REVISED 3/24/2026 AT 8:30 AM

City of Capitola
City Council Meeting Agenda
Thursday, March 26, 2026 – 6:00 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Mayor: Margaux Morgan
Vice Mayor: Gerry Jensen
Council Members: Joe Clarke, Melinda Orbach, Susan Westman

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—LIABILITY CLAIMS (Gov. Code § 54956.95)
Claim Against the City of Capitola
Claimant: Esther Francis Schrank

ii. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Govt. Code § 54957(b))
City Council's Performance Evaluation of the City Manager

Regular Meeting of the Capitola City Council – 6 PM

1. Roll Call and Pledge of Allegiance

Council Members Joe Clarke, Melinda Orbach, Susan Westman, Vice Mayor Gerry Jensen, and Mayor Margaux Morgan

2. Additions and Deletions to the Agenda

3. Presentations

Presentations are limited to eight minutes.

A. Recognition of Participants of "Discover Capitola"

4. Report on Closed Session

5. Additional Materials

Additional information related to an agenda item on this agenda and submitted to the City after distribution of the agenda packet pursuant to Government Code §54957.5. 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.

A. Item 8E - Correspondence Received

B. Item 8F - Staff Memorandum

C. Item 9A - Correspondence Received

D. Item 9D - Staff Memorandum and Budget Amendment

6. Oral Communications by Members of the Public

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. City Council Meeting Minutes
Recommended Action: Approve minutes from the regular meeting on March 12, 2026, and the special meeting on March 16, 2026.

B. City Check Registers
Recommended Action: Approve check registers dated January 16, 2026, January 30, 2026, February 13, 2026, and February 20, 2026.

C. Liability Claims Against the City of Capitola
Recommended Action: Deny liability claim submitted by Esther Francis Schrank.

D. Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan Update
Recommended Action: Adopt a resolution adopting the Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) 2025 Update, including Volume 1 and the City of Capitola Annex contained in Volume 2.

E. Capitola Mall and Objective Standards Zoning Code Amendments
Recommended Action: Adopt an ordinance amending Capitola Municipal Code Title 17: Zoning.

F. Housing Element Annual Progress Report 2025
Recommended Action: Receive report and direct staff to submit the annual report to the California Department of Housing and Community Development (HCD) by April 1, 2026.

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. Stockton Avenue Bridge Investigation Update
Recommended Action: Receive report on the Stockton Avenue Bridge investigation.

B. Community Action Board Appointment

Recommended Action: Appoint a representative to the Santa Cruz County Community Action Board.

C. Local Roadway Safety Plan
Recommended Action: Receive an informational presentation on the draft Local Roadway Safety Plan (LRSP) and provide feedback.

D. 41st Avenue Pavement Rehabilitation and Multimodal Improvements
Recommended Action: 1) Award a construction contract to Granite Rock Company for the 41st Avenue Pavement Rehabilitation and Multimodal Improvements Project in the amount of $2,037,868; and 2) adopt a resolution amending the FY 2025-26 Budget in the amount of $239,500 from RMRA and Measure D Funds and $60,000 from the Gas Tax Fund identified in the FY 2025-26 Mid-Year Budget Report.

E. FY 2026-27 Budget Principals and Goals
Recommended Action: 1) Review progress and status of adopted 2025-27 Strategic Plan Priorities; and 2) Identify goals and related key projects for Fiscal Year 2026-27.

10. Adjournment

The next regularly scheduled City Council meeting is on April 9, 2026, at 6:00 PM.

How to View the Meeting

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

How to Provide Comments to the City Council

Members of the public may provide public comments to the City Council in-person during the meeting. If you are unable to attend in-person, please email your comments to citycouncil@ci.capitola.ca.us and they will be included as a part of the record for the meeting.

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 and at Capitola City Hall prior to the meeting. 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.

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o envié un correo electrónico a jgautho@ci.capitola.ca.us.

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 by clicking on the Home Page link "Meeting Agendas/Videos." Archived meetings can be viewed from the website at any time.

Gautho, Julia

From: Heidy <Heidy@cwo.com>
Sent: Monday, March 23, 2026 3:40 PM
To: City Council
Subject: March 26, 2026 meeting

Dear Capitola City Council,

I write regarding Item **8E on your March 26, 2026 agenda** (Capitola Mall and Objective Standards Zoning Code Amendments). I respectfully request that this item be pulled from the Consent Calendar and that Councilmember Orbach abstain due to her spouse's formal complaint to the State's Housing and Community Development Department on this same matter.

As you may recall, I have previously raised this issue on a procedural basis. I first requested her recusal at your February 23, 2026 meeting. When she did not recuse, I then asked the Council, at your March 16, 2026 meeting, to address how it would safeguard the integrity of its deliberations moving forward.

Because the matter has not yet been addressed, I have prepared a summary of pertinent issues drawn from the **Fair Political Practices Commission ethics training that City Councilmembers are required to complete** within six months of taking office and every two years thereafter. My intent is to offer relevant context and source material for your consideration.

While I understand the situation may not constitute a financial conflict of interest under state law, the combination of a close family relationship and a formal complaint to the State on the same matter raises reasonable questions regarding impartiality and fairness. When such concerns are not addressed on the record, it can impact public confidence in the integrity of the Council's decision-making process.

FPPC ETHICS COURSE CITATIONS

Public Trust

"Public service ethics is not just about whether you do the right thing, but also about whether the public feels confident that you put the public's interest above all others. As stewards of the public's trust, public officials should always consider how their actions, decisions, and relationships will be perceived by the public."

"The law, however, only sets a *minimum* standard for ethical conduct. Just because an action is legal doesn't mean that it is ethical or that it reflects your or the public's values."

"Therefore, a person who acts with ethical considerations in mind will often go well beyond the law's minimum requirements."

"If you receive advice that the law permits you to participate in a decision, your analysis is not over.

"Ask yourself whether your constituents will reasonably question your ability to put your personal interests aside and put their, the public's, interests first."

Fair Process Laws

"The public's perception that decisions are made fairly is an important element of the public's confidence and trust in government and individual public officials."

"Although California statutes largely determine when public officials must disqualify themselves from participating in decisions, common law (judge-made law) and some constitutional principles still require a public official to exercise his or her decision-making powers free from personal bias—including biases that have nothing to do with financial gain or losses."

"Non-financial interests can make participation in a decision improper if one has a personal interest in the outcome that causes observers to reasonably question the decision-maker's ability to be fair and impartial."

Possible Consequences

The following citations reflect how questions of bias are typically addressed in public decision-making contexts:

"Typically, having the official who may have exhibited bias disqualify himself or herself avoids legal issues.

"If the problem is not addressed though, the agency's decision will be at risk of being overturned by the courts.

"The agency will have to conduct new proceedings free of the influence of the biased decision-maker."

Family Members

"The notion is that it is very difficult for any person to be fair and unbiased when one's family's interests are concerned; it of course is also difficult for the public to perceive the official to be fair and unbiased about close family members."

"It can be wise to avoid questions about family relationship by voluntarily not participating in decisions that affect family members, even if the law or local agency regulations allow you to participate."

Closing

In closing, I offer this letter in the spirit of supporting a strong and defensible process. While Councilmember Orbach has already participated in deliberations, which may leave the matter vulnerable to procedural challenge, it would be unfortunate for such an important redevelopment effort to face further risk when recusal remains a simple step that helps preserve public trust and confidence in the Council's decision-making.

Best Regards,

Heidy Kellison

Gautho, Julia

From: Terre Thomas <terra12@cruzio.com>
Sent: Tuesday, March 24, 2026 8:17 AM
To: City Council
Subject: Thursday Meeting

Dear Council Members,
Two items I would like to question:

1) Item 8E of the Consent Items is regarding Mall Rezoning. I strenuously object to allowing 75 foot buildings to be placed on the Perimeter Roads (with the exception of the Hotel) because that would mean 85 feet if you include the ten feet allowed for rooftop mechanics. That is way too tall for our small town to tolerate. Go look at an eight story building and see if it is compatible for Capitola.

2) Please explain why the Stockton Avenue Bridge has been closed, while there is Public Hearing 9A "Investigation Update" on the agenda??? It seems like putting the cart before the horse…

Respectfully submitted,
Terre Thomas, resident

Sent from my iPhone

Community & Economic Development Department

Memo

To: City Council

From: Katie Herlihy, Community and Economic Development Director

Date: March 23, 2026

Subject: Item 8F – Housing Element Annual Progress Report

The annual housing report is now available for public review. The report includes the following:

1. Summary of the Planning Period
2. Table A: Housing Development Applications Submitted
3. Table A2: Annual Building Activity Report Summary
4. Table B: Regional Housing Needs Allocation Progress
5. Table D: Program Implementation Status

The annual housing report includes additional table (C, E, F, G,H, J, K, L, Leap reporting), none of which are applicable to Capitola in the 2025 reporting year.

There are a couple items of note:

1. The City of Capitola has the building permit application in for 1098 38th Avenue, a 52-unit 100% affordable development. Once a building permit is issued, the development will be counted toward the Regional Housing Needs Allocation Progress.
2. Substantial Planning Commission and City Council time was dedicated to the zoning code updates for multifamily zoning (8 meetings) and the Capitola Mall (10 meetings).
3. 12 new units were added to Capitola's housing inventory during 2025 and 69 total new units within the 6th Cycle.
4. The City has implemented 90 items identified within the housing element, as outlined in Table D.

Jurisdiction	Capitola	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/15/2023 - 12/15/2031

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		6
Total Units		**12**

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	1	3	1
2 to 4 units per structure	2	6	0
5+ units per structure	0	0	36
Accessory Dwelling Unit	3	3	9
Mobile/Manufactured Home	0	0	0
Total	**6**	**12**	**46**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	9	12
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	5
Total Housing Units Approved:	5
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	2	2
Discretionary	2	3

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	90
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Capitola	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Project Identifier					Unit Types		Date Application Submitted	Prop			
1					2	3	4				
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Date Application Submitted (see instructions)**	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low-Income Deed Restricted**	**Extremely Low-Income Non Deed Restricted**
Summary Row: Start Data Entry Below								0	0	0	0
	3602210	506 Pine Street	506 Pine Street	20240138	2 to 4	O	4/2/2024				
	3619506	821 Monterey Avenue	821 Monterey Avenue	20230182	ADU	O	4/7/2023				
	3530205	617 Burlingame Ave	617 Burlingame Ave	20250366	ADU	O	7/15/2025				
	3611111	108 Fairview Ave	108 Fairview Ave	20250190	ADU	O	4/10/2025				
	3406504	4770 Opal St	4770 Opal St	20250143	2 to 4	O	3/20/2025				
	3441226	2223 Albert Ln	2223 Albert Ln	20250075	ADU	O	2/6/2025				
	3422501	2222 Preakness Ave	2222 Preakness Ave	20240331	ADU	O	8/29/2024				
	3418104	1605 38th Ave	1605 38th Ave	20240297	ADU	O	8/7/2024				
	3612118	510 Escalona Dr	510 Escalona Dr	20240247	2 to 4	O	6/21/2024				
	3412421	1745 46th Ave	1745 46th Ave	20240243	2 to 4	R	6/20/2024				
	3614124	604 Escalona Dr	604 Escalona Dr	20240165	ADU	O	4/18/2024				
	3404126	1600 49th Ave	1600 49th Ave	20240157	ADU	O	4/16/2024				
	3406424	4855 Opal St	4855 Opal St	20240149	2 to 4	O	4/11/2024				
	3406423	Lot 15 (4825 Opal St)	Lot 15 (4825 Opal St)	20240148	2 to 4	O	4/11/2024				
	3403219	1550 45th Ave	1550 45th Ave	20240145	ADU	O	4/8/2024				
	3402327	1812 48th Ave	1812 48th Ave	20240024	ADU	O	1/22/2024				

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

osed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bo Applica
5							6	7	8	9	10	11
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
0	2	0	1	0	1	1	5	5	0			
						3	3	3		NONE	No	No
	1						1			NONE	No	No
	1						1	1		NONE	No	No
	1					0	1	1		NONE	No	No
					1	1	2	2		NONE	No	No
			1			0	1	1		NONE	No	No
			1			0	1	1		NONE	No	No
			1			0	1	1		NONE	No	No
	1					1	2	2		NONE	No	No
						2	2	2		NONE	No	No
					1	0	1	1		NONE	No	No
					1	0	1	1		NONE	No	No
					1	1	2	2		NONE	No	No
					1	1	2	2		NONE	No	No
					1	0	1	1		NONE	No	No
						1	1	1		NONE	No	No

onus Law ations	Application Status	Project Type	Notes
l	12	13	14
Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
No	Approved	Discretionary	
No	Pending	Ministerial	ABAG affordability study 2
No	Approved	Ministerial	ABAG affordability study 2
No	Approved	Discretionary	ABAG affordability study 2026
No	Approved	Discretionary	Adu
No	Approved	Ministerial	ABAG affordability study 2
No	Approved	Ministerial	ABAG affordability study 2026
No	Approved	Ministerial	ABAG affordability study 2026
No	Approved	Discretionary	ABAG affordability study 2
No	Approved	Ministerial	
No	Approved	Ministerial	ABAG affordability study 2026
No	Approved	Ministerial	ABAG affordability study 2026
No	Approved	Discretionary	ABAG affordability study 2
No	Approved	Discretionary	ABAG affordability study 2
No	Approved	Discretionary	ABAG affordability study 2
No	Approved	Ministerial	

Jurisdiction	Capitola	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement											
1					2	3	4											5
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low- Income Deed Restricted**	**Extremely Low- Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Entitlement Date Approved**
Summary Row: Start Data Entry Below							0	0	0	0	0	1	0	1	0	2	2	
	034-123-05	4401 Capitola Rd	The Bluffs	20230224	5+	R	26				10						0	11/23/2022
	034-201-42	4180 Clares St	4180 Clares St	20220507	ADU	O											1	2/9/2023
	036-142-16	603 Escalona Dr	603 Escalona Dr	20230290	ADU	O											1	5/4/2023
	034-046-19	1410 Prospect Ave	1410 Prospect Ave	20230107	SFD	O											1	9/26/2022
	036-112-17	106 Cliff Ave	106 Cliff Ave	20220435	ADU	O											1	5/19/2022
	035-151-22	100 Fanmar Way	100 Fanmar Way	20230474	ADU	R											1	11/21/2023
	035-131-33	413 Capitola Avenue	413 Capitola Avenue	20240146	SFD	O											1	11/22/2023
	036-142-03	602 El Salto Drive	602 El Salto Drive	20240224	ADU	O											1	12/11/2023
	035-151-14	210 Fanmar Way	210 Fanmar Way	20240356	SFD	O											1	5/2/2024
	034-225-01	2222 Preakness Ave	2222 Preakness Ave	20240278	ADU	R								1				8/29/2024
	034-181-04	1605 38th Ave	1605 38th Ave	20240136	ADU	O								1				8/30/2024
	034-022-35	1830 47th Ave	1830 47th Ave	20240072	2 to 4	O						1					1	9/1/2022
	036-125-10	206 Hollister Ave	206 Hollister Ave	20230005	ADU	O						1						9/1/2023
	036-125-10	206 Hollister Ave	206 Hollister Ave	20230526	SFD	O											1	9/1/2023
	035-132-04	421 Riverview Ave	421 Riverview Ave	20230478	ADU	O											1	10/5/2023
	034-124-21	1745 46th Ave	1745 46th Ave	20230437	ADU	R											2	7/10/2024
	036-185-10	121 Cabrillo St	121 Cabrillo St	20230362	2 to 4	O						1					1	12/1/2023
	034-041-26	1600 49th Ave	1600 49th Ave	20220525	ADU	O										1		6/6/2024
	034-064-23	4825 Opal Street	4825 Opal Street	20250187	2 to 4	O										1	1	12/5/2024
	034-064-24	4855 Opal Street	4855 Opal Street	20250186	2 to 4	O										1	1	12/5/2024
	036-121-18	510 Escalona Drive	510 Escalona Drive	20250132	2 to 4	O						1					1	10/3/2024
	034-064-03	4750 Jewel Street	4750 Jewel Street	20250074	SFD	O											1	12/5/2024
	035-042-28	709 Riverview Drive	709 Riverview Drive	20250071	2 to 4	O								1			1	12/5/2024
	034-172-01	1098 38th Avenue	MidPen	20250614	5+	R	36						16					4/4/2024
	034-065-22	4805 Topaz St	4805 Topaz St	20250617	ADU	O						1						
	036-132-09	302 Grand Ave	302 Grand Ave	20250513	SFD	O											1	7/17/2025
	034-065-04	4770 Opal St	4770 Opal St	20250504	2 to 4	O										1	1	6/5/2025
	034-032-19	1550 45th Ave	1550 45th Ave	20250440	ADU	O										1		1/22/2025
	035-302-05	617 Burlingame Ave	617 Burlingame Ave	20250299	ADU	O						1						7/14/2025
	034-201-33	4170 Pearson Ct	4170 Pearson Ct	20250087	ADU	O								1			0	3/28/2025
	034-067-14	1385 Prospect Ave	1385 Prospect Ave	20220506	ADU	O		1										3/17/2023

(Jan. 1 - Dec. 31)

