 per square foot. At a minimum, with regards to Stormwater Management review, the following items shall be included with the building permit application:

1. Project Information: Provide documentation that the figures used in Appendix A regarding permitted impervious and semi-impervious areas is accurate. Provide an updated copy of the Stormwater Control Plan (SWP) – Project Information & Threshold Form (Appendix A) consistent with the final civil, architectural, and landscape plans, as needed.
2. Final Civil Improvement Plans shall address all items in the CDC Part 3 including:
 - a. Plans shall include a legend and details for all proposed surface hatching, line types, and abbreviations used in the civil plans.
 - b. Plans shall show how runoff from all proposed impervious areas will be routed consistent with the final mitigation sizing and analysis. Show how all roof runoff will be routed to the surface of the SCMs. Provide adequate drainage information to demonstrate consistency with watershed areas used in storm drain analysis.
 - c. Provide final details, materials, specifications and methods of construction. The design and materials shall be consistent with the CDC Part 3 Sections J and K. Access openings for the onsite system and storm drain connection in Capitola Road consistent with SWM-9 shall be included. Provide detail/s for the proposed swales, trench drains, etc.
 - d. Update biofiltration detail to include a requirement for surface infiltration testing. Specify the test method and acceptable rate to be demonstrated prior to permit final.
 - e. Provide minimum dimensions for each biofiltration area consistent with final analysis.
 - f. Add a note to include signage at each inlet/catch basin stating “No Dumping Drains to Bay” or equivalent.
 - g. Provide details for the trash enclosure area along with pollution prevention BMPs consistent with CASQA Handbooks.
 - h. Update the plans to include all feasible Site Design and Runoff Reduction Requirements.
3. Final signed and stamped Stormwater Management Report shall be provided demonstrating project compliance with all requirements in the CDC Part 3. At a minimum, the report shall address the following items: i. Source Control Measures, ii. Minimize Stormwater Pollutants of Concern, iii. Site Design and Runoff Reduction Requirements, iv. Stormwater Discharge Rates and Volumes, v. Hydrology, vi. Hydraulics, vii. Safe Stormwater Overflow.

4. Maintenance: A recorded stormwater management maintenance agreement that establishes responsibility for the operation and maintenance of the stormwater facilities, source control measures, mitigation features, storm drain markings/signage, drainage patterns, and impervious area limits established with the project and which is consistent with and includes all required attachments (site plan and checklist) as specified in Part 3 Section D.3.d of CDC is required. The agreement shall identify the entity responsible for submitting the annual maintenance report and paying associated annual fees. The agreement shall include annual infiltration testing of each biofiltration surface, inspection and photographs of the pipe and bubble up facilities 48 hours after storms, annual photos of each cleaned and intact flow control orifice as well as checklists for each stormwater mitigation and feature. An acceptable draft agreement shall be provided prior to building permit issuance. The recorded agreement shall be provided prior to building permit final – a hold will be placed on the permit for the recorded agreement.
5. Impervious area impact fees. Since the project is located in Santa Cruz County Flood Control and Water Conservation District Zone 5 impact fees based on the net increase in permitted impervious area will be assessed following the Unified Fee Schedule. The project may be eligible for fee credits for existing impervious areas previously permitted or built prior to the establishment of the flood control zone. To establish credit eligibility, documentation should be submitted with the project plans. Documentation such as assessor's records, survey records, permit records, dated aerial photographs or other official records that will help establish and determine the construction date, structure/impervious area footprint, or to confirm that a permit was previously issued is acceptable. Zones 5 was established in 1969.
6. Public Works staff will inspect the construction of the drainage related items. Please provide an engineer's estimate for the construction of the drainage items (there is a 3% deposit for an at-cost inspection fee). The building permit will not be issued until after the preconstruction meeting with the Public Works Construction Inspector (please email at least 48 hours prior to construction to schedule the preconstruction meeting at DPWCMinspection@santacruzcountyca.gov). A hold will be made for approval of the final construction by the Public Works Construction Inspector.
7. The project civil engineer is required to provide as-built civil improvement plans. The plans shall be signed and dated and all as-built changes relative to the approved plans shall be clouded. A hold will be made for the receipt and review/approval of the plans.
8. No changes to the permitted drainage plan are allowed without permits and/or prior written approval from the County of Santa Cruz.

- D. Meet all requirements of the City of Santa Cruz Water Department. Proof of water service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- F. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning. The following items shall be included with the building permit application.
 - 1. The Applicant shall provide a signed and stamped copy of the accepted soils report and update(s).
 - 2. Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
 - 3. Building permit application plans shall clearly represent all proposed grading, including any over-excavation and re-compaction as recommended by the geotechnical engineer.
 - 4. The Applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: <https://cdi.santacruzcountyca.gov/Portals/35/CDI/UnifiedPermitCenter/EnvironmentalPlanning/Erosion%20&%20Stormwater%20Pollution%20Control/Construction%20Stormwater%20BMP%20Manual.pdf>
 - 5. The Applicant shall submit a drainage plan that complies with the requirements set forth in 2025 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
 - 6. The Applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website:
 - 7. The building permit application shall adhere to the conditions provided in the conditioned biotic approval letter dated April 18, 2025.
 - 8. Existing mature trees on the property shall be incorporated into the project design to the maximum extent feasible. Trees to be retained shall be

protected at or outside of the dripline. If work must occur within the dripline of retained trees, impacts shall be evaluated by a certified arborist and protective measures, as recommended by the arborist, shall be included in the project plans.

9. Where possible, several young native coast live oak (*Quercus agrifolia*) seedlings located along the northwest and northeast portion of the lot should be retained and protected or, alternatively, relocated to a safe and suitable area on the property and cared for until property development is completed and they are properly established.
- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- H. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- I. Pay the fees for Parks mitigation. On April 22, 2024, these fees were \$3.38 per square foot for multifamily dwellings. Deed restricted lower-income affordable units in the project are exempt from this fee pursuant to the Parks fee enabling ordinance.
- J. Pay the current fees Child Care mitigation. On April 22, 2024, these fees were \$0.28 per square foot for multifamily dwellings. Deed restricted lower-income affordable units in the project are exempt from this fee pursuant to the Child Care fee enabling ordinance.
- K. Pay the fees for Roadside and Transportation improvements. On April 22, 2024, these fees were, respectively, \$2,100 and \$2,100 per unit.
- L. Project shall provide at least three (3) units in the project deed-restricted affordable to Extremely Low-Income households (at or below 30% AMI, as further defined by State Law and as published annually in the HCD State Income Limits table) and one (1) Very Low Income unit (at or below 50% AMI, as further defined by State Law and as published annually in the HCD State Income Limits table), for a term of at least 55 years.
- M. All affordable units in the project shall comply with Government Code Section 65598.5(f)(6)(G)(ii): “Affordable units in the development project shall have a comparable bedroom and bathroom count as the market rate units”.
- N. The project shall comply with all applicable requirements of Government Code Sections 65915 through 65918 (State Density Bonus Law), including recording a deed restriction sufficient for the County to ensure, pursuant to Government Code Section 65915(c)(1), the continued affordability of all very low and low-income rental units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage

financing assistance program, mortgage insurance program, or rental subsidy program.

- O. The project shall comply with all applicable requirements of Government Code Section 65589.5 (Housing Accountability Act), including recording a deed restriction sufficient for the County to ensure, pursuant to Government Code Section 65589.5(h)(3)(D), the continued affordability of all extremely low income rental units that qualified the housing development as a builder's remedy project as defined at Government Code Section 65589.5(h)(11), and as housing for mixed-income households as defined at Government Code Section 65589.5(h)(3)(C).
 - P. The project shall comply with Health and Safety Code Section 17929, which requires that the occupants of the affordable units have the same access to common entrances, common areas, and amenities as the market-rate housing units; and that the affordable units not be isolated to a specific floor, or area of a specific floor. The project shall comply with all other applicable provisions of State and Federal law, including fair housing laws.
 - Q. Pay the Affordable Housing Impact Fee for all market-rate units. The fees are based on unit size. The fee rate on April 22, 2024 was \$2 per habitable square foot of the market-rate rental units.
 - R. Provided parking must be located entirely outside all public rights-of-way. Parking must be clearly designated on the plot plan.
 - S. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - T. Any application for conversion of non-living space within the multifamily structure to ADUs shall not be considered until certificate of occupancy is issued for the building.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the Applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the Building Permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Construction shall adhere to the conditions provided in the conditioned Biotic Review and Conditioned Biotic Approval letter dated April 18, 2025, and included below for reference:

1. Recommended measures 1-5 outlined in Section II of the Biological Assessment memo dated March 17, 2025, prepared by Thompson Wildland Management shall be adhered to.
2. Existing mature trees on the property shall be incorporated into the project design to the maximum extent feasible. Trees to be retained shall be protected at or outside of the dripline. If work must occur within the dripline of retained trees, impacts shall be evaluated by a certified arborist and protective measures, as recommended by the arborist, shall be included in the project plans.
3. Trees to be retained on site shall be protected with high visibility fencing as recommended by a certified arborist and avoided during construction. All additional protection measures provided by the arborist shall be adhered to.
4. To avoid impacts to nesting birds, roosting bats, and protected bumblebees:
 - a. Building demolition and tree removal shall occur during the period of September 1st through January 31st, in order to avoid the bird and bat nesting season and after bumblebee colonies have senesced on their own.
 - b. If building demolition and removal of vegetation begins outside of the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests.
 - c. If building demolition or removal of vegetation is to commence between February 1st and August 31st the following shall be adhered to:
 - i. A survey for active bird nests shall be conducted by a qualified biologist within two weeks prior to the start of building demolition or removal of vegetation. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds and 250 feet for birds of prey.
 - (1) If no active nest of a bird of prey or MBTA bird is found, then no further avoidance and minimization measures are necessary.
 - (2) If active nest(s) of MBTA birds or birds of prey are found in the survey area, an avoidance buffer intended to prevent project-related nest abandonment shall be established around the active nest(s). The size of the buffer shall be determined by the biologist as appropriate to the species and types of work activities being completed. The biologist shall monitor the nest to ensure that nesting behavior is not negatively impacted and will advise the Applicant when all

young have fledged the nest. The project biologist shall have the authority to increase the buffer distance based on monitoring results if necessary to provide adequate protection for nesting birds. Removal of vegetation, grading activity, or other use of heavy equipment may begin after fledging is complete.

- (3) If removal of vegetation, grading activity, or other use of heavy equipment stops for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.
 - ii. A focused survey for bats shall be conducted by a qualified biologist within two weeks prior to building demolition or removal of trees. If no bats are occupying the outbuildings or tree cavities, then demolition or removal of trees may proceed. If bats are observed using the outbuildings or tree cavities, then the biologist, in coordination with CDFW, will recommend methods to either allow bats to leave the outbuildings and trees and not return (exclusion devices), or other methods specific to this demolition project to avoid harm to individual bats. Trees without cavities may have foliage roosting bats occasionally. To avoid harm to individual bats, trees shall be cut down and allowed to lie on the ground for 24 hours prior to chipping, to allow any foliage roosting bats to leave on their own.
 - iii. A survey to confirm presence/absence of bumblebee activity shall be conducted by a qualified biologist within two weeks prior to building demolition or removal of trees. If bumblebee activity indicating a potential nest site is observed, development activity that would disturb the nest, may not occur until bumblebee activity has ceased. Once bumblebee activity (bees entering and exiting the location) has ceased, development activity may proceed.
 - d. A brief memo summarizing the results of the preconstruction surveys outlined above shall be submitted to the Environmental Coordinator for review prior to the start of construction.
- E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

F. Provisions to address discovery of a tribal cultural resource during construction:

1. Tribal Cultural Resources Sensitivity Training. The project sponsor, in consultation with any Cultural Resources Team if one is available, shall retain the services of an Ohlone Native American representative and/or archeological consultant from the Qualified List of Archaeological Consultants to provide cultural sensitivity and archeological awareness training to all work crews who will be involved in ground disturbing activities at the project site. The training shall inform all project contractors, subcontractors and work crew members to be on the alert for evidence of the presence of potential tribal cultural resource(s), of how to identify the evidence of such a resource(s), and of stop work, resource protection, and notification requirements in the event of suspected discovery of a tribal cultural resource by construction crew members.
2. Stop Work and Notification Upon Discovery. Should any indication of a tribal cultural resource be encountered during any soils-disturbing activity of the project, the project Head Foreperson and/or project sponsor shall immediately notify tribe and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the Cultural Monitor and a qualified archeological consultant from the Qualified Archeological Consultants List have assessed the find and the respective parties have determined whether and what additional measures should be undertaken.
3. Preservation in Place. In the event of the discovery of a tribal cultural resource, the cultural resource team (if one is present on job), the project sponsor, the archeological consultant, and the Ohlone representative shall consult to determine whether preservation in place would be feasible and effective in preserving the values represented by the resource. The archeological consultant, in consultation with the Ohlone representative, shall document the find to current professional standards. The tribe may also require that the project sponsor immediately implement a site security program if the resource is at risk from vandalism, looting, or other damaging actions.
 - a. If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, the archeological consultant shall prepare a Resource Preservation Plan (RPP) in consultation with the Ohlone representative, for review, which shall be implemented by the project sponsor during construction.
 - b. If it is determined that preservation in place would not be feasible or effective, then archeological assessment and treatment shall be implemented and in consultation with the Ohlone representative, as detailed below.
4. Archeological Treatment. If it is determined, in consultation with the Ohlone representative and the project sponsor, determines that

preservation-in-place of the tribal cultural resources is not a sufficient or feasible option to preserve the values represented by the resource, then the archeological consultant, in consultation with the Ohlone representative, shall conduct archeological assessment to determine the significance of the find and determine whether it retains sufficient integrity to warrant additional treatment. If the tribal cultural resource is determined to be a significant archeological resource, the archeological consultant, in consultation with the Ohlone representative, shall recommend appropriate archeological treatment to preserve the data and values of the tribal cultural resource, which may include archeological data recovery. Data recovery shall be implemented in consultation with the Ohlone representative and shall include appropriate analyses and reporting. If an archeological interpretive, monitoring, and/or testing program is required, it shall be consistent with Standard guidelines for such programs and shall be implemented immediately.

5. Human Remains and Funerary Objects. The treatment of any human remains, and funerary objects discovered during any soils disturbing activity shall comply with applicable State laws, including Section 7050.5 of the Health and Safety Code and Public Resources Code Section 5097.98. If human remains or suspected human remains are encountered during construction, the contractor and project sponsor shall ensure that ground-disturbing work within 50 feet of the remains is halted immediately and shall arrange for the protection in place of the remains until appropriate treatment and disposition have been agreed upon and implemented in accordance with this section. The project sponsor shall immediately notify the Medical Examiner of the County in which the job resides and the Tribe of the find. In the event of the Medical Examiner's determination that the human remains are Native American in origin, the Medical Examiner will notify the California State Native American Heritage Commission (NAHC) within 24 hours and all provisions of Public Resources Code Section 5097.98 will be followed.
6. Interpretive Program. If it is determined, in consultation with Ohlone representative and the project sponsor, determines that preservation-in-place of the tribal cultural resource is not a sufficient or feasible option, the project sponsor, in consultation with local Native American representatives, shall prepare a Cultural Resources Public Interpretation Plan (CRPIP) to guide the interpretive program. The CRPIP shall be submitted for review and approval prior to implementation of the program. The interpretive program may but is not limited to artist installations, preferably by local Native American artists, oral histories with local Native Americans, cultural displays, educational panels, or other interpretive elements agreed upon by the sponsor, and Ohlone Native American representatives, and shall include an on-site acknowledgement that the project is built on traditional Ohlone land. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or

installation, and a long-term maintenance program. Upon approval of the CRPIP and prior to project occupancy, the interpretive program shall be implemented by the project sponsor. The project sponsor shall work with the tribal representative to identify the scope of work by the tribal representative to fulfill the requirements of this mitigation measure, which may include participation in preparation and review of deliverables (e.g., plans, interpretive materials, artwork). Tribal representatives shall be compensated for their work as identified in the agreed upon scope of work.

II. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

III. Indemnification

The Applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the Applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the Applicant's/owner's legal counsel unacceptable, then the Applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The Applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the Applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.

- C. Settlement. The Applicant/owner shall not be required to pay or perform any settlement unless such Applicant/owner has approved the settlement. When representing the COUNTY, the Applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

- D. Successors Bound. The “Applicant/owner” shall include the Applicant and/or the owner and the successor’(s) in interest, transferee(s), and assign(s) of the Applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the Applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____
Effective Date: _____
Expiration Date: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

841 CAPITOLA ROAD

PLANNING PACKAGE

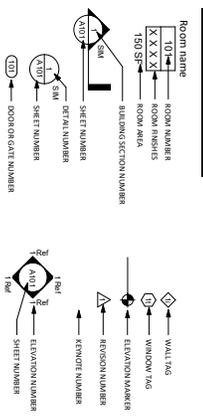
05/05/2025

DRAWING INDEX - PLANNING PACKAGE

GENERAL	
GP0.00	COVER SHEET AND SHEET INDEX
GP0.01	STATE HOUSING LAW INFORMATION
GP0.02	PROJECT DATA
GP0.03	EXISTING SITE PHOTOS
GP0.04	RENDERINGS
GP0.05	SHADOW STUDIES
GP0.06	OPEN SPACE DIAGRAMS
GP0.10	PRELIM EGRESS & ACCESSIBILITY SITE PLAN
GP0.11	PRELIM EGRESS & ACCESSIBILITY LEVEL 1
GP0.12	PRELIM EGRESS & ACCESSIBILITY LEVEL 2 THRU 4
GP0.15	PRELIM EGRESS & ACCESSIBILITY LEVEL 5
GP0.20	PRELIFT CALIBREH MANHOLES CHECKLIST
GP0.21	PRELIFT CALIBREH MANHOLES CHECKLIST
SURVEY	
LS.1	LAND SURVEY
DWG	
CL0	PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN (S)
CL1	PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN (N)
CL4	PRELIMINARY EROSION CONTROL NOTES AND DETAILS
CL.1	PRELIMINARY EROSION CONTROL PLAN
CL.0	PRELIMINARY STORMWATER CONTROL PLAN
CL.1	PRELIMINARY STORMWATER CONTROL DETAILS
ARCHITECTURAL	
AP0.50D	DEMOLITION SITE PLAN + EXISTING ELEVATIONS
AP0.51	PROPOSED SITE PLAN + SITE ELEVATIONS
AP1.01	PROPOSED FLOOR PLAN LEVEL 1
AP1.02	PROPOSED FLOOR PLAN LEVEL 2
AP1.03	PROPOSED FLOOR PLAN LEVEL 3
AP1.04	PROPOSED FLOOR PLAN LEVEL 4
AP1.05	PROPOSED FLOOR PLAN LEVEL 5
AP1.06	PROPOSED ROOF PLAN
AP1.07	TRASH ENCLOSURE
AP3.01	PROPOSED BUILDING EXTERIOR ELEVATIONS
AP3.02	PROPOSED BUILDING EXTERIOR ELEVATIONS
AP6.02	PROPOSED BUILDING SECTIONS
AP9.01	BICYCLE MARKING INFO
AP9.02	LIGHTING PLAN
LANDSCAPE	
L1.1	SITE LANDSCAPE PLAN
L1.2	SITE LANDSCAPE PLAN
L2.2	LEVEL 5 LANDSCAPE PLAN



GRAPHIC LEGEND



PROJECT DIRECTORY

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Exhibit D

841 CAPITOLA ROAD
841 CAPITOLA ROAD
SANTA CRUZ, CA 95062



ISSUES / REVISIONS	DATE
01	05/05/2025
02	05/05/2025
03	05/05/2025
04	05/05/2025
05	05/05/2025
06	05/05/2025
07	05/05/2025
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COVER SHEET AND SHEET INDEX
GP0.00

PROJECT DATA

LOT ADDRESS: 841 CAPITOLA RD, SANTA CRUZ, CA 95062
APN: 026-091-40
LOT SIZE (PER ACRE): 38,217.29 SF (0.877 ACRES)
**APPLICANT HAS IDENTIFIED THE R-UHF GENERAL PLAN DESIGNATION AND THE ZONING DESIGNATION AS APPLICATING THIS BUILDER'S REMEDI PROJECT IN ACCORDANCE WITH GOV CODE § 65589.5(10)(6).
LAND USE / ZONING PER LOCAL AGENCY: ZONING: R-1.5, LANDUSE: R-UM
LAND USE / ZONING FOR BUILDER'S REMEDI: ZONING: R-1.5, LANDUSE: R-UHF
DENSITY (PER GENERAL PLAN): R-UM: 7.35 UNITS PER ACRE R-UHF: 22-45 UNITS PER ACRE**

BUILDING CONSTRUCTION TYPE: TYPE III-A
SPRINKLERED: YES
PROPOSED NUMBER OF STORIES: 5 STORIES
BUILDING OCCUPANCIES: R-3 (RESIDENTIAL)
 S-3 (STORAGE)
 B (BANK/INVENTORY)
 A-3 (TRACE/DECK)

EXISTING ACCESSORY BUILDINGS: 1,496 SF (2 BED/1 BA HOUSE (ASSESSOR))
 1,108.15 SF (EXISTING BUILDING)
 11,425 (SHEED) 1,315.55 (GORD)
309,416.57 TOTAL

NEW BUILDING AREA: 52,919 SF
NEW BUILDING FOOTPRINT: 10,924 SF

EXISTING LOT COVERAGE: 28.6%
NEW LOT COVERAGE: 6.5%
FLOOR AREA RATIO (FAR): ALLOWED: R-1.5: 1.51
 RE: 1.51
FLOOR AREA RATIO (FAR): PROVIDED (LOT TOTAL): 52,919/38,217.29 = 1.38

PLANNING CODE NOTES

BUILDING HEIGHT: ALLOWED: R-1.5: 28'
SOBR WAIVER: HEIGHT: 40'
HT LIMIT: STORES: 2
(SMC 13.10.323.2): PROVIDED: STORES: 3
 HEIGHT: 3'-6 3/4"
 STORES:

LOT SIZE / COVERAGE: ALLOWED: R-1.5: N/A
LOT COVERAGE: MAXIMUM LOT COVERAGE: 40%
(SMC 13.10.323.2): PROVIDED: LOT COVERAGE: 28.6%
SITE FRONTAGE: MINIMUM SITE FRONTAGE: 50' R-1.5: 50'
(SMC 13.10.323.2): MINIMUM SITE WIDTH: 50' R-1.5: 50'

SETBACKS: REQUIRED: R-1.5: 10'
SETBACKS: FRONT: 10'
(13.10.323): REAR: 15'
 SIDE: 8' & 5'
PROVIDED: FRONT: 20'
 REAR: 15'
 SIDE: 5' & 8'

OPEN SPACE: REQUIRED: RE COMMON: MINIMUM 15% OF GROSS SITE AREA (COMMON AND/OR PRIVATE SPACE)
SOBR WAIVER: IF GROUP OPEN SPACE PROVIDED, APPLY A MINIMUM DIMENSION OF 15' FOR SITES UP TO 1/2 ACRE, AND 20' FOR SITES LARGER THAN 1/2 ACRE.
(13.10.323): PROVIDED: SEE OPEN SPACE DIAGRAMS ON SHEET GPO.06

GROSS BUILDING AREA & UNIT MIX

LEVEL	RESIDENTIAL	COMMERCIAL	AMENITY	SERVICE	TOTAL SF	UNIT TYPE	COUNT
LEVEL 1	6,811 SF	2,605 SF	1,715 SF	972 SF	10,282 SF	STUDIO A	2
LEVEL 2	7,958 SF	2,288 SF	463 SF	178 SF	10,897 SF	STUDIO B	5
LEVEL 3	7,584 SF	2,288 SF	463 SF	178 SF	10,897 SF	2 BED	15
LEVEL 4	6,065 SF	2,188 SF	842 SF	178 SF	9,303 SF	3 BED	15
GRAND TOTALS	36,799 SF	11,260 SF	3,462 SF	1,215 SF	52,919 SF	TOTAL UNITS	57

SCOPE OF WORK

THE PROJECT IS A 57 UNIT MULTI-FAMILY DEVELOPMENT LOCATED AT 841 CAPITOLA ROAD IN UNINCORPORATED SANTA CRUZ COUNTY. THE MULTI-FAMILY UNITS ARE CONTAINED IN A SINGLE BUILDING CONSTRUCTED FROM PRE-FABRICATED/FACTORY BUILT MODULES. THE EXTENSION OF THE BUILDING IS A COMPARTMENT VIBR OF PARTS TWO IN WHITE, BRIDGE AND HORIZONTAL OVER COLORS. WOOD GRAIN/DOOR/SINKING AND SINK LOCATIONS. THE FLAT ROOFS WILL SUPPORT A PHOTOVOLTAIC SYSTEM, SCREENED BY PARALLEL VENTS. THE PROJECT SITE CONTAINS AN EXISTING HOME AND SEVERAL ACCESSORY STRUCTURES IN SEVERE DISREPAIR THAT WILL BE DEMOLISHED. A HISTORIC EVALUATION REPORT DATED FEBRUARY 22, 2023 FOUND THAT THE EXISTING STRUCTURES NO LONGER POSSESS SUFFICIENT INTEGRITY OF SETTING, DESIGN, MATERIALS, WORKMANSHIP, FEELING AND ASSOCIATION FOR THEM TO QUALIFY FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES OR THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES AS INDIVIDUAL RESOURCES OR AS PART OF A HISTORIC DISTRICT. THE HISTORIC EVALUATION REPORT WILL BE SUBMITTED TO THE APPLICANT THROUGHOUT THE PROJECT AND ALL EXISTING TREES FROM THE SITE AND ADJACENT PROPERTIES TO BE REMOVED SHALL BE REPLANTED. THE APPLICANT WILL EVALUATE EITHER PLANT REPLACEMENT TREES OR PAY THE IN-LIQUID FEE. APPLICANT WILL EVALUATE POTENTIAL TO PRESERVE EXISTING TREES BEFORE SUBMITTING FOR BUILDING PERMITS. THIS PROJECT IS PRIVATELY FINANCED AND NO PUBLIC FUNDING PROPOSED.

BICYCLE PARKING: REQUIRED: 69 CLASS 1 SPACES (1 SPACE/UNIT + 20%)
 15 CLASS II SPACES (1 SPACES/4 UNITS)
SOBR WAIVER: SEE APP.01 FOR MORE INFORMATION
 70 CLASS I SPACES (1 SPACE/UNIT + 20%)
 16 CLASS II SPACES (1 SPACES/4 UNITS)

VEHICLE PARKING: REQUIRED: 3 STALLS PER UNIT + 2 ADA SPACES
SOBR WAIVER: REQUIRED PER TABLE 13.16.050-1*
 1,750 SF + 2 + 20% GUEST
 2 + 20% GUEST
 3 BEDROOM 1.5 SPACES
 4 BEDROOM 2.5 SPACES

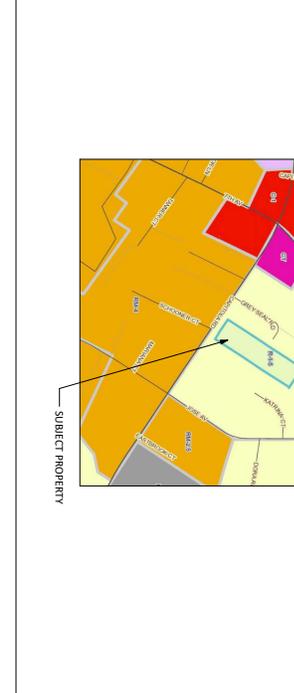
ADDITIONAL SITE CONDITIONS: POINT SOURCE AIR/WATER POLLUTANTS: NO
 VERY HIGH FIRE SEVERITY ZONE: NO
 WETLANDS: NO
 HAZARDOUS WASTE SITE: NO
 SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY 100-YEAR FLOOD: NO
 DISTURBED EARTHQUAKE FAULT ZONE: NO
 HISTORIC/CULTURAL RESOURCES: NO
 MAP BEING REQUESTED: NO

RECORDED PUBLIC EASEMENTS: NO
COASTY ZONE: NO
STRAFM ON OTHER RESOURCE: NO
AV APPROVALS UNDER THE SUBDIVISION MAP ACT, INCLUDING A TENTATIVE MAP OR A CONDOMINIUM MAP, BEING REQUESTED: NO

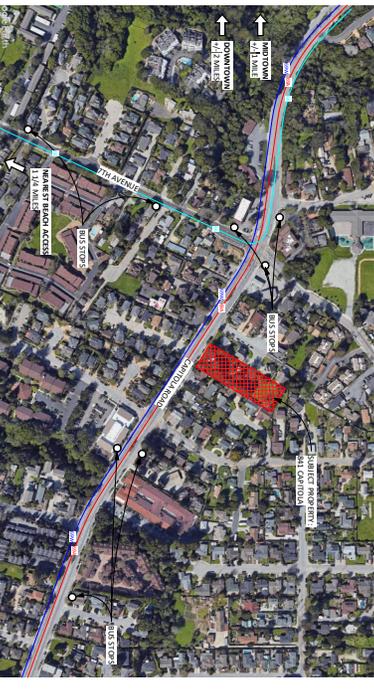
ASSESSORS MAP



VICINITY MAP



841 CAPITOLA CONTEXT & MOBILITY



PROJECT DATA

ISSUES/REVISIONS:

NO	DESCRIPTION	DATE
0	ISSUE TRACKING	03/13/24
1	ISSUE TRACKING	03/13/24
2	ISSUE TRACKING	03/13/24
3	ISSUE TRACKING	03/13/24
4	ISSUE TRACKING	03/13/24
5	ISSUE TRACKING	03/13/24

DATE: 02/28/2024
PROJECT NUMBER: 026-21110
DATE: 02/28/25
DRAWN BY: DJH/IB
CHECKED BY: DJH

SCALE: AS INDICATED

PROJECT DATA

GPO.02

841 CAPITOLA ROAD
 841 CAPITOLA ROAD
 SANTA CRUZ, CA 95062

EXHIBIT D

WorkBench

189 WAINUT AVENUE
 SANTA CRUZ, CA 95060
 WORKBENCH@GMAIL.COM
 P 831.227.2217

PROJECT DATA

GPO.02



841 CAPITOLA ROAD

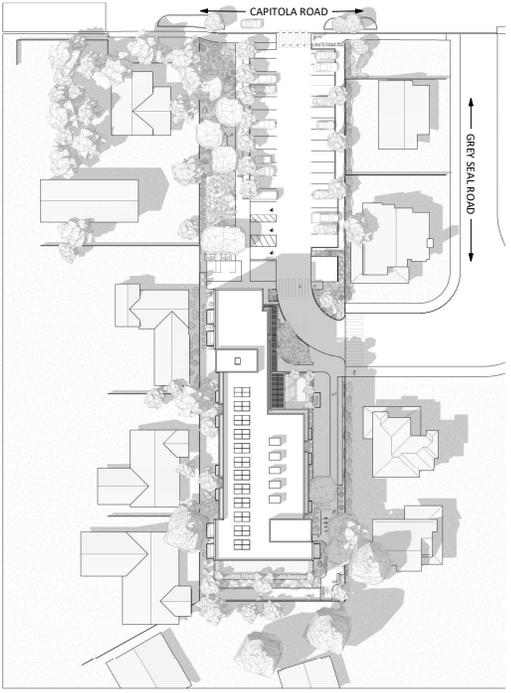
841 CAPITOLA ROAD
SANTA CRUZ, CA 95062



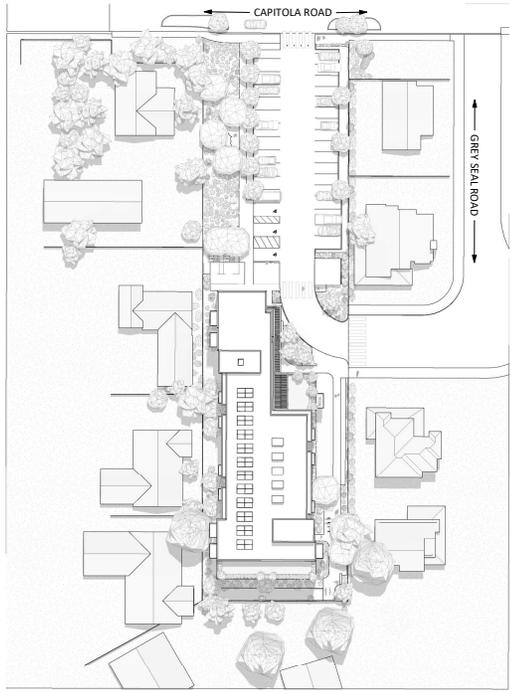
NOT FOR CONSTRUCTION

NO.	ISSUES / REVISIONS	DATE
0	DESCRIPTION	
1	SET AS SHOWN	03/13/24
2	ISSUED FOR PERMITS	09/26/24
3	REVISED FOR PERMITS	09/26/24
4	REVISED FOR PERMITS	09/26/24
5	REVISED FOR PERMITS	09/26/24
6	REVISED FOR PERMITS	09/26/24
7	REVISED FOR PERMITS	09/26/24
8	REVISED FOR PERMITS	09/26/24
9	REVISED FOR PERMITS	09/26/24
10	REVISED FOR PERMITS	09/26/24
11	REVISED FOR PERMITS	09/26/24
12	REVISED FOR PERMITS	09/26/24
13	REVISED FOR PERMITS	09/26/24
14	REVISED FOR PERMITS	09/26/24
15	REVISED FOR PERMITS	09/26/24

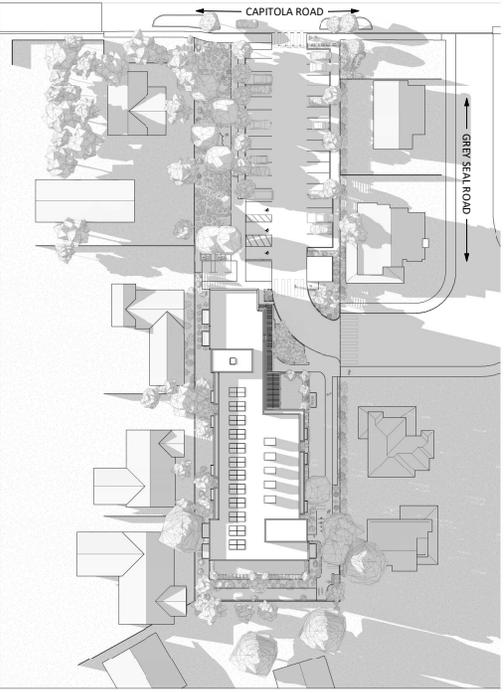
EXISTING SITE
PHOTOS
GPO.03



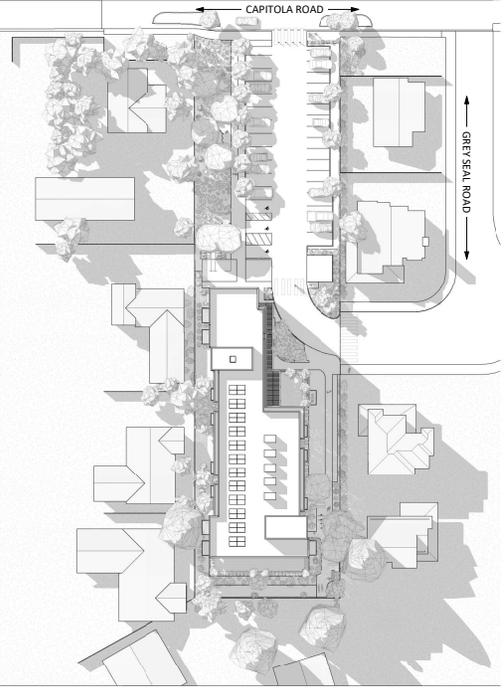
③ SOLAR STUDY - JUNE 21 - 10AM



① SOLAR STUDY - JUNE 21 - 2PM



④ SOLAR STUDY - DECEMBER 21 - 10AM



② SOLAR STUDY - DECEMBER 21 - 2PM

SHADOW STUDY NOTES

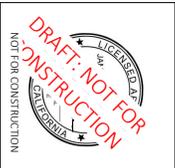
1. DEVELOPER HAS PROVIDED INFORMATION TO PREPARE AND CONDUCT THIS STUDY. THE STUDY IS FOR INFORMATIONAL PURPOSES AND IS NOT A GUARANTEE OF RESULTS.
2. THESE ARE LOCATED ON THE SITE PLAN AND NOT TO SCALE. THESE ARE APPROXIMATELY BASED ON GOOGLE EARTH DATA.
3. SHADOWS ARE ELABORATED ON JUNE 21 AND DECEMBER 21 AT PLANNING UNIVERSITY LIST OF REQUIRED INFORMATION.



