

City of Capitola

City Council Meeting Agenda

Thursday, June 08, 2023 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Mayor: Margaux Keiser
Vice Mayor: Kristen Brown
Council Members: Yvette Brooks, Joe Clarke, Alexander Pedersen

Closed Session – 5 PM

Closed Sessions are not open to the public and held only on specific topics allowed by State Law (noticed below). An announcement regarding the items to be discussed in Closed Session will be made in the City Hall Council Chambers prior to the Closed Session. Members of the public may, at this time, address the City Council on closed session items only. There will be a report of any final decisions in City Council Chambers during the Open Session Meeting.

- I. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to Government Code §54956.9(d)(2)
One Case

Regular Meeting of the Capitola City Council – 6 PM

All correspondence received prior to 5:00 p.m. on the Wednesday preceding a Council Meeting will be distributed to Councilmembers to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Councilmembers, nor be read by them prior to consideration of an item.

1. Roll Call and Pledge of Allegiance

Council Members Yvette Brooks, Joe Clarke, Alexander Pedersen, Kristen Brown, and Mayor Margaux Keiser.

2. Report on Closed Session

3. Additions and Deletions to the Agenda

4. Presentations

Presentations are limited to eight minutes.

- A. New Employee Introductions - Deputy City Clerk and Office Coordinator
- B. Proclamation honoring Parks and Recreation Month in July

5. Additional Materials

Additional information submitted to the City after distribution of the agenda packet.

- A. Correspondence Received - Item 8D
- B. Additional Materials - Item 9A
- C. Correspondence Received - Item 9D

6. Oral Communications by Members of the Public

*Please review the Notice of Remote Access for instructions. Oral Communications allows time for members of the Public to address the City Council on any “Consent Item” on tonight’s agenda, or on any topic within the jurisdiction of the City that is not on the “General Government/Public Hearings” section of the Agenda. Members of the public may speak for up to three minutes, unless otherwise specified by the Mayor. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue. A **maximum of 30 minutes** is set aside for Oral Communications.*

7. Staff / City Council Comments

Comments are limited to three minutes.

8. Consent Items

All items listed as “Consent Items” will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Council votes on the action unless members of the City Council request specific items to be discussed for separate review. Items pulled for separate discussion will be considered following General Government. Note that all Ordinances which appear on the public agenda shall be determined to have been read by title and further reading waived.

A. Approval of City Council Minutes

Recommended Action: Approve 5/25/2023 City Council Meeting Minutes

B. Public Works Equipment Budget Amendment

Recommended Action: Adopt a resolution to amend the FY 2022-23 budget to allow for the purchase of \$35,000 of essential equipment from the Equipment Internal Service Fund.

C. FY 2023-24 Appropriation Limit

Recommended Action: Adopt a resolution setting the Fiscal Year 2023-24 appropriation limit.

D. Ordinance Adding Capitola Municipal Code Chapter 2.18

Recommended Action: Adopt an ordinance of the City of Capitola adding Capitola Municipal Code Chapter 2.18 establishing mobile home park rent stabilization.

E. Wharf to Wharf Race Donation Agreement

Recommended Action: Authorize the City Manager to sign an agreement with Wharf-to-Wharf Race for the handling of donations for the Capitola Wharf Enhancement Project (CWEP).

9. General Government / Public Hearings

All items listed in “General Government / Public Hearings” are intended to provide an opportunity for public discussion of each item listed. The following procedure pertains to each General Government item: 1) Staff explanation; 2) Council questions; 3) Public comment; 4) Council deliberation; 5) Decision.

A. Jade Street Community Center Renovation Project

Recommended Action: Provide direction to staff regarding the conceptual design for the Jade Street Community Center Renovation Project.

B. Jade Street Park Universally Accessible Playground Project Conceptual Design Alternatives

Recommended Action: Direct staff to work with Verde Design and prepare a final concept plan, for consideration by the Council on July 27, 2023, for the Jade Street Park Universally Accessible Playground Project that meets projected available funding, and includes opportunities to enhance the design should additional funding become available.

C. Jade Street Park Universally Accessible Playground Fundraising Partnership

Recommended Action: 1) Approve the playground naming procedure; and 2) Direct staff to draft a Sponsorship Policy.

D. Housing Element Public Review Draft

Recommended Action: Receive staff presentation on Housing Element public review draft and provide feedback.

E. Modification to Parking Meter Rates

Recommended Action: Introduce, by title only, waiving further reading of the text, an ordinance of the City of Capitola amending Municipal Code Sections 10.36.055A and 10.38.010.

F. 2023 – 2024 Salary Schedule

Recommended Action: Adopt a resolution approving the Fiscal Year 2023 – 2024 annual salary adjustment, consistent with the following employment agreements: Association of Capitola Employees, Police Officers Association, Confidential Employees, Police Captains, and Management.

10. Adjournment

Notice of In-Person & Remote Access

Meetings are open to the public for in-person attendance at the Capitola City Council Chambers located at 420 Capitola Avenue, Capitola, California, 95010

Other ways to Watch:

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel

To Join Zoom Application or Call in to Zoom:

Meeting

link: <https://us02web.zoom.us/j/83328173113?pwd=aVRwcWN3RU03Zzc2dkNpQzRWVXAydz09>

Or dial one of these phone numbers: **1 (669) 900 6833, 1 (408) 638 0968, 1 (346) 248 7799**

Meeting ID: **833 2817 3113**

Meeting Passcode: **678550**

To make a remote public comment:

Via Zoom Application: Use participant option to “raise hand”. The moderator will unmute you

Via Zoom phone call: Dial *9 on your phone to “raise your hand”. The moderator will unmute you

Notice regarding City Council: The City Council meets on the 2nd and 4th Thursday of each month at 6:00 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The City Council Agenda and the complete Agenda Packet are available for review on the City’s website: www.cityofcapitola.org and at Capitola City Hall prior to the meeting. Agendas are also available at the Capitola Post Office located at 826 Bay Avenue Capitola. Need more information? Contact the City Clerk’s office at 831-475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda packet are

available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the City Clerk's office at least 24 hours in advance of the meeting at 831-475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Televised Meetings: City Council meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be rebroadcasted at 8:00 a.m. on the Wednesday following the meetings and at 1:00 p.m. on Saturday following the first rebroadcast on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings are streamed "Live" on the City's website at www.cityofcapitola.org by clicking on the Home Page link "**Meeting Agendas/Videos.**" Archived meetings can be viewed from the website at any time.



HART KIENLE PENTECOST

Attorneys at Law

Robert G. Williamson, Jr.
rgwilliamson@hkplawfirm.com

June 2, 2023

Our File Number: 38284.0003/4865-2532-1832v.1

Samantha Zutler
City Attorney
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
szutler@bwsllaw.com

Julia Moss
City Clerk
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
jmoss@ci.capitola.ca.us

Re: *Reconsider and Repeal Urgency Ordinance 1059, Reject Additions to Chapter 2.18 and Abstain from Second Reading of Ordinance 1060*

Dear Ms. Zutler:

Our firm has been retained by Cabrillo Mobile Home Estates ("Cabrillo") and its principals. We are writing to you on their behalf concerning the City of Capitola's City Council ("City") recent adoption and application of Urgency Ordinance 1059 and first reading of Ordinance 1060 for addition of Chapter 2.18 to the Capitola Municipal Code. As such, please direct all future communications relating to this matter to our office.

We respectfully urge the City to reconsider and repeal Urgency Ordinance 1059 and refrain from a second reading of Ordinance 1060 at the forthcoming City Council meeting on June 8, 2023. We predicate our request on the following reasons:

1. Cabrillo's Vested Rights:

As you may be aware, Cabrillo served Notice of Rent ("Notice") Increase at Cabrillo Mobile Home Estates in February 2023, in accordance with Mobilehome Residency Law, Civil Code Section 798.30 ("MRL"). This rent increase was due to come into effect on June 1, 2023. Under MRL section 798.30, "The management shall give a homeowner written notice of any increase in his or her rent at least 90 days before the date of the increase." As such, Cabrillo complied with the MRL and upon service of the valid Notice, Cabrillo had a vested right to collect the rental amount properly noticed. This is based on the principle that a new law or ordinance should not retroactively affect rights or obligations that arose prior to its enactment, unless the law explicitly provides for retroactive application. Here, the Urgency Ordinance 1059 does not explicitly provide for retroactive application. However, the Urgency Ordinance 1059 purports to retroactively invalidate the Notice.

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2. Lack of Notice

The City held a meeting on May 11, 2023 and May 25, 2023 regarding potential changes to Chapter 2.18 of the Capitola Municipal Code, affecting mobile home owners within the City and more specifically, affecting Cabrillo exclusively. However, Cabrillo did not receive notification from the City regarding these meetings and, in part, their subject, Urgency Ordinance 1059 or Ordinance 1060. Rather, Cabrillo was not made aware of the May 25th meeting until the day of the meeting. Cabrillo became aware of the meeting from a third party and not the City, nor a representative from the City.

3. Violation of Government Code sections 36934 and 36937

Under Government Code sections 36934 and 36937, ordinances can take effect immediately if they are for the immediate preservation of the public peace, health or safety, contain a declaration of the *facts* constituting the urgency.

Urgency Ordinance 1059, Section 6 states: "The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety, and incorporates the recitals herein by reference. Without this ordinance, City of Capitola tenants could suffer potentially irreversible displacement resulting from sudden and excessive rent increases. The Council, therefore, adopts this ordinance to become effective immediately, pursuant to California Government Code Section 36937."

The City merely states in conclusory fashion that City tenants *could* suffer potentially irreversible displacement resulting from sudden and excessive rent increases. However, the City fails to provide a declaration of the *facts* constituting the urgency required under Government Code sections 36934 and 36937 rather than speculation. The one line statement above does not constitute a declaration of facts. On the contrary, no eviction was imminent to any of the tenants at Cabrillo. Furthermore, Cabrillo's attorney was in the midst of working with the tenant HOA and had a meeting on May 2, 2023 to discuss the rent increase effective June 1, 2023, and to offer assistance and potential deferral program should the need arise. At the same time HOA representatives were communicating with the City on this new legislation thus the City was aware of potential resident assistance measures. This is contrary to the City's unfounded speculation that there could be irreversible displacement. That was simply not the case here.

4. Violation of 14th Amendment (Due Process) 42 U.S.C. Section 1983

Cabrillo believes the City acted in an arbitrary, capricious fashion and acted in violation of Cabrillo's rudimentary due process rights under the Fifth and Fourteenth Amendments to the United States Constitution and 42 U.S.C. section 1983, as well as the companion provision in the California Constitution.

5. Denial of 14th Amendment (Equal Protection) 42 U.S.C. Section 1983

Cabrillo believes the City's actions and positions in applying the Urgency Ordinance 1059 were designed to deprive and deny Cabrillo equal protection under the law as guaranteed by the

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Fourteenth Amendment of the United States Constitution and 42 U.S.C. section 1983. The City's adoption of Urgency Ordinance 1059 purports to single out Cabrillo, and that the City acknowledges that the Urgency Ordinance 1059 shall not apply to any mobilehome park owner or operator located within the City of Capitola, except Cabrillo.

6. Violation of 5th Amendment (Taking) 42 U.S.C. Section 1983

Based on the actions by the City at its meeting on May 25, 2023, Cabrillo believes the adoption of Urgency Ordinance 1059 constitutes a taking of a property and is contrary to the Fifth and Fourteenth Amendments of the United States Constitution and 42 U.S.C. section 1983. Cabrillo believes the City and has unlawfully taken property (rent increase) belonging to Cabrillo.

Given the uncertainty and confusion caused by the adoption of Urgency Ordinance 1059, we believe that prompt remediation is crucial. Therefore, we request a response from the City by the close of business Monday, June 5. If we do not hear back by then, we will act in the best interest of our client and proceed accordingly.

Should you have any questions, please feel free to contact my office.

Very truly yours,

HART KIENLE PENTECOST



Robert G. Williamson, Jr.

cc: Cabrillo Mobile Home Estates

Moss, Julia

From: Tracy McGowan <tkmcknit@gmail.com>
Sent: Sunday, June 4, 2023 6:04 AM
To: City Council
Subject: Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Capitola City Council.

Many thanks for supporting the urgent rent stabilization Ordinance 1059. Please follow through with your efforts to maintain stabilization Ordinance by passing ordinance1060 for mobile homes in Capitola.

Sincerely,
Tracy McGowan

Moss, Julia

From: Shauna Gunderson <gunderson.s1@gmail.com>
Sent: Sunday, June 4, 2023 6:37 AM
To: City Council
Subject: rent stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Friends,
PLease pass the rent stabilization Ordinance and prevent more homelessness !!
Thank you so much for your time.
Withe deep appreciation from mobile home park residents.
Shauna Gunderson

Moss, Julia

From: Roland Saher <rolandsaher@gmail.com>
Sent: Sunday, June 4, 2023 9:04 PM
To: City Council
Subject: mobile home park tenant protection

Follow Up Flag: Follow up
Flag Status: Flagged

Dear council members, I urge you to pass the 2nd reading of rent stabilization Ordinance 1060. It will help Capitola residents and strengthen the city's position in likely legal actions from the owners of MH parks.

Respectfully, Roland Saher, mobile home resident

Moss, Julia

From: Mary Rankin <mtrankin@gmail.com>
Sent: Sunday, June 4, 2023 9:47 PM
To: City Council
Subject: Rent Stabilization for mobile home owners

Follow Up Flag: Follow up
Flag Status: Flagged

To the Council Members,
please do the right thing and pass the Rent Stabilization ordinance ! It is
unthinkable what will happen to the many seniors and others of
limited means if they are priced out of their mobile home parks.
The homeless population in this County is already one of the highest in
the country. Surely you must do what you can to avoid adding mobile
home owners to those numbers,
for lack of rent control.
Thank you for your work on behalf of the citizens of Capitola,
Mary Terry Rankin

Moss, Julia

From: Celine Grenier <celine.grenier@gmail.com>
Sent: Sunday, June 4, 2023 10:53 PM
To: City Council
Subject: Support for Ordinance 1060 - Rent Stabilization for Mobile Home Parks

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola City Council,

When we have company from out of town, we make sure to point out the many mobile home parks we have here in Capitola. This is a point of pride for us because it shows that it's not only rich people who can afford to live in this lovely place.

I don't know how many stories we have heard and read about the rent gouging that is stressing out if not moving out people who have depended on this (sometimes) affordable housing option and who often cannot afford more than they are currently paying. A short list of stories is below.

We would appreciate your support for Ordinance 1060.

Sincerely,

Celine Grenier and Jon Fatula,
1819 43rd Ave.
Capitola, CA 95010

<https://www.wbur.org/hereandnow/2023/06/01/mobile-home-park-hardships>
<https://www.nytimes.com/2022/03/27/us/mobile-home-park-ownership-costs.html>

<https://www.nytimes.com/2021/06/22/business/mobile-home-evictions.html>

<https://www.pbs.org/newshour/economy/rents-spike-as-large-corporate-investors-buy-mobile-home-parks>

<https://www.forbes.com/sites/forbesbusinesscouncil/2022/01/24/five-reasons-why-mobile-home-park-investing-is-recession-and-inflation-resistant/?sh=166e23594d9b> (note #5)

Moss, Julia

From: John Hakin <johnhakin@yahoo.com>
Sent: Monday, June 5, 2023 6:56 AM
To: City Council
Cc: Charlotte Linck; John Hakin
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income. Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents.

I ask that you vote **YES** in support of Urgency Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely, John Hakin

Moss, Julia

From: Marcia Heath <marcia2435@gmail.com>
Sent: Monday, June 5, 2023 8:14 AM
To: City Council
Subject: Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Please pass the rent stabilization bill before you! It is critical that mobile home residents are able to stay in their homes.

Marcia Heath

"May we all be emboldened by our connections to each other, to our deepest truths, and to our visions for a more just world!" Ilana Lerner, JVP

Moss, Julia

From: Linda Felicio <zenergy@bellsouth.net>
Sent: Monday, June 5, 2023 8:31 AM
To: City Council
Subject: Mobile home park ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

We have friends that live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March their Landlord gave notice that starting June 1st the monthly rent will increase by \$358 from \$641 to \$1000 which is over 55% rent increase..

Approximately 50% of residents in the park are senior and are on fixed income.
Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to the majority of residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that they can continue living here and enjoy their homes.

Yours sincerely,

Linda Felicio

Sifu Linda Felicio RN, MSW
Certified Master Tai Chi Practitioner
Tai Chi Spirit
831-239-0000



Moss, Julia

From: Mark Brenis <mibrenis@gmail.com>
Sent: Monday, June 5, 2023 8:42 AM
To: City Council
Subject: Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income. Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself at age 95 and the majority of residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Gertrude Goldman

Moss, Julia

From: Bonita Mugnani <bonitamugnani@gmail.com>
Sent: Monday, June 5, 2023 8:59 AM
To: City Council
Subject: Rent Stabilization Ordinance 1060 for Mobile Homes in Capitola.

Follow Up Flag: Follow up
Flag Status: Flagged

Please pass rent stabilization Ordinance 1060 for mobile homes in Capitola.

Sincerely,
Bonita Mugnani
583 Mello Ln, Santa Cruz, CA 95062

Moss, Julia

From: Daniel J Williams <fishindw@sbcglobal.net>
Sent: Monday, June 5, 2023 9:17 AM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor, Brown, Counselors Brooks, Clarke and Peterson.

I am sure that you are aware that in March Vieira Enterprises raised our rent over 55% but I am not sure that you are aware of the additional cost of buying a modular home. I am talking about the 11% APR on our mortgage loan that we have had to pay on our 20 year loan. With this outrageous increase in our rent it will take our Monthly housing payments to over 2400 a month. This amount is more than my wife's whole monthly paycheck. also, we will not be at the upcoming City Hall meeting for fear of retribution from the Vieiras. Please help us to stay in our home..

I ask that you vote **yes** in support of ordinance 1060.

Yours sincerely, the Williams family.

Moss, Julia

From: Karen Guest <karenguest831@gmail.com>
Sent: Monday, June 5, 2023 9:32 AM
To: City Council
Subject: Support for Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council Members:

I Implore you to vote YES on Ordinance 1060 Mobile Home Rent Stabilization. My son and I own a home at Cabrillo Mobile Home Estates. Since Covid, my son can no longer afford to pay the existing rent and utilities for our unit (our park does not allow for roommates that aren't on title to the homes) and I as I senior citizen on a fixed income can no longer continue to subsidize his rent/bills with the substantial increase we were hit with on June 1st. Rent went up from \$641 to \$1,000 PLUS utilities.

Please Vote to support this ordinance so that our neighbors and I can stay in our homes and not be forced to move from the area or burden our community by resorting to public assistance to help make ends meet.

We thank you for your attention to this critical matter.

Karen and Jacob Guest
930 Rosedale Avenue #32
Capitola, CA 95010
Cabrillo Mobile Home Estates

Sent from my iPhone

Moss, Julia

From: andyliang116688 <andyliang116688@gmail.com>
Sent: Monday, June 5, 2023 9:35 AM
To: City Council

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income. Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Moss, Julia

From: Andrea Denize <andrea.denize84@gmail.com>
Sent: Monday, June 5, 2023 3:48 PM
To: City Council
Subject: Support For Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Council Members Brooks, Clarke and Pedersen

I am a resident at Cabrillo Mobile Home Estates in Capitola and I am writing to urge you to please vote **YES** on Ordinance 1060 for Mobile Home Park Rent Stabilization

As you know, our Landlord/Park Owner gave us notice that as of 6/1/23 our monthly space rent would increase by over 55%. This extreme rent increase will be a huge financial burden on myself and many of my neighbors here in the park.

I myself, work 2 jobs, here in the local community. I love Capitola and I love my home. It would be so unfortunate to lose the home that I have put so much into and have to leave my jobs because I can no longer afford to live in this community

Please vote YES in support of Ordinance 1060 so we may have affordable housing in the community that we love

Thanks for your time and consideration

Sincerely,

Andrea Denize
Cabrillo Mobile Home Estates

Moss, Julia

From: Laura Tucker <lmtucker@ucsc.edu>
Sent: Monday, June 5, 2023 6:10 PM
To: City Council
Subject: Please vote Yes on second reading of Ordinance 1060

Dear Vice Mayor Brown and Councillors Clarke, Brooks and Pederson,

As a mobile home park resident in the city of Capitola, I would like to express my deepest gratitude for your unanimous vote to establish fair rent protections for my family and my community with Ordinance 1059 and the first reading of Ordinance 1060.

I am writing to ask that you please vote yes on the second reading of Ordinance 1060 on Thursday June 8th.

Thank you so much for protecting the citizens of Capitola!

With respect and admiration to you all and our Mayor Keiser as well for all of your hard work and the good that you do!

Sincerely,
Laura Tucker
Cabrillo Mobile Home Estates

Moss, Julia

From: Valerie Poen <valpoen@gmail.com>
Sent: Monday, June 5, 2023 6:47 PM
To: City Council
Subject: Support of ordinance 1060

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

Mr Viera is trying to increase my space rent along with my 68 neighbors from \$641 per month to \$1000 per month. This is an increase of over 55%. Approximately 50% of the residents in the park are seniors many on fixed incomes or working multiple jobs.

This rent increase will be a huge financial burden to myself and the majority of residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,
Valerie Poen

Moss, Julia

From: Ginger Hobbs <flyingotr@gmail.com>
Sent: Monday, June 5, 2023 8:29 PM
To: City Council
Subject: PLEASE vote YES for Capitola City Ordinance 1060

Dear Capitola City Council Members,

My name is Ginger Hobbs and I am a resident of the Cabrillo Mobile Home Park at 930 Rosedale Avenue. I am emailing to urge you to vote "Yes" on the upcoming Capitola Mobile Home Rent control ordinance 1060.

THANK YOU for passing the Capitola Urgency Rent Ordinance 1059, your actions were a tremendous relief for all of us living at Cabrillo Mobile Home estates, especially for my numerous low income and senior neighbors that simply can not afford a 50+% increase in rent. We appreciate and recognize the incredible effort put forth by the staff in your office to quickly and fairly implement basic protections for your constituents from current and future rent gauging.

Both myself and my partner are skilled healthcare clinicians that are paying off student loans. We chose to buy our mobile home here at the Cabrillo Mobile Home Estates 6 years ago as it was the only affordable way for us to remain in the area and allow us to continue to work and serve the community we love. The 56% rent increase the Viera's are billing us for will be a significant financial burden for us. This cost is on top of the mortgage we pay, utilities and the up-keep of our home. We would once again face the financial decision to relocate out of the area and leave the city and community we love.

As you may know our mobile home park is caught in a legal gap. We are exempt from the state rent control laws, and unlike other areas of Santa Cruz County, Capitola does not have rent control laws for Mobile homes.

My partner and I made attempts to initiate negotiations with our park owner within a week of receiving our first notice in March of a 56% rent increase. The Viera's never responded to our request. Our park organized an HOA and attempted again to negotiate as a group with the landlord regarding the extreme rent increase. The landlords told us with their lawyer present that the rent increase was non negotiable.

We love living here in Capitola at Cabrillo Mobile Home Estates and would like to continue to do so with a reasonable yearly rental increase. We want to continue to invest our skills and money in the City and Community we care deeply for.

Please continue to protect all Capitola Mobile Home residents from severe rent increases by voting "Yes" and passing the upcoming Ordinance 1060 in order for us to have reasonable rent controls as mobile home residents in Santa Cruz County and surrounding areas do.

Thank you for your commitment to your constituents.

Sincerely,
Ginger Hobbs

Moss, Julia

From: Matt Mayer <matthewtoddmayer@gmail.com>
Sent: Monday, June 5, 2023 9:38 PM
To: City Council
Subject: Please support Ordinance 1060!

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I am emailing you to urge your support of Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola. On June 8th, please protect Cabrillo Mobile Home Estates residents from greater than 50% rent increases by voting "Yes" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as all other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Our neighbors should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Matthew Todd Mayer, space #68

Moss, Julia

From: Miguel Cuevas <cuevasmiguel068@gmail.com>
Sent: Monday, June 5, 2023 9:48 PM
To: City Council

Hi my name is miguel Cuevas and I've been a resident at Cabrillo Mobile Home since 1998. And we need your help to organize the 1060 apply to help us. We are a spc with elderly people which they might not make enough money to pay off the new rent. And they are saying that we live in old Mobile Homes which the landlord he's raising rent so we can walk away and that's very sad. A d that's why we need your help for everyone.
SIN, Miguel Cuevas thank you

Moss, Julia

From: chriscom@att.net
Sent: Monday, June 5, 2023 10:19 PM
To: City Council
Subject: Suport Of ordinance 1060 for rent stabilization.

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke, and Pederson,

I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are seniors and are on fixed incomes. Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Christopher L Tan

Moss, Julia

From: Charlotte Linck <charlottelinck@yahoo.com>
Sent: Tuesday, June 6, 2023 6:52 AM
To: City Council
Subject: Ordinance 1060

Dear Capitola City Council Members,

My name is Charlotte and I live at 930 Rosedale Ave., a small mobile home park with 69 spaces. We are hard working men and women or we are retired living on a fixed income. The owners of the park want to raise the rent by 56% to \$ 1000.00 a month. Please help us by supporting ordinance 1060, rent stabilization, so a rent increase would be fair for everybody and we can afford quality of life.

Thank you for your support and consideration.

Sincerely,

Charlotte Linck

Moss, Julia

From: jose gaona <jdgaona89@gmail.com>
Sent: Tuesday, June 6, 2023 7:05 AM
To: City Council
Subject: YES to ordinance 1060

Dear city council,

I am a resident at Cabrillo Mobilehome Estates in capitola. Our landlord currently wants to raise rent over 50% from \$640 to \$1000. As a father of two toddlers I currently work 60-70 hours a week just to make ends meet. Unfortunately i don't have the privilege of spending a lot of time with my children but when I do get a chance I love taking them to the park and playing with them. I also carry a mortgage of \$1700. The increase of rent my landlord is wanting is something that I will not be able to do. This has caused me a lot of stress and fear as I may not be able to afford my home. I ask you to please vote YES on ordinance 1060 rent stabilization.

Thank you for your time,

Jose

Sent from my iPhone

Moss, Julia

From: Shadd Quinnett <shadd1974@yahoo.com>
Sent: Tuesday, June 6, 2023 7:58 AM
To: City Council
Subject: support of Ordinance 1060

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I am emailing you to urge your support of Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola, On June 8th, please protect Cabrillo Mobile Home Estates residents from greater than 50% rent increases by voting "Yes" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as all other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Our neighbors should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Moss, Julia

From: Michelle Watson <michw83169@gmail.com>
Sent: Tuesday, June 6, 2023 8:03 AM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware, in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 - this is over 55% rent increase..

Approximately 50% of residents in the park are seniors on a fixed income.
Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Michelle Watson

Moss, Julia

From: Rob Traughber <robtraughber@yahoo.com>
Sent: Tuesday, June 6, 2023 9:01 AM
To: City Council
Subject: Rent Stabilization Ordinance 1060

Dear Margaux Keiser, Kristen Brown, Yvette Brooks, Joe Clarke, Alexander Pedersen

I'm a resident of Cabrillo Mobilehome Estates.
I urge you to please pass rent stabilization ordinance 1060.

The question that needs to be answered here is.
Do the Vieira's own a Market rate Park?

Or do they own a park that the City of Capitola and the state of Ca. are mandating as low income only?

Thank you,
Robert Traughber spc #54

[Sent from Yahoo Mail on Android](#)

Moss, Julia

From: Todd Mayer <TODDMAYER@msn.com>
Sent: Tuesday, June 6, 2023 9:21 AM
To: City Council
Subject: Proposed Ord. 1060

Capitola City Council
420 Capitola Avenue
Capitola CA 95010
RE: Support of Proposed Ordinance 1059/1060
June 6, 2023

The proposed City of Capitola updated Housing Element is intent on preserving long term affordability housing including mobilehomes under the Inclusionary Housing Policy. I am heartened Capitola is already heavily involved and supportive of the use of manufactured homes within the community's eight mobile home parks and will continue with that effort – thank you.

The City's Affordable Housing Policies Policy 2.1 encourages continued affordability of rental housing supply in existing mobile home parks, subsidized rental housing, and special needs housing. In keeping with this policy, the City Council has proposed new ordinance 1060 to help establish rent stabilization for mobilehome parks in Capitola.

Under section 2.18.070 of City ordinance 1059/1060, space rent increases are in line if not more liberal than the state's proposed rent stabilization under the Mobilehome Affordability Act (MAA) AB 1035.

The Capitola ordinance will allow permissible annual increases of 5 percent of the Base Rent plus one hundred (100) percent of the preceding year's annual average change in the Consumer Price Index; or 10 percent of the Base Rent. The state's MAA allows for rent increases of the gross rental rate for a tenancy of a mobilehome space more than 3% plus the percentage change in the cost of living, as defined, over the course of any 12-month period.

The City's ordinance is within industry standards for the mobilehome owner/ renter who will be able to budget for space increases without necessarily sacrificing essentials like food or medications. The landowner also receives fair treatment under the proposed ordinance.

In closing, I wish to live in a community that is inclusive of all residents and has reasonable rents voting yes on 1060 will help make this happen.

Sincerely,
Todd Mayer
2571 Gary Drive
Soquel CA 95073

Sent from [Mail](#) for Windows

Moss, Julia

From: Justina <chavezgaviota@hotmail.com>
Sent: Tuesday, June 6, 2023 10:55 AM
To: City Council
Subject: Dear Capitola Council Members, I am Justina Carmona a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I am emailing you to urge your support of Ordina...

Enviado desde mi iPhone

Moss, Julia

From: MIGUEL SALINAS <mdorean@yahoo.com>
Sent: Tuesday, June 6, 2023 1:47 PM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

My name is Miguel Salinas and I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income.

Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents. We need your help.

I ask that you vote YES in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Miguel Salinas

[Sent from Yahoo Mail on Android](#)

Moss, Julia

From: mdorean8@gmail.com
Sent: Tuesday, June 6, 2023 1:57 PM
To: City Council
Subject: Emails to Support Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

My name is Miguel Salinas Sr. and I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income.

Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents. We need your help.

I ask that you vote YES in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Miguel Salinas Sr.

[Sent from Yahoo Mail on Android](#)

Moss, Julia

From: Daniel Leon <leondanny1998@gmail.com>
Sent: Tuesday, June 6, 2023 2:08 PM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

My name is Daniel Leon Salinas and I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income.

Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents. We need your help.

I ask that you vote YES in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Daniel Leon Salinas

Moss, Julia

From: Phyllis Williams <ravenna68869@gmail.com>
Sent: Tuesday, June 6, 2023 2:14 PM
To: City Council
Subject: Cabrillo Mobile Home Estates and Support of Ordinance 1060 Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Mayor Brown and Councilors Brooks, Clarke and Pederson

My son and family live in Cabrillo Mobile Home Estates and have for many years. I am in support of the Ordinance 1060 for the Rent Stabilization that the City of Capitola unanimously passed.

If this Ordinance is not upheld it will cause great hardship on my family.

With the economy falling apart and costs of living increasing everyday, I humbly request that you uphold this ordinance.

Thank you for your consideration in this matter.

Regards,

Phyllis Williams

818-292-1270

Moss, Julia

From: Laura Leon <lleon2077@gmail.com>
Sent: Tuesday, June 6, 2023 3:18 PM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

My name is Laura Leon and I live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income.

Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents. We need your help.

I ask that you vote YES in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Laura Leon

Moss, Julia

From: Mars Krull <marzk14@gmail.com>
Sent: Tuesday, June 6, 2023 4:31 PM
To: City Council
Subject: Ordinance 1060

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates. I am emailing you to urge your support of Ordinance 1060 to help establish rent stabilization for mobile home residents of Cabrillo Mobile Home Estates from greater than 50% rent increases by voting "Yes" and passing rent protections for Mobile Home communities as all other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rent. Mobile home residents have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rents.

Thank you for your time and consideration.

Moss, Julia

From: Luis Meza <Luis.M.Meza@live.com>
Sent: Tuesday, June 6, 2023 5:06 PM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke, and Pederson,

I have family members that live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware, in March their Landlord gave them notice that starting June 1st their monthly rent will increase by \$358 from \$641 to \$1000. This is an over 55% rent increase.

Approximately 50% of residents in the park are seniors and are on fixed incomes.
Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to the majority of residents in this park.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that residents can continue living here and enjoy their homes.

Yours sincerely

Luis M. Meza

Moss, Julia

From: Nicky Meza <nicky.meza@yahoo.com>
Sent: Tuesday, June 6, 2023 7:53 PM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

I have family that live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola.

As the council is well aware in March our Landlord gave us notice that starting June 1st our monthly rent will increase by \$358 from \$641 to \$1000 this is over 55% rent increase..

Approximately 50% of residents in the park (myself included) are senior and are on fixed income.

Others work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to myself and the majority of residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Nicole Meza

[Sent from Yahoo Mail on Android](#)

Moss, Julia

From: Douglas Kastle <douglaskastle@yahoo.com>
Sent: Tuesday, June 6, 2023 9:10 PM
To: City Council
Subject: Supporty Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Capitola City Council,

I so appreciate your courage and compassion in voting for the urgency ordinance two weeks ago for mobile home rent stabilization and again write in hopes you will continue to protect this community with the second reading of ordinance 1060 this week and again say YES if it comes for a vote.

As you may be aware, Vieira Enterprises has issued the \$1000 rent in the form a bill to all park residents at Cabrillo who pay space rent (a 50+ percentage increase). In doing so, they defied the urgency ordinance in place and minimized the authority of the city council to develop the community we want in Capitola, where working people and families are values.

In case you are on the fence, I want to refute two two points made last meeting during public discussion on the ordinance:

One, that this ordinance only helps a few. Truth is, any resident in a mobile home whose lease expires will have security if their park does not extend or renew a rental agreement with rent limits. So in fact, not having a rent cap is a reality that benefits the few (park owners and investors) and hurts many.

Second, some callers indicated negotiations with park owners should have occurred before enacting the city ordinance. Truth is, Cabrillo Mobile Estates park owners did not respond to multiple attempts to negotiate prior to our agreement expiring on May 31st and when they finally asked about the communities main concerns, they flatly refused to discuss the rent increase to \$1000. I sent an email on March 12th to enter "good faith negotiations" that was completely ignored. Then our HOA sent a letter on March 20th asking for a meeting to negotiate the rental agreement and the park delayed meeting until May 2nd, at which meeting the lawyer and management of the park acted surprised that we wanted to negotiate when our initial letter clearly stated our intent to develop a mutually beneficial rental agreement. They then agreed to receive our list of concerns about their proposed rental agreement and the residents list of concerns was sent on May 4th from our HOA. Park Management has yet to respond. Truth is, they do not want to negotiate a reasonable rent or future rent increases.

I know their attorney's sent a letter to the city pressing to delay or not pass ordinance 1060. They say they need more time to discuss this together, yet they have refused to negotiate. They say their belongings (\$1000 rent) is being taken but give no concern for the security and peace of mind taken from the community when they exercise uncontrolled rent increases. Truth is, the only reason an ordinance is needed is their inability to consider the well being of the community and their refusal to negotiate reasonable rent increase terms.

Please support the second reading of the ordinance 1060 and vote YES if it comes moves to a discussion item and requires a vote.

With deep appreciation,

Douglas Kastle, PhD
 930 Rosedale Ave
 Capitola, CA
 415-846-6401

Moss, Julia

From: andyliang116688@gmail.com
Sent: Tuesday, June 6, 2023 10:48 PM
To: City Council

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I m emailing you to urge your support of Ordinance 1060 to help establish rend stabilization for mobile home parks in Capitola, On June 8th, PLEASE protect Cabrillo Mobile Home Estates Residents from greater than 50% rent increases by voting " YES" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as all other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Our neighbors should not have to make drastic choices between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Moss, Julia

From: dolphnjen@aol.com
Sent: Wednesday, June 7, 2023 12:23 AM
To: City Council
Subject: Support 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I am emailing you to urge your support of Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola. On June 8th, please protect Cabrillo Mobile Home Estates residents from greater than 50% rent increases by voting "Yes" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Our neighbors should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Jennifer Alexander

Moss, Julia

From: Susan Mahan <stmahan181@gmail.com>
Sent: Wednesday, June 7, 2023 2:22 AM
To: City Council
Subject: Please Pass Rent Stabilization Ord. 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola City Council,

I know two long time residents of a mobile home park in Capitola in which the residents own their homes but there are others who own the land under the the structures.

In one park the owner is raising rents to the point that a number of the residents will be homeless.

Please pass Ord. 1060 to stabilize rents for mobile homes. The County does not need more homeless.

Thank You,

Susan T Mahan
181 Rainbow Lane
Watsonville, CA 95076

Moss, Julia

From: bcassidy21@charter.net
Sent: Wednesday, June 7, 2023 2:33 AM
To: City Council
Subject: Vote Yes for Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola City Council Members:

I am a 16 year resident at Cabrillo Mobile Estates located at 930 Rosedale Avenue, Capitola. Thank you for voting Yes for Ordinance 1058 5/25/23.

I am a retired senior citizen with very limited financial resources and the proposed rent increase by Vierra Enterprises of approx. 56% per month will consume very nearly all of my Social Security income every month, which is my only income source. While I am not considered officially disabled I do have, at age 69, several limiting physical conditions which render me virtually unemployable. In short, if this 56% rent increase stands I will be faced with certain financial hardship and a very uncertain future. Please vote Yes and pass Ordinance 1060 on 6/8/23 in order to bring rent stabilization to my self and my fellow residents.

Respectfully Submitted,

Brian Cassidy
930 Rosedale Avenue SPC 46
Capitola CA
95010

Moss, Julia

From: Ocean Robbins <oceanrobbins@foodrevolution.org>
Sent: Wednesday, June 7, 2023 7:18 AM
To: City Council
Subject: Please pass ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola City Council,

I am a property-owning neighbor in Aptos and my family visits Capitola almost every day. We are urging you to please pass rent stabilization Ordinance 1060 for mobile homes in Capitola.

This is an urgent matter, and the lives, dignity and wellbeing of many beloved members of our community depend on it.

Sincerely yours,

Ocean Robbins

Ocean Robbins, Co-founder & CEO
Food Revolution Network,
<https://foodrevolution.org>



Moss, Julia

From: Sandy Denize <tupelofour@yahoo.com>
Sent: Wednesday, June 7, 2023 7:31 AM
To: City Council
Subject: YES on Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members

As an owner of a mobile home in Cabrillo Mobile Home Estates, I thank you so much for your support and passing of the ordinance 1059. It is so encouraging to know that you are supporting your local residents

Even after the passing of the urgency ordinance - we received rental statements from the park owner with the 56% increase - with no regard for the passing of the ordinance.

Our homeowners association attempted to reach out to Vieira Enterprises and ask for clarification and a revised rental statement - we have not had a response from them at all.

Our fear going forward is that if Ordinance 1060 does not pass - our rent will increase again - with only a 90 day notice

Many of us, in Cabrillo Mobile Home Estates will face eviction and/or lose our homes due to the unreasonable rent increases they are imposing on us.

PLEASE - vote YES on Ordinance 1060 and continue to support us in this matter

Thank You for your time and consideration

Sincerely

Sandy Denize
Cabrillo Mobile Home Estates

Moss, Julia

From: Amy Allen <amylallen8@yahoo.com>
Sent: Wednesday, June 7, 2023 8:42 AM
To: City Council
Subject: Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members,

I have been a resident of Santa Cruz since 1989. I am writing regarding my concern for the Cabrillo Mobile Home Estates at 930 Rosedale Avenue. I believe that the support of Ordinance 1060 is a fair action that would help establish rent stabilization for mobile home parks in Capitola.

It is my deepest hope and expectation that residents of all ages and incomes can contribute to our economy and still have fair rent.

Thank you for considering this, Amy Allen

Moss, Julia

From: Angelica Mora <moraangelica461@gmail.com>
Sent: Wednesday, June 7, 2023 8:53 AM
To: City Council
Subject: Support for 1060 Mobile Home Park

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

I know some people who live at Cabrillo Mobile Home Estates and I am aware of the new rent increase recently requested by their Landlord.

Please vote Yes in support of ordinance 1060 for rent stabilization.

Thank you!

Moss, Julia

From: Dave Denize <dpdenize@yahoo.com>
Sent: Wednesday, June 7, 2023 9:22 AM
To: City Council
Subject: Rent control mobile homes

Follow Up Flag: Follow up
Flag Status: Flagged

Dear city council I'd like to express my appreciation for your courage on this issue and to the speed and efficiency that everyone in the Capitola city council and staff put into this measure. I hope the June 8th meeting goes smoothly and You will all keep the rent control intact. I'm sure you are being bombarded by the powers that be to change your minds and votes but I ask you all to stay the course.

Thank you for your time,

Sincerely,

David Denize

Cabrillo Mobil home park # 50

Sent from my iPhone

Moss, Julia

From: Gary <cruztown@sbcglobal.net>
Sent: Wednesday, June 7, 2023 2:06 AM
To: City Council
Subject: Possible Spam Mobilehome rent stabilization

Council Member,

Please vote "yes" for rent stabilization Ordinance 1060 on June 8th.

I am a resident of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue here in Capitola. First I want to thank you for voting "yes" for the Urgency Rent Stabilization Ordinance 1059 on May 25th.

Gary and Bonnie Sellers

Sent from AT&T Yahoo Mail for iPhone <<https://more.att.com/currently/imap>>

Moss, Julia

From: awareness101@juno.com
Sent: Wednesday, June 7, 2023 9:48 AM
To: City Council
Subject: ordinance 1060

dear council member, please vote yes for rent stabilization ordinance 1060 on june 8th 2023. i live in cabrillo mobile home estates for approxematly 15 years. it's a wonderful park to live in. i am 64 years old and low income. this 56% rent increase would put a heavy burden on my finances. there are many other senoirs in the same predicament. i may be selling my home next year and the value of my mobile home value will be signafintly reduced. please vote yes on the rent stabilization ordinance 1060 on june 8th. this will reduce a heavy burden for me. thanks so much for your consideration, philip

Moss, Julia

From: Lorie <lorie.langdon@gmail.com>
Sent: Wednesday, June 7, 2023 10:04 AM
To: City Council
Subject: Please vote "yes" for the rent stabilization Ordinance 1060 on June 8th.

Dear Capitola City Council Member,

I am a resident of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue here in Capitola.
First, I want to thank you for voting "yes" for the Urgency Rent Stabilization Ordinance 1059 on May 25th. My neighbors and I really appreciate the Council's and staff's efforts and support on our behalf.

I am a senior living on a fixed income, a 56% rental increase is a significant financial burden for me! Any increase in rent is in addition to other already high living expenses. Most of the other 67 residents in my park are in similar positions. Many of my neighbors are seniors, low income or already work several jobs to support their families.

These last months have been very stressful as I am not sure how I will pay for an 56% increase in my rent cost. Despite the Capitola City Council passing Urgency Ordinance 1059 our landlord still sent us rent bills for June with the 56% increase.

Please pass the Rent Stabilization Ordinance 1060 on June 8th to help give the mobile home residents of Capitola rent stabilization protections.

Thank you for your commitment to your constituents. Your dedication is part of what makes living in Capitola so special!

Lorie Langdon

Moss, Julia

From: Jesus Cuevas Moran <jesuscuevasmoran831@gmail.com>
Sent: Wednesday, June 7, 2023 10:31 AM
To: City Council
Subject: Hello my name is Jesus father of Miguel Cuevas and I've been living here for 20 years. And we would really appreciate if you can help us pass the 1060. Because most of us in the neighborhood can't pay off the new rental. Sin Jesus Cuevas Moran thanks you

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Moss, Julia

From: Ally Cuevas <cuevasally287@gmail.com>
Sent: Wednesday, June 7, 2023 10:41 AM
To: City Council

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Capitola city my name is Alejandra Cuevas Moran and I was born in Santa Cruz and I'm living in Cabrillo Mobile Home parks where we need your help to past the ten sixty law and that we have protection for the rent not to raise I was so happy to attend New Brighton school it's part of my life and now I have to go to high school and I don't want to break my dreams if I have to move from here. Thank you very much for your time. All the residents need your help.

Sincerely, Alejandra Cuevas Moran

Moss, Julia

From: Michael Mastin <mastin1056@gmail.com>
Sent: Wednesday, June 7, 2023 10:48 AM
To: City Council
Subject: Please vote "yes" for rent stabilization Ordinance 1060 on June 8th

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members,

I am a life long resident of Santa Cruz County and concerned for my friend who lives in Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I m emailing you to urge your support of Ordinance 1060 to help establish rend stabilization for mobile home parks in Capitola, On June 8th, PLEASE protect Cabrillo Mobile Home Estates Residents from greater than 50% rent increases by voting " YES" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as all other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Our neighbors should not have to make drastic choices between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Michael Mastin

Moss, Julia

From: Valerie Poen <valpoen@gmail.com>
Sent: Wednesday, June 7, 2023 11:12 AM
To: City Council
Subject: Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Capitola City Council citycouncil@ci.capitola.ca.us

Dear Capitola Council Members,

I am a resident of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in the city of Capitola. I am emailing you to urge your support of Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola. On June 8th, please protect me and my neighbors at Cabrillo Mobile Home Estates from greater than 50% rent increases by voting "Yes" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as all other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. We should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Moss, Julia

From: Merlin IdleHands <merlinidlehands@gmail.com>
Sent: Wednesday, June 7, 2023 11:29 AM
To: City Council
Subject: 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Please vote YES on this ,we NEED the help at Cabrillo Mobile Home Est.

The park owners are not good folks.

Chris Bushman ..space 56 at 930 Rosedale ave. Capitola ca.

THANK YOU ALL!

https://soundcloud.com/user-495201833/2-11-23-an-american-valintines?si=68f09be1cd204144b56249a7708ab459&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

THIS is what I DO.

Moss, Julia

From: Linda Ellen Lemaster <housingnow@icloud.com>
Sent: Wednesday, June 7, 2023 11:51 AM
To: City Council
Subject: No Rent Increase

Follow Up Flag: Follow up
Flag Status: Flagged

City Council & Staff:

Please vote YES on the Rent Stabilization ordinance for the Mobile Pome Parks in Capitola.

Support ways to avoid triggering anyone, especially low income and working poor people, to lose their housing or to create insurmountable survival costs.

Truly yours,
Linda Ellen Lemaster
housingnow@icloud.com

Sent from my iPhone

Moss, Julia

From: jo@thehandtherapyspecialists.com
Sent: Wednesday, June 7, 2023 11:52 AM
To: City Council
Subject: Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, as a home owner in Capitola with many friends living in mobile home parks, I strongly recommend passing a rent stabilization ordinance.

As the county is quickly, putting up many high density, low income homes throughout santa Cruz watsonville, and surrounding areas it does not make sense to not pass this ordinance. Rents have gotten out of control and are extremely unreasonable and are making it difficult for seniors and students as well as lower income earners to live here in Santa CRuz..

Please pass this rent stabilization ordinance.

Thank you, Jo Tennyson and Samson owner, The Hand Therapy specialists.

Sent from my iPhone

Moss, Julia

From: White, Morgan <Morgan.White2@lifepointhealth.net>
Sent: Wednesday, June 7, 2023 12:46 PM
To: City Council
Subject: rent stabilization ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola council members,

I am a resident of Santa Cruz County and am concerned for the residents of Cabrillo Mobil Home Estates at 930 Rosedale ave in your city of Capitola. I am emailing you to urge your **support of ordinance 1060** to help establish rent stabilization for Mobil home parks in Capitola. On JUNE 8th -- PLEASE protect Cabrillo Mobil Home Estates residents from greater than 50% rent increases by **voting YES** and passing protections to make sure Capitola reflects the same protections for Mobil Home communities as all other areas of Santa Cruz County.

Thank you for your time and consideration,

Morgan White

The information transmitted via this e-mail is intended only for the person or entity to which it is addressed and may contain confidential and/or proprietary information. Any use, review, retransmission, dissemination or other use of, or pursuing of any action in reliance upon this information by persons or entities other than the intended recipient is strictly prohibited. If you are the recipient of this e-mail transmission in error, please reply to the sender and delete the material from any computer. Thank you.

From: linda@vieiraenterprises.com
Sent: Thursday, May 25, 2023 6:11 PM
To: citycouncil@ci.capitola.ca.us
Cc: manuel@vieiraenterprises.com
Subject: Cabrillo Mobile Home Estates - RSO Ordinance

Dear Mayor Keiser and Council Members,

Re: Agenda Item # 8A

On behalf of Cabrillo Estates and its owner Viera Enterprises we urge the Council to forego adopting Ordinance 1059 that proposes to add Chapter 2.18 to the City's Municipal Code that would impose rent control on Cabrillo Estates and on no other mobilehome park in the City. We apologize for this late opposition to the Council but we received no prior notification from the City or otherwise that the Council tonight intended to take the momentous step of enacting legislation to severely restrict Cabrillo's ability to operate without government interference. There are several severe elements of this restrictive legislation we oppose but unfortunately due to not having received adequate notice time forecloses our opportunity to fully articulate our opposition. We therefore urge the Council to forbear adoption of this unworkable Ordinance.

Respectfully submitted;

Vieira Enterprises
By: Linda Vieira, CFO/Secretary



Virus-free. www.avast.com

From: linda@vieiraenterprises.com
Sent: Thursday, May 25, 2023 6:06 PM
To: citycouncil@cityofcapitola.ca.us
Cc: manuel@vieiraenterprises.com
Subject: Cabrillo Mobile Home Estates - RS Ordinance

Dear Mayor Keiser and Council Members,

Re: Agenda Item # 8A

On behalf of Cabrillo Estates and its owner Vieira Enterprises we urge the Council to forego adopting Ordinance 1059 that proposes to add Chapter 2.18 to the City's Municipal Code that would impose rent control on Cabrillo Estates and on no other mobilehome park in the City. We apologize for this late opposition to the Council but we received no prior notification from the City or otherwise that the Council tonight intended to take the momentous step of enacting legislation to severely restrict Cabrillo's ability to operate without government interference. There are several severe elements of this restrictive legislation we oppose but unfortunately due to not having received adequate notice time forecloses our opportunity to fully articulate our opposition. We therefore urge the Council to forbear adoption of this unworkable Ordinance.