12/15/2023 - 12/15/2031

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Project Identifier			Unit Types			Affordability by Household Incomes - Building Permits												
1			2	3	6	7										8	9
Street Address	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**# of Units issued Entitlements**	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low-Income Deed Restricted**	**Extremely Low-Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low-Income Deed Restricted**	**Low-Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Building Permits Date Issued**	**# of Units Issued Building Permits**
w					6	0	0	0	0	0	4	0	2	0	0	6		12
4401 Capitola Rd	The Bluffs	20230224	5+	R	36	26				10						0	1/29/2024	36
4180 Clares St	4180 Clares St	20220507	ADU	O	1											1	11/28/2023	1
603 Escalona Dr	603 Escalona Dr	20230290	ADU	O	1											1	8/28/2023	1
1410 Prospect Ave	1410 Prospect Ave	20230107	SFD	O	1											1	7/7/2023	1
106 Cliff Ave	106 Cliff Ave	20220435	ADU	O	1											1	10/3/2023	1
100 Fanmar Way	100 Fanmar Way	20230474	ADU	R	1											1	1/4/2024	1
413 Capitola Avenue	413 Capitola Avenue	20240146	SFD	O	1											1	8/21/2024	1
602 El Salto Drive	602 El Salto Drive	20240224	ADU	O	1											1	10/10/2024	1
210 Fanmar Way	210 Fanmar Way	20240356	SFD	O	1											1	2/14/2025	1
2222 Preakness Ave	2222 Preakness Ave	20240278	ADU	R	1								1				9/26/2024	1
1605 38th Ave	1605 38th Ave	20240136	ADU	O	1								1				9/12/2024	1
1830 47th Ave	1830 47th Ave	20240072	2 to 4	O	2						1					1	3/3/2025	2
206 Hollister Ave	206 Hollister Ave	20230005	ADU	O	1						1						1/29/2025	1
206 Hollister Ave	206 Hollister Ave	20230526	SFD	O	1											1	3/5/2025	1
421 Riverview Ave	421 Riverview Ave	20230478	ADU	O	1											1	7/18/2024	1
1745 46th Ave	1745 46th Ave	20230437	ADU	R	2											2	7/25/2024	2
121 Cabrillo St	121 Cabrillo St	20230362	2 to 4	O	2						1					1	10/24/2024	2
1600 49th Ave	1600 49th Ave	20220525	ADU	O	1										1		6/21/2024	1
4825 Opal Street	4825 Opal Street	20250187	2 to 4	O	2													0
4855 Opal Street	4855 Opal Street	20250186	2 to 4	O	2													0
510 Escalona Drive	510 Escalona Drive	20250132	2 to 4	O	2						1					1	8/26/2025	2
4750 Jewel Street	4750 Jewel Street	20250074	SFD	O	1											1	7/1/2025	1
709 Riverview Drive	709 Riverview Drive	20250071	2 to 4	O	2								1			1	7/29/2025	2
1098 38th Avenue	MidPen	20250614	5+	R	52													0
4805 Topaz St	4805 Topaz St	20250617	ADU	O	1													0
302 Grand Ave	302 Grand Ave	20250513	SFD	O	1													0
4770 Opal St	4770 Opal St	20250504	2 to 4	O	2													0
1550 45th Ave	1550 45th Ave	20250440	ADU	O	1													0
617 Burlingame Ave	617 Burlingame Ave	20250299	ADU	O	1						1						10/9/2025	1
4170 Pearson Ct	4170 Pearson Ct	20250087	ADU	O	1								1				4/24/2025	1
1385 Prospect Ave	1385 Prospect Ave	20220506	ADU	O	1		1										4/26/2023	1

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Project Identifier			Unit Types		Affordability by Household Incomes - Certificates of Occupancy												Streamlining
1			2	3	10										11	12	13
Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)
w					26	1	0	0	10	0	0	3	0	0	6		46	
4401 Capitola Rd	The Bluffs	20230224	5+	R	26				10						0	12/1/2025	36	NONE
4180 Clares St	4180 Clares St	20220507	ADU	O											1	3/25/2025	1	NONE
603 Escalona Dr	603 Escalona Dr	20230290	ADU	O											1	9/30/2024	1	NONE
1410 Prospect Ave	1410 Prospect Ave	20230107	SFD	O											1	1/7/2025	1	NONE
106 Cliff Ave	106 Cliff Ave	20220435	ADU	O													0	NONE
100 Fanmar Way	100 Fanmar Way	20230474	ADU	R											1	5/6/2025	1	NONE
413 Capitola Avenue	413 Capitola Avenue	20240146	SFD	O													0	NONE
602 El Salto Drive	602 El Salto Drive	20240224	ADU	O													0	NONE
210 Fanmar Way	210 Fanmar Way	20240356	SFD	O													0	NONE
2222 Preakness Ave	2222 Preakness Ave	20240278	ADU	R								1				1/17/2025	1	NONE
1605 38th Ave	1605 38th Ave	20240136	ADU	O								1				1/24/2025	1	NONE
1830 47th Ave	1830 47th Ave	20240072	2 to 4	O													0	NONE
206 Hollister Ave	206 Hollister Ave	20230005	ADU	O													0	NONE
206 Hollister Ave	206 Hollister Ave	20230526	SFD	O													0	NONE
421 Riverview Ave	421 Riverview Ave	20230478	ADU	O											1	6/26/2025	1	NONE
1745 46th Ave	1745 46th Ave	20230437	ADU	R											2	1/10/2025	2	NONE
121 Cabrillo St	121 Cabrillo St	20230362	2 to 4	O													0	NONE
1600 49th Ave	1600 49th Ave	20220525	ADU	O													0	NONE
4825 Opal Street	4825 Opal Street	20250187	2 to 4	O													0	NONE
4855 Opal Street	4855 Opal Street	20250186	2 to 4	O													0	NONE
510 Escalona Drive	510 Escalona Drive	20250132	2 to 4	O													0	NONE
4750 Jewel Street	4750 Jewel Street	20250074	SFD	O													0	NONE
709 Riverview Drive	709 Riverview Drive	20250071	2 to 4	O													0	NONE
1098 38th Avenue	MidPen	20250614	5+	R													0	
4805 Topaz St	4805 Topaz St	20250617	ADU	O													0	
302 Grand Ave	302 Grand Ave	20250513	SFD	O													0	
4770 Opal St	4770 Opal St	20250504	2 to 4	O													0	
1550 45th Ave	1550 45th Ave	20250440	ADU	O													0	
617 Burlingame Ave	617 Burlingame Ave	20250299	ADU	O													0	NONE
4170 Pearson Ct	4170 Pearson Ct	20250087	ADU	O								1				8/21/2025	1	NONE
1385 Prospect Ave	1385 Prospect Ave	20220506	ADU	O		1										7/17/2025	1	NONE

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Project Identifier			Unit Types		Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			
1			2	3	14	15	16	17	18	19	20			21
Street Address	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** **R=Renter** **O=Owner**	**Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?**	**Infill Units? Y/N+**	**Assistance Programs for Each Development (may select multiple - see instructions)**	**Deed Restriction Type (may select multiple - see instructions)**	**For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)**	**Term of Affordability or Deed Restriction (years)** (if affordable in perpetuity enter 1000)+	**Number of Demolished/Destroyed Units**	**Demolished or Destroyed Units**	**Demolished/ Destroyed Units Owner or Renter**	**Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)**
N											8			
4401 Capitola Rd	The Bluffs	20230224	5+	R	No	Y	HOME	INC, DB			0			0.0%
4180 Clares St	4180 Clares St	20220507	ADU	O	No	Y			ABAG affordability study 2026					
603 Escalona Dr	603 Escalona Dr	20230290	ADU	O	No	Y			ABAG affordability study 2026					
1410 Prospect Ave	1410 Prospect Ave	20230107	SFD	O	No	Y					1	Demolished	O	
106 Cliff Ave	106 Cliff Ave	20220435	ADU	O	No	Y			ABAG affordability study 2026					
100 Fanmar Way	100 Fanmar Way	20230474	ADU	R	No	Y			ABAG affordability study 2026					
413 Capitola Avenue	413 Capitola Avenue	20240146	SFD	O	No	Y								
602 El Salto Drive	602 El Salto Drive	20240224	ADU	O	No	Y			ABAG affordability study 2026					
210 Fanmar Way	210 Fanmar Way	20240356	SFD	O	No	Y					1	Demolished	O	
2222 Preakness Ave	2222 Preakness Ave	20240278	ADU	R	No	Y			ABAG affordability study 2026					
1605 38th Ave	1605 38th Ave	20240136	ADU	O	No	Y			ABAG affordability study 2026					
1830 47th Ave	1830 47th Ave	20240072	2 to 4	O	No	Y					1	Demolished	O	
206 Hollister Ave	206 Hollister Ave	20230005	ADU	O	No	Y			ABAG affordability study 2026					
206 Hollister Ave	206 Hollister Ave	20230526	SFD	O	No	Y					1	Demolished	O	
421 Riverview Ave	421 Riverview Ave	20230478	ADU	O	No	Y			ABAG affordability study 2026					
1745 46th Ave	1745 46th Ave	20230437	ADU	R	No	Y			ABAG affordability study 2026					
121 Cabrillo St	121 Cabrillo St	20230362	2 to 4	O	No	Y					1	Demolished	O	
1600 49th Ave	1600 49th Ave	20220525	ADU	O	No	Y			ABAG affordability study 2026					
4825 Opal Street	4825 Opal Street	20250187	2 to 4	O	No	Y								
4855 Opal Street	4855 Opal Street	20250186	2 to 4	O	No	Y								
510 Escalona Drive	510 Escalona Drive	20250132	2 to 4	O	No	Y					1	Demolished	O	
4750 Jewel Street	4750 Jewel Street	20250074	SFD	O	No	Y					1	Demolished	O	
709 Riverview Drive	709 Riverview Drive	20250071	2 to 4	O	No	Y					1	Demolished	O	
1098 38th Avenue	MidPen	20250614	5+	R				DB						180.0%
4805 Topaz St	4805 Topaz St	20250617	ADU	O					ABAG affordability study 2026					
302 Grand Ave	302 Grand Ave	20250513	SFD	O										
4770 Opal St	4770 Opal St	20250504	2 to 4	O										
1550 45th Ave	1550 45th Ave	20250440	ADU	O					ABAG affordability study 2026					
617 Burlingame Ave	617 Burlingame Ave	20250299	ADU	O	No	Y			ABAG affordability study 2026					
4170 Pearson Ct	4170 Pearson Ct	20250087	ADU	O	No	Y			ABAG affordability study 2026					
1385 Prospect Ave	1385 Prospect Ave	20220506	ADU	O	No	Y			ABAG affordability study 2026					

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Project Identifier			Unit Types		Density Bonus			Notes
1			2	3	22	23	24	25
Street Address	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)**	**List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)**	**Did the project receive a reduction or waiver of parking standards? (Y/N)**	**Notes+**
N								
4401 Capitola Rd	The Bluffs	20230224	5+	R	7	Development Standards Modification	Yes	no density limit in this zone
4180 Clares St	4180 Clares St	20220507	ADU	O				
603 Escalona Dr	603 Escalona Dr	20230290	ADU	O				
1410 Prospect Ave	1410 Prospect Ave	20230107	SFD	O				
106 Cliff Ave	106 Cliff Ave	20220435	ADU	O				
100 Fanmar Way	100 Fanmar Way	20230474	ADU	R				
413 Capitola Avenue	413 Capitola Avenue	20240146	SFD	O				
602 El Salto Drive	602 El Salto Drive	20240224	ADU	O				
210 Fanmar Way	210 Fanmar Way	20240356	SFD	O				
2222 Preakness Ave	2222 Preakness Ave	20240278	ADU	R				
1605 38th Ave	1605 38th Ave	20240136	ADU	O				
1830 47th Ave	1830 47th Ave	20240072	2 to 4	O				ADU and SFD
206 Hollister Ave	206 Hollister Ave	20230005	ADU	O				
206 Hollister Ave	206 Hollister Ave	20230526	SFD	O				
421 Riverview Ave	421 Riverview Ave	20230478	ADU	O				
1745 46th Ave	1745 46th Ave	20230437	ADU	R				
121 Cabrillo St	121 Cabrillo St	20230362	2 to 4	O				ADU and SFD
1600 49th Ave	1600 49th Ave	20220525	ADU	O				Permit expired 12/17/25
4825 Opal Street	4825 Opal Street	20250187	2 to 4	O				ADU and SFD
4855 Opal Street	4855 Opal Street	20250186	2 to 4	O				ADU and SFD
510 Escalona Drive	510 Escalona Drive	20250132	2 to 4	O				ADU and SFD
4750 Jewel Street	4750 Jewel Street	20250074	SFD	O				
709 Riverview Drive	709 Riverview Drive	20250071	2 to 4	O				ADU and SFD
1098 38th Avenue	MidPen	20250614	5+	R	4	Development Standards Modification	Yes	
4805 Topaz St	4805 Topaz St	20250617	ADU	O				
302 Grand Ave	302 Grand Ave	20250513	SFD	O				
4770 Opal St	4770 Opal St	20250504	2 to 4	O				ADU and SFD
1550 45th Ave	1550 45th Ave	20250440	ADU	O				
617 Burlingame Ave	617 Burlingame Ave	20250299	ADU	O				
4170 Pearson Ct	4170 Pearson Ct	20250087	ADU	O				
1385 Prospect Ave	1385 Prospect Ave	20220506	ADU	O				

Table B. Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	25	-	-	-	-	-	-	-	25	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	430	-	-	-	-	-	-	-	-	-	-	**29**	**401**
	Non-Deed Restricted		-	-	-	4	-	-	-	-	-	-		
Low	Deed Restricted	282	-	-	10	-	-	-	-	-	-	-	**12**	**270**
	Non-Deed Restricted		-	-	-	2	-	-	-	-	-	-		
Moderate	Deed Restricted	169	-	-	-	-	-	-	-	-	-	-	**9**	**160**
	Non-Deed Restricted		8	1	-	-	-	-	-	-	-	-		
Above Moderate		455	-	-	13	6	-	-	-	-	-	-	**19**	**436**
Total RHNA		**1,336**												
Total Units			**8**	**1**	**48**	**12**	**-**	**-**	**-**	**-**	**-**	**-**	**69**	**1,267**

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Housing Element Implementation

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 1.1: Adequate Housing Sites and no net loss	Facilitate the development of 1,336 housing units over 8 years	2031	6th Cycle	Continuous	There are adequate sites in the Housing Inventory and staff continues to monitor no not less.	Units	69	See summary page
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually.	Annually	6th Cycle	Continuous	The Housing Invetory is available on the City's website. It contains avalable vacant and prospective sites that can accommodate new housing.	Other		https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/21944/final_rhna_sites_tabl
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Meet with property owners and interested developers to pursue housing development in the City.	Annually	6th Cycle	Continuous	Staff hosted ten developer interest meetings in 2025.	Meetings	10	Multiple meetings with mall developer and multifamily property owners.
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Develop formal procedure to monitor no net loss in capacity pursuant to SB166	2024	6th Cycle	Completed	The City adopted Municipal Code section 17.96.220 for No net loss of housing element sites	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1796.html#17.96.220
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Develop strategies to provide for missing middle housing, such as conversion of second story commercial/office space, live/work housing, and duplex/triplex	End of 2025	6th Cycle	Completed	The City adopted Ordinance 1066 in 2024 which amends the Zoning Code to develop strategies which provide for missing middle housing, including: *Allows duplexes on corner parcels within the R-1 (Single-Family) zone. §17.16.020 *Eliminated the requirement for covered parking for multi-family housing. §17.76.030 *Reduced the minimum required parking for multi-family housing depending on size. Existing parking requirement of 2.5 parking spaces per unit is reduced to between 1-to-2 spaces/unit. §17.76.030 *Establishes micro-units as an allowed use with reduced parking requirements (1/unit). When micro-units are within one-quarter mile of a major transit stop or high quality transit corridor, minimum required parking is reduced to .5/unit. §17.76.030 *Micro-units are located within the C-C (Community Commercial) or C-R (Regional Commercial) zone include special incentives including increasing the maximum allowed height from 40 feet to 50 feet and the maximum allowed Floor Area Ratio (FAR) from 1.0 to 1.5. §17.24.030.K	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1716.html#17.16.020 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1776.html#17.76.030 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24.030

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Develop incentives to encourage lot consolidation. Typical strategies include ministerial approval of lot line adjustments and flexible development standards (such as reduced or alternative parking arrangements, increased height or lot coverage) for large sites	End of 2025	6th Cycle	Completed	The City adopted Ordinance 1066 in 2024 which develop strategies to provide for missing middle housing: *Incentives for lot consolidation on adjacent opportunity sites (HE Table 4-3) within the MU-N (Mixed-Use Neighborhood) zone, including increased height limits (varies dependent on land use) and an increased allowed Floor Area Ratio (FAR) from 1.0 to 1.5 for all uses. §17.20.040(K); Table-17.20-4 (Lot Consolidation Bonus) *Incentives for lot consolidation on adjacent opportunity sites (HE Table 4-3) within the C-C (Community Commercial) zone, including increased height limit from 40 feet to 50 feet and an increased allowed Floor Area Ratio (FAR) from 1.0 to 1.5. §17.24.030(J); Table 17.24-4 (C-C Lot Consolidation	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1720.html#17.20.040 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24.030
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	As part of the Zoning Ordinance update by the end of 2025 remove the Affordable Housing Overlay from the Zoning Code and Zoning Map.	End of 2025	6th Cycle	Completed	The City adopted Ordinance 1066 in 2024 which removed the Affordable Housing Overlay from the Zoning Code Table 17.12-2 (Overlay Zones); §17.36.080(H)(1); §17.40.020 and the Zoning Map.	Other		https://www.codepublishing.com/CA/Capitola/ords/1066.pdf
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Capitola will work with AMBAG in the 2050 MTP/SCS (scheduled for June 2026) to designate the Capitola Mall as a planned high-quality major transit stop.	Jun-26	6th Cycle	In Progress	Pending 2026	Other		https://www.ambag.org/plans/2050-metropolitan-transportation-plan-sustainable-communities-strategy
Program 1.2 Replacement Housing	By December 2024, amend the Zoning Code to address the replacement housing requirements.	2024	6th Cycle	Completed	The City adopted Ordinance 1066 in 2024 which added Section 17.96.210 Demolition and replacement of dwelling units.	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1796.html#17.96.210
Program 1.3 Accessory Dwelling Units (ADUs)	Facilitate the development of 50 ADUs over 8 years.	Annually	6th Cycle	Continuous	The City continues to facilitate the development of ADUs with the goal of 50 ADUs over 8 years. In 2024, the city issued building permits for 9 ADUs. In 2025, the city issued building permits for 6 ADUs.	Units	15	http://cityofcapitola.org/building/page/building-permits-issued
Program 1.3 Accessory Dwelling Units (ADUs)	By December 2024, update City ADU webpage to include other resources available, such as the $40,000 grant for pre-development costs available to lower income homeowners through California Housing Finance Agency (CalHFA).	2024	6th Cycle	Completed	In 2024 staff updated city website with ADU resources such as the $40,000 grant for pre-development costs available to lower income homeowners through California Housing Finance Agency (CalHFA). https://www.cityofcapitola.org/communitydevelopment/page/accessory-dwelling-units	Other		https://www.cityofcapitola.org/communitydevelopment/page/accessory-dwelling-units
Program 1.3 Accessory Dwelling Units (ADUs)	By July 2024, develop a Fair Housing Factsheet to be included in the ADU webpage and application packet to inform property owners of their responsibility to comply with state and federal fair housing laws.	2024	6th Cycle	Completed	In 2024 staff posted a Fair Housing Factsheet which is now included in the ADU webpage and application packet to inform property owners of their responsibility to comply with state and federal fair housing laws to city website. https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/fair-housing-fact-sheet_eng_1.pdf	Other		https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/fair-housing-fact-sheet_eng_1.pdf