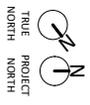
139 WAINUT AVENUE
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WORKBENCH.ULTI.COM
P. 831.227.2217

Exhibit D

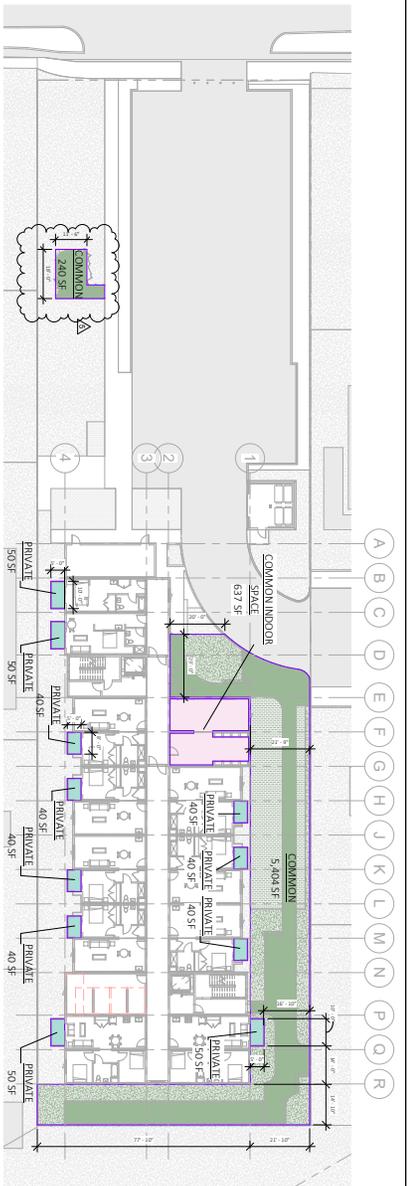
841 CAPITOLA ROAD
841 CAPITOLA ROAD
SANTA CRUZ, CA 95062



ISSUES / REVISIONS	DATE
01	05/23/2025
02	05/23/2025
03	05/23/2025
04	05/23/2025
05	05/23/2025
06	05/23/2025
07	05/23/2025
08	05/23/2025
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98	05/23/2025
99	05/23/2025
100	05/23/2025



SHADOW STUDIES
GPO.05



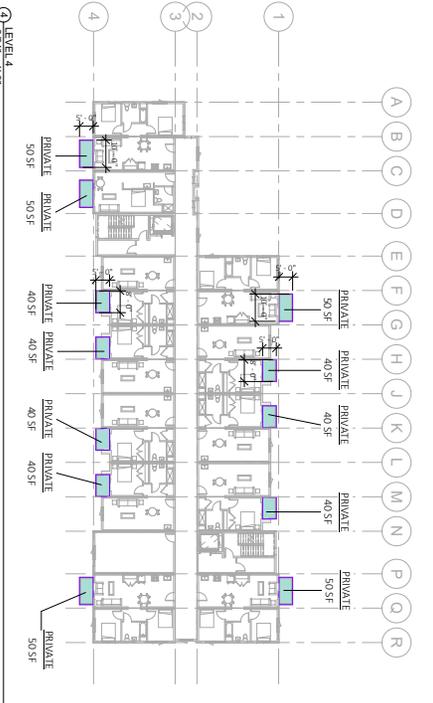
① LEVEL 1
364' = 1'-0"



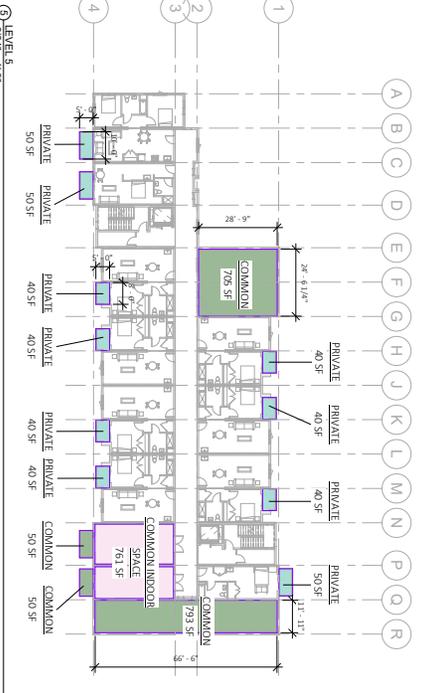
② LEVEL 2
364' = 1'-0"



③ LEVEL 3
364' = 1'-0"



④ LEVEL 4
364' = 1'-0"



⑤ LEVEL 5
364' = 1'-0"

OPEN SPACE NOTES

1. SET SHEET @ SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION.
2. SEE DIMENSION PLANS FOR INFORMATION ON PLANNING AND TERRACE DESIGN.

COMMON	
COMMON INDOOR SPACE	
PRIVATE	

Level	Open Space Type	Area
COMMON	COMMON	5,404 SF
LEVEL 1	COMMON	1,597 SF
LEVEL 5	COMMON	7,241 SF
COMMON INDOOR SPACE		
LEVEL 1	COMMON INDOOR SPACE	637 SF
LEVEL 5	COMMON INDOOR SPACE	761 SF
	COMMON INDOOR SPACE	1,398 SF
PRIVATE		
LEVEL 1	PRIVATE	4,801 SF
LEVEL 2	PRIVATE	4,801 SF
LEVEL 3	PRIVATE	5,301 SF
LEVEL 4	PRIVATE	5,301 SF
LEVEL 5	PRIVATE	4,301 SF
	PRIVATE	2,450 SF

SANTA CRUZ COUNTY OPEN SPACE REQUIREMENTS

MINIMUM 15% OF GROSS SITE AREA (COMMON AND/OR PRIVATE PROVIDED) APPROX. MINIMUM DIMENSION OF 15' FOR SITES UP TO 1/2 ACRE AND 20' FOR SITES LARGER THAN 1/2 ACRE

PROTECTIVE INFORMATION

TOTAL UNITS: 57 UNITS
SITE AREA: 38,217.259 SF (0.877 ACRES)

COMMON USABLE OPEN SPACE

REQUIRED: 5,732.59 SF (MINIMUM) 15% OF GROSS SITE AREA (COMMON AND/OR PRIVATE PROVIDED) APPROX. MINIMUM DIMENSION OF 15' FOR SITES UP TO 1/2 ACRE AND 20' FOR SITES LARGER THAN 1/2 ACRE

PROVIDED: 7,241 SF (MAIN DIMENSION VARIES. SEE DIAGRAMS GPO.06/1 THRU 5)

PROVIDED: 7,241 SF (MAIN DIMENSION VARIES. SEE DIAGRAMS GPO.06/1 THRU 5)

PRIVATE USABLE OPEN SPACE

REQUIRED: 56 UNITS X 50% = 28 PRIVATE OPEN SPACES @ 60 SF EACH (MINIMUM) OF 60 SF PER UNIT FOR 50% OR MORE OF UNITS INCLUDED IN PROJECT, WITH A MINIMUM DIMENSION OF 6'.

PROVIDED: 56 PRIVATE OPEN SPACES @ 43.7 SF AVERAGE PER UNIT. MINIMUM DIMENSION: 5'. (SEE DIAGRAMS GPO.06/1 THRU 5)

PROVIDED: 56 PRIVATE OPEN SPACES @ 43.7 SF AVERAGE PER UNIT. MINIMUM DIMENSION: 5'. (SEE DIAGRAMS GPO.06/1 THRU 5)

PROVIDED: 56 PRIVATE OPEN SPACES @ 43.7 SF AVERAGE PER UNIT. MINIMUM DIMENSION: 5'. (SEE DIAGRAMS GPO.06/1 THRU 5)

PROVIDED: 56 PRIVATE OPEN SPACES @ 43.7 SF AVERAGE PER UNIT. MINIMUM DIMENSION: 5'. (SEE DIAGRAMS GPO.06/1 THRU 5)

PROVIDED: 56 PRIVATE OPEN SPACES @ 43.7 SF AVERAGE PER UNIT. MINIMUM DIMENSION: 5'. (SEE DIAGRAMS GPO.06/1 THRU 5)

PROVIDED: 56 PRIVATE OPEN SPACES @ 43.7 SF AVERAGE PER UNIT. MINIMUM DIMENSION: 5'. (SEE DIAGRAMS GPO.06/1 THRU 5)

PROVIDED: 56 PRIVATE OPEN SPACES @ 43.7 SF AVERAGE PER UNIT. MINIMUM DIMENSION: 5'. (SEE DIAGRAMS GPO.06/1 THRU 5)

PROVIDED: 56 PRIVATE OPEN SPACES @ 43.7 SF AVERAGE PER UNIT. MINIMUM DIMENSION: 5'. (SEE DIAGRAMS GPO.06/1 THRU 5)

PROVIDED: 56 PRIVATE OPEN SPACES @ 43.7 SF AVERAGE PER UNIT. MINIMUM DIMENSION: 5'. (SEE DIAGRAMS GPO.06/1 THRU 5)

WorkBench

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841 CAPITOLA ROAD

841 CAPITOLA ROAD
SANTA CRUZ, CA 95062

Exhibit D

DRAFT: NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

OPEN SPACE DIAGRAMS

GPO.06

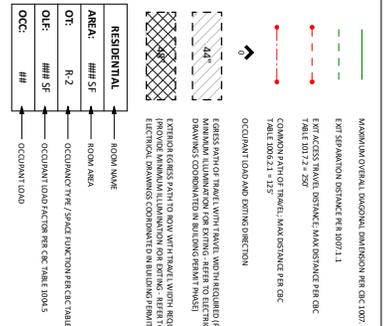
ISSUES / REVISIONS	DATE
1. DESIGNATION	3/17/2025
2. DIMENSION	5/2/2025
3. DIMENSION	5/2/2025
4. DIMENSION	5/2/2025
5. DIMENSION	5/2/2025
6. DIMENSION	5/2/2025
7. DIMENSION	5/2/2025
8. DIMENSION	5/2/2025
9. DIMENSION	5/2/2025
10. DIMENSION	5/2/2025

DATE: 02-18-2025
PROJECT NUMBER: 05-23-25
DRAWN BY: HP
CHECKED BY: OI
SCALE: AS INDICATED

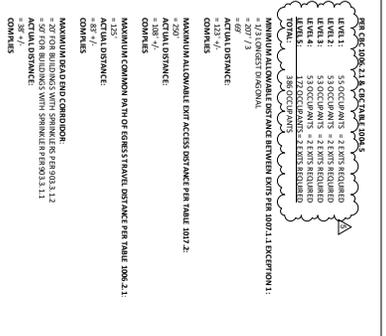
CODE DIAGRAM GENERAL NOTES

1. OTHER THAN STAIR PARTITIONS ARE NOT REQUIRED TO BE RATED UNLESS OTHERWISE NOTED
2. ALL CORNERS AT RESIDENTIAL LEVELS ARE GREATER THAN THE 4" WITHIN AS NOTED ON ALL SPACES WITH LESS THAN 30 OCCUPANTS REQUIRE ONE MANUS OF EGRESS, SPACES WITH MORE THAN 30 OCCUPANTS REQUIRE TWO MANUS OF FALLS OF WIDE DOORS (WHICH ARE TYPICAL) HAVE SUFFICIENT EGRESS WIDTH
3. FOR 80 OCCUPANTS - STAIRWAYS AND MOST COMMON AREAS
4. STAIRWAYS AND MOST COMMON AREAS
5. SELECTIVE MARKING FOR THE SIGNAGE INFORMATION AND REQUIRED SIGNIFICANCE
6. CROSS SECTION DISTANCE EQUIVALENT PER IBC SECTION 1007.1.1
7. EXCEPTION 2 NOT LESS THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM TRAVEL DISTANCE PER IBC TABLE 1002.2
8. TRAVEL DISTANCE PER IBC TABLE 1002.2

CODE / ACCESS SYMBOL LEGEND

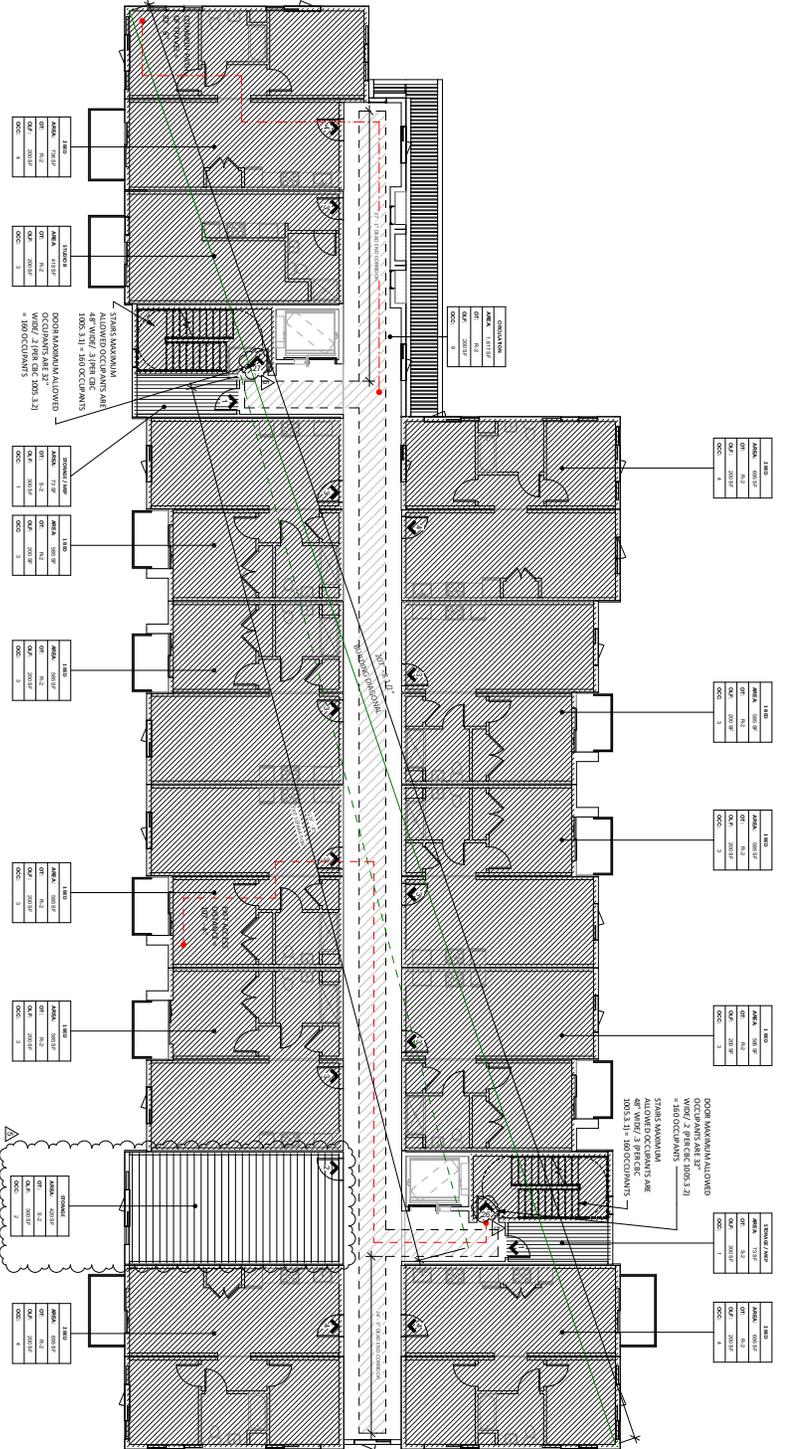


OCCUPANCY LOAD CALCULATIONS



ROOM NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANT LOAD FACTOR	OCCUPANTS
STAIR	127.9'			0
1100	585.9'	R-2	200 SF	3
1110	585.9'	R-2	200 SF	3
1120	585.9'	R-2	200 SF	3
1130	585.9'	R-2	200 SF	3
1140	585.9'	R-2	200 SF	3
1150	585.9'	R-2	200 SF	3
1160	585.9'	R-2	200 SF	3
1170	585.9'	R-2	200 SF	3
1180	585.9'	R-2	200 SF	3
1190	585.9'	R-2	200 SF	3
1200	585.9'	R-2	200 SF	3
1210	585.9'	R-2	200 SF	3
1220	585.9'	R-2	200 SF	3
1230	585.9'	R-2	200 SF	3
1240	585.9'	R-2	200 SF	3
1250	585.9'	R-2	200 SF	3
1260	585.9'	R-2	200 SF	3
1270	585.9'	R-2	200 SF	3
1280	585.9'	R-2	200 SF	3
1290	585.9'	R-2	200 SF	3
1300	585.9'	R-2	200 SF	3
1310	585.9'	R-2	200 SF	3
1320	585.9'	R-2	200 SF	3
1330	585.9'	R-2	200 SF	3
1340	585.9'	R-2	200 SF	3
1350	585.9'	R-2	200 SF	3
1360	585.9'	R-2	200 SF	3
1370	585.9'	R-2	200 SF	3
1380	585.9'	R-2	200 SF	3
1390	585.9'	R-2	200 SF	3
1400	585.9'	R-2	200 SF	3
1410	585.9'	R-2	200 SF	3
1420	585.9'	R-2	200 SF	3
1430	585.9'	R-2	200 SF	3
1440	585.9'	R-2	200 SF	3
1450	585.9'	R-2	200 SF	3
1460	585.9'	R-2	200 SF	3
1470	585.9'	R-2	200 SF	3
1480	585.9'	R-2	200 SF	3
1490	585.9'	R-2	200 SF	3
1500	585.9'	R-2	200 SF	3
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1560	585.9'	R-2	200 SF	3
1570	585.9'	R-2	200 SF	3
1580	585.9'	R-2	200 SF	3
1590	585.9'	R-2	200 SF	3
1600	585.9'	R-2	200 SF	3
1610	585.9'	R-2	200 SF	3
1620	585.9'	R-2	200 SF	3
1630	585.9'	R-2	200 SF	3
1640	585.9'	R-2	200 SF	3
1650	585.9'	R-2	200 SF	3
1660	585.9'	R-2	200 SF	3
1670	585.9'	R-2	200 SF	3
1680	585.9'	R-2	200 SF	3
1690	585.9'	R-2	200 SF	3
1700	585.9'	R-2	200 SF	3
1710	585.9'	R-2	200 SF	3
1720	585.9'	R-2	200 SF	3
1730	585.9'	R-2	200 SF	3
1740	585.9'	R-2	200 SF	3
1750	585.9'	R-2	200 SF	3
1760	585.9'	R-2	200 SF	3
1770	585.9'	R-2	200 SF	3
1780	585.9'	R-2	200 SF	3
1790	585.9'	R-2	200 SF	3
1800	585.9'	R-2	200 SF	3
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1850	585.9'	R-2	200 SF	3
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1880	585.9'	R-2	200 SF	3
1890	585.9'	R-2	200 SF	3
1900	585.9'	R-2	200 SF	3
1910	585.9'	R-2	200 SF	3
1920	585.9'	R-2	200 SF	3
1930	585.9'	R-2	200 SF	3
1940	585.9'	R-2	200 SF	3
1950	585.9'	R-2	200 SF	3
1960	585.9'	R-2	200 SF	3
1970	585.9'	R-2	200 SF	3
1980	585.9'	R-2	200 SF	3
1990	585.9'	R-2	200 SF	3
2000	585.9'	R-2	200 SF	3

CODE - LEVEL 2 THRU 4
 TRG = T-0'



841 CAPITOLA ROAD
 841 CAPITOLA ROAD
 SANTA CRUZ, CA 95062

189 WAINUT AVENUE
 SANTA CRUZ, CA 95062
 WOODRICH/CHULTZ/MI
 P 831.227.2217

WorKbench

Exhibit D

PRELIM EGRESS & ACCESSIBILITY LEVEL
 2 THRU 4
 GPO.12

ISSUES / REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUES/REVISIONS	3/17/2025
2	ISSUES/REVISIONS	5/2/2025
3	ISSUES/REVISIONS	5/2/2025

PROJECT INFORMATION

Project Number: 02E-481-40
 Print Date: 05.23.25
 Drawn by: CH
 Checked by: CH
 Scale: As Indicated

NOT FOR CONSTRUCTION

DRAFT: NOT FOR CONSTRUCTION

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

MAXIMUM WEIGHTED AVERAGE (MVA). The maximum weight (in pounds) of each material adding a VOC is based on the material's weight of VOC relative to the weight of compound added, expressed as a percentage. VOC content is based on the material's weight of VOC relative to the weight of compound added, expressed as a percentage.

NOTE: VOC content is based on the material's weight of VOC relative to the weight of compound added, expressed as a percentage. VOC content is based on the material's weight of VOC relative to the weight of compound added, expressed as a percentage.

4.504.1.2.1 Adhesives, Sealants and Coatings. Adhesives, sealants and coatings used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

- Adhesives, sealants and coatings used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.2 Paints and Coatings. Architectural paints and coatings used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.3 Polymers and Resins. Polymers and resins used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.4 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.5 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.6 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.7 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.8 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.9 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.10 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.11 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.12 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.13 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.14 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

4.504.1.2.15 Other Materials. Other materials used on the project that meet the requirements of the California Green Building Standards Code (CGBC) shall be labeled as follows:

TABLE 4.504.2 - SEALANT VOC LIMIT

Sealant	Sealant VOC Limit (grams per liter)
Acrylic	100
Epoxy	100
Polysulfide	100
Polyurethane	100
Silicone	100
Silicone Hybrid	100
Other	100

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

Coating Category	VOC Limit (grams per liter)
Acrylic	100
Epoxy	100
Polysulfide	100
Polyurethane	100
Silicone	100
Silicone Hybrid	100
Other	100

TABLE 4.504.4 - FORMALDEHYDE LIMITS

Material	Formaldehyde Limit (grams per liter)
Acrylic	100
Epoxy	100
Polysulfide	100
Polyurethane	100
Silicone	100
Silicone Hybrid	100
Other	100

TABLE 4.504.5 - FORMALDEHYDE LIMITS

Material	Formaldehyde Limit (grams per liter)
Acrylic	100
Epoxy	100
Polysulfide	100
Polyurethane	100
Silicone	100
Silicone Hybrid	100
Other	100

4.504.5 ENVIRONMENTAL QUALITY (continued)

4.504.5.1.1.1 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.2 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.3 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.4 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.5 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.6 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.7 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.8 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.9 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.10 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.11 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.12 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

**CHAPTER 7
QUALIFICATIONS**

702 SPECIAL INSPECTOR QUALIFICATIONS

702.1.1 The special inspector shall be trained and certified in accordance with the requirements of the California Green Building Standards Code (CGBC) and shall be responsible for the inspection of the building's mechanical, electrical, and plumbing systems.

703 VERIFICATIONS

703.1.1 The contractor shall be responsible for the verification of the building's mechanical, electrical, and plumbing systems.

704 DOCUMENTATION

704.1.1 The contractor shall be responsible for the documentation of the building's mechanical, electrical, and plumbing systems.

705 INSPECTION

705.1.1 The contractor shall be responsible for the inspection of the building's mechanical, electrical, and plumbing systems.

706 VERIFICATION

706.1.1 The contractor shall be responsible for the verification of the building's mechanical, electrical, and plumbing systems.

707 DOCUMENTATION

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708 INSPECTION

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709 VERIFICATION

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710 DOCUMENTATION

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711 INSPECTION

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712 VERIFICATION

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713 DOCUMENTATION

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714 INSPECTION

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715 VERIFICATION

715.1.1 The contractor shall be responsible for the verification of the building's mechanical, electrical, and plumbing systems.

716 DOCUMENTATION

716.1.1 The contractor shall be responsible for the documentation of the building's mechanical, electrical, and plumbing systems.

717 INSPECTION

717.1.1 The contractor shall be responsible for the inspection of the building's mechanical, electrical, and plumbing systems.

4.504.5.1.1.13 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.14 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.15 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.16 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.17 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.18 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.19 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.20 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.21 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.22 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.23 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.24 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.25 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.26 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.27 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

4.504.5.1.1.28 The building shall be designed to minimize the use of hazardous materials and to minimize the release of hazardous materials into the environment.

189 WAINUT AVENUE
SANTA CRUZ, CA 95060
WOERKENCHILTCM1
P 813.227.2217

WorkBench

Exhibit D

841 CAPITOLA ROAD
SANTA CRUZ, CA 95062

DRAFT: NOT FOR CONSTRUCTION

ISSUE/REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	03/13/24
2	ISSUE FOR PERMIT	03/13/24
3	ISSUE FOR PERMIT	03/13/24
4	ISSUE FOR PERMIT	03/13/24
5	ISSUE FOR PERMIT	03/13/24

DESIGN INFORMATION

Project Number	02E-481-40
Drawn By	LB
Checked By	EB
Scale	

DRAFT CALGREEN MANDATORY CHECKLIST GPO.21

ESTIMATED EARTHWORK QUANTITIES

1. 1.50% CUBIC YARDS CUT
2. 2.00% CUBIC YARDS FILL
3. 1.50% CUBIC YARDS EXPORT

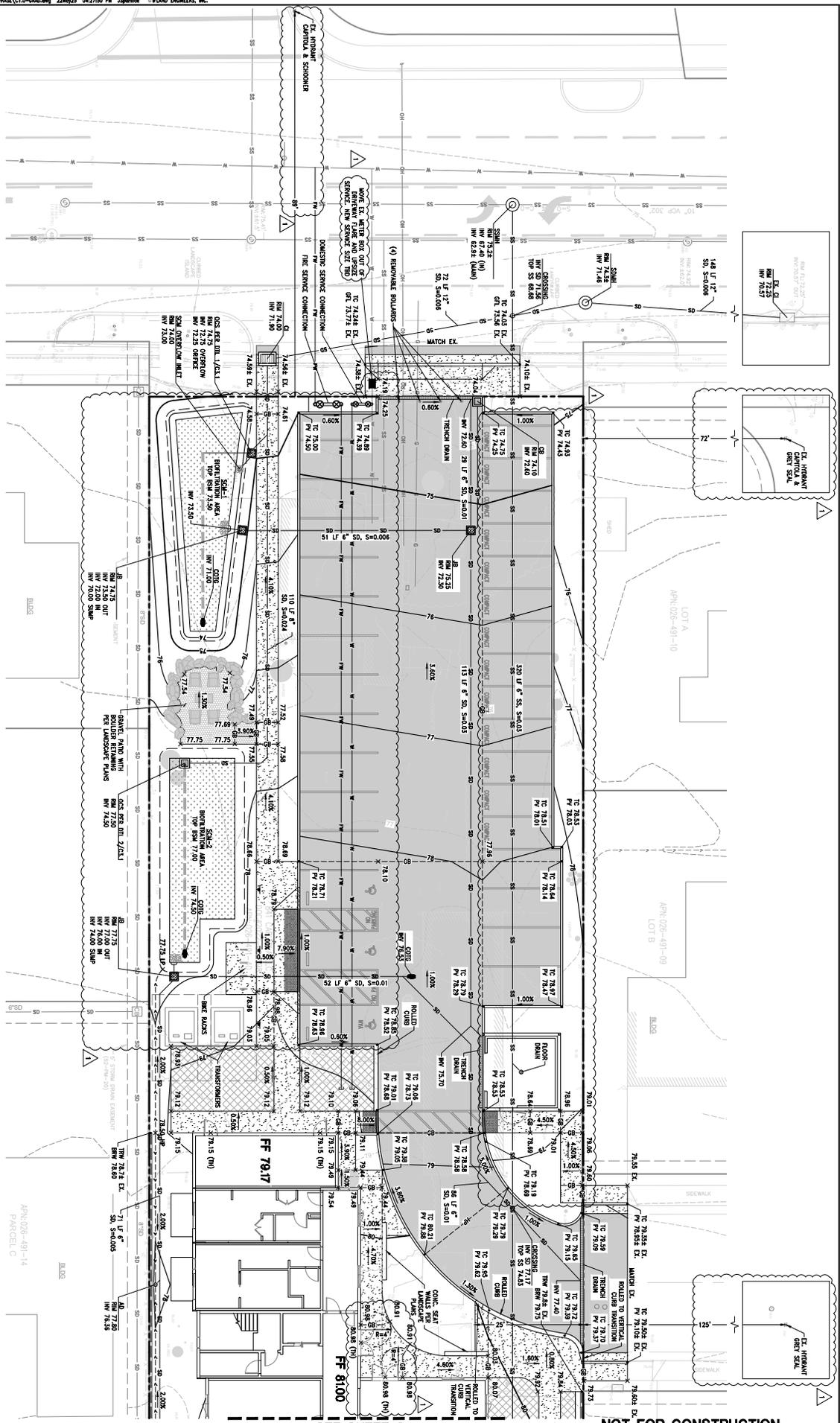
- NOTES:**
1. ESTIMATE DOES NOT INCLUDE REMOVAL OF EXISTING WALL
 2. ESTIMATE DOES NOT INCLUDE REMOVAL OF EXISTING OVERLAYMENT, IF REQUIRED BY SITE CONDITIONS.
 3. ESTIMATE ASSUMES A 1.5% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 10% EXPANSION FACTOR ON ALL CITY MATERIAL.
 4. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFER WITH ESTIMATES ARE CORRECT.

LEGEND

- ASPHALT FINISH
- CONCRETE SIDEWALK
- REMOVED PAVINGS

NOTES:

1. ALL CONSTRUCTION AND GRADING SHALL BE PERFORMED UNDER THE STRICT SUPERVISION OF THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY WITH THE GEOTECHNICAL REPORT AND ANY SUBSEQUENT ADDENDUM LETTERS TO THE GEOTECHNICAL REPORT THE PROPOSED SECTION FOR SHALE OR SHALE LAYERS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS KNOWN TO CONSTRUCTION.
3. ALL TIES WITHIN THE PROJECT PROPERTY TO BE REMOVED AS SHOWN ON ARCHITECTURAL PLANS.



PRELIMINARY SEE SHEET C.1.1 NOT FOR CONSTRUCTION

GRADING, DRAINAGE, & UTILITY PLAN (S)

841 CAPITOLA ROAD

841 CAPITOLA ROAD, SANTA CRUZ, CALIFORNIA



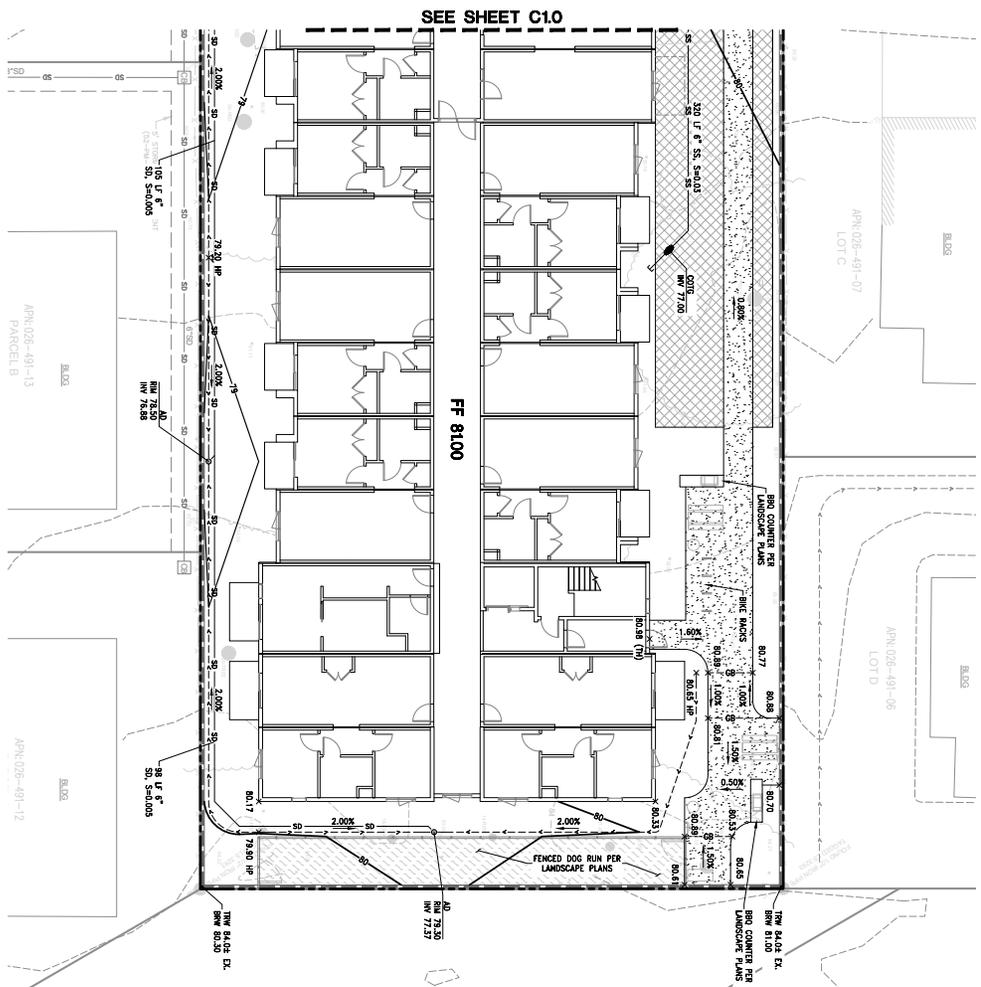
NO. 000	REVISION	DATE
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002	ISSUE FOR PERMIT	07/20/25
003	ISSUE FOR PERMIT	07/20/25
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005	ISSUE FOR PERMIT	07/20/25
006	ISSUE FOR PERMIT	07/20/25
007	ISSUE FOR PERMIT	07/20/25
008	ISSUE FOR PERMIT	07/20/25
009	ISSUE FOR PERMIT	07/20/25
010	ISSUE FOR PERMIT	07/20/25

DATE	DESIGN	DRAWN
09/30/2024	STAFF	STAFF

APN 026-491-40
DESIGN DEVELOPMENT

C1.0

JOB NO. 22001.02



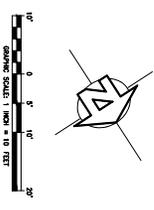
SEE SHEET C1.0

LEGEND

-  ASPHALT PAVING
-  CONCRETE SIDEWALK
-  PERVIOUS PAVING

NOTES

1. SEE NOTES ON SHEET C1.0.



PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN (N)

841 CAPITOLA ROAD

841 CAPITOLA ROAD, SANTA CRUZ, CALIFORNIA

NOT FOR CONSTRUCTION

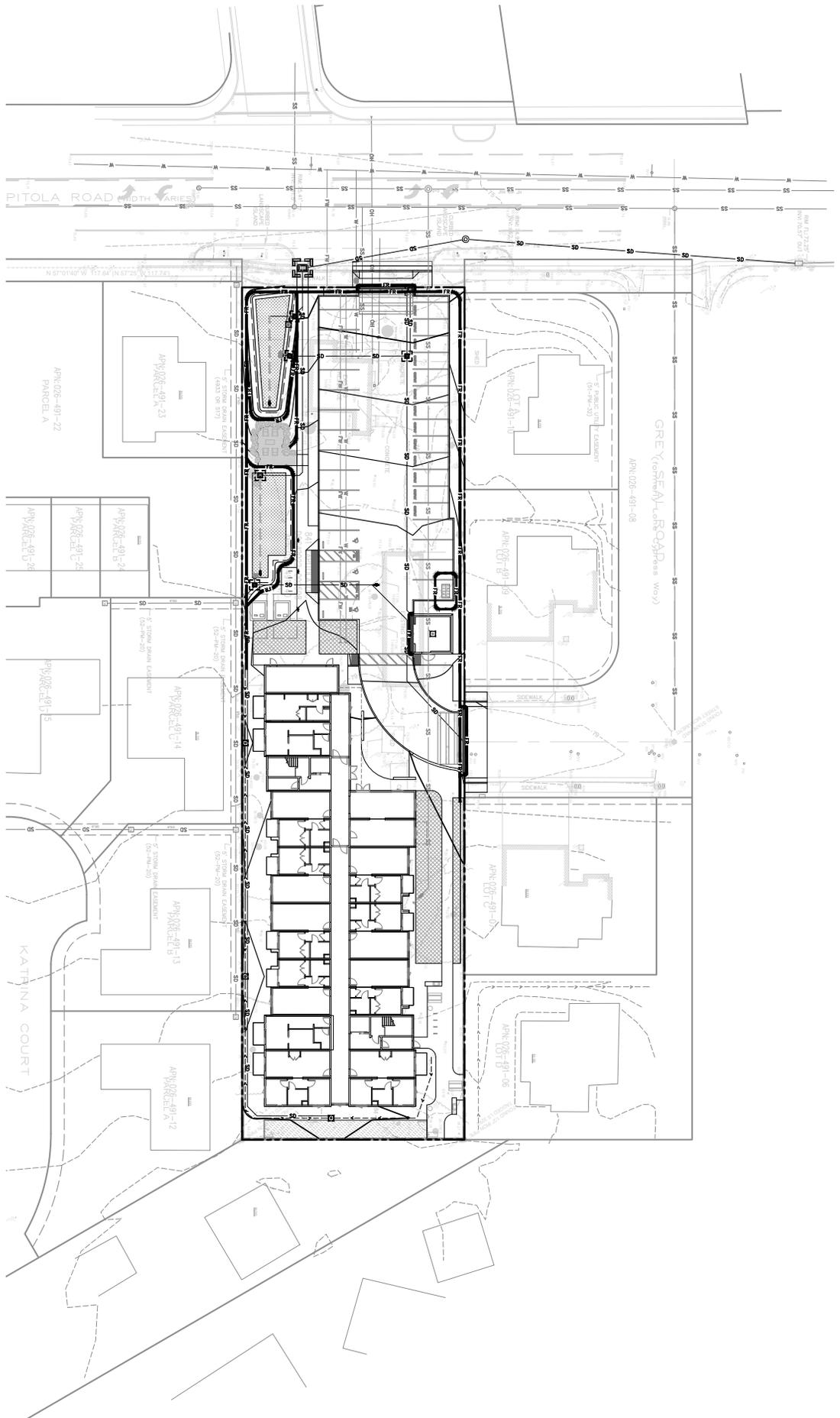
JOB NO. 22001.02	DATE	DESIGN	DRAWN
	09/30/2024	STAFF	STAFF

APN 026-491-40	DESIGN DEVELOPMENT
841 CAPITOLA ROAD	
841 CAPITOLA ROAD, SANTA CRUZ, CALIFORNIA	



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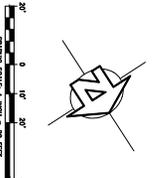
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STAFF	05/05/23
STAFF	05/17/23
STAFF	07/20/23
STAFF	07/20/23
STAFF	07/20/24
STAFF	05/15/24
BY	REVISION
	DATE



ENVIRONMENTAL PLANNING	
COUNTY OF SANTA CRUZ STATE OF CALIFORNIA	
REVIEWED BY: _____	DATE: _____
APPROVED BY: _____	DATE: _____

NOTES:
1. SET EROSION CONTROL NOTES AND DETAILS SHEET AS PART OF THIS PLAN SET.