Respectfully submitted;

Vieira Enterprises
By: Linda Vieira, CFO/Secretary



Virus-free. www.avast.com

From: Vieira Enterprises Inc. <vieiraenterprises@sbcglobal.net>
Sent: Thursday, May 25, 2023 5:57 PM
To: citycouncil@ci.capitola.ca.us
Cc: Linda Vieira
Subject: Cabrillo Mobile Home Estates - RSO Ordinance

Dear Mayor Keiser and Council Members,

Re: Agenda Item # 8A

On behalf of Cabrillo Estates and its owner Viera Enterprises we urge the Council to forego adopting Ordinance 1059 that proposes to add Chapter 2.18 to the City's Municipal Code that would impose rent control on Cabrillo Estates and on no other mobilehome park in the City. We apologize for this late opposition to the Council but we received no prior notification from the City or otherwise that the Council tonight intended to take the momentous step of enacting legislation to severely restrict Cabrillo's ability to operate without government interference. There are several severe elements of this restrictive legislation we oppose but unfortunately due to not having received adequate notice time forecloses our opportunity to fully articulate our opposition. We therefore urge the Council to forbear adoption of this unworkable Ordinance.

Respectfully submitted;

Vieira Enterprises

By: Manuel Vieira, CEO/President

From: linda@vieiraenterprises.com
Sent: Thursday, May 25, 2023 5:52 PM
To: citycouncil@ci.capitola
Cc: manuel@vieiraenterprises.com
Subject: Cabrillo Mobile Home Estates - RSO Ordinance

Dear Mayor Keiser and Council Members,

Re: Agenda Item # 8A

On behalf of Cabrillo Estates and its owner Viera Enterprises we urge the Council to forego adopting Ordinance 1059 that proposes to add Chapter 2.18 to the City's Municipal Code that would impose rent control on Cabrillo Estates and on no other mobilehome park in the City. We apologize for this late opposition to the Council but we received no prior notification from the City or otherwise that the Council tonight intended to take the momentous step of enacting legislation to severely restrict Cabrillo's ability to operate without government interference. There are several severe elements of this restrictive legislation we oppose but unfortunately due to not having received adequate notice time forecloses our opportunity to fully articulate our opposition. We therefore urge the Council to forbear adoption of this unworkable Ordinance.

Respectfully submitted;

Vieira Enterprises
By: Linda Vieira, CFO/Secretary



Virus-free. www.avast.com

Moss, Julia

From: Elizabeth Silva <silva8078@gmail.com>
Sent: Wednesday, June 7, 2023 10:02 AM
To: City Council
Subject: Possible Spam Stabilization ordinance 1060

Hi!! I want to thank you for you guys helping the cabrillo mobile home with the ordinance 1056 ... but know with need your help from all you guys to please vote yes for rent stabilization ordinance 1060 ...we live on the park for 10 years we move from the Santa Cruz beach flats are because we want a better place for my 3 children know my son 23 year and my daughter is going to the Santa Cruz university so paying more rent is a significant financial burden for me and my family because with the money I can help my daughter with her university so she can have a better future ! I work at a restaurant and my husband is caregiver so please help my community at cabrillo mobile homes do you best thank you and god's blessing you always Sent from my iPhone

Moss, Julia

From: Timothy Dixon (Surya Das) <timothy@harmonicdreams.com>
Sent: Wednesday, June 7, 2023 12:41 PM
To: City Council
Subject: Possible Spam Please Please vote YES for Ordinance 1060 in support of people and their homes

Dear Capitola Council Members,

Please vote "yes" for rent stabilization Ordinance 1060 on June 8th.
A friend of mine is a resident of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue
<<https://www.google.com/maps/search/930+Rosedale+Avenue?entry=gmail&source=g>> here in Capitola.

Everyone on this planet has a birthright to be treated equally, and in a humane way.

Voting 'yes' will enable people like my friend, and others stay in their homes, fairly, and affordably. Nothing goes up by 50%: salaries, interest, inflation, and normally rent. There is no fair and ethical reason that a landlord should be able to do this.

There have to be some parameters in place to support an equitable world for everyone.

Please take it in your hearts to vote together as a YES on the Urgency Rent Stabilization Ordinance 1060, showing kindness, and compassionate to all your constituents.

Thank you,

Timothy

www.harmonicdreams.com
www.sonicrx.org

May you be well and thrive in all that you do.

<<http://harmonicdreams.com/images/welcome/Tim%202019-r01.png>>

Moss, Julia

From: Sarah Ringler <coluyaki@gmail.com>
Sent: Wednesday, June 7, 2023 3:29 PM
To: City Council
Subject: Please pass Ordinance 1060

Dear Capitola City Council,

Please ensure that middle and working people can continue to live and work in Capitola by passing Ordinance 1060. Greedy mobile home park landlords are trying to drive those people to homelessness.

Rents, that have already increased by over 50% from May to June, are driving people out with the risk of losing their home equity because they can't afford to remove their mobile home out of the park. Also, if they can't afford the higher rent, they face 3-60 day eviction notices. Many will become homeless. Last year's Point in Time Homeless Count for the county recorded that 87% of the homeless had lived in the county prior to becoming homeless. Don't contribute to that.

We depend on you in city government to represent all residents, not just the rich and fortunate.

Thanks for listening, Sarah Ringler

Moss, Julia

From: Diane Atsatt <atsatt@gmail.com>
Sent: Wednesday, June 7, 2023 3:45 PM
To: City Council
Subject: Ordinance 1060

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I am emailing you to urge your support of Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola. On June 8th, please protect Cabrillo Mobile Home Estates residents from greater than 50% rent increases by voting "Yes" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Our neighbors should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Moss, Julia

From: Erik Lowe <elowe88@gmail.com>
Sent: Wednesday, June 7, 2023 3:58 PM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Erik Lowe

300 Cove Lane

Scotts Valley CA, 95066

June 7th 2023

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson,

My parents live at Cabrillo Mobile Home Estates, 930 Rosedale Ave in Capitola. In March, their Landlord gave them notice that starting June 1st, 2023, their monthly rent will increase to \$1000. This is over a 55% rent increase from their \$641 monthly rent. They have been Capitola Residents for over 15 years. Approximately 50% of the residents in the park, like my parents, are senior and are on fixed income. The rent increase is beyond a massive increase, it is a disgusting grab for money from a landlord that does not give a rat's ass about the financial and emotional well-being of the community members that live there. The Landlord, Viera Enterprises Inc, is based outside of Santa Cruz County and the demands he is placing prevents the people in the Cabrillo Mobile Home Estates from living, working, and playing in Capitola, a place many of them have called Home for decades.

I ask that you vote YES in support of Ordinance 1060 for the Rent Stabilization so that my parents and the dozens of families can continue living there and enjoy their homes.

Sincerely,

-Erik Lowe

Moss, Julia

From: Carol Davis <cdbythsea@yahoo.com>
Sent: Wednesday, June 7, 2023 4:07 PM
To: City Council
Subject: Cabrillo Mobile Home Estates

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council Members,
I also live in a mobile home park and have friends at Cabrillo Mobile Home Estates. Their rent has increased 56%. Please pass rent stabilization ordinance 1060 so my friend and all residents can stay and enjoy quality of life and their home.
Sincerely,
Carol Davis

Moss, Julia

From: Randolph Rubalcava <gidgetkoda@att.net>
Sent: Wednesday, June 7, 2023 4:13 PM
To: City Council
Subject: Vote yes on ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola City
Council,

I'm a resident of Cabrillo Estates Mobile Home ParkI'm a senior citizen working full time to supplement my fixed income , resident's of this beautiful city we call home many live paycheck to paycheck hold multiple jobs some households living multiple families in order to afford rent, our little community has become top of the food chain nation wide as to what landlords are charging for rents....please don't take affordable housing from Cabrillo Estates Mobile Home Park..... vote yes on 1060 Thank You for all your commitment away from families to serve the community.....Randy Rubalcava

Moss, Julia

From: Elani Aquino <elaniaquinolcsw@gmail.com>
Sent: Wednesday, June 7, 2023 4:17 PM
To: City Council
Subject: Rent stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

This is to urge City Council members to pass rent stabilization Ordinance 1060 for mobile homes in Capitola. This is an urgent issue that, if not passed, will result in dire circumstances to your constituents based solely on the greed of uncaring landlords and profiteers.

Please give your vote serious thought with regard to the effect on human lives and well-being it will engender.

Sincerely,

Elani Aquino, MSW

Moss, Julia

From: kizzelbash@icloud.com
Sent: Wednesday, June 7, 2023 4:37 PM
To: City Council
Subject: Support for passage of Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, Councilors Brooks, Clarke and Pederson

I am an 83 year old resident of Cabrillo Mobile Home Estates,, 930 Rosedale Ave in Capitola. I ask that you vote YES on Ordinance 1060.

Thank you so much for passing Urgency Ordinance 1059. Now we need the added power of the passage of Ordinance 1060.

Even though Ordinance 1059 was already in effect, Vieira Enterprises hand delivered \$1000 rent bills to all residents. Our HOA President emailed a request for clarification, They did not reply.

Our lawyer, Bruce Stanton, gave us 2 possible options.

1. Choose to pay the rent indicated by Ordinance 1059, (the \$ amount in the expiring lease), and risk a 3 day eviction notice. Low income tenants and many others (in solidarity) did this because it is the legal path forward. For very low income residents it is the only path.

2. The other option was to pay \$1000 rent for several months while waiting for a small claims court to recover the excess paid.

Again, we are so grateful to you, the Capitola City Council for standing by us in this “David and Goliath” struggle. You renew my faith in the political process.

Yours sincerely,
 Dianne DeLisle

Moss, Julia

From: Nancy Powell <powell.nancyann@gmail.com>
Sent: Wednesday, June 7, 2023 4:41 PM
To: City Council
Subject: Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Keiser, Vice Mayor Brown, and Councilors Brooks, Clarke & Pederson:

I live at Cabrillo Estates Mobile Home Park, 930 Rosedale Avenue, Capitola.

As you are well aware, our landlord gave us notice that effective June 1 our monthly rent would be increased by \$358, a 55% rent increase.

Approximately 50% of the residents in this park (myself included) are seniors and are on a fixed income. Others work several jobs and have the extra burden of a mortgage.

This rent increase is a huge financial burden to myself and the majority of the residents.

The last couple of months have been very, very stressful as I am not sure how I will pay such a huge increase in my rent and where I will go. Despite the City Council passing Urgency Ordinance 1059, our landlord still sent us rent bills for June with the 56% increase or \$1,000.

I ask that you vote YES in support of Ordinance 1060 for the rent stabilization so that we can continue living here and enjoy our homes.

Yours sincerely,

Nancy Ann Powell

Moss, Julia

From: MIGUEL SALINAS <mdorean@yahoo.com>
Sent: Wednesday, June 7, 2023 4:43 PM
To: City Council
Subject: Rent Stabilization Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola City Councilmembers,

On behalf of all mobile home owners, mobile home park residents, and as one of the many concerned owners, residents, and constituents in Capitola, I, Miguel Salinas, urge the city council to pass the Rent Stabilization Ordinance 1060 for mobile homes in Capitola. I am a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I want your support of Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola, On June 8th, please protect Cabrillo Mobile Home Estates residents from greater than 50% rent increases by voting "Yes" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as all other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Our neighbors should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Miguel Salinas
930 Rosedale Ave Capitola, CA 95010
(831) 247-9352
mdorean@yahoo.com

[Sent from Yahoo Mail on Android](#)

Moss, Julia

From: Elani Aquino <elaniaquinolcsw@gmail.com>
Sent: Wednesday, June 7, 2023 5:13 PM
To: City Council
Subject: rent stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

This is to urge City Council members to pass rent stabilization Ordinance 1060 for mobile homes in Capitola. This is an urgent issue that, if not passed, will result in dire circumstances to your constituents based solely on the greed of uncaring landlords and profiteers.

Please give your vote serious thought with regard to the effect on human lives and well-being it will engender.

Sincerely,

Elani Aquino, MSW

1612 Bay St.

Santa Cruz, CA 95060

Moss, Julia

From: Jim Rey <reyjim204@gmail.com>
Sent: Wednesday, June 7, 2023 5:41 PM
To: City Council

Follow Up Flag: Follow up
Flag Status: Flagged

I stand for rent control

Moss, Julia

From: Joanne Moy <jmoylmft@gmail.com>
Sent: Wednesday, June 7, 2023 8:21 PM
To: City Council
Subject: Rent Stabilization & Ordinance 1060

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council,
As a mobile home owner & longtime resident in SC county, I know that affordable housing is crucial.
PLEASE consider ORDINANCE 1060 and help rent stabilization for mobile homes in Capitola.
Thank you,
Joanne Moy

Moss, Julia

From: Susan Packer <trucker3@icloud.com>
Sent: Wednesday, June 7, 2023 9:16 PM
To: City Council
Subject: Mobile home park

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Capitola Council Members,

I am a resident of Santa Cruz County and concerned for the residents of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue in your city of Capitola. I am emailing you to urge your support of Ordinance 1060 to help establish rent stabilization for mobile home parks in Capitola, On June 8th, please protect Cabrillo Mobile Home Estates residents from greater than 50% rent increases by voting "Yes" and passing protections to make sure Capitola reflects the same protections for Mobile Home communities as other areas of Santa Cruz County.

I wish to live in a county that welcomes residents of all ages and income levels and has reasonable rents that make this possible. Our neighbors should not have to make a drastic choice between cutting back on essentials like food or medicine or paying exorbitant rent.

Thank you for your time and consideration.

Sits Susan Packer
Pleasure Point CA.

Sent from my iPhone

Moss, Julia

From: Nina Jensen <mseketeer@aol.com>
Sent: Wednesday, June 7, 2023 11:45 PM
To: City Council
Subject: Rent stabilization for Capitola mobile home residents

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPad **Please vote "yes" for rent stabilization Ordinance 1060** on June 8th.

I am a resident of the Cabrillo Mobile Home Estates at 930 Rosedale Avenue here in Capitola. First I want to thank you for voting "yes" for the Urgency Rent Stabilization Ordinance 1059 on May 25th.

I am a senior living on a fixed income, a 56% rental increase will be a significant financial burden for me. Most of the other 67 residents in my park are in similar positions: Many of my neighbors are seniors, low income or already work several jobs to support their families. Any increase in rent is on top of my monthly mortgage costs, utility costs, and costs to maintain my home. These last couple months have been very stressful as I am not sure how I will pay a 56% increase in my rent. Despite the City Council passing Urgency ordinance 1059 our landlord still sent us rent bills for June with the 56% increase. Please pass the Rent Stabilization Ordinance 1060 on June 8th to help give the mobile home residents of Capitola rent stabilization protections.

Thank you, Nina Jensen
Resident at Cabrillo

Moss, Julia

From: Maureen Speckert <maureenspeckert93@gmail.com>
Sent: Thursday, June 8, 2023 12:49 AM
To: City Council
Subject: Support for Ordinance 1060 Mobile Home Park Rent Stabilization

Follow Up Flag: Follow up
Flag Status: Flagged

Dear:
Mayor Keiser,
Vice Mayor Brown,
Councilors Brooks,
Clarke and Pederson,

I reside at the Cabrillo Mobile Home Estates on [930 Rosedale Ave](#) in Capitola.

As the council is aware, as of March, our landlord gave everyone at Cabrillo Mobile Home Estates a notice that stated by June 1st our rent would increase from \$641 to \$1000! This is over a 55% rent increase.

A majority of residents are seniors and are on a fixed income. The other residents work several jobs and have the extra burden of a mortgage.

This rent increase will be a huge financial burden to all residents.

I ask that you vote **YES** in support of Ordinance 1060 for the Rent Stabilization so that we can continue living in Capitola.

Sincerely,
Maureen Speckert

Moss, Julia

From: Laurie Aiello <aiello.laurie@gmail.com>
Sent: Thursday, June 8, 2023 12:29 PM
To: Moss, Julia
Cc: Laurie Aiello
Subject: vote for **permanent** rent stabilization ordinance 1060

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

I see that a permanent rent stabilization ordinance is being voted on tonight. This was my email I sent last month per the vote which thankfully was supported by the City Counsel. I again ask that you vote in favor of the permanent rent stabilization ordinance 1060 for the same reasons I included in my first email.

Thank you in advance for taking care of our community.

Laurie Aiello
Santa Cruz County Resident

On May 23, 2023, at 1:40 PM, Laurie Aiello <aiello.laurie@gmail.com> wrote:

Dear City Council Members,

I sincerely request that you vote in support of the permanent ordinance to keep Capitola mobile home park space fees at the same increase rate as the rest of California. I'm quite shocked and appalled to learn that it is not already the same. There is no justifiable reason to have a different rent increase for mobile home park spaces. Many times, these are people who are elders on fixed incomes or low income families. We need more secure affordable housing options for people, not less. Please offer the same protection to people who live in mobile home parks as you would any other renter in California.

Thank you for listening to concerned community members and hopefully voting to support the permanent ordinance.

Laurie Aiello
Santa Cruz County Resident

Moss, Julia

From: WILPF Santa Cruz <wilpfsantacruz@gmail.com>
Sent: Thursday, June 8, 2023 12:38 PM
To: City Council
Subject: Please pass the rent stabilization Ordinance 1060 for mobile homes in Capitola

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon members of the City of Capitola City Council,

Please pass the rent stabilization Ordinance 1060 for mobile homes in Capitola,
and protect our (often more vulnerable) folks in the community.

Thank you,
Dianna Nunns
Treasurer
Santa Cruz Branch of the
Women's international League for Peace and Freedom



Public Works Department

Memo

To: Julia Moss, City Clerk
 From: Jessica Kahn, Public Works Director
 Date: June 6, 2023
 Re: Item 9.A: Jade Street Community Center Renovation Project

Staff has received the attached cost estimate for the conceptual design of the Community Center Renovation Project. The estimated cost for the project is significantly above the anticipated construction budget of \$1.4M. Costs overages can be generally attributed to the following factors in Table 1 below. Further information will be provided during the staff presentation of this item.

Table 1. Project Budget and Cost Estimate (Rounded)

Description	Cost Estimate DIV #	Budgeted	Estimate (Rounded)	Cost Above Budget
Exterior Upgrades (Thermal and Moisture Protection)	7.00	\$120,000	\$600,000	\$480,000
HVAC	23.00	\$80,000	\$300,000	\$220,000
Electrical	26.00	\$50,000	\$300,000	\$250,000
Other Items	---	\$1,150,000	\$1,200,000	\$50,000
Total Job Direct Costs		\$1,400,000	\$2,400,000	\$1,000,000
Optional Sitework	32.00	---	\$900,000	\$900,000
	33.00			
Contingency and Escalation	---	---	\$1,100,000	\$1,100,000
Contractor Fee	---	---	\$300,000	\$300,000
Total Project Costs		\$1,400,000	\$4,700,000	\$3,300,000



REMODEL - CONCEPT ESTIMATE

CAPITOLA COMMUNITY CENTER PARK

CAPITOLA, CA

LSA JOB NUMBER:

23-030A

June 5, 2023

PREPARED FOR

BOONE LOW RATLIFF ARCHITECTS

BY LELAND SAYLOR ASSOCIATES



PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
LOCATION: **CAPITOLA, CA**
CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**

JOB NUMBER: **23-030A**
PREPARED BY: **SJ, JS**
BID DATE: **11/23**
ESTIMATE DATE: **6/5/2023**

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II	SUMMARY OF THE ESTIMATE	10
III	BUILDING	13
IV	SITEWORK	22



PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
LOCATION: **CAPITOLA, CA**
CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**

JOB NUMBER: **23-030A**
PREPARED BY: **SJ, JS**
CHECKED BY: **JS**
ESTIMATE DATE: **6/5/2023**

SECTION I

PREFACE AND NOTES TO THE ESTIMATE

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
LOCATION: **CAPITOLA, CA**
CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**

JOB NUMBER: **23-030A**
PREPARED BY: **SJ, JS**
BID DATE: **11/23**
ESTIMATE DATE: **6/5/2023**

PREFACE AND NOTES TO THE ESTIMATE

1.0 PROJECT SYNOPSIS

1.1 TYPE OF STUDY:

REMODEL - CONCEPT ESTIMATE

1.2 PROJECT DESCRIPTION:

Construction Type: REMODEL

Foundation Type: N/A

Exterior Wall Type: EXTERIOR WALL WITH SIDING BOARD

Roof Type: STANDING SEAM METAL ROOF

Stories Below Grade: N/A

Stories Above Grade: N/A

Sitework: EXTERIOR STAGE, PAVING, LANDSCAPING

Plumbing System: NEW FIXTURE AND REALIGN FIRE SUPPRESSION

Mechanical System: SINGLE ZONE ELECTRIC HVAC, DUCT, GRILLS, ETC.

Fire Protection System: REALIGN FIRE SPRINKLERS

Electrical Service: NEW CONVENIENCE POWER, LIGHTING AND DATA REALIGNMENT

1.3 GENERAL NOTES REGARDING PROJECT:

REMODEL TO INTERIOR AND EXTERIOR OF EXISTING BUILDING INCLUDING SITEWORK. WORK TO INCLUDE NEW SPACE ALLOCATIONS TO EXISTING AREAS. PROCUREMENT IS EXPECTED TO BE DESIGN-BID-BUILD.

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**

JOB NUMBER: **23-030A**
 PREPARED BY: **SJ, JS**
 BID DATE: **11/23**
 ESTIMATE DATE: **6/5/2023**

PREFACE AND NOTES TO THE ESTIMATE

2.0 DEFINITIONS

2.1 ESTIMATE OF COST:

An Estimate of Cost is prepared from a survey of the quantities of work - items prepared from written or drawn information provided at the concept phase, working drawing or bid-documents stage of the design. Historical costs, information provided by contractors and suppliers, plus judgmental evaluation by the Estimator are used as appropriate as the basis for pricing. Allowances as appropriate will be included for items of work which are not indicated on the design documents provided that the Estimator is made aware of them, or which, in the judgment of the Estimator, are required for completion of the work. We cannot, however, be responsible for items or work of an unusual nature of which we have not been informed.

2.2 BID:

An offer to enter a contract to perform work for a fixed sum, to be completed within a limited period of time.

3.0 BIDS & CONTRACTS

3.1 MARKET CONDITIONS:

In the current market conditions for construction, our experience shows the following results on competitive bids, as a differential from Leland Saylor Associates final estimates:

Number of Bids	Percentage Differential
1	+25 to 100%
2 - 3	+10 to 25%
4 - 5	0 to +10%
6 - 7	0 to -10%
8 or more	-10 to -20%

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
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PREFACE AND NOTES TO THE ESTIMATE

Accordingly, it is extremely important to ensure that a minimum of 4 to 5 valid bids are received. Since LSA has no control over the bid process, there is no guarantee that proposals, bids or construction cost will not vary from our opinions or our estimate.

4.0 **ESTIMATE DOCUMENTS**

4.1 This Estimate has been compiled from the following documents and information supplied:

DRAWINGS:

Architectural

5/15/2023

Mechanical

NONE

Landscaping

NONE

Structural

NONE

Plumbing

NONE

Accessibility Standards

NONE

Civil

NONE

Electrical

NONE

Other

NONE

SPECIFICATIONS / PROJECT MANUAL:

Scope of work conceptual design document, undated.

COSTS PROVIDED BY OTHERS:

Window quote by skylight place, Capitola

4.2 The user is cautioned that significant changes in the scope of the project, or alterations to the project documents after completion of the remodel - concept estimate can cause major cost changes. In these circumstances, Leland Saylor Associates should be notified and an appropriate adjustment made to the remodel - concept estimate.

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
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PREFACE AND NOTES TO THE ESTIMATE

5.0 GROSS SQUARE FEET

BUILDING	GSF
BUILDING	5,804
TOTAL GROSS SQUARE FEET	5,804
SITEWORK	72,765

6.0 WAGE RATES

6.1 This Estimate is based on prevailing wage-rates and conditions currently applicable in CAPITOLA, CA.

7.0 PRORATE ADDITIONS TO THE ESTIMATE

7.1 GENERAL CONDITIONS: 10.00%

An allowance based on 10.00% of the construction costs subtotal has been included for Contractor's General Conditions.

7.2 CONTINGENCY: 25.00%

An allowance based on 25.00% of the construction costs subtotal has been included for Design/Estimating Contingency.

NOTE: This allowance is intended to provide a Design Contingency sum only, for use during the design process. It is not intended to provide for a Construction Contingency sum.

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
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PREFACE AND NOTES TO THE ESTIMATE

7.3 ESCALATION: **9.00%**

An allowance of 9.00% has been included in this estimate for construction material & labor cost escalation up to the anticipated mid-point of construction, based on the following assumptions:

Construction start date:	January-24
Construction period:	2.5 months
Mid-point of construction:	February-24
Annual escalation rate:	9.00%
Allowance for escalation:	9.00%

No allowance has been made for Code Escalation or Technological Escalation.

7.4 PHASING ALLOWANCE: **0.00%**

No Phasing Allowance is needed for this job.

7.5 BONDS & INSURANCE: **2.00%**

An allowance of 2.00% of the construction cost subtotal is included to provide for the cost of Payment and Performance Bonds, if required.

7.6 CONTRACTOR'S FEE: **8.00%**

An allowance based on 8.00% of the construction cost subtotal is included for Contractor's office Overhead and Profit. Office overhead of the contractor is always included with the fee.

All field overhead of the contractor is included in the General Conditions section of the estimate.

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
LOCATION: **CAPITOLA, CA**
CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**

JOB NUMBER: **23-030A**
PREPARED BY: **SJ, JS**
BID DATE: **11/23**
ESTIMATE DATE: **6/5/2023**

PREFACE AND NOTES TO THE ESTIMATE

8.0 **SPECIAL NOTES PERTAINING TO THIS ESTIMATE**

8.1 **SPECIFIC INCLUSIONS:**

NONE

8.2 **SPECIFIC EXCLUSIONS:**

The following items are specifically excluded from this estimate:

- Hazmat
- Soil Remediation
- Independent Inspections
- Building Permit



PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
LOCATION: **CAPITOLA, CA**
CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**

JOB NUMBER: **23-030A**
PREPARED BY: **SJ, JS**
CHECKED BY: **JS**
ESTIMATE DATE: **6/5/2023**

SECTION II

SUMMARY OF THE ESTIMATE

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**
SUMMARY OF THE ESTIMATE

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 GSF: **5,804**

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
SUMMARY OF THE ESTIMATE					
1.00	BUILDING	5,804	GSF	659.99	\$ 3,830,564
2.00	SITEWORK	72,765	GSF	11.73	\$ 853,877
	TOTAL PROJECT COSTS	5,804	GSF	807.11	\$ 4,684,442
	DEDUCTIVE ALTERNATE FOR MINIMAL ROOF REPLACEMENT DEDUCT ROOF REPLACEMENT OVER CONDITIONED SPACE	(1)	LS	322,357	\$ (322,357)
	PRORATES INCLUDED IN ABOVE COSTS General Conditions Design Contingency Escalation	10.00% 25.00% 9.00%			
	Bonds / Insurance Contractors Fee	2.00% 8.00%			

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**
SUMMARY OF THE ESTIMATE

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 GSF: **5,804**

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
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Competitive Bidding

The prices in this Estimate are based on Competitive Bidding. Competitive Bidding is receiving responsive bids from at least five (5) or more General Contractors and three (3) or more responsive bids from Major Subcontractors or Trades. Major Subcontractors are Structural Steel, Plaster / EIFS Contractors, Mechanical, Plumbing and Electrical Subcontractors.

Without Competitive Bidding, Contractor bids can and have ranged from 25%-to 100% over the prices in this Estimate, depending on the size of the job.

We urge you to notify your client of the existing bidding climate, and work with them to ensure that the project is adequately publicized so that they can get the minimum number of bids for competitive bidding. Please contact LSA if you need ideas about how to publicize your project.



PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
LOCATION: **CAPITOLA, CA**
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JOB NUMBER: **23-030A**
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SECTION III

BUILDING

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE BUILDING**

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 BLDG GSF: **5,804**
 SITE AREA:

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
SUMMARY OF THE ESTIMATE					
2.00	EXISTING CONDITIONS			15.60	\$ 90,567
3.00	CONCRETE			8.27	\$ 48,000
5.00	METALS			7.93	\$ 46,008
6.00	WOOD & PLASTICS			34.17	\$ 198,346
7.00	THERMAL AND MOISTURE PROTECTION			103.66	\$ 601,669
8.00	DOORS & WINDOWS			49.40	\$ 286,708
9.00	FINISHES			44.47	\$ 258,084
10.00	SPECIALTIES			6.90	\$ 40,052
11.00	EQUIPMENT			4.78	\$ 27,750
12.00	FURNISHINGS			0.65	\$ 3,755
21.00	FIRE SUPPRESSION			3.00	\$ 17,412
22.00	PLUMBING			14.08	\$ 81,700
23.00	HEATING, VENTILATION, AND AIR CONDITIONING			56.29	\$ 326,720
25.00	INTEGRATED AUTOMATION			6.00	\$ 34,824
26.00	ELECTRICAL			49.46	\$ 287,044
27.00	COMMUNICATIONS			4.00	\$ 23,216
28.00	ELECTRONIC SAFETY & SECURITY			8.00	\$ 46,432
	TOTAL JOB DIRECT COSTS	5,804	GSF	416.66	\$ 2,418,286

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**
BUILDING

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 BLDG GSF: **5,804**
 SITE AREA:

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	PRORATES				
	General Conditions	10.00%			\$ 241,829
	Design Contingency	25.00%			\$ 604,571
	Escalation	9.00%			\$ 217,646
	SUB-TOTAL	5,804	GSF	599.99	\$ 3,482,331
	Bonds / Insurance	2.00%			\$ 69,647
	Contractors Fee	8.00%			\$ 278,586
	TOTAL PROJECT COSTS	5,804	GSF	659.99	\$ 3,830,564

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE BUILDING**

JOB NO: **23-030A**
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 DATE: **6/5/2023**
 BLDG GSF: **5,804**
 SITE AREA:

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
ESTIMATE DETAIL					
2.0	EXISTING CONDITIONS				
	DEMO INT WALL	1,061	SF	4.00	4,242
	DEMO EXT WALL FOR WINDOW	12	SF	15.00	180
	CUT BACK ENTRY ROOF AND RAFTERS	126	SF	8.00	1,008
	REMOVE LOW BEAM ENTRY	15	LF	15.00	225
	DEMO ROOF HATCH	1	EA	350.00	350
	DEMO EXST FLOORING ALONG WITH BASE	4,998	SF	2.00	9,996
	DEMO EXISTING CEILING	361	SF	4.00	1,444
	DEMO EXST SOFFIT	684	SF	5.50	3,762
	DEMO EXISTING DRINKING FOUNTAIN	2	EA	850.00	1,700
	DEMO SIDING	2,625	SF	5.00	13,125
	DEMO STANDING SEAM METAL ROOF	7,235	SF	5.00	36,175
	DEMO SKYLIGHT	1	EA	350.00	350
	DEMO ROOF FRAMING FOR ROTTED RAFTER ENDS	2,102	SF	5.00	10,510
	DEMO EXST SIDING BOARD	985	SF	4.00	3,940
	DEMO WALL TILE AT EXST BATHROOM	890	SF	4.00	3,560
	SUBTOTAL 2.0			15.60	\$ 90,567
3.0	CONCRETE				
	REPAIR SPALLED CONCRETE COLUMN	16	EA	3,000.00	48,000
	SUBTOTAL 3.0			8.27	\$ 48,000
5.0	METALS				
	BEAM SADDLE AT CONCRETE COLUMN	16	EA	500.00	8,000
	MISC METALS, CLIP AND ANGLES	5,804	SF	2.00	11,608
	COPPER CAP ON RAFTER	88	EA	300.00	26,400
	SUBTOTAL 5.0			7.93	\$ 46,008
6.0	WOOD & PLASTICS				
	FOLDING ACOUSTIC PARTITION, ADVANCED EQUIPMENT - ALPHA SERIES	460	SF	75.00	34,500
	REPLACE FRAMING (END OF RAFTER) TO CONDITIONED SPACE, AS PER NARRATIVE	2,102	SF	30.00	63,060
	ANTICIPATED TERMITE AND DRYROT FRAMING DAMAGE AT EXTERIOR WALL	394	LF	120.00	47,280

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 SITE AREA:

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	UPGRADE ROOF FRAMING TO BE SOLAR READY	5,804	SF	2.50	14,510
	36" WIDE ACCESSIBLE COUNTER @ N RECEPTION DESK	7	LF	300.00	2,100
	2.5 X 3.5 ISLAND WORKSURFACE	1	EA	2,000.00	2,000
	UNDER COUNTER REMOVABLE STORAGE, STAINLESS STEEL, 27" HX19" D	15	LF	500.00	7,500
	WALL CABINET	6	LF	400.00	2,400
	ACCESSIBLE WORK SURFACE, 27"X19"	3	LF	500.00	1,500
	ADD NEW PLYWOOD FLOORING OVER JOIST	1,200	SF	7.00	8,400
	ADD BEAM AT ENTRY	27	LF	48.00	1,296
	GUTTER AND DOWNSPOUT	370	LF	35.00	12,950
	NEW POST, WOOD, WITHOUT FOUNDATION	1	EA	850.00	850
	SUBTOTAL 6.0			34.17	\$ 198,346
7.0	THERMAL AND MOISTURE PROTECTION				
	NEW SIDING BOARD ON EXTERIOR WALL AND ROOF WELL	2,625	SF	50.00	131,250
	REPAIR STUCCO WALL INLC ON SITE WALLS	985	SF	18.00	17,730
	SEAM METAL ROOF	7,755	SF	40.00	310,200
	FLAT ROOF FOR WELLS	2,002	SF	20.00	40,040
	ALLOW FOR UNDERLAYMENT	9,757	SF	6.00	58,542
	FLASHING & SEALANTS	9,757	SF	4.50	43,907
	SUBTOTAL 7.0			103.66	\$ 601,669
8.0	DOORS & WINDOWS				
	ROOF HATCH	1	EA	1,500.00	1,500
	32"X48" SKYLIGHT	2	EA	2,000.00	4,000
	DOOR				
	D1, 6070 STOREFRONT DOUBLE ENTRY DOOR WITH TRANSOM, HARDWARE ONLY	4	EA	2,000.00	8,000
	D2N, 3070 SINGLE STOREFRONT DOOR	1	EA	5,600.00	5,600
	D3, 6068 DBL DOOR WITH VISION PANELS, HARDWARE ONLY	2	EA	2,000.00	4,000
	D3N, 6068 DOUBLE DOOR WITH VISION PANEL	1	EA	8,000.00	8,000
	D3AN, 6068 SINGLE FLUSH WITH VISION PANEL	2	EA	4,000.00	8,000

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REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	D4, 3068 SINGLE DOOR, HARDWARE ONLY	2	EA	1,000.00	2,000
	D5, 3068 SINGLE DOOR, HARDWARE ONLY	5	EA	1,000.00	5,000
	D5A, 3068 SINGLE, HARDWARE ONLY	4	EA	1,000.00	4,000
	D5N, 3068 SINGLE	8	EA	3,800.00	30,400
	D5AN, 3068 SINGLE	1	EA	3,800.00	3,800
	D7, 2668 POCKET DOOR, HARDWARE ONLY	1	EA	500.00	500
	D9N, 6068 DOUBLE DOOR, HARDWARE ONLY	3	EA	2,000.00	6,000
	D10N 10068 FOLDING	1	EA	12,000.00	12,000
	WINDOWS - MILGARD, QUOTE BY SKYLIGHT PLACE				
	W1, 8982 STOREFRONT	4	EA	14,262.50	57,050
	W2, 6082 STOREFRONT	2	EA	9,780.00	19,560
	W3 30110 STOREFRONT	2	EA	6,600.00	13,200
	W4, 21040 ALUMINUM	12	EA	2,280.00	27,360
	W5, 21140 ALUMINUM	4	EA	2,320.00	9,280
	W5N, 21140 ALUMINUM	1	EA	2,320.00	2,320
	W6, 8040 ALUMINUM	1	EA	6,400.00	6,400
	W6N, 7050 INTERIOR PASSTHROUGH	1	EA	7,000.00	7,000
	W7, 6040 ALUMINUM	1	EA	4,800.00	4,800
	W8, 3630 ALUMINUM	10	EA	2,100.00	21,000
	W9, 3652 ALUMINUM	2	EA	3,640.00	7,280
	W10, 3652 ALUMINUM	2	EA	3,640.00	7,280
	W11, 1549 ALUMINUM	1	EA	1,377.50	1,378
	SUBTOTAL 8.0			49.40	\$ 286,708
9.0	FINISHES				
	EXTERIOR WALL				
	PAINT STUCCO	985	SF	4.00	3,940
	PAINT INTERIOR OF EXTERIOR WALL	4,137	SF	3.50	14,480
	INTERIOR WALL				
	PAINT EXISTING INTERIOR WALL	6,672	SF	3.50	23,352
	PAINT NEW INTERIOR WALLS	2,088	SF	3.50	7,308
	CEILING				
	NEW CEILING SOFFIT AT OFFICE EXTENSION	361	SF	30.00	10,830
	NEW SOFFIT AT OTHER AREAS	684	SF	40.00	27,360

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
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 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE BUILDING**

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 BLDG GSF: **5,804**
 SITE AREA:

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	FLOORING				
	NEW TILE	545	SF	24.00	13,080
	TILE COVED BASE	225	LF	24.00	5,400
	MARMOLIUM FLOOR	4,453	SF	10.00	44,530
	NEW RUBBER BASE	900	LF	4.00	3,600
	REFINISH WOOD FLOORING	806	SF	30.00	24,180
	WALL FINISH				
	NEW INTERIOR WALL	2,088	SF	21.00	43,848
	FRP AT KITCHEN	290	SF	22.00	6,380
	NEW WALL TILE AT EXST BATHROOM	890	SF	26.00	23,140
	NEW WALL TILE AT BATHROOM	256	SF	26.00	6,656
	SUBTOTAL 9.0			44.47	\$ 258,084
10.0	SPECIALTIES				
	SINGLE BATHROOM ACCESSORIES	1	EA	1,850.00	1,850
	MULTI BATHROOM ACCESSORIES	2	EA	5,700.00	11,400
	COMMUNITY CENTER SIGNAGE	1	EA	6,000.00	6,000
	ADA PARTITIONS	2	EA	1,300.00	2,600
	STANDARD PARTITIONS	3	EA	1,100.00	3,300
	SIGNAGE	5,804	SF	0.50	2,902
	NEW BATHROOM SCREEN PARTITION	2	EA	1,000.00	2,000
	ALLOW FOR ACOUSTICAL TREATMENTS	1	LS	10,000.00	10,000
	SUBTOTAL 10.0			6.90	\$ 40,052
11.0	EQUIPMENT				
	6-RING COMMERCIAL RANGE ELECTRIC	1	EA	10,000.00	10,000
	COMMERCIAL REFRIGERATOR	1	EA	9,000.00	9,000
	FREEZER	1	EA	8,000.00	8,000
	MICROWAVE	1	EA	750.00	750
	SUBTOTAL 11.0			4.78	\$ 27,750
12.0	FURNISHINGS				
	UNDER COUNTER REMOVABLE STORAGE AT COUNTER	4	LF	500.00	2,000
	BALLET BAR	27	LF	65.00	1,755
	SUBTOTAL 12.0			0.65	\$ 3,755

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
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JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 BLDG GSF: **5,804**
 SITE AREA:

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
21.0	FIRE SUPPRESSION REWORK FIRE SPRINKLERS FOR NEW LAYOUT, ALLOW HEADS AND LATERALS ONLY	5,804	SF	3.00	17,412
	SUBTOTAL 21.0			3.00	\$ 17,412
22.0	PLUMBING NEW HAND WASHING SINK 3-COMPARTMENT SINK TOILET LAVATORY URINAL WATER HEATER RECIRC PUMP WATER HOOKUP FOR ICE MAKER DRINKING FOUNTAIN/BOTTLE FILLER ROUGH IN AND PIPING	1 1 5 1 2 1 1 1 1 1 14	EA EA EA EA EA EA EA EA EA EA EA	2,000.00 3,500.00 2,200.00 2,000.00 2,200.00 4,500.00 2,200.00 800.00 6,500.00 3,200.00	2,000 3,500 11,000 2,000 4,400 4,500 2,200 800 6,500 44,800
	SUBTOTAL 22.0			14.08	\$ 81,700
23.0	HEATING, VENTILATION, AND AIR CONDITIONING SINGLE ZONE ELECTRIC HEAT PUMP HVAC, DUCT, GRILLS, ETC., HEATING ONLY IN KITCHEN ANSUL HOOD IN KITCHEN, ALLOW	5,804 1	SF EA	55.00 7,500.00	319,220 7,500
	SUBTOTAL 23.0			56.29	\$ 326,720
25.0	INTEGRATED AUTOMATION HVAC CONTROLS, EMS	5,804	SF	6.00	34,824
	SUBTOTAL 25.0			6.00	\$ 34,824
26.0	ELECTRICAL DEMO ELECTRICAL ITEMS AS NEEDED, POWER, LIGHTING, ETC. UPGRADE SERVICE TO 400A 3-PH PROVIDE REMOTE OPENERS FOR CLERESTORY AWNING WINDOWS, INCLUDING FEEDERS	5,804 1 4	SF LS EA	7.00 35,000.00 5,000.00	40,628 35,000 20,000

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE BUILDING**

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 BLDG GSF: **5,804**
 SITE AREA:

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	CONVENIENCE POWER UPGRADES, INCL PATIO AREA	5,804	SF	8.00	46,432
	220A HOOKUP FOR ELECTRIC RANGE	1	EA	1,500.00	1,500
	NEW OUTLETS IN KITCHEN, 20A HOMERUNS, ALLOW	8	EA	500.00	4,000
	FEEDERS	800	LF	22.00	17,600
	UPGRADE LIGHTING & CONTROLS	5,804	SF	21.00	121,884
	SUBTOTAL 26.0			49.46	\$ 287,044
27.0	COMMUNICATIONS				
	REWORK COMMS FOR NEW LAYOUTS AND TECH	5,804	SF	4.00	23,216
	SUBTOTAL 27.0			4.00	\$ 23,216
28.0	ELECTRONIC SAFETY & SECURITY				
	REWORK FIRE ALARM FOR NEW LAYOUT	5,804	SF	5.00	29,020
	REWORK SECURITY FOR NEW LAYOUT	5,804	SF	3.00	17,412
	SUBTOTAL 28.0			8.00	\$ 46,432



PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
LOCATION: **CAPITOLA, CA**
CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**

JOB NUMBER: **23-030A**
PREPARED BY: **SJ, JS**
CHECKED BY: **JS**
ESTIMATE DATE: **6/5/2023**

SECTION IV

SITEWORK

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**
SITework

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 SITE AREA: **72,765**

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
SUMMARY OF THE ESTIMATE					
32.00	EXTERIOR IMPROVEMENTS			6.72	\$ 489,064
33.00	UTILITIES			0.69	\$ 50,000
	TOTAL JOB DIRECT COSTS	72,765	GSF	7.41	\$ 539,064
	PRORATES				
	General Conditions	10.00%			\$ 53,906
	Design Contingency	25.00%			\$ 134,766
	Escalation	9.00%			\$ 48,516
	SUB-TOTAL	72,765	GSF	10.67	\$ 776,252
	Bonds / Insurance	2.00%			\$ 15,525
	Contractors Fee	8.00%			\$ 62,100
	TOTAL PROJECT COSTS	72,765	GSF	11.73	\$ 853,877

PROJECT: **CAPITOLA COMMUNITY CENTER PARK**
 LOCATION: **CAPITOLA, CA**
 CLIENT: **BOONE LOW RATLIFF ARCHITECTS**
 DESCRIPTION: **REMODEL - CONCEPT ESTIMATE**
SITework

JOB NO: **23-030A**
 PREPARED BY: **SJ, JS**
 CHECKED BY: **JS**
 DATE: **6/5/2023**
 SITE AREA: **72,765**

REMODEL - CONCEPT ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
ESTIMATE DETAIL					
32.0	EXTERIOR IMPROVEMENTS				
	18 MONUMENT SIGN (CONCRETE AND RECLAIMED WHARF WOOD)	1	EA	12,000.00	12,000
	17 MESSAGE BOARD BOX	1	EA	1,500.00	1,500
	5 RETAINING WALLS, CONCRETE (3' MAXIMUM)	216	SF	80.00	17,280
	FOUNDATION	18	CY	1,250.00	22,500
	14 BIKE PARKING	11	EA	400.00	4,400
	9 BOULDERS (3' MINIMUM TO 6' MAXIMUM)	10	EA	450.00	4,500
	10 RECLAIMED WHARF WOOD	259	LF	70.00	18,130
	11 RECLAIMED WHARF BENCH SEAT MOUNTED TO CONCRETE BASE	17	LF	200.00	3,400
	16 PLAQUE	1	EA	500.00	500
	8 EXISTING TREES TO BE REMOVED	4	EA	850.00	3,400
	15 PUBLIC ART OPPORTUNITY	1	EA	6,500.00	6,500
	13 STAGE, CONCRETE	2,742	SF	30.00	82,260
	STAIR TO STAGE	289	LF	45.00	13,005
	12 MULTIFUNCTIONAL RETAINING WALL	558	SF	90.00	50,220
	FOUNDATION	47	CY	1,250.00	58,125
	2 DECORATIVE PAVING	6,097	SF	24.00	146,328
	6 ORNAMENTAL TREE TO REMAIN, PROTECT	1	EA	400.00	400
	7 SHRUBS/GROUNDCOVERS	1,624	SF	9.00	14,616
	1 STONE WATER FEATURE (RECIRCULATING)	1	EA	5,000.00	5,000
	ADDITIONAL PATCHING AND MATCHING FOR SITE	1	LS	25,000.00	25,000
	SUBTOTAL 32.0			6.72	\$ 489,064
33.0	UTILITIES				
	BATTERY STORAGE FOR SOLAR WITH PAD, ALLOW	1	LS	50,000.00	50,000
	SUBTOTAL 33.0			0.69	\$ 50,000

Moss, Julia

From: Santa Cruz YIMBY <santacruzylimby@gmail.com>
Sent: Thursday, June 8, 2023 9:23 AM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Cc: City Council; PLANNING COMMISSION; hello@santacruzylimby.org
Subject: [PDF] Santa Cruz YIMBY Response to City of Capitola Draft Housing Element
Attachments: Santa Cruz YIMBY Response to City of Capitola Draft Housing Element.pdf;
 SUPPLEMENT - Santa Cruz YIMBY Detailed Response to City of Capitola Draft Housing
 Element.pdf.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Director Herlihy (cc Mayor, Vice Mayor, Councilmembers and Planning Commissioners),

Thank you for the effort you and your staff have put in on this Draft Housing Element. We appreciate the opportunity to provide feedback on this important planning document.

Please find attached Santa Cruz YIMBY's response to the City of Capitola Draft Housing Element. There are two documents:

- Santa Cruz YIMBY Response to City of Capitola Draft Housing Element
- SUPPLEMENT: Santa Cruz YIMBY Detailed Response to City of Capitola Draft Housing Element

Let us know if you have any questions or require clarification.

Thank you,
 Elizabeth Madrigal
 Ryan Meckel
 Janine Roeth
 Rafa Sonnenfeld
 Santa Cruz YIMBY leads



June 8, 2023

To: Katie Herlihy, Community Development Director
 CC: Capitola City Council, Capitola Planning Commission
 City of Capitola
 420 Capitola Ave
 Capitola, CA 95010

RE: Draft Housing Element (May 2023)

Santa Cruz YIMBY advocates for abundant housing at all levels of affordability to meet the needs of a growing population in Santa Cruz County. We support sustainable growth, including along transportation corridors and activity centers and a commitment to lower Vehicle Miles Traveled by housing people near services and jobs.

We submit the following comments on the City of Capitola's 6th cycle Housing Element draft of May 10, 2023¹.

Summary of feedback:

- The City has not adequately considered and addressed the constraints which currently limit housing production.
- The programs in this draft will not enable the 2000% increase in housing production needed to meet the 6th cycle RHNA.
- Capitola's failure to meet its 5th cycle RHNA, particularly the low-income targets, highlights the need for a stronger approach towards housing construction at the mall, affirmatively furthering fair housing, and promoting affordable housing development.
- Please see this supplemental document² for more granular feedback.

¹ [Capitola Housing Element Update - Public Review Draft 5.10.2023](#)

² [Detailed Response to City of Capitola Draft Housing Element](#)

Housing Production

In the 5th cycle (2015-2023), Capitola permitted only 60 units, none of which were multifamily projects larger than four units³. Extrapolated to the upcoming 6th cycle, this level of production is 4% of the 1336 units the City must plan for. In order to meet this target, Capitola needs to see production increase by 2000%.

Given the lack of substantial housing development in Capitola thus far, and without substantial changes to the status quo, it is difficult to accept the City's claims of future progress. Capitola's Housing Element must more directly address what has hindered housing production to date, and add incentives to produce significantly more housing in the coming eight years.

Capitola recently completed an Affordable Housing Fee Feasibility Assessment⁴ which concluded that with current conditions, NO rental development pencils out: "Even without any inclusionary requirements or in-lieu/impact fee obligations, rental development appears to fall somewhat short of industry-standard return thresholds."

Capitola must better analyze the extent to which zoning and development standards are constraints on housing. While Capitola acknowledges "market constraints" as a hindrance to achieving maximum density, the City has yet to thoroughly examine whether revising development requirements⁵ and associated land use controls could effectively incentivize development.

We want to see yearly monitoring to verify that development is occurring on schedule, with more specific commitments e.g upzoning of specific areas listed in this Housing Element or modification of other zoning/development standards if housing is not being developed on schedule.