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Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 1.3 Accessory Dwelling Units (ADUs)	Beginning in 2025 and every three years thereafter, update the ADU Resource Guide.	Dec-25	6th Cycle	Completed	Staff created an addendum to the ADU resource guide to identify items within the guide which are out of date and provide up to date information.	Other		https://www.cityofcapitola.org/communitydevelopment/page/accessory-dwelling-units
Program 1.3 Accessory Dwelling Units (ADUs)	Beginning in 2025, and every three years thereafter, update Capitola ADU Prototype Building Plans to comply with building code updates.	Dec-25	6th Cycle	Completed	The prototype building plans are up to date.	Other		https://www.cityofcapitola.org/communitydevelopment/page/accessory-dwelling-units
Program 1.3 Accessory Dwelling Units (ADUs)	Beginning in 2025, and annually thereafter, pursue funding sources available to enhance ADU affordability with the goal of creating ten affordable ADUs, targeting assistance in lower density neighborhoods.	Dec-25	6th Cycle	Continuous	Updated ADU ordinance in 2025 to remove hurdles. No funding opportunies were awarded.	Meetings	8	https://www.codepublishing.com/CA/Capitola/#!/html/Capitola17/Capitola1774.html
Program 1.3 Accessory Dwelling Units (ADUs)	By July 2027, conduct a mid-term review of the City's ADU construction trend to determine the City's progress in meeting projected ADU units. If the City's ADU construction activities fall behind projection, the City will develop additional incentives, resources, and/or tools to encourage ADU development.	2027	6th Cycle	Not Yet Started	Pending 2027	Units		
Program 1.4 Mixed-Use Developments	Annually meet with property owners and interested developers to pursue mixed-use housing development in the City, especially on sites identified in the sites inventory for RHNA. The sites inventory identifies capacity for 1,298 units on mixed-use properties.	Annually	6th Cycle	Continuous	Staff hosted two developer interest meetings in 2024. In 2025, multiple meetings with property owners within the Capitola Mall and within the multifamily residential zone to discuss development opportunities.	Meetings	10	https://www.cityofcapitola.org/meetings?&field_microsite_tid=All&field_microsite_tid_1=24
Program 1.4 Mixed-Use Developments	By the end of 2025, expand the incentivized zone for increased FAR and Height to facilitate mixed use development, targeting commercial corridors where key sites are identified for RHNA, in exchange for an expanded list of community benefits that complement mixed use residential development (such as child care facilities, recreation areas, etc.)	Dec-25	6th Cycle	Continuous	The City expanded the incentive for FAR and height for the Mall block. The mall incentives previously existed in the community benefit section. However, with the combination of increased height and FAR and new objective stanards for Mall redevelopment the incentives, it made more sense to move the incentives into Chapter 17.24 (Regional Commercial Zone) rather than 17.88 (Community Benefits). Saff will update 17.88 to expand the community benefits zone in 2026.	Meetings	10	https://www.cityofcapitola.org/citycouncil/page/city-council-meeting-90
Program 1.4 Mixed-Use Developments	Utilize the City's newly established Objective Design Standards to streamline review of mixed-use developments.	Annually	6th Cycle	Continuous	In 2022, the City adopted Ordinace 1053 which established Objective Design Standards to streamline review of mixed-use developments. These objective standards have been utilized for the review of mixed-use developments.	Meetings	7	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1782.html#17.82 https://www.codepublishing.com/CA/Capitola/ords/1053.pdf
Program 1.4 Mixed-Use Developments	By December 2025, incentive development of affordable housing on commercial sites along transit corridors.	Dec-25	6th Cycle	Completed	In 2025, the City updated the code to incentize affordable housing within the mall block which is home to the metro regional transit center.	Meetings	10	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24

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Program 1.4 Mixed-Use Developments	Monitor and include an update in the annual Housing Element Progress Report of all mixed-use development activities to identify unforeseen barriers that should be addressed and incorporate additional incentives that may be needed.	Annually	6th Cycle	Continuous	The city continues to monitor all mixed use development activities to identify unforseen barriers that should be addressed and incorporate additional incentives that may be needed. In 2024, the City adopted Ordinance 1066 which included updates to remove barriers from housing within the mixed use districts. - City adopted Lot consolidation incentives for adjacent opportunity sites, which includes mixed-use projects (see explanation under Program 1.1)	Other		https://www.codepublishing.com/CA/Capitola/#!/html/Capitola17/Capitola1720.html
Program 1.5 Alternative Housing	Continue to work with local mobile home park residents, owners, and the state to improve mobile home park affordability and sustainability.	Annually	6th Cycle	Continuous	In 2023, the City adopted Ordinance 1060 which introduced Section 2.18 Mobile Home Park Rent Stabilization. The City continues to work with local mobile home park residents, owners, and the state to improve mobile home park affordability and sustainability.	Meetings	2	https://www.codepublishing.com/CA/Capitola/#!/Capitola02/Capitola0218.html#2.18.040
Program 1.5 Alternative Housing	Encourage and facilitate the development of other alternative housing types, such as factory-built housing, live/work units, SRO units, Small Ownership Units (SOUs), and micro units. By the end of 2025, review and revise as appropriate, the Zoning Code to facilitate alternative housing types.	Dec-25	6th Cycle	Completed	The City adopted Ordinance 1066 in 2024 which develop strategies to provide for alternative housing types within the single-family, mixed use, and commercial zoning districts. *Defines Cohousing and establishes as an allowed use within all residential zones. Table 17.16-1 (Permitted Land Uses); §17.160.020(C) *Establishes micro-units as an allowed use with reduced parking requirements (1/unit). When micro-units are within one-quarter mile of a major transit stop or high quality transit corridor, minimum required parking is reduced to .5/unit. If the project is also within the C-C (Community Commercial) zone and C-R (Regional Commercial), the maximum allowed height is increased from 40 feet to 50 feet and the maximum allowed Floor Area Ratio (FAR) is increased from 1.0 to 1.5. §17.24.030(K)	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24.030
Program 1.6 Development Regulations	Review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing. This includes assessing the maximum densities allowed in the RM-L and RM-M zones to determine if higher densities can help facilitate multi-family development in the City.	Dec-25	6th Cycle	Completed	The City updated the multifamily zoning in 2025 through the adoption of Ordinance 1069 to remove impediments to housing development in the RM zones.	Meetings	8	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1716.html#17.16

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Program 1.6 Development Regulations	Revise the multifamily residential parking requirements based on the unit size or number of bedrooms and will also revise the current covered parking requirement for multifamily development. Continue to allow the use of parking studies to request flexibility with mixed use standards, including shared parking with commercial uses.	Dec-25	6th Cycle	Completed	The City updated the multifamily zoning in 2025 through the adoption of Ordinance 1069 to remove impediments to housing development in the RM zones.	Other	8	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1776.html#17.76
Program 1.6 Development Regulations	Include reduced parking standards for senior and special needs housing.	Dec-25	6th Cycle	Completed	In 2024 the City adopted Ordinance 1066 which included reduced parking standards for Residential Care Facilities including transitional and supportive housing, and age-restricted senior housing.	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1776.html#17.76.090A
Program 1.6 Development Regulations	Using the results of the Capitola Mall study (see Program 1.7), analyze the zoning and development standards in the Incentives for Community Benefits Ordinance and modify the findings required for Chapter 17.88, Incentives for Community Benefits, to meet objective standards. This will allow project applicants to meet all discretionary permits with the same objective standards. These revisions will occur at the same time the Incentives for Community Benefits zone boundaries are expanded. Additional amendments to Chapter 17.88 will include height allowances up to 75 feet for the Capitola Mall parcels.	Dec-25	6th Cycle	In Progress	On March 26, 2026, the City adopted Ordinance 1075 creating new objective standards for mall redevelopment. Rather than update Chapter 17.88, the city created a new section within the Regional Commercial zone (17.24.035) to incentivize the Capitola Mall redevelopment with a mix of housing, hotels, and commercial and incentives of heights up to 85 feet and an FAR of 2.0 exempting parking garages. The City also adopted new objective standards for mall redevelopment in a new Chapte 17.57 to apply the same standards to all redevelopment projects wtihin the mall site.	Meetings	10	https://www.cityofcapitola.org/citycouncil/page/city-council-meeting-90
Program 1.6 Development Regulations	Corner lot duplexes in the R-1 zone: to allow corner lots in single-family neighborhoods to accommodate duplex units. Such a strategy is intended to provide flexibility compared to SB 9 requirements with objective development standards, with the goal of introducing moderately priced homes in the neighborhoods. Objective development standards will be used for these projects.	Dec-25	6th Cycle	Completed	In 2024 the City adopted Ordinance 1066 which establishes duplexes as an allowed use on corner lots within the R-1 district. Table 17.16-1 (Permitted Land Uses)	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1716.html#17.16
Program 1.7 Shopping/Commercial Center Redevelopment	By the fall of 2024, complete a study identifying strategies to initiate mall redevelopment and establish a technical committee to provide input on the study and recommended options.	2024	6th Cycle	Completed	In 2024, the City completed a study identifying strategies to initiate mall redevelopment. The findings of the study were presented to the City Council on October 10, 2024.	Meetings	1	https://meetings.municode.com/adaHtmlDocument/index?cc=CAPITOLACA&me=e85d430ba76c498e8f8f87f950f59d22&ip=True
Program 1.7 Shopping/Commercial Center Redevelopment	By the end of 2025, develop land use policies to facilitate shopping center redevelopment with a strong sense of urban design cohesion.	Dec-25	6th Cycle	Completed	On March 26, 2026, the City adopted Ordinance 1075 creating new objective standards for mall redevelopment. Rather than update Chapter 17.88, the city updated 17.24 Regional Commercial to include a new section of code to incentivize the Capitola Mall redevelopment with heights up to 85 feet.	Meetings	10	https://www.cityofcapitola.org/citycouncil/page/city-council-meeting-90

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Program 1.7 Shopping/Commercial Center Redevelopment	By the end of 2025 as part of the Zoning Code updates, amend the Municipal Code Chapter 17.88 to include the following: i.Establish the Capitola Mall as the area between Clares Street, 41st Avenue and Capitola Road, ii. Allow for building height up to 75 feet for Mall Redevelopment, iii. Define “Mall Redevelopment” to mean a mix of uses that includes residential and retail/commercial components, iv. Exclude parking garages from the project FAR calculations, v. Adopt objective development standards to facilitate mall redevelopment.	Dec-25	6th Cycle	Completed	On March 26, 2026, the City adopted Ordinance 1075 creating new objective standards for mall redevelopment. Rather than update Chapter 17.88, the city updated 17.24 Regional Commercial to include a new section of code to incentivize the Capitola Mall redevelopment with heights up to 85 feet. The ordinance i.Establish the Capitola Mall as the area between Clares Street, 41st Avenue and Capitola Road, ii. Allow for building height up to 75 feet for Mall Redevelopment, iii. Define “Mall Redevelopment” to mean a mix of uses that includes residential and retail/commercial components, iv. Exclude parking garages from the project FAR calculations, v. Adopt objective development standards to facilitate mall redevelopment.	Meetings	10	https://www.cityofcapitola.org/citycouncil/page/city-council-meeting-90
Program 1.7 Shopping/Commercial Center Redevelopment	Annually contact property owners and developers with experience in shopping center redevelopment to pursue redevelopment opportunities.	Annually	6th Cycle	Continuous	City staff will continue to contact property owners and developers with experience in shopping center redevelopment to pursue redevelopment opportunities.	Meetings	10	Staff held multiple stakeholder meeting with property owners on the mall and multifamily in 2025.
Program 1.7 Shopping/Commercial Center Redevelopment	Monitor approvals and progress of the mall redevelopment as part of the Annual Progress Reports. By 2027, if it becomes apparent that redevelopment of the Mall site is not achievable in the planning period, the City will develop alternative strategies, including, but not limited to, rezoning to meet the 6th Cycle RHNA requirement.	Annually	6th Cycle	Continuous	The city is commited to the redevelopment of the Capitola Mall and continues to reach out to the mall owner in the effort toward developing housing on the site.	Units		none
Program 1.7 Shopping/Commercial Center Redevelopment	Beginning in 2026, the City will annually monitor impacts on the financial feasibility of the Incentives of Community Benefits. If financial constraints are discovered, modifications will be made within six months.	2026	6th Cycle	In Progress	On March 26, 2026, the City adopted Ordinance 1075 creating new objective standards for mall redevelopment. Rather than update Chapter 17.88, the city updated 17.24 Regional Commercial to include a new section of code to incentivize the Capitola Mall redevelopment with heights up to 85 feet. In 2026, City staff will update the Community Benefits section of the code.	Other		https://www.cityofcapitola.org/citycouncil/page/city-council-meeting-90
Program 1.8 Religious Facility Housing	Capitola is committed to updating the zoning ordinance by the end of 2025 to clarify state law and applicable development standards that would allow residential units to be constructed primarily on open or parking areas on religious institutional sites as a permitted use, as well as creating objective development standards that facilitate residential development.	Dec-25	6th Cycle	Completed	In 2024, the City adopted Ordinance 1066 which clarified state law and applicable development standards that allow residential units to be constructed primarily on open or parking areas on religious institutional sites as a permitted use, as well as creating objective development standards that facilitate residential development.	Meetings	10	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1782.html#17.82
Program 1.8 Religious Facility Housing	Conduct an outreach and education campaign in 2026 to inform educational and religious institutions the opportunities and resources available for developing affordable housing on site.	2026	6th Cycle	Not Yet Started	Pending 2026			

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Program 1.8 Religious Facility Housing	Support the funding applications by educational and religious institutions in pursuing funding for affordable housing.	Ongoing	6th Cycle	Continuous	The city supports funding applications by educational and religious institutions in pursuing funding for affordable housing. This effort is ongoing.	Other		
Program 1.8 Religious Facility Housing	By the end of 2027, monitoring affordable housing development on religious facility sites to ensure the City continues to have the ability to meet its RHNA for all income groups. If affordable housing is determined to be not feasible, the City will develop alternative strategies to fully accommodate its RHNA by the end of 2028.	2027	6th Cycle	Not Yet Started	Pending 2027			
Program 1.9 SB 9 Support	By December 2024, the City will develop a Guidance Document about SB 9 SB9 (urban lot splits and two-unit developments), including the relevant objective design standards and streamlined review available for such units. This document will be available online and at City Hall.	2024	6th Cycle	Completed	The City developed a guidance document regarding SB9 available on the City website and at City Hall: https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/1457/sb9_guidance_document.pdf	Other		https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/1457/sb9_guidance_document.pdf
Program 1.9 SB 9 Support	By December 2023, the City will begin providing technical assistance to the public about the SB 9 process.	2023	6th Cycle	Continuous	Ongoing	Other		none
Program 1.9 SB 9 Support	By December 2024, the City will develop a Fair Housing Fact Sheet to be provided to applicants that all SB 9 projects will comply with Federal and State fair housing laws. The Fact Sheet will also include information that homeowners' associations' and CC&Rs are preempted by state law and cannot prohibit SB 9 development.	2024	6th Cycle	Completed	In 2024 staff posted a Fair Housing Factsheet which is now included on the city webpage and application packet to inform property owners of their responsibility to comply with state and federal fair housing laws to city website. The fact sheet includes information regarding homeowners' associateions being preempted by state law. https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/fair-housing-fact-sheet_eng_1.pdf	Other		https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/fair-housing-fact-sheet_eng_1.pdf
Program 1.9 SB 9 Support	The City will aim to facilitate 10 SB 9 applications in the eight-year planning period (2023-2031).	2031	6th Cycle	Continuous	The City has updated SB9 regulations which reflect state law and has published information to provide guidance on SB9 applications. The City aims to facilitate 10 applications during the eight-year period. The City's website contains an SB 9 Guidance Document to help applicants considering an SB 9 development or Urban Lot Split. §17.75	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1775.html#17.75
Program 1.10: Housing on Publicly and Quasi-Publicly Owned Land	Facilitate discussions between the school district and nonprofit developers for potential residential opportunities	2025	6th Cycle	Continuous	The City has been in contact with Soquel Union Elementry School District regarding potential residential opportunites on campus. The School district is not ready to move forward at this time.	Other		none