	5' STORM DRAIN EXHUMENT (6x12x36-200)
	PORTABLE TOILET
	CATCH BASIN PROTECTION PER NOTE 1
	SILT NET PROTECTION PER NOTE 1
	RAMP PER NOTE 1
	CONSTRUCTION ENTRANCE



PRELIMINARY
EROSION CONTROL PLAN
841 CAPITOLA ROAD
841 CAPITOLA ROAD, SANTA CRUZ, CALIFORNIA

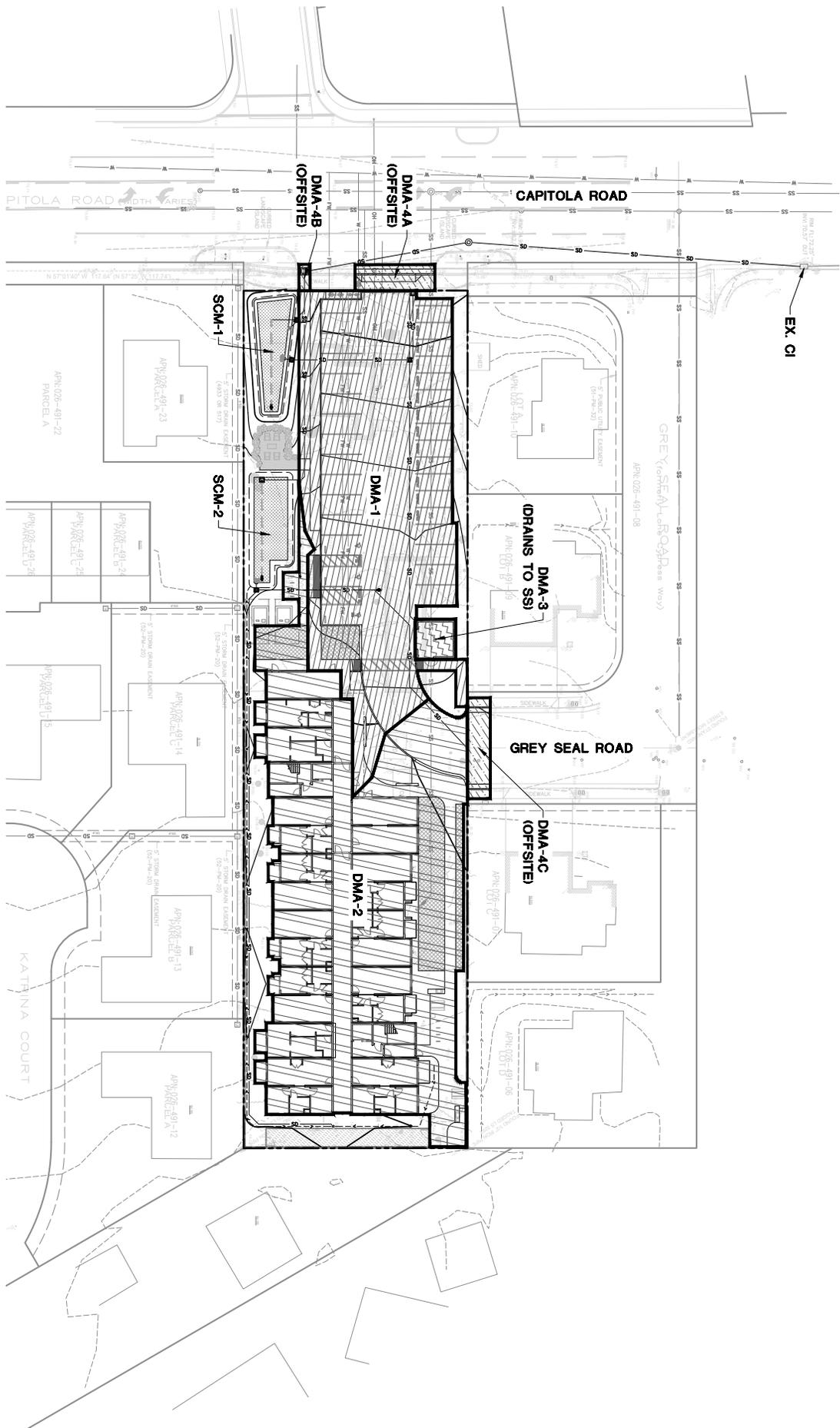
NOT FOR CONSTRUCTION

APN 026-491-40	DATE	DESIGN	DRAWN
	09/30/2024	STAFF	STAFF
C2.1	SHEET		
JOB NO. 22001.02	STAFF		

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600 GERRHIGHT AVE. SUITE A2
SANTA CRUZ, CA 95062
TEL: 831.451.1234
WWW.IFLANDENGINEERS.COM

STAFF	PLANNING	05/28/25
STAFF	ENGINEERING	05/17/25
STAFF	DESIGN	01/20/25
STAFF	PERMITS	07/29/24
STAFF	CONSTRUCTION	07/07/24
STAFF	START	05/18/24
BY: SB330	REVISION	DATE



NOTES

1. DMA-1 CONSISTS OF THE CHANGING LOT AND OTHER ADJACENT UNDERDRIVE STRUCTURES. RUNOFF FROM DMA-1 IS COLLECTED AND CONVEYED TO SCM-1.
2. DMA-2 CONSISTS OF THE BUILDING LEACH DRAINAGE STRUCTURES. RUNOFF FROM DMA-2 IS COLLECTED AND CONVEYED TO SCM-1.
3. DMA-3 CONSISTS OF THE TRASH ENCLOSURE AREA, WHICH IS NOT PERMITTED TO DISCHARGE TO THE STORM DRAIN SYSTEM. RUNOFF FROM DMA-3 IS INSTEAD RECYCLED TO THE STREET IN CAPITOLA ROAD.
4. SCHEMATIC DRAINAGE RUNOFF FROM THESE AREAS IS COLLECTED BY SCHEM-1 AS DESCRIBED HEREIN.
5. SCHEM-1 IS A NOTIFICATION AREA AT THE SOUTHWEST CORNER OF THE SITE. SCHEM-1 HAS BEEN SIZED TO DETAIN THE VOLUME OF RUNOFF PRODUCED BY THE 10-YEAR, 15-MINUTE STORM EVENT AT PRE-DEVELOPMENT RELEASE RATES. DUE TO THE SHALLOW EXISTING STORM DRAIN IN CAPITOLA ROAD, SCHEM-1 IS UNABLE TO DISCHARGE AT THE TOP OF THE GRAVELLY LAYER. SEE SHEET C-01 FOR A DETAIL SHOWING WHERE SCHEM-1 DISCHARGES AND HOW SCHEM-1 IS UNABLE TO DISCHARGE AT THE TOP OF THE GRAVELLY LAYER.
6. SCHEM-2 IS A NOTIFICATION AREA AT THE SOUTHWEST CORNER OF THE SITE. SCHEM-2 HAS BEEN SIZED TO DETAIN THE VOLUME OF RUNOFF PRODUCED BY THE 10-YEAR, 15-MINUTE STORM EVENT AT PRE-DEVELOPMENT RELEASE RATES TO OFFSET UNCAPTURED OVERTSILVING AREAS. THE RELEASE RATE FROM SCHEM-2 HAS BEEN REDUCED BY THE RATE OF RUNOFF PRODUCED BY DMA-4A, -4B, & -4C. SEE SHEET C-01 FOR A DETAIL SHOWING HOW SCHEM-2 HELPS THE REMAINING DESIGN TRANSDUCERS REMAIN BY THE DESIGN DESIGN CRITERIA.

PRELIMINARY
STORMWATER CONTROL PLAN
841 CAPITOLA ROAD
 841 CAPITOLA ROAD, SANTA CRUZ, CALIFORNIA

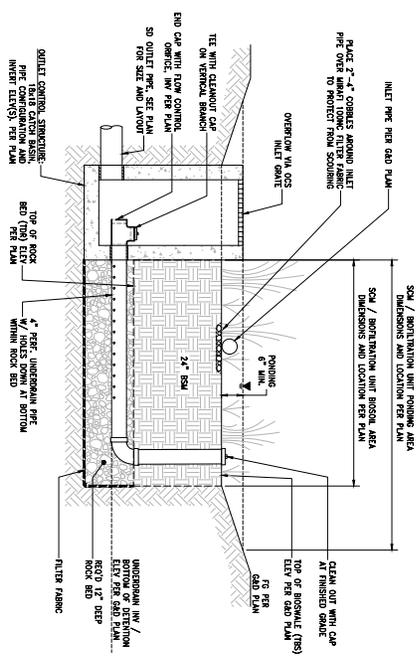
NOT FOR CONSTRUCTION

SHEET C3.0	APN 026-491-40	DESIGN DEVELOPMENT
	DATE 09/30/2024	DESIGN STAFF

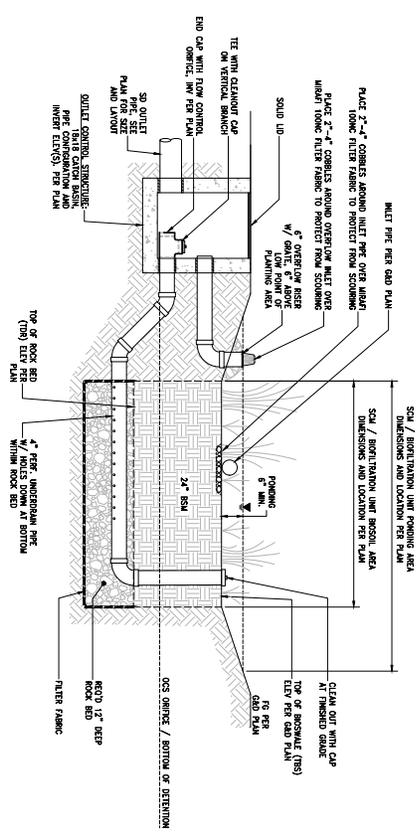


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 CIVIL ENGINEERING ■ LAND PLANNING ■ STRUCTURAL DESIGN

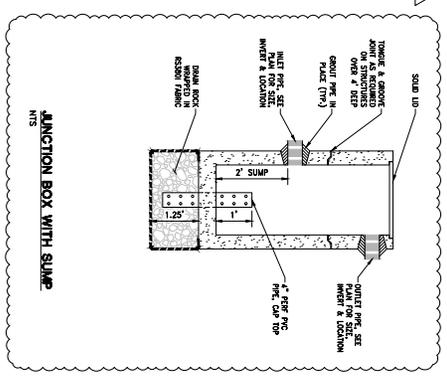
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STAFF	05/17/25	
STAFF	01/20/25	
STAFF	09/20/24	
STAFF	07/07/24	
STAFF	05/19/24	



SCM2 - RETENTION UNIT - PART 2
N15



SCM1 - RETENTION UNIT - PART 1
N15



4

NOTES:

- IT IS NECESSARY TO PROVIDE RETENTION VOLUME THAT DRAINS WITHIN 48 HOURS. THESE SOALS HAVE BEEN DESIGNED TO PROVIDE RETENTION VOLUME AND THE MINIMUM RETENTION VOLUME REQUIRED BY THE LOCAL JURISDICTION. THE MINIMUM RETENTION VOLUME SHALL BE RELATIVELY LEVEL BUT MAY HAVE A SLIGHT SLOPE TO DISPERSE WATER THROUGHOUT STORAGE AREA.
- UNDER SOALS SHALL BE COMPOSED OF A MINIMUM 6" INCH DIAMETER REGENERATED PPE WITH CLEANOUTS PER CONNECTION TO THE SOALS. OUTLET CONTROL STRUCTURE SHALL BE PROVIDED WITHIN THE SOALS. THE SOALS SHALL BE PROVIDED WITHIN THE SOALS. THE SOALS SHALL BE PROVIDED WITHIN THE SOALS.
- THE SOALS SHALL BE PROVIDED WITHIN THE SOALS. THE SOALS SHALL BE PROVIDED WITHIN THE SOALS.
- A DETAIL FOR THE UNDER SOALS SHALL BE PROVIDED. CONSULTING OF A VERTICAL, WITHIN THE SOALS SHALL BE PROVIDED WITHIN THE SOALS. THE SOALS SHALL BE PROVIDED WITHIN THE SOALS.
- THE SOALS SHALL BE PROVIDED WITHIN THE SOALS. THE SOALS SHALL BE PROVIDED WITHIN THE SOALS.

SOAL REQUIREMENTS:

- PLANNING SOALS SHALL MEET THE RETENTION SOAL, MIN. SPECIFICATIONS APPROPRIATE FOR THE JURISDICTION, A MINIMUM INFILTRATION RATE OF 5 IN/HR AND A MAXIMUM INFILTRATION RATE OF 10 IN/HR OR THEREAFTER.
- DESIGN SOALS SHALL BE SUITABLE FOR BOREHOLE AREA LOCATION, BOREHOLE SOALS AND COEXISTENCE WITH OTHER EXISTING OR PROPOSED SOALS.
- PLANNING SOALS SHALL BE SUITABLE FOR BOREHOLE AREA LOCATION, BOREHOLE SOALS AND COEXISTENCE WITH OTHER EXISTING OR PROPOSED SOALS.
- PLANNING SOALS SHALL BE SUITABLE FOR BOREHOLE AREA LOCATION, BOREHOLE SOALS AND COEXISTENCE WITH OTHER EXISTING OR PROPOSED SOALS.

CONSTRUCTION REQUIREMENTS:

- CONSTRUCTION SOALS SHALL BE PROVIDED WITHIN THE SOALS. THE SOALS SHALL BE PROVIDED WITHIN THE SOALS.
- CONSTRUCTION SOALS SHALL BE PROVIDED WITHIN THE SOALS. THE SOALS SHALL BE PROVIDED WITHIN THE SOALS.
- CONSTRUCTION SOALS SHALL BE PROVIDED WITHIN THE SOALS. THE SOALS SHALL BE PROVIDED WITHIN THE SOALS.
- CONSTRUCTION SOALS SHALL BE PROVIDED WITHIN THE SOALS. THE SOALS SHALL BE PROVIDED WITHIN THE SOALS.

MAINTENANCE:

- CONDUCT ANNUAL EVALUATION OF THE HEALTH OF THE VEGETATION AND REMOVE AND REPLACE DEAD PLANTS.
- MAINTAIN VEGETATION AND THE BOREHOLE SYSTEM.
- REMOVE AND REPLACE DEAD PLANTS.
- REMOVE THE NET DRAINAGE SYSTEMS.
- PERIODICALLY CHECK DOWNSPOUTS, INLETS AND OVERFLOW PIPING. REMOVE DEBRIS AND REPAIR/REPLACE DAMAGED OR DISCONNECTED PIPING.

3

2

1

NOT FOR CONSTRUCTION

DATE	DESIGN	DRAWN
09/30/2024	STAFF	STAFF

PRELIMINARY
STORMWATER CONTROL DETAILS
841 CAPITOLA ROAD
 841 CAPITOLA ROAD, SANTA CRUZ, CALIFORNIA

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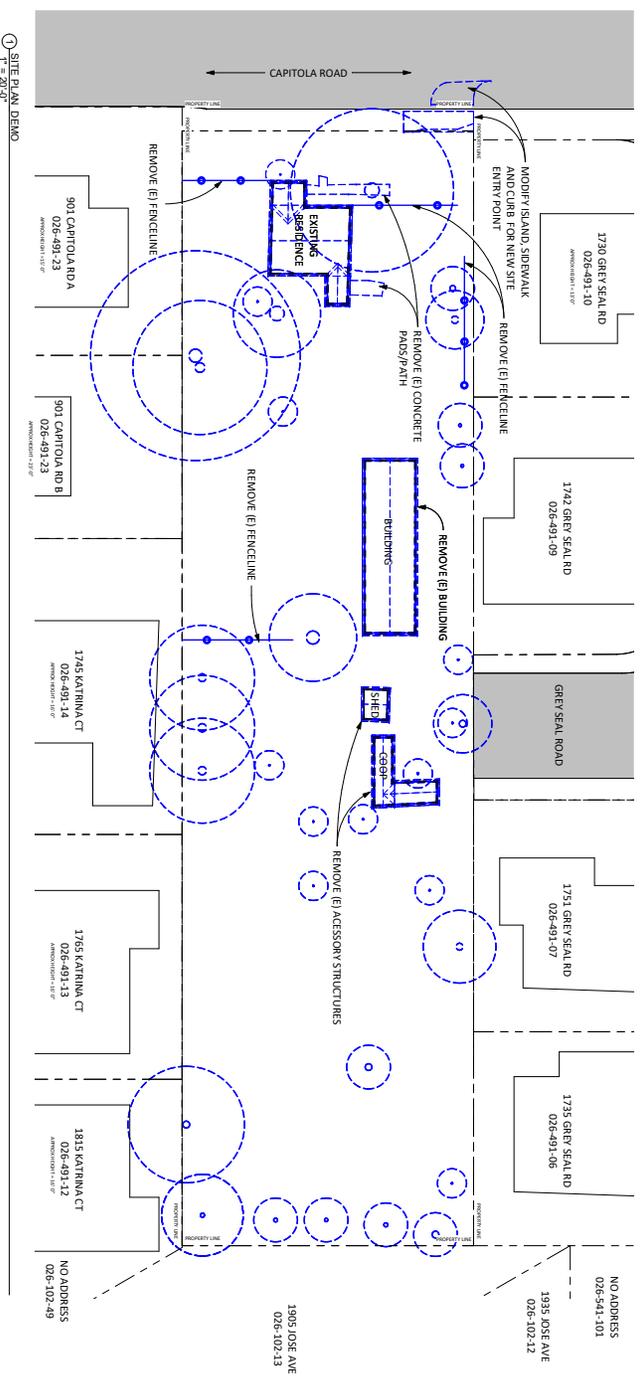
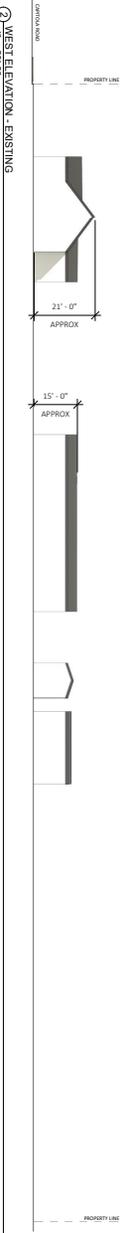
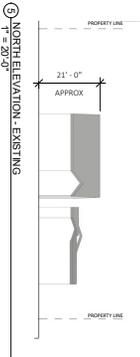
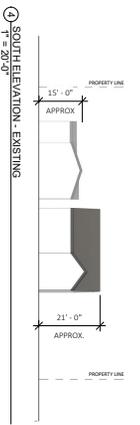
800 BUREAU BLVD. SUITE 400
 SANTA CRUZ, CA 95060
 TEL: (831) 456-1111
 WWW.IFLANDENGINEERS.COM

DATE	REVISION
09/30/2024	1
09/30/2024	2
09/30/2024	3
09/30/2024	4
09/30/2024	5
09/30/2024	6
09/30/2024	7
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APN 026-491-40
 DESIGN DEVELOPMENT

3/1

22001.02

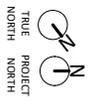
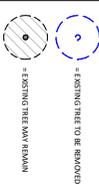


EXISTING ELEVATION NOTES

1. EXISTING ELEVATIONS ARE BASED ON SURVEY DATA. FIELD MEASUREMENTS AND PHOTOGRAPHS WERE USED TO VERIFY THAT THE SHOWN IN ADOPTED/AS-BUILT DRAWINGS TO STRUCTURES. GENERAL HEIGHT AND VERTICAL EXISTING REFER TO SHEET 020 FOR EXISTING SITE PHOTOS.
2. REFER TO SHEET 020 FOR EXISTING SITE PHOTOS.
3. ALL 1.1 FOR SHEETS INCLUDED FOR INFORMATIONAL PURPOSES ONLY.

DEMOLITION SITE PLAN

1. SET 6 SHEETS SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION.
2. REFERENCED LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND ADJACENT PROPERTY LINES.
3. REFERENCED LAND SURVEY FOR TREE LOCATION AND SIZE.



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCH CONSULTANTS
P. 831.227.2217

Workbench

841 CAPITOLA ROAD

841 CAPITOLA ROAD
SANTA CRUZ, CA 95062

Exhibit D

DRAFT: NOT FOR CONSTRUCTION

APPROVED BY: [Signature]

NOT FOR CONSTRUCTION

ISSUES/REVISIONS	DATE
01 SET SHEETS	05/13/25
02 SET SHEETS	05/13/25
03 SET SHEETS	05/13/25
04 SET SHEETS	05/13/25
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100 SET SHEETS	05/13/25



① FIRST FLOOR PLAN
1"=1'-0"

UNIT TYPE	COUNT
STUDIO A	2
STUDIO B	2
1 BED	35
2 BED	15
TOTAL UNITS	57

- FLOOR PLAN NOTES**
1. SET GARDEN SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION
 2. ALL UNITS SHALL GET IN-UNIT WASH/DRYERS IN COMPLIANCE WITH CCR TABLE 422.1.8
 3. CHECK ILM - SHADING ANALYSIS AND ILM - SOLAR ANALYSIS REPORT
 4. ALL UNITS ARE COVERED OVERLOOKING UNIT PER CCR 1.14 AND SHALL BE ACCESSIBLE AS REQUIRED.

FLOOR PLAN KEVED NOTES

KEYNOTE SCHEDULE - FLOOR PLAN

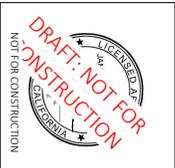
KEYNOTE	NOTE
1	ENTRY
2	CLASS 1 BIKE PARKING
3	PRIVATE BALCONY
4	COMMON TERRACE
5	SOLAR PHOTOVOLTAICS / PV ARRAY / INDICATIVE
6	FLAT ROOF / MEMBRANE ROOF OR SIM.
7	SOLAR CANOPY / SHADE STRUCTURE / AWNING OR SIM.
8	DASH INDICATES CANOPY / AWNING OVERHEAD
9	ROOF ACCESS HATCH, INDICATIVE
10	PAGEHOLDER ROOFTOP MECHANICAL EQUIPMENT,
11	INDICATIVE KNOX BOX AND VEST
12	CLASS 1 BIKE PARKING



189 WAINUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCH LLC
P: 831.227.2217

Exhibit D

841 CAPITOLA ROAD
841 CAPITOLA ROAD
SANTA CRUZ, CA 95062



ISSUES / REVISIONS

DATE	DESCRIPTION
05/13/25	ISSUE 01: REVISIONS
05/13/25	ISSUE 02: OWNER COMMENTS
05/13/25	ISSUE 03: REVISIONS
05/13/25	ISSUE 04: REVISIONS
05/13/25	ISSUE 05: REVISIONS
05/13/25	ISSUE 06: REVISIONS

Project Number: 02E-481-420
Print Date: 05/23/25
Drawn by: LB
Checked by: EB
Scale: As Indicated

PROPOSED FLOOR PLAN LEVEL 1
AP1.01



① SECOND FLOOR PLAN
1/8" = 1'-0"

UNIT TYPE	COUNT
STUDIO A	2
1 BED	38
2 BED	15
TOTAL UNITS	57

- ### FLOOR PLAN NOTES
- SEE GARDEN SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION
 - ALL UNITS SHALL GET RAINWATER DRAINAGE IN COMPLIANCE WITH CCR 174614.2211.8
 - CEILING SHALL BE FINISHED WITH A-CES 3.0 RAINFALL PROOF
 - ALL UNITS ARE COVERED OVERLOOKS UNITS PER CCR 174614.2211.8 AND SHALL BE ACCESSIBLE AS REQUIRED.

FLOOR PLAN KEYED NOTES

KEYNOTE	SCHEDULE - FLOOR PLAN	NOTE
1	ENTRY	
2	CLASS I BIKE PARKING	
3	PRIVATE BALCONY	
4	COMMON TERRACE	
5	SOLAR PHOTOVOLTAICS / PV ARRAY / INDICATIVE	
6	FLAT ROOF / MEMBRANE ROOF OR SIM.	
7	SOLAR CANOPY / SHADE STRUCTURE / AWNING OR SIM.	
8	DASH INDICATES CANOPY / AWNING OVERHEAD	
9	ROOF ACCESS HATCH, INDICATIVE	
10	PLACERHOLDER ROOF TOP MECHANICAL EQUIPMENT, INDICATIVE	
11	INBOX BOX AND KEY INDICATIVE	
12	CLASS I BIKE PARKING	

TRUE NORTH
PROJECT NORTH

ISSUES / REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUE / REVISION	05/13/25
1	ISSUE / REVISION	05/13/25
2	ISSUE / REVISION	05/20/25
3	ISSUE / REVISION	05/20/25
4	ISSUE / REVISION	05/20/25
5	ISSUE / REVISION	05/20/25
6	ISSUE / REVISION	05/20/25
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99	ISSUE / REVISION	05/20/25
100	ISSUE / REVISION	05/20/25

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LICENSED ARCHITECT
NOT FOR CONSTRUCTION

841 CAPITOLA ROAD
841 CAPITOLA ROAD
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PROPOSED FLOOR PLAN LEVEL 2
AP1.02

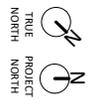
① THIRD FLOOR PLAN
1/8" = 1'-0"



UNIT TYPE TYPING	
SITUATION	2
SITUATION B	5
1 BED	35
2 BED	15
TOTAL UNITS	57

- FLOOR PLAN NOTES**
- SEE GENERAL NOTES FOR GENERAL NOTES AND PROJECT INFORMATION
 - ALL UNITS SHALL GET RAINFALL WASHERS/DRYERS IN COMPLIANCE WITH CEC 19A81.4221.8
 - CECILIA SHALL PROVIDE ONLY 10' X 10' MIN. CLASS 1 BIKEHOPE
 - ALL UNITS ARE COVERED OVERHUNG WITH PER CEC 15A AND SHALL BE ACCESSIBLE AS REQUIRED.
- FLOOR PLAN KEYPED NOTES**

KEYNOTE SCHEDULE - FLOOR PLAN	
KEYNOTE	NOTE
1	ENTRY
2	CLASS 1 BIKE PARKING
3	PRIVATE BALCONY
4	COMMON TERRACE
5	SOLAR PHOTOVOLTAICS / PV ARRAY / INDICATIVE
6	FLAT ROOF / MEMBRANE ROOF OR SIM.
7	SOLAR CANOPY / SHADE STRUCTURE / AWNING OR SIM.
8	DASH INDICATES CANOPY / AWNING OVERHEAD
9	ROOF ACCESS HATCH, INDICATIVE
10	PLACEHOLDER ROOF TOP MECHANICAL EQUIPMENT, INDICATIVE
11	INDICATIVE INBOX BOX AND KEY
12	CLASS 1 BIKE PARKING



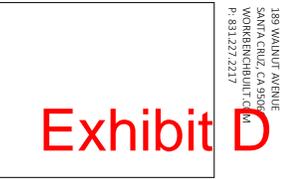
PROPOSED FLOOR PLAN LEVEL 3
AP1.03

ISSUES/REVISIONS	DATE
01	05.13.25
02	05.20.25
03	05.23.25
04	05.23.25
05	05.23.25
06	05.23.25
07	05.23.25
08	05.23.25
09	05.23.25
10	05.23.25
11	05.23.25
12	05.23.25

Project Number: 02E-481-40
 Project Name: 21110
 Drawn By: EB
 Checked By: EB
 Scale: As Indicated



841 CAPITOLA ROAD
 841 CAPITOLA ROAD
 SANTA CRUZ, CA 95062



FOURTH FLOOR PLAN
 1/8" = 1'-0"



UNIT TYPE	COUNT
STUDIO A	2
STUDIO B	3
2-BED	15
1-BED	15
TOTAL UNITS	57

- FLOOR PLAN NOTES**
- SEE OTHER SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION
 - ALL UNITS SHALL GET RAINFALL WASHERS/DRYERS IN COMPLIANCE WITH CCR TITLE 4221.8
 - CEILING SHALL BE 9'-0" EXCEPT IN CLASS B AND 8'-0" IN CLASS A
 - ALL UNITS ARE COVERED OVERHEAD W/INTERIOR CEILING AND WILL BE ACCESSIBLE AS REQUIRED

FLOOR PLAN KEYPED NOTES

KEYNOTE	SCHEDULE - FLOOR PLAN	NOTE
1	ENTRY	
2	CLASS B BIKE PARKING	
3	PRIVATE BALCONY	
4	COMMON TERRACE	
5	SOLAR PHOTOVOLTAICS / PV ARRAY INDICATIVE	
6	FLAT ROOF / MEMBRANE ROOF OR SIM.	
7	SOLAR CANOPY / SHADE STRUCTURE / AWNING OR SIM.	
8	DASH INDICATES CANOPY / AWNING OVERHEAD	
9	ROOF ACCESS HATCH INDICATIVE	
10	PLACE UNDER ROOF TOP MECHANICAL EQUIPMENT	
11	INDICATIVE INBOX AND RACK	
12	CLASS B BIKE PARKING	

TRUE NORTH
 PROJECT NORTH

PROPOSED FLOOR
 PLAN LEVEL 4
 AP1.04

ISSUES / REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUE	05/13/25
1	ISSUE	05/13/25
2	ISSUE	05/13/25
3	ISSUE	05/13/25
4	ISSUE	05/13/25
5	ISSUE	05/13/25

Project Number: 02E-481-40
 Project Name: 841 CAPITOLA ROAD
 Drawn By: EB
 Checked By: EB

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NOT FOR CONSTRUCTION

841 CAPITOLA ROAD
 841 CAPITOLA ROAD
 SANTA CRUZ, CA 95062

Exhibit D

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Workbench

① FIFTH FLOOR PLAN
1/8" = 1'-0"



UNIT TYPE	COUNT
STUDIO A	2
STUDIO B	5
1 BED	15
2 BED	15
TOTAL UNITS	57

FLOOR PLAN NOTES

1. SET GARDEN SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION
2. ALL UNITS SHALL GET IN-UNIT WASHERS/DRYERS IN COMPLIANCE WITH CEC 19461.4221.8
3. CATCH BASINS SHALL BE INSTALLED UNDER ALL SINKS AND SHOWER STALLS
4. ALL UNITS ARE COVERED OVERLEAF WITH PER CEC 15A AND WILL BE ACCESSIBLE AS REQUIRED.

FLOOR PLAN KEVD NOTES

KEYNOTE SCHEDULE - FLOOR PLAN	NOTE
1	ENTRY
2	CLASS 1 BIKE PARKING
3	PRIVATE BALCONY
4	COMMON TERRACE
5	SOLAR PHOTOVOLTAICS / PV ARRAY / INDICATIVE
6	FLAT ROOF / MEMBRANE ROOF OR SIM.
7	SOLAR CANOPY / SHADE STRUCTURE / AWNING OR SIM.
8	DASH INDICATES CANOPY / AWNING OVERHEAD
9	ROOF ACCESS HATCH, INDICATIVE
10	PAGEHOLDER ROOFTOP MECHANICAL EQUIPMENT, INDICATIVE
11	INDICATIVE
12	CLASS 1 BICYCLE PARKING

PROPOSED FLOOR PLAN LEVEL 5
AP1.05

ISSUES / REVISIONS	DATE
01	05/13/25
02	05/13/25
03	05/13/25
04	05/13/25
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09	05/13/25
10	05/13/25
11	05/13/25
12	05/13/25

Project Number: 025-481-420
Project Name: 21110
Print Date: 05/23/25
Drawn by: LB
Checked by: EB
Scale: As Indicated

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NOT FOR CONSTRUCTION

APR 2025

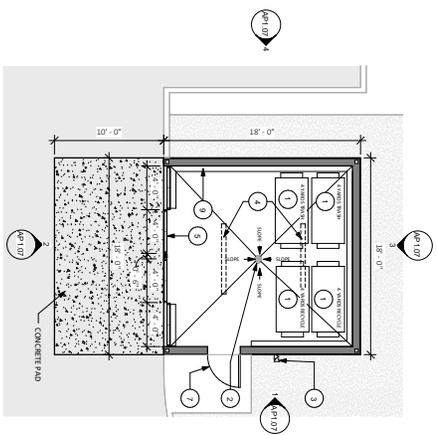
841 CAPITOLA ROAD

841 CAPITOLA ROAD
SANTA CRUZ, CA 95062

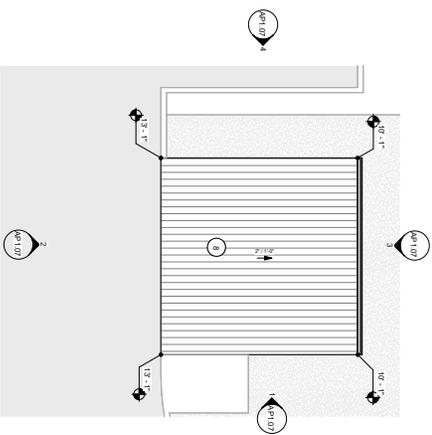
Exhibit D

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WORKBENCH LLC
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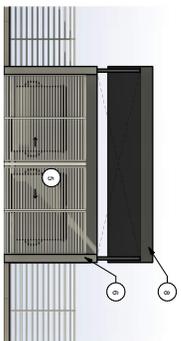




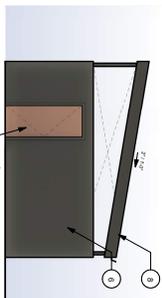
⑤ ENLARGED PLAN - TRASH ENCLOSURE
3/16" = 1'-0"



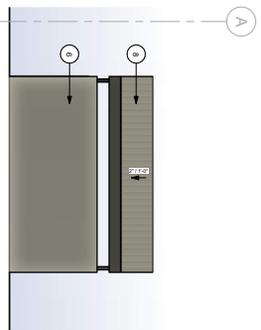
⑥ ENLARGED PLAN - TRASH ENCLOSURE
3/16" = 1'-0"



⑦ TRASH ENCLOSURE - SOUTH
ELEVATION
3/16" = 1'-0"



① TRASH ENCLOSURE - EAST ELEVATION
3/16" = 1'-0"



③ TRASH ENCLOSURE - NORTH
ELEVATION
3/16" = 1'-0"



④ TRASH ENCLOSURE - WEST ELEVATION
3/16" = 1'-0"

FLOOR PLAN NOTES

- SEE ISSUES SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION
- ALL UNITS SHALL BE INSTALLED IN COMPLIANCE WITH CALIF. AB 1218
- ALL UNITS SHALL GET RAINWATER DRAINAGE IN COMPLIANCE WITH CALIF. AB 1218
- ALL UNITS AND COVERED DRAINAGE UNITS PER CALIF. STANDARD SHALL BE ACCESSIBLE AS REQUIRED.

FLOOR PLAN KEYED NOTES

KEYNOTE	MATERIAL
1	4 CU/DO BIN
2	DRAIN TO SANITARY SEWER
3	HOSE BIBB
4	LED STRIP LIGHT
5	METAL SLIDING ACCESS GATE
6	CMU WALL WITH STUCCO
7	ACCESS DOOR
8	METAL DECK ROOF AND SUPPORT STRUCTURE, NOT INSULATED
9	CONCRETE CURB



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Exhibit D

841 CAPITOLA ROAD

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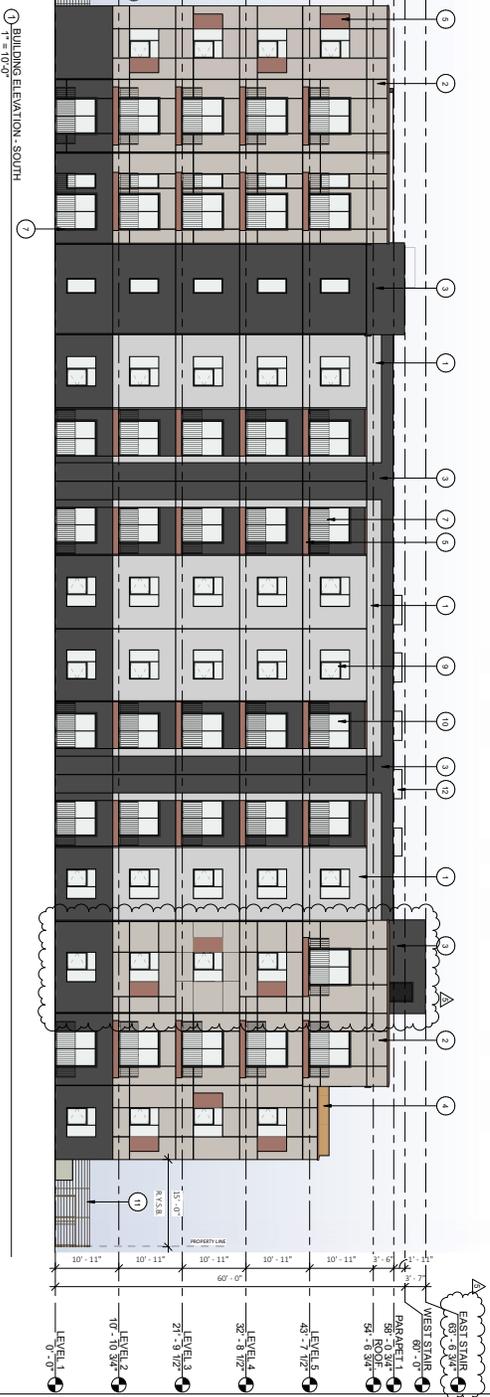
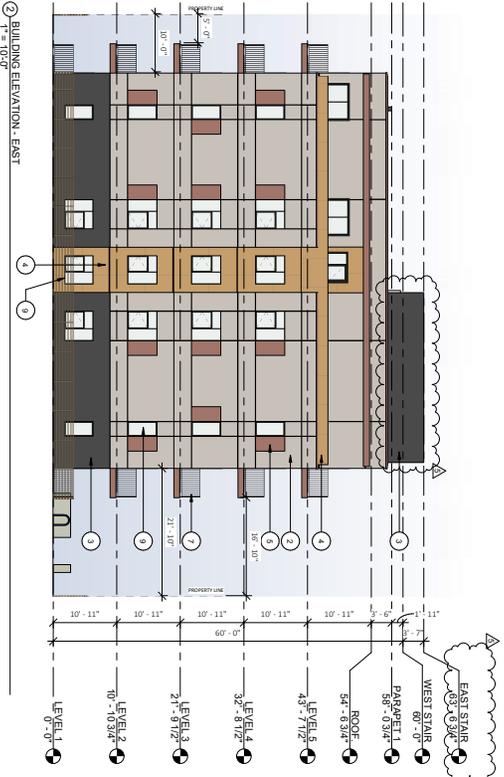


ISSUES / REVISIONS	DATE
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02	05/20/25
03	05/20/25
04	05/20/25
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TRASH ENCLOSURE

AP1.07





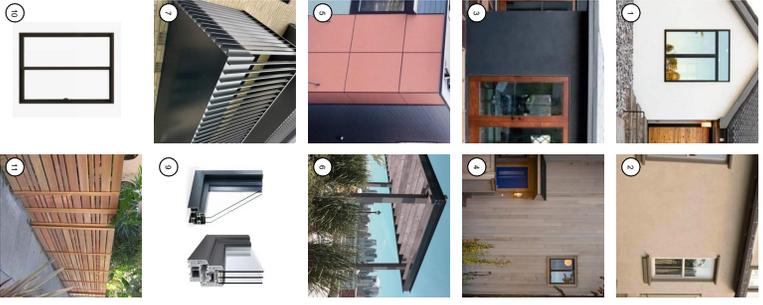
ELEVATIONS GENERAL NOTES

1. REFER TO KEYNOTES AND MATERIALS LEGEND FOR PROPOSED EXTERIOR FINISHES / MATERIALS.
2. BUILDING HEIGHT MEASUREMENTS SHOWN RELATIVE TO ADJACENT GRADE.