Critical goals such as Affordable Housing Development (Goal 2.0), Housing for Persons with Special Needs (Goal 3.0) and Affirmatively Furthering Fair Housing (Goal 7.0) are predicated on an increased housing supply. Without a genuine commitment to programs that result in the actual construction of additional housing units, the realization of these goals, which aim to foster an "economically and socially balanced community," will remain unattainable at best and continue to harm Capitola's most vulnerable populations at worst.

Probability of Meeting Low Income Targets

Capitola has indicated 50% of the units as lower income for nearly every parcel in the Site Inventory, but provides little evidence that the City's existing zoned capacity will

³ [HCD Annual Progress Report Dashboard](#)

⁴ [Affordable Housing Fee Feasibility Assessment, 2021](#)

⁵ Housing Element, 3-10

realistically produce this level of affordable units. The City considers 20 du/acre “adequate for facilitating the production of affordable housing”⁶ even as many of Capitola’s sites have realistic densities that fall short of this level⁷. The City is also considering “recent development trends within Capitola” for the suitability to different income levels, despite having little development history to trend. Less than 12% of permitted units in the 5th cycle were very low income (VLI) or low (LI) units. Six of these units were non-deed restricted ADUs and the other was a non-deed restricted single family home.

Capitola claims⁸ that the City's Affordable Housing Overlay (AHO)⁹ and local Density Bonus ordinances “are actually more successful in lowering per unit land costs than are across-the-board zoning changes that allow density increases,” however, neither has been used to build affordable housing. Neither ordinance provides greater incentives than State Density Bonus law (SDBL), and the City's zoning and development standards such as building height, FAR, and parking introduce constraints that preclude housing projects from achieving even base densities.

The site inventory identifies a significant number of small parcels for consolidation and development, all of which are projected to accommodate low income units. Per HCD’s Site Inventory Guidebook¹⁰ “A parcel smaller than one half acre is considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on these sites is realistic or feasible.”

The City acknowledges that “[s]everal of the non-vacant sites identified consist of multiple smaller parcels with different owners, and their development within the planning period will depend on whether they can be consolidated.”¹¹ The Housing Element includes no programs or policies in the Housing Plan with specific incentives to facilitate consolidation.

Capitola’s existing affordable housing stock is at risk as well: 78% of Capitola’s housing stock is over 30 years old¹². Two of the larger rental properties with extremely low and very low income homes serving those with disabilities and seniors are now old enough that they may require rehabilitation in this cycle¹³.

⁶ Housing Element, 4-18

⁷ Housing Element, Appendix D

⁸ Housing Element, 3-3

⁹ [Capitola Municipal Code](#) 17.40.020

¹⁰ [HCD Site Inventory Guidebook, page 16](#)

¹¹ Housing Element, 4-21

¹² Housing Element, 2-42

¹³ Housing Element, 2-52 - 2-53

Rezoning and Development Standards as Constraints

We expect projects in the C-C, C-R, and MU-N zones to make use of State Density Bonus law for feasibility of development of affordable housing. Currently, Capitola zoning codes include constraints and limitations that could limit affordable multifamily or mixed-use housing from achieving assumed base densities. These include building height, FAR and parking requirements.

Program 1.6 “Development Regulations” must be more specific and go further. The City must do more than “consider” modifications and more often than once by the end of 2024. We recommend yearly monitoring to verify that the development is occurring on schedule, with specific intra-cycle commitments if not. Informed by market analysis, these commitments could include:

- Upzoning of specific areas listed in this Housing Element
- Increased building height that enables the density that Capitola needs in the C-C and C-R districts, including the mall project or other mixed-use development.
- Increased FAR along other corridors emphasized in the site map (Capitola Rd, Clares St, and Bay Ave), as is the case with the 41st Ave corridor

Other commitments could be:

- Tracking commercial occupancy, and if vacancy is too high, relax commercial requirements in favor of more residential, including live/work units
- Reduced parking requirements (see “Parking” below)

Capitola Mall

We would like to see more in the Housing Element to indicate that the City is determined to see the Capitola Mall (“Mall”) project succeed. The projected affordability of 50% low income (total 435 units) is unrealistic. If the City is in fact committed to seeing the Mall developed and misses this affordable target, the City has a daunting task to identify other sites under the No Net Loss law.

Rather than true incentives to ensure this project moves forward, we see hurdles. The Mall requires a “Development Agreement” and after that, “various entitlements would be required for residential development.” Through the Incentives for Community Benefits¹⁴ Capitola offers modest benefits of increased FAR (2.0) and height (50') for items of significant cost as well as discretionary review. This clearly has not facilitated development along 41st Ave as intended.

In contrast, Capitola could seek permissive standards or streamlined approvals that make it attractive for a developer to build affordable housing, including use of recently enacted state laws. As just one example, Capitola Mall is an ideal site for AB

¹⁴ [Capitola Municipal Code Chapter 17.88 INCENTIVES FOR COMMUNITY BENEFITS](#)

2011¹⁵ which incentivizes affordable housing development on commercial properties. A program to develop local implementation ordinances that go beyond state law would incentivize the affordable housing on sites along the transit corridors that make up much of the City's site inventory.

Affirmatively Furthering Fair Housing (AFFH)

AFFH compliance includes the distribution of affordable housing throughout a city. The site inventory is focused on the west side of Capitola, so the RHNA low income group is concentrated in the western area of the community. The east side of Capitola has a large amount of R1 zoning and contains several schools and parks. In this area, the current site inventory identifies two church sites, one school site and ADUs, totalling only 14 low-income units.

Because all of Capitola is a high (or highest) resource area according to the 2023 TCAC map¹⁶, AFFH goes beyond the site inventory to include housing programs and plans that enhance housing mobility and encourage development of new affordable housing.

Capitola has a local employment base made up of relatively low-wage jobs in the service, retail, and tourism sectors.¹⁷ The City recognizes that its high-cost housing precludes these employees from living in Capitola which may contribute to the City's comparatively low degree of racial and ethnic diversity.¹⁸ A supply of housing that is affordable to the Capitola workforce would reduce the need for these workers to commute from out of the area.¹⁹ and add to the diversity of the City.

Capitola can promote naturally occurring missing middle²⁰ affordable housing more equitably throughout the entire city. Capitola mentions missing middle housing in the Housing Needs Assessment, but the program to support this is simply exploration of "options". We urge the City to adopt more specific and rigorous programs for missing middle housing which would include:

- If it is legal to build a 5000 square foot house for one family it should also be legal to build two 2000 square foot homes or three 1300 square foot homes in the same building envelope throughout Capitola. Consider amending zoning to permit 5 DUA on all parcels. This can be achieved without an EIR thanks to Senate Bill 10²¹.

¹⁵ [AB 2011 - California YIMBY](#)

¹⁶ [2023 CTCAC HCD Opportunity Map](#)

¹⁷ Housing Element, 2-8

¹⁸ Ibid

¹⁹ Ibid

²⁰ [Missing Middle Housing](#)

²¹ [SB 10 - California YIMBY](#)

- Expand ADU programs beyond website updates and one intra-cycle review, including an ADU bonus program to incentivize more affordable ADUs.
- Update the City's SB9 ordinance²², including allowable square footage in alignment with underlying zoning rather than a limit of 800 sq ft each
- Reduce parking minimums to no more than half a space per unit, uncovered.
- Reduce front and rear setbacks and minimum lot size; increase heights, maximum lot coverage requirements.

Intra-cycle Reviews

Intra-cycle reviews and adjustments will be essential to housing production. In addition to an intra-cycle review for ADU development, several other intra-cycle reviews and commitments are critical if housing is not being developed on schedule:

- Update *Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss* to track general RHNA progress with more specific commitments to revisions/incentives if not meeting goals
- Update *Program 1.6 Development Regulations* to include market analysis and modification of zoning and development standards with more specific commitments (described above) if not meeting goals.
- Update *Program 1.4 Mixed-Use Developments* to review occupancy/vacancy levels of commercial spaces in mixed-use zoned areas. Consider modifications to residential levels, including live/work units or other alternative housing types of *Program 1.5 Alternative Housing*.

Parking

Parking requirements significantly contribute to the cost of housing²³. Capitola recognizes that existing parking requirements are a constraint yet does not commit to reducing or eliminating this barrier to housing. The requirement of 2.5 spaces per unit (regardless of bedrooms or size) is unreasonable. We see the following opportunities:

- Reduce parking minimums to no more than half a space per unit, uncovered.
- Reduce parking requirements for multifamily dwellings in C-C and C-R zones, especially for development along transit corridors or that include smaller units such as SROs.
- Remove parking studies for mixed-use developments in favor of clearly reduced objective requirements.
- More explicitly align the intent in *Program 1.6 Development Regulations* to reduce parking for senior and special needs developments with AB 2162 which has by-right approvals and eliminates parking requirements.

²² [Capitola Municipal Code 17.75](#)

²³ [Low-income renters pay a high, and hidden, price for city parking requirements | UCLA](#)

Transit Oriented Development

Despite being home to the Capitola Mall Transit Center, Capitola lacks any current or planned high quality transit stops. In the 2040 MTP/SCS²⁴ the Capitola Mall was identified as such a site, however, it was subsequently removed in the 2045 MTP/SCS²⁵. We encourage Capitola to commit to working with AMBAG in the 2050 MTP/SCS (scheduled for June 2026) to designate the Capitola Mall as a planned high quality major transit stop. This designation would incentivise more sustainable, affordable, and equitable development in an area identified for large amounts of new housing in the 6th RHNA cycle.

The RTC has multiple scenarios for a passenger light rail route. In all scenarios, a station would be located at 41st Ave and in most scenarios, an additional station would be on Depot Hill²⁶. We encourage a program to look at additional density along the Coastal Rail Trail, with a focus on these two station locations.

Other Opportunities

We noted other opportunities that could be included in the City's Housing Element, several building on recent accomplishments or in support of stated goals/policies:

General: Policy and Programs

- Each of the policies should include a corresponding program.
- Use more action-oriented language and add specific dates throughout the 6th cycle for objectives.

Objective Standards

Capitola recently updated the Zoning Code to incorporate Objective Standards for multifamily and mixed-use residential developments. Use Objective Standards to:

- Remove the hurdle of conditional use permits required for 90% of the total site inventory and 88% of low income units.
- Replace the subjective “balanced site design and architecture” for *Policy 5.2 “Protect the integrity of existing single-family and multifamily neighborhoods”*

Supportive Housing

- Program 3.2 is good! Expand this and request council approval for specific projects that could go beyond the 50 units max.

Walkable Neighborhoods

²⁴ https://ambag.org/sites/default/files/2019-12/AMBAG_MTP-SCS_Final_EntireDocument_PDFA.pdf

²⁵

https://www.ambag.org/sites/default/files/2022-12/REVISED_AMBAG_MTP-SCS_Final_EntireDocument_PDFA_Update_d121522.pdf

²⁶ <https://sccrtc.org/wp-content/uploads/2015/11/ServiceScenarioMap.png>

- Policies 5.1, 6.1, and 6.2 speak to walkable neighborhoods, alternative transportation, and a jobs/housing imbalance. Capitola employees do not live near where they work and yet there are no programs to support these policies.

Affordable Housing Ordinances

Program 1.6 "Development Regulations", includes an update to the City's Density Bonus Law to match the state. The City has an opportunity to truly incentivize affordable housing through:

- An update to the local Density Bonus ordinance that goes further than state law
- An update to the Incentives for Community Benefits to offset costs with incentives that exceed the State Density Bonus Law and remove discretionary review
- An update to the Affordable Housing Overlay (AHO) that goes beyond offering minimum Mullin (20 du) density for 100% affordable housing to one that exceeds the SDBL or does not preclude the use of SDBL

Mobile Homes

- Program 2.1 Mobile Home Park Assistance - this section should include making permanent the Mobile Home Park Rent Stabilization recently passed

Ministerial Approval

- We recommend Capitola explicitly identify the types of projects eligible for ministerial approval by City staff, e.g. projects under 50 units or 100% affordable that meet Objective Standards.

Site Inventory

- There are state-owned parcels on the site inventory without evidence that the state wishes to develop them with housing:
 - Department of Motor Vehicles location at 4175/4200 Capitola Rd²⁷.
 - New Brighton State Beach²⁸

²⁷ Parcels 03411140 and 03411146

²⁸ Parcel 03620103



SUPPLEMENT: Santa Cruz YIMBY Detailed Response to City of Capitola Draft Housing Element

The following are detailed comments on the City of Capitola's 6th cycle Housing Element draft. Please see this document¹ for our thematic feedback.

General

- Many policies in the goals are not addressed with programs.
- Programs need more specific dates and less ambiguous language (“review requirements,” “evaluate the feasibility,” “consider modifications”). Often the programs use the word “facilitate” without a corresponding “how”
- Many of the programs are designed to bring code to state law, and that's it. None go beyond even as there is an urgent need to produce more affordable housing.
- Capitola's projections for the 6th cycle are optimistic given the low amount of development in the 5th cycle (overall, ADUs, etc) .
- The Capitola Mall is a critical site - there should be more in the Housing Element to indicate that the City is determined to see this project succeed and that the City is committed to getting it as a transit center through AMBAG
- There could be more on plans for equitable distribution of affordable housing throughout the city, tenant protections, creating pedestrian-oriented neighborhoods, and reducing Vehicle Miles Traveled.

Site Inventory

There are state-owned parcels on the site inventory without indications that the state wishes to develop them with housing:

- Department of Motor Vehicles location at 4175/4200 Capitola Rd. (parcels [03411140](#) and [03411146](#))
- New Brighton State Beach ([03620103](#))

¹ [Santa Cruz YIMBY Response to City of Capitola Draft Housing Element](#)

Executive Summary

- Page. 1 “Capitola's housing stock comprises approximately 57% multifamily units. And of occupied housing units, approximately 46% are renter-occupied.”
 ← is this supposed to be owner-occupied: P 2-18, “As evidenced in Table 2-12, just over half (52.3%) of the households in 2016-2020 were renter-occupied,”

Chapter 2: Housing Needs Assessment

- Page 2-8 “The provision of housing that is affordable to the Capitola workforce would also reduce the need for these workers to commute from out of the area.”
 - This introduces the jobs/housing imbalance which is supported by other sections in this assessment and Policy 6.2 Strive to maintain a jobs/housing balance. There is no program for this policy.
- Page 2-15, Figure 2-4 Coastal Rail Trail
 - The Housing Element describes the Rail Trail. A station would be located at 41st Ave and in most scenarios, an additional station would be on Depot Hill ([see map here](#)). The Housing Element does not include additional density along the Coastal Rail Trail, with a focus on these two station locations.
- Page 2-25: “The City has been able to meet the demand for elderly rental housing,”
 - This sentence does not mesh with the earlier one that says] table 2-18 shows that “...housing problems and cost burden impact a majority of lower-income elderly households. Renter elderly households are particularly impacted, with 100% of extremely low, very low and low-income households facing housing problems compared to 36% of moderate- and above-moderate income elderly households.”
- Page 2-40: “ As summarized in Table 2-26 below, single-family detached homes comprise approximately 37% of the housing stock, with another 7% that is single-family attached (townhomes with independent exterior walls and utilities). In comparison, 65% of the County's housing units are single family detached homes...”
 - These figures do not match what is in Table 2-26
- Page 2-46 “Given the percentage of units rented on a short-term basis and the median rents described above, residents may face challenges in finding rental units in Capitola.”
 - And Capitola is not currently positioned to get more: Capitola's Affordable Housing Fee Feasibility Assessment from 2020 included the conclusion that NO type of rental development pencils out.

- Page 2-48 Home Purchases, Apartment Rentals and Single-Family Home Rentals are ALL unaffordable to all lower-and moderate-income households in Capitola
 - Capitola has not built affordable housing in the last cycle, creating an urgency to produce affordable housing.
- Page 2-48 “One option to increase housing options is to explore “missing middle housing.”
 - Capitola's program for missing middle housing is to “explore options”. This needs to be more expansive and bolder.
 - If it is legal to build a 5000 square foot house for one family it should also be legal to build two 2000 square foot homes or three 1300 square foot homes in the same building envelope throughout Capitola. Consider amending zoning to permit 5 DUA on all parcels. This can be achieved without an EIR thanks to Senate Bill 10.
 - Expansion of ADU programs beyond website updates and one intra-cycle review, including an ADU bonus program to incentivize more affordable ADUs.
 - Update the city's [SB9 ordinance](#), including allowable square footage in alignment with underlying zoning rather than a limit of 800 sq ft each.. Reduce parking minimums to to no more than half a space per unit, uncovered, and eliminate guest parking requirements entirely;
 - Reduce front and rear setbacks and minimum lot size; increase heights, maximum lot coverage requirements.
- Page 2-56 Inclusionary Housing Units
 - Capitola has only built 12 ownership affordable units in 18 years.
 - Capitola recently completed an Affordable Housing Fee Feasibility Assessment² which concluded that with current conditions, NO type of rental development pencils out: “Even without any inclusionary requirements or in-lieu/impact fee obligations, rental development appears to fall somewhat short of industry-standard return thresholds.”
- Page 2-58 Table 2-36
 - This table is NOT “Housing Need by Income Category for Capitola”, it is “Capitola’s RHNA by Income Category for 2023-2031”

Chapter 3: Constraints on Housing Production

- Page 3-3 “Allowing for increased densities through the City’s Density Bonus Ordinance and Affordable Housing Overlay are important tools to reduce the per unit cost of land in the case of developments that include affordable housing units. These ordinances are actually more successful in lowering per

² [Affordable Housing Fee Feasibility Assessment, 2021](#)

unit land costs than are across-the-board zoning changes that allow density increases. “

- Capitola does not have a history of using either of these (local) ordinances for affordable housing.
- Page 3-4 “The City’s efforts to allow higher density housing construction and encourage the development of smaller square footage housing units are illustrated in the Capitola Green Building Program, the Accessory Dwelling Unit Ordinance, and the City’s Density Bonus and Affordable Housing Overlay Ordinances.”
 - It is not clear where these ordinances have resulted in significant development.
 - The city’s Density Bonus ordinance is less than current state law.
- Page 3-9 Table 3.3
 - Density is a constraint for Residential, maximum density should exceed Mulliin density
 - FAR is a constraint for Mixed-Use and Commercial - it should be more than 2.0
 - Both are too low to achieve the affordability targets.
- Page 3-9: Affordable Housing Overlay
 - There is no evidence of the AHO being used to build affordable housing.
 - The overlay does NOT provide greater incentives than State Density Bonus law (SDBL) and precludes the use of the SDBL.
 - 20 du/acre is not likely workable for all-affordable
- Page 3-11, Table 3-4
 - Each of these Development Standards (FAR, min lot size, height, setbacks) should be reviewed, informed by market analysis.
- Page 3-12 “ The zoning code included Chapter 17.88: Incentives for Community Benefits. This chapter allows increased FAR and height in exchange for community benefits, such as affordable housing. The incentives are intended to facilitate the redevelopment of underutilized properties along 41 st Avenue. Qualifying projects may receive an increased FAR of 2.0 and increased maximum height of 50 feet.”
 - This ordinance introduces significant cost as well as discretionary review .This clearly has not facilitated development along 41st Ave as intended.
 - FAR of 2.0 and max height of 50’ are timid incentives. State density bonus law offers incentives through concessions and waivers.
- Page 3-12 - “Duplexes require two spaces per unit and multifamily dwellings of three or more units require 2.5 spaces per unit.”
 - Capitola Parking Standards are too high! It’s clear why they “constrain development or limit density on a site”. This is a constraint that must be addressed.

- Page 3-16 Table 3-6
 - So much of the residential multifamily requires a conditional use permit Reconcile with goal in Program 1.4 to use objective standards to streamline mixed-use - extend to include multifamily
- Page 3-17 “[Multifamily residential] is permitted with a conditional use permit in the C-C zone” and “Conditional use permit approval is common for mixed use development in many cities, due to the desire to ensure that uses are compatible and potential negative impacts of various uses sharing a site are mitigated”
 - Reconcile with goal in Program 1.4 to use objective standards to streamline mixed-use - extend to include multifamily
- Page 3-18 “ADUs that do not meet these requirements are subject to design permit review by the Planning Commission.”
 - Is this an opportunity to exceed state law with Capitola's local ADU ordinance? And to streamline more ADUs?
- Page 3-28
 - The timeline presented here is very different from the HCD's dashboard which indicates that Capitola has the longest or second longest timeline in [every stage of construction](#) in the county.
- Page 3-31 “The City plans to work with nearby jurisdictions to retain and utilize the trail right-of-way, which runs along Capitola’s entire coastal edge, and which in the short-term will likely mean a walking/bicycle trail and in the long-term may include a light-rail system. The City’s opportunity sites are also oriented to take advantage of this future alternative transportation opportunity. “
 - There is no upzoning planned for the eastern portion of Capitola which includes the Rail Trail.
 - The RTC has multiple scenarios for a passenger light rail route. In all scenarios, a station would be located at 41st Ave and in most scenarios, an additional station would be on Depot Hill³. We encourage a program to look at additional density along the Coastal Rail Trail, with a focus on these two station locations.

Chapter 4: Housing Needs and Opportunities

- Page 4-4 “ Density realization should not be construed as a result of the City’s development standards. In most instances, developers choose not to maximize the development potential of the subject property due to the economics and profitability of their investment.”
 - This is counter-intuitive.
- Page 4-5: Table 4-2: “Actual Residential Densities”

³ <https://sccrtc.org/wp-content/uploads/2015/11/ServiceScenarioMap.png>

- These are projects that do not conform to Capitola's base densities. Capitola should be using projects under Capitola's current zoning, not ones that are non-conforming from decades ago.
 - Please explain how “realistic capacity” that far exceeds zoned capacity will actually attract development that is not currently occurring.
- Pages 4-6 through 4-17
 - These are projects that do not conform to Capitola's base densities. Capitola should be using projects under Capitola's current zoning, not ones that are non-conforming from decades ago.
- Page 4-18 “Estimating Potential Units by Income Category”
 - 20 du, or the Mullin density is the minimum for affordable housing.
 - Note that many of Capitola's sites have a realistic density of <20du
- Page 4-20 ADUS “the City assumes a projection of six ADUs...”
 - Uncertain how Capitola arrive at this based on the approach of average production:
 - (3) in 2019, (5) in 2020, (8) in 2021 and (7) in 2022 is a total of 23 for 4 years
 - That would mean Capitola can expect 46 in 8 years.
 - The [HCD dashboard](#) (Construction:Structure Type) is very different
 - (3) in 2018, (2) in 2019, (5) in 2020, (2) in 2021 and (2) in 2022 is a total of 14 for 5 years
 - That would mean Capitola can expect $14 * 8/5$ or 22 for the eight years.
 - Or explain the discrepancy with the APR reports to HCD
- Page 4-20 “the City will seek to streamline processing of proposed accessory dwelling units”
 - Isn't this the law? There's no program to do additional streamlining of ADUs.
- Page 4-21 “As detailed in Appendix D: Sites Inventory, all parcels identified as affordable that are less than 0.5 acres in size are assumed to be consolidated into clustered sites that are a minimum 0.5 acres in size”
 - On what basis is this assumption made?
 - Not sure what detail Capitola is referring to in Appendix D
- Page 4-21 “The city's efforts to facilitate lot consolidation...”
 - None of these appear in the programs
 - Parking reductions should be in discussion everywhere.
- Page 4-22 “Five units each were assigned to both the Shorelife Community Church and Saint Josephs Catholic Church properties”
 - Is there evidence of interest? Have there been discussions with these congregational bodies?
- Page 4-23: Vacant Land “The only two vacant parcels within the City are designated Mixed Use Neighborhood (MU-N) and can accommodate

residential uses. Combined, these contiguous parcels have the realistic capacity to yield 29 housing units.”

- This is not what table 4-4 says (which is same as Site Inventory)
- Page 4-24 Non-Vacant Sites “The City’s RHNA of 1,336 units is considered very high,”
 - “Very high” relative to what? It is based on the AMBAG methodology which takes into account jobs, growth, etc.
- Page 4-24 Non-Vacant Sites “These numbers have been derived by analyzing recent development trends within Capitola and the surrounding communities.”
 - Capitola has little development from which to identify a “trend”
 - Since developers aren’t currently building housing, what will change to entice them to do so?
- Page 4-24 Non-Vacant Sites “However, the non-vacant sites selected for inclusion in the inventory have been chosen because they represent the best opportunities to add significant numbers of units to the City’s housing stock”
 - Since developers aren’t currently building housing, what will change to entice them to do so?
- Page 4-27 Capitola Mall Site
 - Is Capitola determined that this project succeeds? What are the incentives the City is prepared to offer?
 - Will make compliance with the No Net Loss law very daunting if the affordable component isn’t met.
- Page 4-28 “The City intends to establish a Development Agreement (DA)...”
 - Why this “added layer”? Why are there “various entitlements”?
 - Once again, the FAR and height increases are meager and require additional costs, etc. in the form of “community benefits”
 - How about more permissive standards and streamlining of the approval process?

Housing Plan

- Page 5-1 - Title Copy/Paste from 5th cycle - not 2015-2023 Housing Element.
- The relationship of programs to policies is unclear

Goal 1.0

- The relationship of programs to policies is unclear
- Page 5.2 Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss
 - These objectives are very large in scope, lack specificity and due dates.
 - We recommend yearly monitoring to verify that the development is occurring on schedule, with specific intra-cycle commitments if not. Informed by market analysis, these commitments could include:

- Upzoning of specific areas listed in this Housing Element
 - Increased building height that enables the density that Capitola needs in the C-C and C-R districts, including the mall project or other mixed-use development.
 - Increased FAR along other corridors emphasized in the site map (Capitola Rd, Clares St, and Bay Ave), as is the case with the 41st Ave corridor
- Page 5.2 Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss For a city with majority R1 zoning, the last objective related to missing middle housing should be more specific and expansive”:
 - If it is legal to build a 5000 square foot house for one family it should also be legal to build two 2000 square foot homes or three 1300 square foot homes in the same building envelope throughout Capitola. Consider amending zoning to permit 5 DUA on all parcels. This can be achieved without an EIR thanks to Senate Bill 10.
 - Expand ADU programs beyond website updates and one intra-cycle review, including an ADU bonus program to incentivize more affordable ADUs.
 - Update the city’s [SB9 ordinance](#), including allowable square footage in alignment with underlying zoning rather than a limit of 800 sq ft each..
 - Reduce parking minimums to to no more than half a space per unit, uncovered, and eliminate guest parking requirements entirely;
 - Reduce front and rear setbacks and minimum lot size; increase heights, maximum lot coverage requirements.
- Page 5-3 Program 1.2 Replacement Housing
 - Only one objective to update code to state law and within 6 months?
- Page 5-3 Program 1.3 ADUs
 - Capitola's goal with ADUs is primarily a website and outreach. Is that enough?
 - What about streamlining pre-approved ADUs?
 - Earlier Capitola mentioned ADUs that require permits, and also said something about streamlining ADUs. Nothing in here touches on that.
 - Capitola have an objective of “creating ten affordable ADUs”. What’s “affordable”? Capitola's Sites Inventory has 10 Lower Income and 20 Moderate Income.
- Page 5-5 Program 1.4 Mixed-Use Developments
 - Add more specificity and dates.
 - Include removing the conditional use permit requirement for residential multi-family in favor of objective standards
 - Review occupancy/vacancy levels of commercial spaces in mixed-use zoned areas. Consider modifications to residential levels, including live/work units or other alternative housing types of Program 1.5

Alternative Housing. If there are a lot of empty commercial space in MU-N zones, then a change to RH zoning should be considered.

- Page 5-6 Program 1.5 Alternative Housing
 - Can this be tightened? It's a vague commitment: "Encourage and facilitate the exploration and possible development of other alternative housing types"
- Page 5-6 Program 1.6 Development Regulations:
 - There is only ONE deadline of Dec 2024 for the entire program!
 - Add yearly review of housing production
 - Add intra-cycle market assessment of zoning/development standards if they are lagging.
 - Align the feasibility of reduced parking for senior and special needs with AB 2162 which has by-right approvals and eliminated parking reqs.
 - "Revise parking standards to reflect that the City now allows parking studies to request flexibility for mixed-use developments" This seems a constraint. Please remove,
 - "Consider development standards modifications, streamlined processing for applications related to the creation of affordable housing, and fee modifications for projects proposing affordable units that are required to apply for variations to the existing development standards." - What is the timing? Also, please do not consider these concessions.
 - Make a bolder commitment to parking reform, i.e. reduction. Capitola have already admitted that Capitola's parking standards are a constraint.
- Page 5-6 - Program 1.6 Development Regulations "...address governmental constraints AND further incentivize..."

Goal 2.0

- The relationship of programs to policies is unclear
- Page 5-8 Policy 2.1 Encourage continued affordability of affordable rental housing supply..."
 - "subsidized rental housing" - Add affordable housing. Saying subsidized only is too specific.
- Page 5-8 Program 2.1 Mobile Home Park Assistance
 - this section could include making permanent the Mobile Home Park Rent Stabilization recently passed
- Page 5-10 Program 2.3 Preservation of Rental Housing- "Pursue one acquisition/rehabilitation project over 8 years."
 - Which one? What's the basis for selection/decision?
- Page 5-11 Program 2.4 Housing Choice Vouchers: -

- "...with a goal of providing assistance to 240 households by December 2031" - How can Capitola actually enforce that? Will the city introduce a 5% HCV requirement to their inclusionary ordinance?
- Page 5-11 Program 2.5 Affordable Housing Development- "Facilitate the development of affordable housing through the provision of regulatory concessions and density increases under the City's Density Bonus Ordinance and the City's Incentives for Community Benefit Ordinance."
 - What about state law? Streamlining?
 - [Incentive for Community Benefit](#) should be revisited to offset costs with incentives that exceed the State Density Bonus Law and remove discretionary review. (since rental currently doesn't pencil out)
- Page 5-12 Program 2.6 Public Outreach for Housing and Community Development Activities -
 - Define "large development projects"
 - Funding - remove Low Income Housing Tax Credits as source of funding.
- Page 5-13 Program 2.7 Housing Trust Fund
 - Do Capitola have enough to do all that's listed in the first objective? Is the decision making for how to use the funds already set? Do Capitola need a bunch of "or"s in the list?
 - Add target due date(s).
- Program 2.8 Inclusionary Housing Ordinance -
 - Capitola's feasibility study says no type of rental housing development makes sense. Can this program include objectives to address the hurdles, which may include development standards like parking or constraints on height/FAR, etc
 - Add target due date(s).

Goal 3.0

- The relationship of programs to policies is unclear
- Page 5-16 Program 3.1 Emergency Shelters and Low Barrier Navigation Centers
 - Only one objective has a due date and it's the first year
 - Add specificity and due dates
- Page 5-16, Program 3.2 Transitional and Supportive Housing:
 - good! Expand this and follow the lead of Santa Cruz to look at specific projects that can go beyond the 50 units max and request council approval
- Page 5-18 ,Program 3.4 Housing for Persons with Disabilities - "
 - one of the conditions for approval requires compatibility with existing and planned uses, but does not have any objective criteria for such evaluation." - Why not? Use objective standards.

- Good: Provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects that include housing for extremely-low income households. Add due dates
- Page 5-19 Program 3.5 Housing for Extremely Low-Income Households:
 - Good: Provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects that include housing for extremely-low income households. Add due dates
- Page 5-19, Program 3.6 Childcare and Daycare Facilities.
 - Investigate and encourage family affordable housing developments to include childcare facilities as they can take advantage of the LIHTC program

Goal 4.0

- The relationship of programs to policies is unclear, there is not a program to support Policy 4.3

Goal 5.0

- The relationship of programs to policies is unclear
- The programs are primarily about safety and code compliance, which doesn't fit most of the policies.
- Page 5-23 Goal 5.0 "...and the promotion of sustainable, livable neighborhoods in the face of increasing density."
 - Dense neighborhoods are sustainable and livable.
 - This doesn't help much when Capitola is also trying to allay concerns about density with color pictures of housing developments.
- Page 5-23 Policy 5.1 "Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle-friendly communities to minimize traffic impacts on quality of life".
 - This speaks to the walkable neighborhoods, alternative transportation and jobs/housing imbalance. Capitola has a jobs/housing imbalance - there are a lot of commutes for Capitola employees IN to the City (REF).
 - There are no programs to support this policy.
- Page 5-23 Policy 5.2 "Protect the integrity of existing single-family and multifamily neighborhoods by promoting balanced site design and architecture."
 - Remove or replace with "protecting residents and neighbors by ensuring safe and sanitary conditions". Or shape the program to use objective standards, not the subjectivity of site design and architecture.
 - There are no programs to support this policy.
- Page 5-23 Policy 5.3 "Assist individual neighborhoods in establishing their own identity"

- There are no programs to support this policy.
- Page 5-24 Program 5.1 Housing Rehabilitation Program
 - Should Capitola have an objective to restructure the program by a certain date?
 - Whats the basis for selection/decision of the 16 people
- Page 5-24 Program 5.2 Code Enforcement
 - What's the basis for selection/decision of the 16 households

Goal 6.0

- This goal is missing a lot of programs to support these policies.
- Policies 6.1 and 6.2 speak to the walkable neighborhoods, alternative transportation and jobs/housing imbalance.
 - Capitola has a jobs/housing imbalance - there are a lot of commutes for Capitola employees IN to the City (REF). There are no programs to support these policies
 - This is a place to address some of the concerns Capitola included in earlier sections - diversity, commutes, traffic
- Page 5-26, Program 6.1 - appears to align with Policy 6.5, should it be renumbered.

Goal 7.0

- This is one of the few Goals that has concrete dates (8 year metric column)
- The relationship of the programs to policies is unclear; the headings in the table don't match the policies.
- The programs don't always match the headings
 - E.g. Tenant Protection and Anti-Displacement includes the production of housing (transitional and supportive, employee and farmworker)
- Page 5-28 the Eastern section of the city is considered "Highest" resource,
 - Capitola's site inventory is focused on the western section.
 - How will Capitola have equitable production of affordable housing with so few sites on the eastern side.
- Page 5-29 "64 ADUs"
 - This doesn't match your target for ADUs

Moss, Julia

From: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Sent: Thursday, June 8, 2023 4:36 PM
To: City Council
Subject: FW: [PDF] COPA Comments on HE
Attachments: COPA letter Capiola HE.pdf

Dear City Council,

Please see the attached public comment from COPA regarding Capitola's Housing Element.

Thank you,

Katie Herlihy, AICP
City of Capitola
Community Development Director
kherlihy@ci.capitola.ca.us
831.475.7300 ext 216

Building Counter Hours: 9 am - noon
Planning Counter Hours: 1 pm – 4 pm

-----Original Message-----

From: Ken Thomas <kenthomas@cruzio.com>
Sent: Thursday, June 8, 2023 4:34 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us>
Subject: [PDF] COPA Comments on HE

Dear Ms. Herlihy - Please find attached a comment letter from COPA on the update to the Capitola Housing Element. We look forward to working with you and the City Council on this important matter.

Ken Thomas



June 8, 2023

Ms. Katie Herlihy
Community Development Director
Community Development
420 Capitola Ave.
Capitola CA 95010

Dear Ms. Herlihy:

Communities Organized for Relational Power in Action (COPA) is eager to provide comments in our review of the draft 6th Cycle Housing Element for the City of Capitola. We appreciate the participation of Council Member Pedersen in our March 12th Housing Civic Academy by listening to our stories and discussing housing needs in Capitola and the region.

COPA is a nonpartisan organization of 30 dues paying institutions, including faith communities, schools, labor association, community health providers and other non-profits. We teach leadership and organize for the common good on issues including affordable housing. We are engaging our membership in the updates of Housing Elements across both Santa Cruz and Monterey Counties, and the Cities of Santa Cruz, Capitola, Watsonville, Salinas, Seaside, Monterey and Pacific Grove.

COPA believes that the entire county and region is one housing market and that affordable housing decisions that one jurisdiction makes affects the region. An example, is the lack of affordable housing and abundance of jobs in the Santa Cruz-Capitola region of the county that helps create significant traffic during the commute hours on Highway One. This is due to the fact that there are more housing opportunities in South County and northern Monterey County and lack of affordable housing in the north and mid-county areas of Santa Cruz County.

On March 19th we collected 51 responses from our members who reside in the Santa Cruz – Capitola area to a questionnaire regarding housing needs. Here are the results:

	1	2	3	4	5	6	7	8	Total # Units Needed by Income Level	

Acutely Low	12	3	2			1			18
Extremely Low	4	4	2						10
Very Low	5	3		1					9
Low	1		1	1					3
Moderate									0
Above Moderate	1	7	1	1	1				11
51 Households participated									

:

Types of Housing Needed:	
Senior Housing	10
Multi-generational Housing	12
Mixed-Income Housing	14
Housing for persons with disabilities	8
For-Rent Apartments	21
For-Sale Condos	7
Duplexes or Triplexes	11
Townhomes	9
Accessory Dwelling Units	9
Supportive or Transitional Housing	3
Other: housing authority voucher	2
Other: More Msr J	1
Other: securing a mortgage	1
Other: own a home with ADU	1
Other: for-rent studio	2

Overall, COPA strongly supports the priority of planning for sites along transit corridors while pursuing the strategy of infill building and higher density. This compact urban form is a wise

strategy to reduce auto dependency to balance housing needs with environmental protection and conservation.

Chapter 5-Housing Plan

Goal 2: Affordable Housing Development

- COPA endorses increasing the city's current 15% inclusionary requirement to 20%;
- COPA endorses a proposal for a city bond measure to finance the subsidization of housing construction for greater percentages of below-market-rate units. COPA stands ready to engage in the policy discussions on this concept and participate in the necessary outreach and organizing to secure passage of such a ballot measure.
- COPA encourages City lobbyists to work on state legislation to ease pressure on renters. We would like to see state legislation to eliminate application fees, place a cap on security deposits, and provide right-to-counsel for tenants facing eviction.
- COPA strongly supports the policy of "by right" approval for housing projects that provide 100% affordable units.
 - In addition, COPA urges the City to expand areas of the City that are eligible for by-right approval by applying the standard created by the State under AB2011 to all new development (both residential and commercial) to ensure that new projects have the benefit of streamlined entitlement approval while ensuring local workers are paid fair wages with health benefits.
- COPA endorses the use of density bonuses to encourage greater number of units. Furthermore, we encourage city staff to explore further incentivization of density by offering additional subsidy to cover additional construction of below-market-rate units, which could be financed with proceeds of a city-wide bond measure.
- COPA recommends the City adopt two policy tools to facilitate the acquisition of existing properties for conversion to deed-restricted units. We urge the city to create a Community Opportunity to Purchase Program. The [Community Opportunity to Purchase Act \(COPA\)](#) gives qualified non-profit organizations the right of first offer, and/or the right of first refusal to purchase certain properties offered for sale in the City; and the creation of a TOPA - Tenant Opportunity to Purchase Act, TOPA, or "[Tenant Opportunity to Purchase Act](#)", is an anti-displacement housing policy that gives tenants options to have secure housing when the property they rent goes up for sale, while also preserving affordable housing.

Goal 3: Housing For Persons With Special Needs

Given the high degree of rent-burdened families in our community, COPA strongly endorses the policy to include childcare centers within housing construction to increase the opportunities for affordable childcare in our community.

COPA strongly supports a partnership to provide the Continuum of Care for homeless individuals.

Goal 4: Housing Assistance

COPA endorses a security deposit loan program in partnership with the County Housing Authority, however, the program delivery needs improvement to really be effective. The program is not well publicized and the communication, particularly in Spanish, is confusing. COPA recommends the program be changed to allow an applicant to pre-qualify for the loan so a tenant can respond quickly once they secure a unit to rent. In a tight rental market, decisions are made within hours and a multi-day, multi-step approval process has discouraged applicants from even trying to apply for this assistance. COPA also recommends greater funds for rental assistance and broader eligibility. The metric of “20 households” over the Cycle period is too low to be meaningful. We suggest a metric that reflects the portion of households that are at highest risk of housing instability illustrated in Table 2-34 that reports 385 households spend more than 50% of their income on housing. Assuming 25% of these households may encounter an emergency where they may not be able to pay rent in a given month, a metric of 96 households would be more appropriate.

COPA strongly endorses a policy to protect susceptible populations while improving access to affordable units. Additionally, COPA strongly recommends the City work toward a comprehensive set of policies that would prevent displacement, and provide stronger renter protections and relief from the high rent-burdens many experience in Capitola. COPA proposes the following ideas:

- a. Eliminate application fees
- b. Cap security deposits to be a % of the rent or equivalent to one month’s rent only.
- c. Improve security deposit loan programs by pre-qualifying tenants before apartment search
- d. Increase legal assistance funding for more attorneys. There is an urgent need for greater access to free, bilingual legal assistance and “affirmative representation” for retaliation cases, and for displacement cases to be pursued. More funds for Tenant Sanctuary and California Rural Legal Assistance is need to increase staffing hours and hiring of attorneys. No tenant has the funds to pursue a case of retaliation for example.
- e. Proactive tenant outreach and education programs to explain rights, assistance programs.
- f. Rental Registry to provide accurate data on rental market trends.
- g. Partnership with District Attorney and/or the County Public Defender to enforce existing local and state civil codes to uphold tenant protections.
 - h. Research models that allow rent with the option to buy for condos and townhomes.

Goal 5: Neighborhood Vitality

COPA has found that many tenants are too fearful to report unsafe and illegal living conditions. They are not aware of the law or their rights and the responsibilities of the landlord to provide safe and healthy living conditions. We strongly endorse ‘expanded outreach’ on rental inspection program and code enforcement by working with community groups like COPA.

Goal 6: Resource Conservation

COPA strongly supports policies to “Support transit-oriented development and non-motorized transportation.” and believes that the urban compact form of development will aid in achieving this goal.

COPA recommends the City implement a policy that affirms support for preference in leasing of new and existing affordable units that prioritize people who work in the community. Because such preferences get people closer to where they work, they have the added public benefit of not only ensuring that local workers get access to affordable housing opportunities but also reducing greenhouse gas emissions and traffic by reducing worker commutes to jobs in the City of Capitola. Data analysis must be done to ensure that the demographics of the workforce in the target area (city or county) is reflective of the workforce as a whole to ensure no disparate impact is created on a protected class or group.

Such a preference can also be expanded to include not only local workers but also local, low-income residents in those neighborhoods where low-income residents are at risk of displacement due to gentrification pressures. Data analysis must be done to ensure that such a preference does not create a disparate impact on a protected group, but neighborhood based, anti-displacement preferences have been successfully implemented across the State in neighborhoods that are classified as “areas of economic distress” and that are home to a disproportionate number of low-income residents that are at risk of displacement.

Goal 7: Affirmatively Furthering Fair Housing

COPA endorses the policy of coordinating with the Housing Authority to pursue more funding for housing vouchers and the removal of barriers to utilize housing vouchers.

COPA strongly endorses the need for increased funding of bilingual legal assistance and outreach for tenants.

Appendix D: Sites Inventory

Overall, COPA supports the City’s list of housing sites identified along the corridors and infill opportunities in the residential neighborhoods. We support the private redevelopment of 29.4 acres at the mall site, with a minimum of 29 du/acre that yields 853 mixed income units. We recommend that terms in the Develop Agreement include: the requirement that at least 20% of

the units be for very-low and low income households and that there be a mix of studios, one, two and three bedroom units.

It appears that the City does not need to complete any further re-zoning to meet its RHNA target numbers. However, we suggest the City continue to identify areas that could be re-zoned to further encourage property owners to consider land use for housing.

COPA looks forward to continue to engage with the City of Capitola staff and elected Council Members and Mayor in the coming months to create a model Housing Element.

Sincerely,

Ken Thomas
COPA leader on behalf of the Housing Strategy Team

Capitola City Council

Agenda Report

Meeting: May 25, 2023

From: City Manager Department

Subject: Consider and Approve 5/25/2023 City Council Meeting Minutes



Recommended Action: Approve minutes from the regular meeting on May 25, 2023.

Background: Attached for Council review and approval are the draft minutes from the regular City Council meeting on May 25, 2023.

Attachments:

1. 5/25/2023 Regular Minutes

Report Prepared By: Julia Moss, City Clerk

Approved By: Jamie Goldstein, City Manager

City of Capitola

City Council Meeting Minutes

Thursday, May 25, 2023 – 6:00 PM



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

Mayor: Margaux Keiser

Vice Mayor: Kristen Brown

Council Members: Yvette Brooks, Joe Clarke, Alexander Pedersen

Regular Meeting of the Capitola City Council – 6 PM

1. **Roll Call and Pledge of Allegiance** – *The meeting was called to order at 6:01 PM. In attendance: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser.*
2. **Additions and Deletions to the Agenda** – *None*
3. **Presentations** – *None*
4. **Additional Materials**
 - A. *131 comments were received relating to Item 8A.*
5. **Oral Communications by Members of the Public**
 - *Gerry Jensen, resident, advised the public and City Council of a Community Meeting taking place June 7th 6-7:30 at New Brighton Middle School regarding the Wharf Enhancement Project.*
 - *Paz Padilla of Community Action Agency spoke about Community Action Month in May and thanked Vice Mayor Brown for her partnership.*
6. **Staff / City Council Comments**
 - *Community Development Director Herlihy advised the public that the draft Housing Element was available for public review and comment online.*
 - *Council Member Clarke thanked Public Works staff for their work on the Capitola Beach and acknowledged them during National Public Works Week.*
7. **Consent Items**
 - A. Consider and Approve 5/11/2023 & 5/18/2023 City Council Meeting Minutes
 - B. Approval of City Check Registers Dated April 28, 2023, and May 12, 2023
Recommended Action: Approve check registers.
 - C. PG&E Proposed Monterey Park Gas Facility
Recommended Action: Authorize staff to develop an easement agreement with Pacific Gas and Electric for the installation of a district regulator station in Monterey Park.
 - D. GreenWaste Annual Rate Adjustment
Recommended Action: Adopt a resolution approving the contractual rate increase for collection and disposal of garbage, recycling, organics, food waste, yard waste, and construction and demolition debris, effective July 1, 2023, according to the Service Rate Schedule formula of the Franchise Agreement with GreenWaste Recovery, Inc.

E. Business Improvement Assessments for Fiscal Year 2023-24

Recommended Action: Adopt a resolution providing notification of the City's intent to levy business improvement assessments for Fiscal Year (FY) 2023-24; receiving the annual report and proposed budget of the Capitola Village and Wharf Business Improvement Area (CVWBIA); setting the date for a public hearing to be held on Thursday, June 22, 2023; and outlining noticing requirements.

F. Mid-Management Employees Bargaining Group and Updated Salary Schedule

Recommended Action: 1) Authorize the City Manager to execute a side letter agreement to the existing Memorandum of Understanding with the Mid-Management Employees Bargaining Unit; and 2) Adopt a resolution approving the updated salary schedule, effective May 28, 2023.

Motion to approve the Consent Calendar: Council Member Brooks

Seconded: Council Member Pedersen

Voting Yea: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser

8. General Government / Public Hearings

A. Mobile Home Rent Stabilization

Recommended Action: 1) Consider adoption of an urgency ordinance adding Chapter 2.18 to the Capitola Municipal Code establishing mobile home park rent stabilization; and 2) Consider introducing, for first reading only, waiving full reading of the text, an ordinance adding Chapter 2.18 to the Capitola Municipal Code establishing mobile home park rent stabilization.

Mayor Keiser recused herself due to a conflict of interest.

City Attorney Zutler presented the staff report.

Public Comments:

- **Michael Smith, Santa Cruz County resident, spoke in support of the ordinances.**
- **Randy Rubakava, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances and thanked staff and the City Attorney for their efforts.**
- **David Perez, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.**
- **Lindsey, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.**
- **Cabrillo Mobile Home Estates resident spoke in support of the ordinances.**
- **John Haken, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances and thanked staff and the City Attorney for their efforts.**
- **Diane Delye, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.**
- **Cabrillo Mobile Home Estates resident spoke in support of the ordinances.**
- **Miriam, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances and thanked staff and community members for the resources provided to the residents.**
- **Santa Cruz County resident spoke in support of the ordinances.**
- **Ria Medina, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.**
- **Maria, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.**
- **Adam requested information about how many spaces this ordinance would impact.**
- **Bodie Shargel, Member of Student Housing Coalition for UCSC, spoke in support of the ordinances.**

- **Mark Alpert, Surf and Sand Mobile Home Park representative, spoke in opposition to the ordinances.**
- **John Mulry, resident, spoke in support of the ordinances.**
- **Jean Brocklebank, Live Oak resident, spoke in support of the ordinances.**
- **Bruce Stanton, Representative for the Golden State Mobile Home Owners League, spoke in support of the ordinances.**
- **Linda Vierira, Cabrillo Mobile Home Estates Park owner, spoke in opposition to the ordinances.**
- **Saulo Londono, Western Manufactured Housing Community Association, spoke in favor of cooperation between park owners and the City staff, rather than the adoption of an ordinance.**
- **Sandy Denize, Cabrillo Mobile Home Estates resident, spoke in support of the ordinances.**
- **Jonathan spoke in support of the ordinances.**
- **Vicki Winters, Santa Cruz County resident, spoke in support of the ordinances.**
- **Charlene Garza spoke in opposition to the ordinances and encouraged an MOU be adopted with park owners.**
- **Nicolas Robles, UCSC Student Housing Coalition member, spoke in support of the ordinances.**

Council Member commentary included a request for staff to increase community engagement and availability of agenda materials in Spanish, an inquiry on staff efforts to negotiate with or notify the park owners, clarification on the potential enactment of an administrative fee, and thanks to the members of the public for their comments.

Motion to adopt an urgency ordinance establishing mobile home park rent stabilization with the changes read into the record during the City Attorney's staff presentation: Council Member Brooks

Seconded: Vice Mayor Brown

Voting Yea: Council Members Brooks, Clarke, Pedersen, and Vice Mayor Brown

Abstained: Mayor Keiser

Motion to introduce an ordinance establishing mobile home park rent stabilization with the changes read into the record during the City Attorney's staff presentation: Council Member Brooks

Seconded: Vice Mayor Brown

Voting Yea: Council Members Brooks, Clarke, Pedersen, and Vice Mayor Brown

Abstained: Mayor Keiser

B. Public Art Proposal

Recommended Action: Approve the Tree Stump Public Art Project and Contract with artist Anthony Heinz May in the amount of \$5,500.