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Program 1.10: Housing on Publicly and Quasi-Publicly Owned Land	Begin coordination with the State for the future development of housing in New Brighton State Beach and the Department of Motor Vehicles site on Capitola Road and ensure compliance with Surplus Land Act.	2025	6th Cycle	Continuous	The city has reached out to the state regarding development at New Brighton State Beach and at the Department of Motor Vehicles. They do not have interest at this time.	Other		none
Program 1.10: Housing on Publicly and Quasi-Publicly Owned Land	Explore coordination with quasi-publicly owned sites that fall under the provisions of SB 4 (when signed).	2025	6th Cycle	Continuous	Under California's SB 4 (Affordable Housing on Faith Lands Act), quasipublic sites generally refer to land owned by nonprofit religious institutions or independent higher education institutions. These sites are eligible for streamlined, ministerial approval for 100% affordable housing projects, provided they meet specific density and location requirements. The city continues to coordinate with the school district and religious institutions but they have not been able to move forward	Other		none
Program 1.10: Housing on Publicly and Quasi-Publicly Owned Land	If coordination with the State has not progressed by the end of 2027, and by the end of 2028, the City will dedicate additional efforts in pursuing opportunities on religious facility sites including developing incentives and assisting in pursuing funding and partnership opportunities.	2027	6th Cycle	Not Yet Started	Pending 2027	Units		
Program 2.1 Mobile Home Park Assistance	Annually monitor the effectiveness of the rent stabilization ordinance in preserving affordability of mobile home park rents.	Annually	6th Cycle	Continuous	In 2023, the City adopted Ordinance 1060 which introduced Section 2.18 Mobile Home Park Rent Stabilization. The City continues to monitor the effectiveness of the rent stabilization ordinance in preserving affordability of mobile home parks.	Meetings		https://www.codepublishing.com/CA/Capitola/#!/Capitola02/Capitola0218.html#2.18.040
Program 2.1 Mobile Home Park Assistance	Annually, provide technical assistance, funding, and/or support for funding applications for resident controlled and nonprofit-owned mobile home parks, and potential tenant/nonprofit acquisition of the remaining park.	Annually	6th Cycle	Continuous	The City has one one indenpendently owned mobile home park, Cabrillo Mobile Home Park. The City adopted a mobile home park rent stabilization ordinance in 2023. At this time the owner is not interested in selling the park, however City staff continues to track opportunities for potential acquisition by the tenants should the opportunity arrise. Continue to work closely with residents of Cabrillo mobile home park on rent stabilization	Other		none
Program 2.1 Mobile Home Park Assistance	Identify funding opportunities through state, city, or nonprofits for financial assistance to mobile home park residents to facilitate their acquisition or conversion efforts. Assist and/or support in funding application.	Annually	6th Cycle	Continuous	The City had one one independently owned mobile home park without affordabilty controls, Cabrillo Mobile Home Park. The City adopted a mobile home park rent stabilization ordinance in 2023. At this time the owner is not interested in selling the park, however City staff continues to track opportunities for potential acquisition by the tenants should the opportunity arise.	Other		none

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Program 2.1 Mobile Home Park Assistance	If conversions of use are contemplated, ensure that resident investment values are preserved and that adequate relocation assistance is provided pursuant to state law. To the extent possible, preserve or replace affordable housing units. (Mobile home park closures are subject to rigorous state regulations.)	Annually	6th Cycle	Continuous	The owner of the one indipendently owned mobile home park is not interested in a conversion. The city has reached out the owner and they have not interest.	Other		none
Program 2.1 Mobile Home Park Assistance	Identify necessary infrastructure improvements as part of the acquisition or conversion process.	Annually	6th Cycle	Continuous	The owner of the one indipendently owned mobile home park is not interested in a conversion. The city has reached out the owner and they have not interest.	Other		none
Program 2.2 Affordable Housing Monitoring	Maintain contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance.	Annually	6th Cycle	Continuous	In 2025, rehabilitation was completed at the Dakota Apartments with improvements to the roof, gutters, stormwater drainage system, and electric. One unit had sloped floors which were also fixed.	Households	25	none
Program 2.2 Affordable Housing Monitoring	Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually	Annually	6th Cycle	Continuous	The City maintains an AB 987 database which includes detailed information on all subsidized units, including those that have affordability covenants. The database is updated annually.	Other		none
Program 2.3 Preservation of Rental Housing	Annually investigate new funding and financing opportunities to encourage the acquisition/rehabilitation of existing rental housing and conversion into long-term affordable housing.	Annually	6th Cycle	Continuous	City Staff continues to investigate new funding and finance opportunities to encourage the acquisition/rehabilitation of existing rental housing and conversion into long-term affordable housing.	Other		none
Program 2.3 Preservation of Rental Housing	Pursue one acquisition/rehabilitation project over 8 years. (Preservation of exiting rental housing)	2031	6th Cycle	Continuous	In 2025, rehabilitation was completed at the Dakota Apartments with improvements to the roof, gutters, stormwater drainage system, and electric. One unit had sloped floors which were also fixed.	Households	25	none
Program 2.4 Housing Choice Vouchers	Continue to participate in the Housing Authority of Santa Cruz County Housing Choice Vouchers Program, with the goal of providing assistance to 240 households by December 2031.	2031	6th Cycle	Continuous	The City continues to participate in the Housing Authority of Santa Cruz County Housing Choice Vouchers Program with the goal of providing assistande to 240 households by December 2031.In 2025, 173 households with housing vouchers and 13 households with project base vouchers	Households	186	none
Program 2.4 Housing Choice Vouchers	Annually promote the HCV (Housing Choice Vouchers) program to residents and property owners by disseminating program information at City Hall, on the City website and social media accounts. Conduct targeted outreach to property owners in the High and Highest Resource neighborhoods.	Annually	6th Cycle	Continuous	The City updated the City Affordable Housing webpage to promote a variety of housing programs available to Capitola residents including the Housing Choice Vouchers administered by the Housing Authority of Santa Cruz County. The webpage included an explanation of the program and a link to the Housing Authority application and website.	Other		https://www.cityofcapitola.org/communitydevelopment/page/affordable-housing

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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	Ongoing	6th Cycle	Continuous	In 2024, the City adopted Ordinance 1066 which updated the City's Density Bonus regulations to comply with state law. The City continues to facilitate the development of affordable housing through the provisions of regulatory concessions including the approval of a 52 unit 100% affordable development at 1098 38th Avenue. Also, the 36 unit 100% affodable development at 4401 Capitola Road got occupancy in 2026.	Units	88	https://www.codepublishing.com/CA/Capitola/#!/html/Capitola18/Capitola1803.html
Program 2.5 Affordable Housing Development	Annually collaborate with non-profit organizations, private developers, employers, special needs groups, state and federal agencies and other interested parties to pursue affordable housing projects.	Annually	6th Cycle	Continuous	City staff continues to collaborate with non-propfit organizations, private developers, employers, special needs groups, sate and federal agencies and other intereste parties to pursue affordable housing projects. In 2024, the City met with a mix of interested parties related to housing production on a regular basis. In 2025 met with non-profit organizations including habitat for humanity, housiing santa cruz county, and Midpen to discuss opportunities. Also met with private developers to discuss opportunities,including Capitola Mall sites and multifamily sites	Meetings		none
Program 2.5 Affordable Housing Development	Continue to utilize available financing to assist with the planning and development of new affordable housing for all ages and household types. Annually, Community Development staff will monitor federal and state funding sources available for affordable housing projects, and pursue or support the applications for funding.	Annually	6th Cycle	Continuous	Staff continues to monitor federal and state funding sources available for affordable housing projects. Available funding through PLHA and successor agency are being utilized to finance the new 52 unit, 100% affordable housing development at 1098 38th Avenue. On January 30, 2025, the City designated an additional $1,350,000 of funds to MidPen Housing for project at 1098 38th Avenue. Total of $1.6 million to project to date.	Other		none
Program 2.5 Affordable Housing Development	Facilitate the development of 430 very low and 282 low-income affordable units over 8 years.	2031	6th Cycle	Continuous	The city has identified sites within the 6th Cycle Housing element which can support the development of 430 very low and 282 low income affordable units of the 8 year period. Bluffs project added 36 units and 38th project will add 52 units. The city completed the zoning update for the Capitola mall sites in early 2026 to accomodate additional units on th site to meet the city's RHNA number in the 6th cycle.	Other		none
Program 2.5 Affordable Housing Development	Regularly update the City's Density Bonus Ordinance to include updates in state law.	Annually	6th Cycle	Continuous	In 2024, the City adopted Ordinance 1066 which updated the City's Density Bonus regulations to comply with state law. §18.02	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola18/Capitola1803.html#18.03
Program 2.5 Affordable Housing Development	Local Labor. Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.	Annually	6th Cycle	Continuous	The City continues to encourage developers and contractors to evaluate hiring local labor.	Other		none

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 2.6 Public Outreach for Housing and Community Development Activities	Maintain communication channels with City residents, community groups, local housing representatives, and other agencies. Conduct at least one community meeting annually to discuss housing needs and opportunities.	Annually	6th Cycle	Continuous	Public outreach to interested parties and public noticing occurred prior to each meeting.The City hosted 2 community meetings for Multifamily Zoning and Capitola Mall in 2025 The City also hosted a town hall in which the community ecomonic and development department provided information on housing, state law, and the mall zoning amendments.	Meetings	3	none
Program 2.6 Public Outreach for Housing and Community Development Activities	At least quarterly, update the City website to provide accurate and up-to-date information regarding public hearings, community events, and City projects.	Quarterly	6th Cycle	Continuous	The City website is updated weekly related to providing accurate and up-to-date information regarding public hearings, community events, and City projects.	Other		www.cityofcapitola.org
Program 2.6 Public Outreach for Housing and Community Development Activities	Organize community workshops for large development projects.	Ongoing	6th Cycle	Continuous	In 2025, the city hosted 2 community meetings for Multifamily Zoning and Capitola Mall in 2025. The City also hosted a town hall in which the community ecomonic and development department provided information on housing, state law, and the mall zoning amendments.	Meetings	3	https://www.cityofcapitola.org/cityadministration/page/community-meeting-capitola-mall-zoning-updates-41st-ave-corridor-plan
Program 2.7 Housing Trust Fund	By December 2025, initiate a City Housing Rehabilitation Loan and Grant Program, to assist with affordable housing project feasibility studies and permanent financing of acquisition/rehabilitation projects and new construction affordable housing projects. Assist 10 households with affordable loans and grants and 25 households through multifamily rehabilitation over 8 years.	Dec-25	6th Cycle	In Progress	In 2025, 4 grants were issued through the Habitat for Humanity grants. Also rehab of Dakota apartments (25 units) including items mentioned above.	Households	29	https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-f52da10a6524406d81a56045984d0d31.pdf
Program 2.7 Housing Trust Fund	As market conditions change over the 8-year planning period, update the feasibility study to ensure that the fees are sufficient to support the development of affordable housing and, if market conditions have changed, to enable the reinstatement of the inclusionary housing requirement on rental housing.	As market conditions change	6th Cycle	Not Yet Started	This effort is ongoing. The city last updated the housing impact fees in 2022 based on a nexus study.	Other		https://www.cityofcapitola.org/sites/default/files/fileattachments/finance/page/1531/2025-26_fee_schedule_amended_8.2025_printable_-_posted.pdf
Program 2.8 Inclusionary Housing Ordinance	Update the feasibility study by October 2026 to ensure that the fees are sufficient to support the development of affordable housing and, if market conditions have changed, to enable the reinstatement of the inclusionary housing requirement on rental housing.	2026	6th Cycle	Not Yet Started	This effort is ongoing. The city last updated the housing impact fees in 2022 based on a nexus study. The city will update the feasibility study in 2026.			
Program 2.8 Inclusionary Housing Ordinance	Analyze the zoning and development standards to determine if there are constraints that affect the economic feasibility of affordable rental housing development.	Annually	6th Cycle	Not Yet Started	The City adopted Ordinance 1066 in 2024 which removed constraints that affect the economic feasibility of affordable rental housing.	Meetings	12	https://www.cityofcapitola.org/sites/default/files/fileattachments/finance/page/1531/2025-26_fee_schedule_amended_8.2025_printa

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Program 2.8 Inclusionary Housing Ordinance	Facilitate the development of 430 very low and 282 low-income affordable units over 8 years.	2031	6th Cycle	Continuous	The city has identified sites within the 6th Cycle Housing element which can support the development of 430 very low and 282 low income affordable units of the 8 year period. Bluffs project added 36 units and 38th project will add 52 units. The city completed the zoning update for the Capitola mall sites in early 2026 to accomodate additional units on th site to meet the city's RHNA number in the 6th cycle.	Other		none
Program 3.1 Emergency Shelters and Low Barrier Navigation Centers	By December 31, 2024, amend the Zoning Code to permit emergency shelters by-right without discretionary action in the Community Commercial zone and to permit LBNCs in areas zoned for mixed uses and other nonresidential zones permitting multifamily housing. Amend the definition of emergency shelters to include interim housing options such as navigation centers, and recuperative and respite care.	2024	6th Cycle	Completed	In 2024 the City adopted Ordinance 1066 which amended the Zoning Code to permit emergency shelters by-right without discretionary action in the Community Commercial zone and to permit LBNCs in areas zoned for mixed uses and other nonresidential zones permitting multifamily housing. The ordinance also amended the definition of emergency shelters to include interim housing options such as navigation centers, and recuperative and respite care. §17.96.030	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1796.html#17.96.030
Program 3.1 Emergency Shelters and Low Barrier Navigation Centers	Work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.	Ongoing	6th Cycle	Continuous	City staff continues to work with a mix of organizations within Capitola and throughout Santa Cruz county to ensure the needs of homeless and extremely low-income residents are met. The City also participates in the regional Santa Cruz County Housing for Heath, which serves as the federally-designated Continuum of Care (CoC) for Santa Cruz County and coordinates resources, programs and services focused on preventing and ending homelessness. The H4HP is a collaboration of five public jurisdictions in Santa Cruz County (the County and the cities of Santa Cruz, Watsonville, Capitola and Scotts Valley) along with housing and service providers, people with lived experience of homelessness and other stakeholders.	Other		https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/22529/countywide_housing_web_resources.combined.pdf
Program 3.1 Emergency Shelters and Low Barrier Navigation Centers	Prioritize funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible.	Annually	6th Cycle	Continuous	The City continues to prioritize funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenver possible. Funding has been allocated by the city toward the local shelters, emergency rental assistance program, food assistance for low income households, and funding toward the development of the 52 unit, 100% affordable development at 1098 38th avenue. $1.6 million to MidPen for 1098 38th Avenue. $200k to Habitat for Humanity rehab program. $30k/year to Santa Cruz county for homeless services	Other		https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-f52da10a6524406d81a56045984d0d31.pdf

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Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 3.2 Transitional and Supportive Housing	By December 31, 2024, amend the Zoning Code to address the provision of transitional and supportive housing consistent with state law.	2024	6th Cycle	Completed	In 2024, the City adopted Ordinance 1066 which amended the Zoning Code to address the provision of transitional and supportive housing consistent with state law. *Further defines transitional housing but maintains classifications as a use within Residential Care Facilities. Large Residential Facilities change from a Conditional to Permitted use within the RM and MU-V zones. Tables 17.16-1, Table 17.20-2, and Table 17.24-1 (Permitted Land Uses); §17.160.020(T)(5)	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1716.html#17.16 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1720.html#17.20 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24
Program 3.3 Employee Housing and Farm Worker Housing	By December 31, 2024, amend the Zoning Code to address the provision of employee housing consistent with state law and revise the types of hobby farming activities allowed in various zones.	2024	6th Cycle	Completed	In 2024, the City adopted Ordinance 1066 which amended the Zoning Code to address the provision of employee housing consistent with state law and revise the types of hobby farming activities allowed in various zones. Removal of Conditional Use Permits for Urban Farm activities and revised definition of "Single-family dwelling" to include employee housing. §17.160.020(S)(5)	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola17160.html#17.160
Program 3.4 Housing for Persons with Disabilities	By December 31, 2025, amend the Zoning Code to permit licensed large residential care facilities in zones where residential uses are permitted similar to other residential uses of the same type in the same zone.	Dec-25	6th Cycle	Completed	In 2024, the City adopted Ordinance 1066 which amended the Zoning Code to permit licensed large residential care facilities in zones where residential uses are permitted similar to other residential uses of the same type in the same zone. *Revises criteria for reasonable accommodations §17.140.070	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola17140.html#17.140.070
Program 3.4 Housing for Persons with Disabilities	By December 31, 2025, amend the Zoning Code to review the separation requirement and to establish objective criteria for the approval of licensed large residential care facilities as well as reasonable accommodations.	Dec-25	6th Cycle	Completed	In 2024, the City adopted Ordinance 1066 which amended the Zoning Code to remove the separation requirements and to establish objective criteria for the approval of licensed large residential care facilities as well as reasonable accommodations. Table 17.16-1 (Permitted Land Uses, RM); Table 17.20-1 (Permitted Land Uses, MU-V)	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1716.html#17.16 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1720.html#17.20
Program 3.4 Housing for Persons with Disabilities	Annually seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities.	Annually	6th Cycle	Continuous	The City continues to seek state and federal monies in support of housing construction and rehabilitation targeted for persons with disabilities including developmental disabilities. In 2024 the City began assisting the Dakota Apartments with a rehabilitation application to utilize HOME Program Income funds to rehabilited the aging structure. The City continued to work with the owner of the property toward a 2025 application, however the property owner is looking into selling the property to a new management company and is no longer interested in pursuing the rehab	Other		