EXTERIOR ELEVATION KEYNOTES

KEYNOTE	MATERIAL
1	WHITE STUCCO OR SIM.
2	CREAM STUCCO OR SIM.
3	DARK GREY STUCCO OR SIM.
4	VERTICAL WOOD OR WOOD-LOOK SIDING ON SIM.
5	WARM RUST COLORED STUCCO OR FIBER CEMENT BOARD OR SIM.
6	METAL SHADE STRUCTURE / CANOPY / AWNINGS ON SIM.
7	PAINTED METAL BALCONY RAILING ON SIM.
8	PAINTED EXTERIOR DOOR.
9	W/NTL OR ALUMINUM WINDOWS ON SIM.
10	W/NTL OR ALUMINUM GLAZED SLIDING DOOR ON SIM.
11	NEW WOOD FENCE.
12	FRAMEHOLDER ROOFTOP MECHANICAL EQUIPMENT, INDICATIVE.

MATERIALS LEGEND



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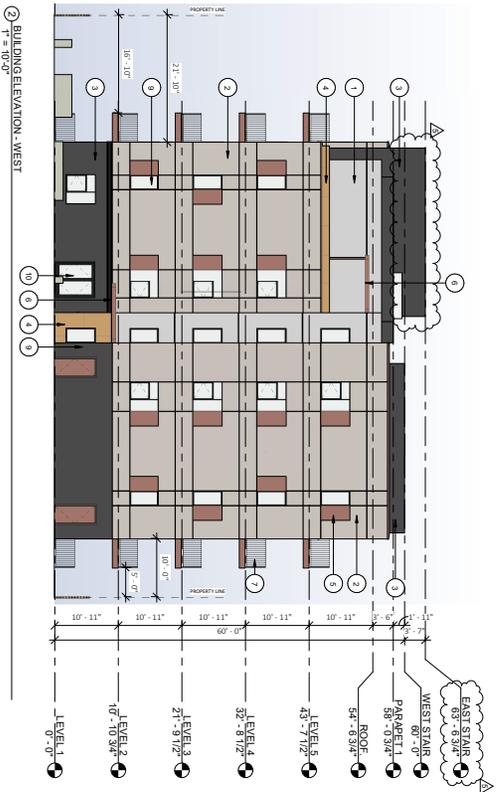
Exhibit D



DATE	DESCRIPTION	DATE
01/15/24	ISSUED FOR PERMITS	03/13/24
02/28/24	ISSUED FOR PERMITS	03/26/24
04/11/24	ISSUED FOR PERMITS	04/11/24
05/02/24	ISSUED FOR PERMITS	05/02/24
05/23/25	ISSUED FOR PERMITS	05/23/25

PROJECT NUMBER: 02E-481-400
PROJECT NAME: 841 CAPITOLA
DRAWN BY: EB
CHECKED BY: EB
SCALE: AS INDICATED

PROPOSED BUILDING
EXTERIOR
ELEVATIONS
AP3.01



2 BUILDING ELEVATION - WEST
1" = 10'-0"



1 BUILDING ELEVATION - NORTH
1" = 10'-0"

ELEVATIONS GENERAL NOTES

1. REFER TO KEY NOTES AND MATERIALS LEGEND FOR PROPOSED EXTERIOR FINISHES / BUILDING HEIGHT MEASUREMENTS SHOWN RELATIVE TO ADJACENT GRADE.

EXTERIOR ELEVATION KEYNOTES

KEYNOTE	MATERIAL
1	WHITE STUCCO OR SIM.
2	CREAM STUCCO OR SIM.
3	DARK GREY STUCCO OR SIM.
4	VERTICAL WOOD OR WOOD-LOOK SIDING OR SIM.
5	WARM RUSTY COLORED STUCCO OR FIBER CEMENT BOARD OR SIM.
6	METAL SHADE STRUCTURE / CANOPY / AWNINGS OR SIM.
7	PAINTED METAL BALCONY RAILING OR SIM.
8	PAINTED EXTERIOR DOOR.
9	W/MT. OR ALUMINUM WINDOW S OR SIM.
10	W/MT. OR ALUMINUM GLAZED SLIDING DOOR OR SIM.
11	NEW WOOD FENCE.
12	FRAMEHOLDER ROOFTOP MECHANICAL EQUIPMENT, INDICATIVE.

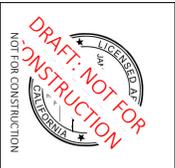
MATERIALS LEGEND



189 WALNUT AVENUE
SANTA CRUZ, CA 95061
WORKBENCH@GMAIL.COM
P: 831.227.2217

Exhibit D

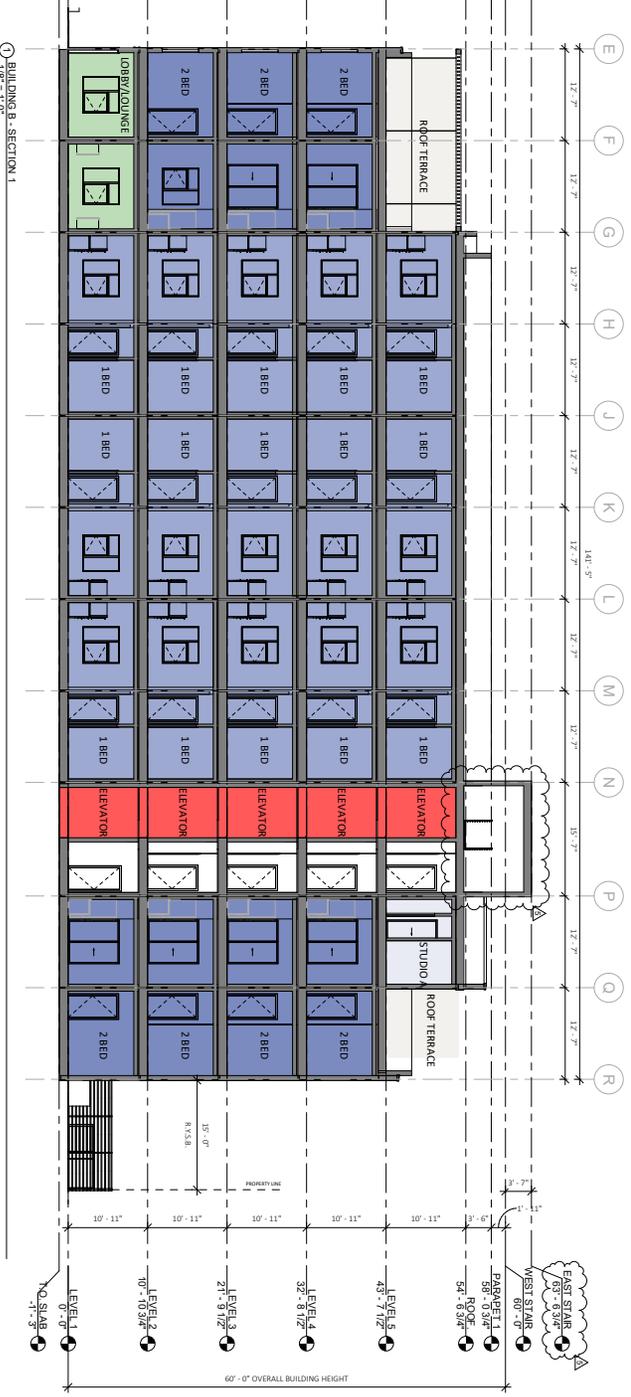
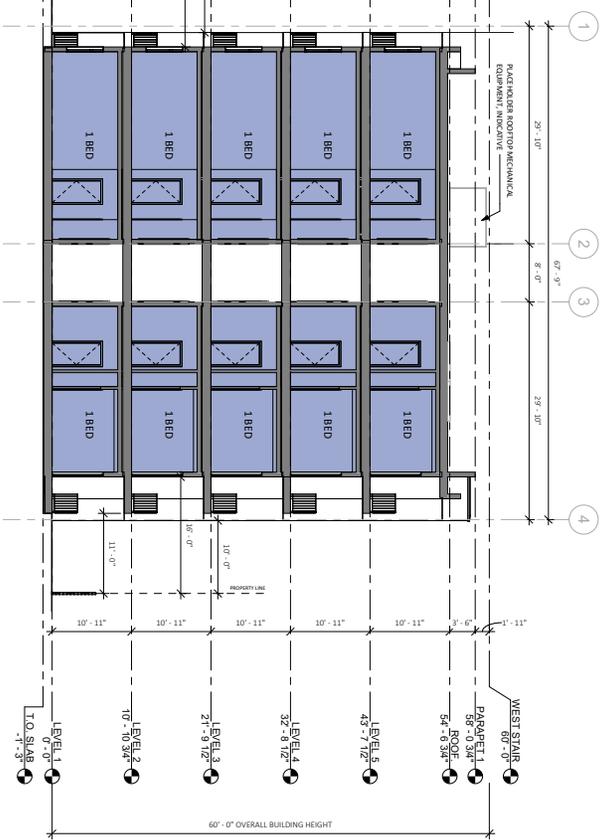
841 CAPITOLA ROAD
841 CAPITOLA ROAD
SANTA CRUZ, CA 95062



ISSUES / REVISIONS	DATE
0	05/21/2025
1	05/21/2025
2	05/21/2025
3	05/21/2025
4	05/21/2025
5	05/21/2025
6	05/21/2025
7	05/21/2025
8	05/21/2025
9	05/21/2025
10	05/21/2025
11	05/21/2025
12	05/21/2025

Project Number: 02E-4831-400
Project Name: 841 CAPITOLA ROAD
Print Date: 05/23/25
Checked by: EB
Scale: As Indicated

PROPOSED BUILDING EXTERIOR ELEVATIONS AP3.02



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841 CAPITOLA ROAD
841 CAPITOLA ROAD
SANTA CRUZ, CA 95062

Exhibit D

DRAFT: NOT FOR CONSTRUCTION

LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NO.	ISSUES / REVISIONS	DATE
0	START DESCRIPTION	05/13/25
1	ISSUE FOR FOUNDATION	5/20/25
2	ISSUE FOR FOUNDATION	5/20/25
3	ISSUE FOR FOUNDATION	5/20/25
4	ISSUE FOR FOUNDATION	5/20/25
5	ISSUE FOR FOUNDATION	5/20/25

PROJECT NUMBER: 025-4831-400
PROJECT NAME: 21110
DATE: 05/23/25
DRAWN BY: LB
CHECKED BY: EB
SCALE: 1/8" = 1'-0"

PROPOSED BUILDING SECTIONS
AP6.02

PROPOSED CLASS-I BICYCLE PARKING

Ultra Space Saver Squared

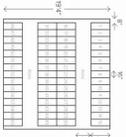
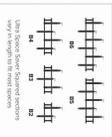
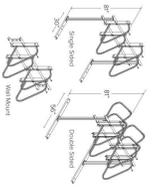
PROPOSED CLASS-II BICYCLE PARKING

Hoop Rack

841 CAPITOLA ROAD
 841 CAPITOLA ROAD
 SANTA CRUZ, CA 95062

Exhibit D

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 P. 831.227.2217



As a general guideline, the distance between racks should be 20 feet. This allows for a 2-foot gap between racks and a 2-foot gap between racks and the curb. The distance between racks should be 20 feet. This allows for a 2-foot gap between racks and a 2-foot gap between racks and the curb.

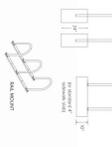
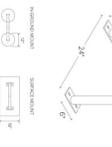
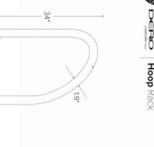
CAPACITY 10 bicycles per row
 10 bicycles per row

MATERIALS **Hardware:** 1" stainless steel welded fabric (160 mesh) 10' x 20' x 1/2" (10' x 20' x 1/2")
Hardware: 1" stainless steel welded fabric (160 mesh) 10' x 20' x 1/2" (10' x 20' x 1/2")
Hardware: 1" stainless steel welded fabric (160 mesh) 10' x 20' x 1/2" (10' x 20' x 1/2")
Hardware: 1" stainless steel welded fabric (160 mesh) 10' x 20' x 1/2" (10' x 20' x 1/2")

FINISHES **Black Powder Coat (Rust-Free):** 1. 20' x 10' x 1/2" (20' x 10' x 1/2")
 2. 20' x 10' x 1/2" (20' x 10' x 1/2")
Black Powder Coat (Rust-Free): 1. 20' x 10' x 1/2" (20' x 10' x 1/2")
 2. 20' x 10' x 1/2" (20' x 10' x 1/2")

OPTIONS **Material:** 1. 20' x 10' x 1/2" (20' x 10' x 1/2")
 2. 20' x 10' x 1/2" (20' x 10' x 1/2")
Material: 1. 20' x 10' x 1/2" (20' x 10' x 1/2")
 2. 20' x 10' x 1/2" (20' x 10' x 1/2")

WHEEL STOPS **Include wheel stops**
 1. 20' x 10' x 1/2" (20' x 10' x 1/2")
 2. 20' x 10' x 1/2" (20' x 10' x 1/2")



CAPACITY 3 bikes
 3 bikes

MATERIALS **1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")**
 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")

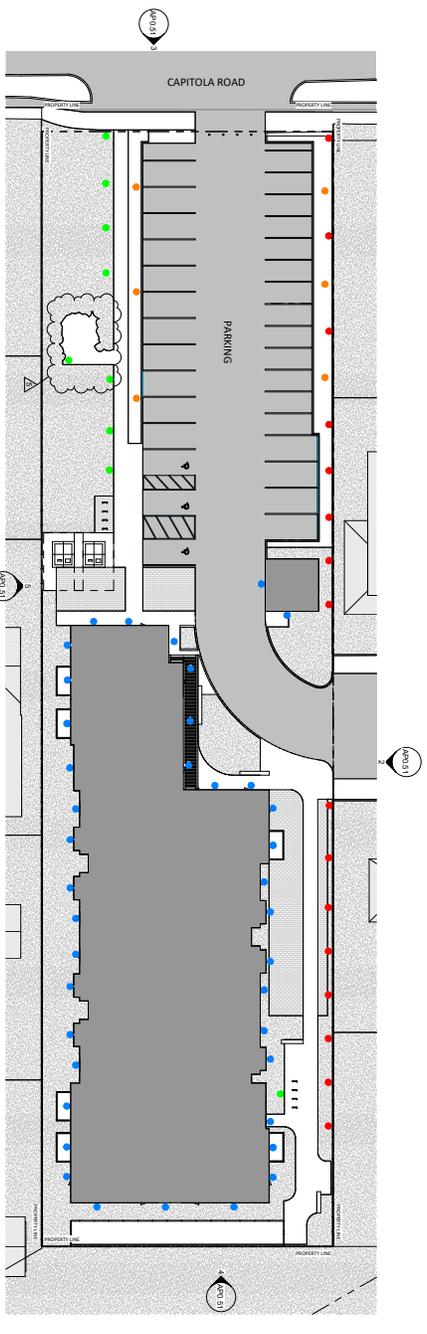
FINISHES **Material:** 1. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
 2. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
Material: 1. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
 2. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")

OPTIONS **Material:** 1. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
 2. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
Material: 1. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
 2. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")

WHEEL STOPS **Material:** 1. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
 2. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
Material: 1. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")
 2. 1 1/2" x 1 1/2" x 1/2" (1 1/2" x 1 1/2" x 1/2")

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BICYCLE PARKING
 INFO
 AP9.01



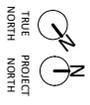
① LIGHTING PLAN
T=20'0"

LIGHTING PLAN NOTES

1. SEE SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION.
2. SEE PLANS FOR ROOM NAMES.
3. SEE PLANS FOR ROOM DIMENSIONS.
4. SEE PLANS FOR ROOM FINISHES, MATERIALS, DETAILS, DIMENSIONS AND PLANTING AREAS IF SOLE WALK.
5. FINISHES: FINAL SECTIONS TO BE PROVIDED IN THE BUILDING TRIMMER STUDY AND FINAL LIGHTING PLAN WILL BE COORDINATED WITH THE PHOTOVOLTAGE STUDIES PROVIDED BY A LIGHTING / ELECTRICAL ENGINEER.
6. FINISHES: FINAL SECTIONS TO BE PROVIDED IN THE BUILDING TRIMMER STUDY AND FINAL LIGHTING PLAN WILL BE COORDINATED WITH THE PHOTOVOLTAGE STUDIES PROVIDED BY A LIGHTING / ELECTRICAL ENGINEER.

**PRELIMINARY LIGHTING
FIXTURE SCHEDULE**

	F1	FINCE / GATE MOUNTED SCENE LIGHT R.O.D. - DAMPED WOOD LED WALL SCENE FINISH - DARK BRONZE
	F2	TRUCK MOUNTED SCENE LIGHT R.O.D. - DAMPED WOOD LED WALL SCENE FINISH - DARK BRONZE
	F3	ROULAND R.O.D. - RING LED RINGLAND FINISH - DARK BRONZE
	F4	POLE LIGHT R.O.D. - RING LED RING LIGHT FINISH - DARK BRONZE



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P. 831.227.2217

841 CAPITOLA ROAD

841 CAPITOLA ROAD
SANTA CRUZ, CA 95062

Exhibit D

DRAFT - NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
CALIFORNIA

NOT FOR CONSTRUCTION

ISSUES / REVISIONS	DATE
01	05/13/2025
02	05/20/25
03	05/20/25
04	05/20/25
05	05/20/25
06	05/20/25
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99	05/20/25
100	05/20/25

LIGHTING PLAN

AP9.02

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POR. SEC. 17
 T.11S., R.1W., M.D.B. & M.

Tax Area Code
 82-040

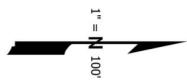
26-49

Electronically drawn 8/28/95 KSA
 Rev. 1/16/96 GG (54PM28 1-27 - 1-30)
 Rev 7/9/97 CB (Por to pg 26-10)
 Rev 4/14/98 GG (CA consolidation)
 Rev 9/13/98 CB (Res. 376-99 accepted 1-29 to st.)
 Rev 5/31/00 GG (Por to Pg. 68)
 Rev 3/29/01 mvm (changed page refs.)
 Rev 9/17/01 CB (1-0042011, To st, 1-40)
 Rev 9/17/01 CB (1-0045466, To st, 1-41)
 Rev 8/1/2023 C.JTC (Resolution 185-2001 1-08 accepted by county for roadway)



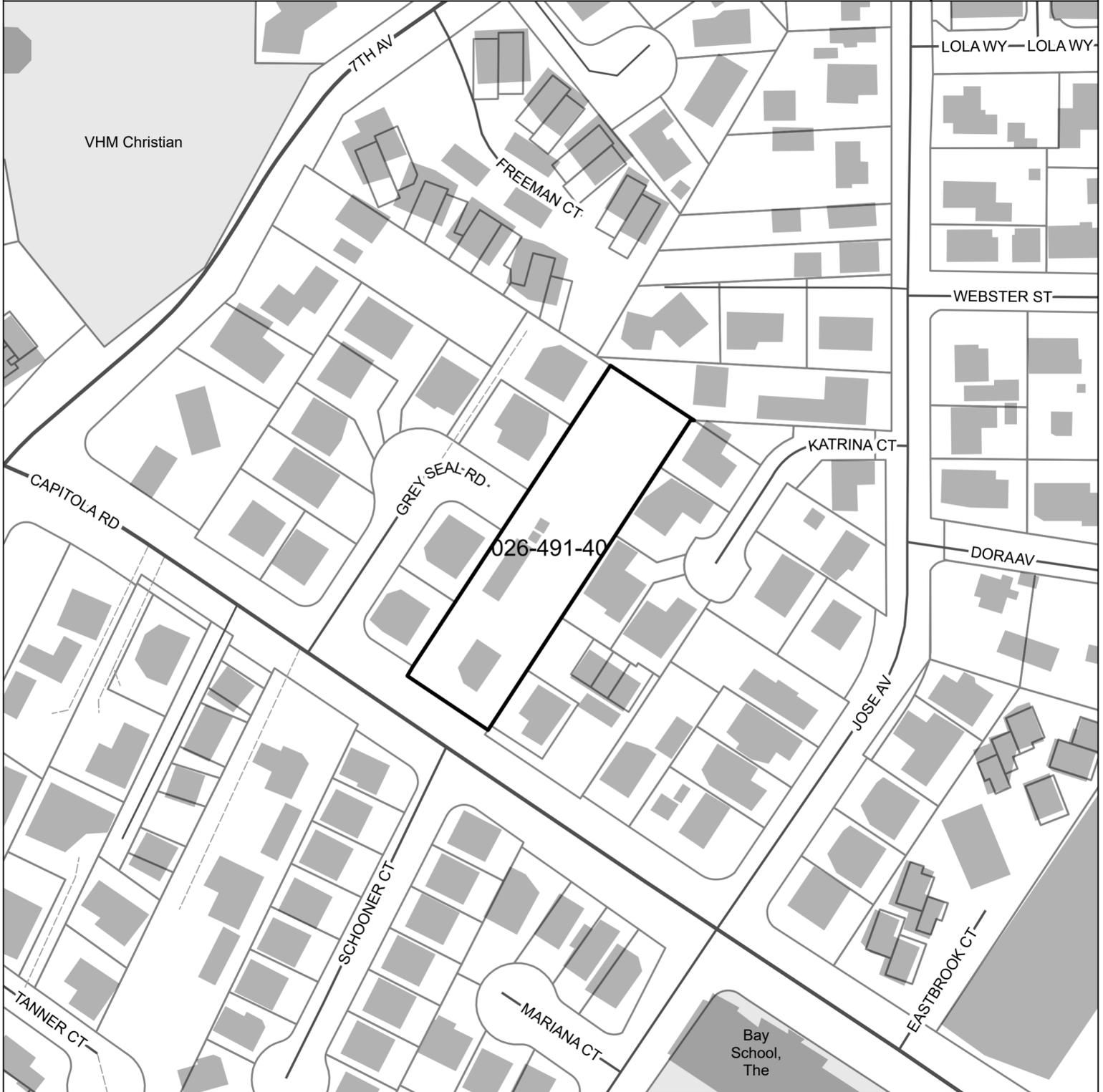
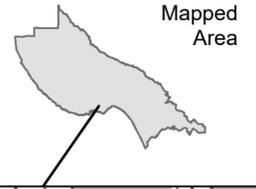
Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 26-49
 County of Santa Cruz, Calif.
 Aug. 1995





Parcel Location Map



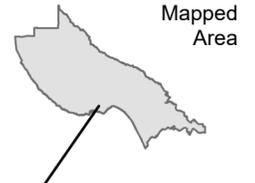
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 Subject Parcel

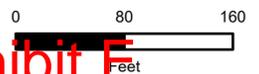




Parcel General Plan Map

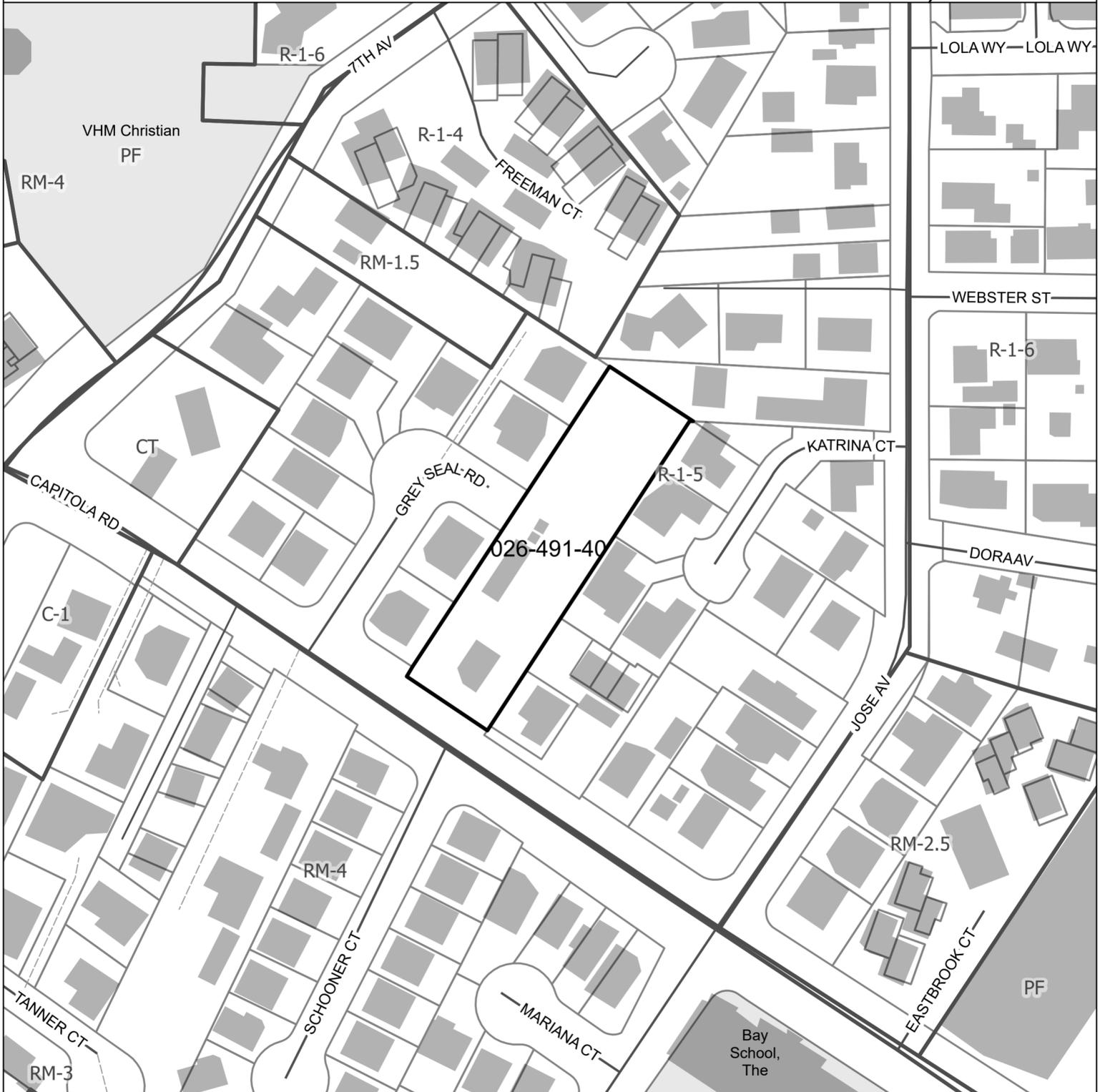
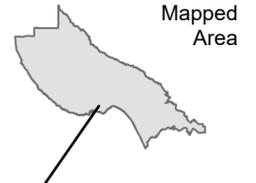


 Subject Parcel

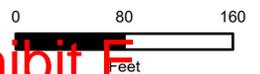




Parcel Zoning Map



Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: City of Santa Cruz Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire District
Drainage District: Zone 5

Parcel Information

Parcel Size: 38,217.29 square feet / 0.877 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Grey Seal Road, Capitola Road
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5 [Single Family Residential (5,000 square feet per Unit)]
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm.: Yes No

Technical Reviews: Soils Report Review, Biotic Report Review, Historic Evaluation

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 1,700 cubic yards cut, 200 cubic yards fill, 1,500 cubic yards export
Tree Removal: All existing trees proposed to be removed (43 trees)
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site



ZONING DISTRICT	RF (Builder's Remedy)
NUMBER OF UNITS (EXCL. ADUs)	63
VARIATIONS REQUESTED	

PROJECT: 841 Capitola Apt #24371

Fronting Streets	Typology
Capitola Road	Multimodal Corridor
Grey Seal Road	Local Residential Street

Provision	Description	Subjective or Objective?	Complies with Standard?	Requests Waiver	Requests Concession	Plan Sheet Number	Zoning Code section	Comments
OVERARCHING DESIGN GUIDELINES (CH. 2)								
1	Establish site planning and building orientation patterns that create active street edges							
2	Create open spaces that support on-site uses and create a network of interconnected active and attractive public and private open spaces.							
3	Encourage new structures that have compatible mass and scale, architectural style and materials that respect and contribute to the neighborhood context.							
4	Install landscaping and design utilities and trash enclosures to increase the quality of frontages, enhance open spaces, provide screening and contribute to the overall aesthetic of the site.							
5	Integrate sustainable and pedestrian-oriented design across all development types.							

A Site Planning

A1	Building Placement	Place new structures at or near public right-of-way edges of Main Street and Active Connector street types to activate the pedestrian realm. Where needed, building placement along Multimodal Corridors may allow landscaped buffers. Building placement along local residential streets should follow the pattern of existing neighborhood context. Place buildings to preserve existing natural systems such as creeks.	Subjective	See comments	No	No	AP0.51	Site slopes from rear down toward Capitola Rd. Stormwater mitigation requires water to flow from rear to front of site. Placing the building at the front of site is not feasible. Impermeable surfaces (roof and hardscape) must flow into stormwater mitigation areas.
A2	Corners	Locate new development to activate important street corners	Subjective	See comments	No	No	N/A	There are no important street corners adjacent to the project site.
A3	Building Orientation	Maximize the length of street-facing frontage of new structures along public streets to encourage street definition and activation.	Subjective	See comments	No	No	AP0.51	The building entry orientation is toward the primary entrance from Grey Seal, and activates the building in relation to residential neighbors.
A4	On-Site Parking	Provide on-site parking behind buildings rather than between buildings and street frontages, especially along Main Street, Multimodal Corridors and Active Connectors.	Objective	No	Yes	No	AP0.51	On-site parking is located between the Grey Seal vehicular and pedestrian entry, and Capitola Rd. Parking area must allow for water to flow to stormwater mitigation area. Project is installing 220 LF of new public (on-site) stormwater pipe, and the connection point to existing County stormwater system is too shallow to connect to on-site stormwater mitigation in a different configuration.
A5	Setbacks	Provide street-facing setbacks to ensure space for the pedestrian amenity zone, pedestrian sidewalk zone, and activity zone.	Objective	No	Yes	No	AP0.51, L.1, L.2	In order to accommodate as much parking as possible to maintain the feasibility of the project, the parking lot must extend to the equidistant location. Ample open space is provided adjacent to the parking lot and tanks/activates the connection from Capitola road to the building entrance.
A6	Usable Open Spaces within Street-Facing Setbacks	Design wider setbacks as active, usable open spaces such as pocket plazas and other programmable areas, especially for projects fronting Active Connectors and Main Streets.	Subjective	See comments	No	No	AP0.51, L.1, L.2	Landscaped and usable open spaces are provided whenever possible along building setbacks and walkways.
A7	Interior Side and Rear Setbacks	Buffer new development from less intense neighboring land uses with increased side and rear setbacks.	Subjective	See comments	No	No	AP0.51	The project proposes larger setbacks than are required by the R Zone on all site frontages.

B Building Design

B1a	Upper Floor Setbacks	Visually break up building mass through the use of upper floor wall setbacks. This is especially important for buildings that are three or more stories when steel-reinforced structures on adjoining properties.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02	The building massing is carved away on the top level to accommodate two roof terraces and reduce the bulk of the building as it approaches the adjacent residential property lines.
B1b		Stepback - setback of an upper floor of a building from a lower floor.	Objective	No	Yes	No	GP0.04, AP3.01, AP3.02	To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL Waiver.

Provision	Description	Subjective or Objective?	Complies with Standard?	Requests Waiver	Requests Concession	Plan Sheet Number	Zoning Code Section	Comments
B1c	See SOCC 13.10.323 for residential third-story setback requirements ...	Objective	No	Yes	No	GP0.04, AP3.01, AP3.02	Table 13.10.323-2 Minimum of 50% of exterior walls of the third story set back at least 10 feet from property setback lines	To utilize prefabricated modular construction in an efficient way, the project cannot provide vertical wall setbacks and applies a SDBL Waiver.
B1d	... and SOCC 13.10.333 for commercial third-story setback requirements.	N/A				N/A		N/A
B2	To add visual interest, consider creating setbacks/offsets of at least one (1) foot in depth every 25 to 50 feet of wall plane along street-fronting walls.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		To utilize prefabricated modular construction in an efficient way, the project cannot provide vertical wall setbacks. The project proposes a highly articulated facade in horizontal setbacks across the building facade.
B3	Consider using a variety of roof designs and dormers to create variation in building height and further enhance visual interest. Pitched roofs with dormers can be used to reduce the appearance of upper-floor building mass.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes a varying roof line in the form of different parapet heights as well as cornice/parapet eave articulation. See project renderings and building elevations.
B4	Provide vertical and horizontal modulations with elements such as facade extensions and recesses, alternating materials and roof forms, to provide more interest and depth to the building facade. Modulations - building facades differentiated by depth, direction, or material.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes a variety of wall planes, materials, recesses, flat courses, and balconies to maximize the building articulation and interest.
B5	Provide an array of treatments such as trim, awnings, windows, balconies, and other architectural elements to create variation along the building facade. Awnings - fabric projections that provide weather protection, identity, or decoration	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes a variety of balconies, awnings/sun shades, and trim/recesses to create variation. See project renderings and building elevations.
B6	Select compatible and high-quality building materials that harmonize with the overall project design, landscaping, and neighboring structures.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes a simple, earth-toned material palette that utilizes harmonious colors/patterns to create an attractive building.
B7	Design decks, patios, and upper floor balconies along high-visibility corridors and frontages to create an "eyes-on-the-street" effect and foster a more inviting and comfortable street environment.	Subjective	See comments	No	No	AP1.01 thru AP1.05		Balconies are organized such that views towards both streets are possible from a portion of the provided balconies/terraces.
B8	Place ground floor and upper floor windows and openings along all exposed edges of the building facade with particular attention to public streets.	Subjective	See comments	No	No	AP1.01		Window openings are carefully placed to maximize daylight, allow for operability, and work within the constraints of modular construction.
B9a	Create an attractive and open ground floor design along building frontages for all development types in order to help activate the streetscape, locate public and publicly oriented uses on the ground floor of buildings to encourage pedestrian activity.	Subjective	See comments	No	No	AP1.01		The ground floor is designed to clearly delineate building entries by using canopies/awnings and providing additional transparency at "public" programs (like lobbies, amenities, etc.).
B9b	See SOCC 13.10.335(C) for ground floor commercial use requirements.	Subjective	See comments	No	No		13.10.335 Public facilities requirements for commercial districts. ... (C) All improvement requirements and impact fees for community facilities shall be met where required by district or ordinance regulations (SOCC Title 13).	N/A. No ground floor commercial use. Note: SOCC 13.10.335(C) does not have to do with ground floor commercial use requirements. Possible error in the code reference contained in the design standards?
C Open Space								
C1	Consider allocating activity zones along Main Street and Active Connector street frontages as open spaces for public use. These spaces can be designed as plazas, forecourts or patios, programmed uses such as outdoor dining, mobile and pop-up businesses, farmer's markets, temporary events, play spaces and community gardens.	Subjective	See comments	No	No	GP0.06, L1.1, L1.2, L2.2		Open space is designed and programmed in a way that supports resident use and allows for appropriate levels of interaction with the public for a private residential building.
C2	Design internal open spaces tailored to on-site building users including common open spaces for building residents, and outdoor seating, patios, forecourts and patios to support businesses that do not have street frontages. For projects along Multimodal Corridors, internal open spaces should be located in central and rear portions of the site in order to create a quiet environment insulated from street noise and emissions.	Subjective	See comments	No	No	GP0.06, L1.1, L1.2, L2.2		Open spaces have been programmed in a way to best suite resident use, see the landscape plans for programming / planting.
C3	When possible, re-purpose public right-of-way and parking spaces into passive common public space to serve as seating and outdoor retail for clientele and the general public. Such installations are well suited for Main Street and Active Connector contexts.	Subjective	See comments	No	No	N/A		This solution seems inappropriate / non-applicable to a residential building located at this site.
C4	Design open spaces with chairs, tables, trash receptacles, lighting, shade features, and landscaping to create outdoor social areas, especially along commercial frontages and on residential properties.	Subjective	See comments	No	No	GP0.06, L1.1, L1.2, L2.2		See landscape plans for proposed outdoor spaces / programming.
C5	Incorporate shade elements in open spaces through elements such as canopies, awnings, trellises, umbrellas, or other similar features. Adequate tree cover may fulfill this purpose as well.	Subjective	See comments	No	No	GP0.06, L1.1, L1.2, L2.2		See landscape plans for proposed shade elements / trees, and see project renderings / floor plans for canopy locations.

Provision	Description	Subjective or Objective?	Complies with Standard?	Requests Waiver	Requests Concession	Plan Sheet Number	Zoning Code Section	Comments
D1	Primary Pedestrian Access	Subjective	See comments	No	No			The primary building entrance is oriented for access from the public sidewalk, especially on Multimodal Corridors. Active Connectors and Main Streets. If a building faces more than one of these street types, determine primary street frontage by the following priority: (1) Main Street, (2) Active Connector and (3) Multimodal Corridor.
D2	Residential Unit Pedestrian Access	Objective	No	Yes	No	AP0.51, AP1.01		None of the residential units on the ground floor front public streets.
D3a	Parking and Access	Objective	No	Yes	No			This is infeasible for this site. Site slopes from rear down toward Capitola Rd. Stormwater mitigation requires water to flow from rear to front of the site. Placing the parking at rear of site is not feasible. Impermeable surfaces (roof and landscape) must flow into stormwater mitigation areas.
D3b		Objective	No	Yes	No		Entire chapter SCCC13.16	Parking lot does not comply with all objective standards of SCCC 13.16. The project uses less density than allowed and efficiently organizes the parking layout, but still provides less than a 1:1 parking ratio.
D4a	Curb Cuts	Subjective	See comments	No	No	C1.0		One full-access curb cut is proposed to connect to Grey Seal Rd, as per prior direction from County staff. A fire-only access connection to Capitola Rd is provided per prior discussion with staff and Fire Dept.
D4b								
D5	Landscape Buffers	Subjective	See comments	No	No	AP0.51, L1.1		The proposed parking lot is buffered from the sidewalk with a 4'-0" wide planting strip where possible.
D6	Surface Parking Coverage	Subjective	See comments	No	No	AP0.51		The square footage of the proposed drive lane and surface parking is 10,458.4 SF which is 27.4% of the 38,217.29 SF site.
D7	Parking Podiums	N/A	N/A	No	No	N/A		Project does not have a parking garage, so this standard is N/A.
D8a	Bike Parking	Objective	No	Yes	No	GP0.02, L1.1, L1.2		The project has been updated to provide long term bike parking in the building. No long-term bike parking is provided outside the building at this time.
D8b		Objective	No	Yes	No	GP0.02		The project has been updated to provide long term bike parking in the building. No long-term bike parking is provided outside the building at this time.
D9	Paving Materials	Subjective	See comments	No	No	C1.0, C1.1, L1.1, L1.2		A variety of surface materials are being proposed for the project site, see civil and landscape drawings.
D10	ADA Compliance	Objective	Yes	No	No	C1.0, C1.1, AP.10		This is a federal and state law. The project will comply. See Civil plans and understand that these are conceptual plans not for construction. The building permit plans and plan-check process will ensure compliance.
D11	Pedestrian Crossings	Subjective	See comments	No	No	C1.0, C1.1, AP.10		A variety of surface materials are being proposed for the project site, see civil and landscape drawings.
D12	Access to Amenities and Networks	Subjective	See comments	No	No	C1.0, C1.1		The project maintains and enhances connections to both public frontages along Capitola road and Grey Seal road.
E1	Sense of Place	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project represents a contemporary approach to building materials and massing while also pursuing a high amount of articulation and relief achievable within the constraints of modular construction.