Recreation Division Manager Bryant LeBlond and Anthony Heinz, artist, presented the staff report.

Motion to approve the Tree Stump Public Art Project and Contract: Vice Mayor Brown

Seconded: Council Member Clarke

Voting Yea: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser

C. Extra-Help Limited Duration Retired Annuitant

Recommended Action: Adopt a resolution for exception to the 180-day wait period per Government Code Section 7522.56 & 21224 and approve the appointment of Robin Woodman as an extra-help-limited-duration retired annuitant.

Assistant to the City Manager Chloe Woodmansee presented the staff report.

Motion to adopt the resolution: Council Member Clarke

Seconded: Vice Mayor Brown

Voting Yea: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser

- 9. Adjournment** – *Adjourned at 8:07 to the next regularly scheduled meeting at 6:00 PM on June 8, 2023.*

Capitola City Council

Agenda Report

Meeting: June 8, 2023

From: Public Works Department

Subject: Public Works Equipment Budget Amendment



Recommended Action: Adopt a resolution to amend the FY 2022-23 budget to allow for the purchase of \$35,000 of essential equipment from the Equipment Internal Service Fund.

Discussion: Emergency and heavy use of essential equipment by Public Works over the past several months has necessitated their immediate replacement. As these items were not anticipated as needing replacement during the FY 2022-23 budget development, a budget amendment is required to allocate funds toward their purchase.

Pavement Marking Equipment

In addition to the typical striping completed in the spring, the heavy storm activity this winter expanded the amount of pavement markings that needed replacement. Additionally, the January storms necessitated additional striping work in the Esplanade and Village areas from scouring related to debris removal. The current gas-powered striping machine, previously in fair condition, is now in poor condition and requires frequent repair. There is additional striping replacement to be completed this summer in various locations in the City. A new electric striping machine will reduce maintenance needs and increase application speed of pavement markings.

This equipment replacement is estimated at \$7,000.

Hydraulic Hose Crimper

Hydraulic hoses are used for repair and maintenance of hydraulic mechanisms of heavy equipment. Due to increased heavy equipment use this past winter, many hydraulic hoses need replacement. Depending on the piece of equipment, hydraulic hoses cost \$20- \$30 per foot, and are typically only available during regular business hours. Hoses are replaced periodically during regular maintenance, but often need to be replaced when damaged during active equipment use, which is problematic during off-hour emergency response operations.

Rather than continually purchasing replacement hoses for this equipment, the purchase of a hydraulic hose crimper (maker) will allow for on-demand and low cost (\$2-\$5 per foot) fabrication, addressing the immediate equipment replacement need and increasing staff's capacity in an emergency.

This equipment purchase is estimated at \$15,000.

Sewer Inspection Camera

Recent and ongoing issues with the sewer laterals and internal plumbing at City facilities, particularly in the Police Department building, has demonstrated the need for an in-house sewer inspection camera to quickly and effectively diagnose and address definitions in those systems.

Currently, the City does not have sewer inspection equipment and staff cleans sewer lines blindly. When line breaks or clogs occur that impact the ability to clean a line, damage or necessary repairs cannot be evaluated without contacting an outside vendor to inspect the line. Response time from these vendors vary and cost between \$500-\$2,000. A sewer inspection camera will allow staff to address emergency sewer issues as well as inspect and diagnose issues in the City's storm drain system.

This equipment purchase is estimated at \$10,000.

Fiscal Impact: Sufficient funds are available in the Equipment Internal Service Fund (ISF) which currently has an approximate fund balance of \$500,000.

Attachments:

1. Resolution

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Moss, City Clerk; Samantha Zutler, City Attorney

Approved By: Jamie Goldstein, City Manager

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA
AMENDING THE 2022-23 FISCAL YEAR CITY BUDGET AND CAPITAL IMPROVEMENT
PROGRAM BUDGET**

WHEREAS, it is necessary to adopt the 2022-23 Fiscal Year Budget for all City funds and Capital Improvement Program; and

WHEREAS, the City Council conducted budget study sessions, heard and considered public comments, modified and proposed a budget accordingly, and on June 23, 2022 adopted such budget for the Fiscal Year July 1, 2022, through June 30, 2023; and

WHEREAS, since the adoption of the budget, staff has determined that several pieces of equipment used in Public Works essential functions require immediate replacement.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Capitola that the 2022-2023 Fiscal Year Budget is hereby amended, as shown in Exhibit A (Budget Amendment) to this Resolution; and

BE IT FURTHER RESOLVED that the Finance Director is directed to enter the budget into the City's accounting records in accordance with appropriate accounting practices, and the City Manager, with the Finance Director's assistance, shall assure compliance therewith.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 25th of May, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Margaux Keiser, Mayor

ATTEST:

Julia Moss, City Clerk

City of Capitola Budget Adjustment Form



Item 8 B.

Date 5/19/2023

Requesting Department Public Works

Administrative Council ☒

Item # TBD
Council Date 6/8/2023
Council Approval _____

Revenues		
Account #	Account Description	Increase/Decrease
Total		-

Expenditures		
Account #	Account Description	Increase/Decrease
2212-00-00-000-4650.400	Capital Outlay Machinery & Equip	35,000
Total		35,000

Net Impact (35,000)

Purpose:

Purchase of essential equipment for Public Works.

Department Head Approval

Finance Department Approval

City Manager Approval

[Handwritten signatures in blue ink]

Capitola City Council

Agenda Report

Meeting: January 8, 2023

From: Finance Department

Subject: FY 2023-24 Appropriation Limit



Recommended Action: Adopt a resolution setting the Fiscal Year 2023-24 appropriation limit.

Background: On November 6, 1979, California voters approved Proposition 4, commonly known as the Gann Initiative, establishing Article XIII B of the State Constitution. This proposition, which has been amended twice, places annual limits on the appropriation of tax proceeds that can be made, based on the 1978-79 base year and adjusted each year for population growth and cost-of-living factors. It precludes state and local government from retaining “excess” revenues above the appropriation limit and requires the state to reimburse local government for the cost of certain mandates. The appropriations limit on the amount of revenue that can be spent applies only to tax proceeds. Charges for services, fees, grants, loans, donations, and other non-tax-based proceeds are excluded. The State Constitution requires that prior to June 30 of each year, the Council ratify the calculation factors and set the City’s appropriations limit for the following fiscal year.

Discussion: The Appropriations Limit for a given fiscal year is established in the months preceding the beginning of that fiscal year. California Revenue and Taxation Code, Section 2227, mandates that the State Department of Finance transmit an estimate of the percentage change in population to local governments. Capitola uses this percentage change in population factor for January 1, 2023, in conjunction with the County-issued “Change in California Per Capita Income” to calculate the Appropriation Factor used to determine the limit.

The 2023-24 calculation is:

Annual % change in City				
Population minus Exclusions	Change in California per capita Income	Appropriation Factor	FY 2022-23 Appropriation Limit	FY 2023-24 Appropriation Limit
x	=	x	=	
0.9869	1.0444	1.0307	\$ 34,079,286	\$ 35,126,146

The 2023-24 Proposed Budget tax revenues are:

Source of Tax Revenue	2023-24 Proposed Budget
Sales Tax (1%)	\$ 6,445,250
District Taxes (Measures O & F)	2,172,100
Property Tax and In-Lieu	3,091,621
Transient Occupancy Tax	2,200,000
Document Transfer Tax	100,000
Franchise Taxes	635,000
Business License Tax	312,500
Cannabis Retail Tax	300,000
Interest Income from tax revenue	20,000
Total Tax Revenue	\$ 15,276,471

The 2023-24 percent of appropriations limit used is:

Fiscal Year ended:	2021-22	2022-23	2023-24
Appropriations Limit	\$ 32,714,148	\$ 34,079,286	\$ 35,126,146
Tax revenue	\$ 13,444,809	\$ 15,052,269	\$ 15,276,471
Remaining to limit	\$ 19,269,339	\$ 19,027,017	\$ 19,849,675
% of limit used	41.10%	44.17%	43.49%
Limit vs. prior year	\$ 1,616,555	\$ 1,365,138	\$ 1,046,860
Incr./(Decr.) vs. pr. yr.	5.2%	4.2%	3.1%

As shown in the tables above, Capitola tax revenues have historically been well below the Appropriations Limit and the FY 2023-24 Proposed Budget continues this trend.

Fiscal Impact: The appropriations limit increased \$1,046,860 (or 3.1%) to \$35 million from Fiscal Year 2022-23 to Fiscal Year 2023-24.

Attachments:

1. Resolution

Report Prepared By: Luis Ruiz, Accountant I

Reviewed By: Jim Malberg, Finance Director; Julia Moss, City Clerk

Approved By: Jamie Goldstein, City Manager

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA
SETTING THE 2023-24 FISCAL YEAR APPROPRIATION LIMIT PURSUANT
TO ARTICLE XIIIB OF THE CALIFORNIA CONSTITUTION**

WHEREAS, before June 30 of each year, the City Council must select the factors to calculate the appropriation limit for the ensuing fiscal year and set the appropriation limit accordingly.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Capitola that the 2023-24 Fiscal Year Appropriation Limit shall be \$35,126,146 calculated as follows:

Population change within the city:	0.9669
Change in California per capita Income	1.0444

2022-23 Appropriation Limit:	\$ 34,079,286
Adjustment Factor	<u>x 1.0307</u>
2023-24 Appropriation Limit:	<u>\$ 35,126,146</u>

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the City Council of the City of Capitola on the 8th day of June 2023, by the following vote:

AYES:**NOES:****ABSENT:****ABSTAIN:**

Margaux Keiser, Mayor

ATTEST:

Julia Moss, City Clerk

Capitola City Council

Agenda Report

Meeting: June 8, 2023

From: City Manager Department

Subject: Ordinance Adding Capitola Municipal Code Chapter 2.18



Recommended Action: Adopt an ordinance of the City of Capitola adding Capitola Municipal Code Chapter 2.18 establishing mobile home park rent stabilization.

Background: On May 25, 2023, the City Council unanimously approved the introduction of the draft ordinance to add Municipal Code Chapter 2.18.

Discussion: The proposed amendments will establish mobile home park rent stabilization.

Fiscal Impact: Fiscal impacts related to adoption of this ordinance are unknown.

Attachments:

1. Proposed Ordinance

Report Prepared By: Julia Moss, City Clerk

Reviewed By: Samantha Zutler, City Attorney

Approved By: Jamie Goldstein, City Manager

ORDINANCE NO. 1060

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAPITOLA ADDING CHAPTER 2.18 TO THE CAPITOLA MUNICIPAL CODE ESTABLISHING MOBILE HOME PARK RENT STABILIZATION

WHEREAS, mobile home parks are a key source of affordable housing in the City;

WHEREAS, residents have recently reported receiving notices of rent increases of over fifty (50) percent in some instances;

WHEREAS, the City of Capitola currently does not regulate rental amounts or rent increases on mobile homeowners to ensure that that rents remain affordable;

WHEREAS, the potential for rents to increase within mobile home parks within the City could cause hardship to a substantial number of mobile homeowners and residents of the parks;

WHEREAS, residents at mobile home parks are uniquely vulnerable to displacement when sudden rent increases occur, and sudden, large rent increases creates undue hardship for residents through additional relocation costs, stress and anxiety, and the threat of homelessness due to the lack of alternative housing;

WHEREAS, the City Council of the City of Capitola desires to establish a rent stabilization program to prevent excessive rent increases on mobile home residents and to ensure that park owners receive a just and reasonable return.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAPITOLA AS FOLLOWS:

SECTION 1: Chapter 2.18 Added. Chapter 2.18 of the Capitola Municipal Code is hereby added, to read in its entirety as shown on Attachment A, attached hereto and incorporated herein by reference.

Section 2: Effective and Expiration Dates. This ordinance shall take effect and be in force (thirty) 30 days after its adoption, and shall be posted as required by State law. This Ordinance shall automatically expire, and no longer be effective in the event that the State enacts any law that operates to stabilize rents for mobile home park residents in Capitola, and is more protective than this Ordinance.

Section 3: Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Section 4: Codification. This ordinance shall be codified in the Capitola Municipal Code.

Section 5: CEQA. The City Council hereby finds that the action to adopt this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly).

This ordinance was introduced at the meeting of the City Council on the 25th day of May, 2023, and was passed and adopted by the City Council of the City of Capitola on the 8th day of June, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DISQUALIFIED:

Margaux Keiser, Mayor

Attest: _____
Julia Moss, City Clerk

Approved as to form:

Samantha W. Zutler, City Attorney

ATTACHMENT A

Chapter 2.18

Mobile Home Park Rent Stabilization Ordinance

2.18.010 Purpose and Findings.

A. The purpose of this Chapter is to stabilize Mobile Home Space rents by preventing excessive and unreasonable rent increases, and to assure that Mobile Home Park Owners receive a fair and reasonable return on their investment.

B. The City Council finds and declares the following:

1. Mobile homes provide an important alternative form of housing; and
2. Based on the most recent available data, within Capitola City limits there are mobile home parks with a total of 681 spaces. Approximately 674 of those spaces are occupied, thus resulting in a vacancy rate of just 1 percent, and market conditions suggest that the high demand for mobile home spaces is likely to persist; and; and
3. Capitola does not currently regulate rental amounts or rent increases on mobile homeowners to ensure that that rents remain affordable; and
4. Residents of mobile home parks, unlike apartment tenants or residents of other rental properties, are in a unique position in that they have made a substantial investment in a residence for which space is rented or leased; and
5. Some residents of mobile home parks own their coaches, and rent space from the park owner; and
6. The imposition of sudden and excessive rent increases that are beyond the reach of mobile home park residents require such residents to identify alternative sites for the relocation of mobile homes, which is difficult to do given the shortage of vacant mobile home spaces, and restrictions on the age, size or style of mobile homes permitted in many mobile-home parks; and
7. The potential for rents to increase within mobile home parks within the City could cause hardship to a substantial number of mobile homeowners and residents of the parks, many of who are elderly, on fixed incomes, or are persons of low or moderate income, and these residents would be vulnerable to displacement; and
8. It is necessary to protect mobile homeowners and residents of mobile home parks from unreasonable rent increases and at the same time recognize the rights of mobile home park owners to receive a reasonable return on their investments.

2.18.020 Definitions.

A. “Administrator” means the Administrator of the City’s Mobile Home Space Rent Stabilization Program. The Administrator shall be the Community Development Director, or such other City employee as the City Manager may appoint to serve as Administrator.

B. “Affected Homeowners” means those Mobile Homeowners who are subject to a Rent Increase. For purposes of providing notice of any Rent Increase and copies pursuant to this Chapter and calculating the number of Affected Homeowners in support of a rent arbitration petition, each Mobile Home Space subject to a Rent Increase shall be deemed to have only one Affected Homeowner. Reference to “All Affected Homeowners” shall mean one Homeowner from each Mobile Home Space subject to the proposed Rent Increase.

C. “Arbitrator” refers to a person who is appointed by the Administrator, and is neither a Homeowner, nor has an interest in a Mobile Home Park of a nature that would require disqualification under the provisions of the Political Reform Act.

D. “Arms-Length Transaction” shall refer to a transaction negotiated by unrelated parties, each acting in his or her own self-interest, which serves as a basis for a fair return determination in this Chapter.

E. “Base Rent” means the authorized Rent calculated pursuant to the provisions of Section 2.18.040, plus any Rent Increase allowed under this Chapter, unless it is expressly excluded from Base Rent, plus any adjustment attributable to vacancy control as provided in Section 2.18.050.

F. “Capital Improvements” means those new improvements, replacements, upgrades, or remodeling, which directly and primarily benefit and serve Mobile Home Park Homeowners by materially adding to the value of the property and appreciably prolonging its useful life or adapting it to new uses. Capital Improvements consist of more than ordinary maintenance and/or repairs, and may be amortized over the useful remaining life of the improvement to the property. Capital Improvement costs shall include all costs reasonably and necessarily related to the planning, engineering, and construction of the improvement or replacement and shall include debt service costs, if any, incurred as a direct result of the Capital Improvement or replacement.

G. “City Information Sheet” is prepared by the City, and will provide information about the Mobile Home Park Rent Stabilization Ordinance and include the Administrator’s contact information.

H “Comparable Space” means a Mobile Home Space in the same Mobile Home Park that is suitable for comparison, taking into account such characteristics as the location and size of the space, lot size, landscaping, adjacency to freeways, ocean views or amenities.

- H. “Consumer Price Index” or “CPI” shall mean the Consumer Price Index for All Urban Consumers, San Francisco-Oakland-San Jose region.
- I. “Gross Income” shall have the meaning set forth in Section 2.18.130.
- J. “Homeowner” shall mean an existing Mobile Homeowner.
- K. “Homeowner Representative” shall mean a designated homeowner association (HOA) or its designee who shall have the authority to represent the interest of, negotiate on behalf of, and bind the Homeowners.
- L. “Housing Service” shall mean a service or facility provided by the Mobile Home Park Owner related to the use or occupancy of a Mobile Home Space, which is neither a Capital Improvement nor a Substantial Rehabilitation. “Housing Service” includes, but is not limited to, repairs (including street repairs), replacement, maintenance, landscaping, painting, lighting, heat, water, utilities, laundry facilities, refuse removal, recreational and meeting facilities, parking, security service, and employee services.
- M. “Mobile Home” has the same meaning as the definition of "mobilehome" defined in Civil Code section 798.3, as it may be amended from time to time, or a successor code provision..
- N. “Mobile Homeowner” means a person who owns a Mobile Home and also rents a Mobile Home Space in a Mobile Home Park pursuant to a rental agreement that is not otherwise exempt from regulation under this Chapter.
- O. “Mobile Home Park” has the same meaning as the definition of "mobilehome park" defined in Civil Code section 798.4, as it may be amended from time to time, or successor code section.
- P. “Mobile Home Park Owner” means a park owner, lessor, or sublessor of a Mobile Home Park in the City who receives or is entitled to receive Rent for the use or occupancy of any Mobile Home Space thereof and who reports to the Internal Revenue Service any income received or loss of income resulting from such ownership or claims any expenses, credits, or deductions because of such ownership.
- Q. “Mobile Home Space” means any site within a Mobile Home Park located in the City intended, designed, or used for the location or accommodation of a mobile home. “Mobile Home Space” includes any accessory structures or appurtenances attached to the mobile home or used in conjunction therewith.
- R. “Net Operating Income” shall have the meaning set forth in Section 2.18.120.
- S. “Operating Expenses” shall have the meaning set forth in Section 2.18.140.

T. “Rent” means the total consideration, including any bonus, benefit, or gratuity, demanded or received by a Mobile Home Park Owner for or in connection with the use occupancy of a Mobile Home dwelling unit.

U. “Rent Increase” means any additional Rent demanded of, or paid by, a Homeowner for Mobile Home Space. “Rent Increase” includes any reduction in Housing Services without a corresponding reduction in the amount demanded or paid for Rent.

V. “Rent Stabilization Administration Fee” means a fee established by resolution of the City Council in accordance with the provisions of Section 2.18.190.

W. “Substantial Rehabilitation” means that work done by a Mobile Home Park Owner to a Mobile Home Space or to the common areas of the Mobile Home Park, exclusive of Capital Improvements, which has a value in excess of \$20,000.00, and is performed either to secure compliance with any State or local law, or to repair damage result from fire, earthquake, or other casualty or natural disaster, to the extent such work is not reimbursed by insurance or other benefits. Costs of substantial rehabilitation include all costs reasonably and necessarily related to the planning, engineering, and construction of the work. Such costs shall also include debt service costs incurred as a direct result of the substantial rehabilitation work, if any.

2.18.030 Applicability.

A. This Chapter applies to every Mobile Home Park within the City, except those to which an exemption applies.

2.18.031 Exemptions.

A. This Chapter shall not apply to Mobile Home Spaces that are subject to a written rental agreement exempt from regulation pursuant to Civil Code section 798.17. This Chapter shall also not apply to a newly constructed space exempt from regulation pursuant to Civil Code sections 798.45 and 798.7.

B. These exceptions shall be effective only until the expiration or other termination of the rental agreement subject to the exception, whereupon all provisions of this Chapter shall immediately be applicable to the Mobile Home Space, unless the rental agreement meets the criteria of Civil Code section 798.17.

C. This ordinance shall not apply to any Mobile Home Spaces that are exempt from local mobile home rent stabilization ordinances as required by law, including, but not limited to, Civil Code sections 798.21, and including but not limited to Mobile Home Spaces that are not the principle residence of the Mobile Homeowner and Mobile Homeowner has not rented the Mobile Home to another party.

D. This ordinance shall not apply to any Mobile Home Parks that are owned by the Mobile Homeowners in the Mobile Home Park, pursuant to Civil Code section 799.1(a).

E. This ordinance shall not apply to any Mobile Home Space subject to any agreement that restricts rent increases in a manner that is more protective than this Ordinance.

2.18.040 Stabilization of Rents.

A. It shall be unlawful to demand, accept, receive, or retain Rent for a Mobile Home Space in excess of the Base Rent plus any increases that are authorized by this Chapter, unless an exemption applies.

B. Base Rent Calculation

1. Except as provided herein, a Mobile Home Park Owner shall not demand, accept, or retain Rent for a Mobile Home Space exceeding the Rent in effect for that space on May 25, 2023. In the event that a Mobile Home Space was not occupied on May 25, 2023, the Base Rent for that Mobile Home Space shall be the highest Mobile Home Space Rent charged by the Mobile Home Park Owner for a Comparable Space in the Mobile Home Park on May 25, 2023, plus any Rent Increases allowed thereafter pursuant to this Chapter.

2. If a Mobile Home Space is exempted from the provisions of this Chapter because it is the subject of a rental agreement pursuant to California Civil Code Section 798.17, and that agreement expires or is terminated by operation of law and is not renewed, then the Base Rent, until the next annual adjustment pursuant to this Chapter, shall be the average of the three highest rents of Comparable Spaces on May 25, 2023, plus any Rent Increases allowed thereafter pursuant to this Chapter.

3. It shall be presumed that the Base Rent yields a fair return.

C. A Mobile Home Park Owner may seek an adjustment to the initial Base Rent if it can be clearly established that an adjustment is necessary for the Mobile Home Park Owner to receive a fair return. In seeking an adjustment to the initial Base Rent under this section, the procedures set forth in Sections 2.18.080 and 2.18.090 shall apply. The guidelines for determining an adjustment to the initial Base Rent are set forth in Section 2.18.150.

2.18.050 Vacancy Control – Establishment of a New Base Rent.

A. A Mobile Home Park Owner shall be permitted to increase the Space Rent by up to 15 percent whenever a lawful vacancy occurs, and this amount shall be considered the new Base Rent for a Mobile Home Space. For purposes of this Chapter, “lawful space vacancy” shall mean:

1. A vacancy occurring because of the termination of the tenancy of a Mobile Home Homeowner in accordance with California Civil Code sections 798.56 through 798.58; or

2. A vacancy occurring because of the abandonment of a Mobile Home pursuant to California Civil Code section 798.61; or

3. A vacancy occurring due to sale of a Mobile Home onsite to any Mobile Home Park Owner approved purchaser, pursuant to California Civil Code section 798.74.

B. Any alleged violation of this Section 2.18.050 shall be subject to arbitration pursuant to Section 2.18.090.

2.18.060 Anniversary Date.

The anniversary date for all Rent Increases in the Mobile Home Park Owner's park shall be established by City Council resolution. Rent Increases, if any, except as specified below, shall be enacted only on the anniversary date. The Mobile Home Park Owner shall post the anniversary date in the park office or areas where it can easily be seen by Homeowners.

2.18.070 Rent Increase Limitations.

A. As of the effective date of this Chapter, no Rent Increases may be implemented within 12 months of the effective date of the preceding Rent Increase unless otherwise authorized under this Chapter. The permissible annual increase shall be the lesser of:

1. 5 percent of the Base Rent plus one hundred (100) percent of the preceding year's annual average change in the Consumer Price Index; or

2. 10 percent of the Base Rent.

B. A Mobile Home Park Owner shall not implement any additional Rent Increase within a 12-month period above the authorized amount pursuant to 2.18.070(A), unless otherwise provided in this Ordinance.

C. In the event that a Mobile Home Park Owner wishes to implement a Rent Increase on the anniversary date or within a 12-month period more than the amount permitted in subsection (A) of this Section 2.18.070 the procedures set forth in Section 2.18.080 and 2.18.090 shall apply.

D. The Arbitrator may reduce the proposed Rent Increases pursuant to Section 2.18.070(B) or (C) to a figure based on the evidence submitted by the Mobile Home Park Owner or the Park Owner Representative to be a fair return.

F. Any notice of a Rent Increase shall be provided in writing to Affected Homeowners at least 90 days before any Rent Increase is to take effect.

2.18.080 Information Required From Mobile Home Park Owner.

A. Within 30 days after the effective date of this Chapter and upon the re-renting of each Mobile Home Space thereafter, the Mobile Home Park Owner shall supply each Affected Homeowner or prospective Homeowner with a copy of the City Information Sheet.

B. Whenever the Mobile Home Park Owner serves a notice of a proposed Rent Increase, except a notice of proposed Rent Increase implemented pursuant to Section 2.18.070(A), the Mobile Home Park Owner shall simultaneously serve a written notice that sets forth the following:

1. The amount of the Rent Increase both in dollars and as a percentage of existing Rent and documentation supporting the proposed increase, including but not limited to: a summary of the unavoidable increases in maintenance and Operating Expenses; a statement of the cost, nature, amortization, and allocation among Mobile Home Spaces of any Substantial Rehabilitation or Capital Improvement; a summary of the increased cost of the Mobile Home Park Owner's debt service and the date and nature of the sale or refinancing transaction; a summary of the Mobile Home Park Owner's Net Operating Income of the preceding 24 months and other relevant information that supports the level of Rent Increase desired;

2. The availability of a current listing of all other Affected Homeowners and the spaces which they rent;

3. The address and telephone number of the Administrator and statement that the Homeowner is encouraged to contact the Administrator for an explanation of this Chapter;

4. A copy of the petition form prepared and provided by the Administrator that initiates the rent review process established by this Chapter;

5. The time and place for of a mandatory meeting with the Mobile Home Park Owner and Homeowners to be held on the Mobile Home Park premises. The meeting shall be held within 10 days from the service of the notice of proposed Rent Increase. The Mobile Home Park Owner and Homeowner shall endeavor to resolve the dispute informally.

6. In the event the dispute is not resolved informally, the Mobile Home Park Owner shall, within 10 days of the meeting required in Section 2.18.080(B)(5), file with the Administrator two copies of the notice and summary of expenses required in Section 2.18.080(B)(1), along with two copies of all relevant financial records, bills or documents that substantiate the proposed increase. This financial information shall be verified in

writing by an auditor or certified public accountant or certified in writing as true and correct under penalty of perjury by the Mobile Home Park Owner. This information will be made available at City Hall for inspection and copying by the Affected Homeowners.

D. A Mobile Home Park Owner's failure to provide any information, documents, or notices required by this Section shall not be entitled to collect any Rent Increase that might otherwise be awarded by an Arbitrator. Such failure shall also be a defense in any action brought by the Mobile Home Park Owner to recover possession of a Mobile Home Space or to collect any Rent Increase from the Homeowner.

E. An Affected Homeowner who is given notice of a Rent Increase is entitled to file a petition for rent review as provided in Section 2.18.090 regardless of whether the Mobile Home Park Owner has provided the Affected Homeowner with all the information, documents and notices required by this Chapter.

2.18.090 Rent Dispute Resolution Process.

A. If a Rent Increase is proposed pursuant to Section 2.18.070(B)-(C), then after service of the Rent Increase notice and the production of the accompanying information required by Section 2.18.080, the Mobile Home Park Owner shall set a time and place for an informational meeting with the Homeowners on the Mobile Home Park premises, or an alternative location with the agreement of the Homeowners' Representative. The informational meeting shall be held within 20 days from the service of the notice of proposed Rent Increase. The Mobile Home Park Owner shall give Affected Homeowners and the Administrator at least 10 days' advance written notice of this meeting.

B. Petition Procedures.

1. If discussions between the Mobile Home Park Owner and Affected Homeowners do not resolve the dispute, the Homeowners or Homeowner Representative may file with the Administrator a petition for rent review with a copy of the notice of Rent Increase within 30 days after receipt of the Rent Increase notice.

2. As soon as possible after a petition has been filed with respect to Mobile Home Spaces that are within a Mobile Home Park, the Administrator shall, to the extent possible, consistent with the time limitations provided herein, consolidate petitions involving similarly situated Affected Homeowners.

3. Upon the filing of a petition, the Rent Increase shall not be implemented until and to the extent it is awarded by an Arbitrator or until the petition is abandoned by the Affected Homeowners or the Homeowner Representative. "Abandoned" as used herein shall mean a failure to actively pursue the necessary steps to prepare the Homeowners' case for the arbitration.

D. Contents of Petition.

1. The petition for rent review shall: a) set forth the total number of affected Mobile Home Spaces in the Mobile Home Park; b) identify the name of the Homeowners who occupy each space; and 3) state the date upon which the notice of the Rent Increase was received by the Homeowner.

2. After obtaining the required signatures of Affected Homeowners, the Homeowners shall deliver the petition or mail it by certified mail to the Administrator at the following address: City of Capitola, 420 Capitola Avenue, Capitola, California 95010. No petition shall be accepted unless it is accompanied by the requisite number of signatures and is received in the office of the Administrator within the 30-day period set forth in subsection (C) of this Section 2.18.090. The Administrator shall provide a copy of the completed petition to the Mobile Home Park Owner and the Arbitrator.

E. After the Administrator has accepted a petition for rent review, the Administrator shall remit to the Mobile Home Park Owner and petitioning Homeowners or the Homeowner Representative an information questionnaire in such form as the Administrator may prescribe. The completed information questionnaire must be returned to the Administrator at least five business days prior to the date scheduled for hearing of the petition by the Arbitrator. The Administrator shall provide copies of the completed information questionnaire to the Arbitrator, the Mobile Home Park Owner, and the Affected Homeowners or the Homeowner Representative.

F. Upon receipt of a petition, or upon an Affected Homeowner's claim of a vacancy control rent increase violation pursuant to Section 2.18.050, the Administrator shall assign an Arbitrator. The Administrator shall set a date for the arbitration hearing. The Mobile Home Park Owner and All Affected Homeowners shall be notified immediately in writing by the Administrator of the date, time, and place of the hearing either in person or by ordinary mail. Any documents to be presented at the hearing by either the park owner or the Affected Homeowners, shall be served on the other party, the Administrator, and the Arbitrator at least 10 working days before the hearing by mail or in-person delivery. All financial documents submitted shall be verified in writing by an auditor or certified public accountant, or certified in writing as true and correct under penalty of perjury by the Mobile Home Park Owner.

G. Arbitration Hearing.

1. The Mobile Home Park Owner and any Affected Homeowners, or their representatives, may appear at the hearing and offer oral and documentary evidence. The burden of proving that the amount of Rent Increase is reasonable shall be on the Mobile Home Park Owner by a preponderance of the evidence. The hearing need not be conducted according to technical rules relating to evidence and witnesses.

2. Any jurisdictional or procedural dispute regarding the process set forth herein may be decided by the Arbitrator.

3. The Arbitrator shall, within 14 days of the conclusion of the hearing, submit by mail a written statement of decision and the reasons for the decision to the Administrator. The Administrator shall mail copies of the decision to the Mobile Home Park Owner and Affected Homeowners.

4. The decision of the Arbitrator shall be final and binding upon the Mobile Home Park Owner and Affected Homeowners, and subject to the provisions of California Code of Civil Procedure Section 1094.5.

H. It is the intent of the Council to have a final decision rendered within 90 days of the initial notice of the Rent Increase. The Administrator or the Arbitrator may, however, modify the time periods set forth herein at his or her discretion to promote the purposes of this Chapter.

2.18.110 Standards of Review.

A. The Arbitrator shall determine whether Rent Increases proposed or imposed by the Mobile Home Park Owner are reasonable based upon the circumstances and this Chapter. The Arbitrator shall take into consideration that the purpose of this Chapter is to permit Mobile Home Park Owners a just and reasonable return, while protecting Homeowners from unnecessary or unreasonable Rent Increases.

B. The Arbitrator shall not allow more than one Rent Increase per Mobile Home Space per 12-month period, unless a Mobile Home Park Owner can clearly establish that the Rent Increase is necessary to cover costs of operation, maintenance, Capital Improvements, and/or Substantial Rehabilitation not reasonably foreseeable at the time notice of the preceding Rent Increase was given.

C. Maintenance of Net Operating Income.

1. It shall be presumed that the base year Net Operating Income adjusted by 75 percent of the increase or decrease in the CPI since the base year yields a fair return. Mobile Home Park Owners shall be entitled to maintain and increase their Net Operating Income in accordance with this Section 2.18.110. The Arbitrator shall make a determination of whether the Mobile Home Park Owner's Net Operating Income yields a fair return under this standard.

2. The formula for calculating the fair NOI return shall be as follows:

Fair NOI = Base Year NOI × (1 + .75) % preceding years' annual average change in CPI

3. Except as provided in Section 2.18.150, it shall be presumed that the Net Operating Income produced by the Mobile Home Park during the base year provided a fair return.

4. Calendar year 2022 shall be established as the base year for purposes of determining whether a Mobile Home Park Owner's Net Operating Income provides a fair return. If a satisfactory base year is, in the Arbitrator's opinion, not otherwise available, such as where a Mobile Home Park Owner did not own the subject property in the base year and/or the 2022 Operating Expenses are not available, the Arbitrator may take any relevant evidence into account to construct a base year.

5. The base year CPI shall be the CPI level in May 2022.

6. The percentage change in the CPI shall be calculated by using the preceding year's average CPI prior to the noticed increase.

7. The comparison NOI year shall be the most recent calendar or fiscal year, unless another period is found by the Arbitrator to be more appropriate.

D. A park owner may seek a Rent Increase based on the cost of a completed new Capital Improvement, as defined in Section 2.18.020, together with a reasonable return upon the Capital Improvement investment, only if the Mobile Home Park Owner has:

1. Established by written verification or other competent evidence to the satisfaction of the Arbitrator that the costs of the new Capital Improvement are factually correct as claimed;

2. Cost factored and amortized the costs of the Capital Improvement over the good faith estimate of the remaining life of the improvement, but in no event for a period of less than 60 months; and

3. Allocated the increase among Affected Homeowners on a per space basis and separately itemized such increase on the Rent bill. Such increases shall not be considered included in the Base Rent for purposes of the annual permissible Rent Increases pursuant to Section 2.18.070(A).

E. Mitigating Factors. In evaluating a Rent Increase, the Arbitrator shall also consider the following factors in addition to any other factors the Arbitrator deems relevant in order to determine whether there are any circumstances that may justify a reduction in a proposed Rent Increase:

1. In the event the Mobile Home Park Owner reduces or eliminates any Housing Services, a proportionate share of the cost savings due to such reduction or elimination shall be passed on in the form of a decrease in existing Rent or a decrease in the amount of a Rent Increase otherwise proposed or permitted by this Chapter.

2. The physical condition of the Mobile Home Space or Park of which it is a part, including the quantity and quality of maintenance and repairs performed during the preceding 12 months.

F. Notwithstanding any other provision to the contrary, no provision of this Chapter shall be applied to prohibit the granting of a Rent Increase that is demonstrated to be necessary to provide a Mobile Home Park Owner with a fair and reasonable return.

2.18.120 Net Operating Income.

In evaluating a Rent Increase imposed by a Mobile Home Park Owner to maintain the Mobile Home Park Owner's Net Operating Income, "Net Operating Income" (NOI) shall mean the Gross Income as defined in Section 2.18.130 of the Mobile Home Park less the Operating Expenses as defined in Section 2.18.140.

2.18.130 Gross Income.

For purposes of calculating the Net Operating Income pursuant to Section 2.18.120, "Gross Income" shall mean the sum of the following:

A. Gross Mobile Home Space rents, computed as gross space rental income at 100 percent occupancy; plus

B. Other income generated as a result of the operation of the Mobile Home Park, including, but not limited to, fees for services actually rendered; plus

C. Revenue received by a Mobile Home Park Owner from the sale of water, sewer, refuse collection, gas, and electricity to Homeowners where such utilities or services are billed individually to the Homeowners by the Mobile Home Park Owner. Such revenue shall equal the total cost of the utilities or services to the Homeowners minus the amount paid by the Mobile Home Park Owner for such utilities or services to the utility or service provider; minus

D. Uncollected Mobile Home Space Rents due to vacancy and bad debts to the extent that the same are beyond a Mobile Home Park Owner's control. Uncollected Mobile Home Space Rents in excess of three percent of gross Mobile Home Space Rents shall be presumed to be unreasonable unless established otherwise and shall not be included in computing Gross Income. If uncollected Mobile Home Space Rents must be estimated, then the average of the preceding three years' experience shall be used.

2.18.140 Operating Expenses.

A. For purposes of calculating Net Operating Income pursuant to Section 2.18.120, "Operating Expenses" may include:

1. Real property taxes and assessments.
2. Utility costs to the extent that they represent costs to the Mobile Home Park Owner which are not passed through to Homeowners of the Mobile Home Park.

3. Management expenses (including the compensation of administrative personnel, including the value of any Mobile Home Space offered as part of compensation for such services), reasonable and necessary advertising to ensure occupancy, legal and accounting services as permitted herein, and other managerial expenses. Management expenses are presumed to be not more than five percent of Gross Income, unless established otherwise.

4. In addition to the management expenses listed above, if the Mobile Home Park Owner performs managerial or maintenance services which are uncompensated, the Mobile Home Park Owner may include the reasonable value of such services or Operating Expenses. Mobile Home Park Owner-performed labor shall be limited to five percent of Gross Income unless the Arbitrator finds that such a limitation would be substantially unfair in a given case. A Mobile Home Park Owner must devote substantially all of the Mobile Home Park Owner's time, that is, at least 40 hours per week, to performing such managerial or maintenance services in order to warrant the full five percent credit as an Operating Expense. No credit for such services shall be authorized unless a Mobile Home Park Owner documents the hours utilized in performing such services and the nature of the services provided.

5. Normal repair and maintenance expenses for the grounds and common facilities, including but not limited to landscaping, cleaning, and repair of equipment and facilities.

6. Operating supplies such as janitorial supplies, gardening supplies, and stationery.

7. Insurance premiums prorated over the life of the policy.

8. Other taxes, fees, and permits, except as provided in Section 2.18.190.

9. Reserves for replacement of long-term improvements or facilities, provided that accumulated reserves shall not exceed five percent of Gross Income.

10. A Mobile Home Park Owner may include the cost of necessary Capital Improvement or Substantial Rehabilitation expenditures which would exceed existing reserves for replacement. A necessary Capital Improvement shall be an improvement required to maintain the common facilities and areas of the Mobile Home Park in a decent, safe, and sanitary condition or to maintain the existing level of Mobile Home Park amenities and services. In the event that the necessary Capital Improvement or Substantial Rehabilitation expenditure is necessitated as the result of an accident, disaster, or other event for which the Mobile Home Park Owner received insurance or other benefits, only those costs otherwise allowable and exceeding such benefits may be calculated as Operating Expenses.

Expenditures for necessary Capital Improvements to upgrade existing facilities, together with a reasonable return upon the Capital Improvement investment made by the Mobile Home Park Owner, shall be an allowable Operating Expense only if the park owner has:

- a. Informed the Affected Homeowners prior to initiating construction or implementation of the Capital Improvement regarding the nature, purpose and estimated cost of the improvement; and
- b. Established by written verification or other competent evidence to the satisfaction of the Arbitrator that the costs of Capital Improvement provided to the Homeowners for their general use are factually correct as claimed; and
- c. Cost factored and amortized the costs of the improvement over the good faith estimate of the remaining life of the improvement, but in no event for a period of less than 60 months; and
- d. Allocated the increase among Affected Homeowners on a per space basis and separately itemized such increase on the Rent bill. Such increases shall not be considered included in the Base Rent for purposes of the annual permissible Rent Increases pursuant to Section 2.18.070(A).

11. Increases in interest payments which result from one of the following situations or the equivalent thereof:

- a. Refinancing of the outstanding principal owed for the acquisition of a park where such refinancing is mandated by the terms of a financing transaction entered into prior to May 25, 2023, for instance, termination of a loan with a balloon payment; or
- b. Increased interest costs incurred as a result of a variable interest rate loan used to finance the acquisition of the park and entered into prior to May 25, 2023.
- c. In the event that the Mobile Home Park is financed as part of a multi-asset portfolio, the allowable increase in interest costs shall be limited to the amount reasonably attributable to the Mobile Home Park or Mobile Home Parks located in the City, based on the percentage of total asset value or such allocation established in loan documents.
- d. In refinancing, increased interest shall be permitted to be considered as an Operating Expense only where the Mobile Home Park Owner can show that the terms of the refinancing were reasonable and consistent with prudent business practices under the circumstances.

B. "Operating Expenses" shall not include the following:

1. Debt service expenses, except as provided in subsection (A)(11) of this Section 2.18.140;

2. Depreciation;

3. Any expense for which the Mobile Home Park Owner is reimbursed; or

4. Attorneys' fees and costs (except printing costs and documentation as required by Section 2.18.080) incurred in proceedings before an Arbitrator or in connection with legal proceedings challenging the decision of an Arbitrator or the validity or applicability of this Chapter.

C. Whenever a particular expense exceeds the normal industry or other comparable standard, the Mobile Home Park Owner shall bear the burden of proving the reasonableness of the expense. To the extent that the Arbitrator finds any such expense to be unreasonable, the Arbitrator shall adjust the expense to reflect the normal industry or other comparable standard.

2.18.150 Special Base Year NOI/Base Rent Adjustments.

A. Mobile Home Park Owners may obtain a one-time special adjustment to the base year NOI and/or Base Rent dates if the Mobile Home Park Owner rebuts the presumption that the base year NOI and/or Base Rent date yielded a fair return. The Arbitrator shall not make such a determination unless the Arbitrator has first made at least one of the following findings:

1. That the Mobile Home Park Owner's Operating Expenses in the base year were unusually high or low in comparison to the three years prior to the base year. The average expenses for this period shall be presumed to reflect reasonable average annual expenses and the average of such expenses shall be used to calculate and adjust the base year NOI.

In determining whether the park owner's Operating Expenses were unusually high or low, the Arbitrator shall consider whether:

a. The park owner made substantial Capital Improvements during the base year, which were not reflected in the Rent levels on the Base Rent date.

b. Substantial repairs were made due to uninsured damage caused by fire, natural disaster or vandalism.

c. Maintenance and repair were below accepted standards so as to cause significant deterioration in the quality of Housing Services.

d. Other expenses were unreasonably high or low notwithstanding the following of prudent business practice.

2. That the Rent was disproportionate due to one of the enumerated factors below:

a. The Rent on the base date was exceptionally high or low due to the fact that the Rent was not established in an Arms-Length Transaction.

b. The Rent on the Base Rent date was substantially higher or lower than at other times of the year by reason of premiums being charged or rebates given for reasons unique to particular spaces.

B. If the circumstances specified in subsection (A)(2) of this Section 2.18.150 are demonstrated, the Base Rent date shall be adjusted to reflect the Rent that would have been received if the Base Rent date had been set under general market conditions. In making this adjustment, the Arbitrator shall utilize the median rent in effect on the Base Rent date, or a good faith estimate of such median rent, for Comparable Spaces within the Mobile Home Park or, if necessary, other comparable parks. Comparability shall be judged based on the location of the park, services, amenities provided, ocean views, lot size, landscaping, and other relevant factors.

2.18.160 Obligations of the Parties.

A. After the Mobile Home Park Owner's proposed effective date of a noticed Rent Increase, if the Arbitrator finds that the proposed increase or any portion thereof that was previously inoperative is justified, All Affected Homeowners shall pay the amount found justified to the Mobile Home Park within 30 days after the decision is made.

B. If the Arbitrator finds that an increase or any portion thereof is not justified, the Mobile Home Park Owner shall refund any amount found to be unjustified, but that had been paid, to All Affected Homeowners within 90 days of the Arbitrator's decision. In the event that the tenancy of an Affected Homeowner is terminated for any reason prior to receipt of a refund, the balance of the credit due the Homeowner shall be paid by the Mobile Home Park Owner within 30 days from the date of the termination of the tenancy.

C. Any sum of money that under the provisions of this Section 2.18.160 is the obligation of the Mobile Home Park Owner or Homeowner to pay, as the case may be, shall constitute a debt and, subject to the foregoing provisions of this section, may be collected in any manner provided by law for the collection of debts.

2.18.170 Homeowner's Right of Refusal.

An Affected Homeowner may refuse to pay any increase in Rent which is in violation of this Chapter, provided a petition has been filed and either no final decision has been reached by an Arbitrator or the increase has been determined to violate the provisions of this Chapter. Such right of refusal to pay shall be a defense in any action brought to recover possession of a Mobile Home Space or to collect the Rent Increase.

2.18.180 Retaliatory Acts – Homeowner’s Right to Organize.

No Mobile Home Park Owner may retaliate against a Homeowner, Homeowner Representative, or prospective Homeowner for the assertion or exercise of rights under this Chapter in any manner. This includes, but is not limited to, threatening to bring or bringing an action to recover possession of a Mobile Home Space, engaging in any form of harassment that causes a Homeowner to quit the premises, dissuading a prospective Homeowner from freely exercising the Homeowner’s legal option to choose a tenancy of a shorter term, decreasing Housing Services, increasing the Mobile Home Space Rent, or imposing or increasing a security deposit or any other charge payable by a Homeowner.

2.18.190 Fees.

A. The City is authorized to impose a Rent Stabilization Administration Fee (“Fee”) chargeable against each Mobile Home Space in the City subject to this Ordinance. The Administrator may recommend to the City from time to time the amount of the Fee and the Council may adopt such Fee by resolution at a public hearing.

B. Within sixty (60) days of the adoption of this Ordinance, each Mobile Home Park Owner in the City shall register with the City. The Mobile Home Park Owner shall provide the name and address of the Mobile Home Park Owner, the current rent roll for all spaces which shall identify: 1) the length of the lease term for each space; 2) the expiration of the lease term for each space; 3) current rents and other fees or charges that are received by the Mobile Home Park Owner itemized per Mobile Home Space; 4) the number of Mobile Home Spaces, including both occupied and unoccupied spaces, contained in that Mobile Home Park Owner’s Mobile Home Park; and 5) The Mobile Home Park Owner’s determination of Comparable Spaces in the Mobile Home Park, along with a description of how the spaces are comparable. The provision of the information required by this Section 2.18.190(C) must also be made immediately upon change of ownership of the Mobile Home Park, or an increase or a decrease in the number of spaces available at a Mobile Home Park Owner’s Mobile Home Park.

2.18.200 Remedies And Waiver of Rights.

A. In the event that a Mobile Home Park Owner demands, accepts, receives, or retains any payment in excess of the amounts allowed under this Chapter, the Homeowner may file a civil suit against the Mobile Home Park Owner. A Mobile Home Park Owner who demands, accepts, receives, or retains any payment of Rent in excess of the amounts allowed under this Chapter shall be liable to the Homeowner in the amount by which the payment or payments have exceeded the allowable Rent. In such a case, the Rent shall be adjusted to reflect the lawful Rent pursuant to this Chapter.

B. A Mobile Home Park Owner who willfully demands, accepts, or retains any payment of Rent in violation of the provisions of this Chapter shall be liable in a civil action

to the person from whom payment is demanded, accepted or retained for damages in the sum of three times the amount by which payment or payments demanded, accepted or retained exceed the maximum Rent which could lawfully be demanded, accepted or retained. A prevailing Homeowner in a civil action brought to enforce this Chapter shall be awarded reasonable attorneys' fees and costs as determined by the court. No administrative remedy need be exhausted prior to filing suit pursuant to this Section 2.18.200.

C. The remedies available in this Chapter are not exclusive and may be used cumulatively with any other remedies available in this Chapter or at law.

D. Waiver of Rights.

1. Any waiver or purported waiver by a Homeowner of rights granted under this Chapter prior to the time when said rights may be exercised shall be void as contrary to public policy, except as provided in this Section 2.18.200. It shall be unlawful for a Mobile Home Park Owner to require or attempt to require, as a condition of tenancy in a Mobile Home Park, a Homeowner, or prospective Homeowner, to waive, in a lease or rental agreement, the rights granted to a Homeowner by this Chapter.

2. It shall be unlawful for a Mobile Home Park Owner to deny or threaten to deny a tenancy in a Mobile Home Park to any person on account of such person's refusal to enter into a lease or rental agreement or any other agreement under which such person would waive the rights granted to a tenant by this Chapter.

3. Nothing in this Section 2.18.200 shall preclude a Mobile Home Owner or tenant, or prospective Homeowner, from entering into a lease or rental agreement; provided, that such lease or rental agreement is not procured by a requirement that it be entered into as a condition of tenancy in the Mobile Home Park, and is not procured under a threat of denial of tenancy in the Mobile Home Park.

2.18.210 Rights of Affected Parties Reserved.

A. This Chapter shall not be construed to limit or curtail any other action or proceeding which may be pursued by an Affected Homeowner or Mobile Home Park Owner before any court or other body having jurisdiction thereof.

B. Defense to Action for Recovery of Possession.

1. A Mobile Home Park Owner's failure to comply with any of the provisions of this Chapter or any regulations promulgated hereunder shall serve as a complete affirmative defense in any action brought to recover possession of a Mobile Home Space.

2. A Homeowner's refusal to pay Rent in excess of the amount allowed under this Chapter shall be a complete affirmative defense in any action brought to: a) recover

possession of a Mobile Home Space for nonpayment of Rent; or b) collect Rent in excess of the amount allowed under this Chapter.

2.18.220 Extension of Time Limits.

By written agreement of the parties, or for good cause shown to the Arbitrator, the timeframes provided for under this Chapter may be extended.