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Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 3.4 Housing for Persons with Disabilities	By the end of 2025, amend the Zoning Code to provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with disabilities.	Dec-25	6th Cycle	Completed	The City created new objective standards for the Capitola Mall site to assist in expediting new development on the site, incluing project targeted for persons with disabilities. The ordinance includes exceptions to multiple standards for 100% affordable development projects.	Meetings	10	
Program 3.4 Housing for Persons with Disabilities	By end of 2025, collaborate with the San Andreas Regional Center to implement an outreach program informing households within the City of housing and services available for persons with developmental disabilities.	Dec-25	6th Cycle	Completed	In 2024, the city website was updated on affordable housing webpage under other housing resources and provided information for persons with development disabilities from San Andreas Regional Center. https://www.cityofcapitola.org/communitydevelopme	Other		https://www.cityofcapitola.org/communitydevelopment/page/other-housing-resources-0
Program 3.4 Housing for Persons with Disabilities	Annually update information on housing and services available for persons with disabilities at City Hall and on the City website.	Annually	6th Cycle	Continuous	Updated city website housing and services available for persons with disabilities at City Hall and on the City website.	Other		https://www.cityofcapitola.org/communitydevelopment/page/other-housing-resources-0
Program 3.5 Housing for Extremely Low-Income Households	Annually seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for households with extremely low incomes.	Annually	6th Cycle	Continuous	The City continues to seek state and federal monies in support of housing construction and rehabilitation targeted for persons with extremely low incomes. In 2025, the City assistied the Dakota Apartments with a rehabilitation application to utilize HOME Program Income funds to rehabilited the aging structure. The Dakota Apartments included 24 affodable, accessible rental apartments. All units must be rented to Lower Income (under 60% median income) or Very Low Income (under 50% median income) persons with mobility impairments, traumatic brain injury and/or severe physical disabilities, consistent with definitions under the HUD 811 program. The City was informed in late 2025 that the Dakota's are not longer interested in the grant application so City staff has contacted other nonprofits.	Other		https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-f92fa4cc0d00419ca528f99a99f639fd/ITEM-Attachment-014-fbfa9574196c4716a7637350323a5e29.pdf
Program 3.5 Housing for Extremely Low-Income Households	Provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects that include housing for extremely-low income households.	Annually	6th Cycle	Continuous	This is ongoing. The City provided financial assistance to the affordable housing developers of 1098 38th Avenue, a 52 unit, 100% affordable project. The permit was expedited as a density bonus application.	Other		https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-f92fa4cc0d00419ca528f99a99f639fd/ITEM-Attachment-014-fbfa9574196c4716a7637350323a5e29.pdf
Program 3.6 Childcare and Daycare Facilities	By December 2025, study and revise, as appropriate, the Zoning Code to create objective standards for daycares in the commercial districts to allow daycares with a minor use permit.	Dec-25	6th Cycle	Completed	In 2024, the City adopted Ordinance 1066 which amended the Zoning Code to allow daycares with a minor use permit. Table 17.24-1 (Permitted Land Uses)	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24
Program 3.6 Childcare and Daycare Facilities	By December 2024, update Density Bonus Ordinance.	2024	6th Cycle	Completed	In 2024, the City adopted Ordinance 1066 which updated the City's Density Bonus regulations to comply with state law. §18.03	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola18/Capitola1803.html#18.03

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Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 4.1 Security Deposit Program	Assist 7 to 10 households per year during the planning period. (Security Deposit Program)	Annually	6th Cycle	Continuous	The Housing Authority administers the City's Emergency Housing Assistance program which offers eviction and foreclosure prevention to eligible applicants. In 2024, 12 households were provided with funding for security depostis. In 2025, 6 households were assisted with security deposit.	Households	18	https://www.cityofcapitola.org/community development/page/affordable-housing
Program 4.1 Security Deposit Program	Annually seek state and federal funding to expand this program. (security deposit program)	Annually	6th Cycle	Continuous	The City participates in a regional program in which we contribute revolving funds for the City's Emergency Housing Assistance program which offers eviction and foreclosure prevention to eligible applicants. At this time, there are adequate funds available to assist those in need.	Households	8	https://www.cityofcapitola.org/community development/page/affordable-housing
Program 4.2 Emergency Rental Housing Assistance	Continue funding the City's Emergency Housing Assistance program that offers eviction and foreclosure prevention in the form of non-reimbursable grants to eligible applicants. (Emergency Rental Assistance Program)	Annually	6th Cycle	Continuous	The emergency housing assistance program is designed to prevent very low income Capitola households from becoming homeless due to an unexpected financial event- (such as job loss, sudden disability, or major medical expenses)-, that prevents them from making their regular monthly rent or mortgage payment. The program provides one-time emergency grants for up to four months of rent or mortgage payments. The grants are paid directly to the landlord or mortgage company to prevent the household from being evicted or foreclosed upon. In order to be eligible for this assistance, households must be at or below 50% of median income and must include children, a disabled person, or an elderly person as household members. The program is the Capitola-funded portion of The Shelter Project, administered by the Community Action Board (CAB). In 2024, there was adequat funds available to assist all households requesting funding. From January – December 2025 through the emergency rental assistance grant with the City of Capitola, CAB distributed a total of $18,750 in rent assistance to support 8 households in need (21 individuals).	Households	8	https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/rap_capitola_2022_fpfly.pdf
Program 4.2 Emergency Rental Housing Assistance	Utilizing the Emergency Rental Housing Assistance Program, assist 40 households per year during the planning period.	Annually	6th Cycle	Continuous	The City participates in a program in which we contribute funds for the City's Emergency Housing Assistance program which offers eviction and foreclosure prevention to eligible applicants. At this time, there are adequate funds available to assist those in need. In 2024, the City assisted 5 Capitola Households. From January – December 2025 through the emergency rental assistance grant with the City of Capitola, CAB distributed a total of $18,750 in rent assistance to support 8 households in need (21 individuals).	Households	8	https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/rap_capitola_2022_fpfly.pdf

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Program 4.3 Homebuyer Assistance	By December 2025, reinstate City homebuyer assistance program using either city or other funding sources. Assist five households during the planning period.	Dec-25	6th Cycle	In Progress	The city is currently working onreinstating the City homebuyer assistance program. The City put funding toward this in the 2025-2026 fiscal year. City staff and the legal department are working on the final draft of the legal documents.	Households		
Program 4.3 Homebuyer Assistance	By December 2024, update City website to provide links to homebuying resources available at CalHFA.	2024	6th Cycle	Completed	City website was update with links to homebuyer resources from CalHFA https://www.cityofcapitola.org/communitydevelopment/page/other-housing-resources-0	Other		https://www.cityofcapitola.org/communitydevelopment/page/other-housing-resources-
Program 5.1 Housing Rehabilitation Program	By December 2025, reinstate a housing rehabilitiation program to provide grant assistance to lower income and special needs households.	Dec-25	6th Cycle	Completed	In 2025, 4 grants were issued through the Habitat for Humanity grants. Also rehab of Dakota apartments (25 units) including items mentioned above.	Households	29	https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-f52da10a6524406d81a56045984d0d31.pd
Program 5.1 Housing Rehabilitation Program	Annually seek federal and state grants to support a rehabilitation grant program.	Annually	6th Cycle	Continuous	Ongoing. The City used local funds to start a Habitat for Humanity rehabiliation program for inclusionary units in Capitola.	Other		https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-f52da10a6524406d81a56045984d0d31.pdf
Program 5.1 Housing Rehabilitation Program	Assist 16 seniors, disabled, and lower income households during the planning period through the Housing Rehabilitation program.	2025	6th Cycle	Continuous	in process with rehab program with Habitat for humanity	Households	4	https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-
Program 5.2 Code Enforcement	Continue to implement a proactive code enforcement program for health and safety violations through the Building Department and inform residents of rehabilitation assistance when available at City Hall and the City's website.	2025	6th Cycle	Continuous	The Capitola Housing Rehab Program established in 2025. The program will provide assistance to bring homes into compliance with health and safety bulding codes.	Persons		https://www.cityofcapitola.org/communitydevelopment/page/code-enforcement
Program 5.2 Code Enforcement	Assist 16 households during the planning period through the City's Housing Rehabilitation Program.	2025	6th Cycle	Continuous	The Capitola Housing Rehab Program established in 2025 and will assist 16 households during the planning period. 2025 4 households were assisted.	Persons		https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-
Program 6.1 Adequate Water Supplies and Sewer Services	Within 30 days of Housing Element adoption, provide a copy of the adopted Element to water and sewer providers, reiterating their obligation to provide priority to affordable housing projects pursuant to state law.	2024	6th Cycle	Completed	Copy of Housing Element was provided to the sewer and water provider within 30 days of adoption.	Other		https://www.cityofcapitola.org/communitydevelopment/page/2023-2031-housing-element-update
Program 7.1 Affirmatively Furthering Fair Housing	The City will undertake a series of meaningful actions to further fair housing choices in the community which are summurized above and table 5-1	Annually	6th Cycle	Continuous	Table 5.1 includes all of the programs included in this table. Please see items listed above to understand the actions the city has take to further fair housing choices.	Other		https://www.cityofcapitola.org/communitydevelopment/page/2023-2031-housing-element-update

Gautho, Julia

From: michael routh <qwakwak@gmail.com>
Sent: Friday, March 20, 2026 10:00 PM
To: City Council
Subject: Item 9A

Mayor and Council members,

I am writing regarding item 9A. First, the timing for the bridge inspection could not be worse. The fact that the bridge has been damaged during the inspection is just one more issue created by the Public Works dept. While not directly responsible, Public Works is the lead agency. This is just another one of many issue related to Public Works projects since Steve Jesberg retired. We have had the Bay Ave boondoggle, soon to be followed by a bigger boondoggle, the proposed roundabout. No Right Turn on Red on Capitola Road and 41st and Clares and 41st have created unnecessary frustrating traffic jams. The timing of the light for northbound Capitola Rd and 41st often malfunctions but complaints are dismissed. Street sweeping in residential neighborhoods is hit and miss - the advertised schedule is rarely adhered to. The manhole on eastbound Park Ave where the new paving begins is about 2-3" below the surface of the road and that was either approved as is or ignored. Monterey Ave between Capitola Ave and the railroad tracks is a mess and even minor repairs are not discussed or attempted. The median artwork on 41st, once a proud addition, hasn't been cleaned in years.

It's a shame that the Public Works Department seems to be doing everything wrong to solve congestion, traffic problems, and dilapidated streets and are actually making the problems worse through poor decisions or inaction. Our once great little town that handled public works efficiently and with pride in the city has rapidly gone downhill. It's time the City Council consider a performance review of the Public Works Dept and take a hard look at the issues addressed in this letter.

Thank you,
Mick Routh

Sent from my iPad

Gautho, Julia

From: Terre Thomas <terra12@cruzio.com>
Sent: Tuesday, March 24, 2026 8:17 AM
To: City Council
Subject: Thursday Meeting

Dear Council Members,
Two items I would like to question:

1) Item 8E of the Consent Items is regarding Mall Rezoning. I strenuously object to allowing 75 foot buildings to be placed on the Perimeter Roads (with the exception of the Hotel) because that would mean 85 feet if you include the ten feet allowed for rooftop mechanics. That is way too tall for our small town to tolerate. Go look at an eight story building and see if it is compatible for Capitola.

2) Please explain why the Stockton Avenue Bridge has been closed, while there is Public Hearing 9A "Investigation Update" on the agenda??? It seems like putting the cart before the horse…

Respectfully submitted,
Terre Thomas, resident

Sent from my iPhone

Memo

To: Rosie Wyatt, Deputy City Clerk

From: Jim Malberg, Administrative Services Director

Date: March 23, 2026

Re: 41st Avenue Pavement Rehabilitation and Multimodal Improvements – Additional Materials

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Good afternoon,

Please add the attached budget amendment to agenda Item 9D – 41st Avenue Pavement Rehabilitation and Multimodal Improvements as additional materials. The budget amendment was inadvertently left out of the City Council Agenda Packet.

Budget Adjustment Request

Date

03/23/2026

Requesting Department *

Public Works

Type of Adjustment

- ○ Administrative
- ◉ Council

Item #

9 D. - 41st Avenue Pavement Rehabilitation and Multimodal Improvements

Council Date

March 26, 2026

Council Approval

Revenues

Account Number	Account Description	Increase/Decrease

Total Revenues

$0.00

Expenditures

Account Number	Account Description	Increase/Decrease
1309-00-00-000-4390.100	Construction Services	$166,000.00
1308-00-00-000-4390.100	Construction Services	$73,500.00
1310-00-00-000-4390.100	Construction Services	$60,000.00

Total Expenditures

$299,500.00

Net Impact

-$299,500.00

Purpose

Utilize existing fund balances for 41st Avenue Pavement Rehabilitation and Multimodal Improvements Project.

Department Head Approval

Jessica Kahn

Finance Director Approval

Jim Malberg

City Manager Approval

Jamie Goldstein

Action History (all history times shown in Pacific Standard Time)

Submit	by Jim Malberg 3/23/2026 9:10:58 am (Budget Amendment Request Submitted)
Approve	by Jessica Kahn 3/23/2026 9:30:33 am (Routed to PW) • The task was assigned to Jessica Kahn 3/23/2026 9:10:58 am
Approve (send to CM for approval)	by Jim Malberg 3/23/2026 10:17:54 am (Routed to Finance Director) • The task was assigned to Jim Malberg 3/23/2026 9:30:33 am
Approve (return to Finance for processing)	by Jamie Goldstein 3/23/2026 11:40:11 am (Routed to CM for final approval) • The task was assigned to Jamie Goldstein 3/23/2026 10:17:54 am

Capitola City Council

Agenda Report

Meeting: March 26, 2026

From: City Manager Department

Subject: City Council Meeting Minutes

Recommended Action: Approve minutes from the regular meeting on March 12, 2026, and the special meeting on March 16, 2026.

Background: Attached for City Council review and approval are the draft minutes from the regular meeting on March 12, 2026, and the special meeting on March 16, 2026.

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government

Attachments:

1. Regular Meeting 3/12/2026
2. Special Meeting 3/16/2026

Report Prepared By: Julia Gautho, City Clerk

Approved By: Jamie Goldstein, City Manager

City of Capitola
City Council Meeting Minutes
Thursday, March 12, 2026 – 6:00 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Mayor: Margaux Morgan
Vice Mayor: Gerry Jensen
Council Members: Joe Clarke, Melinda Orbach, Susan Westman

Closed Session – 5:30 PM

i. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to Gov't Code § 54956.9(d)(4)
One Case

Regular Meeting of the Capitola City Council – 6 PM

1. Roll Call and Pledge of Allegiance – *The meeting was called to order at 6:00 PM. In attendance: Council Members Clarke, Orbach, Westman, and Vice Mayor Gerry Jensen. Absent: Mayor Morgan.*

Vice Mayor Jensen provided remarks on the fire that occurred in the Capitola Village and requested a moment of silence in recognition of those who were injured and lost their life in the fire.

2. Additions and Deletions to the Agenda – *None*

3. Presentations

A. *The Mayor presented a proclamation honoring March 2026 as American Red Cross Month to the Santa Cruz Red Cross Chapter.*

B. *The Council received a presentation from Santa Cruz County METRO Transit District CEO, Corey Aldridge. One speaker provided comments on the presentation.*

4. Report on Closed Session – *The City Council discussed one item on the Closed Session agenda. No reportable action was taken.*

5. Additional Materials

A. *Item 9A – Two emails received after publication of the agenda packet.*

6. Oral Communications by Members of the Public

- *Goran Klepic*
- *Speaker*

7. Staff / City Council Comments

- *Public Works Director Kahn provided an update on the structural analysis of the Stockton Bridge and associated traffic impacts.*
- *Chloe Woodmansee, Assistant to the City Manager, advised the public that the Historical Museum will be hosting a soft opening of their new exhibit on March 13th.*

- *Community and Economic Development Director Herlihy provided a staffing update for the Building Division and reminded the public of the Special Meeting on March 16th.*
- *Council Member Orbach provided comments related to her attendance at the Youth Leadership Summit and provided an update on a citizen's initiative for a ballot measure benefitting METRO.*
- *Council Member Westman requested an agenda item to discuss support of METRO's ballot measure, Council Member Orbach seconded the request.*

8. Consent Items

A. City Council Meeting Minutes
Recommended Action: Approve minutes from the special meeting on February 23, 2026, and the regular meeting on February 26, 2026.

B. Fiscal Year 2026-27 Budget Calendar
Recommended Action: Amend the Budget Calendar for Fiscal Year (FY) 2026-27.

C. RING Radio System Federal Funding Request
Recommended Action: Authorize the Vice Mayor to send a letter to federal representatives requesting support for funding in the amount of $5.4 million for the Regional Interoperable Next Generation (RING) Radio System serving Santa Cruz County public safety agencies.

Motion to approve the Consent Calendar: Council Member Orbach
Second: Council Member Westman
Voting Yea: Council Members Clarke, Orbach, Westman, and Vice Mayor Jensen
Absent: Mayor Morgan

9. General Government / Public Hearings

A. E-Bike Safety Action Plan
Recommended Action: Receive an update on the City's e-Bike Safety Action Plan, including recent legislative outreach and the development of an e-bike permit program at New Brighton Middle School, and provide feedback on next steps.

Police Chief Ryan presented the staff report.

Public Comment:
- ***Speaker***

The City Council thanked the Police Chief and staff from Soquel Unified Elementary School District for their collaboration on this safety plan.

B. Capitola Active Transportation Plan Technical Consultant
Recommended Action: Authorize the City Manager to execute a professional services agreement with Fehr & Peers in an amount not to exceed $145,000 to provide technical consultant services for development of the Capitola Active Transportation Plan (ATP).

Public Works Director Kahn presented the staff report.

Public Comment:
- ***Speaker***

Motion to authorize the City Manager to execute an agreement with Fehr & Peers in an amount not to exceed $145,000 to provide technical consultant services for development of the Capitola Active Transportation Plan (ATP): Council Member Westman
Second: Council Member Orbach

Amendment proposed to include additional language in the agreement specific to Capitola Municipal Code 8.72: Council Member Clarke
Council Member Westman accepted the amendment, Council Member Orbach did not.
Substitute motion to authorize the City Manager to execute an agreement with Fehr & Peers in an amount not to exceed $145,000 to provide technical consultant services for development of the Capitola Active Transportation Plan (ATP) and include additional language in the agreement specific to Capitola Municipal Code 8.72: Council Member Clarke
Second: Council Member Westman
Voting Yea: Council Members Clarke, Orbach, Westman, and Vice Mayor Jensen
Absent: Mayor Morgan

C. Jade Street Site Improvements – Project Progress Update
Recommended Action: Receive the progress report on the full set of Jade Street projects, including the Community Center Renovation, Patio Improvements, Treasure Cove Playground, and the Jade Street Park Restroom Renovation.