E Community Character

Provision		Description	Subjective or Objective?	Complies with Standard?	Requests Waiver	Requests Concession	Plan Sheet Number	Zoning Code Section	Comments
E2	Consistent Theme	Enhance visual interest and continuity with the streetscape and adjacent neighborhoods through massing, architectural styles, materials, colors, and other treatments that respect local scale and character. Use design elements such as materials, colors, textures, and rooflines to articulate the design theme.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes a highly articulated massing that responds to the site forces, context and adjacent buildings, and propose a unique and cohesive design theme through the use of multiple materials and architectural elements.
E3	Identify	Where possible, incorporate art and sustainable elements to celebrate local stories and community values.	Subjective	See comments	No	No			The project will provide all sustainable elements as required by CalGreen. No public art is proposed.
E4	Frontages	Provide staggered block frontages and pedestrian areas within setbacks to reflect massing that is consistent with adjacent structures.	Subjective	See comments	No	No			Adjacent structures are located on multiple different street frontages. No consistency currently exists.
E5	Complementary Style	Use complementary textures, colors, and materials to ensure that new buildings seamlessly blend into existing residential neighborhoods and mixed-use and commercial corridors. Retainable existing buildings by retaining the architectural style of original buildings while adding new elements that improve functionality such as skylights that maximize natural light.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		Adjacent existing buildings in the neighborhood do not have a consistent set of textures, colors or materials. The project proposes an earth-toned materials palette that is complementary to traditional building materials that can be found across Santa Cruz county.

F Neighborhood Transitions

F1a	Stepped Massing	Encourage building massing to be steppeddown or provide greater setbacks when adjacent to property designated for low-density residential development in order to create visual interest and reduce the perception of bulk and height. Stepped-down massing - shorter building height near the edges of a new development where the new development borders existing shorter buildings.	Subjective	See comments	No	No	AP3.01, AP3.02, AP6.02		The project proposes a stepped down at the far East and West portions of the building to reduce the perception of bulk and height.
F1b		See SCCC 13.10.323 for residential third-story setbacks and SCCC 13.10.333 for setback requirements for commercial buildings adjacent to residential or agricultural developments.	Objective	No	Yes	No	AP1.01 thru AP1.06	Table 13.10.323.2 Minimum of 50% of exterior walls of the third story set back at least 10 feet from property setback lines	The building massing is carried away on the top level to accommodate two roof terraces and reduce the bulk of the building as it approaches the adjacent residential property lines. To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL Waiver.
F2a	Scale Contrasts	Reduce the bulk and scale of multi-unit and mixed-use buildings by including upper level dormers, angled roofs and other similar architectural elements. Use a variety of colors and materials to de-emphasize the bulkness and height of upper building levels.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes a variety of materials and colors that help de-emphasize the bulkness of the building.
F2b		See SCCC 13.10.30(b)(3) for mill development design strategies.	Subjective	See comments	No	No			
F3	Finest Scale	Encourage larger buildings to be broken up into smaller, distinct individual forms reflective of the scale and character of adjacent structures and the local neighborhood.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The massing of the proposed building is highly articulated to break up the overall mass and create the perception of individual forms within a cohesive whole.
F4	Horizontal Elements	Use horizontal linear elements such as porches, balconies, clerestory windows, cornices or plinths to counteract the vertical mass of taller buildings and complement the character of surrounding neighborhoods. Clerestory Windows - windows above eye level designed to let in light Cornice - molding along the ledge of a building Plinth - base or platform that supports a structure	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		Balconies and cornices are utilized as well as a material change between the ground floor and the upper floors to create a visual plinth.
F5a	Transitional Landscaping	Use trees and landscaping to soften scale differences, particularly in areas where trees and vegetation are unifying aspects of community character. Landscaping should also be used to provide privacy screening when a commercial project adjoins existing residential or lower-scale commercial development.	Subjective	See comments	No	No	L1.1, L1.2		See landscape plans for proposed trees and plantings.

Provision	Description	Subjective or Objective?	Complies with Standard?	Requests Waiver	Requests Concession	Plan Sheet Number	Zoning Code Section	Comments
F50	See SCCC 13.11.070(D) for landscaping design requirements.	Objective	Yes	No	No	L1.1, L1.2	Lengthy section SCCC 13.11.070(D)	See landscape plans for proposed trees and plantings.

G Landscaping

G1	Corridor Landscaping	Along commercial corridors, use landscape treatments to define outdoor spaces, screen unsightly features, buffer pedestrians from high-traffic areas, and create a shaded, inviting pedestrian experience while maintaining public safety.	Subjective	See comments	No	No	L1.1, L1.2	See landscape plans for proposed landscape treatments
G2	Plant Palette	Utilize locally appropriate plant species to improve quality of life, reduce heat island impacts and create the conditions for thriving wildlife habitats and ecological systems. Encourage plant species that provide habitat or food sources for butterflies, birds, honey bees and other pollinators.	Subjective	See comments	No	No	L1.1, L1.2, L2.2	See landscape plans for large selection of California native plants.
G3	Green Landscapes	Consider green roofs, green walls and edible landscapes. Edible plants may be segregated into particular landscaped areas such as community gardens or integrated with the larger landscape.	Subjective	See comments	No	No	L1.1, L1.2 L2.2	Elements were considered, but project was better suited for large California native plant selection.
G4a	Tree Placement	Locate trees to increase shade and provide buffers for parking areas, buildings, and the public realm. For security purposes, openings should be incorporated into the landscape design to provide clear views into sites.	Subjective	See comments	Yes	No	L1.1, L1.2, L2.2	See landscape plans for proposed tree locations. THE CRITERIA IS LENGTHY AND COMPLEX. IF ANY OBJECTIONAL STANDARD IS NOT MET, A WAIVER IS REQUESTED FOR THE PROJECT AS PROPOSED.
G4b		California Building Code 5.106.12.1 Surface parking areas: For non-residential and mixed-use projects, shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50% of the parking area within 15 years.	Objective	See comments	No	No	L1.1, L1.2	State law. Project will comply.
G4c		California Building Code 5.106.12.2 Landscape areas: For non-residential and mixed-use projects, shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 20% of the landscape area within 15 years. Exception: Playfields for organized sport activities are not included in the landscape area calculation.	Objective	See comments	No	No	L1.1, L1.2, L2.2	State law. Project will comply.
G4d		See SCCC 13.11.070(D)....	Objective	Yes	No	No	L1.1, L1.2	See landscape plans for proposed trees and plantings.
G4e		... SCCC 13.16.060(D) ...	Objective	See comments	No	No	L1.1, L1.2	See landscape plans for proposed plant species.
G4f		... and County Design Criteria for landscape design requirements for sites, streets and parking areas.				L1.1, L1.2		See landscape plans for proposed plant species.

H Sustainability

H1	Energy Conservation	Reduce energy usage and carbon footprint using energy efficiency and energy generation technologies in the building and open space design in support of Santa Cruz County's Climate Action Plan goals.	Subjective	See comments	No	No	N/A	Project will meet California requirements and other feasible sustainable and energy conservation measures, at a minimum meeting building energy code requirements.
H2	On-Site Energy Production	Encourage the installation, maintenance and use of solar and wind power generation systems on new or remodeled commercial buildings. Explore structures and mechanisms that can serve a dual purpose as public art features either through their design, movement or lighting.	Subjective	See comments	No	No	AP1.06	The project will comply with required building and energy codes.
H3	Passive Solar Design	Consider passive heating and cooling techniques during building design. Integrate these elements to articulate building facades.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02	The project uses deep facade articulation and balconies to provide shading to south facing windows/glassing.
H4	Shading	Control solar heat gain and glare using external shading devices.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02	The project utilizes a deep building facade and balconies to provide external shading.
H5	Operable Windows	Incorporate operable windows or ventilated double facades to allow natural ventilation and reduce energy consumption.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02	The project proposes operable windows for passive ventilation in each residential unit.
H6	Natural Lighting	Maximize exposure to daylight with glass, skylights, atriums, and light reflectors. Design windows on northern facades and shading on southern facades to reduce reliance on artificial lighting.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02	The project maximizes exposure to daylight within the constraints of modular construction. The project utilizes a deep facade and balconies to provide shading on the southern facade.
		Light reflectors - trim around light fixture to maximize light transmission from the fixture or from a window and direct light to other areas.						

Provision	Description	Subjective or Objective?	Complies with Standard?	Requests Waiver	Requests Concession	Plan Sheet Number	Zoning Code Section	Comments
H7	Stormwater Management							
	<p>Create an integrated system of permeous and impenvious systems that function together to capture, transport, filter/purify and treat stormwater on site in order to reduce off-site flows, replenish groundwater and provide water for landscape irrigation. Incorporate swales and rain gardens into the design of pedestrian amenity zones.</p> <p>Permeous - Allowing water to pass through. Examples of permeous site materials include landscaping, gravel, brick or stone pavers without grout, and pervious asphalt and concrete.</p> <p>Impenvious - Not allowing water to pass through. Examples include roofing, asphalt, concrete, and grouted brick or stone pavers. Runoff from impenvious surfaces causes erosion and flooding.</p> <p>Swale - Landscaped linear ditch that collects, filters, and slows the flow of stormwater.</p> <p>Rain Garden - Garden bed planted with deep-rooted species that collects and absorbs on-site stormwater into the soil.</p> <p>See County Design Criteria for stormwater management design requirements.</p>	Subjective	See comments	No	No	C1.0, C1.1		See civil plans for the stormwater strategy that uses a variety of permeous and impenvious systems, swales, etc.
H8	Building Stormwater Runoff							
	<p>Encourage drainage systems that divert stormwater runoff from building porches, parking areas, and landscapes (sidewalks, pathways, plazas) into cisterns or stormwater systems integrated into on-site open space designs or public art features.</p> <p>Cistern - A tank for storing water, located above or below ground.</p> <p>Situate buildings to preserve existing natural systems and mitigate negative environmental impacts.</p> <p>See SCCC 13.11.070(B) for environmental consideration requirements in site design.</p>	Subjective	See comments	No	No	C1.0, C1.1		See civil plans for the drainage system strategy.
H9	Preserve Existing Natural Systems							
	<p>See SCCC 13.11.070(B) for environmental consideration requirements in site design.</p>	Subjective	See comments	No	No	C1.0, C1.1		The building is sited to appropriately balance the demands of many factors, including the mitigation of negative environmental impacts. These have been considered and where feasible incorporated.
H9B								
	<p>See SCCC 13.11.070(B) for environmental consideration requirements in site design.</p>	Objective	Yes	No	No	C1.0, C1.1	13.11.070(B)	

1 Trash Enclosures and Utilities

11	Trash Location							
	<p>Ensure trash enclosures are located away from public view and pedestrian path of travel on Main Streets, Active Connectors and adjacent parcels in order to minimize noise and odor impacts typically associated with garbage collection and storage.</p>	Objective	See comments	No	No	AP1.07		Specifies Main Streets, Active Connectors, which this project is not adjacent to. It is buffered by landscape planter from adjacent parcel. All sides of project are adjacent to adjacent parcels. Not feasible to locate it further from ALL adjacent parcels.
12	Trash Size							
	<p>Ensure enclosures are of sufficient size to house the number and size of bins and containers needed to accommodate the waste generated by building users, including trash, cardboard, cans and bottles, food waste, green waste, and other recyclables.</p> <p>See SCCC 13.11.070(C)(2) for recycling and waste storage design requirements.</p>	Objective	Yes	No	No	AP1.07	13.11.070(C)(2)	The trash enclosure is sized to accommodate an appropriate number of refuse and recycling containers required for the number of units on site.
13	Trash Screening							
	<p>Screen trash enclosures to reduce their visual impact on the overall site and building design. Screening should be constructed of durable materials. Structural screening such as fences should be supplemented with landscaping.</p>	Objective	Yes	No	No	AP1.07, L1.1, L1.2		The trash enclosure is screened by painted elements, see landscape plans.
14a	Utility Screening							
	<p>Either contain (within a building) or fully screen all utility cabinets, meters, and backflow prevention devices on Active Connectors and Main Streets to reduce visual impacts. Screening mechanisms can include landscaping, fencing, low walls, or other techniques.</p> <p>See SCCC 13.11.070(C)(1) for utility equipment design requirements.</p>	N/A	See comments	No	No	N/A		Not on an Active Connector or Main Street
14b								
	<p>Screen outdoor storage and delivery areas containing materials, supplies, utilities or equipment from public view along Multimodal Corridors, Active Connectors, Main Streets, and Local Residential Streets. Consider using landscaping and art elements to screen larger areas.</p>	Objective	Yes	No	No	AP0.51	13.11.070(C)(2)	The project has considered these design standards and met them where feasible.
15	Outdoor Storage and Delivery Screening							
	<p>Screen outdoor storage and delivery areas containing materials, supplies, utilities or equipment from public view along Multimodal Corridors, Active Connectors, Main Streets, and Local Residential Streets. Consider using landscaping and art elements to screen larger areas.</p>	Objective	Yes	No	No	AP0.51		No outdoor storage areas. Delivery area for vehicle leading and unloading is screened two sides, does not contain materials, supplies, utilities, or equipment.

MULTI FAMILY RESIDENTIAL (CH. 3)

1	Provide livable and functional multifamily housing that is affordable to residents of a variety of income levels.	Subjective	See comments	No	No	N/A		This project proposes a variety of unit types and sizes. The project provides 4 extremely low income units to quality for builder's remedy and the requested benefits pursuant to the State Density Bonus Law.
2	Cultivate inviting frontage conditions and activate the streetscape and provide natural surveillance ("eyes on the street") while also serving ground floor residential units.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes windows/balconies/resident outdoor spaces that will provide opportunities for "eyes on the street"
3	Allow creativity and flexibility in architectural form and design that accommodates high density housing while respecting the scale, style and character of the local context.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes a highly articulated massing that responds to the site forces, context and adjacent buildings, and proposes a unique and cohesive design theme through the use of multiple materials and architectural elements.

Provision	Description	Subjective or Objective?	Complies with Standard?	Requests Waiver	Requests Concession	Plan Sheet Number	Zoning Code Section	Comments
4	Provide well-designed open space and other housing amenities that meet the needs of a diverse mix of residents.	Subjective	See comments	No	No	GP0.06, L1.1, L1.2, L2.2		See Open Space Diagrams and landscape plans for proposed open space design.
5	Provide sensitive transitions between residential and commercial properties.	Subjective	See comments	No	No	N/A		There are no adjacent commercial properties; this provision does not apply.
6	Plan and design efficient pedestrian and vehicular access layouts that prioritize direct pedestrian connections to the street and encourage residents to walk, bike, and take transit.	Subjective	See comments	No	No	AP0.51, C1.0, C1.1		The project proposes several direct connections to both pedestrian and bicycle infrastructures.

A SITE PLANNING

A1	Building Placement - Neighborhoods	Objective	No	Yes	No	AP0.51		Many other factors influence the siting of the building. See comments above. The connection to Grey Seal enters the midpoint of the site making placement of the building in the center of the site infeasible.
A2	Building Placement - Corridors	Subjective	See comments	No	No	AP0.51		Many other factors influence the siting of the building. See comments above. The project is sited to accommodate site uses along adjoining residential parcels, meet stormwater management requirements, and make vehicular and pedestrian connections.
A3	Building Orientation	Objective	No	Yes	No	AP0.51		The primary building face is oriented towards an entry court that promotes the pedestrian experience and provides a sense of protection and arrival. The ground floor residential units provide private outdoor spaces where appropriate, but are not accessible from the street / sidewalk.
A4	Parking Location	Subjective	See comments	No	No	AP0.51		Many other factors influence the siting of the building and parking. See comments above. Locating parking at the center or rear of the site is not feasible for this project design.
A5	Front Yard Setbacks	Subjective	See comments	No	No	AP0.51		Many other factors influence the siting of the building. See comments above. The project is sited to accommodate a front yard area, with landscaping and stormwater mitigation in site yards, while maintaining connections to both Capfield Road and Gray Seal Road.
A6	Open Space	Subjective	See comments	No	No	GP0.06, AP0.51, L1.1, L1.2, L2.2		Common open spaces are distributed across the site in the front, side and rear of the site.

B BUILDING DESIGN

B1a	Building Mass	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project reduces the building mass at the East and West sides, providing roof terraces at the top level.
B1b		Objective	No	Yes	No	GP0.04, AP3.01, AP3.02	Table 13.30.02(3)-2: Minimum of 50% of exterior walls of the third story set back at least 10 feet from property setback lines	To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL Waiver.
B2	Wall Plane Variation	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes a wide variety of plane changes across the massing to differentiate the different building units, see the project renderings.
B3	Setback Variation	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project is highly articulated/modulated within the constraints of modular construction.
B4	Roofline Variation	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes a varying parapet height along the top floors in addition to building setbacks for open space at the top level to enhance visual interest.
B5a	Building Step-Backs	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The building steps back in two places along the top floor.

	Provision	Description	Subjective or Objective?	Complies with Standard?	Requests Waiver	Requests Concession	Plan Sheet Number	Zoning Code Section	Comments
B5d		Upper floor setbacks along frontages should be incorporated along Local Residential Streets.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The building steps back in two places along the top floor.
B5c		See SCCC 13.10.323(C) for third floor setback requirements.	Objective	No	Yes	No	GP0.04, AP3.01, AP3.02	Table 13.10.323-2 Minimum of 50% of exterior walls of the third story setback at least 10 feet from property setback lines	To utilize prefabricated modular construction in an efficient way, the project cannot provide upper story wall setbacks and applies an SDBL Waiver.
B6	Building Modulation	Create variation in building mass along building faces to diminish the sense of bulk, and provide more interest and depth to building form. Building modulation to balance bulk and mass is especially important within the Residential Flex (RF) zone district where buildings may take up a larger percentage of the lot area compared to other residential zone districts.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project is highly articulated/modulated within the constraints of modular construction.
B7	Facade Articulation	Provide an array of facade treatments such as trim, awnings, bay windows, balconies, and other architectural elements to create variation along the building face.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes the use of reveals, trim, awnings/canopies, balconies and other architectural elements.
B8	Facade Design	Utilize a harmonious palette of materials and color to add visual interest.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		See the building elevations and renderings for proposed materials.
B9	Materials Modulation	Emphasize modulating and articulating building elements through material changes to create more visual interest.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		The project proposes a highly modulated facade with a variety of building materials.
B10a	Design Consistency	Select compatible and high-quality building and landscape materials that harmonize with the overall project design, landscaping, and neighboring structures. On larger projects, ensure design continuity throughout the project through similar architectural styles, materials, colors, and other treatments.	Subjective	See comments	No	No	GP0.04, AP3.01, AP3.02		See the proposed renderings for the building and landscape materials.
B10b		See SCCC 13.11.070(D) for landscape design requirements, including requirements for front yards, plant species, tree planting and removal, site furniture and fixtures, and buffering and screening.	Objective	Yes	No	No	L1.1, L1.2	Lengthly section SCCC 13.11.070(D)	See landscape plans for proposed trees and plantings.
B11	Frontage Design	Locate the front door to housing in a visible location from the adjacent streetscape. Entrances that front Multimodal Corridors should be designed to create distance and differentiation from the streetscape. This may be achieved through landscaping, wider front yards, fencing, and/or elevated stoops.	Subjective	See comments	No	No	GP0.04, AP0.51, AP1.01, AP3.01, AP3.02		The front door of the building is located centrally and is highlighted with building material changes and a canopy.
B12	Windows	Place ground floor and upper floor windows and openings along exposed edges of the building face with particular attention to building fronting public streets. Additionally, locate balconies, raised decks, patios and other outdoor private open space elements along highly visible frontages. This encourages doors and windows to open on to the public street and provides eyes on the street.	Subjective	See comments	No	No	GP0.04, AP1.01, AP3.01, AP3.02		Windows and private open space are located on all sides of the project and promote and provide views to all areas of the site.
C OPEN SPACE									
C1a	Private Open Space	On sites zoned the Residential Multifamily (RM), provide 60 square feet of private open space for every unit.	N/A						
C1b		Site buildings to accommodate stoops and porches along ground floor unit entrances, including internal-facing front yards.	Objective	No	Yes	No	GP0.06, AP0.51, AP1.01		Rf zoning applies per builder's remedy. Do not consultants/modular construction and site topography/grading this is infeasible. Private outdoor space is provided without providing unit entrances or internal-facing front yards.
C1c		On sites zoned the Residential Flex (RF), higher density/development may not allow for private open space for every unit. Whenever private open space is provided for multifamily projects, the minimum dimensions should be six feet in order to ensure that the space is usable.	Objective	Yes	No	No	GP0.06		Rf zoning applies per builder's remedy. Private open space is not provided for every unit. Not all of the dimensions of balconies and patio (where provided) are a minimum of 6 ft. In general, the narrowest dimension is 5 ft, as provided.
C2a	Common Open Space	On sites zoned RM, provide 200 square feet of common open space per unit.	N/A				N/A		Rf zoning applies per builder's remedy.
C2b	Common Open Space	On sites zoned RF, provide at least 15% of gross site area as private or common open space.	Objective	Yes	No	No	GP0.06		Rf zoning applies per builder's remedy. Project exceeds County minimum, see Open Space Diagrams
C2c	Common Open Space	Locate common open space areas in front and side yard areas when possible. On larger sites with multiple structures or along Multimodal Corridors, explore centrally-located common open spaces, such as plazas that are interconnected with a network of pedestrian paths to individual private open spaces.	Subjective	See comments	No	No	GP0.06		Common open spaces are located in the front, side and rear portions of the site, see the open space diagrams.
C2d	Common Open Space	Whenever common open space is provided, the minimum dimension should be 15-20 feet to ensure that the space is usable.	Objective	Yes	No	No	GP0.06		See open space diagrams for compliance.
C2e	Common Open Space	See SCCC 13.10.323(D) for usable open space requirements.	Objective	No	Yes	No	GP0.06	Lengthly section SCCC 13.10.323(D)	The project complies with required common open space requirements but seeks a waiver for private open space dimensional requirements. See the open space diagrams for compliance/waivers.
C3	Private / Common Open Space Interface	Consider locating private open spaces for individual housing units next to common open spaces. Where possible, connect different open spaces with elements such as strolling paths to foster a sense of community.	Subjective	See comments	No	No	GP0.06		Along the north side of the site, private open space is directly adjacent to common open space.
C4	Amenities	Install chairs, tables, umbrellas and other shade features to create outdoor social areas in common spaces that serve as informal gathering spots.	Subjective	See comments	No	No	GP0.06, AP1.05, L1.1, L1.2, L2.2		See landscape plans and level 5 plan for proposed outdoor amenities.

Provision		Description	Subjective or Objective?	Complies with Standard?	Requests Waiver	Requests Concession	Plan Sheet Number	Zoning Code Section	Comments
C5a	Front Yards	Design front yards and front setback areas to accommodate residential amenities, passive recreational activity, trees and landscaping.	Subjective	See comments	No	No	L1.1, L1.2		See landscape plans.
C5b		Within front setback areas along Local Residential Streets and in residential neighborhoods, create a front yard environment that offers common open space for residents and complements the front yard use patterns in the neighborhood to help build community.	Subjective	See comments	No	No	L1.1, L1.2		See landscape plans for proposed front yard environment.
C5c		Along Multimodal Corridors and Active Connectors, use front yard areas to screen residential units, and consider locating common open space in interior areas such as courtyards to provide a more useful space for residents.	Subjective	See comments	No	No	L1.1, L1.2		See landscape plans for proposed front yard environment.
C5d		See SOCC 13.11.07(D) for front yard landscape design requirements.	Objective	Yes	No	No	L1.1, L1.2	Lengthly section SOCC 13.11.07(D)	See landscape plans for proposed trees and plantings.
C6	Res Flex Sites	On sites zoned RF, front yard setbacks and open space areas may be smaller compared to other multifamily sites in order to accommodate larger buildings and more residential units. On these sites, include common open space areas whenever feasible, especially on sites with more than 10 units. Consider providing common open space as one large area to enhance usability and a sense of community, in a location that is visible and easily accessed by all units, and accessible to users of all ages and physical abilities.	Subjective	See comments	No	No	GP0.06		See open space diagrams for compliance.
C7	Play Element Amenities	On large sites, consider installing onsite play features to support active and passive recreation needs for people of all ages and abilities and encourage a family-friendly community.	Subjective	See comments	No	No			Features were considered, but space did not allow.
C8	Gardens	Encourage community gardens to serve the needs of the development and neighborhood residents.	Subjective	See comments	No	No	L1.1, L1.2		No community garden proposed.

D ACCESS, CIRCULATION, PARKING

D1	Curb Cuts	Limit curb cuts for vehicular access to a maximum of one per frontage and up to three for developments with more than two frontages. Curb cuts should not exceed the minimum width required. Driveways should be designed so that sidewalks remain ADA compliant as they cross driveways. See County Design Criteria for curb cut requirements.	Objective	Yes	No	No	C1.0		One curb cut is proposed at Capibola road to provide controlled fire access using bollards. No additional curb cuts are being proposed.
D2	Resident Parking	Encourage garage parking as the preferred covered residential parking option. On larger projects, encourage podium parking if feasible.	Subjective	See comments	No	No	C1.0, AP0.51		The project as proposed is feasible. Podium parking is very expensive and those costs must be supported by higher rents, reducing the affordability of housing.
D3	Guest Parking	Consolidate and locate surface parking for guests, if required, at several locations throughout the project site, to reduce the visual impact of large swaths of parking.	Subjective	See comments	No	No	C1.0, AP0.51		Parking is provided in the most efficient manner possible to reduce unnecessary paving and heat island effect.
D4	Efficient Parking	Encourage space efficient parking options such as shared driveways, tandem parking, stacked parking, valet parking and parking garages to maximize space for building and open spaces.	Subjective	See comments	No	No	C1.0, AP0.51		Parking is provided in the most efficient manner possible to reduce unnecessary paving and heat island effect.
D5	Access Drives	Locate vehicular access driveways at the perimeter of the site. Design drives to usually accommodate two-way vehicular circulation on large sites. Consider creating shared driveways between adjoining properties. See SOCC 13.16 and County Design Criteria for access driveway, vehicular parking and pedestrian path design requirements.	Subjective	See comments	No	No	C1.0, AP0.51		Many other factors influence the steering of the building, parking and access. See comments above. The project is sited to accommodate building, landscaping, stormwater mitigation, parking, and access.
D6	Pedestrian Paths	Construct distinguishable pedestrian paths for residents and guests. Pedestrian paths should utilize different materials, colors and textures from the vehicular driveway, and ideally should be separated from the driveway. For large projects, design at least one mid-block pedestrian connection along each frontage with a clear and well-designed pedestrian path.	Subjective	See comments	No	No	C1.0, C1.1, AP0.51, L1.1, L1.2		Paths provided using contrasting paving from driveway and parking areas and separated from vehicular access.
D7	Unit Access	When applicable, install high-quality exterior staircases accessing upper-floor units that match the aesthetics and materials of the building.	Subjective	N/A			N/A		No exterior staircases.
D8	Unit Entrances	For all street-facing ground floor residential units, consider providing a visible entrance that directly connects to the sidewalk to create a pleasant streetscape environment.	Subjective	See comments	No	No	AP0.51, AP1.01		The ground floor residential units provide private outdoor spaces where appropriate, but are not accessible from the street / sidewalk.



**WATER SERVICE
INFORMATION FORM**

April 22, 2025

Owner: 841 Capitola Llc
Site Address: 841 Capitola Rd, Live Oak
Site APN: 026-491-40
Project Description: 63 Unit Multi-Family Development

Dear Workbench 1032189:

Your project is located within the City of Santa Cruz Water Service area. The subject parcel is currently a developed lot, with an existing water service, and is subject to the following conditions:

1. FIRE SERVICE:

Fire service as required by the Central Fire Protection District (CFPD). CFPD phone number: (831) 685-6698.

A new, 6" fire service is estimated to be installed with an approved, minimum size, 6" DCDA backflow device assembly as per SCWD Details (1, 9, 11, 12, 14, 18 & 19).

2. DOMESTIC WATER SERVICE:

A new 3" domestic water service is estimated to be installed with an approved, above ground reduced pressure (RP) backflow device as per SCWD Details (1, 6, 11, 12, 14 & 19).

3. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO):

Per the type and scope of the new development, the City of Santa Cruz Water Efficient Landscape is applicable and a dedicated irrigation service shall be required to separately serve the landscape.

As a condition of receiving approval for SCWD permit, a complete landscape plan set that is consistent with MWELo landscape design standards shall be included in the final project plan set.

4. DEDICATED IRRIGATION SERVICE:

The existing (3/4" x 5/8") domestic service shall be repurposed as a dedicated irrigation service. The service shall be retrofitted as per SCWD Detail 5 & 8.

The service retrofit shall be equipped with an approved, "no-lead" reduced pressure (RP) backflow device assembly, minimum 3/4" sized to match service lateral size as per SCWD Detail 8.

5. CONSTRUCTION SITE WATER:

A temporary construction site water service shall be established to serve the proposed project via the following options. Prior to demolition, please contact SCWD Water Engineering to facilitate the establishment of construction site water.

1. Existing service retrofit (3/4" service) to include and approved RP backflow prevention assembly.
2. Installation of the 3" domestic water service.
3. Establish an SCWD Bulk Water Permit for use with water tender.

6. REVISIONS REQUIRED:
1. Utility Plan (C2.0): please include all applicable callouts/key notes as per the respective SCWD Details.
 2. Utility Plan (C2.0): please show the location of the existing water service and provide callout for service retrofit as per the applicable SCWD Details.
 3. Plumbing Plan: please provide the hydraulic calculations and plumbing fixture counts to support the requested domestic service size.
 3. Demolition Plan (APO.50D): include a callout for reference to the requirement to contact SCWD Water Engineering to establish Construction Site Water .
 4. Specifications Sheet: Please include all applicable SCWD Standard Details within a specifications sheet.
 5. Landscape Plan Set: a complete landscape plan set that includes landscape design, planting plan, irrigation plan and WELO calculations with an irrigation schedule shall be provided.
7. Please see the attached SCWD Standard Details and list of certified water service installation contractors. All water permit fees are due prior to the issuance of the Water Service Installation Permit. All water service retrofit work must be completed and inspected for the project prior to signing off on the new meter sets .

If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

City of Santa Cruz | Water Dept., Engineering
212 Locust Street, Suite C
Santa Cruz, CA 95060

NEW WATER SERVICE - Permits Fee Estimate

WTP22-0133

Mtr Config	Use Type	Type/Size	Fee Description	Num of Units	Unit Cost	Sub Total
	MASTER		WATER DEV FEE - 3 (2021)	1	\$195,271.00	\$195,271.00
	WATER		C/D PLAN REVIEW RESIDENTIAL PER UNIT	34	\$118.00	\$4,012.00
	PERMIT		MATERIAL FEE- 3 METER	1	\$1,488.00	\$1,488.00
			INSTALLATION FEE - 3 METER	1	\$750.00	\$750.00
			BACKFLOW DEVICE INSPECTION	3	\$236.00	\$708.00
			TAP INSPECTION FEE	2	\$354.00	\$708.00
			06-13-2024 TECHNOLOGY SURCHARGE - WATER			\$378.18
			MATERIAL FEE- 5/8 METER	1	\$196.00	\$196.00
			INSTALLATION FEE - 5/8 METER	1	\$125.00	\$125.00
PERMIT FEE TOTALS:						\$203,636.18

PERMIT FEE ESTIMATE**	TOTAL FEE
	\$203,636.18

**SUBJECT TO CHANGE



WATER DEPARTMENT
Approved Water Service Installation Contractors List

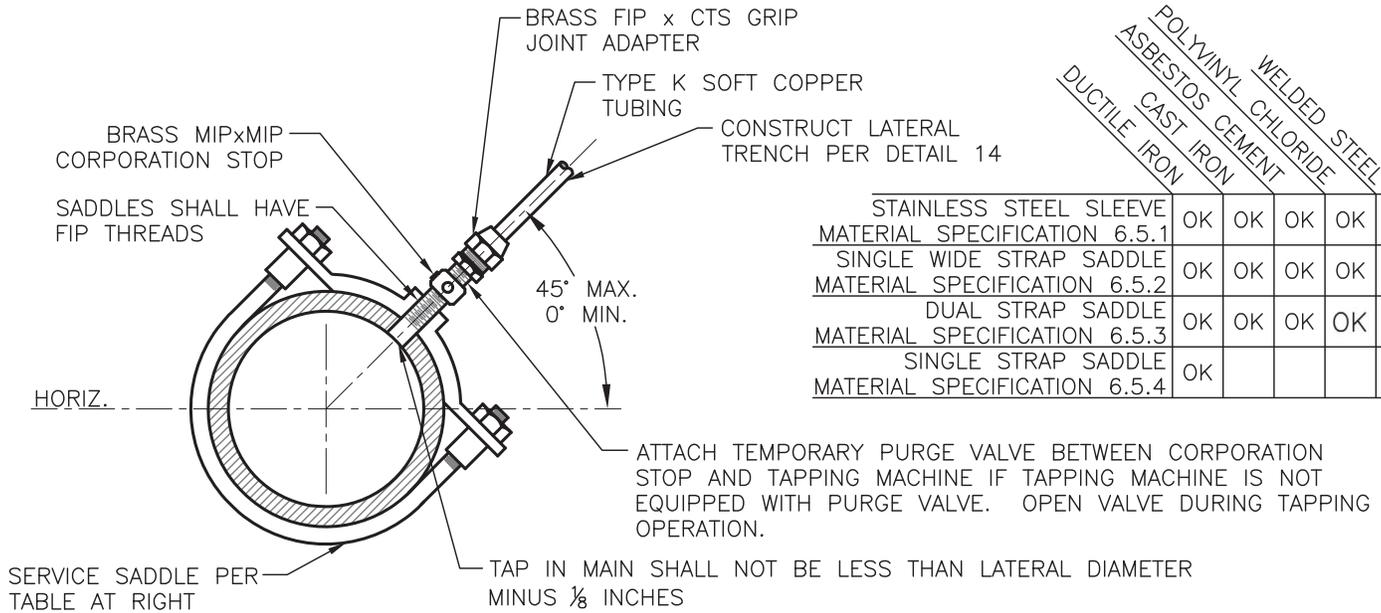
Santa Cruz Water Department
 212 Locust Street, Suite C
 Santa Cruz, CA 95060
 Phone 831-420-5210
 Fax 831-420-5201
www.cityofsantacruz.com

COMPANY NAME	STATE LICENSE	ADDRESS	CITY	STATE	ZIP	OFFICE PH	FAX
Anderson Pacific Engineering Construction	#245215	1390 Norman Avenue	Santa Clara	CA	95054	408-970-9900	408-213-0532
Associated Plumbing	#577085	90 Leavesley Road	Gilroy	CA	95020	408-847-4406	408-847-1640
Basile Excavation & Grading	#888759	1758 King Street	Santa Cruz	CA	95060	831-345-8056	
Betz Works, Inc.	#109836A	310A Kennedy Drive	Capitola	CA	95010	831-400-8466	
Don Chapin Company, Inc.	#406512	560 Crazy Horse Canyon Road	Salinas	CA	93907	831-449-4273	831-449-0700
Durden Construction, Inc.	#523203	PO Box 966	San Luan Bautista	CA	95045	831-623-1200	831-623-1201
E&S Trucking Company	#713788	1770 El Rancho Drive	Santa Cruz	CA	95060	831-438-7940	831-438-8000
George H. Wilson, Inc.	#950443	PO Box 1140	Santa Cruz	CA	95061	831-423-9522	831-423-9903
Granite Construction	#89	PO Box 720	Watsonville	CA	95077	831-763-6100	831-761-1042
Graniterock Company	#22	120 Granite Rock Way	San Jose	CA	95136	408-574-1400	408-365-8349
Johnson & Company	#794964	600 Calabasas Road	Watsonville	CA	95076	831-722-8452	
Lindex Excavating	#654201	2725B S. Rodeo Gulch Road	Soquel	CA	95073	831-462-5519	831-462-5519
Reber Construction	#461535	PO Box 273	Santa Cruz	CA	95061	831-429-9777	831-429-0102
Sanco Pipeline, Inc.	#160382	727 University Avenue	Los Gatos	CA	95032	408-377-2793	408-354-7599
Santa Cruz Underground Paving	#863687	PO Box 699	Aptos	CA	95001	831-688-1382	831-722-3127

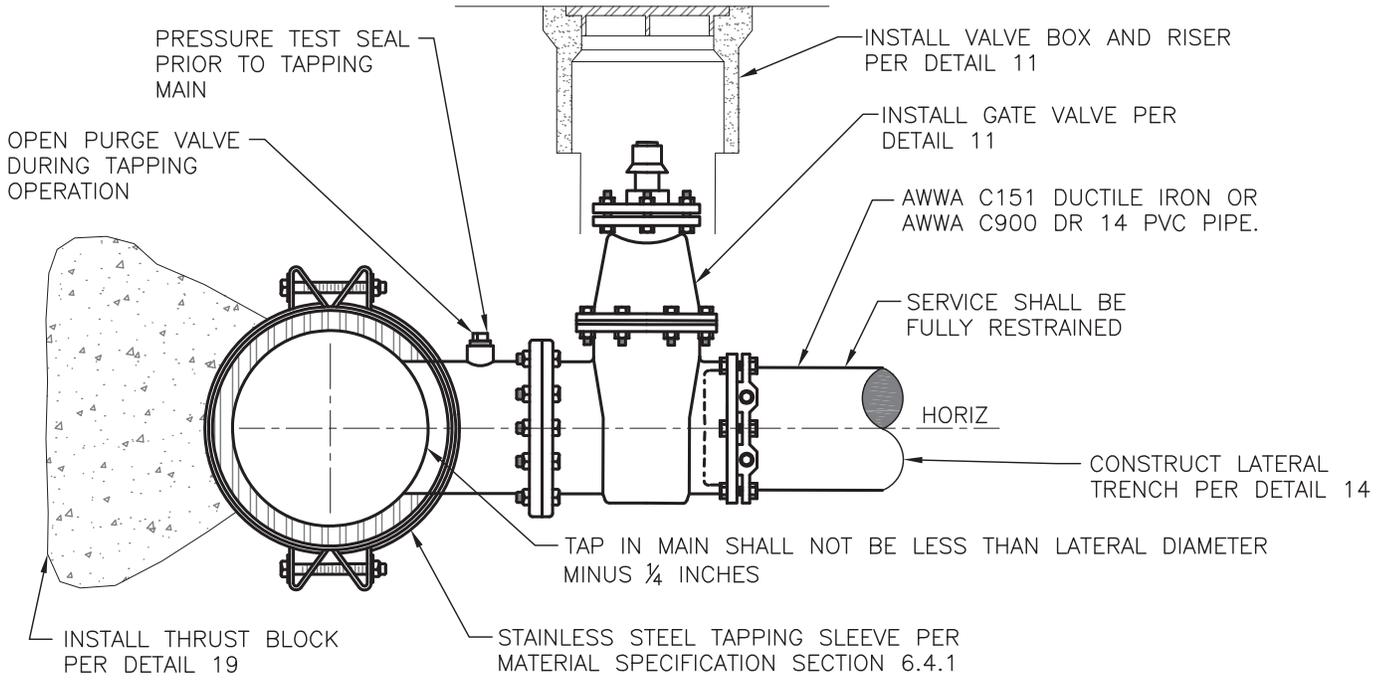
Revised 01/16/2024

POLYVINYL CHLORIDE
WELDED STEEL
ASBESTOS CEMENT
CAST IRON
DUCTILE IRON

STAINLESS STEEL SLEEVE MATERIAL SPECIFICATION 6.5.1	OK	OK	OK	OK	OK
SINGLE WIDE STRAP SADDLE MATERIAL SPECIFICATION 6.5.2	OK	OK	OK	OK	
DUAL STRAP SADDLE MATERIAL SPECIFICATION 6.5.3	OK	OK	OK	OK	
SINGLE STRAP SADDLE MATERIAL SPECIFICATION 6.5.4	OK				



SMALLER THAN 4"



4" AND LARGER

NOTES

1. ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
2. ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
3. CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
4. SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
5. TAPPING BIT SHALL BE OF THE HOLE-SAW OR SHELL TYPE.
6. COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
7. IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
8. CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
9. CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
10. SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.



WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA

DETAIL 1

SERVICE CONNECTION

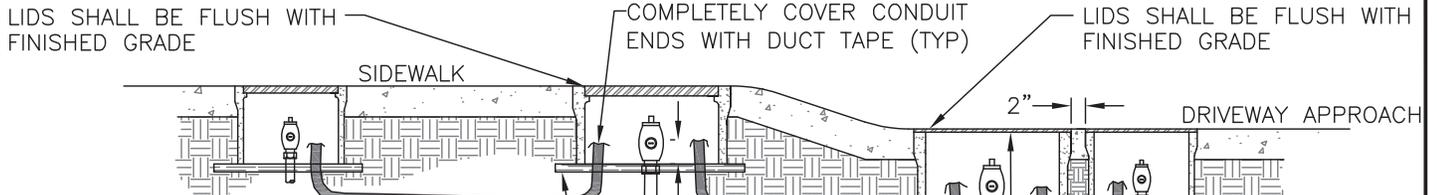
NOT TO SCALE

Sanjay Mendonca

APPROVED

Exhibit H

DRAWING No. 2981 A REVISED DECEMBER 2009 C:\DOCUMENTS\1\kocod\LOCALS\1\Temp\AcPublish_3460\DEC2009.dwg

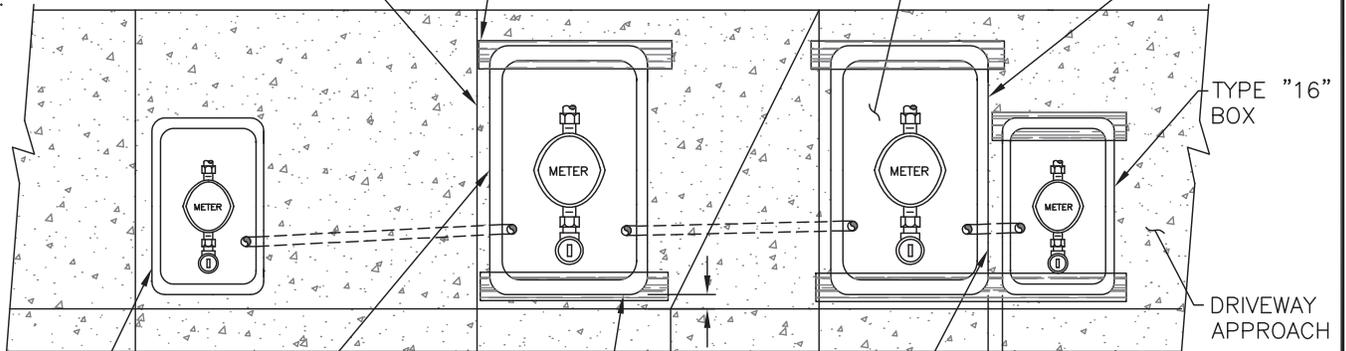


CONNECT NEW METER BOXES TO OTHER NEW AND EXISTING METER BOXES WITHIN 10 FEET WITH CONDUIT. SEE NOTES BELOW (TYP)

SAW CUT SIDEWALK AT NEAREST JOINTS. REMOVE AND REPLACE ENTIRE SIDEWALK SQUARE(S) IN KIND.

REDWOOD OR PRESSURE TREATED 2x4's UNDER SHORT OR LONG SIDES OF BOX (TYP). USE CONTINUOUS BOARDS UNDER ADJACENT BOXES.

FOR INSTALLATION IN DRIVEWAY APPROACH, USE TRAFFIC BOX. SEE TABLE BELOW.



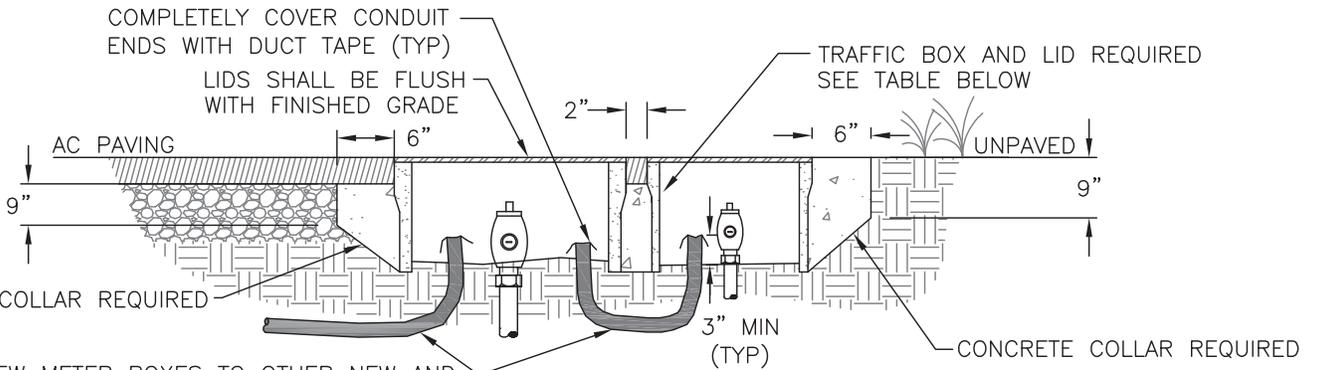
(E) METER BOX

EDGE OF METER BOX SHALL BE 2" BEHIND BACK OF CURB

ADJACENT METER BOXES SHALL BE 2" APART

FOR INSTALLATION BEHIND CURB USE NON-TRAFFIC BOX

BEHIND-CURB INSTALLATION



CONNECT NEW METER BOXES TO OTHER NEW AND EXISTING METER BOXES WITHIN 10 FEET WITH CONDUIT. SEE NOTES BELOW.

INSTALLATION IN AREAS WITHOUT CURB

BOX TYPE	NON-TRAFFIC	TRAFFIC
TYPE "16"	CHRISTY B16 BOX W/ B16D LID OR EQUAL	CHRISTY B1017 BOX W/ B1017-JH LID OR EQUAL
TYPE "36"	CHRISTY N36 BOX W/ FL36D LID OR EQUAL	CHRISTY B1730 BOX W/ B1730-51JH LID OR EQUAL

NOTES

1. INSTALL CONDUIT AS SHOWN WHEREVER METER BOXES ARE WITHIN 10' OF OTHER NEW OR EXISTING BOXES.
2. CONDUIT SHALL BE NON-METALLIC, FLEXIBLE, CORRUGATED CONDUIT.
3. WHERE CONDUIT CONNECTS LESS THAN 12 BOXES, CONDUIT SHALL BE 1/2" MINIMUM DIAMETER.
4. WHERE CONDUIT CONNECTS 12 OR MORE BOXES, CONDUIT SHALL BE 1" MINIMUM DIAMETER.
5. ELECTRONICS AND WIRING WILL BE FURNISHED AND INSTALLED BY CITY FORCES.



CITY OF SANTA CRUZ

WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA

DETAIL 2

METER BOX INSTALLATION

NOT TO SCALE

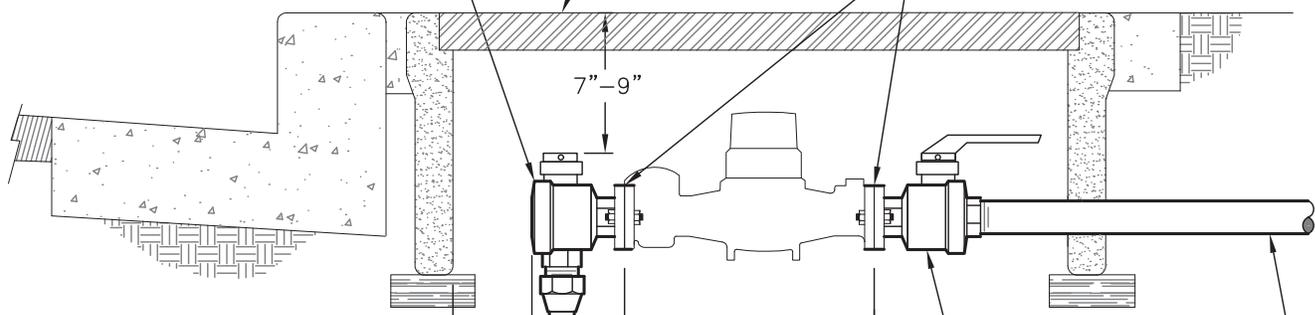
Hudi R. Duckenbock

APPROVED

BRASS CTS GRIP JOINT ANGLE
METER STOP W/ LOCKING LUG.
CENTER AT END OF BOX.

INSTALL METER BOX PER DETAIL 2. BOX TYPE
PER TABLE BELOW. "WATER" SHALL BE
IMPRINTED ON THE LID.

FLANGES OR THREADED METER
FITTINGS PER TABLE BELOW



BEND TUBING OR INSTALL
90° BRASS FITTING.

INSTALL
CUSTOMER-OPERABLE
BRASS FIP x FIP CURB
STOP WITH HANDLE

CITY RESPONSIBILITY CUSTOMER RESPONSIBILITY

CONSTRUCT LATERAL
TRENCH PER DETAIL 14

BRASS OR SCH-80 PVC PIPE
EXTENDING BEYOND BACK OF
WALK, PROPERTY LINE OR TO
BACKFLOW PREVENTION DEVICE,
WHICHEVER IS FURTHEST.

TYPE K SOFT COPPER TUBING.
KINKED TUBING SHALL BE REJECTED.

STANDARD SERVICE
CONNECTION PER
DETAIL 1

ELEVATION VIEW

METER SIZE AND TYPE (ASSIGNED BY SCWD)	BOX TYPE (SEE DETAIL 2)	METER LENGTH, a
5/8" THREADED	"16"	7 3/4"
3/4" THREADED	"16"	7 3/4"
1" THREADED	"16"	11"
1 1/2" FLANGED	"36"	13"
2" FLANGED	"36"	15 1/4"

NOTES

- BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
- METER WILL BE FURNISHED AND INSTALLED BY CITY FORCES
- A BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED PER DETAIL 8 IF REQUIRED BY THE ENGINEER.



WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA

DETAIL 5
**2-INCH AND SMALLER SERVICE
INSTALLATION**

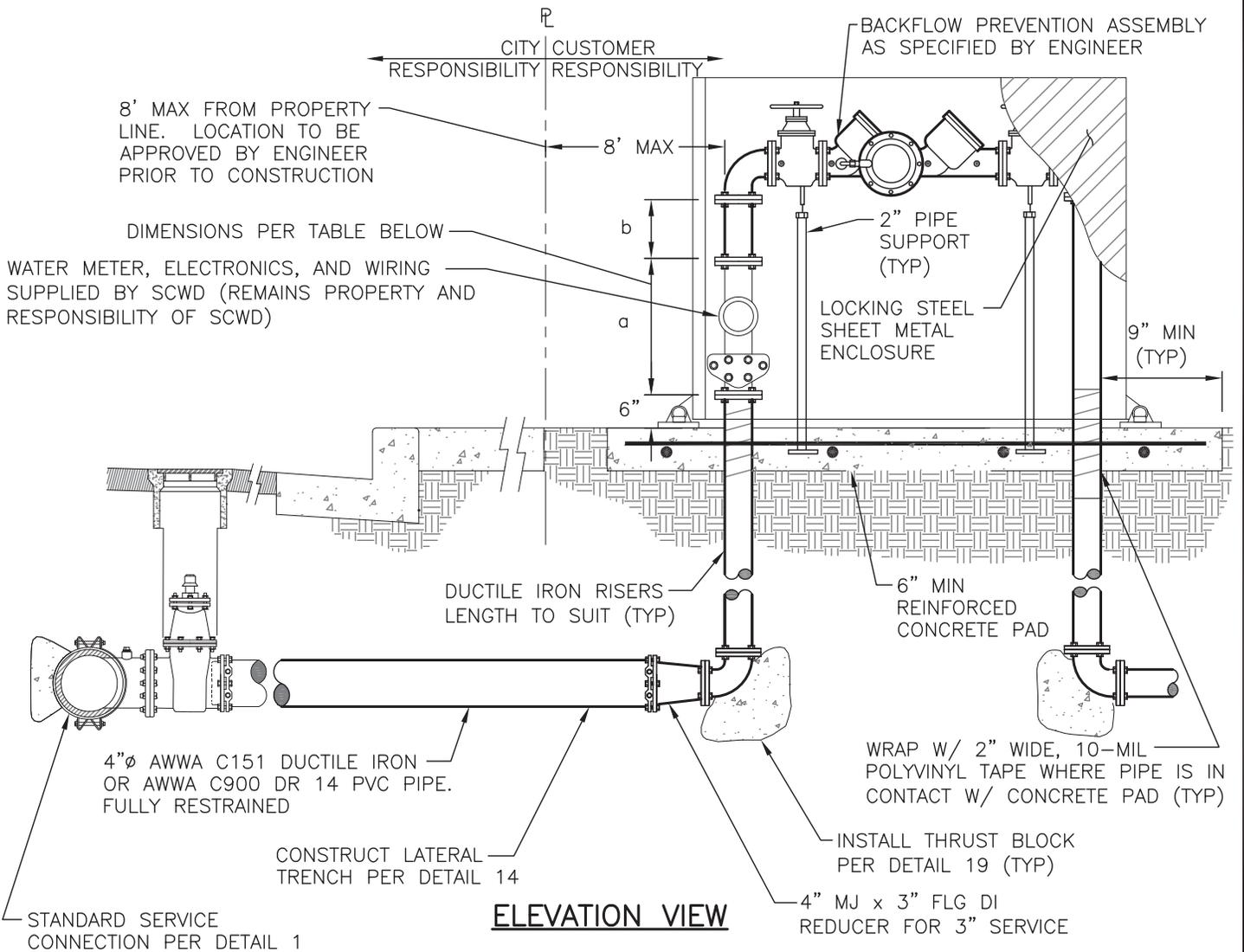
NOT TO SCALE

Sanctusmond
APPROVED

117

Exhibit H

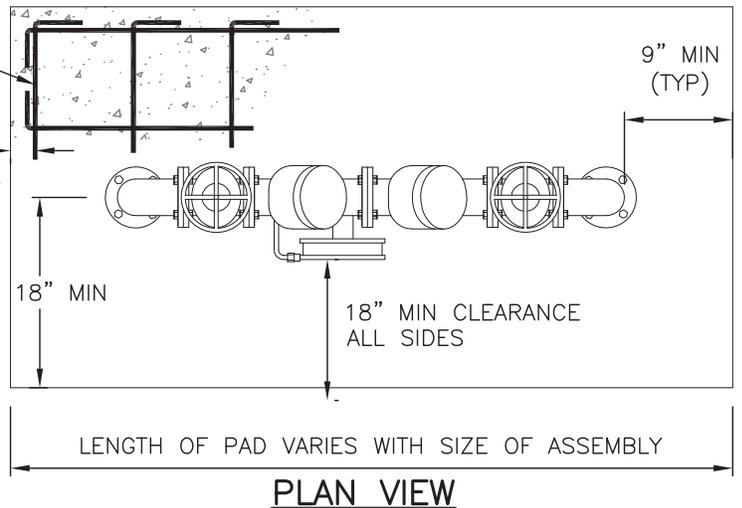
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MINIMUM REINFORCING STEEL: #3's @ 12" OC EW OR EQUIVALENT WELDED WIRE MESH

3" MIN CLR. TYP ALL SIDES.

METER SIZE	METER LENGTH, a	STRAIGHT PIPE, b
3"	17"	7½" MIN
4"	20"	10" MIN



NOTES

1. LOCATION OF ASSEMBLY SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION
2. ALTERNATE CONFIGURATION WITH METER IN-LINE WITH BACKFLOW ASSEMBLY MAY BE USED AT THE DISCRETION OF THE ENGINEER
3. INSTALL TRAFFIC BOLLARD(S) PER DETAIL 20 IF REQUIRED BY ENGINEER



WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA

DETAIL 6
3-INCH OR 4-INCH SERVICE INSTALLATION

NOT TO SCALE

118 APPROVED *[Signature]* 10/23/09

Exhibit H

FIRE DEPARTMENT CONNECTION AS REQUIRED BY FIRE DISTRICT W/ CLAPPERED SIAMESE, LISTED SCREW-IN PLUGS WITH PIN-LUGS, AND CHECK VALVE

FACE CLAPPERED SIAMESE TOWARD STREET, AWAY FROM OBSTRUCTIONS

CITY CUSTOMER RESPONSIBILITY RESPONSIBILITY

8' MAX FROM PROPERTY LINE. LOCATION TO BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION

8' MAX
2" PIPE SUPPORT

6" THICK REINFORCED CONCRETE PAD

18"-24"

9" MIN

36" MIN

DUCTILE IRON RISERS LENGTH TO SUIT (TYP)

WRAP W/ 2" WIDE, 10-MIL POLYVINYL TAPE WHERE PIPE IS IN CONTACT W/ CONCRETE PAD (TYP)

STANDARD SERVICE CONNECTION PER DETAIL 1

ALARM CONDUIT AS REQUIRED BY FIRE DISTRICT

CONSTRUCT LATERAL TRENCH PER DETAIL 14

INSTALL THRUST BLOCK PER DETAIL 19 (TYP)

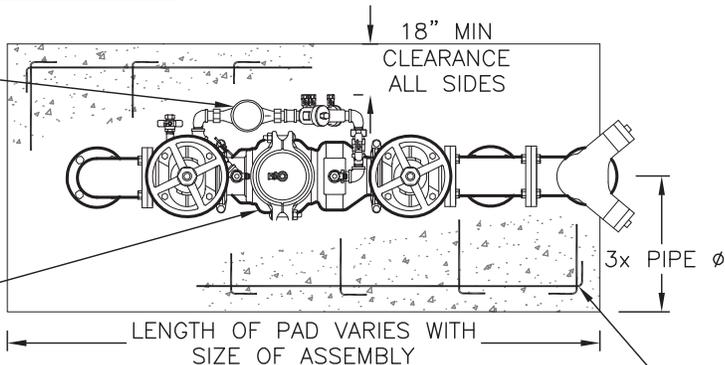
RESTRAINED JOINT (TYP)

AWWA C151 DUCTILE IRON OR AWWA C900 DR 14 PVC PIPE. FULLY RESTRAINED

ELEVATION VIEW

BYPASS METER FURNISHED BY SCWD. (REQ'D. SPACE= 7-3/4")

DOUBLE CHECK DETECTOR ASSEMBLY -OR- REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY AS SPECIFIED BY SCWD



MINIMUM REINFORCING STEEL: #3's @ 12" OC EW OR EQUIVALENT WELDED WIRE MESH

PLAN VIEW

NOTES

1. REFER TO PROJECT CIVIL PLAN FOR REQUIRED TYPE OF DEVICE OR CALL SCWD AT (831) 420-5210 FOR SPECIFIED TYPE PRIOR TO INSTALLATION.
2. O.S. AND Y. VALVES SHALL BE EQUIPPED WITH TAMPER PROOF ALARM DEVICES. VALVES ARE TO BE CHAINED TOGETHER IN THE OPEN POSITION WITH A BREAK-AWAY CHAIN OR AS REQUIRED BY FIRE DISTRICT.
3. ASSEMBLY TO BE PAINTED RED OR OTHER COLOR AS SPECIFIED BY FIRE DISTRICT.
4. DEVICE MUST BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR TESTING AND MAINTENANCE. LOCATIONS MUST BE APPROVED BY SCWD PRIOR TO INSTALLATION.
5. INSTALL TRAFFIC BOLLARD(S) PER DETAIL 20 IF REQUIRED BY ENGINEER
6. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.



WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA

DETAIL 9
STANDARD 4-INCH AND LARGER FIRE SERVICE INSTALLATION

NOT TO SCALE

Sanctus Mord

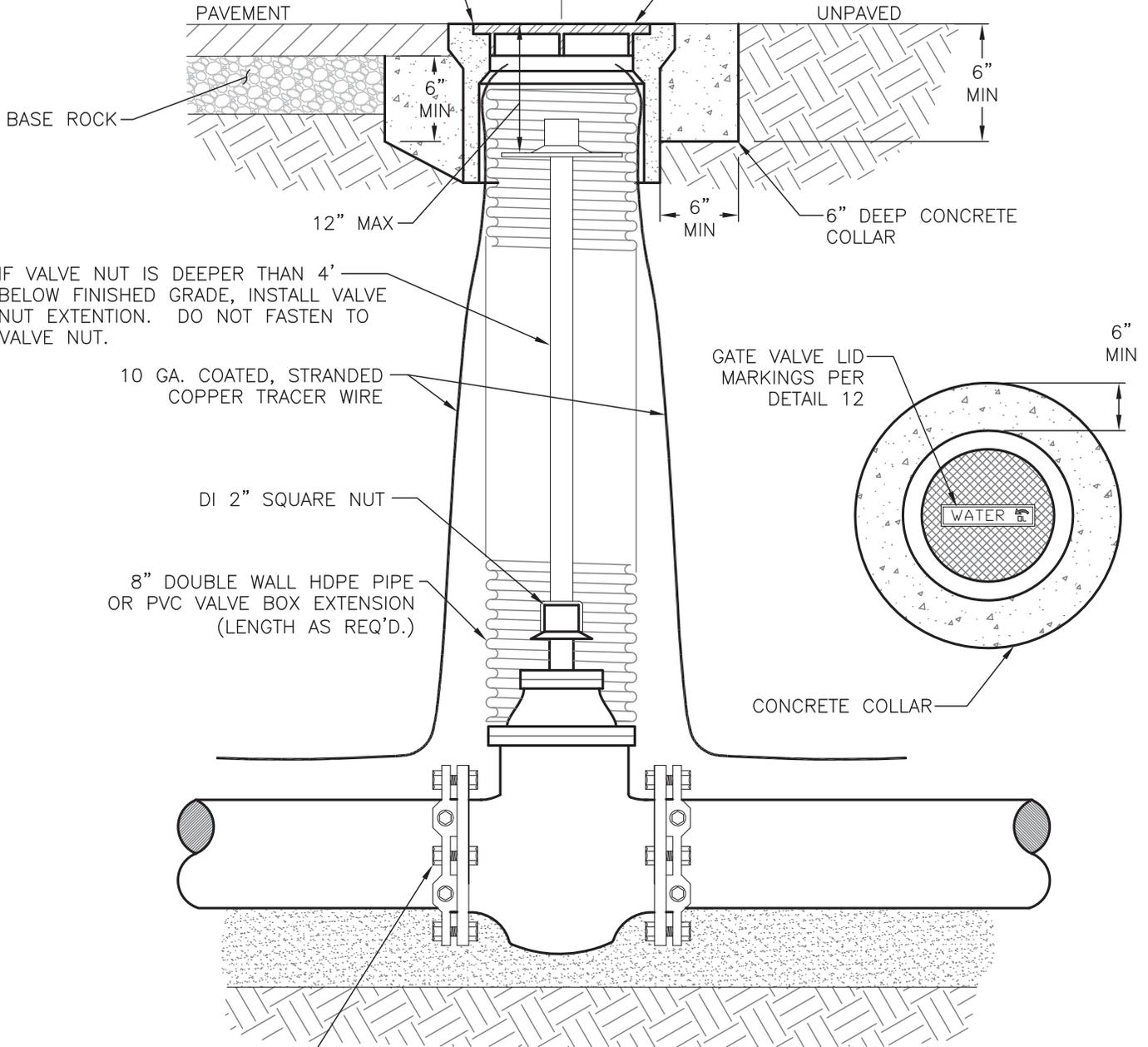
APPROVED

Exhibit H

USE OF GRADE RINGS PROHIBITED

BOX AND RISER SHALL BE CENTERED OVER GATE VALVE, AND ALIGNED WITH VALVE STEM AXIS.

CHRISTY G-5 VALVE BOX W/ G5C LID OR EQUAL.



IF VALVE NUT IS DEEPER THAN 4' BELOW FINISHED GRADE, INSTALL VALVE NUT EXTENTION. DO NOT FASTEN TO VALVE NUT.

10 GA. COATED, STRANDED COPPER TRACER WIRE

DI 2" SQUARE NUT

8" DOUBLE WALL HDPE PIPE OR PVC VALVE BOX EXTENSION (LENGTH AS REQ'D.)

GATE VALVE LID MARKINGS PER DETAIL 12

CONCRETE COLLAR

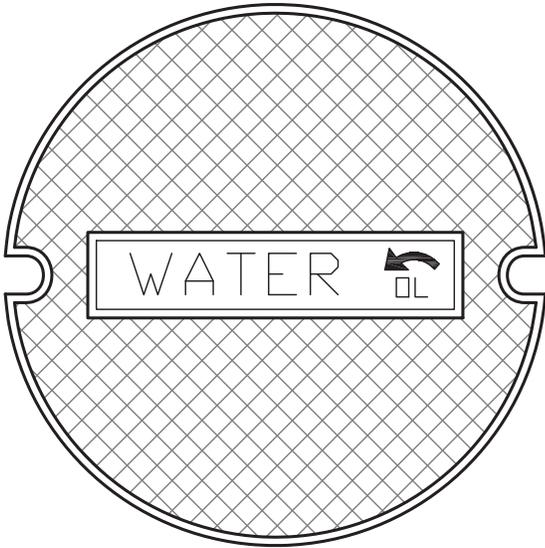
COAT ALL MJ AND JOINT-RESTRAINT BOLTS WITH BITUMASTIC

NOTES

1. VALVE BOX LID SHALL BE OILED PRIOR TO PAVING OR CLEANING TO ENSURE THAT LID MARKINGS ARE LEGIBLE.
2. INSTALL VALVE BOX LID FLUSH WITH FINAL PAVING OR GROUND SURFACE.
3. INSTALL BLOCKING UNDER VALVE IF REQUIRED.

 <p>CITY OF SANTA CRUZ</p>	<p>WATER DEPARTMENT CITY OF SANTA CRUZ, CALIFORNIA</p>
	<p>DETAIL 11 GATE VALVE INSTALLATION</p>
<p>NOT TO SCALE</p>	
<p><i>Sanctusmond</i></p>	
<p>121 APPROVED</p>	<p>106 37301</p>

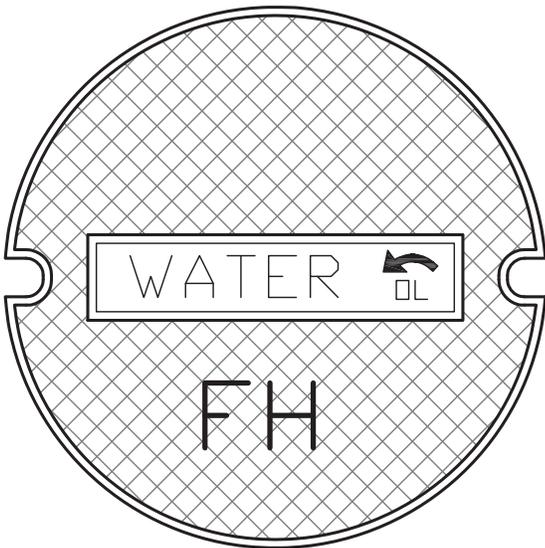
Exhibit H



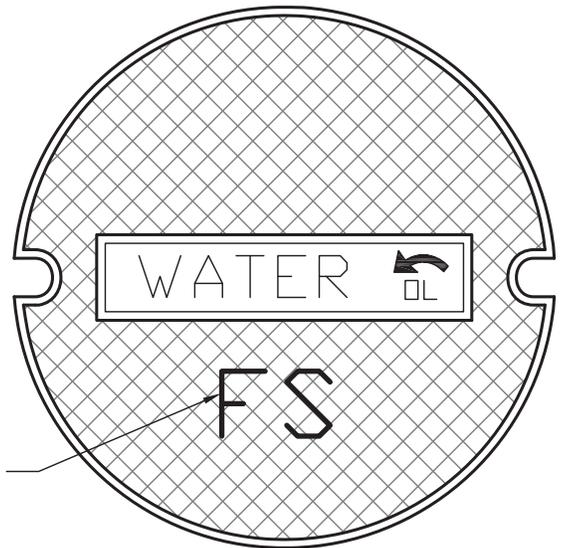
STANDARD VALVE BOX LID
FOR MAIN LINE VALVES



STANDARD VALVE BOX LID
FOR ALL NORMALLY CLOSED
ZONE VALVES



STANDARD VALVE BOX LID FOR
ALL FIRE HYDRANT VALVES

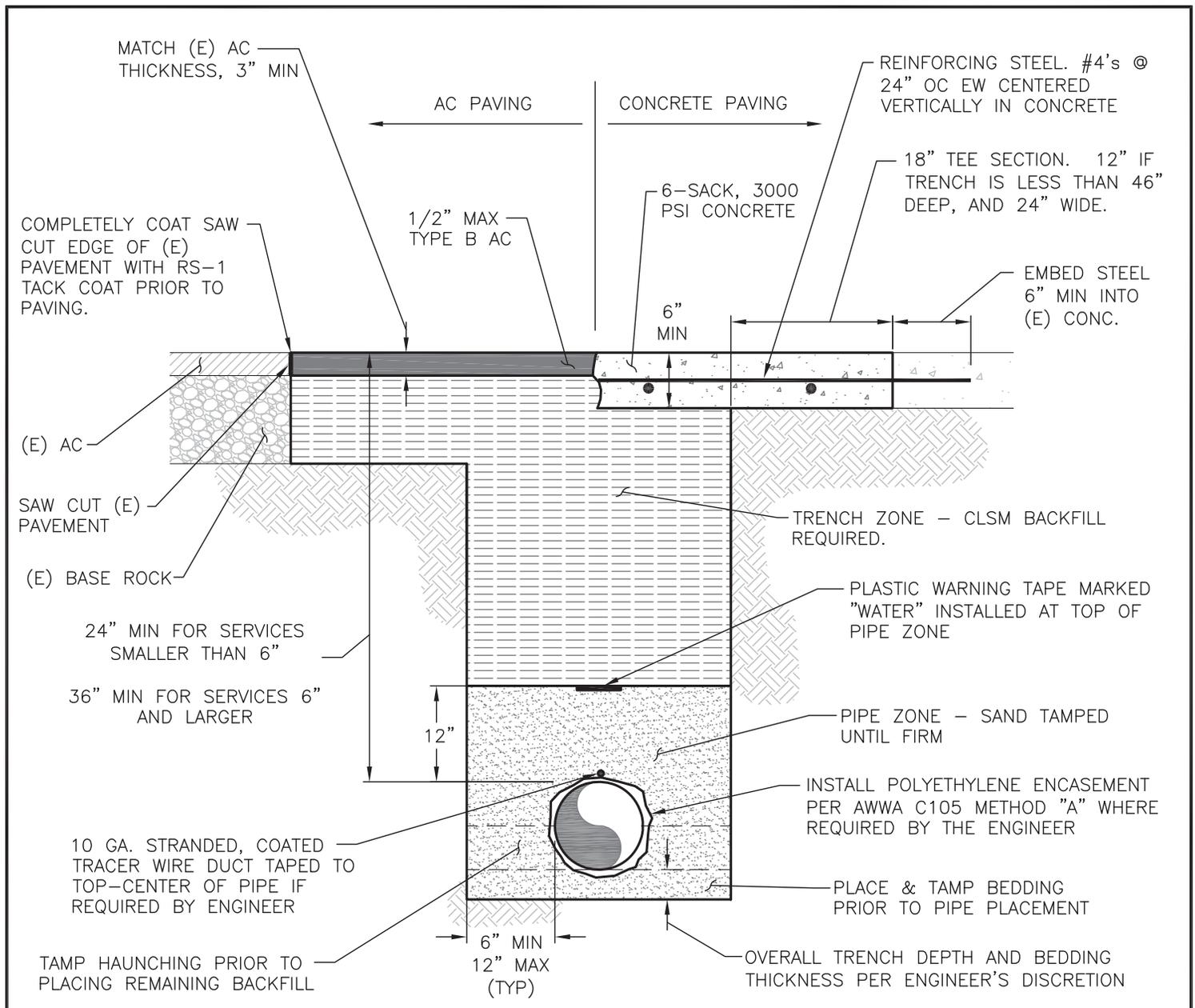


WELD MARKINGS ON
TO LID (TYP)

STANDARD VALVE BOX LID
FOR ALL FIRE SERVICES

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	<p>WATER DEPARTMENT CITY OF SANTA CRUZ, CALIFORNIA</p>
	<p>DETAIL 12 VALVE BOX LID MARKINGS</p>
<p>NOT TO SCALE</p>	
<p>APPROVED <i>[Signature]</i></p>	



STANDARD SERVICE LATERAL TRENCH

NOTES

1. IF ANY PORTION OF (E) PAVEMENT WITHIN SAWCUT LIMITS IS CONCRETE AT THE SURFACE, ENTIRE TRENCH SHALL BE RE-PAVED WITH CONCRETE AS SHOWN.
2. WHERE WATER SERVICES 6" AND LARGER CANNOT MEET MINIMUM COVER REQUIREMENTS, THE ENGINEER MAY APPROVE ALTERNATE INSTALLATION PER DETAIL 16.
3. ALL JOINTS ON SERVICE LATERALS SHALL BE RESTRAINED.

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WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA

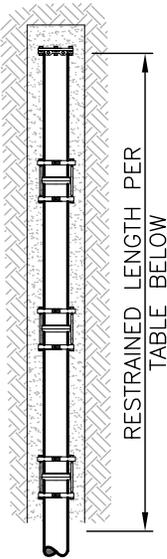
DETAIL 14

STANDARD SERVICE LATERAL TRENCH

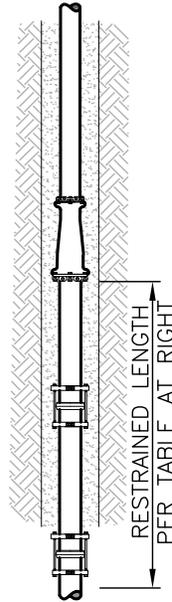
NOT TO SCALE

APPROVED *[Signature]*

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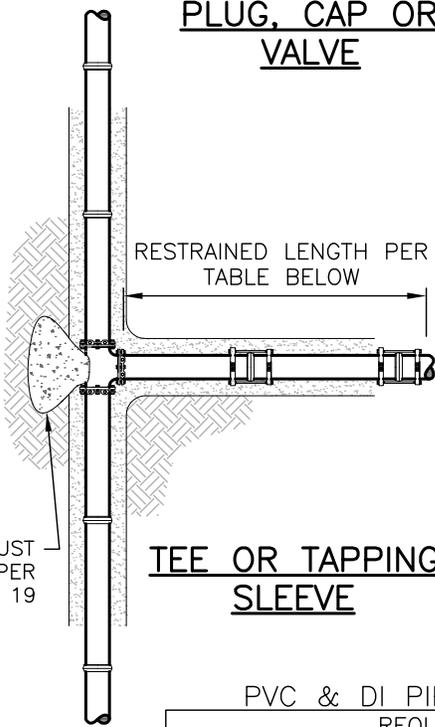


PLUG, CAP OR VALVE

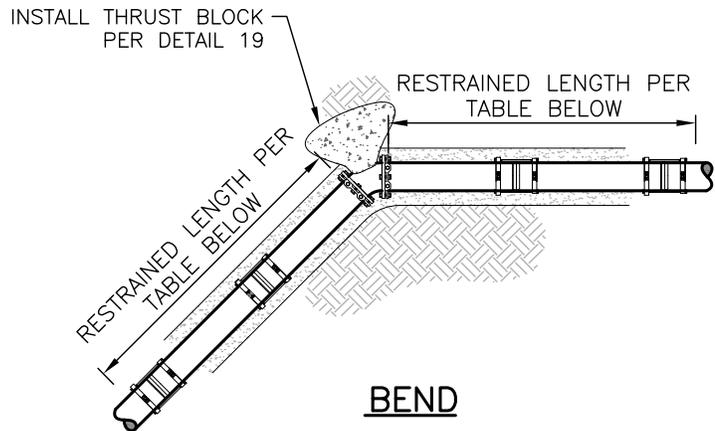


REDUCER

DIFFERENCE IN PIPE DIAMETER	REQUIRED RESTRAINT LENGTH (FT)
2"	25'
4"	50'
6"	65'



TEE OR TAPPING SLEEVE



BEND

**PVC & DI PIPE JOINT RESTRAINT SIZING TABLE
 REQUIRED RESTRAINT DISTANCE (FT.)**

PIPE DIA.	TEE BRANCH	PLUG, CAP, OR VALVE	VERTICAL BEND				HORIZONTAL BEND			
			11 1/4°	22 1/2°	45°	11 1/4°	22 1/2°	45°	90°	
4	20	35	5	10	15	5	5	10	15	
6	20	45	5	10	20	5	5	10	20	
8	20	60	10	15	25	5	10	15	30	
10	20	75	10	15	30	5	10	15	35	

NOTES

1. ALL UNCOATED JOINT RESTRAINT AND FITTING HARDWARE SHALL BE COATED WITH BITUMASTIC.
2. THRUST BLOCKING PER DETAIL 19 IS REQUIRED.
3. RESTRAINED LENGTHS FOR PIPES LARGER THAN 10 INCHES IN DIAMETER SHALL BE DESIGNED BY THE ENGINEER.
4. SERVICE LATERALS SHALL BE FULLY RESTRAINED.