2.18.230 Regulations.

The City Council may issue rules and regulations as necessary to further the purpose of this Chapter. If any portion of this Chapter is declared invalid or unenforceable by decision of a court of competent jurisdiction or rendered invalid or unenforceable by law, the City Council shall have the authority to enact replacement regulations consistent with the intent and purpose of the invalidated or unenforceable provisions of this Chapter to the extent necessary to resolve any inconsistency. The subject matter of such replacement regulations shall be limited to the matters addressed in this Chapter.

Capitola City Council

Agenda Report

Meeting: June 8, 2023

From: City Manager Department

Subject: Wharf to Wharf Race Donation Agreement



Recommended Action: Authorize the City Manager to sign an agreement with Wharf-to-Wharf Race for the handling of donations for the Capitola Wharf Enhancement Project (CWEP).

Background: Phase 1 of the City of Capitola Wharf Resiliency and Public Access Improvement Project (Wharf Resiliency Project) was completed in 2021. Phase 2 of the Project, slightly redesigned to include storm damage repairs, was approved by the City Council on May 11, 2023, and construction is anticipated to begin this fall.

In conjunction with the Wharf Resiliency Project, volunteer community members have joined together to raise private donations for a new Capitola Wharf Enhancement Project (CWEP). CWEP is an additional project intended to add new and upgraded amenities to Capitola Wharf to enhance the facility for community use.

Discussion: In May 2023, the City entered into a contract with RRM Design Group to determine and design the scope of CWEP, based on community and City Council feedback. A community meeting is planned for June 7, 2023.

The Wharf-to-Wharf Race, a nonprofit corporation, has offered to partner with the City on an official fundraising campaign to raise funds for CWEP. Attached is a draft agreement outlining both City and Wharf-to-Wharf responsibilities and other details of the proposed fundraising campaign.

Fiscal Impact: There is no fiscal impact associated with this agreement. The City will recommend a campaign fundraising target based upon the initial estimated cost of CWEP; Wharf-to-Wharf Race will be reimbursed for direct fundraising expenses and reasonable legal and accounting fees related to the agreement and campaign.

Attachments:

1. Draft Agreement

Report Prepared By: Chloé Woodmansee, Assistant to the City Manager

Reviewed By: Julia Moss, City Clerk

Approved By: Jamie Goldstein, City Manager

**Memorandum of Agreement
Between City of Capitola and Wharf to Wharf Race
Re: Capitola Wharf Enhancement Project Fundraising Campaign**

This Memorandum of Agreement (the “Agreement”) is entered into by and between Wharf to Wharf Race, a California nonprofit public benefit corporation and §501(c)(3) tax-exempt organization (“WWR”), and the City of Capitola, a California municipal corporation (“City”), effective as of the date this Agreement is fully executed by WWR and the City (the “Effective Date”). The City and WWR are referred to in this Agreement, collectively, as the “Parties” and each, individually, as a “Party.”

WHEREAS WWR and City desire to work together and with interested community organizations to raise funds to support improvements to the City of Capitola Wharf (the “Wharf”) that will not otherwise be funded through (i) Measure F funds awarded to City by the California State Coastal Conservancy (\$1.9 mi) and the U.S. Department of Housing and Urban Development (\$3.5 mi) for the Wharf Resiliency and Public Access Improvement Project, or (ii) funds to be provided by the Federal Emergency Management Agency (“FEMA”) for storm-related repairs to the Wharf. The Wharf enhancement project contemplated by this Agreement is referred to herein as the “Wharf Enhancement Project” or the “Project.”

WHEREAS the Parties desire to set forth in this Agreement that the Wharf Enhancement Project will include such specific improvements as are agreed to by and between WWR and City in writing (the “Improvements”) on or before November 30, 2023 (or such later date as may be mutually agreed by the Parties in writing) and may include such improvement as are generally described in Exhibit A attached hereto, and that the funds raised by the Parties under this Agreement shall not be used for any other purpose without the prior written consent of both Parties, except as may otherwise be provided in the Agreement.

The Parties desire and agree to work together in raising funds for the Project through a fundraising campaign (the “Campaign”) on the following terms and conditions:

1. City’s responsibilities shall include:

- 1.1 Working directly with RRM Design Group to determine the initial and final scope of the Project, subject to City consulting with WWR (or its designee) with respect to such scope. The City is not required to incorporate WWR’s (or its designee’s) input in determining the final scope of the Project;
- 1.2 Determining the initial estimated cost and final cost of the Project and making a recommendation as to campaign fundraising targets with the final fundraising target (the “Final Fundraising Target”) to be as agreed in writing by the Parties, who may also agree in writing to interim fundraising targets for specific improvements or phased completion of the Project to allow for funds to be disbursed to complete specific improvements or distinct phases of the Project.
- 1.3 Providing an authorized initial contact person for the Project (**Jamie Goldstein, jgoldstein@ci.capitola.us**), who may be changed from time to time with written notice to WWR.

- 1.4 Establishing a separate account for all funds to be raised in support of the Project (the “Project Funds”).
- 1.5 Contracting with third parties to complete the Improvements in accordance with all applicable federal, state and local laws, rules and regulations (including, without limitation, all laws governing competitive bids and the payment of wages).
- 1.6 Overseeing construction of the Improvements.
- 1.7 Disbursing all funds to pay the contractors or subcontractors engaged by City to construct, complete, or otherwise finish the Improvements and ensuring that all invoices paid are for work completed to City’s satisfaction.
- 1.8 Reporting to WWR quarterly with respect to City’s expenditure of the Project Funds as set forth in Section 7 below.

2. WWR’s responsibilities:

- 2.1 Soliciting and receiving contributions and grants in support of the Wharf Enhancement Project.
- 2.2 Providing quarterly reports to City with respect to the Project Funds raised and any expenses incurred by WWR related to its fundraising efforts and those of its community partners, which the Parties agree may be paid from the Project Funds.
- 2.3 Consulting with City Staff to ensure clarity on Campaign goals and progress.
- 2.4 Disbursing the Project Funds to City (less WWR’s fundraising expenses and reasonable legal and accounting fees related to this Agreement and the Campaign) upon City’s authorization of a contract or purchase order to complete all or any part of the Improvements.
- 2.5 Providing an authorized initial contact person for Project (**Scott McConville, scott@wharftowharf.com**), who may be changed from time to time with written notice to City.

3. Term of Campaign. The Campaign shall commence on July 1, 2023 (the “Commencement Date”) and ends when the Final Fundraising Target has been met, or two years from the Effective Date of this Agreement, whichever is the first to occur. The Parties may agree in writing to extend the term of this Agreement and the Campaign.

4. Early Termination. Either Party may terminate this Agreement for any reason with 30 days’ written notice to the other Party; provided that the following obligations of the Parties shall survive the termination of this Agreement:

- (i) City’s obligation to expend the Project Funds on the Project (except as otherwise agreed in writing by the Parties);
- (ii) City’s reporting obligations as set forth in Section 7 below; and

(iii) the indemnification obligations of the Parties set forth in Section 8 below.

In the event of the termination of this Agreement, WWR shall provide a final accounting to City at the end of the 30-day period and distribute to City any Project Funds (less its fundraising and legal and accounting expenses related to the Project) as provided above.

5. No Guarantee of Success. WWR and City shall each exercise reasonable best efforts to reach the Final Fundraising Target (and any interim fundraising targets agreed to by the Parties to facilitate the completion of specific improvements or any distinct phase of the Project). The Parties agree that there is no guarantee or requirement of success by either Party. In the unlikely event that insufficient funds are raised for the Project (or any agreed specific improvements or phase of the Project), or the Project is not completed by City, or the Campaign needs to be suspended for any reason, City and WWR agree that WWR shall donate the Project Funds to Santa Cruz Community Foundation (“Community Foundation”) to be held in a donor advised fund to be called “The Capitola Wharf Enhancement Fund,” and that the Project Funds (and all investment returns thereon) shall be used for improvements to, and the enhancement of the Wharf, as shall be determined by the donor advisors to The Capitola Wharf Enhancement Fund. The Parties further agree that any subsequent agreement creating The Capitola Wharf Enhancement Fund entered into between WWR and the Community Foundation shall provide for be three (3) donor advisors, with two (2) donor advisors appointed by WWR, and one (1) donor advisor appointed by City.

6. City’s Authority Regarding Use of Project Funds. Each Party acknowledges that City has final authority over and responsibility for the Improvements made with the Project Funds raised under this Agreement, subject to its obligation to expend the Projects Funds on the Improvements described in the attached and incorporated Exhibit A except as otherwise may be agreed in writing by WWR.

7. City’s Reporting Obligations. Commencing on the 15th day of the fourth month following the first disbursement of Project Funds by WWR to City, City shall provide quarterly reports to WWR that identify each expenditure of the Project Funds by the City, and that provide sufficient detail for the WWR to verify that the Project Funds have been expended on the agreed Improvements set forth in Exhibit A.

8. Mutual Indemnification

To the fullest extent allowed by law, WWR shall defend (with legal counsel reasonably acceptable to City) indemnify and hold harmless the City, its officials, agents, employees, and volunteers (collectively, “City Indemnitees”) from and against any and all claims, losses, or injuries of any kind that arise out of, pertain to, or result from any negligence, recklessness, or willful misconduct of WWR or anyone acting on its behalf. WWR’s obligation to defend, indemnify and hold harmless the City Indemnitees shall not apply to the extent that any damages are caused in whole or in part by the negligence, recklessness, or willful misconduct of City or anyone acting on its behalf.

To the fullest extent allowed by law, City shall defend (with legal counsel reasonably acceptable to WWR), indemnify and hold harmless WWR, its officers, directors, agents, employees, and volunteers (collectively, “WWR Indemnitees”) from and against any and all claims, losses, or injuries of any kind that arise out of, pertain to, or relate to (i) the design, construction or completion of the Improvements or the compensation paid (or alleged not to have been paid) to any person or firm to perform services related to the design, construction or completion of the Improvements, or (ii) any negligence, recklessness, or willful misconduct of City or anyone acting on its behalf. City’s obligation to indemnify and defend the WWR Indemnitees shall not apply to the extent that any

damages are caused in whole or in part by the negligence, recklessness, or willful misconduct of WWR or anyone acting on its behalf.

9. Notices. Any notices or reports to be provided by the Parties under this Agreement may be sent by first class U.S. mail or electronic mail (with a read receipt) or by personal delivery to the Parties at the addresses listed below:

WWR:

Wharf to Wharf Race
P.O. Box 307
Capitola, CA 95010
Attn: Scott McConville
Email: scott@wharftowharf.com

City:

City of Capitola
402 Capitola Avenue
Capitola, CA 95010
Attn: City Manager
Email: jgoldstein@ci.capitola.ca.us

Or for hand delivery to WWR:

1938 Lotman Drive
Santa Cruz, CA 95062
Attn: Mark McConnell

10. Miscellaneous. This Agreement may not be modified or amended except by a written agreement signed by both Parties. This Agreement shall be governed by and construed in accordance with the law of the State of California. This Agreement may be signed in two or more counterparts and by electronic signature.

The Parties indicate their approval and consent to this Agreement by their signatures below:

WHARF TO WHARF RACE

David Murphy, President

Date

CITY OF CAPITOLA

Jamie Goldstein, City Manager

Date

EXHIBIT A

WHARF ENHANCEMENT PROJECT (General Description of Potential Agreed Improvements)

The Parties contemplate that the Improvements may include the following:

- Upgraded Lighting Standards (Project Funds to be used for excess cost of upgraded lighting standards over planned standards)
- Additional lighting (exmp. under railing lighting)
- Upgraded benches and seating (Project Funds to be used for excess cost of upgraded benches over planned benches and/or to provide for additional benches or seating)
- Upgraded tables (Project funds to be used for excess cost of upgraded tables over planned tables and/or for additional tables)
- Upgraded trash and recycling stations ((Project Funds to be used for excess cost of upgraded trash and recycling stations over planned trash and recycling stations)
- Upgraded bicycle parking
- Shade structure(s)
- Water fountains/bottle filling stations
- Viewing stations with viewing telescopes
- Historical plaques and/or informational signage as to sea life
- Fishing pole holders
- Fish cleaning stations (adult and child)
- Public art features (e.g. sculptures, artistic signage, etc.)
- Interactive features for children
- New wharf entry feature(s)

Capitola City Council

Agenda Report

Meeting: June 8, 2023

From: Public Works Department

Subject: Community Center Renovation Project Conceptual Design



Recommended Action: Review a conceptual design for the Community Center Renovation Project, provide feedback, and authorize staff to prepare final design for approval.

Background: On November 22, 2022, the City Council authorized the City Manager to sign a Long-Term Use Agreement between the City of Capitola and Soquel Union Elementary School District for the Jade Street Park Property, including the Capitola Community Center. The agreement requires the City to complete certain specific infrastructure improvements to the Community Center within four years. Additional “ancillary” improvements, such as replacement of flooring and partitions, are also specified as intended improvements to be made by the City.

On February 23, 2023, the City Council authorized an agreement with Boone Low Ratliff Architects for the design of the remodel of the Community Center, inclusive of stakeholder input, site analysis, preparation of conceptual design, and development of initial construction documents.

Discussion: Table 1 is a summary of improvements specified in the Long-Term Use Agreement and proposed renovations included in the concept design, additional details for specific items noted with an asterisk (*) are included below.

Table 1. Summary of Improvements

Item	Proposed Renovation	Lease Estimate
INFRASTRUCTURE IMPROVEMENTS		
Exterior siding/roof/paint	<ul style="list-style-type: none"> Replace all siding Replace Roof Hatch and Gutters Roof improvements* 	\$120,000
Interior ADA – add single user restroom	<ul style="list-style-type: none"> New single user ADA restroom opposite of multi-stall restrooms 	\$210,000
Plumbing	<ul style="list-style-type: none"> Fixtures updated to comply with current code Addition of accessible water fountain and filling station Upgrades associated with single user restroom and kitchen renovations 	\$240,000
HVAC	<ul style="list-style-type: none"> Replace unit* 	\$84,000
ADA Improvements	<ul style="list-style-type: none"> Improvements throughout building, including: signage, door hardware, relocation of outlets and switches, and new reception desk. Upgrade accessible parking and path of travel to building. 	\$66,000
ANCILLARY IMPROVEMENTS		
Interior renovation (offices, closets, etc.)	<ul style="list-style-type: none"> New paint and wainscot Acoustic ceiling treatments Reconfiguration of existing office space 	\$50,000
Flooring	<ul style="list-style-type: none"> New flooring throughout, dance floor to remain 	\$50,000

Partitions	<ul style="list-style-type: none"> Collapsible acoustic wall between Meeting Rooms B&C Solid wall with storage between Meeting Rooms A&B* 	\$125,000
Kitchen renovation	<ul style="list-style-type: none"> Remodel kitchen per current code Replace pass through window 	\$150,000
Replace doors/windows	<ul style="list-style-type: none"> Replace where required 	\$250,000
Electrical upgrades (exterior power and interior service)	<ul style="list-style-type: none"> Upgrades throughout building, exterior patios, and accessible parking to meet current code Potential service upgrade to accommodate HVAC* 	\$50,000
Restroom renovations	<ul style="list-style-type: none"> Fixtures New Paint and tile 	\$50,000
Site Improvements and Landscaping	<ul style="list-style-type: none"> Proposed improvement to the exterior patios and entranceway* Not required by the lease agreement 	---
Total Infrastructure		\$720,000
Total Ancillary Improvements		\$725,000
Total planned improvements		\$1,445,000
Design costs	Required amendment to current \$150k to include final design, for total of \$265k	\$216,750
Total planned building investment, per 2022 Lease Agreement		\$1,661,750

Roof Improvements

The Community Center is a wood-framed structure with wood trusses supporting the roof. The rafter from the wood truss extends to the exterior, many of which have dry rot and need to be cut or replaced. To address the wood tresses, the roof will need to be partially removed. The roofing primarily consists of concrete tiles, which are no longer commercially available and cannot be matched. The total planned improvements assume complete replacement of the concrete tile roof with a standing seam metal roof. This much lighter roofing will provide a uniform finish and will allow for easier installation of solar panels if desired in the future. The alternative to full roof replacement would require the use of a different roofing material on the bottom of the roof as the current tile roofing material cannot be matched.

With both full roof or partial roof replacement the exposed rafter tails can remain or be covered with roofing material. Retaining exposed rafters will maintain the historical façade of the building but will also require an additional expense of capping the rafter ends with copper to prevent future water intrusion and rot. Staff recommends retaining the exposed rafters on the front of the building and covering the remaining rafters.

HVAC/Electrical Service

The current mechanical system, consisting of a single zone existing gas fired rooftop air handler unit, is original to the building and has reached the end of its useful life. The cost to replace this system (heating only) is approximately \$80,000. The existing electrical service to the building (200 amp) is likely sufficient to support an in-kind replacement unit.

The conceptual design proposes upgrading this system to a Rooftop Heat Pump with 2-pipe refrigerant piping to air handler located within attic space, to provide a more energy efficient unit to provide heating and cooling to the Community Center. This type of unit would require an upgrade to the building's electrical service. Costs above in-kind replacement of the HVAC unit is

approximated at \$50,000 for the unit and \$100,000 for the service upgrade, inclusive of coordination with PG&E.

Partitions

Currently the meeting rooms in the Community Center have poor acoustics, even with the accordion room dividers closed. The conceptual design includes the replacement of the accordion room divider between Meeting Rooms B and C with a collapsible acoustic wall. The acoustic wall must be custom built for the space to provide adequate sound buffering. Rather than fabricate two custom acoustic walls, the conceptual design proposes a solid permanent wall between Meeting Rooms A and B. The wall will provide maximum sound buffering and additional storage for both meeting rooms. Meeting Room A is typically rented for small classes, and in particular small art courses due to its optimal lighting. There are very few instances where all three meeting rooms are simultaneously utilized with fully open walls. Staff anticipates those events that previously utilized the fully open configuration will still be able to be held in the modified space. The addition of a permanent wall reduces the overall maximum capacity of the Community Center by a negligible amount.

Site Improvements and Landscaping

The conceptual design proposes modifications to the entranceway and three outdoor patios of the Community Center that are not required by the Long-Term Use Agreement. As a part of the accessibility upgrades to the exterior spaces and doors, improvements to these exterior breakout spaces would provide sheltered and functional outdoor meeting areas to support Community Center uses. Improvements to the patio adjacent to Meeting Room A would also improve connectivity to the adjacent playground, currently under design.

Boone Low Ratliff Architects is currently preparing the cost estimate for the conceptual design. Staff anticipates receiving the cost estimates prior to the City Council meeting on June 8, 2023, and will publish the estimate as additional materials upon receipt.

Staff anticipates the following schedule for the design and construction of this project.

Table 2. Tentative Project Schedule

Milestone	Date
Project Coordination	On-going
Conceptual Approval	June 2023
Construction Documents	June – Sept 2023
Planning Approval	July 2023
Authorization to Bid	October 2023
Award Contract	November 2023
Start Construction	December 2023
Meeting Rooms and restrooms available for use	June 2023
Complete Construction	August 2023

Project coordination efforts will include general project management, construction management services, and coordinating office and programming space for Recreation during construction.

Fiscal Impact: The FY 2022-23 Capital Improvement Program Budget has allocated \$150,000 to this project, currently incumbered for the design contract. Currently \$1.65M is included in the proposed FY 2023-24 budget for the completion of design and construction of this project.

Dependent on direction from the City Council, the project budget may be amended to include the proposed landscaping and/or electrical/HVAC upgrade.

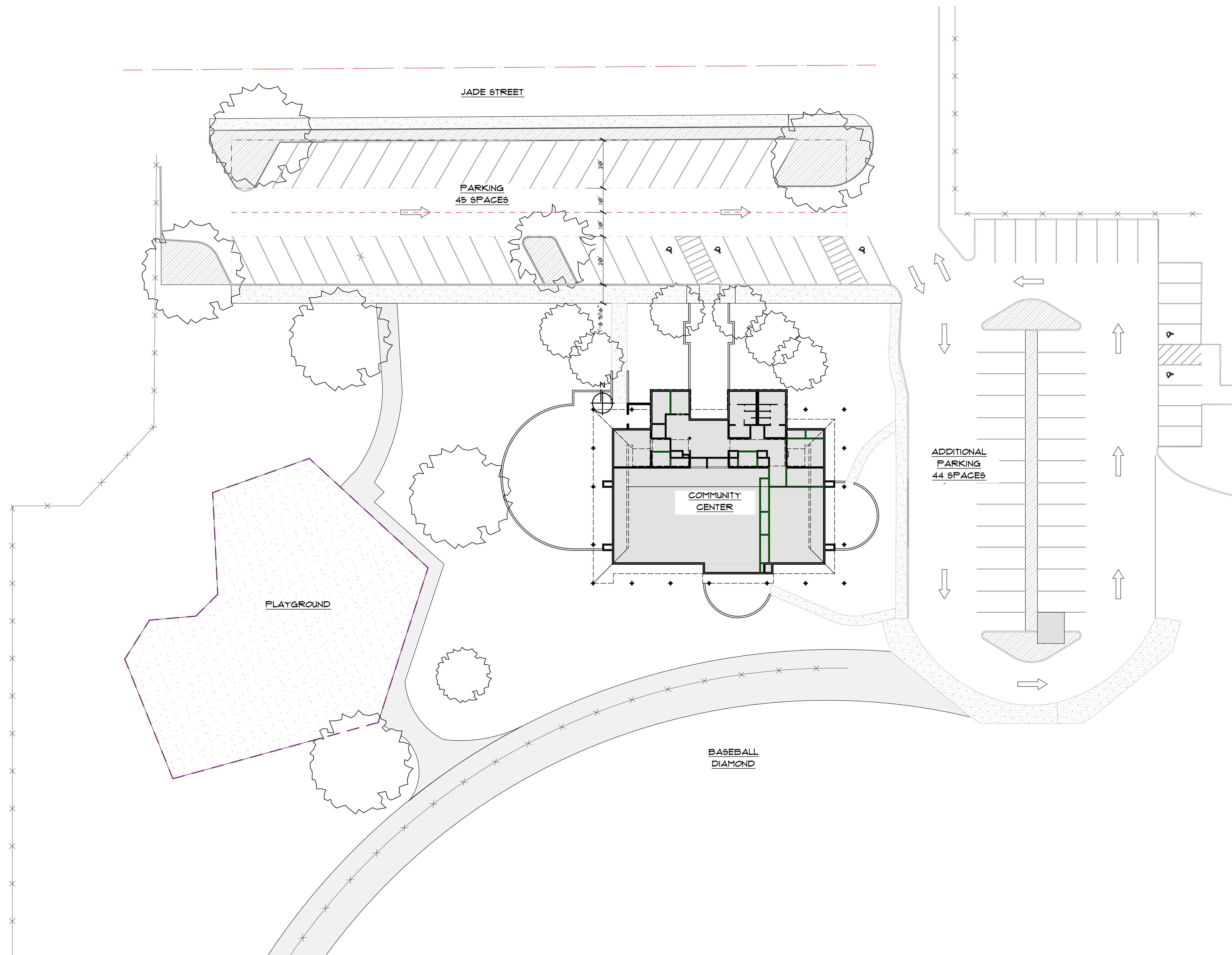
Attachments:

1. Conceptual Design

Report Prepared By: Jessica Kahn, Public Works Director; Nikki Bryant LeBlond, Recreation Division Manager

Reviewed By: Julia Moss, City Clerk; Tamar Burke, Assistant City Attorney

Approved By: Jamie Goldstein, City Manager

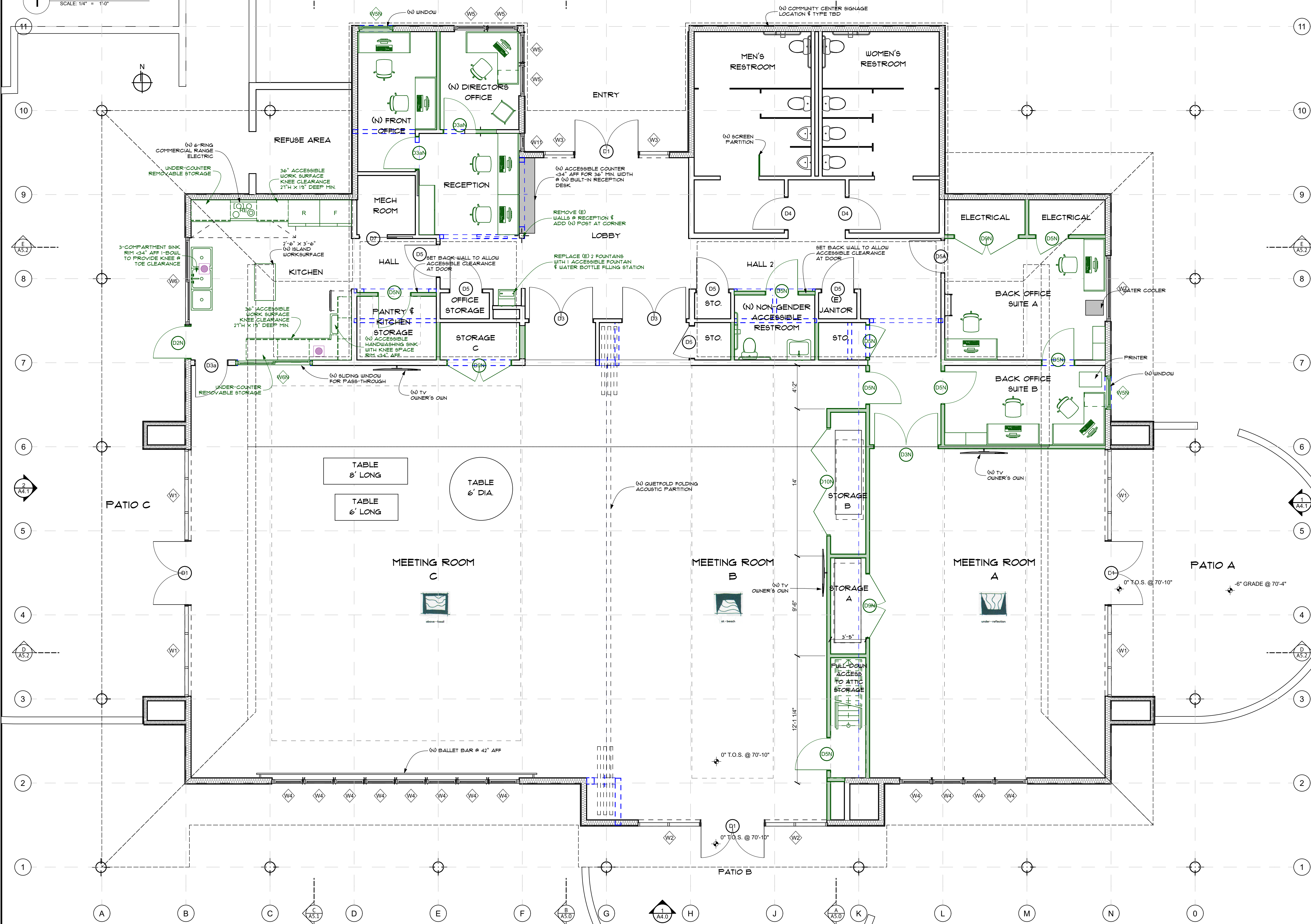


1 SITE PLAN





SCALE: 1" = 20'

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

	(N) SINGLE-PLY MEMBRANE COOL ROOF
	(N) PLYWOOD FLOOR ON (E) ATTIC JOISTS
	SOFFITS
	VOID BELOW

DASHED LINE INDICATES OUTLINE OF BUILDING BELOW

EXTERIOR
ROOF WELL 1
REPLACE (E) BUILT-UP
ROOF WITH (N) SINGLE-PLY
MEMBRANE COOL ROOF

ATTIC 3

(E) STORAGE
ATTIC 1

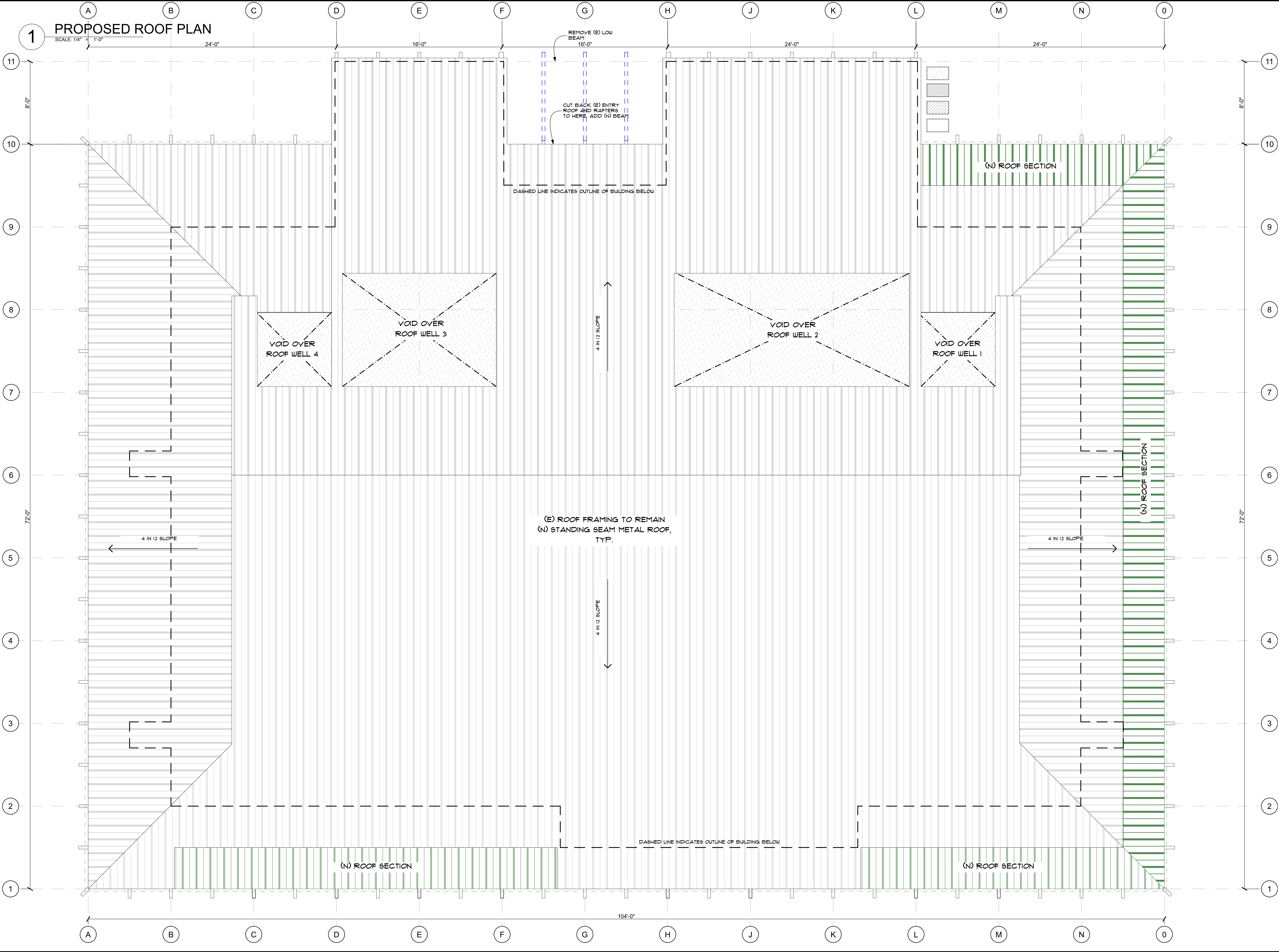
ADD (N) PLYWOOD
FLOORING OVER (C)
JOISTS THROUGHOUT

OPEN TO

(E) SOFFIT OVER
DOORWAY

4400 JADE STREET
CAPITOLA, CA 95010

A3.1



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LOW
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ARCHITECTS, INC.

157 VAN NESS AVE | SANTA CRUZ CA 95060

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CAPITOLA COMMUNITY CENTER REMODEL

4400 JADE STREET
CAPITOLA, CA 95010

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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Date: 5/15/23

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PROPOSED ROOF PLAN

189

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PROPOSED BUILDING ELEVATIONS - OPTION 1

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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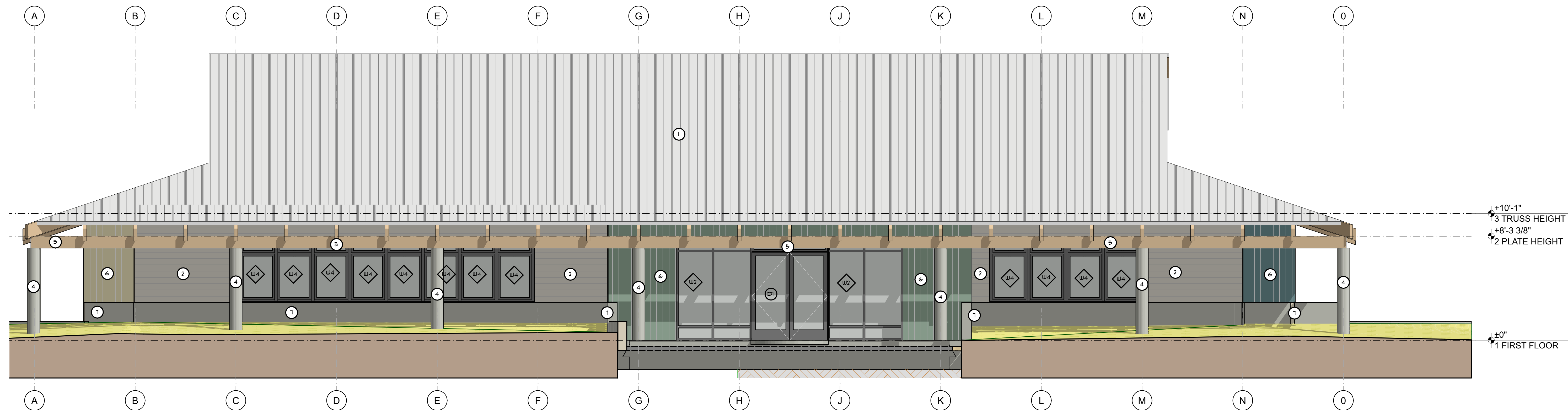
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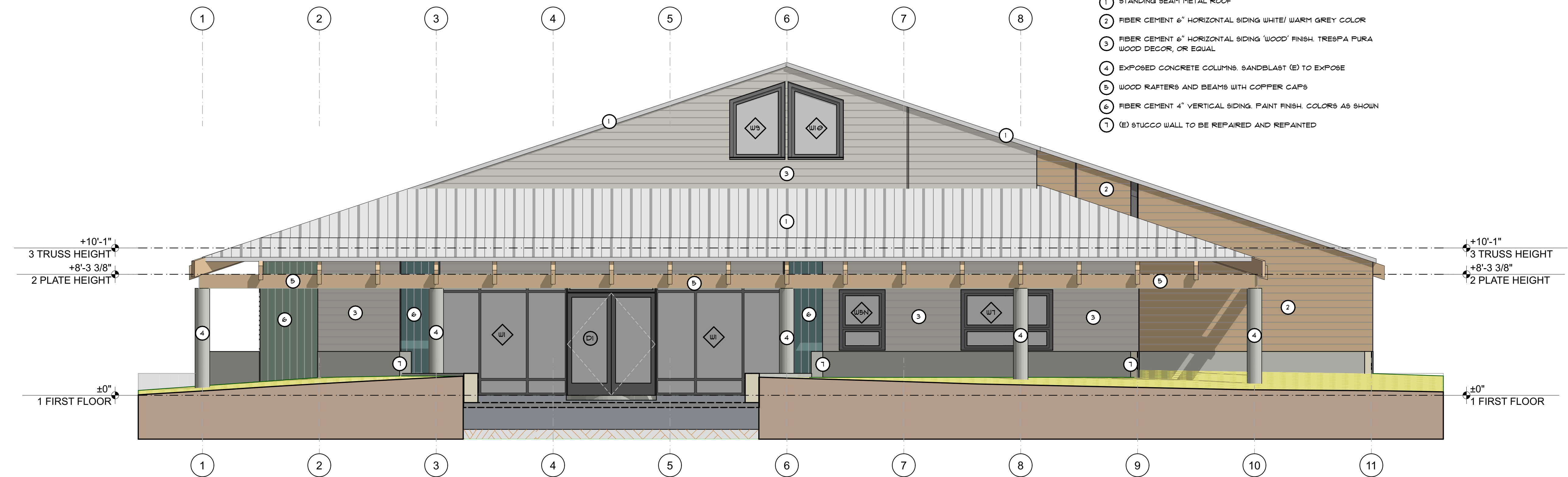
PROP



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

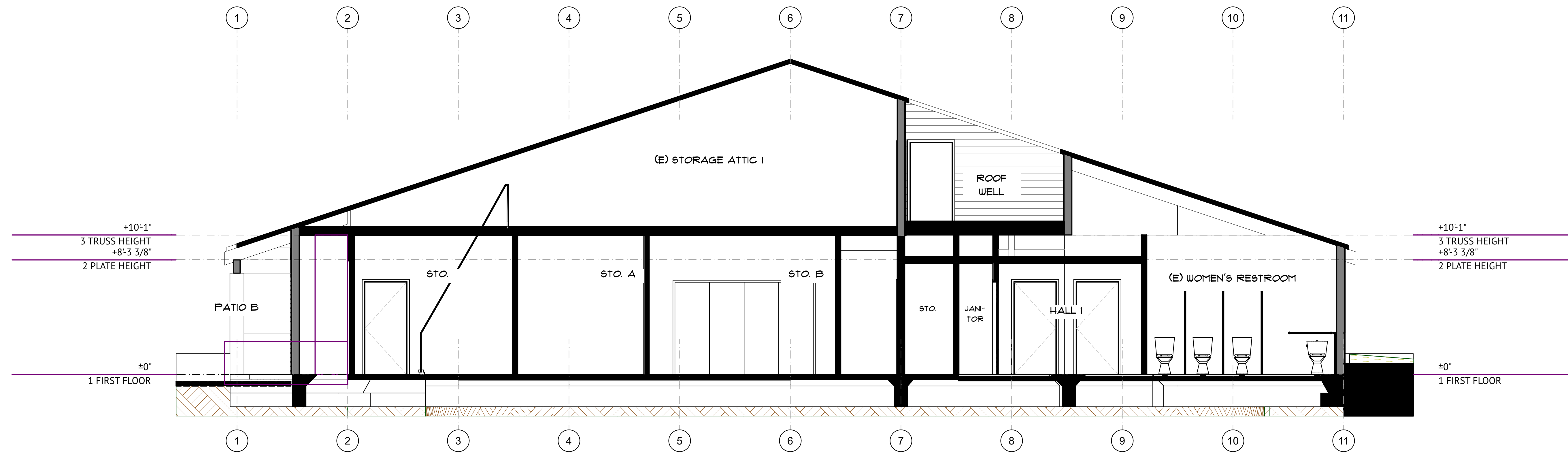
- ## EXTERIOR ELEVATION LEGEND
- | | |
|---|---|
| 1 | STANDING SEAM METAL ROOF |
| 2 | FIBER CEMENT 6" HORIZONTAL SIDING WHITE/ WARM GREY COLOR |
| 3 | FIBER CEMENT 6" HORIZONTAL SIDING 'WOOD' FINISH, TRESPA PURA WOOD DECOR, OR EQUAL |
| 4 | EXPOSED CONCRETE COLUMNS, SANDBLAST (E) TO EXPOSE |
| 5 | WOOD RAFTERS AND BEAMS WITH COPPER CAPS |
| 6 | FIBER CEMENT 4" VERTICAL SIDING, PAINT FINISH, COLORS AS SHOWN |
| 7 | (E) STUCCO WALL TO BE REPAIRED AND REPAINTED |

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PROPOSED BUILDING ELEVATIONS (CONT) - OPTION 1			
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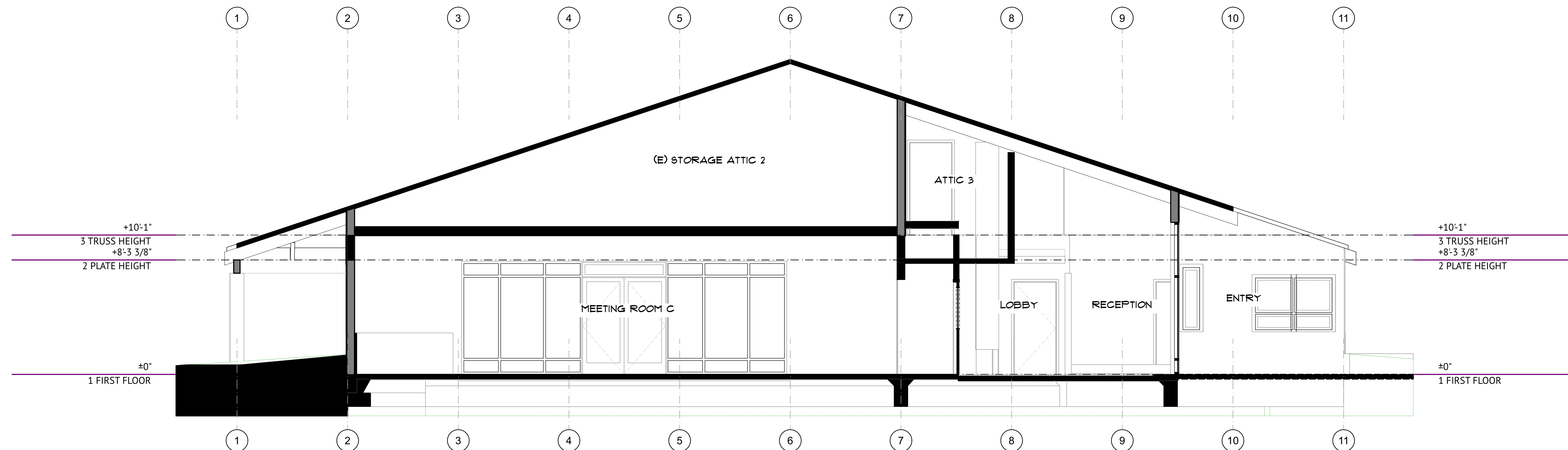
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A PROPOSED SECTION A
SCALE: 1/4" = 1'-0"



B PROPOSED SECTION B
SCALE: 1/4" = 1'-0"

CAPITOLA COMMUNITY CENTER REMODEL

4400 JADE STREET
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← 1" ACTUAL →

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PROPOSED BUILDING SECTIONS

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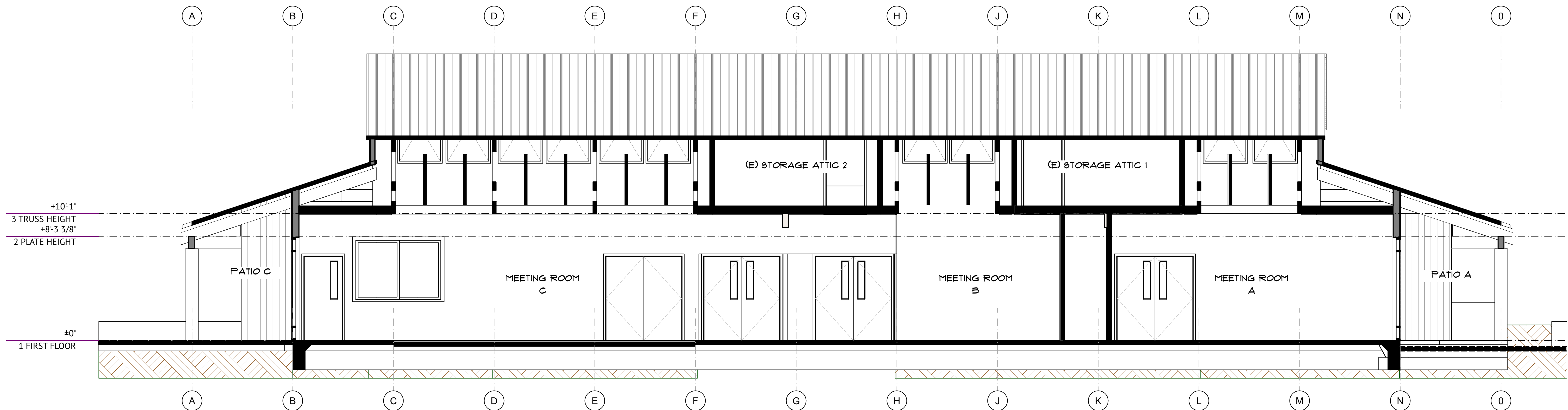


C PROPOSED SECTION C
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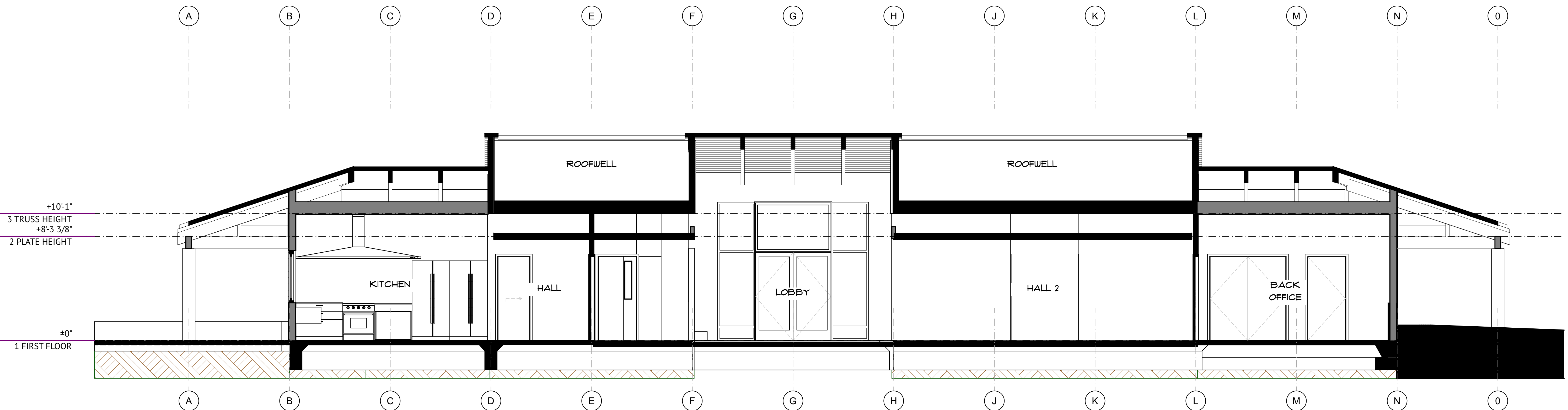
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D PROPOSED SECTION D
SCALE: 1/4" = 1'-0"



E PROPOSED SECTION E
SCALE: 1/4" = 1'-0"

CAPITOLA COMMUNITY CENTER REMODEL

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PROPOSED BUILDING SECTIONS

DOOR SCHEDULE														
ID	D1	D2N	D3	D3N	D3A	D3AN	D4	D5	D5A	D5N	D5AN	D7	D9N	D10N
QUANTITY	4	1	2	1	1	2	2	5	4	8	1	1	3	1
W	6'	3'	6'	6'	3'	3'	3'	3'	3'	3'	3'	2'-6"	6'	10'
HT	7'	7'	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"	6'-8"
TYPE														
MANUF'R														
MATERIAL														
HARDWARE														
GLAZING														
COLOR														
NOTES														
3D BACK VIEW														

1

DOOR SCHEDULE

SCALE: 1" = 1'-0"

DOOR NOTES:

- 1) INTERIOR DOORS TO BE VERTICAL GRAIN DOUG FIR, CLEAR FINISH, WITH SINGLE RECESSED PANEL UNLESS NOTED OTHERWISE ON SCHEDULE. ELEVATION PER SCHEDULE.
- 2) ALL INTERIOR DOOR TRIM TO BE 1X4 FINGER JOINTED PAINT GRADE FINISH.
- 3) EXTERIOR DOORS PRIMED TO BE PAINTED. EXTERIOR ELEVATION & AS NOTED ON SCHEDULE. INTERIOR COLOR TBD.
- 4) GENERAL CONTRACTOR TO BE CHOSEN BY OWNER.
- 5) GENERAL CONTRACTOR TO CONFIRM HEIGHT OF ALL DOORS BEFORE ORDERING.
- 6) SEE DETAIL SHEET FOR FIBERGLASS FLASHING DETAILS.
- 7) ALL EXTERIOR DOORS TO BE FULLY WEATHERSTRIPPED.

WINDOW SCHEDULE														
ID	W1	W2	W3	W4	W5	W5N	W5N	W6	W6N	W7	W8	W9	W10	W11
QUANTITY	4	2	2	12	4	1	1	1	1	1	10	2	2	1
SIZE	WIDTH	6'	3'	2'-10 1/4"	2'-11"	2'-10 1/4"	2'-11"	8'	7'	6'	3'-6"	3'-6"	3'-6"	1'-5"
	HEIGHT	8'-2 1/4"	8'-2 1/4"	11'	5'	4'	4'	4'	5'	4'	3'	5'-1 1/2"	5'-1 1/2"	4'-9"
HEADER HEIGHT	8'-2 1/4"	8'-2 1/4"	11'	8'-1"	7'-1"	7'-1"	7'-1"	7'	8'-1"	7'-1"	8'-9 5/8"	12'-11 3/4"	12'-11 3/4"	7'-10"
TYPE	3-PANEL STOREFRONT WITH AWNING @ TOP & BOTTOM	2-PANEL STOREFRONT WITH AWNINGS TOP & BOTTOM	STOREFRONT WITH AWNING @ BOTTOM	FIXED WITH AWNING @ TOP	FIXED WITH AWNING @ BOTTOM	FIXED WITH AWNING @ BOTTOM	FIXED WITH AWNING @ BOTTOM	HORIZONTAL SLIDER	HORIZONTAL SLIDER @ INTERIOR	FIXED WITH AWNING @ BOTTOM	AWNING @ CLERESTORY	FIXED	FIXED	
FRAME MATERIAL														
SHGC/ U-VALUE														
GLAZING NOTES														
DAYLIGHT AREA (SQ.FT.)														
VENT AREA (SQ.FT.)														
NOTES						(N) WINDOWS TO MATCH W5 (E)	(N) WINDOWS TO MATCH W5 (E)		(N) INTERIOR PASSSTROUGH WINDOW @ KITCHEN	NOTE THIS WINDOW IS NOT IN ORIGINAL DRAWINGS	TO BE MADE REMOTELY OPERABLE			
VIEW FROM OUTSIDE														

2

WINDOW SCHEDULE

SCALE: 1" = 1'-0"

WINDOW NOTES:

- 1) ALL WINDOWS TO BE TBD UNLESS NOTED. EXTERIOR COLOR - TBD, INTERIOR COLOR - TBD, STANDARD SILL NOSING, WINDOW HARDWARE - TO BE CHOSEN BY OWNER.
- 2) ALL INTERIOR WINDOW TRIM TO BE 1X4 FINGER JOINTED PAINT GRADE FINISH.
- 3) FOR FLASHING SEE DETAIL >
- 4) GENERAL CONTRACTOR TO CONFIRM JAMB SIZE.
- 5) PROVIDE HEAD FLASHING ON EXTERIOR SIDE OF ALL WINDOWS.
- 6) REF: STANDARD WINDOW HEAD & TRIM DETAIL FOR XXX WINDOWS.
- 7) GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING ALL (N) WINDOWS & DOORS.