Public Works Director Kahn presented the staff report.

Public Comment:

- ***Speaker***
- ***Speaker***

10. Adjournment

The meeting adjourned at 7:41 PM. Vice Mayor Jensen reminded the public of the special meeting on March 16th. The next regularly scheduled City Council meeting is on March 26, 2026, at 6:00 PM.

_____

Margaux Morgan, Mayor

ATTEST:

_____

Julia Gautho, City Clerk

City of Capitola
Special City Council Meeting Minutes
Monday, March 16, 2026 – 5:30 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Mayor: Margaux Morgan
Vice Mayor: Gerry Jensen
Council Members: Joe Clarke, Melinda Orbach, Susan Westman

Closed Session – 5:00 PM

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to Gov't Code § 54956.9(d)(4)
One Case

Special Meeting of the Capitola City Council – 5:30 PM

1. Roll Call and Pledge of Allegiance – *In attendance: Council Members Clarke, Orbach, Westman, Vice Mayor Jensen, and Mayor Morgan.*

Mayor Morgan invited Public Works Director Kahn to provide a brief update on the Stockton Bridge closure and associated traffic impacts.

2. Report on Closed Session – *The City Council met and discussed one item on the Closed Session agenda. No reportable action was taken.*

3. Additional Materials

A. *Item 5A – Seven emails received after publication of the agenda packet.*

4. Oral Communications by Members of the Public

- *Goran Klepic*

5. Public Hearings

A. Capitola Mall and Objective Standards Zoning Code Amendments
Recommended Action: 1) Adopt a resolution amending the General Plan Land Use Element; 2) introduce for first reading, by title only, waiving further reading, an ordinance amending Capitola Municipal Code Title 17: Zoning; and 3) adopt a resolution authorizing submittal to the California Coastal Commission for the certification of an amendment to the Local Coastal Program. *(Continued from the February 23, 2026, Special City Council Meeting)*

Community and Economic Development Director Herlihy presented the staff report.

Public Comment:

- ***Hector Aspilcueta, Unite Here Local 19 Union***
- ***Martha Hernandez, Unite Here Local 19 Union***
- ***Daya Kunkun, Unite Here Local 19 Union***
- ***Daniel Alvarez, Nor Cal Carpenters Union***
- ***Cheryl***
- ***Kevin Maguire***
- ***Jamas Gwilliam, Merlone Geier Partners***

The City Council discussed the perimeter zone and tiers and reached consensus on three tiers for standard development objectives (listed below). The Council discussed an additional condition imposed upon commercial use in potential developments to create a desirable and dynamic area for residents and visitors. The Council reviewed a draft additional requirement to this effect and added medical offices and clinics:

"The minimum required commercial floor area for a Tier 2 or Tier 3 project shall be occupied by active, publicly accessible commercial, cultural, or entertainment uses open to the general public, including retail sales, restaurants, food and beverage establishments, and similar visitor-serving uses. Medical offices and clinics and uses that are membership-based personal service uses, including gyms, fitness centers, and yoga studios, shall not count toward the minimum required commercial floor area. Alternative uses consistent with underlaying zoning may be permitted with the issuance of a Conditional Use Permit upon a finding by Planning Commission that the above uses are not viable in the current market."

The Council agreed with staff's recommendation for ground floor commercial height and bike lanes. The Council recommended maintaining the existing bike parking rules and directed staff to include a discussion on the Citywide requirements for bicycle parking within the next round of Zoning Code updates.

	Tier 1	***Tier 2***	***Tier 3***
Min. Density (du/ac)	20	20	20
Max Density (du/ac)	48	53	53
Perimeter Zone			
41st Ave. (ft)	125	75	75
Capitola Rd. (ft)	125	75	75
Clares St. (ft)	125	125	125
Perimeter Height (ft)	55	65*	65
Core Height (ft)	75	85	85
Open Space	5%	2.5%	2.5%
Affordable Housing	20%	20%	20%
Commercial sf	0	35,000	200,000
Hotel Rooms	0	120	0
Meeting Space sf	0	3,600	0

** A hotel with a height up to 85 feet is allowed in the perimeter zone.*

Motion to adopt Resolution No. 4476 amending the General Plan Land Use Element; introduce Ordinance No. 1075 amending CMC Title 17 with the changes discussed by the Council during tonight's hearing; and adopt Resolution No. 4477 authorizing submittal to the Coastal Commission for certification: Council Member Orbach
Second: Council Member Westman
Voting Yea: Council Member Clarke, Orbach, Westman, Vice Mayor Jensen, Mayor Morgan

6. Adjournment

The meeting adjourned at 7:19 PM. The next regularly scheduled City Council meeting is on March 26, 2026, at 6:00 PM.

_____

Margaux Morgan, Mayor

ATTEST:

_____

Julia Gautho, City Clerk

Capitola City Council

Agenda Report

Meeting: March 26, 2026

From: Administrative Services Department

Subject: City Check Registers

Recommended Action: Approve check registers dated January 16, 2026, January 30, 2026, February 13, 2026, and February 20, 2026.

Account: City Main				
Date	**Starting Check #**	**Ending Check #**	**Payment Count**	**Amount**
01/16/2026	105731	105867	139	$ 2,775,997.85
01/30/2026	105868	105928	63	$ 209,070.04
02/13/2026	105929	106028	102	$ 330,881.60
02/20/2026	106029	106079	51	$ 1,368,875.98

The main account check register dated December 19, 2025, ended with check #105730.

Account: Payroll				
Date	**Starting Check/EFT #**	**Ending Check/EFT #**	**Payment Count**	**Amount**
01/16/2026	7266	7278	212	$ 674,608.63
01/30/2026	7279	7284	114	$ 341,513.74
02/13/2026	7285	7288	113	$ 446,076.05
02/20/2026	7289	7289	107	$ 208.974.31

The payroll account check register dated December 19, 2026, ended with payroll check #7265.

Following is a list of payments issued for more than $10,000 and descriptions of the expenditures:

Check/ EFT	Issued to	Dept	Description	Amount
2818	CalPERS Member Services Division	CM	PERS contributions PPE 12/20/25	$ 64,751.67
2820	INTERNAL REVENUE SERVICE	CM	Federal taxes & Medicare PPE 12/20/25	$ 36,855.77
2822	VOYA FINANCIAL	CM	Employee 457 contributions PPE 12/20/25	$ 10,957.28
32	CalPERS Health Insurance	CM	January Health Insurance	$ 95,259.94
2916	CalPERS Member Services Division	CM	PERS contributions PPE 1/3/26	$ 67,665.45
2917	EMPLOYMENT DEVELOPMENT DEPARTMENT	CM	State Taxes PPE 01/03/26	$ 11,513.72

2918	INTERNAL REVENUE SERVICE	CM	Federal taxes & Medicare PPE 01/03/26	$ 35,170.33
2920	VOYA FINANCIAL	CM	Employee 457 Contribution PPE 01/03/26	$ 11,203.54
105733	ADAMS ASHBY GROUP INC.	CDD	General admin of CDBG - Community Center	$ 11,000.00
105743	AXON ENTERPRISE INC.	PD	In-Car Video Systems and Equipment	$ 94,017.81
105747	BEN NOBLE	CDD	Capitola Mall Zoning Code Amendments	$ 22,445.00
105750	BURKE WILLIAMS AND SORENSEN LLP	CM	November Legal Services	$ 47,068.43
105760	CSG Consultants Inc.	CDD	Building Inspector Services	$ 16,234.25
105762	CUMMING MANAGEMENT GROUP, INC.	PW	CDBG Funded Construction Management Services	$ 25,882.50
105770	EXCEEDIO	FIN	December City Hall IT Services	$ 54,782.19
105776	GRAHAM CONTRACTORS INC.	PW	Bay/Hill Intersection Quick Build Removal	$ 25,000.00
105792	LEHR AUTO ELECTRIC & EMERGENCY EQUIPMENT	PD	2024 Ford Upgrades and Equipment	$ 30,770.65
105799	MBASIA	CM	FY25/26 Workers' comp. & liability insurance	$ 578,360.50
105820	SANTA CRUZ COUNTY ANIMAL SHELTER	PD	Quarterly animal services contribution	$ 29,423.40
105825	SANTA CRUZ COUNTY TAX COLLECTOR	FIN	Esplanade sanitation district charges	$ 10,461.25
105831	SANTA CRUZ REGIONAL 911	PD	FY25/26 Third Quarter Operating Contribution	$ 169,167.25
105834	SCOTTS VALLEY FIRE PROTECTION DISTRICT	PD	FY25/26 Hazmat Interagency Team Contribution	$ 10,664.00
105840	SHARPLINE SOLUTIONS, INC.	PW	Rubberized speed cushions	$ 15,038.66
105845	SSB CONSTRUCTION	PW	Community Center Renovation Project Services	$ 505,830.40
105846	SSB CONSTRUCTION	PW	Community Center Renovation Project Services	$ 598,586.06
105847	SSB CONSTRUCTION	PW	Community Center Patio Renovation Services	$ 241,228.75
3026	EMPLOYMENT DEVELOPMENT DEPARTMENT	CM	State tax PPE 1/17/26	$ 11,288.99
3027	INTERNAL REVENUE SERVICE	CM	Federal taxes & Medicare PPE 1/17/26	$ 35,136.57
3029	VOYA FINANCIAL	CM	Employee 457 contributions PPE 1/17/26	$ 10,797.97

3025	CalPERS Member Services Division	CM	PERS contributions PPE 1/17/26	$	66,876.66
105874	BURKE WILLIAMS AND SORENSEN LLP	CM	December Legal Services	$	32,971.32
105881	DONALD W ALLEY	PW	Soquel Lagoon Monitoring	$	17,238.96
105885	EXCEEDIO	FIN	February City Hall IT Services	$	17,110.32
105895	KIMLEY HORN AND ASSOCIATES INC	PW	Capitola Local Roadway Safety Plan Services	$	15,355.67
105906	PACIFIC GAS & ELECTRIC	PW	January Monthly utilities	$	21,486.32
105918	SOQUEL CREEK WATER DISTRICT	PW	January Water & Irrigation	$	10,197.63
3024	CalPERS Health Insurance	CM	February health insurance	$	96,755.44
3132	CalPERS Member Services Division	CM	PERS contributions PPE 1/31/26	$	67,937.95
3133	EMPLOYMENT DEVELOPMENT DEPARTMENT	CM	State tax PPE 1/31/26	$	11,359.57
3134	INTERNAL REVENUE SERVICE	CM	Federal taxes & Medicare PPE 1/31/26	$	35,094.50
3136	VOYA FINANCIAL	CM	Employee 457 contributions PPE 1/31/26	$	10,904.50
105942	BLINK NETWORK LLC	PW	Community Center EV Chargers	$	69,419.99
105943	BURKE WILLIAMS AND SORENSEN LLP	CM	December Legal Services	$	26,954.00
105948	CALIFORNIA GREY BEARS INC.	CDD	24-CDBG-NH-10001-A2	$	20,443.16
105961	CUMMING MANAGEMENT GROUP, INC.	PW	CDBG Funded Construction Management Services	$	23,630.00
105962	CWS CONSTRUCTION GROUP INC.	PW	Jade Street Park Restroom Remodel Project Services	$	25,696.47
106003	SANTA CRUZ COUNTY DEPT OF PUBLIC WORKS	PW	FY25/26 Household hazardous waste program cost sharing	$	36,896.00
106004	SANTA CRUZ COUNTY SHERIFF	PD	FY 25/26 SART Program Contribution	$	19,270.00
106017	VERDE DESIGN INC	PW	Jade St Park - universally accessible playground design	$	11,953.08
106029	ADAMS ASHBY GROUP INC.	CDD	General admin of CDBG - Community Center	$	11,000.00
106035	BEN NOBLE	CDD	Capitola Mall Zoning Code Amendments Services	$	23,992.50
106036	BOONE LOW RATLIFF ARCHITECTS INC	PW	Jade Street Park Restroom Remodel Services	$	11,321.29
106037	CALE AMERICA INC.	PD	Parking Paystation Upgrade Kits & Installation	$	11,794.51

106041	DARREL VARNI ELECTRIC, INC	PW	Stockton Bridge RRFB Installation	$ 18,879.00
106059	PACIFIC GAS & ELECTRIC	PW	February Monthly utilities	$ 22,637.54
106067	SOQUEL CREEK WATER DISTRICT	PW	February Water & Irrigation	$ 10,451.65
106068	SSB CONSTRUCTION	PW	Community Center Renovation Project Services	$ 441,635.39
106069	SSB CONSTRUCTION	PW	Community Center Patio Renovation Services	$ 215,578.75
106070	SSB CONSTRUCTION	PW	Treasure Cove Playground Project Services	$ 551,460.75

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government

Attachments:

1. 01-16-26 Check Register
2. 01-30-26 Check Register
3. 02-13-26 Check Register
4. 02-20-26 Check Register

Report Prepared By: Luis Ruiz, Accountant II

Reviewed By: Julia Gautho, City Clerk and Jim Malberg, Administrative Services Director

Approved By: Jamie Goldstein, City Manager

Cash Position – City of Capitola

January 16, 2026

City main account checks dated January 16, 2026, numbered 105731 to 105867 totaling $2,671,560.40, 2 EFTs totaling $104,437.45, 13 payroll checks totaling $16,026.25, and 199 payroll EFTs totaling $658,582.38 for a grand total of $3,450,606.48, have been reviewed and authorized for distribution by the City Manager.

As of January 16, 2026, the unaudited cash balance is $4,566,912.

2/27/26

Jamie Goldstein — Date
City Manager

2/20/26

Jim Malberg — Date
Administrative Services Director

CASH BALANCE January 16, 2026

Fund	Description	Ending Balance
1000	General Fund	$ (5,489,536)
1001	Payroll Payables	55,804
Total General Funds		**$ (5,433,731)**
1010	Contingency Reserve	$ 2,364,346
1015	PERS Contingency Fund	1,690,919
1020	Emergency Reserve	1,592,776
1025	Facilities Reserve Fund	282,714
Total Reserve Funds		**$ 5,930,754**
1200	Capital Improvement Fund	**$ (1,742,756)**
2210	ISF - Stores Fund	$ 53,208
2211	ISF - Information Technology	577,619
2212	ISF - Equipment Replacement	205,895
2213	ISF - Self-Insurance Liability	(263,403)
2214	ISF - Workers Compensation	(82,137)
2216	ISF - Compensated Absences	(212,663)
Total Internal Service Funds		**$ 278,520**
TOTAL AVAILABLE GENERAL FUNDS		**$ (967,213)**
1300	SLESF - Supl Law Enfc	$ 66,509
1305	Restricted TOT	69,554
1308	SB1 Road Maint. & Rehab.	601,620
1309	RTC Streets	747,628
1310	Gas Tax	254,892
1311	Wharf	13,055
1313	General Plan Update and Maint	319,166
1314	Green Building Education	288,110
1315	Public Art Fee Fund	135,200
1316	Parking Reserve Fund	737
1317	Technology Fee Fund	116,379
1320	PEG - Public Education and Govt	71,668
1321	BIA - Capitola Village-Wharf BIA	32,403
1350	CDBG Grants	611,778
1351	CDBG Program Income	980
1360	Library Fund	71,656
1370	HOME Reuse	1,130,277
1372	Housing Trust	344,210
1373	Permanent Local Housing Allocatic	467,433
5552	Cap Hsg Succ- Program Income	1,406,322
Total Special Revenue Funds		**$ 6,749,576**
TOTAL CITY CASH BALANCE		**$ 5,782,363**

(1) January 16th balance does not include $1,000,125 held in the OPEB Trust.