SANTA CRUZ

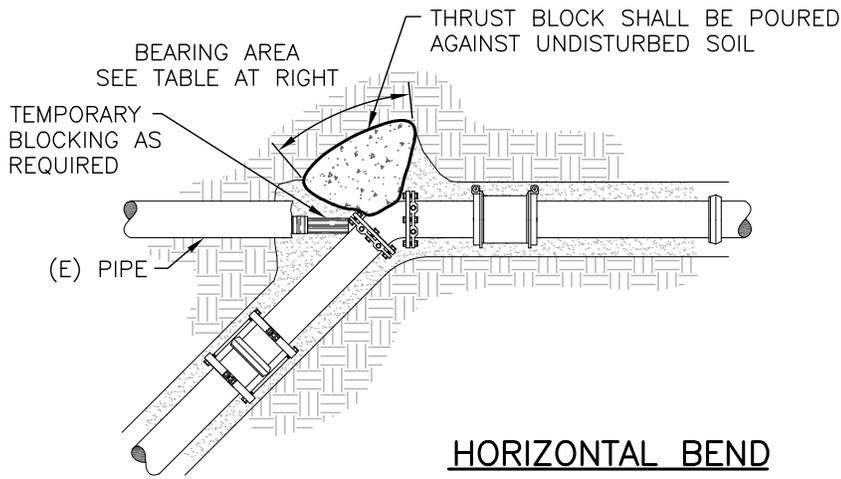
WATER DEPARTMENT
 CITY OF SANTA CRUZ, CALIFORNIA
DETAIL 18
JOINT RESTRAINT INSTALLATION

NOT TO SCALE

124 APPROVED *[Signature]*

37391

Exhibit H

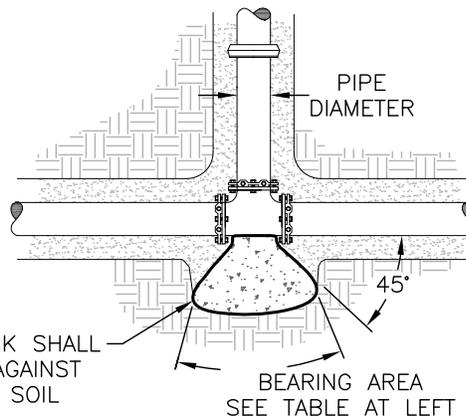


HORIZONTAL BEND

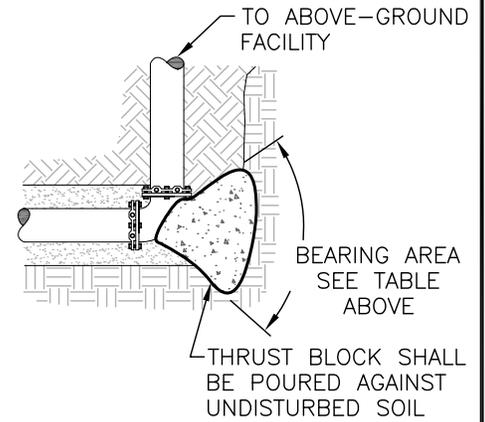
THRUST BLOCK BEARING AREA (SQUARE FEET)

		FITTING DEFLECTION			
		11 1/4°	22 1/2°	45°	90°
PIPE DIAMETER	4"	1	1	2	2
	6"	1	1	2	4
	8"	1	2	4	7
	10"	2	3	6	11

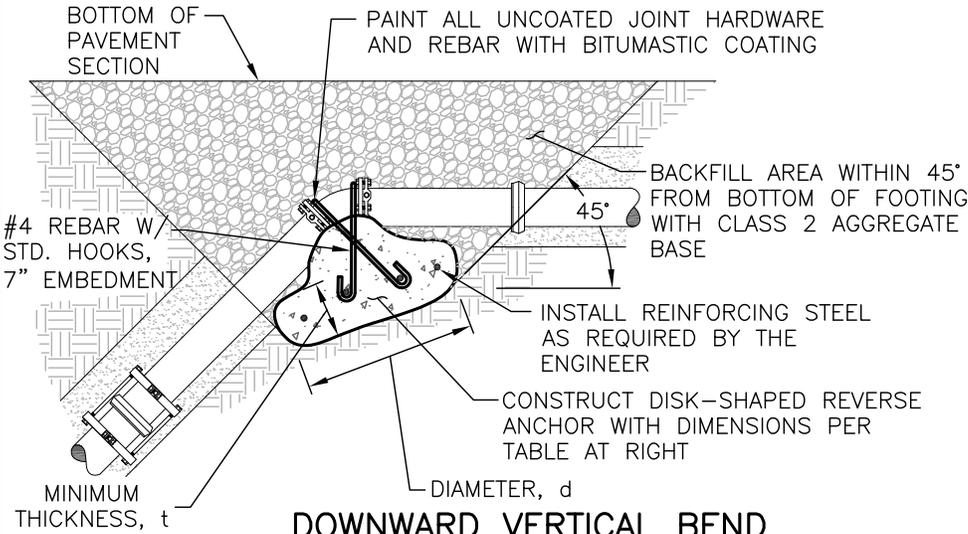
PIPE DIAMETER	BEARING AREA (SQUARE FEET)
4"	2
6"	3
8"	5
10"	8



TEE



UPWARD VERTICAL BEND



DOWNWARD VERTICAL BEND

MINIMUM REVERSE ANCHOR DIMENSIONS (FEET)

d / t		FITTING DEFLECTION	
		22 1/2°	45°
PIPE DIAMETER	6"	2 / 0.5	3 / 0.5
	8"	3 / 0.5	4 / 0.8
	10"	3 / 0.5	5.5 / 2

NOTES

1. CONCRETE THRUST BLOCKS SHALL BE INSTALLED WHEN INDICATED BY THE CONTRACT DOCUMENTS OR AT THE DISCRETION OF THE ENGINEER.
2. THRUST BLOCKING IS REQUIRED WHERE IT IS UNKNOWN IF PIPE IS RESTRAINED, SUCH AS AT A CONNECTION TO EXISTING PIPE.
3. ALL CONCRETE SHALL BE 3000 PSI MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
4. FOR PIPELINES LARGER THAN 10" IN DIAMETER, PIPELINES INSTALLED AT DEPTHS LESS THAN 36 INCHES, OR IN POOR SOILS, THRUST BLOCK DESIGN SHALL BE APPROVED BY THE ENGINEER ON A CASE BY CASE BASIS.



WATER DEPARTMENT
CITY OF SANTA CRUZ, CALIFORNIA

DETAIL 19

THRUST BLOCK INSTALLATION

NOT TO SCALE

APPROVED *[Signature]*



SANTA CRUZ COUNTY SANITATION DISTRICT

701 OCEAN STREET, SUITE 410 · SANTA CRUZ, CA · 95060-4073
(831) 454-2160 · FAX (831) 454-2089 · TDD: (831) 454-2123 · WWW.SCCSD.US

MATT MACHADO, DISTRICT ENGINEER

APRIL 18, 2025

WORKBENCH
189 WALNUT AVENUE
SANTA CRUZ, CA 95060

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT
APN: 026-491-40
PARCEL ADDRESS: 841 CAPITOLA ROAD
PROJECT DESCRIPTION: DEMOLISH EXISTING SINGLE-FAMILY DWELLING AND REDEVELOP PARCEL TO INCLUDE 63 DWELLING UNITS TOTAL

Dear Workbench:

The District has received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available in Capitola Road for the subject development.

No downstream capacity problem or other issue is known at this time. However, downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired. If that occurs or is likely to occur prior to an upcoming submittal or public hearing, please call us ahead of time for a new letter. At that time, we can evaluate the then proposed use, improvements, and downstream capacity, and provide a new letter.

Also, for your reference, we have attached a list of common items required during the review of sanitation projects. Thank you for your inquiry. If you have any questions, please call Bryan Wardlow at (831) 454-2160.

Yours truly,
MATT MACHADO
District Engineer

By: 
528D647137C44D4...
Ashleigh Trujillo
Sanitation Engineer

Common Items Required During the Review of Sanitation Projects

What to show on the drawings: When you begin the design process, please show:

On the plot/site/utility plan:

1. Location of any **existing** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.
2. Location of any **proposed** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.

Place a note, "*Existing*" or "*(E)*", on each existing item that is to be removed.

Place a note, "*To be removed*", on each existing item that is to be removed.

Place a note, "*New*" or "*(N)*", on each item that is to be new.

On a floor plan:

1. All plumbing fixtures both existing and new (label "*(E)*" or "*(N)*") on a floor plan of the entire building. Completely describe all plumbing fixtures according to table T-702.1 of the California Plumbing Code. (Sanitation District Code sections 7.04.040 and 7.04.430)

Design and Construction Standards

The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, February 2017 edition. Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/Design%20Crit/DESIGNCRITERIA.pdf>

Demolition and Sewer Abandonment

If the proposed plans will involve some demolition, the existing sewer lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit (either temporary or permanent) for disconnection work must be obtained from the District. This process is often overlooked until the last minute and can result in unnecessary delays, and you are encouraged to plan for the relatively short time and small expense to fulfill this requirement. There is no charge for either permit or inspection. (Sanitation District Code section 7.04.410)

New Connection

If the proposed plans will involve one or more new sewer connections, we must issue a new sewer connection permit for each new connection. The final connection charges can be determined only after the District and, as needed, other Department of Public Works divisions have reviewed and approved the final engineered sewer improvement plans. (Sanitation District Code section 7.04.410)

Inspection of existing lateral for new or remodel construction

If the development will involve the reuse of an existing sewer lateral for a new or remodeled structure, then, before the approval of the building permit, the applicant shall have the sanitary sewer system inspected and certified by a licensed plumber to be in good working order and free of obstructions and breaks. Repairs shall be made to any damaged or deteriorated pipe, misalignment of pipe segments, leaking pipes, root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, older pipe materials that are known to be inadequate, inadequate lift or pump stations, inadequate alarm systems for overflows, and inadequate maintenance of lift stations. You must obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector (no charge) prior to backfilling of pipe or structure. (Sanitation District Code section 7.04.375.A.3 Private Sanitary Sewer System Repair)

Increase in the number of plumbing fixtures

If the proposed plans will involve an increase in the fixture unit count for the existing sewer connection, additional fixture unit fees may be due. The exact amount will be calculated at the time a Sewer Connection Permit is issued. (Sanitation District Code section 7.04.040)

Tentative, parcel, or final map required

When any new tentative, parcel, or final map is required, please show the following on the improvement plans:

1. All adjacent or impacted roads and easements,
2. All on- and off-site sewer improvements needed to provide service to each lot or unit proposed.

The plans must conform to the County's "Design Criteria."

If a tentative, parcel, or final map is NOT required, please provide to the District written proof of recordation (in the form of copies of the recorded documents) of any and all existing or proposed easement(s).

Multi-unit development with a private collector line

If the development will require a private collector line serving several separate units or parcels, which will be individually and separately owned, prior to any land split or building permit, the applicant must form a homeowners' association with ownership and maintenance responsibilities for all on-site sewers for this project. Please reference this homeowner's association directly on the tentative map and final map, as well as in the Association's recorded CC&R's. Please record those CC&Rs, and provide a copy of the recorded documents, with proof of recordation, to the District prior to the filing of the final map.

Backflow prevention device

A backflow preventive device may be required. While this determination is often made "in the field" at the time of installation, if you are engaging a surveyor, civil engineer, or knowledgeable contractor, there is nothing to prevent you from making that determination while in the design process. (Sanitation District Code section 7.04.100 and 7.04.375.A.4)



County of Santa Cruz

Department Of Community Development and Infrastructure

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070

Planning (831) 454-2580 Public Works (831) 454-2160

<https://cdi.santacruzcountyca.gov/>

Clay Toombs
Workbench
clay@workbenchbuilt.com

April 18, 2025

Subject: 841 Capitola Road - Biotic Review and Conditioned Biotic Approval

APN: 026-491-40

Application #: REV231057

Attachment 1. Biological Assessment

Attachment 2. Arborist Report

Dear Mr. Toombs,

The Planning Division received and reviewed a Biological Assessment memo dated March 17, 2025 prepared by Thompson Wildland Management, and a Tree Inventory and Arborist Report dated April 18, 2022 prepared by Davey Resource Group, Inc. for APN 026-491-40. A Biotic Report Review was required because of the potential for sensitive habitats and protected species on this parcel where construction of a 63-unit multi-family development is proposed. The Biotic Assessment and Arborist Report are included as Attachments 1 and 2.

The Biotic Report evaluates habitat conditions on the parcel for special-status species with potential to occur in this portion of Santa Cruz County and assesses presence/absence of sensitive habitats. The arborist report identifies and evaluates existing trees on the property and adjacent properties and assesses potential tree impacts resulting from the proposed project.

The proposed project includes demolition of an existing abandoned residence and four auxiliary structures, site grading, and construction of a single five-story building made of pre-fabricated modules, installation of driveways and a parking lot, development of two biofiltration areas for stormwater runoff, and installation of ornamental landscaping. The project, as currently designed, would require the removal of 43 mature trees.

The summary and evaluation below are based on information obtained through review of the attached reports. Other sources consulted during this review include the project plans dated March 17, 2025, the California Natural Diversity Data Base (CNDDDB), the California Wildlife Habitat Relationships (CWHHR) information system, the USFWS Environmental Online Conservation System (ECOS), the National Wetlands Inventory (NWI), Santa Cruz County GIS Maps, and aerial imagery of the project site.

Baseline Environmental Conditions

The Study Area covered in the Biotic Assessment includes the entire approximately 0.89-acre parcel. The parcel is currently developed with an old unoccupied single-family home and four dilapidated auxiliary structures and is surrounded by development on all sides.

The Study Area has moderate tree density and canopy cover and currently supports lower, mid, and upper-canopy trees. Forty-three mature trees were identified and mapped in the Study Area including 27 non-native species, 12 large coast redwoods, and 4 mature coast live oak trees. Most of these trees are non-native species that were introduced to the property as part of the landscaping of the home site. The Biotic Assessment notes that the 4 oaks may be naturally occurring to the property, but the remaining trees, including the large redwoods, were planted on the property many years ago.

Understory vegetation in the Study Area is dominated by exotic annual grasses, non-native invasive broadleaf weeds, and introduced ornamental plants. The north end of the parcel has a clearing with little or no canopy cover that is dominated by non-native annual grasses and broadleaf weeds.

Analysis

The biotic report concludes that the Study Area does not support habitat for federally and/or state protected plant or animal species. No special-status plant or animal species were identified in the study area. In addition, there are no locally unique biotic communities, wetlands, or riparian corridors on or immediately adjacent to the property.

There are two species of protected bumble bees with potential to occur in the vicinity of the project; western bumble bee and Croch's bumble bee are both Candidates for listing as endangered under the California Endangered Species Act and should be considered prior to construction.

The abandoned outbuildings and/or trees, shrubs, and grassland in the study area also provide potential roosting and nesting habitat for protected bats, birds of prey, and migratory birds. Common bat species are protected under the California Fish and Game Code. Birds of prey and migratory birds are also offered protection under the California Fish and Game Code, and the Federal Migratory Bird Treaty Act (MBTA). Under the MBTA, it is "unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird unless and except as permitted by regulations.

Conditions have been included below to protect bumble bees, nesting birds, and bats during project construction.

The parcel is located within an urbanized area and the environmental conditions of the site have been heavily influenced by past residential uses. The trees on the property are part of the urban tree canopy which provides habitat and protective cover for many varieties of native terrestrial wildlife as well as shade and aesthetic value to humans. The maturity of the trees on this parcel, as well as the tree density, multi-level canopy cover and surrounding urban development make the urban canopy on this site especially valuable.

Urban forests play an essential role in decarbonization and other climate adaptation strategies by lowering the temperature in urban neighborhoods, reducing energy use, decreasing the concentration of CO₂ in the atmosphere (sequestering and storing carbon), and emitting oxygen as a by-product of photosynthesis. Increasing the County's urban tree canopy is a key adaptation strategy outlined in the 2022 Santa Cruz County Climate Action and Adaptation Plan (CAAP).

Santa Cruz County values fostering high quality, healthy environments for inhabitants and has developed design standards intended to foster new development while integrating with existing neighborhoods and protecting natural resources. Specific design standards are imbedded into our County Code (SCCC Section 13.11.070) intended to ensure that new developments are designed to be compatible with the surrounding environment and to reduce impacts of new development on adjacent properties. By requiring that existing natural features such as significant groups of trees and existing mature trees are incorporated into site plans and landscape design, the County ensures that communities continue to grow in a way that aligns with the existing character of each location and fosters healthy environments for all inhabitants.

The 2022 Santa Cruz County Design Guidelines are intended to guide the development of the physical environment to be compatible with community goals and the natural environment. The Guidelines recognize that, as our communities continue to grow and change, it is critical that they do so in a way that aligns with the existing character that defines each unique location. The Guidelines recognize the challenge in balancing the need to create new opportunities for housing and economic development within the diverse natural and urban environments in Santa Cruz County and emphasize the importance of integrating sustainability principles through design and identifying design solutions that rely on existing resources and neighborhood character.

Even projects that are exempt by statute from complying with the Santa Cruz County Design Guidelines are encouraged to refer to these guidelines in the design of new development so that our communities continue to grow in a way that aligns with the values of the County and the existing character of the surrounding areas.

The project, as currently designed, would remove all 43 of the mature trees on the property. The current landscape plan proposes to plant a total of 37 non-native ornamental trees in the new development including all low-canopy species such as crape myrtle, Japanese maple, and Japanese dogwood.

Conclusion

There are sensitive habitat constraints on the project site associated with habitat for protected bumblebees and bats and nesting birds that must be considered prior to and during project implementation. Conditions have been included below to protect these species during project construction.

Existing mature trees on the property should be incorporated into site plans and landscape design plans to the maximum extent feasible to retain urban tree canopy. Existing trees could be used as landscape buffers at property lines shared with lower density development to help integrate this project with the existing neighborhood. Retaining existing trees would also help maintain habitat for native wildlife, utilize existing patterns of shade for reducing energy use, and retain aesthetic value for current residents and future residents of this development.

Conditions have been included below to ensure that any retained trees will be protected during construction.

A copy of this biotic approval, including attachments, must be submitted with any future permit applications.

If you have any questions regarding this letter, please feel free to contact me via email at Juliette.Robinson@santacruzcounty.us.

Sincerely,



Juliette Robinson
Resource Planner IV, Biologist

CC: Leah MacCarter, Area Resource Planner
Jonathan DiSalvo, Project Planner
Matt Johnston, Environmental Coordinator

Conditions of Approval

The Conditions of Approval below must be incorporated into any development permits issued for parcel 026-491-40. Adherence to these conditions will ensure that proposed development is consistent with County policies and will avoid and minimize impacts to protected wildlife species.

Final approvals will occur during Environmental Planning review of the building permit application. Environmental Planning Staff will review the proposed project to ensure consistency with the Conditions below. A copy of this letter, including all attachments, must be submitted with any future permit applications.

General Conditions

- I. Recommended measures 1-5 outlined in Section II of the Attached Biological Assessment memo dated March 17, 2025 prepared by Thompson Wildland Management shall be adhered to.
- II. Existing mature trees on the property shall be incorporated into the project design to the maximum extent feasible. Trees to be retained shall be protected at or outside of the dripline. If work must occur within the dripline of retained trees, impacts shall be evaluated by a certified arborist and protective measures, as recommended by the arborist, shall be included in the project plans.

Construction Conditions

- III. Trees to be retained on site shall be protected with high visibility fencing as recommended by a certified arborist and avoided during construction. All additional protection measures provided by the arborist shall be adhered to.
- IV. To avoid impacts to nesting birds, roosting bats, and protected bumblebees:
 - A. Building demolition and tree removal shall occur during the period of September 1st through January 31st, in order to avoid the bird and bat nesting season and after bumblebee colonies have senesced on their own.
 - B. If building demolition and removal of vegetation begins outside of the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests.
 - C. If building demolition or removal of vegetation is to commence between February 1st and August 31st the following shall be adhered to:
 1. A survey for active bird nests shall be conducted by a qualified biologist within two weeks prior to the start of building demolition or removal of vegetation. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds and 250 feet for birds of prey.
 - a. If no active nest of a bird of prey or MBTA bird is found, then no further avoidance and minimization measures are necessary.
 - b. If active nest(s) of MBTA birds or birds of prey are found in the survey area, an avoidance buffer intended to prevent project-related nest abandonment shall be established around the active nest(s). The size of the buffer shall be determined by the biologist as appropriate to the species and types of work activities being completed. The biologist shall monitor the nest to ensure that nesting behavior is not negatively impacted and will advise the applicant when all young have fledged the nest. The project biologist shall have the authority to increase the buffer distance based on monitoring results if necessary to provide adequate

- protection for nesting birds. Removal of vegetation, grading activity, or other use of heavy equipment may begin after fledging is complete.
- c. If removal of vegetation, grading activity, or other use of heavy equipment stops for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.
2. A focused survey for bats shall be conducted by a qualified biologist within two weeks prior to building demolition or removal of trees. If no bats are occupying the outbuildings or tree cavities, then demolition or removal of trees may proceed. If bats are observed using the outbuildings or tree cavities, then the biologist, in coordination with CDFW, will recommend methods to either allow bats to leave the outbuildings and trees and not return (exclusion devices), or other methods specific to this demolition project to avoid harm to individual bats. Trees without cavities may have foliage roosting bats occasionally. To avoid harm to individual bats, trees shall be cut down and allowed to lie on the ground for 24 hours prior to chipping, to allow any foliage roosting bats to leave on their own.
 3. A survey to confirm presence/absence of bumblebee activity shall be conducted by a qualified biologist within two weeks prior to building demolition or removal of trees. If bumblebee activity indicating a potential nest site is observed, development activity that would disturb the nest, may not occur until bumblebee activity has ceased. Once bumblebee activity (bees entering and exiting the location) has ceased, development activity may proceed.
- V. A brief memo summarizing the results of the preconstruction surveys outlined above shall be submitted to the Environmental Coordinator for review prior to the start of construction.

THOMPSON
WILDLAND MANAGEMENT

Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

March 17, 2025

841 Capitola Road
Santa Cruz, CA. 95062
APN: 026-491-40
Permit# REV231057

Subject: Pre-construction Biological Assessment for 841 Capitola Road in Santa Cruz

Per *Santa Cruz County Planning Department* requirements, a biological assessment was performed and the original report prepared in February 2023 for the property located at 841 Capitola Road (APN: 026-491-40) in Santa Cruz in preparation for a 5-story and 63-unit multi-family building project that is planned for this developed parcel. Based on *Santa Cruz County Biotic Review Checklist REV231057*, *Santa Cruz County Code 16.30 & 16.32* and *Public Resource Code 21159.25*, this proper assessment involved performing a ground level visual inspection of the subject parcel to record and document biological resources and habitat characteristics; determine the presence or absence of biological resources that have protection status under federal and state laws (e.g., *Federal Endangered Species Act* [FESA], *California Environmental Quality Act* [CEQA] and *California Endangered Species Act* [CESA]); and provide resource protection and mitigation recommendations that may be necessary in preparation for the proposed property development project.

The biological field assessment was conducted on February 9, 2023 by performing a thorough walk through and visual inspection of the subject parcel and reviewing property development plans and maps. During this initial property visit and presence-absence survey, notable plant and animal species and biological resources observed were documented and recorded in preparation for this report. Rare and protected special status species identified in this report that have the potential of inhabiting the subject property were based on researching and reviewing the *California Natural Diversity Database* (CNDDDB), as well as knowledge and experience of local flora and fauna, including protected species, that have the potential of occurring in the area. Per this assessment, no protected special status species and/or sensitive habitat were observed or detected during the site visit. Where possible the characteristics and conditions described in this report are depicted in the photographs located at the end of the report (refer to attached photos, *Figures 1-15*). Findings and recommendations are provided herein.

I. PROPERTY DESCRIPTION & BIOLOGICAL RESOURCES

The subject property at 841 Capitola Road is located in a highly developed urban residential community. The neighboring parcels are also developed and no significant open space or sensitive habitat is occurring on the subject property or in the areas immediately surrounding the property. The most notable and valuable ecological resource occurring on the parcel are 12 introduced coast

redwoods (*Sequoia sempervirens*) and 4 coast live oaks (*Quercus agrifolia*) that are indigenous to the region and are proposed for removal in preparation for property development operations.

This relatively flat and previously developed and impacted parcel is approximately 0.88 acres in size and is primarily composed of non-native weedy type of vegetation (refer to *Figures 1-15*). This ruderal lot currently supports an unoccupied small house and 4 smaller auxiliary structures. Proposed property development and improvements will involve the demolition of these old and dilapidated structures, the removal of several trees and site grading activities in preparation for this 63-unit development.

In regards to impacts to trees, a total of 43 trees are proposed for removal, which consist of 27 non-native specie trees and 16 trees (i.e., the 12 previously mentioned mature coast redwoods and 4 coast live oaks) that are native to the region. It should be noted that the 4 oaks may be naturally occurring to the property, but the 12 redwoods were clearly planted on the property decades ago. For more specific information pertaining to construction related impacts to trees, such as tree removal, tree protection and preservation, and tree replacement and mitigation recommendations, refer to the arborist report that was prepared by the *Davey Resource Group* in April 2022.

The subject property generally has moderate tree density and canopy cover and currently supports several lower, mid and upper-canopy trees, most of which are non-native species that were introduced to the property decades ago. Native plant species are largely absent from the lot and understory vegetation is dominated by exotic annual grasses, non-native invasive broadleaf weeds and naturalized species, and introduced ornamental plants. The 12 previously mentioned large upper-canopy coast redwood trees and 4 lower to mid-canopy coast live oaks are native to the region, but as stated above, the redwoods are not naturally occurring and were clearly planted on the property decades ago. The north end of the parcel has a clearing with little or no canopy cover that is dominated by undesirable non-native annual grasses and broadleaf weeds (refer to *Figures 9 & 10*).

This region supports a diversity of biological and cultural resources, including protected special status species and sensitive habitat. Less than a quarter mile from this property there is a relatively large undeveloped open space area (i.e., Arana Gulch Open Space Park) primarily consisting of mixed woodland, annual grassland, riparian, wetland and coastal scrub type habitat. These vegetation communities and habitat types are significantly influenced by seasonally temperate coastal environmental conditions. Additionally, a densely vegetated and wooded seasonal drainage that passes through this residential community less than a quarter mile from the subject property connects to and contributes seasonal flows to Schwan Lagoon and Twin Lakes State Beach. Some of these natural open space areas and greenbelts have the potential of supporting protected special status species and sensitive resources; however, these open space areas will not be impacted by proposed property development activities. At the time of the property visit and assessment, protected special status plant and animal species, sensitive habitat, actively nesting birds or any other sensitive resources that have protection status were not observed on the property and are not known to occur on or adjacent to the subject parcel. Sensitive resources, such as riparian and wetland habitat, are located a safe and sufficient distance away from the subject parcel and will not be affected by property development activities.

In regards to urban woodland health, harmful biotic disorders (e.g., pathogens, disease and/or insect pests) appear to be absent in levels that are detrimental to the health and viability of trees, habitat and the urban woodland environment.

Soils on this previously disturbed and impacted parcel appear to be stable and sufficient for supporting habitat and proposed property improvements and development activities. Wind direction is predominantly out of the southwest. The proposed construction site is relatively flat and no development or soil disturbance will be occurring on steep slopes with high erosion potential.

Trees on this parcel primarily consist of mature and senescing native specie trees, such as coast redwood (*Sequoia sempervirens*) and coast live oak (*Quercus agrifolia*) trees, as well as introduced and non-native specie trees, such as Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), Italian cypress (*Cupressus sempervirens*), Italian stone pine (*Pinus pinea*), English walnut (*Juglans regia*), black poplar (*Populus nigra*), silver dollar eucalyptus (*Eucalyptus cinerea*), ornamental cherry (*Prunus* spp), ornamental plum (*Prunus* spp) and black acacia (*Acacia melanoxylon*), among others (refer to the arborist report for a full tree inventory). Per the assessment and as previously noted, it appears that many of these trees were likely planted on the property decades ago and do not appear to be naturally occurring.

Understory vegetation occurring on the property primarily consist of a variety of non-native annual grasses and invasive broadleaf weeds (both annual and perennial species), such as wild oat grass (*Avena fatua*), ripgut brome (*Bromus diandrus*), foxtail brome (*Bromus rubens*), panic veldt grass (*Ehrharta erecta*), Italian thistle (*Carduus pycnocephalus*), bull thistle (*Cirsium vulgare*), poison hemlock (*Conium maculatum*), wild radish (*Raphanus raphanistrum*), Bermuda buttercup (*Oxalis pes-caprae*), white clover (*Trifolium repens*), common plantain (*Plantago major*), cape ivy (*Delairea odorata*), English ivy (*Hedera helix*), Himalayan blackberry (*Rubus armeniacus*) and ice plant (*Carpobrotus edulis*), all of which are common on previously disturbed ruderal lots such as this. Additionally, introduced ornamental landscaping plants, such as garden geranium (*Pelargonium hortorum*), lily of the Nile (*Agapanthus* spp), calla lily (*Zantedeschia* spp), Texas privet (*Ligustrum texanum*) and mock orange (*Pittosporum tobira*) are still residing in some areas of this previously settled and occupied property. It should be noted that native understory vegetation is largely absent from the lot. It should be noted that non-native invasive weeds degrade habitat, decrease native plant diversity and increase combustible fuel loads, and should be controlled, managed and, where possible, eradicated to improve habitat and abate fire hazard concerns.

In regards to protected special status species and habitat, the *California Natural Diversity Database* (CNDDDB) identifies protected plant and animal species that have the potential of occurring on the property and in the surrounding areas. It should be noted, there are no known occurrences of protected special status flora or fauna on or adjacent to the subject lot and none were observed during the February 2023 site evaluation. Per the assessment of this previously disturbed and impacted property, it is clearly evident that the subject parcel does not support federally and/or state protected special status species, sensitive resources and/or environmentally sensitive habitat areas, and no such resources will be impacted or affected by proposed property development activities. According to the CNDDDB, the following protected species and habitat have the potential of inhabiting this area where the property is located:

- Santa Cruz tarplant (*Holocarpha macradenia*)
- Marsh sandwort (*Arenaria paludicola*)
- Townsend's big-eared bat (*Corynorhinus townsendii*)
- Pallid bat (*Antrozous pallidus*)
- California tiger salamander (*Ambystoma californiense*)
- California red-legged frog (*Rana draytonii*)
- Monarch butterflies (*Danaus plexippus*; overwintering populations)
- Sensitive habitat types include riparian, wetland and vernal pools.

The above mentioned protected special status species, sensitive habitat types and protected resources that could conflict with or be a concern regarding property development impacts, were not observed or detected during the site assessment. Additionally, actively nesting birds or roosting bats were not observed on or adjacent to the subject property during the assessment; however, an additional nesting bird survey should be conducted if tree removal and construction activities begin during the nesting season, which in the central coast region may begin as early as February and continue through August.

The ecological impacts of proposed property development operations will be minimal and insignificant in regards to native habitat and indigenous flora and fauna, the exception being the removal of several trees on the lot, particularly redwoods and oaks, which will affect the ecological composition, appearance and character of the property, as well as have some level of impact to arboreal species, such as avian species (e.g., year-round resident populations, migratory birds and birds of prey) that frequent the trees. The removal of these native and introduced tree species that are common in the region will be the most significant ecological impact to the property; however, a nesting bird survey will be conducted to prevent the potential harming of birds. Any retained trees will be protected from construction activities for the duration of the property development project. Where possible, several young native coast live oak (*Quercus agrifolia*) seedlings and saplings located along the northwest and northeast portion of the lot should be retained and protected or, alternatively, relocated to a safe and suitable area on the property and cared for until property development is completed and they are properly established (refer to *Figure 12*).

Landscaping activities associated with property development will be designed and implemented in manner to reduce and minimize water use and lower fire hazard concerns. Landscaping vegetation should preferably be native or non-invasive ornamental plants that are drought tolerant and low fire risk species (i.e., lower combustibility type plants) that are appropriate to the region.

As previously noted, special status species, sensitive habitat and nesting birds that have protection status were not observed during a recent site assessment and are not known to occur on or adjacent to the subject property. Although nesting birds were not observed during the assessment of this parcel, an additional nesting bird survey should be conducted if tree removal and construction activities begin during the nesting season, which in the central coast region may begin as early as February and continue through August. Additionally, there are no concerns in regards to impacts to sensitive resources, such as riparian and wetland habitat, due to the fact that these type of resources are located a safe and sufficient distance away from the subject parcel and therefore will not be affected by property development activities given the proper installation, maintenance and monitoring of resource protection best management practices (BMP's), such as erosion and sedimentation control measures.

II. RECOMMENDATIONS

In the interest of protecting and minimizing impacts to ecological resources the following resource protection and preservation measures and BMP's should be implemented:

- 1) Prior to construction activities beginning, install resource protection measures (e.g., high visibility exclusionary fencing and perimeter erosion & sedimentation control measures) to clearly identify and delineate the construction zone and to prevent unnecessary construction site expansion. Resource protection BMP's include appropriate erosion and sedimentation control measures (e.g., silt fence along the downslope perimeter of the site and a all-weather construction site entrance are a few examples), tree protection measures, and high visibility exclusionary fencing that clearly identifies the construction zone. Resource protection measures shall be monitored and properly maintained for the duration of the project to ensure they are functioning effectively.
- 2) Control, manage and remove non-native invasive weeds, such as Italian thistle, cape ivy and other noxious weed species that are potentially degrading to habitat and nearby ecological resources.
- 3) Refer to the arborist report for recommendations regarding tree removal and replacement, as well as any tree protection BMP's that may be necessary, such as tree protection fencing that should be installed to protect the canopy dripline and critical root zone of any retained and protected trees.
- 4) Where possible, several young native coast live oak (*Quercus agrifolia*) seedlings located along the northwest and northeast portion of the lot should be retained and protected or, alternatively, relocated to a safe and suitable area on the property and cared for until property development is completed and they are properly established.
- 5) Landscaping activities associated with property development will be designed and implemented in manner to reduce and minimize water use and lower fire hazard concerns. Plants selected for

landscaping operations should be drought tolerant, lower combustibility and more fire resistant type vegetation, non-invasive to natural open space or wildland areas, and well adapted and appropriate to the central coast environment.

- 6) Bats have the potential of inhabiting old abandoned structures, particularly the 4 smaller auxiliary structures, as well as in tree cavities that may occur on the property. Within 5 days of demolition and tree removal activities commencing, all structures and tree cavities shall be inspected for roosting bats and, if observed, will be identified and encouraged to safely vacate. Additionally, for at least a 24 hour period leading up to and during demolition operations of the old structures, doors and windows shall be left open to allow for bats that may be present to safely leave the structures.
- 7) As previously stated, nesting birds were not observed during the February 2023 site assessment. This was anticipated since this initial nesting survey was conducted in the early portion of the nesting season, when it is less likely to observe nesting birds. If tree removal and vegetation clearing activities occurs during the nesting season, which in Santa Cruz County and central coast region may begin as early as February and continue through August, an additional nesting assessment for birds and raptors (the presence of bats and other protected species will also be evaluated) shall be conducted within two weeks of construction activities commencing or prior to any significant tree work (e.g., trees removal and/or pruning operations) to make sure that nesting birds and raptors that are protected under the *Migratory Bird Treaty Act* are not present or harmed by project operations.

III. CONCLUSION

In conclusion, during a recent assessment of the developed property located at 841 Capitola Road (APN: 026-491-40) in Santa Cruz, special status species and sensitive habitat that are protected under federal and state laws (e.g., CESA and CEQA) were not observed or detected within or adjacent to the subject property. Other than the removal of several trees on the lot in preparation for the construction of this 63-unit building, impacts to protected special status species, habitat or any other sensitive resources is not expected to occur.

The proper implementation, maintenance and monitoring of resource protection BMP's provided in this report, such as the installation of perimeter sedimentation control measures and tree protection fencing for retained trees, will assist in protecting and minimizing impacts to ecological resources, as well as satisfying *Santa Cruz County Planning Department* permit conditions.

Best regards,

Rob Thompson
Resource Ecologist
ISA Certified Arborist # WE-7468A

March 17, 2025
Date

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THIS REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CLIENT. THOMPSON WILDLAND MANAGEMENT (TWM) ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PERSONS.

CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN IN IT, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT OR OBTAINED BY TWM.

ALTHOUGH OPINIONS MAY BE OFFERED REGARDING THE RESULTS OF THE SUBJECT MATTER, TWM CANNOT GUARANTEE ANY PARTICULAR RESULT. CLIENT ACKNOWLEDGES THAT TWM HAS MADE NO PROMISE ABOUT THE OUTCOME AND THAT ANY OPINION OFFERED IN THE FUTURE WILL NOT CONSTITUTE A GUARANTEE.