BOONE
LOW
RATLIFF
ARCHITECTS, INC.

157 VAN NESS AVE | SANTA CRUZ CA 95060

SEAL

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CAPITOLA COMMUNITY CENTER REMODEL

4400 JADE STREET
CAPITOLA, CA 95010

195

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY REVISIONS DATE

CONCEPTUAL DESIGN SET 5/15/23

Date: 5/15/23

Scale: AS NOTED

Drawn:

Job:

Sheet:

A8.0

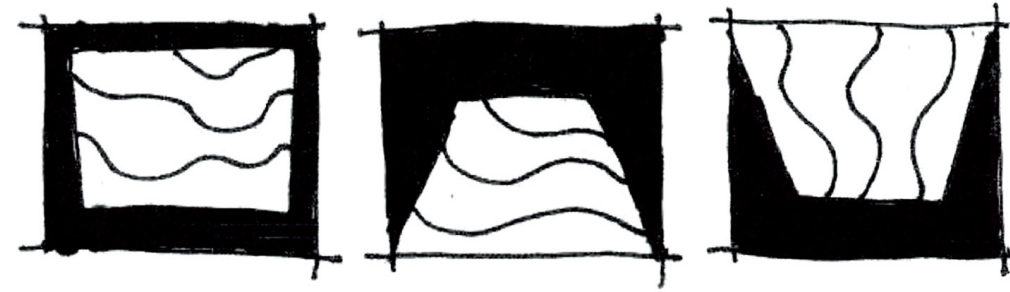
Plotted On: 5/15/23

DOOR / WINDOW SCHEDULES

Above (cliffs & sandstone & fossils) - At (beach & transition) - Under (water, reflection & sheltered, cool)

Item 9 A.

Concept Diagram



above - fossil

at - beach

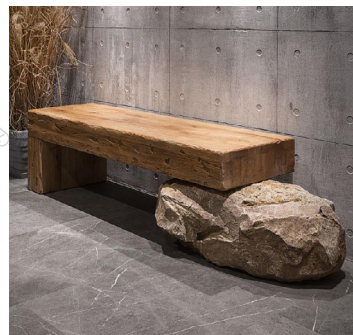
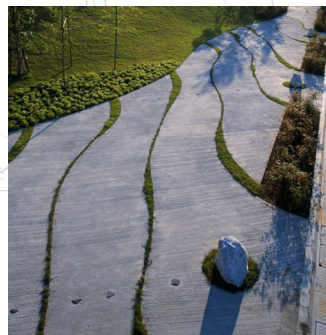
under - reflection

Design Character

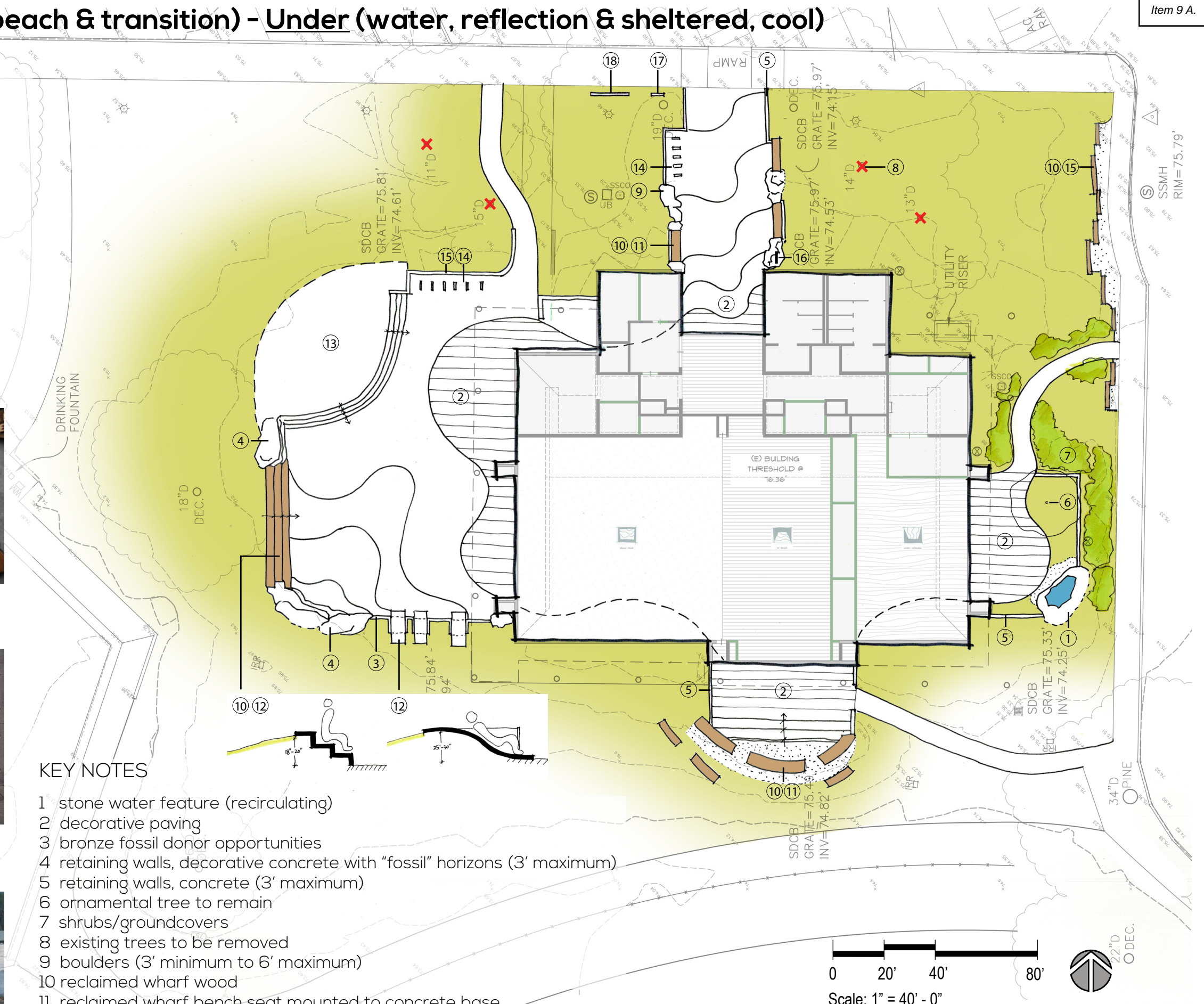
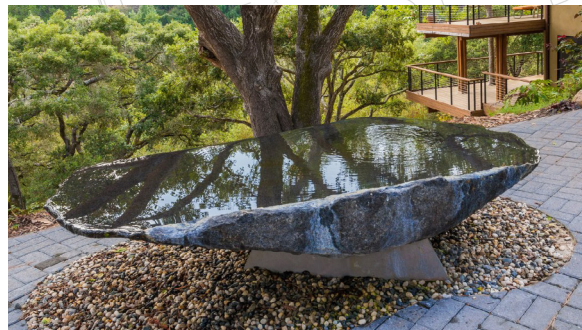
Above ->
Cliff and Fossils in concrete walls



At ->
Paving Pattern



Under ->
Reflection, Shadows and Monochrome



KEY NOTES

- 1 stone water feature (recirculating)
- 2 decorative paving
- 3 bronze fossil donor opportunities
- 4 retaining walls, decorative concrete with "fossil" horizons (3' maximum)
- 5 retaining walls, concrete (3' maximum)
- 6 ornamental tree to remain
- 7 shrubs/groundcovers
- 8 existing trees to be removed
- 9 boulders (3' minimum to 6' maximum)
- 10 reclaimed wharf wood
- 11 reclaimed wharf bench seat mounted to concrete base
- 12 multifunctional retaining wall
- 13 stage
- 14 bike parking
- 15 public art opportunity
- 16 plaque
- 17 message board box
- 18 monument sign (concrete and reclaimed wharf wood)

Schematic Design

CAPITOLA COMMUNITY CENTER RENOVATION
MAY 15, 2023

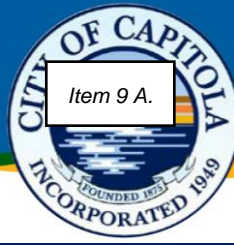
JONI L. JANECKI
& ASSOCIAT 196

Community Center Renovation Project Conceptual Design

City Council
June 8, 2023

Community Center Conceptual Design

Required Improvements



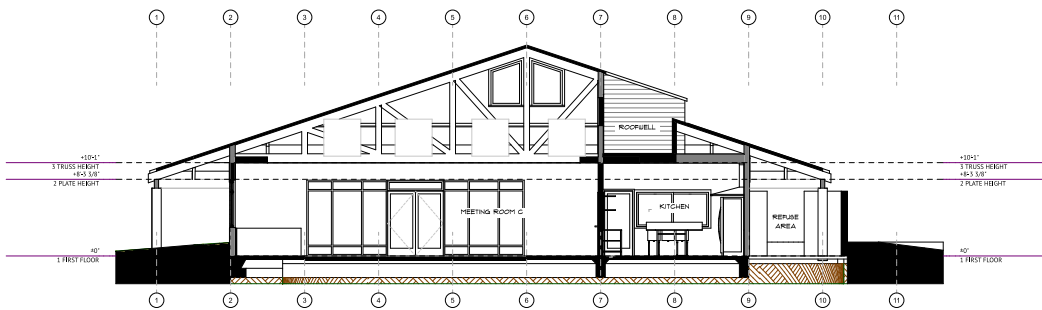
Contract awarded in February 2023

- Boone Low Ratliff Architects

Scope

Capitola Community Center

Remodel Project



BOONE LOW RATLIFF ARCHITECTS



Exterior Views



EXISTING EXTERIOR



PROPOSED EXTERIOR

BOONE LOW RATLIFF ARCHITECTS



Exterior Envelope

BOONE LOW RATLIFF ARCHITECTS



Structural Repairs

BOONE LOW RATLIFF ARCHITECTS



Service Improvements

BOONE LOW RATLIFF ARCHITECTS



Accessibility Upgrades

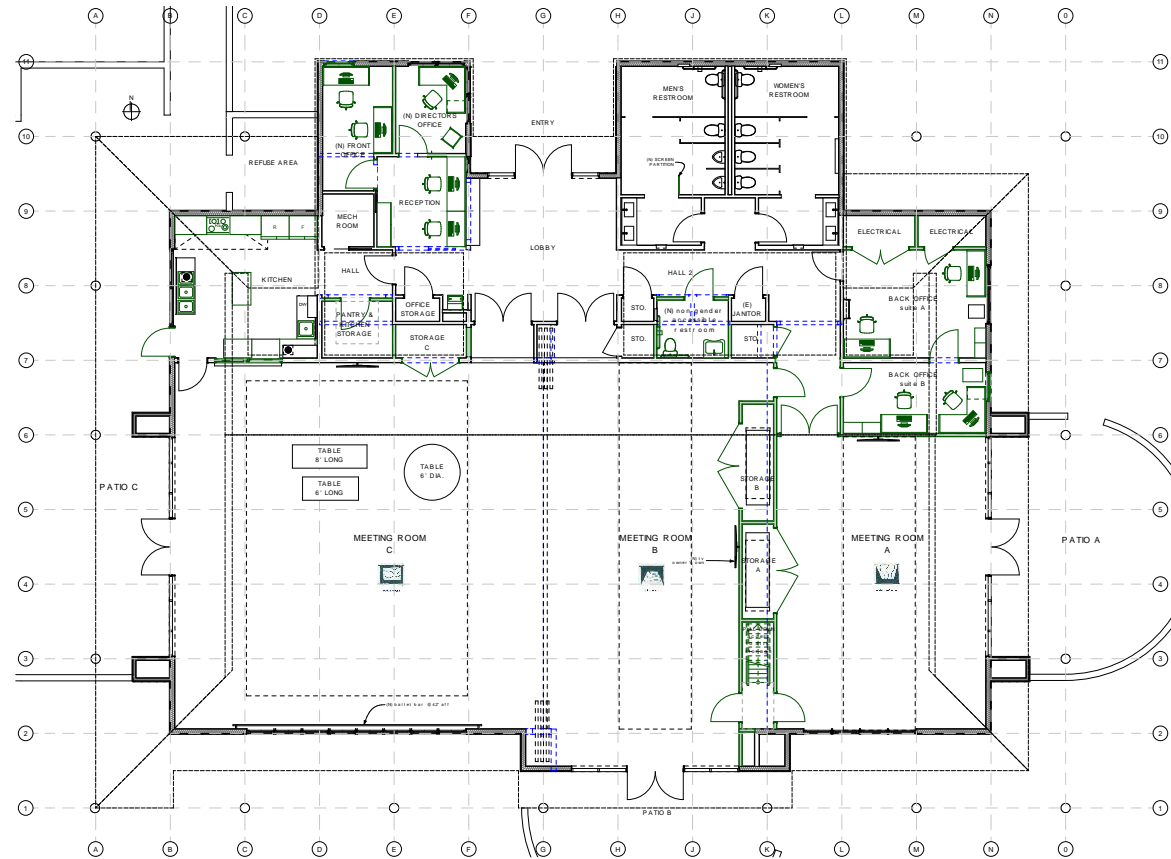
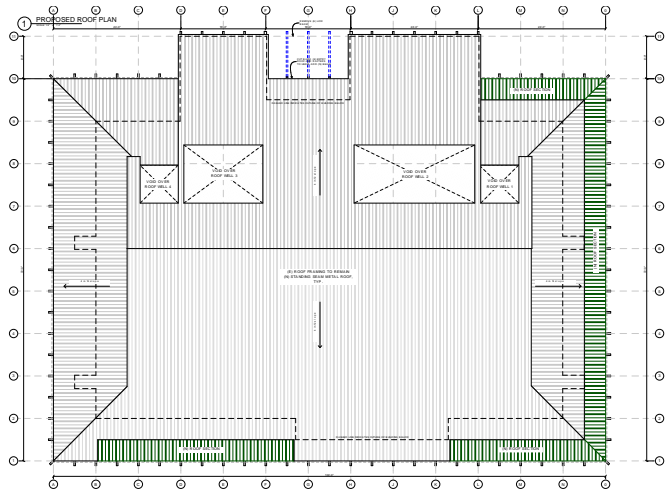
BOONE LOW RATLIFF ARCHITECTS



Interior Improvements

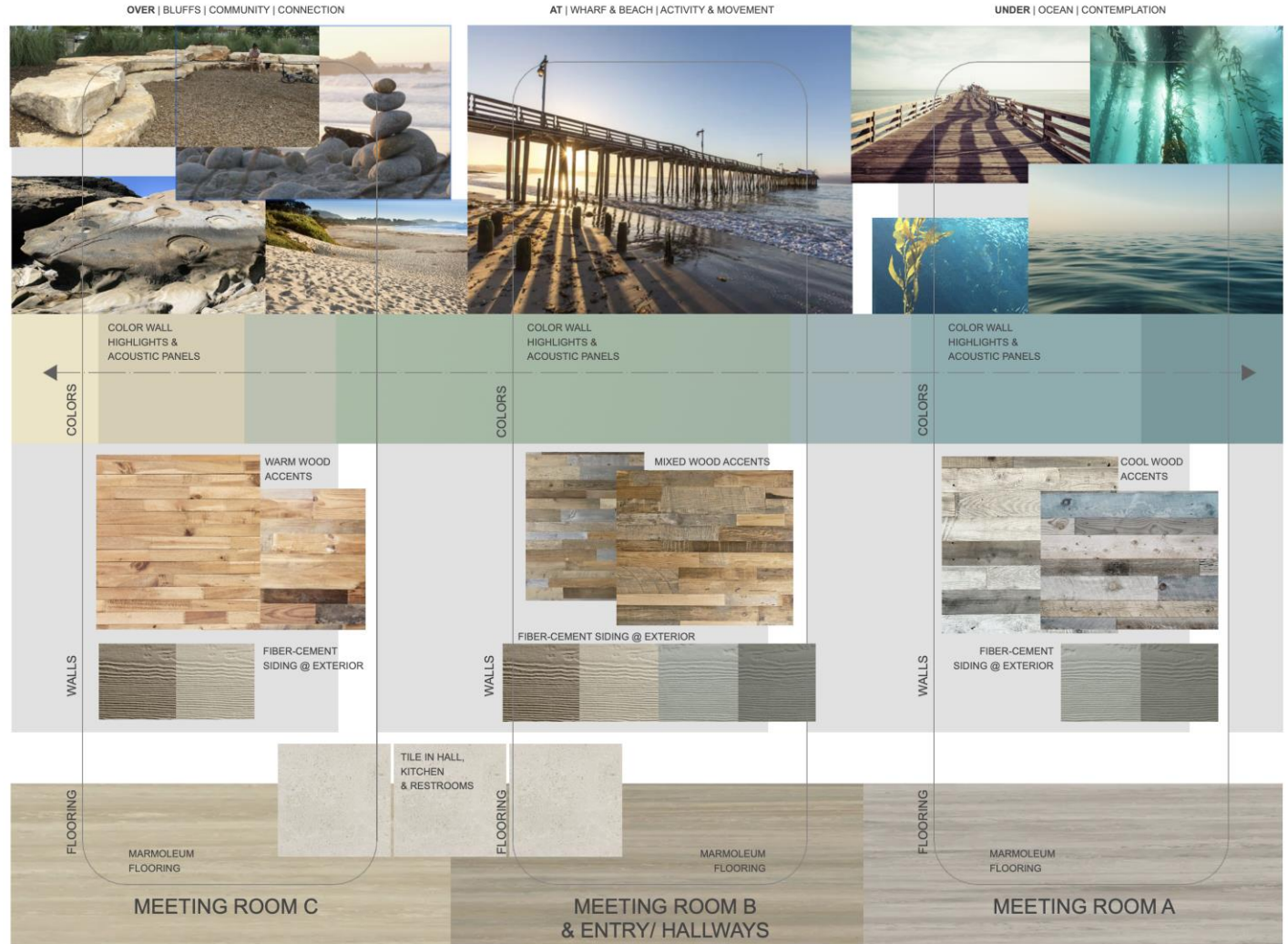
BOONE LOW RATLIFF ARCHITECTS

Proposed Plans

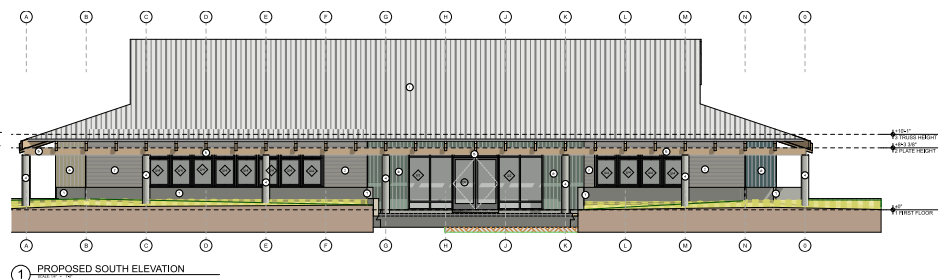
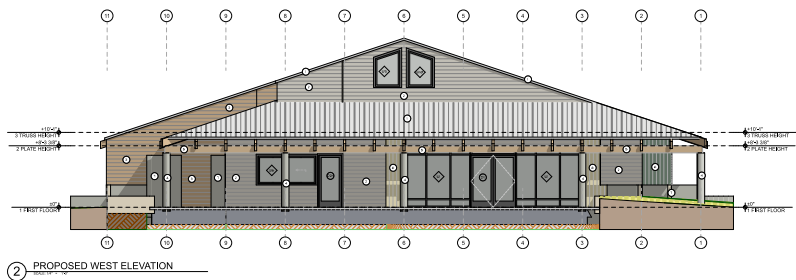
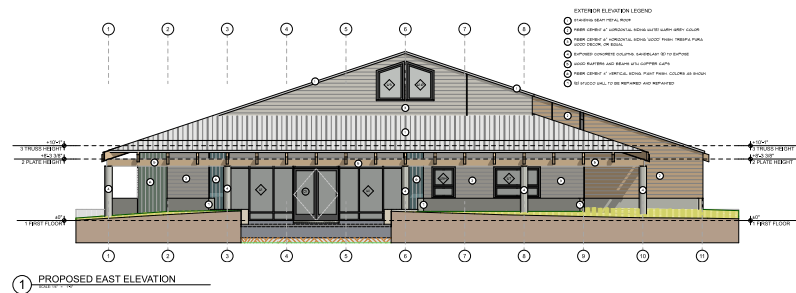


BOONE LOW RATLIFF ARCHITECTS

Colors & Finishes



Exterior Elevations



BOONE LOW RATLIFF ARCHITECTS

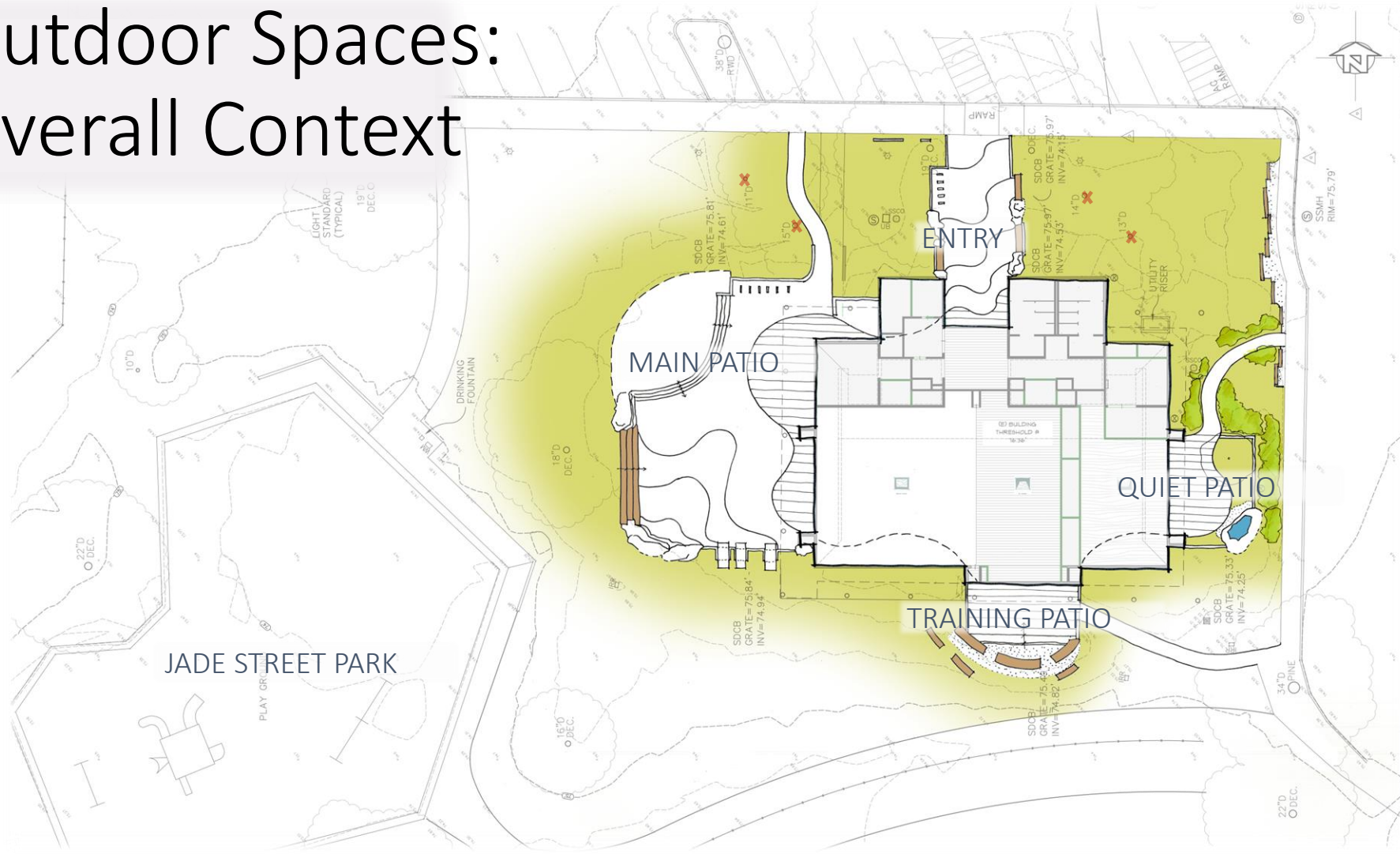
Entry Improvement

- Optional Extra
- Not included in cost estimate



BOONE LOW RATLIFF ARCHITECTS

Outdoor Spaces: Overall Context



Outdoor Spaces: Entry

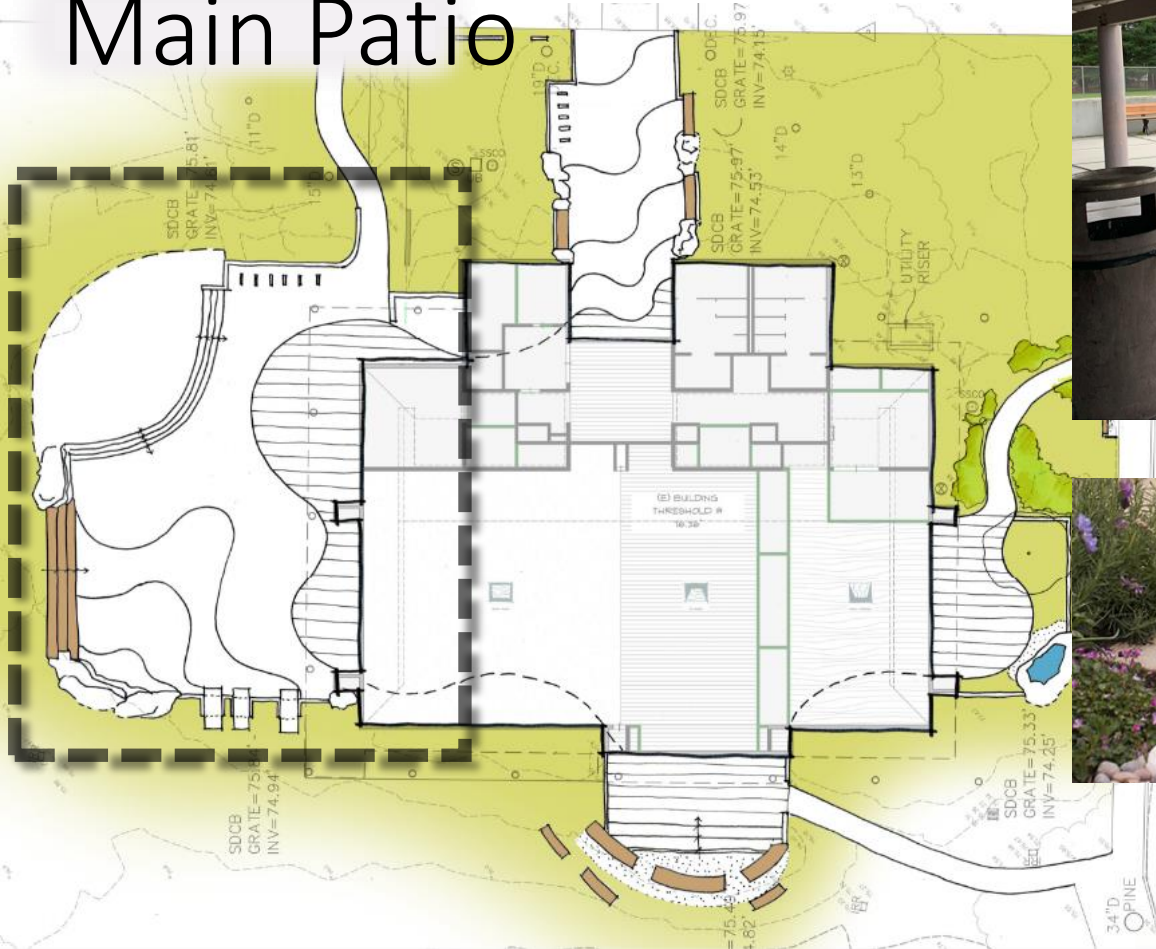


Existing conditions



Inspiration image

Outdoor Spaces: Main Patio



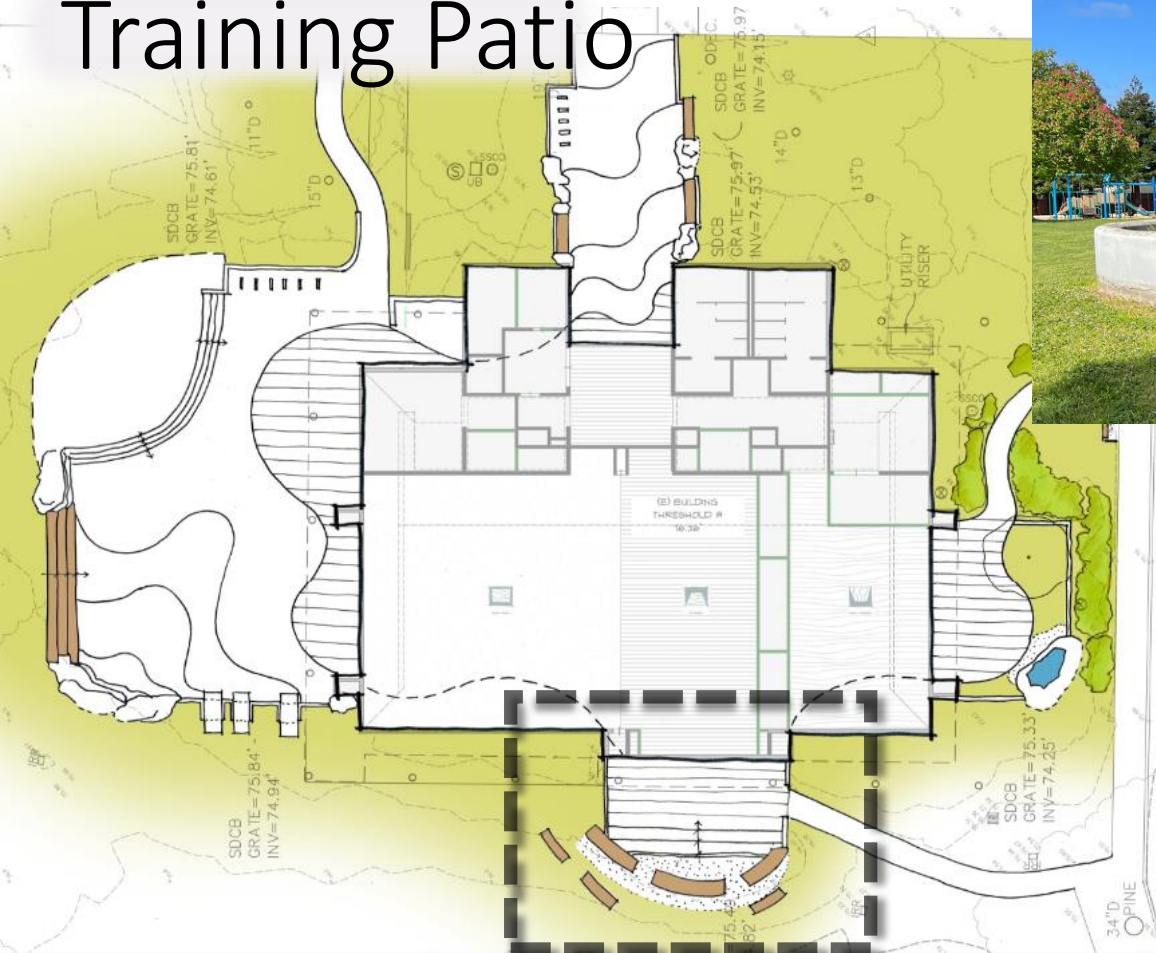
Existing conditions



Inspiration images



Outdoor Spaces: Training Patio

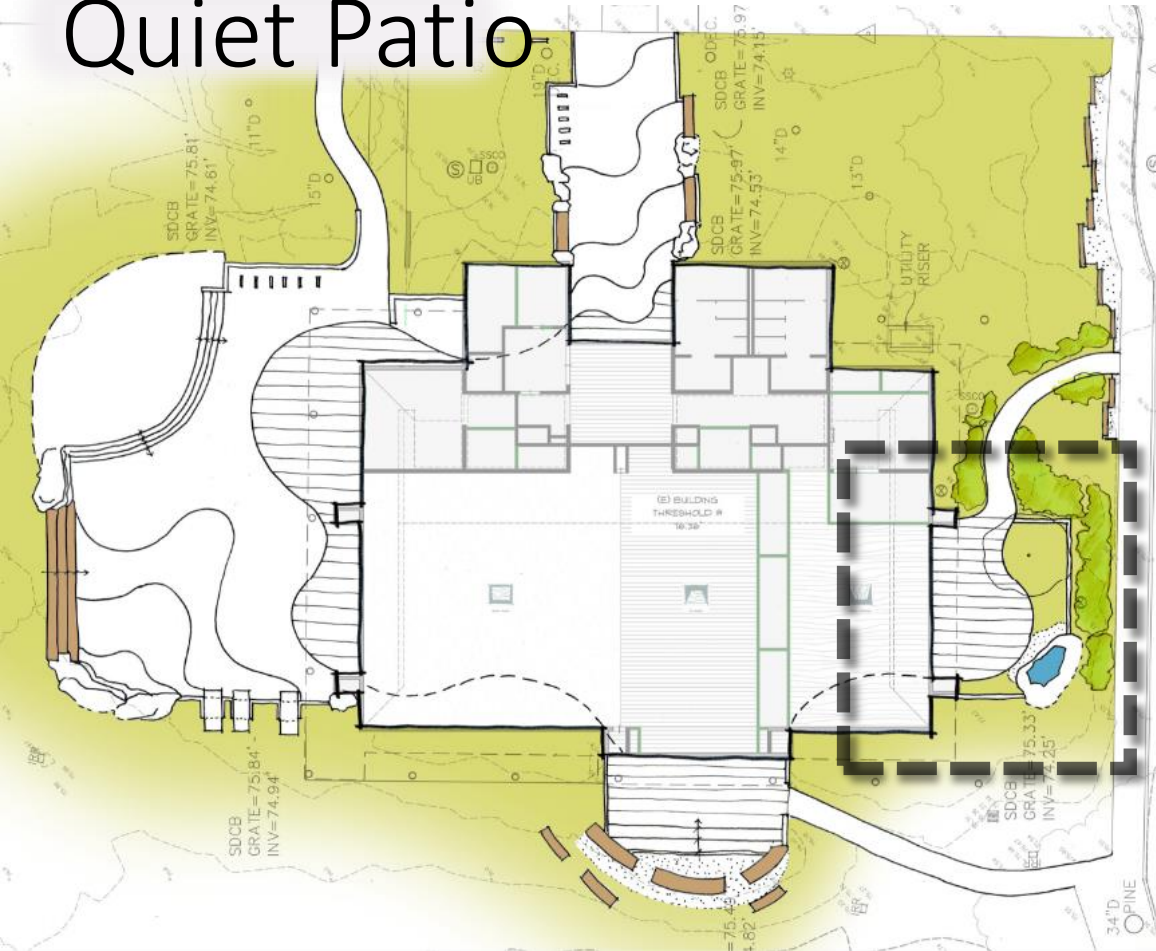


Existing conditions



Inspiration image

Outdoor Spaces: Quiet Patio



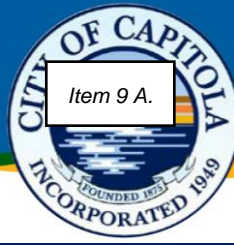
Existing conditions



Inspiration image

Community Center Conceptual Design

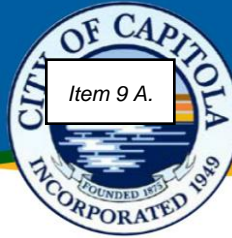
Cost Estimate



Description	Budgeted	Cost Estimate	Cost Above Budget
Exterior Upgrades	\$120k	\$600k	\$480k
HVAC	\$80k	\$300k	\$220k
Electrical	\$50k	\$300k	\$250k
Other Items	\$1.15M	\$1.2M	\$50k
Total Job Direct Costs	\$1.4M	\$2.4M	\$1.0M
Optional Sitework	---	\$900k	\$900k
Contingency and Escalation	---	\$1.1M	\$1.1M
Contractor Fee	---	\$300k	\$300k
Total Project Costs	\$1.4M	\$4.7M	\$3.3M

Community Center Conceptual Design

Project Alternatives



Reduce Project Scope	Improvements required by Long-Term Use Agreement	Remove exterior sitework
	Phase Project	Infrastructure then Ancillary Improvements

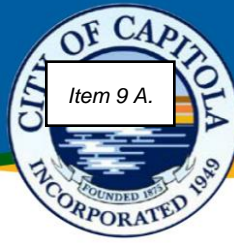
Significantly reduces public benefit

Impact

Project remains in excess of budgeted
amount

Community Center Conceptual Design

Recommended Direction



Direct staff to:

- Research external funding opportunities
- Refine cost estimate for entire project, and required infrastructure elements
- Pause additional design work
- Return to Council in September with additional information

Capitola City Council

Agenda Report

Meeting: June 8, 2023

From: Public Works Department

Subject: Jade Street Park Universally Accessible Playground Project
Conceptual Design Alternatives



Recommended Action: Direct staff to work with Verde Design and prepare a final concept plan, for consideration by the Council on July 27, 2023, for the Jade Street Park Universally Accessible Playground Project that meets projected available funding, and includes opportunities to enhance the design should additional funding become available.

Background: The Jade Street Park Universally Accessible (UA) Playground Project (Project) was allocated \$275,000 in the FY 2022-23 Capital Improvement Plan (CIP) budget, plus an additional \$200,000 in the proposed FY 2023-24 budget. The proposed playground will replace an existing playground that was installed in 1999 and updated in 2007. A renovated UA playground would provide recreation features and design elements that appeal to individuals of all abilities, including those with mobility, cognitive, developmental, sight and hearing impairments.

Initially, staff estimated the construction costs of a comprehensive UA playground project at Jade Street Park to be approximately \$1,500,000. To help close the current significant funding gap staff, staff met with the Santa Cruz County Parks Friends (Friends) about a potential fundraising campaign. The Friends' Board of Directors has conceptually approved partnering with the City on a fundraising effort for a UA playground at Jade Street Park, subject to approving a formal agreement with the City. A conceptual project design and project cost estimates are required prior to the initiation of the fundraising campaign.

On February 9, 2023, the City Council authorized an agreement with Verde Design for the conceptual design phase of the Project, which is inclusive of community outreach, alternative analysis, and final conceptual design. Verde Design and City staff have conducted community outreach efforts, including an online survey, two on-site pop-up events, and two community meetings. Results from the community outreach were used in developing conceptual alternatives.

Discussion: Outreach Efforts

Improvements to Jade Street Park will include various types of play and play features in support of an all-inclusive playground. The community outreach process was a critical project component to both educate and gather public input. Outreach occurred in March and April of 2023 and consisted of two sets of online surveys, on-site pop-up events, and two community meetings.

- **Online Survey:** Online surveys were conducted from March 22nd – 29th and April 26th – May 10th. The initial survey obtained input on theming options and preferences on specific all-inclusive types of play and play equipment. Additionally, participants were able to provide written comments. The second survey obtained input on proposed park layouts. The online surveys were advertised in the City's electronic newsletter and social media as well as the Summer Recreation Catalog.
- **On-Site Pop-Up:** On-site pop-up events were conducted on Saturday, March 25th and Saturday, April 29th at the project site. All materials included in the online surveys were presented at the on-site survey for community input. Dot-voting was used to gather input on theming and all-inclusive types of play and play equipment preferences. All other comments were also recorded.
- **Community Meetings:** Two community meetings were held in the evenings, with the first on March 28th and the second on April 25th, where the community was introduced to the project with an overview of the scope, schedule, and funding. All-inclusive playgrounds and their various types

of play and play equipment options were then described. Dot-voting was utilized to gather input on theming and all-inclusive types of play and play equipment preferences. Although attendance at these meetings was relatively low, participation by the attendees was encouraged. With the small groups, each participant had an opportunity to be heard regarding needs, wants, and features to consider as the design is developed.

Verde Design has summarized the information gathered during the outreach efforts. The data was utilized in preparing the conceptual design. The outreach results indicate a preference for the “Marine and Shoreline” theme, with preferences for the following types of play, in order of highest preference: 1) Swings & Inclusive Whirl; 2) See Saw & Roller Table; 3) Rock and Rope Climber/Rock Wall; 4) Climbing Wall and Rope Course; 5) Pirate ship and playhouse.

Reach Conceptual Design

The conceptual design was developed with an increase in playability in mind and a goal to develop an all-inclusive park facility for seniors, children, and parents of all abilities. The conceptual design is fashioned after the outreach survey’s highest-ranking theme, “Marine and Shoreline”, and the play types and play equipment were chosen based on the input and comments received from the community outreach efforts. All the ranked play types were incorporated into the design. For example, the concept includes climbers, slides, swings, spinners, sensory play pieces, and accommodates tot play.

The conceptual “Reach” design is included as Attachment 1. The conceptual design includes park elements and configuration based on community outreach. A summary of playground elements in the conceptual plan is included in Table 1.

Table 1. Conceptual Design Play Features

<i>Conceptual Design “Reach”</i>
5-12 Years Play Area
<i>Climber and Slide Zone</i>
5-12 Composite play Structure
Cascade Climber
ADA Cyclone Spinner (cyclo Cone Plus Climber)
Burke 4 Seat Orb Rocker
Roller Table
<i>Swing and Sway Zone</i>
4-Bay Swing w/ (4) Belt, (2) Full Bucket & (2) Molded Bucket seats
Volta Spinner
Inclusive Whirl (Gametime)
Tot Play
<i>Climber and Slide Zone</i>
Small Embankment Slide
Cozy Dome
Novo Teardrop Counter Climber
Imagination Play Ship
Whimsy Rider Dolphin w/ Coil Spring
Chill Spinner
See Saw
Hillside Loop Climber
Rock Climber
<i>Sensory Play Zone</i>
Kinderbells

Percussion Cajon Box
Sansa Rimba

Current allocated funding, including potential fundraising, provides for a projected budget of \$1,325,000. Staff has met with Verde Design to outline ways the Reach concept could be modified to meet the current projected budget. Those changes would include:

- Reduction of the overall square footage by approximately 25%
- Reduction in the number of elements
- Simplified composite play structure.

Other Amenities

The scope for Verde Design thus far has been focused to strictly include renovations to the playground area and does not include costly infrastructure investments, such as restroom improvements and improvements along the perimeter of the project site.

- Restrooms: The ADA Transition Plan Update evaluated the existing on-site restrooms and identified accessibility deficiencies. The estimated cost to address the deficiencies is \$200,000. Full replacement of the restrooms is estimated at \$400,000.
- ADA Accessible Pathway: There are currently several accessible parking stalls in the Jade Street Park parking lot adjacent to Jade Street. The path of travel from these stalls to the park will be fully accessible to the north entrance of the playground. The south entrance of the playground leads to a decomposed granite pathway connecting the east parking lot, restrooms, and 47th Avenue on-street parking. When wet or damaged, the pathway is no longer an accessible route. Ideally, this pathway would be replaced with an all-weather alternative, such as concrete.

With the public outreach effort completed, staff is requesting feedback from the City Council to include in the development of the final preferred conceptual design. Upon completion of the conceptual design, staff will return to the City Council for approval of the conceptual design at the July 27th meeting, with the fundraising MOU. Staff will seek City Council approval of the final design plans, specifications and estimate prior to advertising and bidding the project at the conclusion of the funding campaign.

Fiscal Impact: No fiscal impact is anticipated with this action. The project will come back to the City Council for final conceptual design approval and next steps. Estimated budget for the project alternatives are summarized in Table 2 below.

Table 2. Estimate Project Costs

Allocations		
FY22/23	\$275,000	
FY23/24	\$200,000	
Fundraising	\$850,000	
Total Allocation	\$1,325,000	
Estimated Project Cost		
Expenditures	Base	Reach
Design Costs	\$177,000	
Construction Costs	\$823,000	1,500,000
Soft Costs	\$325,000	\$425,000
Total Costs	\$1,325,000	\$2,077,000
Shortfall	0	\$752,000

Attachments:

1. Conceptual “Reach” Plan

Report Prepared By: Jessica Kahn, Public Works Director; Nikki Bryant LeBlond, Recreation Division Manager

Reviewed By: Julia Moss, City Clerk; Tamar Burke, Assistant City Attorney

Approved By: Jamie Goldstein, City Manager



PRELIMINARY DRAFT
05.25.2023



Jade Street Park Universally Accessible Playground MATERIALS BOARDS

PRELIMINARY DRAFT
05.25.2023

Landscape Structures

Item 9 B.



Roller Table 176457



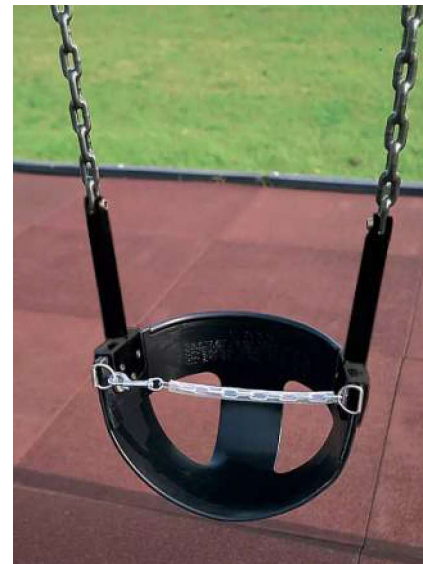
Cozy Dome



Belt Swing - two bays



Harness Swing -
one bay



Half Bucket Swing
one bay

Landscape Structures

Item 9 B.



Chill Spinner LSI



Cascade Climber -
LSI Value Option



Whimsy Rider™
Dolphin w/Coil Spring

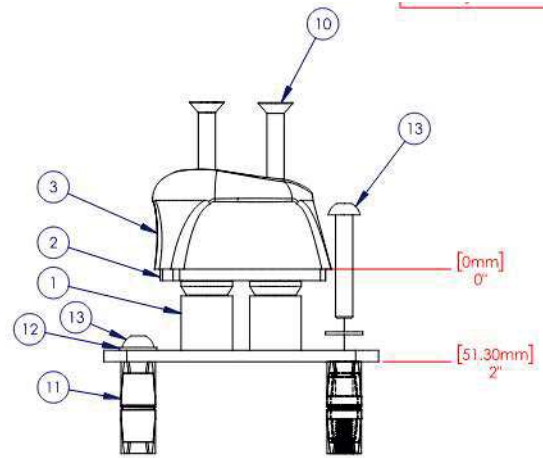
Landscape Structures

Item 9 B.

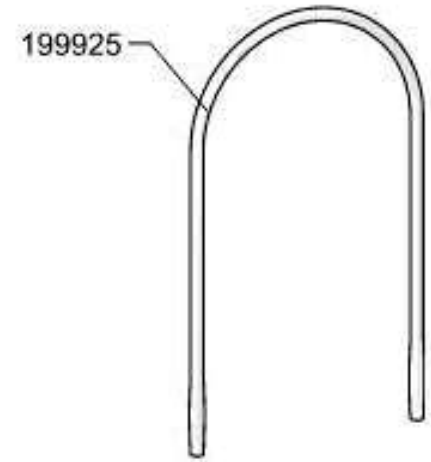


Communication Board

bilingual



Hillside Climbing Hand Grips
(7) total



Single Hill Loop DB
(3) total



SeeSaw 4 seat Mod 148637LSI



WE-Go-Round LSI

Landscape Structures

Item 9 B.



2-5 Ship Theme Play House

Hillside embankment slides



Ship Theme Play House

Jade St. Park

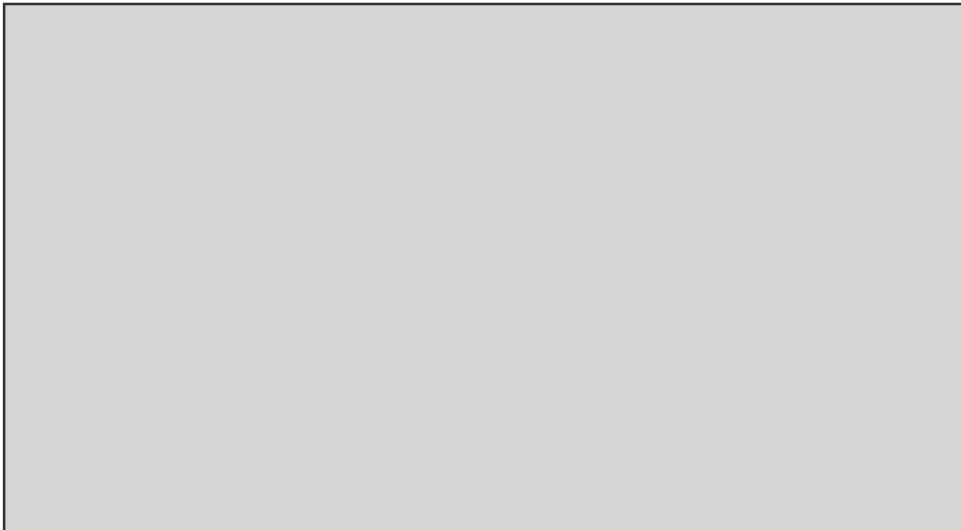
1174169-01-01-05 • 04.21.2023

Recreation Equipment

Landscape Structures

Item 9 B.