City of Capitola

City Checks Issued January 16, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105731	01/16/2026		02/04/2026	AA AUTO COLLISION CENTER	$935.21
	Invoice	Date	Description	Amount	
	12066	12/30/2025	2016 F250 repair (VIN# 31208)	$935.21	
105732	01/16/2026		02/04/2026	AAA WORKSPACE	$784.14
	Invoice	Date	Description	Amount	
	2473864-0	01/06/2026	Copier paper, highlighter, index cards, notebook, pe	$213.19	
	2470723-0	12/12/2025	Paper Cups and Batteries	$231.03	
	2471769-0	12/18/2025	Deposit Bags, Calendars, Binders and Printing Pape	$339.92	
105733	01/16/2026			ADAMS ASHBY GROUP INC.	$11,000.00
	Invoice	Date	Description	Amount	
	7481	01/14/2026	General admin of CDBG - Jade Street Park	$6,000.00	
	7482	01/14/2026	General admin of CDBG - Community Center	$5,000.00	
		1350 - CDBG Grants			
105734	01/16/2026		02/04/2026	ADT SECURITY SERVICES INC.	$246.82
	Invoice	Date	Description	Amount	
	ADT122925	12/29/2025	Corp. yard & museum ADT monitoring	$246.82	
105735	01/16/2026			AJ'S FUEL MARKET OF CAPITOLA INC	$336.00
	Invoice	Date	Description	Amount	
	AJ113025	11/30/2025	Carwash Closing Date 11/30/2025	$132.00	
	AJ123125	12/31/2025	Carwash Closing Date 12/31/2025	$204.00	
105736	01/16/2026		02/04/2026	ALBERTO GONZALEZ	$922.55
	Invoice	Date	Description	Amount	
	AG110625	11/06/2025	EVOC High Speed Instructor Course Travel Reimbu	$922.55	
105737	01/16/2026			ALLSAFE LOCK COMPANY	$170.82
	Invoice	Date	Description	Amount	
	972271	12/10/2025	Padlocks	$170.82	

City of Capitola

City Checks Issued January 16, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105738	01/16/2026		02/04/2026	AMAZON CAPITAL SERVICES	$6,256.80
	Invoice	Date	Description		Amount
	1PVH-YR94-KJ3H	12/12/2025	Sign (no climbing)		$25.42
	1XNL-TG3C-P3YL	12/15/2025	Name tag badges, name plates		$92.10
	1RCK-61DJ-T1GM	12/22/2025	Field marking paint (3)		$242.37
	14XL-4R3T-949T	12/31/2025	Employee file jacket		$83.04
	1WYW-QTWP-4DQP	12/19/2025	Dolly wheel		$113.60
	1NPC-LYYY-G9LP	12/22/2025	Plastic sign		$9.82
	1QKN-GVF7-KVKD	12/22/2025	Wheel nut indicator		$84.12
	1QW9-TW99-NC99	12/22/2025	Grinder blades, saw blade set, grinder		$182.83
	1TG4-7NXP-GTQW	12/27/2025	Wheel nut indicator		$83.03
	1V3Q-TPX7-9DL9	12/29/2025	Lead Acid Battery		$225.13
	1MKX-MLKC-MWWL	12/29/2025	Nozzle tips, handheld cutting tool, roller guide wheel		$266.01
	17LV-CHQ1-CCYT	01/05/2026	Plastic sign		$39.28
	1KDR-QR6T-633L	01/06/2026	Toilet, urinal		$435.55
	1Y4F-LYQN-7Q3C	01/06/2026	Wheel nut indicator credit return		($83.03)
	1CXT-MKPP-9PK9	01/06/2026	Nozzle kit		$65.52
	1PLG-N9LF-C1FQ	01/06/2026	Binder		$41.50
	1CNW-VF7W-9Y9L	01/06/2026	Work boots		$174.80
	17T7-GPDF-DJGX	01/07/2026	LED strobe lights		$324.45
	1KVL-1Y19-4P37	01/08/2026	Truck tool boxes (2)		$1,924.98
	1Y46-NN1N-CCTV	01/08/2026	Clamp, rod, tripod		$151.24
	1QD4-7KRR-HK6X	01/08/2026	Batteries		$152.22
	1LM6-YTWL-W36Y	01/09/2026	Bed liner for truck		$345.61
	1KVL-1Y19-WJRD	01/09/2026	Carbon monoxide alarm		$116.53
	1PM4-DJ3D-TJNC	01/09/2026	Saw blade set		$46.52
	1RMF-7VHV-FLQ9	01/10/2026	Index cards		$54.87
	1WTQ-176D-V941	01/11/2026	Turn signal light		$29.62
	1WGX-HVQ3-94NK	01/12/2026	Wheel lug nut		$54.61
	131F-XMLN-HL6T	01/12/2026	Dish soap, curtain rod, shower curtain		$37.00
	113M-RY6K-RH6W	01/12/2026	Dog waste dispenser		$386.70
	1R7N-796L-1N47	01/13/2026	Ice packs		$45.87
	1YW4-GPGP-RF76	01/12/2026	Glass marbles		$13.06
	14CF-P76K-VC9H	01/11/2026	Afterschool supplies		$230.02
	1R7N-796L-6CGQ	01/13/2026	Toolbox talk		$73.26
	1R7N-796L-9YND	01/13/2026	Wireless keyboard, ground coffee		$44.47
	1WKR-CX1Y-DMKR	01/13/2026	Birthday Greeting cards		$13.10
	1H3G-RQ4J-X1GN	01/14/2026	Analog clock		$24.57
	1M3W-97C6-CC4F	12/01/2025	Hand Soap, Disinfecting Cleaning Wipes and Hand		$111.34
	144G-CXL1-VC3T	01/12/2026	Steno Books, Sharpies and Number Pad		$104.92
	1RVQ-RCMQ-L77K	11/28/2025	Credit Memo for 11XQ-9Q1G-FJKR		($109.25)
		1000 - General Fund		$5,932.33	
		1311 - Wharf		$225.13	
		2210 - ISF - Stores Fund		$54.87	
		2211 - ISF - Information Technology		$44.47	

City of Capitola

City Checks Issued January 16, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105739	01/16/2026		02/04/2026	APTOS LANDSCAPE SUPPLY INC.		$364.29
	Invoice	Date	Description		Amount	
	671762	01/07/2026	Champagne fines dirt		$75.43	
	671204	12/18/2025	Rake, Beach pebbles, legacy		$288.86	
105740	01/16/2026		02/04/2026	ASCAP		$458.00
	Invoice	Date	Description		Amount	
	500579655-2026	12/20/2025	2026 Music License		$458.00	
105741	01/16/2026		02/04/2026	AT&T		$8.79
	Invoice	Date	Description		Amount	
	ATT010126	01/01/2026	January long distance charges		$8.79	
		1000 - General Fund		$4.33		
		2211 - ISF - Information Technology		$4.46		
105742	01/16/2026			AVENU MUNISERVICES		$2,240.00
	Invoice	Date	Description		Amount	
	INV06-022265	01/07/2026	ACFR principal employers, Demographic & Econom		$2,240.00	
105743	01/16/2026		02/04/2026	AXON ENTERPRISE INC.		$94,017.81
	Invoice	Date	Description		Amount	
	INUS372969	09/01/2025	Pro License Bundle		$530.79	
	INUS373141	09/01/2025	BWC Unlimited with TAP, Officer Safety Plan 10 & (		$66,116.33	
	INUS374079	09/01/2025	Basic License Bundle		$958.75	
	INUS373371	09/01/2025	In-Car Video Systems and Equipment		$2,238.05	
	INUS409577	01/01/2026	In-Car Video Systems and Equipment		$6,231.84	
	INUS410827	01/01/2026	In-Car Video Systems and Equipment		$17,942.05	
		1300 - SLESF - Supl Law Enfc		$26,411.94		
		2212 - ISF - Equipment Replacement		$67,605.87		
105744	01/16/2026			BAY PHOTO LAB		$73.79
	Invoice	Date	Description		Amount	
	21799299	12/16/2025	Small prints cap wharf		$73.79	
105745	01/16/2026		02/04/2026	BAYSIDE OIL II INC.		$746.00
	Invoice	Date	Description		Amount	
	59592	01/02/2026	Contaminated waste		$746.00	
105746	01/16/2026		02/04/2026	BEAR ELECTRICAL SOLUTIONS, LLC		$1,367.82
	Invoice	Date	Description		Amount	
	29073	12/31/2025	December traffic signal maintenance services - resp		$721.02	
	29011	12/31/2025	December traffic signal maintenance services - routi		$646.80	
		1310 - Gas Tax				
105747	01/16/2026			BEN NOBLE		$22,445.00
	Invoice	Date	Description		Amount	

City Checks Issued January 16, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
	1555	12/22/2025	Capitola Mall Zoning Code Amendments	$22,445.00	
		1313 - General Plan Update and Maint			
105748	01/16/2026		02/04/2026	BIOBAG AMERICAS INC.	$2,523.68
	Invoice	Date	Description	Amount	
	INV515511	01/06/2026	Dog waste bags	$2,523.68	
105749	01/16/2026		02/04/2026	BOONE LOW RATLIFF ARCHITECTS INC	$6,952.68
	Invoice	Date	Description	Amount	
	4405	12/29/2025	Jade St Community Center renovation design servic	$1,485.00	
	4381	12/01/2025	Jade St Community Center renovation design servic	$2,475.18	
	4404	12/29/2025	Community Center Construction Admin	$2,472.50	
	4402	12/29/2025	Community Center Patio Renovation Services	$520.00	
		1200 - Capital Improvement Fund			
105750	01/16/2026		02/04/2026	BURKE WILLIAMS AND SORENSEN LLP	$47,068.43
	Invoice	Date	Description	Amount	
	357369	12/24/2025	November Rent Control Ordinance Legal Services	$660.00	
	357368	12/24/2025	November Public Records Act Requests Legal Serv	$870.00	
	357367	12/24/2025	November Public Works Legal Services	$7,140.00	
	357366	12/24/2025	November Police Legal Services	$510.00	
	357365	12/24/2025	November Parks and Recreation Legal Services	$90.00	
	357364	12/24/2025	November Planning Legal Services	$7,803.74	
	357363	12/24/2025	November Code Enforcement Legal Services	$363.00	
	357362	12/24/2025	November Capitola Mall Project Legal Services	$13,209.00	
	357361	12/24/2025	November City Attorney Services	$15,373.69	
	357360	12/24/2025	November Labor and Employment Legal Services	$561.00	
	357371	12/24/2025	November 4425 Clares St Loan Agreement Legal S	$396.50	
	357370	12/24/2025	November Housing Rehabilitation Program Legal Se	$91.50	
		1000 - General Fund		$46,976.93	
		1372 - Housing Trust		$91.50	
105751	01/16/2026		02/04/2026	CA DEPARTMENT OF JUSTICE	$196.00
	Invoice	Date	Description	Amount	
	008694	12/04/2025	November 2025 PD Fingerprinting	$66.00	
	015092	01/06/2026	December 2025 PD Fingerprinting	$32.00	
	016424	01/06/2026	December fingerprinting	$98.00	
105752	01/16/2026			CA DEPARTMENT OF TRANSPORTATION	$5,031.20
	Invoice	Date	Description	Amount	
	SL260164	10/20/2025	Jul - Sep signals & lighting	$5,031.20	
		1310 - Gas Tax			
105753	01/16/2026		02/04/2026	CALE AMERICA INC.	$3,513.00
	Invoice	Date	Description	Amount	
	188361	11/28/2025	November 2025 Active Meters	$2,037.54	

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Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
	188748	12/29/2025	December 2025 Active Meters	$1,475.46	
105754	01/16/2026			CAPITOLA SELF STORAGE	$1,855.35
	Invoice	Date	Description	Amount	
	80331	12/21/2025	Museum storage rental unit 1210	$1,855.35	
105755	01/16/2026			CHLOE WOODMANSEE	$184.03
	Invoice	Date	Description	Amount	
	CW121525	12/15/2025	Materials and Food for Workshop Reimbursement	$184.03	
105756	01/16/2026		02/04/2026	CINTAS CORPORATION	$529.08
	Invoice	Date	Description	Amount	
	5311141111	01/05/2026	Corp yard first aid supplies	$111.15	
	5311141109	01/05/2026	City Hall first aid supplies	$111.77	
	5306431703	12/05/2025	First Aid Replenishment	$93.96	
	5311141108	01/05/2026	First Aid Replenishment	$212.20	
105757	01/16/2026			CONTRA COSTA COUNTY OFFICE OF THE SHERIFI	$646.00
	Invoice	Date	Description	Amount	
	25-27405-01	10/15/2025	523 Driver Training Instructor Course	$646.00	
105758	01/16/2026		02/04/2026	CRAIG FEENEY	$3,175.00
	Invoice	Date	Description	Amount	
	195	11/26/2025	HVAC maintenance	$3,175.00	
105759	01/16/2026		02/04/2026	CRYSTAL SPRINGS WATER CO.	$336.10
	Invoice	Date	Description	Amount	
	CSW123125	12/31/2025	December drinking water	$336.10	
105760	01/16/2026		02/04/2026	CSG Consultants Inc.	$16,234.25
	Invoice	Date	Description	Amount	
	64477	01/09/2026	Planning Services thru 12.26.25	$2,996.25	
	B251772	01/05/2026	Building Plan Review Services	$150.00	
	64427	01/09/2026	Building Inspector Services	$13,088.00	
105761	01/16/2026			CSW-STUBER-STROEH ENGINEERING GROUP INC	$4,278.49
	Invoice	Date	Description	Amount	
	2511108	11/30/2025	Stockton Ave Bridge Debris Mitigation Services thro	$2,306.35	
	2511135	11/30/2025	Cliff Drive Resiliency Project Services thru 10.31.25	$1,972.14	
		1200 - Capital Improvement Fund			

City of Capitola

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Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105762	01/16/2026		02/04/2026	CUMMING MANAGEMENT GROUP, INC.	$25,882.50
	Invoice	Date	Description	Amount	
	182444	12/31/2025	Community Center Construction Management Servi	$14,220.00	
	182445	12/31/2025	CDBG Funded Construction Management Services	$11,662.50	
		1200 - Capital Improvement Fund			
105763	01/16/2026			D & G SANITATION	$504.93
	Invoice	Date	Description	Amount	
	317856	12/31/2025	Skate park hand wash station, portable toilets	$504.93	
105764	01/16/2026		02/04/2026	Division of the State Architect	$204.80
	Invoice	Date	Description	Amount	
	DSA123125	12/31/2025	October - December disability education & access fe	$204.80	
105765	01/16/2026		02/04/2026	DOCTORS ON DUTY	$35.00
	Invoice	Date	Description	Amount	
	DOD010426	01/04/2026	New employee testing & exams	$35.00	
105766	01/16/2026			DRONESENSE, INC.	$3,500.00
	Invoice	Date	Description	Amount	
	2025-20848	12/31/2025	Drone Program Subscription	$3,500.00	
		1300 - SLESF - Supl Law Enfc			
105767	01/16/2026		02/04/2026	EAST BAY TIRE CO.	$798.74
	Invoice	Date	Description	Amount	
	2202853	01/06/2026	Tires	$293.49	
	2205573	01/05/2026	Tires	$505.25	
105768	01/16/2026		02/04/2026	ECOLOGY ACTION OF SANTA CRUZ	$590.16
	Invoice	Date	Description	Amount	
	68897	11/30/2025	Active Transportation Plan November expenditures	$590.16	
105769	01/16/2026		02/04/2026	ENVIRONMENTAL INNOVATIONS INC.	$1,210.00
	Invoice	Date	Description	Amount	
	3390	12/30/2025	CalRecycle December outreach	$1,210.00	

City of Capitola

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Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105770	01/16/2026			EXCEEDIO		$54,782.19
	Invoice	Date	Description		Amount	
	18361	01/01/2026	January Jade Temp Location IT Services		$317.00	
	18360	01/01/2026	January City Hall IT Services		$16,793.32	
	18330	11/30/2025	TPX Phone Switch Removal and Replacements		$1,480.00	
	18327	11/25/2025	Replacement computer		$1,520.74	
	18315	11/26/2025	Replacement computer		$1,520.74	
	18229	12/01/2025	December City Hall IT Services		$16,357.79	
	18209	11/09/2025	Software application installation		$130.00	
	18051	11/01/2025	November City Hall IT Services		$16,357.79	
	18050	11/01/2025	November Jade Temp Location IT Services		$304.81	
		2211 - ISF - Information Technology				
105771	01/16/2026			EXECUTIVE FACILITIES SERVICES, INC.		$5,309.69
	Invoice	Date	Description		Amount	
	36228	01/07/2026	December Janitorial Services		$5,309.69	
		1000 - General Fund			$4,743.22	
		1311 - Wharf			$566.47	
105772	01/16/2026		02/04/2026	FIRST ALARM		$293.31
	Invoice	Date	Description		Amount	
	926309	12/15/2025	Evidence Building Monitoring Service for 1/1/26 - 3/		$293.31	
105773	01/16/2026		02/04/2026	FLYERS ENERGY LLC		$4,404.78
	Invoice	Date	Description		Amount	
	25-548197	12/30/2025	350 gallons gasoline		$1,359.40	
	25-548196	12/30/2025	95 gallons deisel		$415.31	
	26-552978	01/06/2026	620 gallons gasoline		$2,439.60	
	26-552977	01/06/2026	41 gallons diesel		$190.47	
105774	01/16/2026		02/04/2026	GALLS LLC		$613.51
	Invoice	Date	Description		Amount	
	033206663	11/19/2025	Quest 4D Forces and Batteries		$349.46	
	033472993	12/14/2025	Tactical Sport Dryguard Return		($152.90)	
	033472606	12/14/2025	Return Shipping Label		$8.73	
	033586101	12/26/2025	Dutyguard Pullover and EMS Shears		$223.21	
	033511500	12/17/2025	Tachyon Duty Boots		$185.01	
105775	01/16/2026			GEORGE H WILSON INC.		$797.00
	Invoice	Date	Description		Amount	
	20735661	09/01/2025	Lift station maintenance		$797.00	

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City Checks Issued January 16, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105776	01/16/2026		02/04/2026	GRAHAM CONTRACTORS INC.	$25,000.00
	Invoice	Date	Description	Amount	
	033553	11/30/2025	Bay/Hill Intersection Quick Build Removal	$25,000.00	
		1310 - Gas Tax			
105777	01/16/2026		02/04/2026	GREEN HALO SYSTEMS INC	$200.00
	Invoice	Date	Description	Amount	
	6222	01/06/2026	Waste Management Monthly Hosting	$200.00	
		1314 - Green Building Education			
105778	01/16/2026			HARBOR FREIGHT	$384.04
	Invoice	Date	Description	Amount	
	5a7729ac	01/05/2026	Rotary wool, swivel, bits, pliers	$384.04	
105779	01/16/2026		02/04/2026	HD SUPPLY FORMERLY HOME DEPOT PRO	$4,207.92
	Invoice	Date	Description	Amount	
	9243649609	12/04/2025	Cleaning supplies	$1,681.14	
	9243698692	12/05/2025	Cleaning supplies	$610.49	
	9243465078	11/28/2025	Cleaning supplies	$458.30	
	9244149145	12/18/2025	Cleaning supplies	$1,277.39	
	9243492200	12/01/2025	Cleaning supplies	$180.60	
105780	01/16/2026		02/04/2026	HINDERLITER DELLAMAS AND ASSOCIATES	$5,746.37
	Invoice	Date	Description	Amount	
	SIN057610	11/30/2025	November TOT and STR admin fees	$1,447.61	
	SIN057515	12/08/2025	District Sales tax auditing services Q2 60C67	$900.00	
	SIN057288	12/20/2025	District Sales tax auditing services Q2 60334	$600.00	
	SIN057225	12/20/2025	District Sales Tax Auditing Services Q2 44053	$2,798.76	
105781	01/16/2026		02/04/2026	HOME DEPOT CREDIT SERVICES	$1,116.09
	Invoice	Date	Description	Amount	
	7632964	12/30/2025	Batteries, padlock	$60.37	
	0510987	01/06/2026	Poster strips, picture hanging strips	$76.47	
	9621311	01/07/2026	Heat gun, battery	$306.60	
	8633493	01/08/2026	Red rosin paper	$42.52	
	2013794	12/15/2025	Steel stake, wear pad, lumber	$158.34	
	8321585	01/08/2026	Gorilla max clear, nails, bucket	$100.55	
	6521219	12/31/2025	Bucket, permanent marker, grip, chisel, gloves	$93.92	
	4611901	12/23/2025	Magnetic headlamp	$76.62	
	1510731	01/05/2026	Bucket, straw, long nose, utility knife, flashlight	$156.97	
	7621696	01/09/2026	Pouch, painters touch	$43.73	