Figure 1. View of front southwest side of subject lot from Capitola Road.



Figure 2. Another view of front side of property from Capitola Road. Existing structures are abandoned and will be removed.



Figure 3. Large redwood tree and other surrounding trees and vegetation will be removed prior to property development.



Figure 4. View of backside of unoccupied house and 2 redwood trees that are proposed for removal due to property development.



Figure 5. View of abandoned auxiliary structure and mid-section of property looking northeast.



Figure 6. View of additional existing unoccupied auxiliary structures in mid-section of lot that will be removed.



Figure 7. Open eaves of existing structures provide potential bat roosting and bird nesting habitat, but none were observed.



Figure 8. Row of redwood trees along east fenceline of property and non-native invasive English ivy ground cover.



Figure 9. Clearing at northeast end of lot is primarily composed of non-native annual grasses and broadleaf weeds. Most of the surrounding trees (i.e., primarily redwoods) are proposed for removal.



Figure 10. Another view of clearing containing a few small ornamental plum trees and surrounded by a few redwood and oak trees.



Figure 11. Mature coast live oak tree located on lot is proposed for removal due to construction impacts.



Figure 12. Where possible, young oak seedlings and saplings should be retained or relocated to another suitable area on the lot.

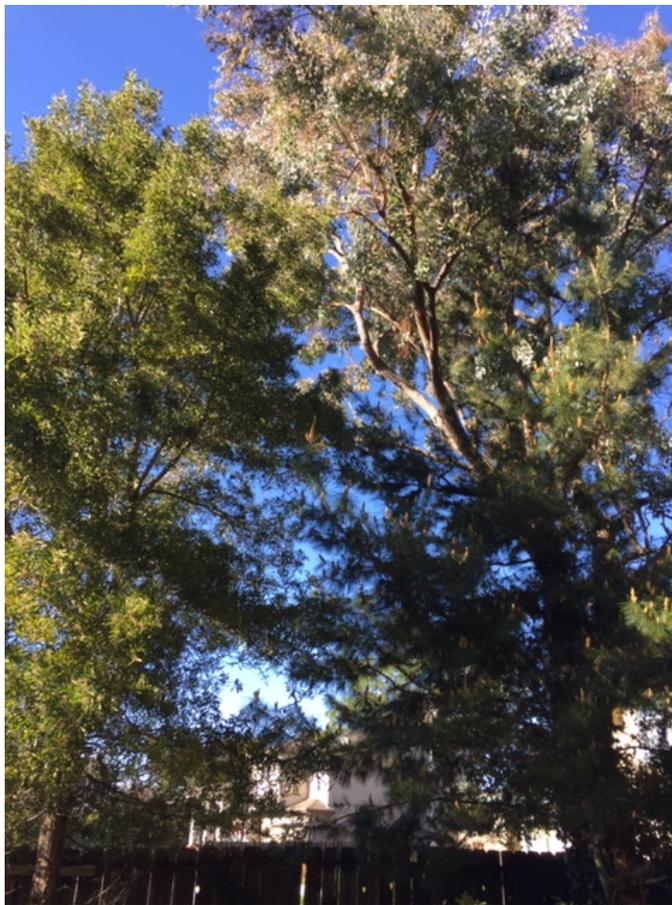


Figure 13. Acacia, eucalyptus and pine tree are proposed for removal due to construction impacts.



Figure 14. Non-native invasive cape ivy is climbing up redwood tree next to existing structure.



Figure 15. Area of property where introduced ornamental Lily of the Nile dominates the current landscape. Non-native annual grasses, broadleaf weeds and ornamental plants dominate this previously disturbed and impacted lot, and native flora is largely absent. Protected species and habitat is is not occurring on or adjacent to this parcel.



Tree Inventory and Arborist Report

841 Capitola Road
Santa Cruz, CA
95062

April 18, 2022

Prepared for:

Elle Besser
Workbench
189 Walnut Ave
Santa Cruz, CA 95060

Prepared By:

Davey Resource Group, Inc.
Brenda Wong
ISA Certified Arborist WE-12933A
ISA Tree Risk Assessment Qualified



Notice of Disclaimer

Data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection unless indicated. Davey Resource Group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of surveyed material. Risk ratings, if provided, are based on observable defects and mitigation/pruning recommendations do not reduce potential liability to the tree owner nor do they transfer liability to Davey Resource Group. Davey Resource Group provides no warranty with respect to the fitness or future outcomes of the surveyed trees for any use or purpose whatsoever.

Table of Contents

Summary	2
Introduction	2
Background	2
Assignment	2
Limits and Assumptions	3
Purpose and Use	3
Observations	3
Methods	3
Site Observations	3
Tree Observations	3
Root Zone Calculations	4
Conclusion and Recommendations	4
Appendix A - Tree Location Map	6
Appendix B - Photo Documentation	7
Appendix C - Tables	13
Table 1. Tree Inventory and Root Zones	13
Table 2. Condition Assessment	14

Summary

In April 2022, Davey Resource Group (DRG) was contracted by Elle Besser of Workbench to conduct a tree inventory and develop a tree protection plan for trees which may be impacted by construction at 841 Capitola Road in Santa Cruz, CA. The request was made to assess the current condition of the trees and establish a protection plan based on the findings.

On April 8, 2022, an International Society of Arboriculture (ISA) Certified Arborist (Brenda Wong, #WE-12933A) from Davey Resource Group conducted the evaluation of forty-three (43) trees that may be impacted by development. The trees were assessed by their location, size, current condition, health, structure, and form. The current site development scheme was used to estimate the construction footprint in relation to the critical root zones (CRZ) of the trees in order to help guide construction, and to reduce potential impacts on the trees. Current plans include construction of 15 new single-family homes with ADUs (~1140 square feet total). The project aims to provide at least 20% affordable housing and retain as many large trees as possible.

- The inventory encompasses the trees that may be impacted by the proposed construction (any trees with construction occurring within 10 times the trunk diameter or canopies that overhang the site).
- The forty-three (43) trees inventoried include twenty-one (21) species; the most frequent species were coast redwood (12 trees), coast live oak (4 trees), and plum (4 trees).
- Twenty-six (26) of the trees are considered Heritage trees according to the City of Santa Cruz (Municipal Code Chapter 9.56).
- Twenty-nine (29) trees were in good condition, eight (8) trees were in fair condition, three (3) trees were in poor condition, and one (1) tree was dead.
- Tree diameters (DBH) ranged from 5 to 70 inches, with an average DBH of 22 inches.
- Based on preliminary design plans, twenty-six (26) trees would be recommended for removal. Permitting for removal of heritage trees, as well as mitigation, is required.

This report focuses on tree protection recommendations for tree preservation and provides the CRZs and SRZs of these trees for planning purposes. DRG has provided general site preservation recommendations based on site plans provided by Villa Homes. Arborist monitoring of construction is required whenever work is performed within the critical root zones and work in structural root zones should be excavated by hand or with pneumatic air spade excavation tools. The trees identified for preservation should be monitored by a Certified Arborist at the end of construction and ongoing as needed.

Introduction

Background

Current plans for development at 841 Capitola Road in Santa Cruz include the construction of fifteen (15) new single-family homes and attached ADUs with a total square footage of ~1140 feet. The parcel is ~0.89 acres and has an existing single-family home and two additional buildings. The proposed project has the potential to impact all trees on the property. All trees over 4 inches in diameter on the property and adjacent properties with construction or excavation occurring within 10 times the DBH of the tree were assessed and evaluated for impacts, and to determine if any trees meet criteria for protected or Heritage status as defined by the City of Santa Cruz.

Assignment

The arborist visually assessed each tree on the site, and the required tree data were collected using a portable tablet device. Following data collection, specific tree preservation plan elements were calculated that identified each tree's critical and structural root zones (CRZ and SRZ) to better ensure survivability during the planned development. This report establishes the condition of the trees and canopy within the project area. The trees were visually assessed and photo documented so that change in condition can be evaluated if needed.

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on April 8, 2022, and no soil excavation to expose roots was performed. The most recent development scheme was available to assist in determining potential construction impacts. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated trees in the future. No physical inspection of the upper canopy, sounding, resistance drilling, or other technologies were used in the evaluation of the trees.

Purpose and Use of Report

The purpose of this report is to provide a summary inventory of all trees within the project area of impact, including an assessment of the current condition and health, as well as providing a tree protection plan for all evaluated trees/canopies that may be impacted by construction plans. The findings in this report can be used to make informed decisions on design planning and be used to guide long-term care of the trees. This report and detailed tree protection plan can also be submitted to the City of Santa Cruz for permitting purposes.

Observations

Methods

Only a visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring the diameter of significant trees at approximately 54 inches above grade (DBH), height estimation, a visual assessment of tree condition, structure, and health, and a photographic record. A rating percentage (0-100%) was assigned for each tree's health, structure, and form, and the lowest percentage was used as the overall tree condition.

Site Observations

The project site is located at 841 Capitola Road in Santa Cruz, CA. The parcel is a privately owned lot with an existing single family house and two additional buildings. The project has the potential to impact forty-three (43) trees. Twenty-four (24) trees that will potentially be impacted are Heritage trees according to the City of Santa Cruz.

Tree Observations

Forty-three (43) trees were assessed within the project area, comprising twenty-one (21) species: the most frequent species were coast redwood (12 trees), coast live oak (4 trees), and plum (4 trees). Twenty-nine (29) trees were in good condition, eight (8) trees were in fair condition, three (3) trees were in poor condition, and one (1) tree was dead. Tree diameters (DBH) ranged from 5 to 70 inches, with an average DBH of 22 inches. Twenty-six (26) trees are considered Heritage trees according to the City of Santa Cruz (Municipal Code Chapter 9.56) and would require permitting for removal.

A map of tree locations can be found in Appendix A. Tree photographs can be found in Appendix B and a complete tree inventory, root calculations, and condition assessment can be found in Appendix C.

Root Zone Calculations

The Tree Protection Zone (TPZ) is often considered as the area around a tree within the drip line radius, determined by measuring the length of the longest horizontal branch from the center of the trunk to the outermost point of the dripline. For this project, DRG recommends a conservative root zone area calculation standard as follows:

The trunk diameters of the surveyed trees were used to illustrate the potential critical root zone (CRZ) of each tree. The CRZ is considered the maximum possible radius of the root zone of a tree. The CRZ was calculated by multiplying the DBH by 1 foot. For instance, tree #1 has a DBH of 68.7 inches and a calculated CRZ of 68.7 feet. This distance may extend beyond the tree canopy drip line and is often considered the tree protection zone (TPZ). For this project, the TPZ will be determined using the calculated CRZ or the drip line, whichever is greater.

Like the CRZ, the Structural Root Zone (SRZ) was also calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites*.¹ In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and limit of disruption based upon tree DBH is considered as a minimum distance that any disruption should occur during construction. Significant risk of catastrophic tree failure exists if structural roots within the SRZ are cut, destroyed or severely damaged. The SRZ is the area where no disturbance should occur. Both the CRZ and SRZ for the surveyed trees are listed in Appendix C, Table 1.

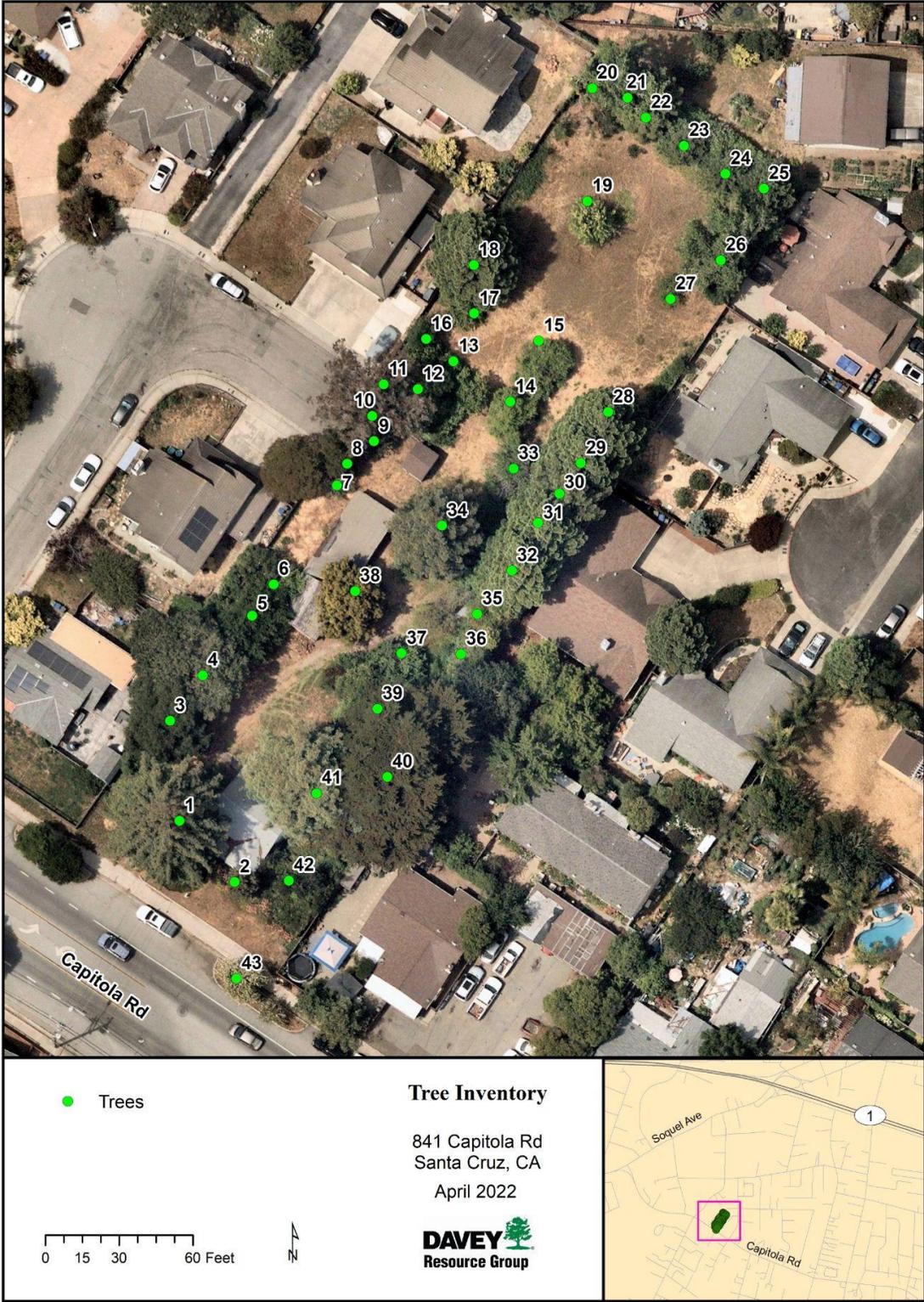
Conclusion and Recommendations

Based on visual evaluations and the impacts of proposed development under the current plans, recommendations are as follows:

- Trees #1-2 are just outside of the footprint but would be severely to moderately impacted and require protective measures.
- Trees #3-19 are within the footprint of a new road and would require removal.
- Trees #20-25 are growing in a line along the northeast property line and may be retained with some alterations to the design plan.
- Trees #26-27 are in close proximity to the footprint and would be severely impacted and would be recommended for removal.
- Trees #28-32, 35-36, and 40 are near the southeast property line and have potential to be retained if protective measures are followed.
- Trees #33-34, 37-39, and 41-42 would be severely impacted and recommended for removal.
- Tree #43 is a city street and would require protection.
- Under the current plans, twenty-six (26) trees would be recommended for removal; many of these trees are considered heritage trees (see Table 2) and would require a permit and be subject to mitigation requirements.

¹ Dr. Kim D. Coder, University of Georgia July 2016

Appendix A - Tree Location Map



Appendix B - Photo Documentation

Additional photos available upon request.



Photo 1: Tree #1 along Capitola Rd.



Photo 2: Tree #2 in the front yard along Capitola Rd.



Photo 3: Trees #3 (left) and #4 (right) are along the NW property line.



Photo 4: Tree #8 is growing along the NW property line.



Photo 5: Tree #14 is one of several fruit trees growing in the interior of the parcel.



Photo 7: Tree #18 is a large redwood growing along the northwest property line.



Photo 8: Tree #26 is a large poplar growing near the southeast property line.



Photo 9: Trees #35 (left center) and 36 (right center) are clumps/thickets growing along the southeast property line.



Photo 10: Tree #39 has poor structure and is located in the center of the parcel.



Photo 11: Tree #40 (right center) is a large Monterey cypress with codominant stems growing along the southeast property line.



Photo 4: Tree #43 is a city street tree growing in a planter strip on Capitola Road.

Appendix C - Tables

Table 1. Tree Inventory and Root Zones

Tree #	Stems	DBH (in)	Common Name	Species	Height (ft)	Canopy Radius (ft)	SRZ (Radius in ft)	TPZ (Radius in ft)
1	1	68.7	Coast redwood	<i>Sequoia sempervirens</i>	75	28	31	69
2	1	4,4,4,6,4,3,3	Italian cypress	<i>Cupressus sempervirens</i>	30	5	5	11
3	1	22.1	Coastal live oak	<i>Quercus agrifolia</i>	45	14	10	22
4	1	30.2	Italian stone pine	<i>Pinus pinea</i>	40	22	14	30
5	13	10,5,5,5,10,15,12,7,6,4,8,4,4	Sweet bay	<i>Laurus nobilis</i>	25	16	13	29
6	1	12.0	Common plum	<i>Prunus domestica</i>	16	8	5	12
7	1	5.0	English walnut	<i>Juglans regia</i>	12	8	2	5
8	1	8.9	Black acacia	<i>Acacia melanoxylon</i>	30	8	4	9
9	1	8.6	Monterey pine	<i>Pinus radiata</i>	25	14	4	9
10	1	24.3	Silver dollar gum	<i>Eucalyptus polyanthemos</i>	45	20	11	24
11	1	7.0	Coastal live oak	<i>Quercus agrifolia</i>	14	5	3	7
12	1	7.0	English walnut	<i>Juglans regia</i>	20	8	3	7
13	1	6.5	Apple	<i>Malus spp</i>	18	5	3	7
14	2	8,10.2	Common plum	<i>Prunus domestica</i>	20	10	6	13
15	1	12.6	Common plum	<i>Prunus domestica</i>	14	12	6	13
16	1	6.0	Coastal live oak	<i>Quercus agrifolia</i>	20	6	3	6
17	1	7.7	Apple	<i>Malus spp</i>	12	8	3	8
18	1	36.5	Coast redwood	<i>Sequoia sempervirens</i>	60	18	16	37
19	6	2,3,3,4,4,4	Common plum	<i>Prunus domestica</i>	18	10	4	8
20	1	20.0	Pine	<i>Pinus spp</i>	25	18	9	20
21	1	28.0	Black poplar	<i>Populus nigra</i>	60	18	13	28
22	1	21.8	Coast redwood	<i>Sequoia sempervirens</i>	50	18	10	22
23	1	15.2	Coast redwood	<i>Sequoia sempervirens</i>	25	14	7	15
24	1	14.3	Coast redwood	<i>Sequoia sempervirens</i>	20	10	6	14
25	1	21.5	Coast redwood	<i>Sequoia sempervirens</i>	35	14	10	22
26	1	22.0	Black poplar	<i>Populus nigra</i>	50	20	10	22
27	1	8.3	Apricot	<i>Prunus armeniaca</i>	8	6	4	8
28	1	36.0	Coast redwood	<i>Sequoia sempervirens</i>	65	18	16	36
29	1	33.2	Coast redwood	<i>Sequoia sempervirens</i>	65	18	15	33

Tree #	Stems	DBH (in)	Common Name	Species	Height (ft)	Canopy Radius (ft)	SRZ (Radius in ft)	TPZ (Radius in ft)
30	1	30.5	Coast redwood	<i>Sequoia sempervirens</i>	65	18	14	31
31	1	29.7	Coast redwood	<i>Sequoia sempervirens</i>	65	18	13	30
32	1	29.3	Coast redwood	<i>Sequoia sempervirens</i>	65	18	13	29
33	1	13.1	Almond	<i>Prunus dulcis</i>	20	10	6	13
34	1	32.0	Coast redwood	<i>Sequoia sempervirens</i>	65	18	14	32
35	20	20.0	Firethorn	<i>Pyracantha coccinea</i>	20	10	9	20
36	20	20.0	Chinese privet	<i>Ligustrum lucidum</i>	25	6	9	20
37	1	8.0	Cherry plum	<i>Prunus cerasifera</i>	20	8	4	8
38	8	6,6,6,8,8,10,10,12	Brush cherry	<i>Syzygium paniculatum</i>	30	12	11	24
39	1	10.0	Cherry plum	<i>Prunus cerasifera</i>	25	5	5	10
40	2	40.0,50.4	Monterey cypress	<i>Cupressus macrocarpa</i>	80	36	29	64
41	2	15.6,52.0	Coast redwood	<i>Sequoia sempervirens</i>	75	28	24	54
42	1	6.0	Coastal live oak	<i>Quercus agrifolia</i>	20	5	3	6
43	1	7.0	Hawthorn	<i>Crataegus spp</i>	20	10	3	7

Table 2. Condition Assessment April 2022

Tree #	Common Name	Condition	Health (%)	Structure (%)	Form (%)	Preservation Priority (1-4)	Heritage tree (Y/N)	Notes
1	Coast redwood	Good	70	70	70	1	Y	Near Capitola Rd
2	Italian cypress	Good	70	70	70	2	Y	Near Capitola Rd
3	Coastal live oak	Good	70	70	70	1	Y	Along NW property line
4	Italian stone pine	Fair	55	70	50	3	Y	Along NW property line
5	Sweet bay	Good	75	65	75	3	Y	Along NW property line
6	Common plum	Poor	40	40	40	4	N	Along NW property line
7	English walnut	Critical	15	25	30	4	N	Along NW property line
8	Black acacia	Good	75	75	75	4	N	Along NW property line
9	Monterey pine	Good	75	65	65	3	N	Along NW property line
10	Silver dollar gum	Fair	65	55	65	3	Y	Along NW property line
11	Coastal live oak	Good	75	65	65	2	N	Along NW property line
12	English walnut	Fair	50	65	65	3	N	Along NW property line, Ivy
13	Apple	Good	65	75	75	3	N	Dbh @3', Along NW property line

Tree #	Common Name	Condition	Health (%)	Structure (%)	Form (%)	Preservation Priority (1-4)	Heritage tree (Y/N)	Notes
14	Common plum	Fair	50	65	65	3	N	In center of parcel, Dbh@4'- dbh below union@2.5' is 12.5"
15	Common plum	Good	75	75	75	3	N	In center of parcel, Dbh@3'
16	Coastal live oak	Good	75	75	75	3	N	Along NW property line
17	Apple	Good	75	75	75	3	N	Along NW property line, Dbh@2'
18	Coast redwood	Good	80	80	80	1	Y	Along NW property line
19	Common plum	Good	75	75	75	3	N	In center of parcel
20	Pine	Dead	0	0	0	4	Y	Along NE property line, Snag
21	Black poplar	Fair	50	65	65	3	Y	Along NE property line,
22	Coast redwood	Good	80	80	80	1	Y	Along NE property line
23	Coast redwood	Good	80	80	80	1	Y	Along NE property line
24	Coast redwood	Good	80	80	80	1	Y	Along NE property line
25	Coast redwood	Good	80	80	80	1	Y	Along NE property line
26	Black poplar	Good	65	65	65	3	Y	Along SE property line
27	Apricot	Good	65	65	75	3	N	Along SE property line, Dbh@1'
28	Coast redwood	Good	80	80	80	1	Y	Along SE property line
29	Coast redwood	Good	80	80	80	1	Y	Along SE property line
30	Coast redwood	Good	80	80	80	1	Y	Along SE property line
31	Coast redwood	Good	80	80	80	1	Y	Along SE property line
32	Coast redwood	Good	80	80	80	1	Y	Along SE property line
33	Almond	Poor	40	50	50	3	N	In center of parcel, Dbh@2'
34	Coast redwood	Good	80	80	80	1	Y	In center of parcel
35	Firethorn	Good	75	65	65	4	Y	Along SE property line, Thicket
36	Chinese privet	Fair	65	50	50	4	Y	Along SE property line, Thicket of privet
37	Cherry plum	Poor	65	40	40	4	N	Interior of parcel near SE prop line
38	Brush cherry	Fair	65	40	65	4	Y	In center of parcel
39	Cherry plum	Critical	20	20	20	4	N	Interior of parcel near SE prop line
40	Monterey cypress	Fair	65	50	65	3	Y	Along SE property line, broken hangers
41	Coast redwood	Good	80	80	80	1	Y	Interior of parcel near SE prop line

Tree #	Common Name	Condition	Health (%)	Structure (%)	Form (%)	Preservation Priority (1-4)	Heritage tree (Y/N)	Notes
42	Coastal live oak	Good	65	65	65	3	N	Interior of parcel near SE prop line
43	Hawthorn	Good	65	65	65	2	Y	Dbh@4', street tree



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

2 August 2023

841Capitola LLC <info@workbenchbuilt.com>
189 Walnut Avenue
Santa Cruz, CA 95060

Subject: Review of the Geotechnical Investigation for the Proposed Subdivision at 841 Capitola Road, Santa Cruz, CA/APN 026-491-40 report dated 7 July 2022; the Addendum to Geotechnical Investigation dated 14 March 2023; and the Update to Geotechnical Investigation dated 16 June 2023 by Rock Solid Engineering, Inc. Project No. 22020

Project Site: 841 Capitola Road
 APN 026-491-40
 Application No. REV231056

Dear Applicant:

The Planning Division has accepted the project site geotechnical investigation reports. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the subject reports;
2. Final plans shall reference the subject geotechnical investigation reports by titles, author, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations; and
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and - "Assistance & Forms".

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic, or sewer approval, etc. may require resolution by other agencies.

REV231056
APN 026-491-40
2 August 2023
Page 2

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: <https://www.sccoplanning.com/PlanningHome/ZoningDevelopment/Appeals/PlanningAppealsforDiscretionaryPermits.aspx>

If we may be of any further assistance, please contact the undersigned at: 831.454.3168 or rick.parks@santacruzcounty.us

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning Section
County of Santa Cruz Planning Department

Cc: Environmental Planning Department, Attn: Leah MacCarter
Rock Solid Engineering, Inc. Attn: Dusty Osburn, PE
Primary Contact: <info@workbenchbuilt.com>

Attachments: [Notice to Permit Holders](#)

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and/or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.



Central Fire District of Santa Cruz County

COMMUNITY RISK REDUCTION DIVISION

930 17th Avenue Santa Cruz Ca 95062

(831) 685-6698

Date: 6/25/25

To: 841 Capitola LLC.

Applicant: Play Toombs for Workbench

From: Central Fire District of Santa Cruz County

Project Address: 841 Capitola Road, Santa Cruz, CA

Subject: New 5-story housing development

APN: 026-491-40

Permit: Disc 241371

Based upon review of the plans submitted, District requirements have been met, and **plans are approved for this permit.**

The amount due for this plan review is **\$28,047.07**. A \$75.00 late fee may be added to your plan check fees if payment is not received within **30 days** of the date on the corresponding invoice.

To pay online, please visit our District website at centralfiresc.org "Make a Payment" (APN is required). Otherwise, check payment shall be made payable to **Central Fire District** and either dropped off or mailed to the address below.

**Community Risk Reduction
930 17th Avenue, Santa Cruz, CA 95062**

Fire District fees must be paid, and *receipt for District fees must be presented to the* **County Planning Department** before Building Permit issuance.

Upon completion of the above listed requirements, please call the Community Risk Reduction Division to set up an appointment for an inspection. You will be asked for an address and/or Assessors' Parcel Number (APN). A minimum of 48 hours' notice to the Fire District is required prior to inspection. *The job copies of the building and fire system plans/permits must be on-site during inspection.*

Should you have any questions regarding the plan check comments, please email me at ahyatt@interwestgrp.com. All other inquiries may be directed to Central Fire Districts Community Risk Reduction Division at (831) 685-6698.

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and reviewing agency.

2025.04.10 - Community Meeting FAQs

Tuesday, April 01, 2025 6:57 PM

PRIVACY

1. What can project ensure privacy for neighbors?

A: The project team is open to discussing solutions within the project scope that can provide more privacy for the neighbors. We met with a neighbor of the project on 4.9.25, and walked the property. A discussion occurred and the project team has modified proposed species of trees based on the neighbor's needs.

TRAFFIC/PARKING

1. What level of traffic study are we providing?

A: The project does not generate enough VMT to require a study.

2. What can be done to implement traffic calming measures?

A: The WB team will work with the County to identify reasonable measures within the project scope. Traffic calming measures outside of the property, though supported, are not within the scope of the project and should be implemented by the County.

3. Can grey seal road be bollarded for fire access only and the new private road become the main access for residents at this project and at the homes along Grey Seal Road?

A: The project team is supportive of this but the County has determined that no new connections are allowed on Capitola Road.

4. Can more parking be provided?

A: The project team has provided as much parking as we can and will look at other opportunities for parking. Project team will investigate opportunities for off site parking.

5. What can be done to reduce dependence on cars? (car sharing, bike infrastructure)

A: Onsite we are providing bicycle parking and providing several connections to bike and pedestrian networks. Design team is supportive of improvements but it is outside or scope and up to the County to implement improvements.

AFFORDABILITY

1. What is the affordability of the project?
A: 4 very low income units are provided which are deed restricted per state/county requirements.

2. How is affordability ensured over time? Is WB going to be held to any County criteria for rental requirements?
A: The project will fully comply with state and county requirements for affordability and deed restrictions.

DESIGN

1. What can be done to save existing trees?
A: Workbench hopes to save as many trees as possible but cannot save the large redwoods due to utility and parking lot needs. We are proposing many new trees throughout the site.

2. Can the height of the building be reduced?
 - a. The proposed height of the building is required to achieve the residential density necessary to provide as much housing as possible and make the project pencil financially. Some setbacks at the upper stories are provided to allow some relief in the massing, but reducing the height of the building will make the project infeasible.

3. How can we improve the project for walkability and public transportation?
 - a. The project is adjacent to several bus stops, is served by a dedicated bike path and is walking distance from community amenities. Further improvements to public transportation and bicycle infrastructure are supported by the project team but are not within the scope or jurisdiction of this project.

4. How can a 1 acre lot be hosting this size project?
 - a. The proposed project utilizes Builder's Remedy to provide a multi-family housing project on this site.

5. How is the community meeting being shared with Manu and the County? A recording and comments will be shared with the planners and County staff.
 - a. A recording of the meeting and transcript of the conversation is shared with the County's planning staff and is made available to the Planning Commission and other jurisdictional staff.

Meeting Summary for 841 Capitola Road Community Meeting (7pm-8:45pm)

Apr 01, 2025 06:53 PM Pacific Time (US and Canada) ID: 873 6854 5479

Quick recap

The meeting focused on the logistics of a public speaking event, with Omar in charge of admitting and unmuting participants, Libby in charge of the slide deck presentation, and Tim controlling who he unmutes. The team also discussed the need for increased housing supply in California and Santa Cruz, with a particular focus on the Live Oak Neighborhood project. Concerns were raised about the proposed development's impact on parking, traffic, and the neighborhood's aesthetics, with the developers assuring they would take these concerns into consideration.

Next steps

- Workbench team to consider adding more parking spaces to the project based on community feedback.
- Workbench team to explore the possibility of relocating bollards from Gray Seal Road to Capitola Road for project access.
- Workbench team to investigate potential shared parking arrangements with the nearby school.
- Workbench team to conduct further studies on sun blocking and privacy impacts on neighboring properties.
- Workbench team to explore options for preserving more existing trees on the site.
- Workbench team to consider increasing the number of affordable units in the project.
- Workbench team to make project plans and renderings available on their website for public viewing.
- Workbench team to follow up with interested neighbors for on-site meetings and further discussions.
- Workbench team to explore traffic calming measures on Rodriguez Street and other nearby streets.
- Workbench team to review and potentially revise the project based on community feedback.
- Workbench team to ensure meeting minutes and recording are forwarded to Supervisor Koenig.

Summary

Public Speaking Event Logistics

In the meeting, Tim, Omar, Workbench, and Libby discussed the logistics of a public speaking event. They decided that Omar would be in charge of admitting people who raise their hands and inviting them to unmute. Tim would control who he unmutes, and Omar would take notes. Libby would be in charge of the slide deck presentation. They also discussed the use of a timer for the event. Towards the end, they had 41 people online and planned to end the meeting with a QA session.

California Housing Crisis Overview

Tim and Clay provide an overview of the housing crisis in California and Santa Cruz, explaining the need for increased housing supply. They discuss their company's mission to build diverse, affordable housing and outline various state and local policies aimed at addressing the crisis. Tim highlights the severe housing shortage and its impact on affordability, while Clay explains how recent changes in housing laws and regulations have affected their project plans. The team has submitted multiple proposals for the site, with the latest version increasing the number of units to make the project financially viable due to rising construction costs and interest rates. The current proposal aims to create 63 new homes, taking advantage of density bonuses and other housing laws to meet local and state housing goals.

Live Oak Neighborhood Revitalization Project

Libby provided context about the Live Oak Neighborhood project, highlighting its central location between downtown and Capitola, and its proximity to beaches and a popular farmers market. She also mentioned the site's current state, with a dilapidated house and outbuildings, and the goal to revitalize the area. Omar then discussed the project's design, including the site plan, parking layout, and proposed modular construction. He emphasized the project's focus on sustainability, with features like in-unit laundry, bicycle storage, and outdoor spaces. Omar also mentioned the project's impact on neighboring properties, particularly in terms of shadowing, and the proposed planting to mitigate this. The project is currently in the planning stage, having submitted its proposal to the planning department.

Community Meeting Discusses Housing Project

The community meeting discusses the proposed housing project and addresses concerns from neighbors. Tim introduces the Q&A session, explaining how participants can raise

their hands to speak and offering to host smaller meetings or office visits for those who want to learn more. Alexis, a neighbor and Parks Commissioner, expresses support for housing but raises concerns about privacy and suggests more trees and fence improvements. Mike questions the parking deficit, asking about traffic and parking studies. Clay explains that a traffic study is not required due to low vehicle miles traveled, and discusses how parking reductions align with state laws and efforts to reduce housing costs and car dependency.

Santa Cruz Development Project Concerns

The meeting involved discussions about a proposed development project in Santa Cruz. The attendees expressed concerns about the project's impact on parking, particularly in relation to the existing housing stock and the potential for increased traffic. They also raised concerns about the removal of legacy trees and the transition from for-sale homes to rental units. The developers acknowledged these concerns and assured the attendees that they would take them into consideration. They also mentioned their goal of creating "missing middle rental housing" that is both aesthetically pleasing and affordable. The developers also noted that they would be keeping some of the existing trees and that there would be affordable units in the project. The attendees also expressed concerns about the project's height and its potential impact on the neighborhood's feel.

Addressing Traffic Concerns in Development

Patricia expressed concerns about the increased traffic and parking issues due to the proposed unit development off of 17th Street. She suggested that Workbench could pay for speed tables on Rodriguez and other feeder streets to slow down the additional traffic. Tim acknowledged the concerns but stated that they couldn't commit to any specific project without understanding the details. He suggested using some of the traffic impact fees to improve the neighborhood. Patricia emphasized the need to address overnight parking issues, which Tim acknowledged as a challenge. Gayne, a senior resident, raised concerns about the increased traffic and parking issues due to the proposed development. Clay explained that the county's decision to not allow direct access from Capitola Road was due to the proximity of intersections. He emphasized that the overall traffic would increase regardless of where the housing was built and suggested that the community should think more globally about traffic solutions.

Affordable Housing vs Community Concerns

In the meeting, Tim and Clay discussed the need for more housing in Santa Cruz, particularly affordable housing. They acknowledged concerns about traffic and parking, especially in the neighborhood. Saby expressed concerns about the size of the proposed project and its impact on parking and traffic. Tim explained that they had taken three steps to minimize the size of the project, but it still needed to be economically viable. Saby argued that the economic viability of the project should not come at the cost of the community. The team agreed to continue listening to community concerns and to work towards a solution that balances housing needs with community impact.

Building Height and Property Value Concerns

Ryan expressed concerns about the height of the proposed building, its potential to block sunlight, and its impact on property values. He suggested that the building could negatively affect the neighborhood's aesthetics and property values. Tim acknowledged Ryan's concerns and promised to provide sun studies for further discussion. Edward raised issues about sun theft and shadow trespass, particularly in relation to solar panels, and expressed concerns about the project's access problem. Tim responded to Edward's concerns, stating that the county's requirement for bollards was not negotiable and that the project's design was not their decision. Chris asked about the possibility of having bollards on Grayseal Road and access through Capitola Road without significant impact on the development. Tim agreed to study the possibility and expressed openness to the idea.

Santa Cruz Apartment Rental Rates

Tim provides an overview of current market rental rates for apartments in Santa Cruz, with one-bedrooms averaging \$3,400, studios \$2,900, two-bedrooms \$4,400, and three-bedrooms around \$5,000. He states their goal is to price their units 10-20% below market rates. Tim confirms the units will be for rent, not for sale. The project will include 4 deed-restricted extremely low income units renting for about \$1,018 per month, with the rest at market rate. Tim and Clay express openness to meeting with neighbors individually or in small groups to discuss the project further.

Live Oak Apartment Building Concerns

The meeting discusses a proposed five-story apartment building in Live Oak, which has sparked concerns among local residents. Neighbors express worries about parking, traffic, loss of trees, and the building's size being out of character for the area. The developers explain they are trying to balance competing interests, including county housing needs and neighborhood concerns. They mention incorporating stormwater management and considering shared parking with a nearby school. Some residents argue the project is too large for the site and suggest alternative locations. The developers clarify that the project includes both market-rate and a small number of affordable units, explaining that market-rate tenants help subsidize the affordable units.

Community Concerns Addressed in Project

Tim, Barbara, Mike, Clay, and Patricia discussed the concerns of the local community regarding the proposed project. Mike expressed concerns about the lack of parking spaces and the potential traffic impact fees. Clay explained that the traffic impact fees are based on the number of trips generated, not the distance traveled. Tim assured the group that their concerns would be taken seriously and considered in the project's revision. The conversation ended with Tim thanking the participants for their input and promising to keep them updated on the project's progress.

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