5-12 composite play structure





Orb Rocker Burke



Novo Teardrop Counter Burke



Volta Spinner



KidForce Spinner -
alt to LSI Chill Spinner

Miracle

Item 9 B.

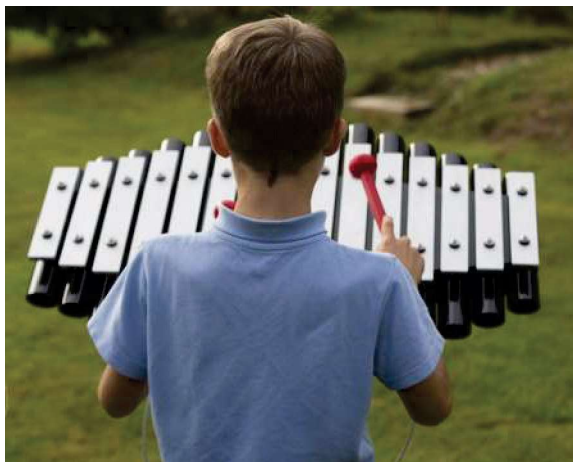


Cyclo Cone Plus Climber
306-4



Cyclo Cone Base Climber
Value Option 306-1

Percussion Play



Sansa Rimba
C Major



Cajon Drum
(2) total

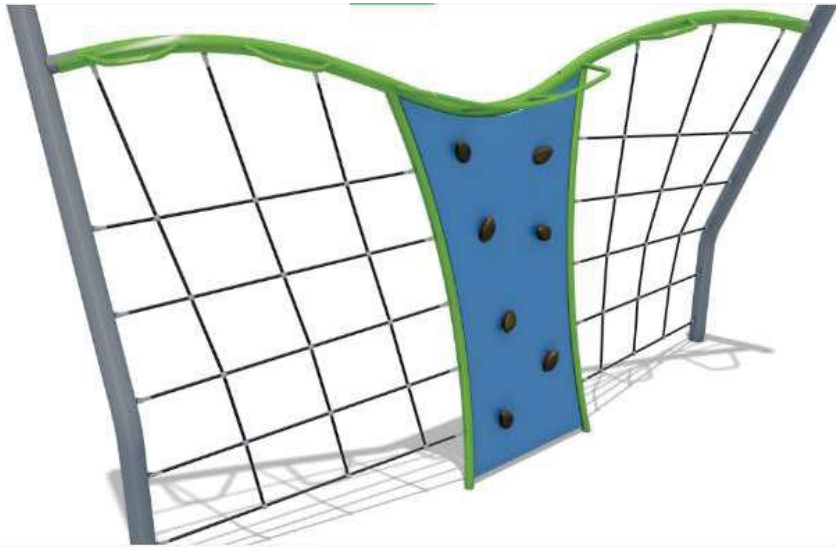
TinkerTunes



KinderBells



Inclusive Whirl 6262
GameTime (value option)



Traverse Wall - Pro
GameTime (alt to Terrannos)



Jade Street Park Universally Accessible Playground Project Conceptual Design

City Council
June 8, 2023

Playground Replacement



Jade Street Park Universally Accessible Playground

Council Presentation No 1
June 8, 2023

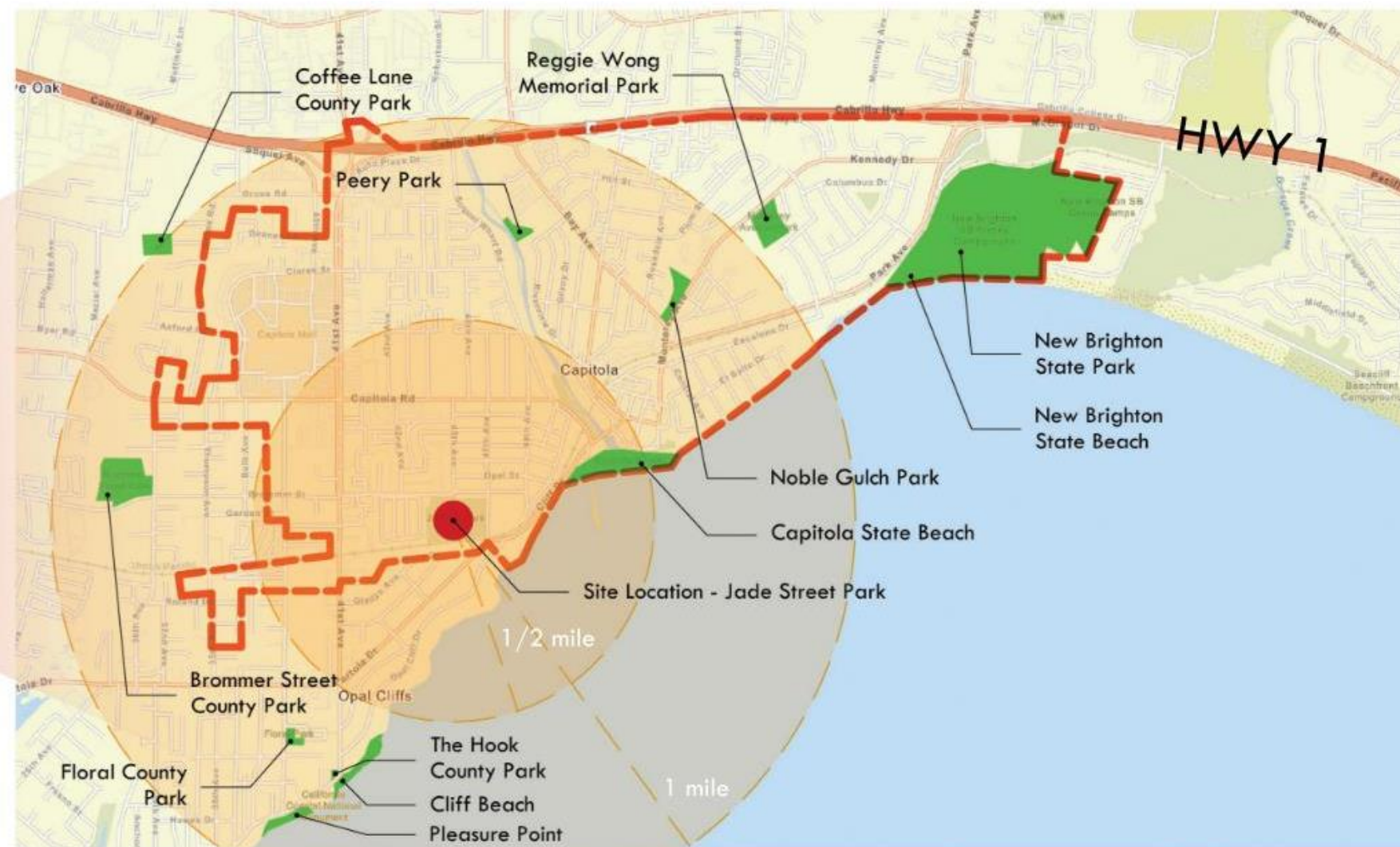
Presentation Points

- **Project Introduction**
- **Project Schedule**
- **Public Outreach**
 - Community Feedback
 - Workshops – Pop Up - Survey
- **Reach Concept**
 - Play Zones
- **Park Features**
 - Theme
 - Materials



Project Introduction

- Project purpose to develop universally accessible (UA) playground at Jade Street Park. Project will replace and expand existing and outdated playground that was installed in 1999 and 2007.
- Project construction is not yet funded. The City is coordinating a fund-raising plan in conjunction with approval of a preferred concept.



Universal Access

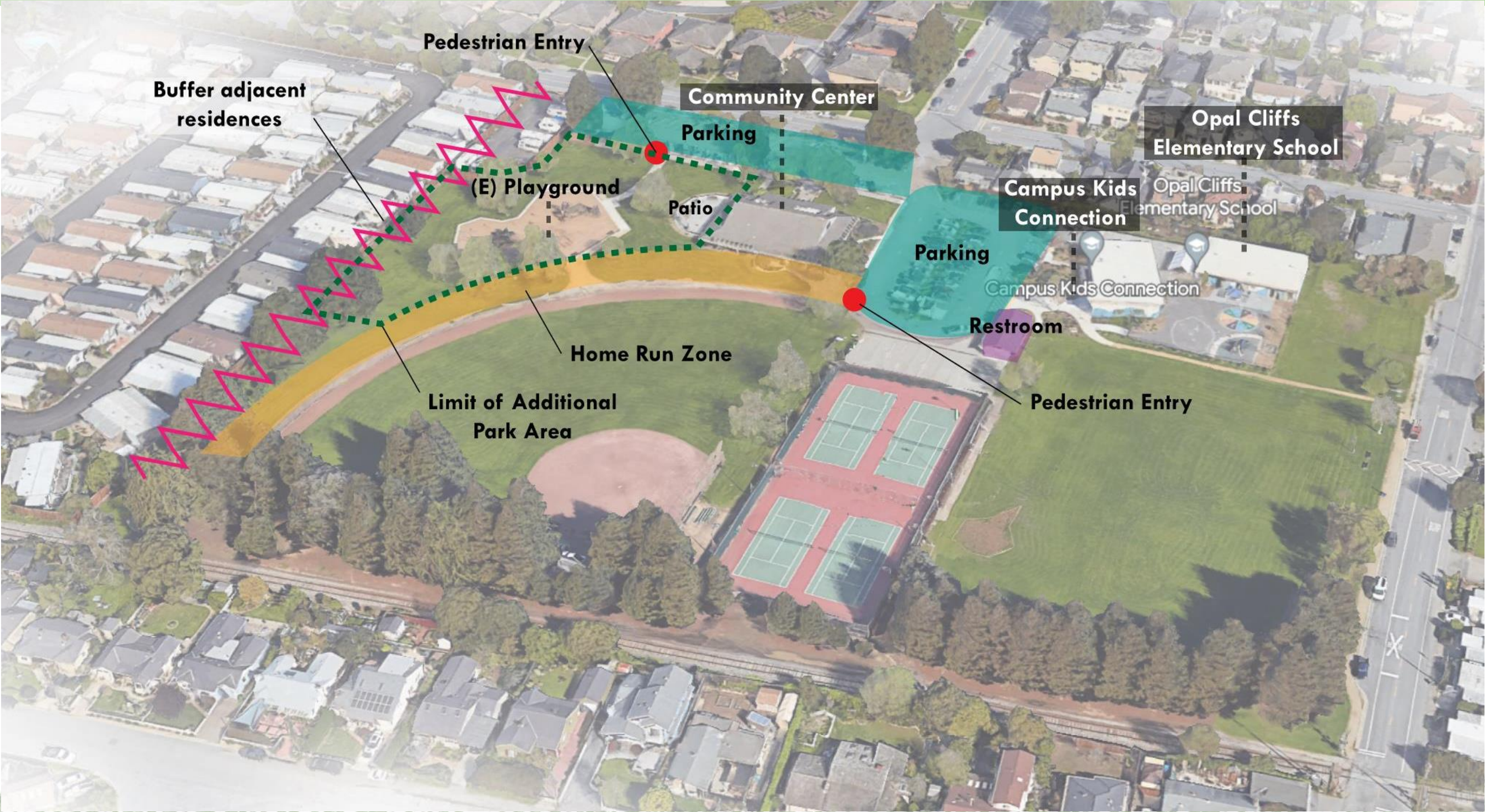
Universally accessible: What does it mean?

Goal: to promote health and wellness in communities by providing the freedom of play for children and families of all abilities to play side-by-side.

- Play is a critical part of the social, emotional, cognitive, and physical development of every child.
- Playgrounds not only allow children with disabilities the right to play, but also parents and caregivers, and seniors.
- Provides multiple forms of play
- Range of risks
- Range of sensory engagement



Site Analysis



Jade Street Park – Universally Accessible Playground

How We Got To This Point

■ Community Outreach

- Community Workshop No. 1
 - Pop Up at the Park No. 1
- Community Workshop No. 2
 - Pop up at the Park No. 2

Rescheduled to March 28 due to weather
 March 25th
 April 25th
 April 29th

■ Preferred Concept Design

- City Council Presentation

June 8, 2023 TODAY



Community Input...Listening

First Pop-Up event held on Saturday in the park – March 25

Sign-in participants: **21** Total estimated Participants: **35**

First Survey closed April 5th

Total Participants: **27**

What we heard:

Top features: Play Events

Climbing/Sliding & Imagination Play

Top features: Social Events

Sensory Garden & Seating

Theme of comments:

Art murals Seating Pathways Native pond More plants

Pickle ball Wildlife Outdoor stage Dog walk/trail



Pop Up...Listening

Play Features

Swing Zone

1



Inclusive Whirl

2



Universal Swing Set

3



Accessible Swing Seat

4



Cloud-9 Swing

5



Connection Swing

6



Brava Swing

Building Community Through Fun

Select 3 that inspire you.



Motion Zone

1



We-Saw

2



Roller Table

3



Swift Twist

4



Volta Spinner

5



Disk XL Spinner

6



Dolphin Rocker

Building Community Through Fun

Select 3 that inspire you.



Site Plan




Building Community Through Fun

Existing Conditions




Climbing Sliding Zone

1




Adventure Scape

2




Mushroom Stepper

3




Trollius Climber

4




Monkey Bags

5



Cloudburst Slide


6



Roller Slide


Building Community Through Fun

Select 3 that inspire you.




Balance & Strength Zone

1




Orbit

2




Log Steppers

3




Novo Arc Bench

4




Balance Beam

5



Terranos


6



GeoPlex Climbing

Building Community Through Fun

Select 3 that inspire you.



Imagination Play

1



Pirate Ship

2



Tree Fort

3



Boo House

4



Planetarium

5



Super Wall

6



Playhouse

Building Community Through Fun

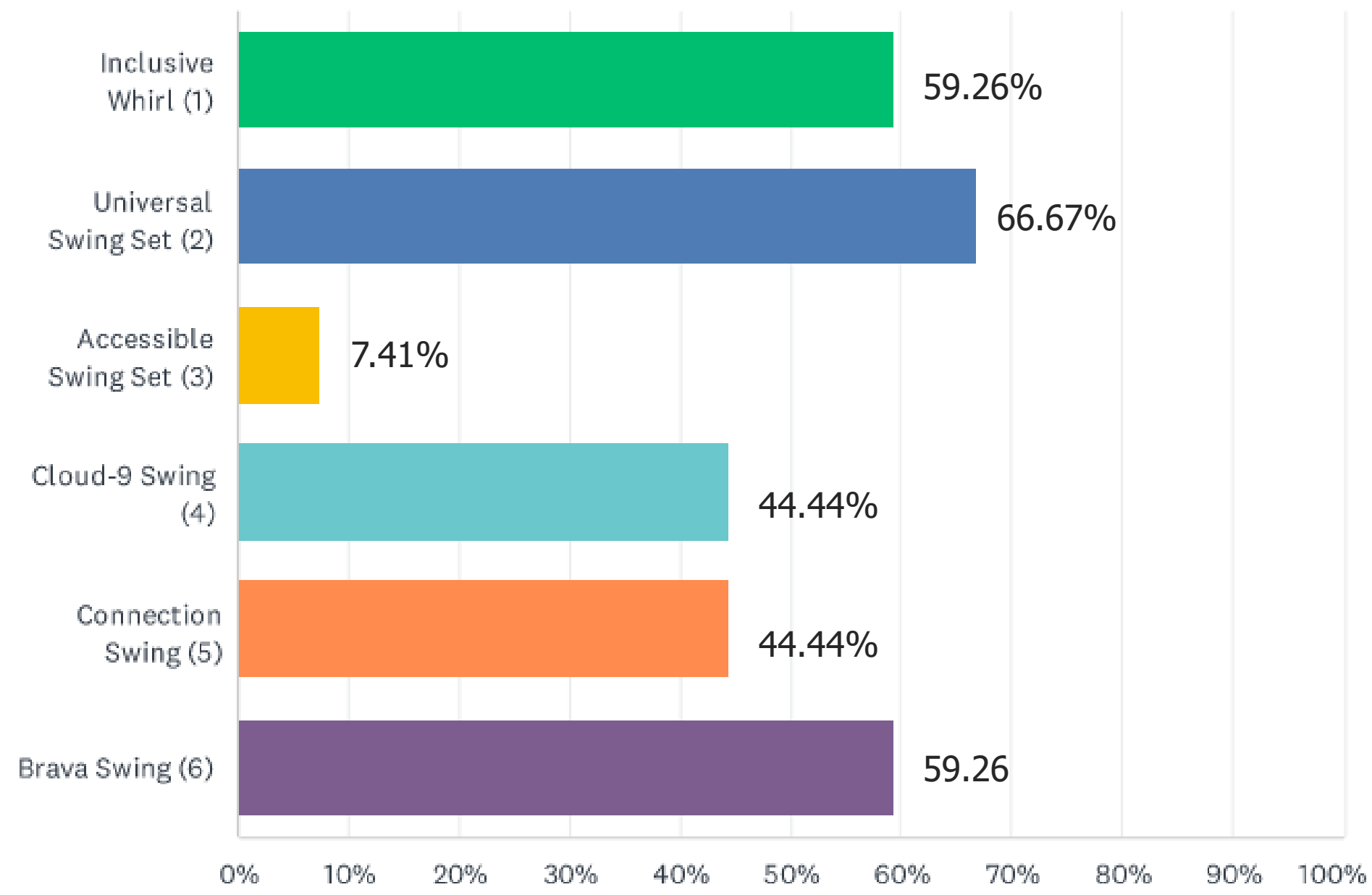
Rank your top 3 favorites.
#1 being the top.





Community Input Survey Results

Swing Zone



Universal Swing Set



Inclusive Whirl



Community Input Design Development

2nd Community Meeting was held on April 25th

Pop-Up event held on Saturday in the park – April 29th

Sign-in participants: **12** Total estimated Participants: **36**

Survey closed May 3rd

Participants: **43**

What we heard:

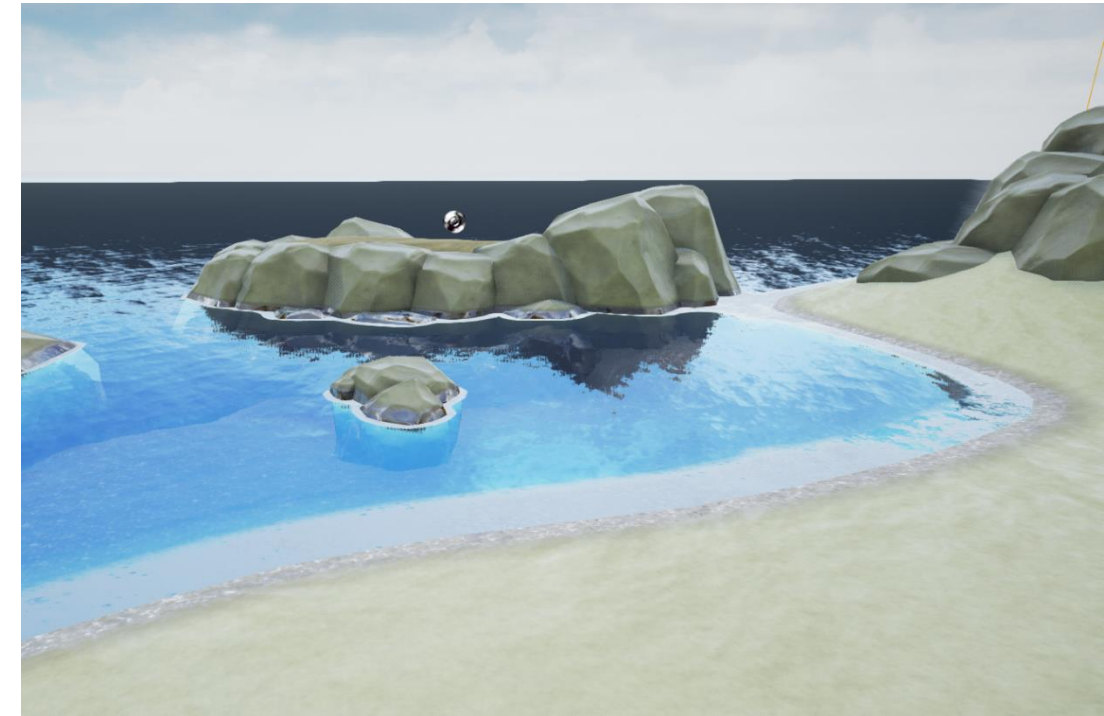
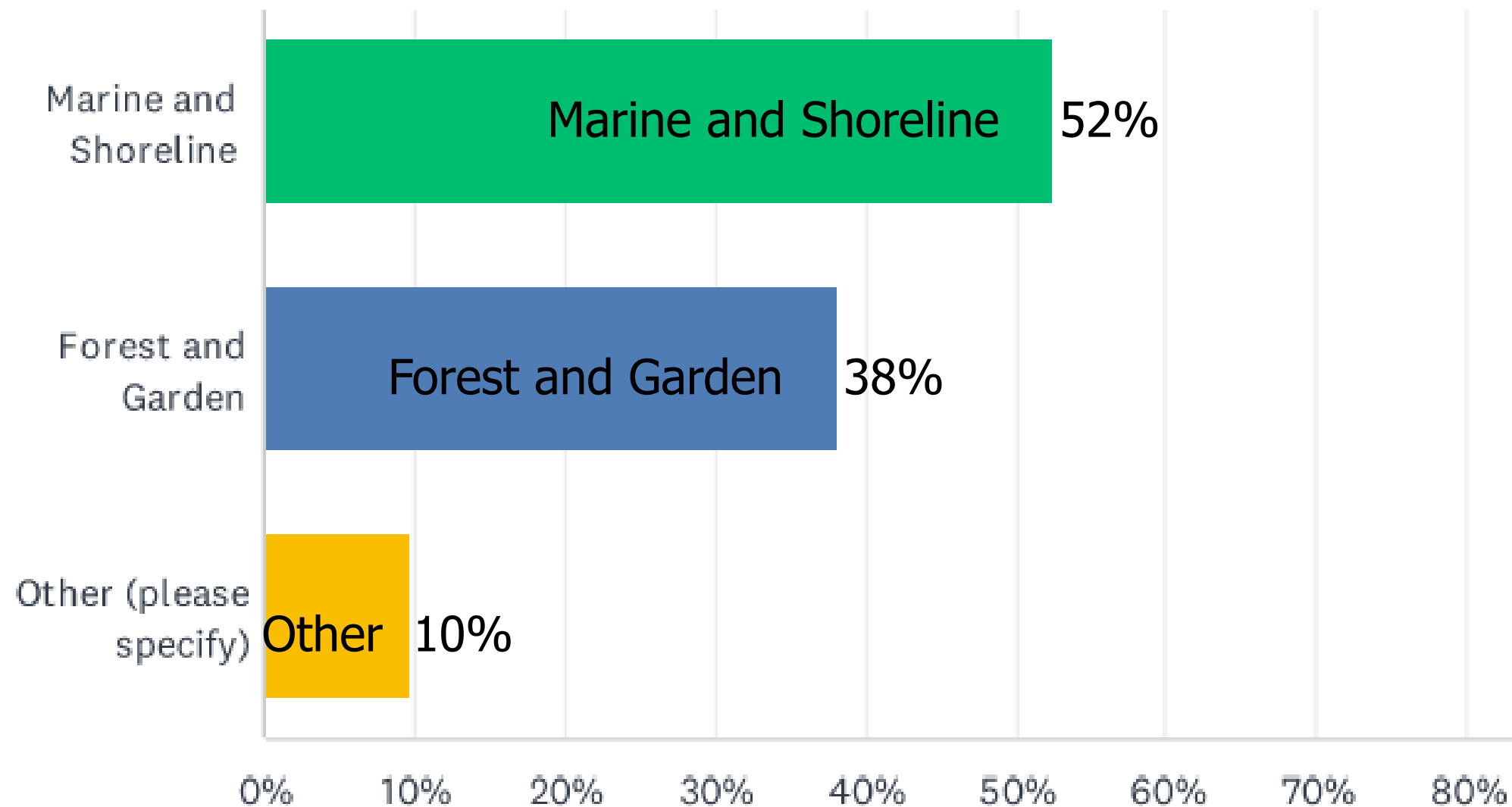
Main Topics:

Seating	25 mentions
Picnic	22 mentions
Access	17 mentions
Pollinator Path	15 Mentions
Sensory Garden	11 mentions



Community Input Summary

Theme analysis: 47 participants



Reach Concept



CONCEPT LEGEND

- ① EXISTING PARKING LOT
- ② ENTRY MONUMENT
- ③ GROUP PICNIC TABLE (2)
- ④ TRASH CONTAINERS
- ⑤ FENCING - 48" TALL
- ⑥ SEATING PAD
- ⑦ SLOPED WALKWAY
- ⑧ GAME TABLE (2)
- ⑨ PICNIC TABLE - 4 SEATS (3)
- ⑩ BANNER POLE (3)
- ⑪ INSECT HOUSE
- ⑫ EDUCATIONAL SIGN
- ⑬ DRINKING FOUNTAIN
- ⑭ BENCH (4)
- ⑮ TRIKE TRACK

SURFACE LEGEND

- GRAY CONCRETE PAVING
- STAMPED CONCRETE PAVING
- RUBBER RESILIENT SURFACE
- DECOMPOSED GRANITE
- SOD
- RAIN GARDEN PLANTING
- CALIFORNIA MEADOW - NATIVE HYDROSEED
- SENSORY PLANTING

PLAY EQUIPMENT

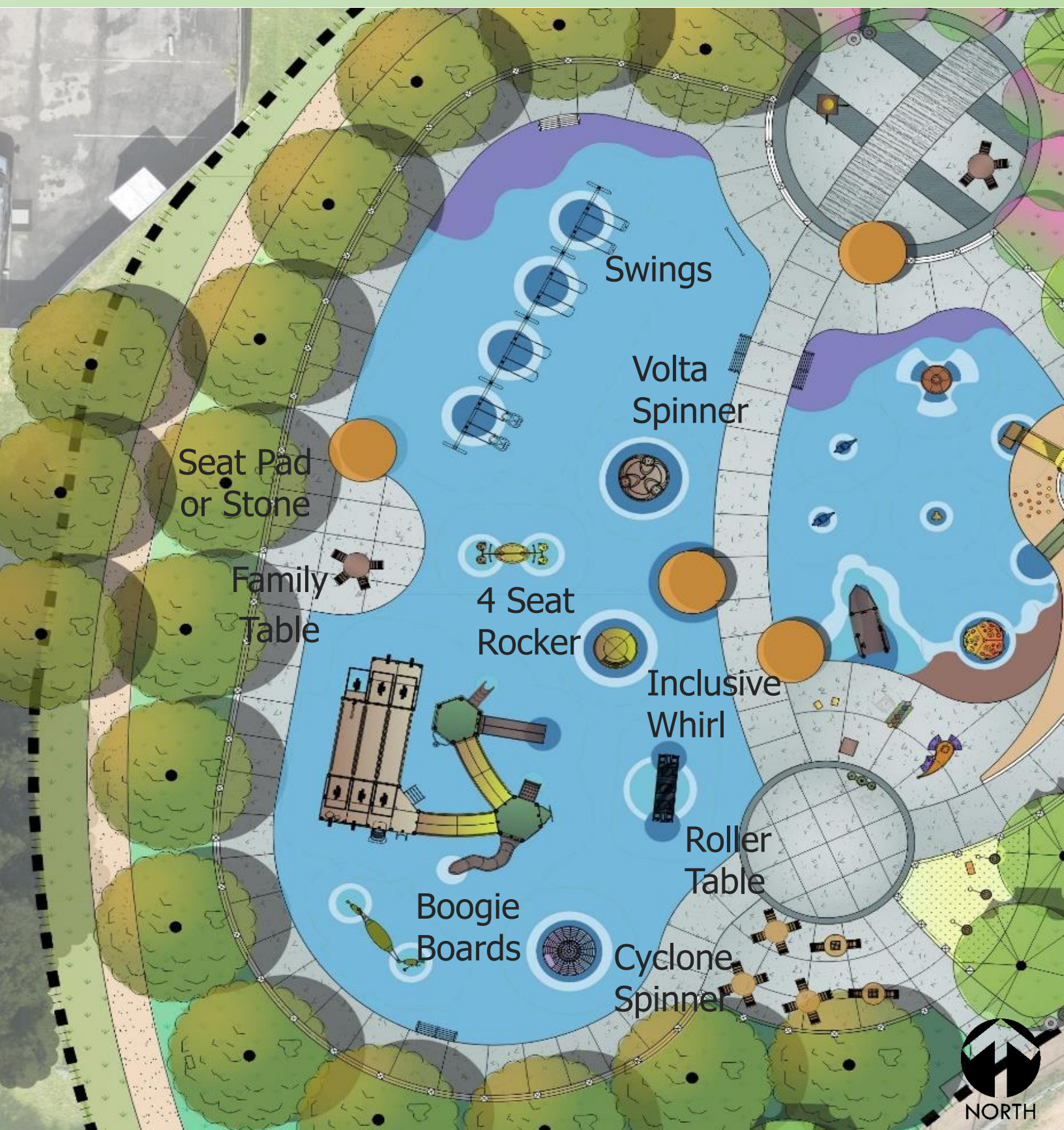
- A 4-BAY SWING
- B VOLTA SPINNER
- C 4-SEATS ROCKER
- D ROLLER TABLE
- E 5-12 COMPOSITE PLAY STRUCTURE
- F INCLUSIVE WHIRL
- G ADA CYCLONE SPINNER
- H BOOGIE BOARD
- I REVIROCK BOUNCER
- J WHIMSY RIDER DOLPHIN (2)
- K SPINNER
- L PLAY SHIP
- M COZY DOME
- N SMALL EMBANKMENT SLIDE (2)
- O PERCUSSION CAJON BOX (2)
- P SANSARIMBA
- Q KINDERBELLS
- R NOVO TEARDROP COUNTER
- S LOOP CLIMBERS (3)
- T ROCK CLIMBERS
- U COMMUNICATION BOARD



Reach Concept - Arrival and Entry



Reach Concept – 5-12 Play Zone



Reach Concept – 5-12 Play Zone



landscape structures

Jade St. Park

1174169-01-02-04 • 06.08.2023

ROSS
Recreation Equipment

Play Features 5-12 Play Zone



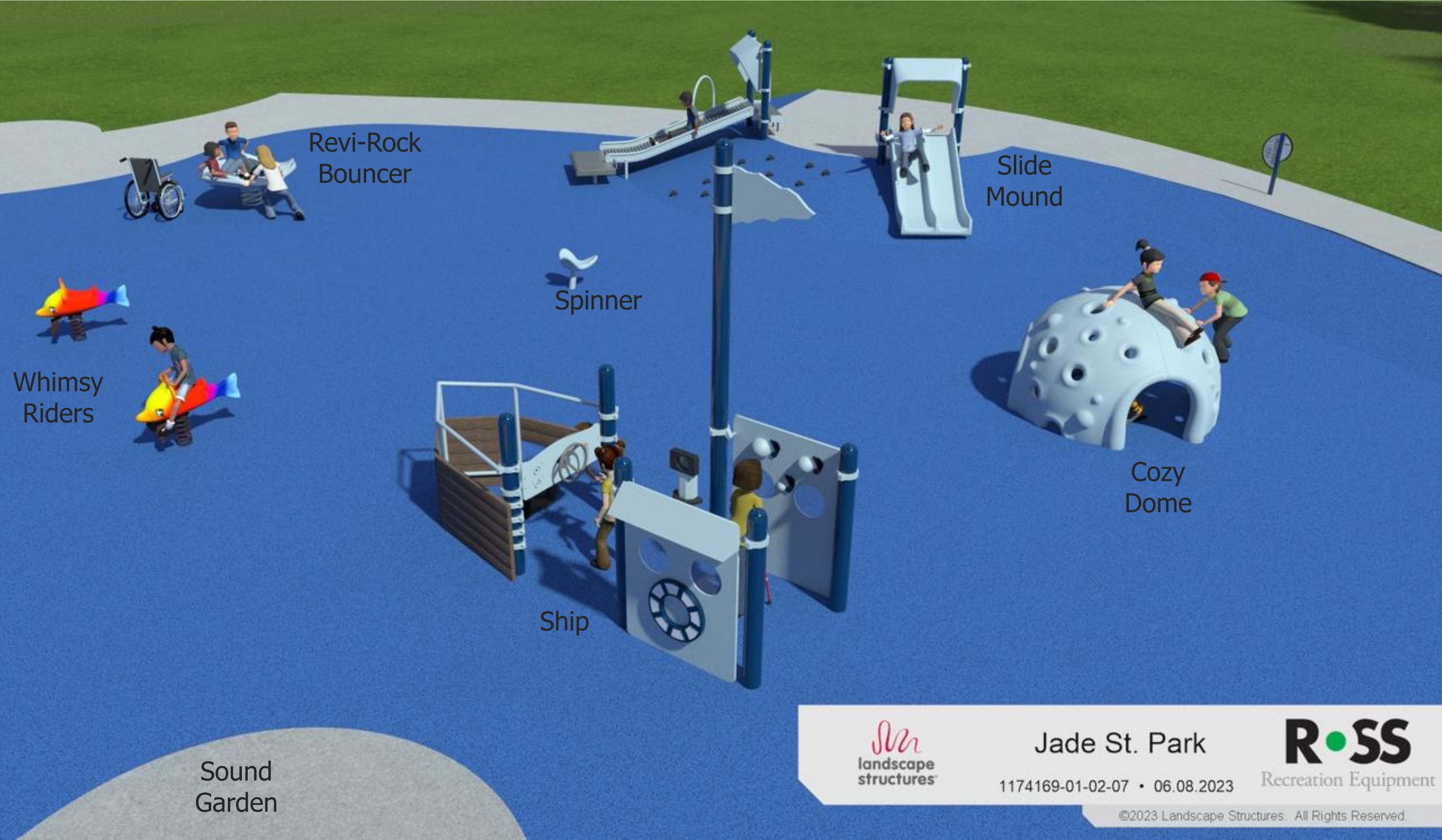
Play Features – 5-12 Play Zone



Reach Concept – 2-5 Play Zone



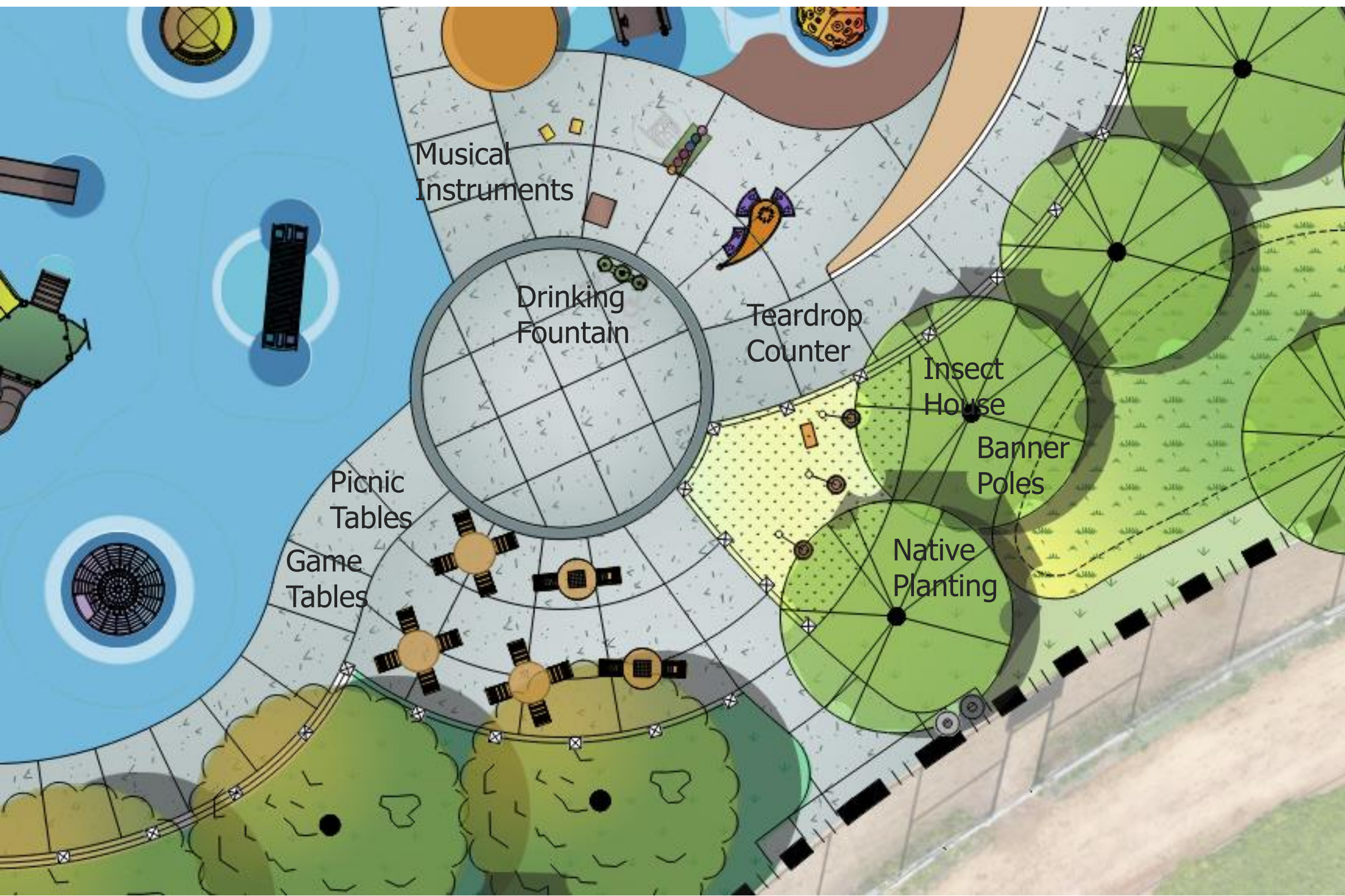
Reach Concept – 2-5 Play Zone



Play Features – 2-5 Play Zone

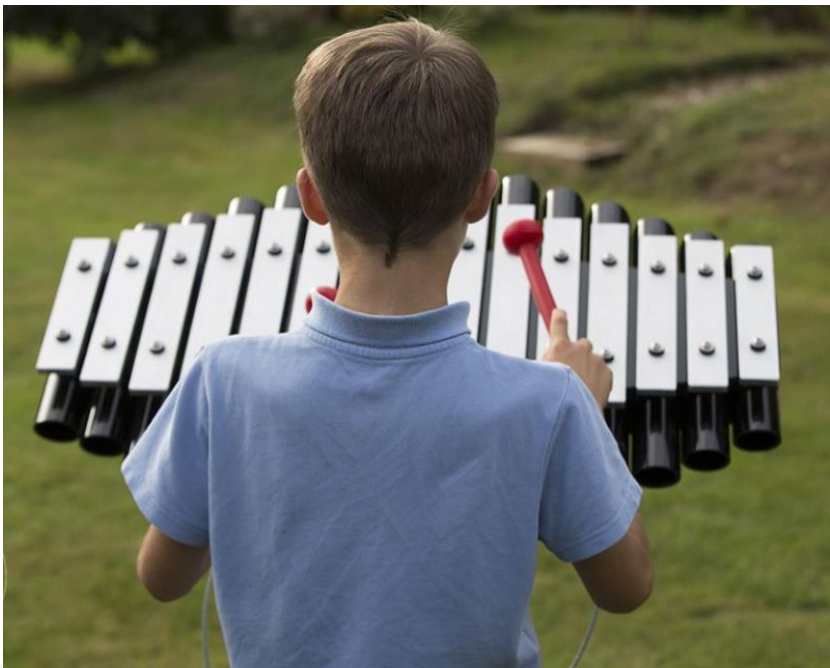


Reach Concept – Music and South Plaza



Concept B

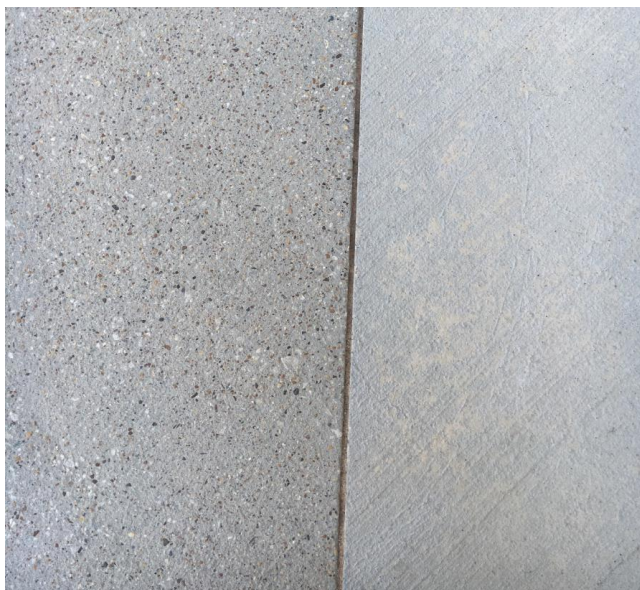
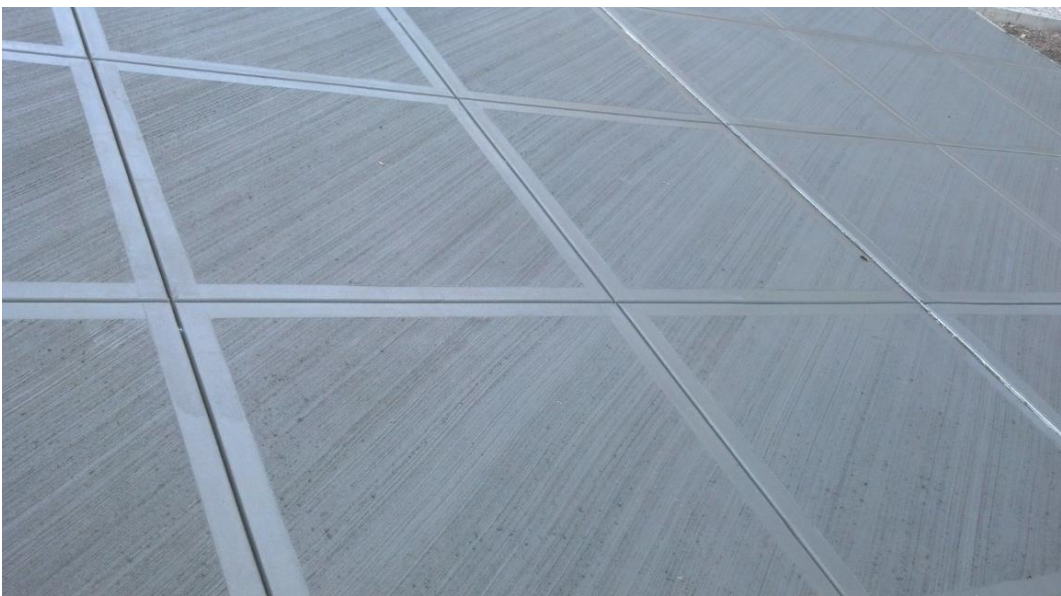
Sensory + Sound Garden



Pollinator Garden + Planting



Paving + Materials



Seating & Social Spaces





UA Playground Conceptual Design

Funding and Cost Estimate



Allocation	
FY22/23	\$275k
FY23/24	\$200k
Fundraising	\$850k
Total Allocation	\$1.325M
“Reach Design” Estimated Cost	
Design	\$177k
Construction	\$1.5M
Soft Costs	\$425k
Total Project Costs	\$2.077M
Shortfall	\$752k



Recommendation

Direct staff to prepare final concept plan that:

- Meets projected available funding
- Includes opportunities to enhance design if additional funding is obtained

Thank You!



Design Concepts



Design Concepts



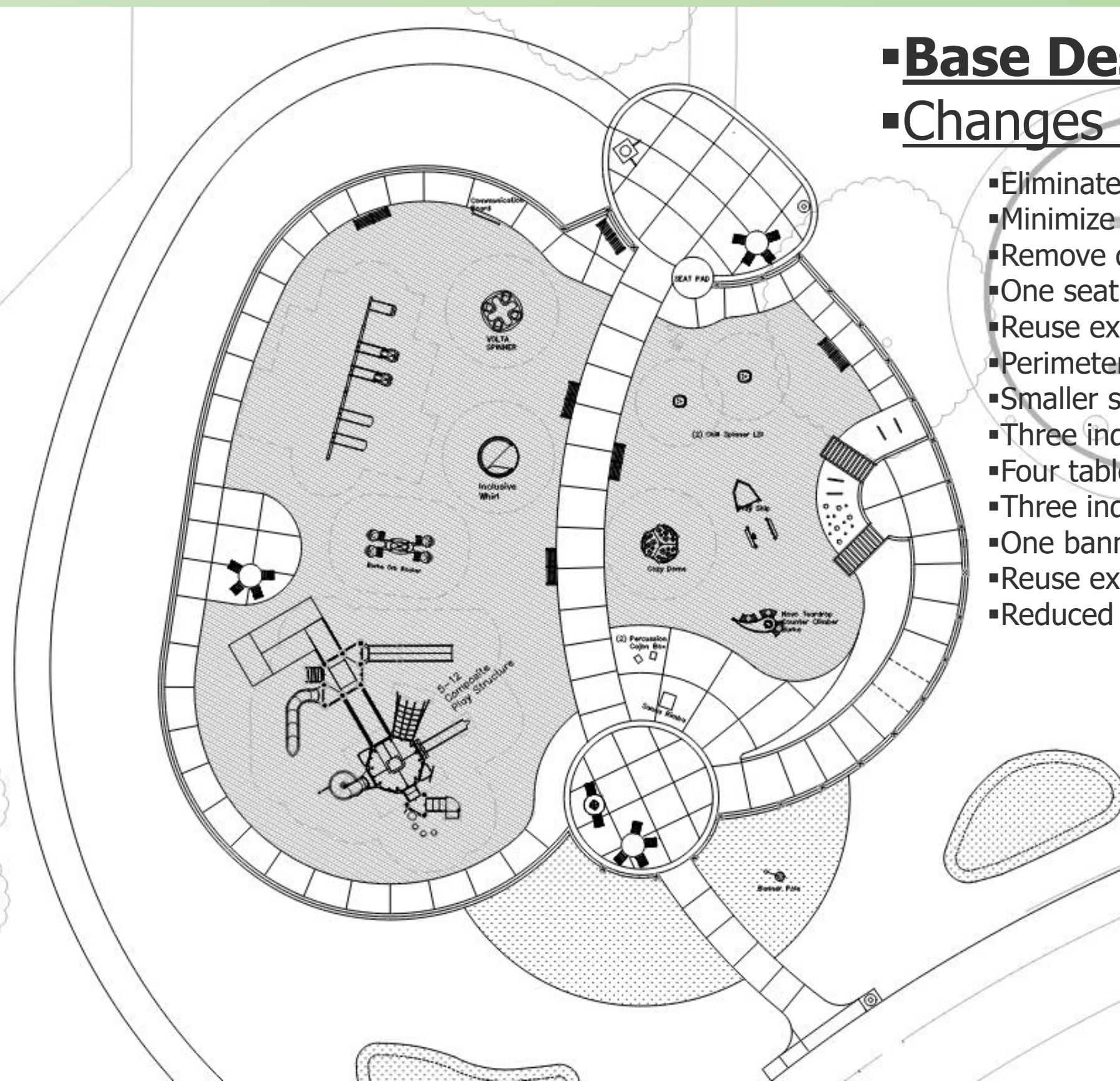
Reach Concept

Design Concepts

■ Base Design - Value

■ Changes from reach concept:

- Eliminate new entry node at parking lot and reuse existing walk to play area.
- Minimize arrival plaza
- Remove drinking fountain from play area.
- One seat pad (reduced from 4)
- Reuse existing (2) waste receptacles
- Perimeter walks reduced from 8' to 5' wide.
- Smaller swing with only 5 seats (reduced from 8)
- Three independent play components at 5-12 play area (reduced from 6)
- Four tables (reduced from 7)
- Three independent play components at 2-5 play area (reduced from 5)
- One banner pole (reduced from 3)
- Reuse existing benches (6 total)
- Reduced storm water treatment areas



Value Concept

Preliminary Cost Analysis

- **Reach Concept**

- **Construction Budget \$1,880,666**

▪ Site Prep.	\$64,150
▪ Grading and Earthwork	\$70,800
▪ Drainage and Utilities	\$88,984
▪ Hardscape	\$456,266
▪ Gateway and Fencing	\$97,120
▪ Site Furnishing	\$58,670
▪ Play Equipment	\$492,341
▪ Irrigation and Planting	\$129,561
▪ Overhead and General Conditions	\$422,785

Capitola City Council

Agenda Report

Meeting: June 8, 2023

From: City Manager Department

Subject: Jade Street Park Universally Accessible Playground Fundraising Partnership



Recommended Action: 1) Approve the playground naming procedure; and 2) Direct staff to draft a Sponsorship Policy.

Background: On November 22, 2022, the City Council authorized the Public Works Department to issue a Request for Proposals (RFP) for the design of a universally accessible (UA) playground at Jade Street Park. On February 9, 2023, the City Council authorized an agreement with Verde Design to design a UA playground at Jade Street Park. The City Council allocated an additional \$200,000 to the Jade Street Park Universally Accessible Playground Project (Playground) during the FY 2023-24 goal-setting session.

Discussion: Based on preliminary research, staff has determined a comprehensive UA playground project at Jade Street Park could cost approximately \$1,500,000. To close the funding gap, staff recommends a partnership with the Friends of County Parks (Friends) on a comprehensive fundraising campaign. Staff intends to bring a Memorandum of Understanding between the Friends and the City, and a Sponsorship Administrative Policy for the City Council's approval to the July 27 regular meeting, after receiving input during the June 8 meeting.

Staff seeks input regarding first the playground naming procedure and secondly, a sponsorship and donor recognition policy.

Memorandum of Understanding (MOU)

To clearly establish roles and responsibilities in the fundraising effort, staff recommends the City enter into an MOU with the Friends. One important element of such an MOU will be the shared understanding of the project scope, and a mutually understood definition of what constitutes a Universally Accessible playground. Staff is working with the Friends to determine the best, and clearest explanation of UA playgrounds which will be presented at the hearing.

Playground Naming Procedure

Staff and the Friends recommend that community involvement be sought in determining a name for the UA playground at Jade Street Park. Under this concept, community members will submit name suggestions via the Friends website. The Friends will lead a committee composed of members of Friends staff, City staff, and community representatives to determine the top 3 suggestions. As the final step in fall 2023, the City Council will vote to approve the playground name during a City Council meeting. This technique for choosing the playground name allows for broad public participation and creates a sense of community ownership over the project, which, in turn, can inspire donations and greater sponsorship for the playground. The Friends have followed a similar process in past projects to great success.

The Friends will begin to seek input on the playground name and create community buzz immediately upon approval of this concept process on June 8.

Playground Sponsorship

Based on initial collaboration with the Friends, staff recommends highlighting the following areas as Major Sponsorship opportunities:

- Play area for ages 2-5

- Play area for ages 5-12
- Game Zone
- Sensory Garden
- Picnic Area

Sponsors for these areas will be publicly recognized on a major donor area (to be determined based on the playground design). Benefactors that donate \$1,000 or more may also be publicly recognized on a donor wall/feature. The Friends recommend that further components within the playground also be made available for sponsorship and recognition on the donor wall/feature, as this can build interest and excitement from donors.

Staff will draft a sponsorship administrative policy, incorporating the strategy outlined above and any other Council feedback received on June 8.

Fiscal Impact: None.

Report Prepared By: Chloé Woodmansee, Assistant to the City Manager

Reviewed By: Julia Moss, City Clerk

Approved By: Jamie Goldstein, City Manager

Jade Street Park Universally Accessible Playground Fundraising Partnership

June 8, 2023

Background

- November 22, 2022: Council authorized an RFP for design of a universally accessible (UA) playground at Jade Street Park
- February 9, 2023: Council authorized agreement with Verde Design
- FY 2023-24 Goal Setting: Council allocated additional \$200,000 to project
- Estimated costs exceed available funding

City partnering with County Park Friends Santa Cruz for Fundraising Campaign

Memorandum of
Understanding for
approval July 27



Universally Accessible (UA) Design

- Project will be universally accessible as outlined by National Parks and Recreation Association:
 - "...products & environments should make them usable by all people to the greatest extent possible using a distinct set of principles designed to maximize access and everyone's enjoyment of a space".
 - Playground holistically designed:
 - individual elements designed specifically to accommodate a variety of neuro & physical divergence

Playground Naming Procedure

- Community involvement: name suggestions submitted by public
- Top 3 names selected by Friends' led committee
- Council approves final playground name in Fall 2023

Playground Sponsorship Policy

- Public recognition on donor wall/feature
 - Benefactors donating \$1,000 or more
 - Park components can be made available for sponsorship, with recognition on donor wall/feature
- 5 specific sponsorship zones available for cost determined by Friends
 - Recognized on donor wall or on individual sign for zone
- Individuals and businesses may sponsor
- No commercial logos on recognition in playground
- Final policy for approval on July 27

Next steps

Staff is looking for consensus on 2 points below (no motion/vote required)

1. Confirm UA Philosophy, to be included in MOU with Friends
2. Confirm playground naming procedure and sponsorship policy

Both items are planned for final approval on July 27

Capitola City Council

Agenda Report

Meeting: June 8, 2023

From: Community Development Department

Subject: Housing Element Public Review Draft



Recommended Action: Receive staff presentation on Housing Element public review draft and provide feedback.

Background: In accordance with applicable State housing law, local jurisdictions are legally required to adopt plans and programs for housing that provide opportunities for and do not unduly constrain housing development. The Housing Element, which is one of seven State-mandated components of the City's General Plan, is a mechanism by which the State requires local jurisdictions to provide a variety of housing options and strive toward reaching regional housing needs. The Housing Element should also maintain civic and local responsibility toward economic, environmental, and fiscal factors and community goals stated within adopted General Plan documents.

Housing Elements are required to be updated every eight years. The City's current Housing Element was adopted by the Capitola City Council in 2015 and certified by the State of California in 2016 and will be in effect through December 2023. The City is required by law to update the Housing Element for the 2023-2031 planning period (also known as the sixth cycle) and have the updated Housing Element adopted and sent to HCD for certification by December 31, 2023.

On May 12, 2022, the City Council authorized an agreement with RRM Design Group (RRM) for the preparation of the 2023-2031 Housing Element. Staff has worked with RRM to assess existing and projected housing needs, review the existing Housing Element, and commence work on the updated Housing Element.

Pursuant to applicable State housing law, the City has begun soliciting public input from all segments of the community in the preparation of the Housing Element including stakeholder meetings (November 2022), two community workshops (February 16, 2023 and May 16, 2023), online housing survey (November 2022 – March 2023), Planning Commission meetings (February 2, May 4, and June 1), City Council meetings (February 9, 2023), and a joint Planning Commission and City Council work session (March 16, 2023).

Discussion: The purpose of this agenda item is to provide the City Council with an overview of the first draft Housing Element update that was published on May 10, 2023 for public review, and to receive public comment on the draft.

Housing Element Public Review Draft

The Housing Element public review draft was published on Wednesday, May 10, 2023. Following state law, the public review draft will be available for review for 30 days. During the public review period, multiple opportunities are available for the public to comment on the draft document.

On May 16, 2023, a second community workshop was held in which participants provided feedback on the draft. On June 1, 2023, the Planning Commission received a presentation on the draft. The draft is available in print at Capitola City Hall and the Capitol Library and digitally on the city website at <https://www.cityofcapitola.org/communitydevelopment/page/2023-2031-housing-element-update>.

The draft Housing Element includes five chapters and four appendices, as listed in the table below.

Chapter 1: Introduction	Overview of what a housing element is, the requirements of state law, and sources utilized to create the draft.
Chapter 2: Housing Needs Assessment	Overview of housing needs within Capitola and the region. Trends in population, households, housing stock, assisted housing at-risk, and regional housing needs assessment.
Chapter 3: Constraints on Housing Production	Overview of market, governmental, and environmental constraints associated with housing in Capitola.
Chapter 4: Housing Needs and Opportunities	Analyzes resources available for the development, rehabilitation, and preservation of housing to satisfy Capitola's share of the region's future housing needs.
Chapter 5: Housing Plan	Outlines Capitola's seven housing goals and the policies and programs necessary to implement them.
Appendix A:	Glossary of Terms
Appendix B:	Community Outreach Summary
Appendix C:	Program Evaluation 2015-2023
Appendix D:	Sites Inventory
Appendix E:	Affirmatively Furthering Fair Housing (AFFH)

The following identifies the next steps for the Housing Element update.

<u>Next Steps</u>	<u>Date</u>
Submit Draft to HCD for mandatory 90-day review	June 23, 2023
Conduct Planning Commission and City Council adoption hearing	October/November 2023
Submit Housing Element to HCD for Certification	December 2023

CEQA: The housing consultant is currently drafting the CEQA documents for the adoption hearings next fall.

Fiscal Impact: None

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Julia Moss, City Clerk

Approved By: Jamie Goldstein, City Manager



City of Capitola Housing Element Update

CITY COUNCIL
JUNE 8, 2023

Introductions



City of Capitola



Consultant Team

- RRM Design Group
- Veronica Tam & Associates

Tonight's Topics

- **What is the Housing Element?**
- **Public Outreach**
- **Public Review Draft**
- **Programs and Policies**
- **Next Steps**

What is the Housing Element?



One of seven required elements of the General Plan



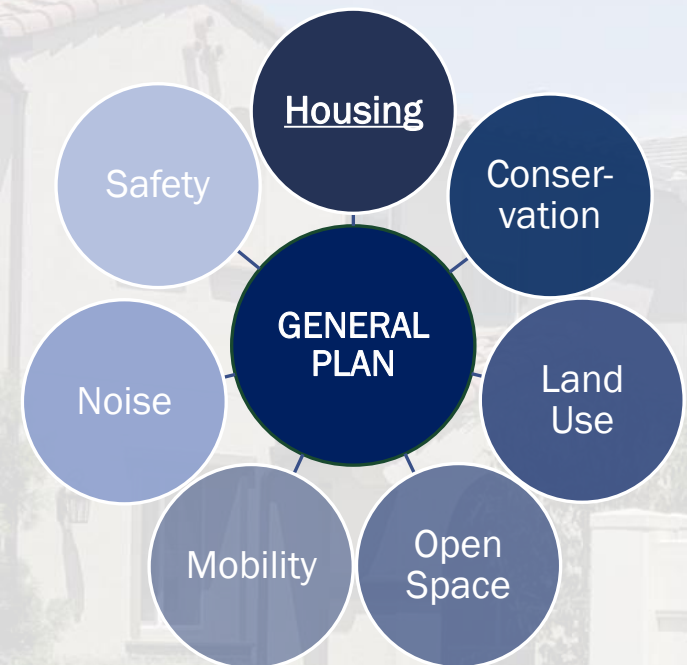
Assessment of City's housing needs and how best to accommodate existing and future housing needs



Update required every eight (8) years
- **Deadline: December 15, 2023**



Reviewed for compliance by
California Dept. of Housing and Community Development (HCD)



Housing Element Update Process



Public Review Draft

www.cityofcapitola.org

City of Capitola
Housing Element of the General Plan
2023-2031



Public Review Draft



Public Review Draft (May 2023)

Housing Element Contents

Introduction

Housing Needs Assessment

Constraints Analysis

Resources and Opportunities

Review of Past Accomplishments

Housing Action Plan

City of Capitola
Housing Element of the General Plan
2023-2031



Public Review Draft



Public Review Draft (May 2023)

Programs and Policies

HOUSING PRODUCTION

- Adequate Housing Sites and Replacement Housing
- Accessory Dwelling Units and Mixed-Use Developments
- Alternative Housing and Development Regulations

AFFORDABLE HOUSING DEVELOPMENT

- Mobile Home Park Assistance and Preservation of Rental Housing
- Housing Choice Vouchers and Affordable Housing Development
- Public Outreach and Community Development
- Inclusionary Housing Ordinance and Housing Trust Fund

Programs and Policies

SPECIAL HOUSING NEEDS

- Emergency Shelters and Transitional/Supportive Housing
- Employee Housing and Housing for Persons with Disabilities
- Extremely Low-Income Households
- Childcare and Daycare Facilities

HOUSING ASSISTANCE

- Rental Housing and Homebuyer Assistance

AFFIRMATIVELY FURTHERING FAIR HOUSING

- Fair Housing Programs

Regional Housing Needs Assessment (RHNA)

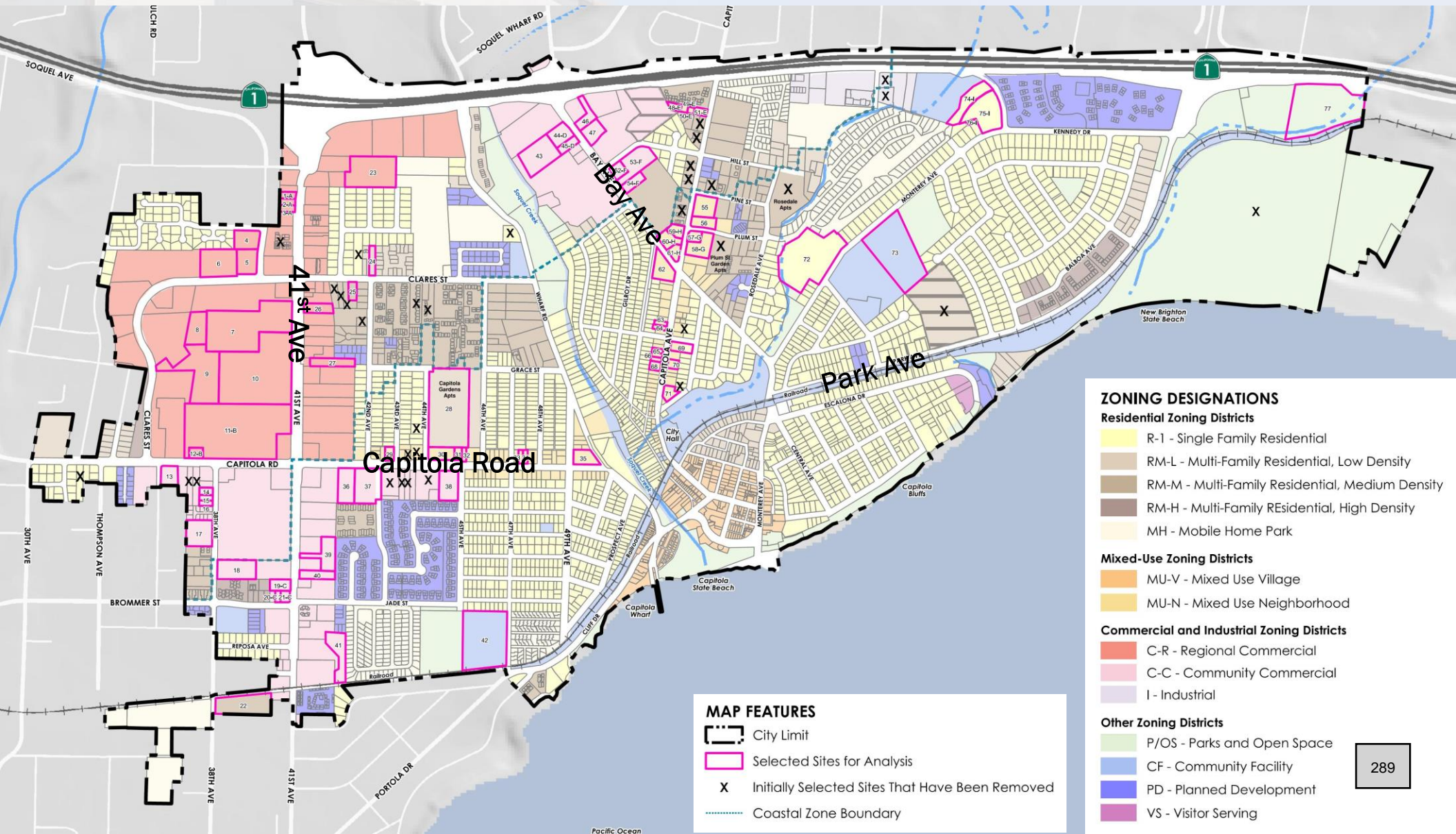
Income Category	Capitola RHNA*	
	5 th Cycle (2015-2023)	<u>6th Cycle (2023-2031)</u>
Very Low	34	430
Low	23	282
Moderate	26	169
Above Moderate	60	455
Total	<u>143</u>	<u>1,336</u>

*RHNA is a planning goal, not a production obligation

Santa Cruz County Area Median Income (AMI) = \$89,986

Sources: City of Capitola 2015-2023 Housing Element; AMBAG Regional Housing Needs Allocation Plan: 2023-2031

Sites Inventory Map



Public Outreach

PUBLIC OUTREACH TO DATE

- Online housing needs survey – (November – March)
- Stakeholder interviews (November 2022)
- 2 Community Workshops 1 & 2 (Feb 16 and May 16)
- Planning Commission Study Session (February 2, 2023)
- City Council Study Session (February 9, 2023)
- Joint PC and CC Study Session (March 16, 2023)

CONTINUING PUBLIC OUTREACH OPPORTUNITIES

- Public Review of Draft Housing Element (May - June 2023)
- Adoption Hearings (Fall/Winter 2023)

Community Workshop #2

Key Takeaways

- Attach affordability requirement to future upzoning; density bonus and value capture
- Skepticism regarding the 10 units assigned to State Parks site
- Concern over high percentage of low income/affordable units assigned to mall parcels and no net loss requirement
- More commitment to programs throughout HEU; use more action-oriented language such as “City will...by this date.”
- Protect existing affordable housing stock
- Concern over constraints to building ADUs and desire for streamlining and more protections
- Balance of sites citywide
- Question regarding rent control

Planning Commission 6/1

Key Takeaways

- Add comparably dense city info
- Add workforce housing into goals
- Add information on new metro transportation grant
- Add bus on shoulder
- Add Pure Water Soquel
- Add rent control in accomplishments
- Emphasize realistic sites included and commitment to mall
- Improve executive summary to highlight the current efforts
- Connection from rail trail up and down 41st avenue – rail spur
- Height beyond 50 feet, decreased parking
- Emphasis on mall
- Rethink fees attached to housing development

Next Steps

- ❑ Public Review Draft Housing Element and Housing Programs (ongoing)
 - 30-day public review period (May 10 - June 10)
 - 15-day City response period (June 11 – June 26)
- ❑ HCD Review of Housing Element Update
(90-day review period: June 26 – Sep. 26)
- ❑ Public Hearings in Fall 2023 (Oct/Nov)
- ❑ Statutory City Council adoption deadline
December 15, 2023

Thank You!

Email questions and comments to:

Katie Herlihy, Community Development Director
kherlihy@ci.capitola.ca.us

Visit the City's website for updates on the
Housing Element Update:

<https://www.cityofcapitola.org/communitydevelopment/page/2024-2031-housing-element-update>

Sites Inventory Summary

CITY OF CAPITOLA - 6th CYCLE HOUSING ELEMENT UPDATE SITES INVENTORY - SUMMARY (DRAFT)

27-Apr-2023

REQUIREMENTS: 712 - 53.3% 169 - 12.6% 455 - 34.1% RHNA = 1,336²

AREA #	AREA NAME	INCOME-L	INCOME-M	INCOME-A	TOTALS	% OF RHNA
R-1	Single Family Residential (religious sites)	10	-	-	10	0.7%
RM-L	Multi-Family Residential, Low Density	8	4	6	18	1.3%
RM-M	Multi-Family Residential, Medium Density	52	1	2	55	4.1%
MU-N	Mixed Use Neighborhood	82	30	61	173	12.9%
C-R	Regional Commercial	505	152	350	1,007	75.4%
C-C	Community Commercial	144	48	100	292	21.9%
P/OS	Parks and Open Space (State land)	10	-	-	10	0.7%
CF	Community Facility (schools)	12	-	-	12	0.9%
12	Accessory Dwelling Units (ADUs) ¹	10	30	10	50	3.7%
GRAND TOTAL		833	265	529	1,627	121.8%
PERCENT OF RHNA		117.0%	156.8%	116.3%		121.8%

NOTES:

¹Assumed ADUs are 50; Affordability breakdown - Low-?%, Moderate-?%, Above Moderate-?%.

²RHNA Required Units (1,336) Distribution Numbers: Very Low (430), Low (282), Moderate (169) and Above Moderate (455).

Capitola City Council

Agenda Report

Meeting: June 8, 2023

From: Community Development

Subject: Modification to Parking Meter Rates



Recommended Action: Introduce, by title only, waiving further reading of the text, an ordinance of the City of Capitola amending Municipal Code Sections 10.36.055A and 10.38.010.

Background: Historically the City has had parking meters in the Capitola Village to help ensure turnover of parking spaces and to help fund City services. The Village meter rates were last increased in 2009.

On April 28, 2022, the City Council established the Temporary Village Parking Committee (TVPC). The TVPC met seven times during the summer and fall of 2022 to review and discuss parking meter rates, parking permits, parking signage, and renaming the Upper and Lower Beach & Village Parking Lots. The TVPC made the following recommendations for City Council:

- Increase parking rates from \$1.50 per hour to \$2.00 per hour in the Village and maintain three-hour maximum.
- Increase parking rates from \$1.00 per hour to \$2.00 per hour on Cliff Drive and maintain twelve-hour maximum.
- Increase parking rates from \$0.50 per hour to \$1.00 per hour in the Upper and Lower Beach and Village parking lots and maintain twelve-hour maximum.

On March 23, 2023, the City Council received these recommendations from the TVPC and directed staff to prepare the necessary documentation to implement the recommended changes.

On May 4, 2023, a draft of the ordinance was published on the city's website for public review and notification letters were sent to regional agencies.

Discussion: Currently, metered parking rates are included in Capitola Municipal Code section 10.36.055 and section 10.38.010. Section 10.36 is part of the City's Local Coastal Program (LCP) Implementation Plan. Each time the City updates parking meter rates in Section 10.36, the change must be certified by the Coastal Commission prior to taking effect. This process can take up to six months.

Capitola is the only coastal city in California with parking rates located within the LCP. Only some portions of the Capitola Municipal Code are included in the LCP (for example: Chapter 17, Section 10.36). In other coastal cities, parking meter rates are outlined in a code section outside the LCP, but changes to those rates require issuance of a Coastal Development Permit (CDP). The City would be authorized to issue such a CDP, however the Coastal Commission would have the authority to appeal the City's decision.

State Vehicle Code Section 22508 requires the City establish parking meter rates and zones by ordinance. In 2013, Chapter 10.38 was added as a clone of section 10.36.055 to establish parking meter zones and rates outside the LCP in anticipation of Coastal Commission approval of removing the rates from 10.36. However, Coastal Commission did not approve the City's 2013 proposed LCP amendment as submitted and inserted other requirements, which the City did not ultimately accept.

The proposed amendment will remove parking rates from LCP section 10.36.055 and add a requirement for a Coastal Development Permit to establish or modify parking meter rates. The ordinance also adjusts the parking meter rates in Section 10.38, consistent with prior City Council direction.

Coastal Commission staff reviewed the City's proposed LCP amendment and recommended additional language to ensure protection of coastal access. In addition, Coastal Commission staff strongly

recommended including language that restricts parking meter revenue for specific uses. Because parking meter review is a significant revenue source to the City, staff worked very closely with Coastal staff to ensure the proposed language was potentially workable for the City. The operative text reads as follows:

Any revenue from fee-based parking programs within the Coastal Zone shall only be used to fund public access to coastal resources, protect public safety in the Coastal Zone, and provide public services in the Coastal Zone.

Given that approximately two thirds of the City is within the Coastal Zone, City staff believes this requirement, as drafted, will not pose significant restrictions on future parking revenue.

The full text of the new proposed section of code contained within the LCP would read:

10.36.055 Parking meter zones and rates.

A. Parking meter zones and rates.

1. The City Council may establish parking meter zones and rates consistent with State of California Vehicle Code Section 22508.
2. Changes to parking meter zones and rates shall only be upon the issuance of a CDP.
3. When considering a Coastal Development Permit application for parking meter zones and rate modifications, the City shall evaluate the potential impact on public coastal access, and ensure existing levels of public access are maintained, including through ensuring that alternative access opportunities, including bike lanes and parking, pedestrian trails, and relocated free vehicular parking spaces, are provided so as to fully mitigate any potential negative impacts and maximize access opportunities. Any revenue from fee-based parking programs within the Coastal Zone shall only be used to fund public access to coastal resources, protect public safety in the Coastal Zone, and provide public services in the Coastal Zone.

Fiscal Impact: Parking meter rates have not increased since 2009. The proposed increase is consistent with inflation over the past 14 years. The parking meter rate increases would result in an estimated annual revenue increase of \$400,000.

Attachments:

1. Ordinance

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Julia Moss, City Clerk

Approved By: Jamie Goldstein, City Manager

**AN ORDINANCE OF THE CITY OF CAPITOLA
AMENDING SECTION 10.36.055 OF THE CAPITOLA
MUNICIPAL CODE PERTAINING TO PARKING METER RATES AND ZONES AND AMENDING
SECTION 10.38 SPECIFICATION OF PARKING METER RATES**

WHEREAS, the City of Capitola's Local Coastal Program (LCP) was certified by the California Coastal Commission in December of 1981 and has since been amended from time to time; and

WHEREAS, Chapter 10.36 of the Capitola Municipal Code is part of the Capitola's LCP-Implementation Plan ("LCP-IP"); and

WHEREAS, Section 10.36.055 of the LCP-IP includes parking meter rates and parking meter zones which were last updated in 2009; and

WHEREAS, because the City's parking meter rates and parking meter zones are included within the City's LCP-IP, any amendments to those provisions, including routine updates to adjust parking meter rates with inflation, require an amendment to Capitola's LCP-IP and certification by California Coastal Commission; and

WHEREAS, the City of Capitola is the only California coastal city with parking meter rates included within the City's LCP-IP; and

WHEREAS, it is common practice in other cities located within the Coastal Zone to obtain a Coastal Development Permit, rather than amend their LCP-IP, to modify parking meter rates and zones to ensure consistency with the Coastal Act; and

WHEREAS, the City of Capitola is required to establish parking meter zones and rates within the Municipal Code consistent with State of California Vehicle Code Section 22508; and

WHEREAS, staff evaluated the potential impact on public coastal access, and maintaining existing levels of public access in determining appropriate parking meter rates; and

WHEREAS, the proposed amendments support opportunities for alternative access to the Coastal Zone so as to fully mitigate any potential negative impacts and maximize access opportunities; and

WHEREAS, revenue from fee-based parking programs within the Coastal Zone shall be utilized to fund public access to coastal resources, protect public safety in the Coastal Zone, and provide public services in the Coastal Zone.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAPITOLA AS FOLLOWS:

Section 1. Capitola Municipal Code Section 10.36.055 is hereby amended to read as follows:

10.36.055 Parking meter zones/rates.

~~A. The following parking meter zones are hereby established in the city of Capitola:~~

~~1. Parking Meter Zone A(1). The area labeled as Zone A(1) on the map attached hereto as Exhibit "A" found on file in the office of the city clerk, shall constitute parking meter Zone A(1). The city public works director, acting in the director's capacity as superintendent of streets, is hereby authorized to install parking in all public parking spaces located in zone A(1) and to place appropriate signage in zone A(1) relative to said metered parking. Parking meters will operate in~~

zone A(1) each day of the week from the hours of eight a.m. to eight p.m. The city council, by resolution or minute order, may designate days when said parking meters will not operate.

____ Parking meter zone A(1) includes parking spaces along both sides of the following streets located in and surrounding the Capitola Village:

- ____ a. _____ Capitola Avenue from Monterey Avenue to Beulah Drive;
- ____ b. _____ Monterey Avenue from Esplanade to the Union Pacific Railway;
- ____ c. _____ Esplanade along its entire length from Stockton Avenue to Monterey Avenue;
- ____ d. _____ San Jose Avenue from Capitola Avenue to Esplanade;
- ____ e. _____ Stockton Avenue from Capitola Avenue to Cliff Drive;
- ____ f. _____ Wharf Road from Stockton Avenue to the Capitola Municipal Wharf;

____ 2. Parking Meter Zone A(2). The area labeled as Zone A(2) on the map attached hereto as Exhibit "A" found on file in the office of the city clerk, shall constitute parking meter zone A(2). The city public works director, acting in the director's capacity as superintendent of streets, is hereby authorized to install parking meters in all public parking spaces located in zone A(2) and to place appropriate signage in zone A(2) relative to said metered parking. Parking meters will operate in zone A(2) each day of the week from the hours of eight a.m. to eight p.m. The city council, by resolution or minute order, may designate days when said parking meters will not operate.

____ Parking meter zone A(2) includes parking spaces along both sides of the following street:

- ____ a. _____ Cliff Drive from Stockton Avenue to the city limits;

____ 3. Parking Meter Zone B. The city-owned parking lot adjacent to, and directly to the north and east of Capitola City Hall, portion of APN 35-141-33 located at 426 Capitola Avenue, which encompasses the area known as Pacific Cove Parking Lot, as depicted on the map attached hereto as Exhibit "B" found on file in the office of the city clerk, shall constitute parking meter zone B. The city public works director, acting in the director's capacity as superintendent of streets, is hereby authorized to install parking meters in all public parking spaces located in zone B and to place appropriate signage in zone B relative to said metered parking. Parking meters will operate in zone B each day of the week from the hours of eight a.m. to eight p.m. The city council by resolution or minute order may designate days when said parking meters will not operate.

B. _____ The following parking meter rates are hereby established in the city of Capitola:

Zone A(1) (Village Area)..... \$2.00 per hour

Zone A(2) (Cliff Drive Area)..... \$1.00 per hour

Zone B (Pacific Cove Parking Lot)..... \$0.75 per hour

Section 2. _____ This ordinance shall take effect and be in force thirty (30) days after final adoption or upon approval of Coastal Development Permit No.09-002, which ever occurs last.

A. Parking meter zones and rates.

1. The City Council may establish parking meter zones and rates consistent with State of California Vehicle Code Section 22508.
2. Changes to parking meter zones and rates shall only be upon the issuance of a Coastal Development Permit.
3. When considering a Coastal Development Permit application for parking meter zones and rate modifications, the City shall evaluate the potential impact on public coastal access, and ensure existing levels of public access are maintained, including through ensuring that alternative access opportunities, including bike lanes and parking, pedestrian trails, and relocated free

vehicular parking spaces, are provided so as to fully mitigate any potential negative impact and maximize access opportunities. Any revenue from fee-based parking programs within the Coastal Zone shall only be used to fund public access to coastal resources, protect public safety in the Coastal Zone, and provide public services in the Coastal Zone.

Item 9 E.

Section 2. Capitola Municipal Code Section 10.38.010 is hereby amended to read as follows:

10.38.010 Specification of Parking Meter Zones and Rates

A. The following Parking Meter Zones are hereby established in the City of Capitola:

1. Parking Meter Zone A(1). The area labeled as Zone A(1) on the map attached to the ordinance codified in this chapter as Exhibit "A" found on file in the office of the city clerk shall constitute Parking Meter Zone A(1).

Parking Meter Zone A(1) includes parking spaces along both sides of the following streets located in and surrounding the Capitola Village:

- a. Capitola Avenue from Monterey Avenue to Beulah Drive;
- b. Monterey Avenue from Esplanade to the Union Pacific Railway;
- c. Esplanade along its entire length from Stockton Avenue to Monterey Avenue;
- d. San Jose Avenue from Capitola Avenue to Esplanade;
- e. Stockton Avenue from Capitola Avenue to Cliff Drive; and
- f. Wharf Road from Stockton Avenue to the Capitola Municipal Wharf.

2. Parking Meter Zone A(2). The area labeled as Zone A(2) on the map attached to the ordinance codified in this chapter as Exhibit "A" found on file in the office of the city clerk shall constitute Parking Meter Zone A(2). Parking Meter Zone A(2) includes parking spaces along both sides of the following street: Cliff Drive from Stockton Avenue to the city limits.

3. Parking Meter Zone B. The city-owned parking lots adjacent to, and directly to the north and east of Capitola City Hall, comprised of APN 35-141-33 located at 426 Capitola Avenue, which encompasses the area known as the Upper and Lower Pacific Cove Parking Lots, as depicted on the map attached to the ordinance codified in this chapter as Exhibit "B" found on file in the office of the city clerk, shall constitute Parking Meter Zone B.

B. The city public works director, acting in the director's capacity as superintendent of streets, is hereby authorized to install parking meters in all public parking spaces located in all meter zones and to place appropriate signage relative to said metered parking. Parking meters will operate in each day of the week from the hours of eight a.m. to eight p.m. The city council, by resolution or minute order, may designate days when said parking meters will not operate in any meter zone.

C. The following parking meter rates are hereby established in the city of Capitola:

Zone A(1) (Village Area)	\$1.50 <u>\$2.00</u> per hour
Zone A(2) (Cliff Drive Area)	\$1.00 <u>\$2.00</u> per hour

Section 3. Compliance with the California Environmental Quality Act ("CEQA"). Adoption of this Ordinance is not a project within the meaning of CEQA Guidelines Section 15378 and 15061(b)(3) as it has no potential for physical effects on the environment because it involves a modification of certain rates and/or charges imposed by the City and additional administrative activity and does not commit the City to any specific project.

Section 4. Severability. If any section, subsection, sentence, clause or phrase or word of this Ordinance is for any reason held to be unconstitutional, unlawful or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Effective Date. This Ordinance shall take effect 30 days following adoption, or upon certification by the California Coastal Commission of Amendments to Chapter 10.36, whichever is later.

Section 6. Publication. The City Clerk is directed to publish this Ordinance as required by State law.

This ordinance was introduced on the 8th day of June, 2023 and was passed and adopted on the ____ day of ____, 2023 by the City Council by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____
Margaux Keiser, Mayor

ATTEST:

_____,
Julia Moss, City Clerk

PARKING METER RATES

City Council

June 8, 2023



PARKING METER RATES

History

- 2009 – Last increase to parking meter rates
- March 2023 – City Council received Temporary Village Parking Committee recommendation

Increase parking rates from \$1.50 per hour to \$2.00 per hour in the Village and maintain three hour maximum.

Increase parking rates from \$1.00 per hour to \$2.00 per hour on Cliff Drive and maintain twelve-hour maximum.

Increase parking rates from \$0.50 per hour to \$1.00 per hour in Upper and Lower Beach and Village parking lots and maintain twelve-hour maximum.



PARKING METER RATES

Meter Rates are listed in two Sections of Municipal Code

10.36.055 – Located in Local Coastal Program (LCP)

10.38.010 – Located outside LCP

Draft ordinance:

- Removes rates from Chapter 10.36
- Adds requirements to increase rates, including a Coastal Development Permit and review criteria
- Increases rates in Chapter 10.38



PARKING METER RATES

Coastal Commission Added Language:

- Evaluate impacts on public coastal access
- Ensure existing levels of public access are maintained
- Fully mitigate negative impacts
- Maximize access opportunities
- Any revenue from fee-based parking programs within the Coastal Zone shall only be used to fund public access to coastal resources, protect public safety in the Coastal Zone, and provide public services in the Coastal Zone



PARKING METER RATES

Recommended Action

Introduce, by title only, waiving further reading of the text, an ordinance of the City of Capitola amending Municipal Code Sections 10.36.055A and 10.38.010.

Capitola City Council

Agenda Report

Meeting: June 8, 2023

From: City Manager Department

Subject: 2023 – 2024 Salary Schedule



Recommended Action: Adopt a resolution approving the Fiscal Year 2023 – 2024 annual salary adjustment, consistent with the following employment agreements: Association of Capitola Employees, Police Officers Association, Confidential Employees, Police Captains, and Management.

Background: City Council adoption of a salary resolution establishes the legal current salary schedule for each position of permanent employees. The City Council should adopt a salary resolution annually, upon review and recommendation of the City Manager. California Public Employee's Retirement Law and Section 570.5 of the California Code of Regulations Title 2 requires the "City Pay Rates and Ranges" be approved by the City Council in an open meeting and be publicly posted, which is done annually on the City's website.

Additionally, as required by California Government Code Section 54953(c)(3), an oral report must be made before the City Council takes final action on the salaries, salary schedules, and fringe benefit compensation for the City's management employees, which includes department heads and the City Manager. The City of Capitola and its bargaining units have existing labor agreements that run through June 30, 2024. Cost of living salary adjustments (COLAs) are included in the agreements.

On May 25, 2023, the City Council approved an updated salary schedule for the Mid-Management employee group which corresponds with a side-letter to the group's existing labor agreement that expires on June 30, 2024.

Discussion: The attached salary schedule will go into effect the first full pay period after July 1, 2023. This year, the salary changes take effect on July 9, 2023, and will be effective until June 30, 2024.

The following table shows increases for groups and positions:

Group	COLA increase %	Contribution increase <i>Employee only</i>	Contribution increase <i>Employee +1</i>	Contribution increase <i>Employee +2</i>
ACE	3%	\$25/month	\$50/month	\$50/month
Captain	3%	n/a	n/a	n/a
CPOA:				
<i>Sworn (Sgts. & Officers)</i>	3%	\$50/month	\$50/month	\$50/month
<i>CSOs</i>	1%	\$50/month	\$50/month	\$50/month
<i>Records Manager</i>	2.25%	\$50/month	\$50/month	\$50/month
Confidential	3%	n/a	n/a	n/a
Management	2.75%	\$25/month	\$25/month	\$25/month

Fiscal Impact: The fiscal impact of the previously agreed upon FY 2023-24 salary is \$241,000, which is included as part of the budget that is set for adoption on June 22, 2023.

Attachments:

1. Resolution

Report Prepared By: Chloé Woodmansee, Assistant to the City Manager

Reviewed By: Julia Moss, City Clerk; Jim Malberg, Finance Director

Approved By: Jamie Goldstein, City Manager

RESOLUTION NO. _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA
AUTHORIZING AND APPROVING THE FISCAL YEAR 2023/2024
PAY RATES AND RANGES (SALARY SCHEDULE)

WHEREAS, the City Council establishes the current salary range from the salary schedule for each class of position; and

WHEREAS, the California Public Employee's Retirement Law, at Section 570.5 of the California Code of Regulations Title 2, requires the City to publish pay rates and ranges on the City's internet site and the City Council to approve the pay rates and range in its entirety each time a modification is made; and

WHEREAS, the City and its employee groups have existing agreements that include Cost of Living Adjustments beginning the first full pay period of July 2-23; and

WHEREAS, a salary resolution is adopted annually by the City Council upon review and recommendation of the City Manager.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Capitola does hereby:

Authorize and approve City of Capitola pay rates and ranges (Salary Schedule, Exhibit A) for permanent employees from July 9, 2023, through June 30, 2024.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola on the 8th day of June, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Margaux Keiser, Mayor

ATTEST:

Julia Moss, City Clerk

POA SALARY SCHEDULE															
JULY 9, 2023 - JUNE 30, 2024															
				Monthly						Hourly					
		Step A	Step B	Step C	Step D	Step E	Step F			Step A	Step B	Step C	Step D	Step E	Step F
Police Officer Trainee		\$ 7,008.02								\$ 40.43					
Police Officer		\$ 7,359.25	\$ 7,727.03	\$ 8,107.68	\$ 8,515.92	\$ 8,942.54	\$ 9,391.23			\$ 42.46	\$ 44.58	\$ 46.78	\$ 49.13	\$ 51.59	\$ 54.18
Sergeant		\$ 9,010.58	\$ 9,464.78	\$ 9,938.02	\$ 10,432.04	\$ 10,956.13	\$ 11,502.28			\$ 51.98	\$ 54.60	\$ 57.33	\$ 60.18	\$ 63.21	\$ 66.36
1.00%															
Community Service Officer		\$ 5,424.76	\$ 5,697.05	\$ 5,979.96	\$ 6,278.78	\$ 6,595.29	\$ 6,927.70			\$ 31.30	\$ 32.87	\$ 34.50	\$ 36.22	\$ 38.05	\$ 39.97
2.25%															
Records Manager		\$ 6,467.78	\$ 6,793.98	\$ 7,131.05	\$ 7,486.24	\$ 7,866.81	\$ 8,256.43			\$ 37.31	\$ 39.20	\$ 41.14	\$ 43.19	\$ 45.39	\$ 47.63

POLICE CAPTAIN SALARY SCHEDULE															
JULY 9, 2023 - JUNE 30, 2024															
3%		Monthly								Hourly					
		Step A	Step B	Step C	Step D	Step E	Step F		Step A	Step B	Step C	Step D	Step E	Step F	
Police Captain		\$10,486.28	\$11,010.98	\$11,561.21	\$12,140.80	\$12,748.48	\$13,386.80		\$60.50	\$63.52	\$66.70	\$70.04	\$73.55	\$77.23	

ACE SALARY SCHEDULE										
JULY 9, 2023 - JUNE 30, 2024										
3%	Monthly					Hourly				
	Step A	Step B	Step C	Step D	Step E	Step A	Step B	Step C	Step D	Step E
ACCOUNT TECHNICIAN	\$ 5,125.14	\$ 5,381.50	\$ 5,649.33	\$ 5,930.55	\$ 6,230.91	\$ 29.57	\$ 31.05	\$ 32.59	\$ 34.21	\$ 35.95
ACCOUNTANT I	\$ 6,191.54	\$ 6,504.48	\$ 6,827.79	\$ 7,168.32	\$ 7,526.97	\$ 35.72	\$ 37.53	\$ 39.39	\$ 41.36	\$ 43.42
ACCOUNTANT II	\$ 6,829.70	\$ 7,170.23	\$ 7,529.89	\$ 7,904.85	\$ 8,298.95	\$ 39.40	\$ 41.37	\$ 43.44	\$ 45.60	\$ 47.88
ACCOUNTS CLERK	\$ 4,648.79	\$ 4,884.10	\$ 5,125.14	\$ 5,383.41	\$ 5,651.24	\$ 26.82	\$ 28.18	\$ 29.57	\$ 31.06	\$ 32.60
ADMINISTRATIVE ASSISTANT I	\$ 4,928.18	\$ 5,172.86	\$ 5,432.04	\$ 5,704.19	\$ 5,989.28	\$ 28.43	\$ 29.84	\$ 31.34	\$ 32.91	\$ 34.55
ADMINISTRATIVE ASSISTANT II	\$ 5,174.65	\$ 5,430.25	\$ 5,702.41	\$ 5,989.28	\$ 6,290.85	\$ 29.85	\$ 31.33	\$ 32.90	\$ 34.55	\$ 36.29
ADMINISTRATIVE CLERK I	\$ 3,605.10	\$ 3,784.59	\$ 3,971.65	\$ 4,170.04	\$ 4,379.78	\$ 20.80	\$ 21.83	\$ 22.91	\$ 24.06	\$ 25.27
ADMINISTRATIVE CLERK II	\$ 4,170.04	\$ 4,379.78	\$ 4,595.17	\$ 4,829.47	\$ 5,071.32	\$ 24.06	\$ 25.27	\$ 26.51	\$ 27.86	\$ 29.26
ADMINISTRATIVE RECORDS ANALYST	\$ 5,470.00	\$ 5,743.42	\$ 6,031.17	\$ 6,331.59	\$ 6,649.02	\$ 31.56	\$ 33.14	\$ 34.80	\$ 36.53	\$ 38.36
ASSISTANT PLANNER	\$ 5,980.29	\$ 6,275.45	\$ 6,592.48	\$ 6,921.53	\$ 7,265.88	\$ 34.50	\$ 36.20	\$ 38.03	\$ 39.93	\$ 41.92
BUILDING INSPECTOR I	\$ 5,354.42	\$ 5,625.59	\$ 5,903.94	\$ 6,199.23	\$ 6,511.11	\$ 30.89	\$ 32.46	\$ 34.06	\$ 35.76	\$ 37.56
BUILDING INSPECTOR II	\$ 6,248.12	\$ 6,559.06	\$ 6,887.60	\$ 7,231.79	\$ 7,573.60	\$ 36.05	\$ 37.84	\$ 39.74	\$ 41.72	\$ 42.54
DATA ENTRY CLERK	\$ 3,616.43	\$ 3,795.93	\$ 3,984.88	\$ 4,188.94	\$ 4,396.78	\$ 20.86	\$ 21.90	\$ 22.99	\$ 24.17	\$ 25.37
DEPUTY CITY CLERK	\$ 5,036.43	\$ 5,289.88	\$ 5,553.89	\$ 5,831.58	\$ 6,122.97	\$ 29.06	\$ 30.52	\$ 32.04	\$ 33.64	\$ 35.32
DEVELOPMENT SERVICES TECHNICIAN	\$ 5,036.43	\$ 5,289.88	\$ 5,553.89	\$ 5,831.58	\$ 6,122.97	\$ 29.06	\$ 30.52	\$ 32.04	\$ 33.64	\$ 35.32
EQUIPMENT OPERATOR	\$ 4,846.47	\$ 5,090.21	\$ 5,343.40	\$ 5,451.33	\$ 5,893.23	\$ 27.96	\$ 29.37	\$ 30.83	\$ 31.45	\$ 34.00
MAINTENANCE WORKER I	\$ 3,532.54	\$ 3,712.65	\$ 3,896.64	\$ 4,090.31	\$ 4,297.54	\$ 20.38	\$ 21.42	\$ 22.48	\$ 23.60	\$ 24.79
MAINTENANCE WORKER II	\$ 4,733.29	\$ 4,967.63	\$ 5,217.47	\$ 5,480.86	\$ 5,755.87	\$ 27.31	\$ 28.66	\$ 30.10	\$ 31.62	\$ 33.21
MAINTENANCE WORKER III	\$ 5,217.47	\$ 5,480.86	\$ 5,755.87	\$ 6,045.14	\$ 6,346.86	\$ 30.10	\$ 31.62	\$ 33.21	\$ 34.88	\$ 36.62
MECHANIC	\$ 5,066.78	\$ 5,320.73	\$ 5,587.14	\$ 5,863.00	\$ 6,159.65	\$ 29.23	\$ 30.70	\$ 32.23	\$ 33.83	\$ 35.54
MUSEUM CURATOR	\$ 4,591.39	\$ 4,823.80	\$ 5,066.78	\$ 5,318.84	\$ 5,583.36	\$ 26.49	\$ 27.83	\$ 29.23	\$ 30.69	\$ 32.21
PARKING ENFORCEMENT OFFICER	\$ 4,331.22	\$ 4,540.89	\$ 4,769.69	\$ 5,011.43	\$ 5,260.55	\$ 24.99	\$ 26.20	\$ 27.52	\$ 28.91	\$ 30.35
CUSTOMER SERVICE - OFFICE COORDINATOR	\$ 4,065.13	\$ 4,268.49	\$ 4,483.46	\$ 4,706.18	\$ 4,945.37	\$ 23.45	\$ 24.63	\$ 25.87	\$ 27.15	\$ 28.53
RECORDS MANAGEMENT CLERK	\$ 4,529.04	\$ 4,757.67	\$ 4,998.93	\$ 5,247.04	\$ 5,509.67	\$ 26.13	\$ 27.45	\$ 28.84	\$ 30.27	\$ 31.79
POLICE RECORDS TECHNICIAN	\$ 4,522.52	\$ 4,745.42	\$ 4,985.49	\$ 5,234.60	\$ 5,496.28	\$ 26.09	\$ 27.38	\$ 28.76	\$ 30.20	\$ 31.71
RECREATION ASSISTANT	\$ 3,512.25	\$ 3,686.29	\$ 3,875.99	\$ 4,065.68	\$ 4,268.73	\$ 20.26	\$ 21.27	\$ 22.36	\$ 23.46	\$ 24.63
RECREATION COORDINATOR	\$ 4,540.89	\$ 4,767.74	\$ 5,009.65	\$ 5,260.55	\$ 5,518.69	\$ 26.20	\$ 27.51	\$ 28.90	\$ 30.35	\$ 31.84
RECREATION FACILITY CUSTODIAN	\$ 3,392.96	\$ 3,561.14	\$ 3,741.05	\$ 3,928.98	\$ 4,124.35	\$ 19.57	\$ 20.55	\$ 21.58	\$ 22.67	\$ 23.79
RECREATION RECEPTIONIST	\$ 3,807.54	\$ 3,996.11	\$ 4,193.75	\$ 4,404.00	\$ 4,628.89	\$ 21.97	\$ 23.05	\$ 24.19	\$ 25.41	\$ 26.71

CONFIDENTIAL SALARY SCHEDULE												
JULY 10, 2022 - JUNE 30, 2023												
3.00%			Monthly						Hourly			
		A	B	C	D	E		A	B	C	D	E
ASSIST TO CITY MGR		\$ 8,407.73	\$ 8,827.72	\$ 9,268.65	\$ 9,733.13	\$ 10,219.85		\$ 48.51	\$ 50.93	\$ 53.47	\$ 56.15	\$ 58.96
CITY CLERK		\$ 7,764.00	\$ 8,152.59	\$ 8,559.50	\$ 8,987.35	\$ 9,437.43		\$ 44.79	\$ 47.03	\$ 49.38	\$ 51.85	\$ 54.45
INFORMATION SYSTEMS SPECIALIST		\$ 5,998.72	\$ 6,298.66	\$ 6,611.31	\$ 6,941.38	\$ 7,289.05		\$ 34.61	\$ 36.34	\$ 38.14	\$ 40.05	\$ 42.05
HUMAN RESOURCES ANALYST		\$ 6,076.99	\$ 6,379.38	\$ 6,699.33	\$ 7,036.00	\$ 7,389.49		\$ 35.06	\$ 36.80	\$ 38.65	\$ 40.59	\$ 42.63
RECREATION DIVISION MANAGER		\$ 7,764.00	\$ 8,152.59	\$ 8,559.50	\$ 8,987.35	\$ 9,437.43		\$ 44.79	\$ 47.03	\$ 49.38	\$ 51.85	\$ 54.45

MANAGEMENT SALARY SCHEDULE							
JULY 9, 2023 - JUNE 30, 2024		Annual Range		Monthly Range		Hourly Range	
2.75%		Min	Max	Min	Max	Min	Max
City Manager		\$ 223,909.27	\$ 223,909.27	\$ 18,659.11	\$ 18,659.11	\$ 107.65	\$ 107.65
Chief of Police		\$ 157,045.85	\$ 200,272.74	\$ 13,087.15	\$ 16,689.39	\$ 75.50	\$ 96.28
Department Heads		\$ 141,602.25	\$ 172,679.49	\$ 11,800.19	\$ 14,389.96	\$ 68.08	\$ 83.02

Salary & Benefit Adjustments

June 8, 2023

COLAs & Health Care Contributions

- Each year, Council adopts a resolution, establishing the current salary schedule for each position class of permanent employees
- City has existing agreements with employee groups, which require COLAs & healthcare contribution increases starting in July

Group	COLA % increase	Contribution increase <i>Employee only</i>	Contribution increase <i>Employee +1</i>	Contribution increase <i>Employee +2</i>
ACE	3%	\$25/month	\$50/month	\$50/month
Captain	3%	n/a	n/a	n/a
CPOA:				
<i>Sworn (Sgts. & Officers)</i>	3%	\$50/month	\$50/month	\$50/month
<i>CSOs</i>	1%	\$50/month	\$50/month	\$50/month
<i>Records Manager</i>	2.25%	\$50/month	\$50/month	\$50/month
Confidential	3%	n/a	n/a	n/a
Management	2.75%	\$25/month	\$25/month	\$25/month

Recommended Action

Item 9 F.

Approve the Resolution authorizing the Fiscal Year 2023-2024 annual salary adjustment, consistent with existing employee labor agreements.

Will go into effect the first full pay period of July, beginning on July 9, 2023