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Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105782	01/16/2026		02/04/2026	INTERSTATE TRAFFIC CONTROL PRODUCTS	$4,363.70
	Invoice	Date	Description	Amount	
	273938	01/05/2026	Signs	$939.09	
	273939	01/05/2026	No Parking Signs, graffiti signs	$3,424.61	
105783	01/16/2026		02/04/2026	JESSE CONCRETE INC.	$2,795.00
	Invoice	Date	Description	Amount	
	JC121525	12/15/2025	City Concrete Sidewalk	$2,795.00	
		1310 - Gas Tax			
105784	01/16/2026		02/04/2026	JOHNSON ROBERTS & ASSOCIATES INC.	$39.00
	Invoice	Date	Description	Amount	
	157434	11/18/2025	November 2025 PD PHQ Reports	$19.50	
	157579	12/11/2025	December 2025 PD PHQ Reports	$19.50	
105785	01/16/2026		02/04/2026	KARIN ANDERSON	$700.00
	Invoice	Date	Description	Amount	
	21	01/01/2026	BIA Ambassador	$700.00	
		1321 - BIA - Capitola Village-Wharf BIA			
105786	01/16/2026		02/04/2026	KBA Document Solutions LLC	$288.21
	Invoice	Date	Description	Amount	
	2026-00000489	12/22/2025	City hall copier usage charges	$138.31	
	55Y1576191	12/22/2025	City Hall copier usage charges	$138.31	
	55Y1578537	01/09/2026	City Hall copier usage charges	$11.59	
		2211 - ISF - Information Technology			
105787	01/16/2026			KEYSER MARSTON ASSOCIATES, INC.	$6,395.00
	Invoice	Date	Description	Amount	
	0040275	12/09/2025	Economic Development Services through 11.30.25	$6,395.00	
105788	01/16/2026			LABORMAX STAFFING	$3,369.45
	Invoice	Date	Description	Amount	
	26-481984	12/19/2025	Public works seasonal labor 12/15 - 12/19	$407.76	
	26-483000	12/26/2025	Public works seasonal labor 12/22-1226	$1,095.87	
	26-483736	01/02/2026	Public works seasonal labor 12/29 - 1/2/26	$815.52	
	26-484481	01/09/2026	Public works seasonal labor 1/5 - 1/9/26	$1,050.30	
105789	01/16/2026		02/04/2026	LANGUAGE LINE SERVICES INC	$31.96
	Invoice	Date	Description	Amount	
	11778981	11/30/2025	Over-the-Phone Interpretation	$11.28	
	11803099	12/31/2025	Over-the-Phone Interpretation	$20.68	

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Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105790	01/16/2026		02/04/2026	LAURA ALIOTO	$577.50
	Invoice	Date	Description	Amount	
	LA123125	12/31/2025	Instructor payment	$577.50	
105791	01/16/2026		02/04/2026	LEAGUE OF CALIFORNIA CITIES	$5,925.00
	Invoice	Date	Description	Amount	
	INV-45553-H0H8J0	01/01/2026	2026 Monterey Bay Division Membership Dues	$5,925.00	
105792	01/16/2026		02/04/2026	LEHR AUTO ELECTRIC & EMERGENCY EQUIPMEN	$30,770.65
	Invoice	Date	Description	Amount	
	SI127487	12/29/2025	Headlight Grille Light Flasher	$83.26	
	SI124895	10/20/2025	2024 Ford Upgrades and Equipment	$30,687.39	
		1000 - General Fund			
		2212 - ISF - Equipment Replacement			
105793	01/16/2026		02/04/2026	LEO MORENO	$43.50
	Invoice	Date	Description	Amount	
	LM111325	11/13/2025	MBASIA Risk Summit Travel Reimbursement	$43.50	
105794	01/16/2026		02/04/2026	LEWIS TREE SERVICE INC.	$500.00
	Invoice	Date	Description	Amount	
	920233455	01/02/2026	Tree surgery	$500.00	
105795	01/16/2026		02/04/2026	LINDE GAS & EQUIPMENT INC.	$685.79
	Invoice	Date	Description	Amount	
	53926219	12/23/2025	Acetylene rental	$237.80	
	54089938	12/31/2025	Welding helmet, visors, jacket	$447.99	
105796	01/16/2026			LP POLICE	$5.98
	Invoice	Date	Description	Amount	
	1125LP31150	11/30/2025	Live Search	$5.98	
105797	01/16/2026		02/04/2026	MAR-KEN K-9 TRAINING CENTER	$300.00
	Invoice	Date	Description	Amount	
	226-25	12/17/2025	December 2025 K-9 Maintenance Training	$300.00	
105798	01/16/2026			MASTER CLEANERS	$1,881.66
	Invoice	Date	Description	Amount	
	MC122025	12/20/2025	November 2025 Uniform Cleaning	$1,881.66	

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Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105799	01/16/2026		02/04/2026	MBASIA	$578,360.50
	Invoice	Date	Description	Amount	
	260101-01	01/01/2026	FY25/26 Workers' comp. & liability insurance	$578,360.50	
		2213 - ISF - Self-Insurance Liability		$275,975.50	
		2214 - ISF - Workers Compensation		$302,385.00	
105800	01/16/2026		02/04/2026	MBS BUSINESS SYSTEMS	$868.83
	Invoice	Date	Description	Amount	
	505127	01/05/2026	PD copier usage charges	$868.83	
105801	01/16/2026		02/04/2026	MID COUNTY AUTO SUPPLY	$277.82
	Invoice	Date	Description	Amount	
	M-3221546	01/02/2026	Mini bulbs (10), lithium coin battery (4), crimper	$42.66	
	M-3218515	12/29/2025	License plate frames (5)	$20.70	
	M-3225903	01/07/2026	Auto battery	$84.80	
	M-3233056	01/13/2026	Transmission fluid	$40.81	
	M-3234605	01/14/2026	Fuel cap, mini bulb, brakleen	$88.85	
105802	01/16/2026		02/04/2026	MISSION LINEN SUPPLY	$799.13
	Invoice	Date	Description	Amount	
	525202788	12/24/2025	Fleet towels, uniform cleaning	$76.33	
	525202789	12/24/2025	Corp. Yard linen service	$98.03	
	525185928	12/22/2025	Community Center mop and mat service	$77.98	
	525238738	12/31/2025	Corp. Yard linen service	$94.19	
	525238737	12/31/2025	Fleet towels, uniform cleaning	$61.86	
	525285640	01/07/2026	Fleet towels, uniform cleaning	$54.20	
	525285641	01/07/2026	Corp. Yard linen service	$101.85	
	525269762	01/05/2026	Community Center mop and mat service	$78.64	
	525318929	01/14/2026	Corp. Yard linen service	$94.19	
	525318928	01/14/2026	Fleet towels, uniform cleaning	$61.86	
105803	01/16/2026		02/04/2026	MISSION PRINTERS	$134.31
	Invoice	Date	Description	Amount	
	67995	01/02/2026	Business Cards	$134.31	
105804	01/16/2026		02/04/2026	MONTEREY BAY AIR RESOURCES DISTRICT	$475.00
	Invoice	Date	Description	Amount	
	FAC-2012_12/19/2	12/19/2025	Corp. yard gasoline dispenser permit #15554	$475.00	

City of Capitola

City Checks Issued January 16, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105805	01/16/2026		02/04/2026	NORTH BAY FORD		$2,286.36
	Invoice	Date	Description		Amount	
	297575	12/11/2025	Kit jet, windshield washer hose		$105.81	
	393532	12/23/2025	2021 Explorer (VIN# 23226) inspection/repair		$275.00	
	297742	01/08/2026	Anti freeze		$105.10	
	297718	01/06/2026	Throttle body, gasket		$1,314.13	
	297690	12/30/2025	Mouldings, pin retaining		$408.40	
	297704	01/02/2026	Lamp assembly		$77.92	
105806	01/16/2026		02/04/2026	O'REILLY AUTO PARTS		$673.07
	Invoice	Date	Description		Amount	
	2763-172543	12/23/2025	Carb kit		$25.08	
	2763-171088	12/17/2025	Oil filters (3)		$19.34	
	2763-171087	12/17/2025	Oil filters (2)		$12.89	
	2763-174235	12/31/2025	Spark plugs (16), motor treat, truck treat (3)		$84.84	
	2763-173705	12/29/2025	Alternator		$283.13	
	2763-174222	12/31/2025	Spark plugs (8)		$111.35	
	2763-175242	01/05/2026	Micro belt, filter cleaner, mini bulb		$80.53	
	2763-175739	01/07/2026	Wiper blades		$55.91	
105807	01/16/2026		02/04/2026	OLIVE SPRINGS QUARRY INC.		$136.26
	Invoice	Date	Description		Amount	
	161021	12/19/2025	3/4 W. Drain		$136.26	
105808	01/16/2026		02/04/2026	OPPOSITE OF EAST		$3,300.00
	Invoice	Date	Description		Amount	
	41215-000447	12/19/2025	BIA marketing		$3,300.00	
		1321 - BIA - Capitola Village-Wharf BIA				
105809	01/16/2026		02/04/2026	OUTDOOR SUPPLY HARDWARE		$421.79
	Invoice	Date	Description		Amount	
	843	01/05/2026	Freezer bag, bucket, sponge, bulk fastener		$146.27	
	848	01/07/2026	Blue tarp		$15.28	
	833	12/18/2025	Gloss, paint, adhesive		$73.47	
	835	12/22/2025	LED lights		$172.58	
	846	01/06/2026	Vinyl concrete patcher		$14.19	
		1000 - General Fund		$348.32		
		1311 - Wharf		$73.47		

City Checks Issued January 16, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105810	01/16/2026			PET PALS DISCOUNT PET SUPPLIES	$113.81
	Invoice	Date	Description	Amount	
	POS1-25751	12/02/2025	K-9 Digestive Supplements and Dental Sticks	$60.20	
	POS2-1144	08/27/2025	K-9 Digestive Supplements	$39.39	
	POS1-3048	09/01/2025	K-9 Stain Odor Foam	$14.22	
105811	01/16/2026		02/04/2026	PETERSON CATERPILLAR	$7,982.84
	Invoice	Date	Description	Amount	
	PC080219419	01/08/2026	Screen, washer	$1,217.59	
	SW080079124	12/31/2025	Service Call for Wheel Loader	$6,185.79	
	PC080218934	12/10/2025	Washers, bolts, rings, bearings, pins	$579.46	
105812	01/16/2026		02/04/2026	PHIL ALLEGRI ELECTRIC INC.	$954.70
	Invoice	Date	Description	Amount	
	36971	01/09/2026	Electrical work at PD	$954.70	
105813	01/16/2026			PITNEY BOWES	$2,370.49
	Invoice	Date	Description	Amount	
	PB121925	12/19/2025	City Hall postage machine refill	$2,370.49	
		2210 - ISF - Stores Fund			
105814	01/16/2026		02/04/2026	ROBERT M PATTERSON	$100.00
	Invoice	Date	Description	Amount	
	RP102525	10/25/2025	Administrative Reviews Billing Statement 10/25/2025	$100.00	
105815	01/16/2026		02/04/2026	ROYAL WHOLESALE ELECTRIC	$518.23
	Invoice	Date	Description	Amount	
	7719-1056765	12/17/2025	Metal handle, ACV detector	$114.90	
	7719-1056806	12/30/2025	Metal handle replacement	$403.33	
105816	01/16/2026		02/04/2026	SAN LORENZO LUMBER	$210.93
	Invoice	Date	Description	Amount	
	55-1005207	12/17/2025	Lumber	$17.90	
	55-1005360	12/18/2025	Trim square, rafter square, speed square	$62.66	
	55-1002383	12/19/2025	Lumber	$116.16	
	55-1008169	01/12/2026	Concrete mix	$14.21	

City of Capitola

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Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105817	01/16/2026		02/04/2026	SANTA CRUZ AUTO PARTS INC.	$1,791.49
	Invoice	Date	Description	Amount	
	534277	12/31/2025	Raptor kit, solvent, plastic prep, tape, mask, rag	$301.52	
	532571	11/26/2025	Mixes, Select Clears	$1,107.51	
	534632	01/08/2026	Tape, flex, black raptor kit	$366.02	
	SCAP122925	12/29/2025	Finance Charge	$16.44	
105818	01/16/2026		02/04/2026	SANTA CRUZ BACKFLOW TESTING & REPAIR	$748.00
	Invoice	Date	Description	Amount	
	101625X	10/16/2025	Annual backflow test	$748.00	
105819	01/16/2026			SANTA CRUZ CHILDRENS MUSEUM OF DISCOVER'	$125.00
	Invoice	Date	Description	Amount	
	191319	01/12/2026	Museum of Discovery field trip	$125.00	
105820	01/16/2026			SANTA CRUZ COUNTY ANIMAL SHELTER	$29,423.40
	Invoice	Date	Description	Amount	
	25/26-3CA	01/02/2026	Quarterly animal services contribution	$29,423.40	
105821	01/16/2026		02/04/2026	SANTA CRUZ COUNTY DEPT OF PUBLIC WORKS	$251.02
	Invoice	Date	Description	Amount	
	ZONEV-20250604	01/05/2026	Zone V pass through payment	$251.02	
105822	01/16/2026		02/04/2026	SANTA CRUZ COUNTY DISTRICT ATTORNEY	$5,855.00
	Invoice	Date	Description	Amount	
	25/26 MDIC-CPD	12/05/2025	FY25/26 MDIC Annual Contribution	$5,855.00	
105823	01/16/2026			SANTA CRUZ COUNTY INFORMATION SERVICES	$953.99
	Invoice	Date	Description	Amount	
	Radio Shop 12/25	01/06/2026	FY25/26 Second Quarter Radio Shop Charges	$953.99	
105824	01/16/2026			SANTA CRUZ COUNTY TAX COLLECTOR	$1,188.49
	Invoice	Date	Description	Amount	
	2436254-2	01/05/2026	City Hall sanitation district charges	$1,188.49	

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Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105825	01/16/2026			SANTA CRUZ COUNTY TAX COLLECTOR	$10,461.25
	Invoice	Date	Description	Amount	
	2532064-2	01/05/2026	Esplanade sanitation district charges	$10,461.25	
105826	01/16/2026			SANTA CRUZ COUNTY TAX COLLECTOR	$2,769.79
	Invoice	Date	Description	Amount	
	2429302-2	01/05/2026	Library sanitation district charges	$2,769.79	
105827	01/16/2026			SANTA CRUZ COUNTY TAX COLLECTOR	$935.03
	Invoice	Date	Description	Amount	
	2431888-2	01/05/2026	Wharf sanitation district charges	$935.03	
		1311 - Wharf			
105828	01/16/2026			SANTA CRUZ COUNTY TAX COLLECTOR	$667.95
	Invoice	Date	Description	Amount	
	2431753-2	01/05/2026	Corp yard sanitation district charges	$667.95	
105829	01/16/2026		02/04/2026	SANTA CRUZ JUNK REMOVAL	$826.00
	Invoice	Date	Description	Amount	
	3135	01/13/2026	Campsite cleanup	$826.00	
105830	01/16/2026		02/04/2026	SANTA CRUZ LIVE SCAN INC.	$120.00
	Invoice	Date	Description	Amount	
	202	01/01/2026	New hire live scans	$60.00	
	172	12/01/2025	November 2025 PD Fingerprinting	$30.00	
	196	01/01/2026	December 2025 PD Fingerprinting	$30.00	
105831	01/16/2026			SANTA CRUZ REGIONAL 911	$169,167.25
	Invoice	Date	Description	Amount	
	SCR121525	12/15/2025	FY25/26 Third Quarter Operating Contribution	$169,167.25	
105832	01/16/2026		02/04/2026	SANTA CRUZ ROLLER PALLADIUM	$336.00
	Invoice	Date	Description	Amount	
	SCRP122325	12/23/2025	Private skate for recreation program	$336.00	

City of Capitola

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Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105833	01/16/2026		02/04/2026	SANTA CRUZ SENTINEL	$1,783.90
	Invoice	Date	Description	Amount	
	0001462651	12/31/2025	December legal notices	$1,783.90	
105834	01/16/2026			SCOTTS VALLEY FIRE PROTECTION DISTRICT	$10,664.00
	Invoice	Date	Description	Amount	
	2526-1	12/01/2025	FY25/26 Hazmat Interagency Team Contribution	$10,664.00	
105835	01/16/2026		02/04/2026	SECURE SOLUTIONS	$6,622.20
	Invoice	Date	Description	Amount	
	002002	11/27/2025	Parking Enforcement Officer Candidate Background	$1,984.80	
	002048	12/23/2025	Police Officer Candidate Background Investigation	$2,673.60	
	002070	01/13/2026	Parking Enforcement Officer Candidate Background	$1,963.80	
105836	01/16/2026		02/04/2026	SECURITY CRIME PREVENTION CORP	$2,200.00
	Invoice	Date	Description	Amount	
	4235	11/30/2025	11/2025 Esplanade, Jade Street Park & McGregor S	$2,200.00	
105837	01/16/2026		02/04/2026	SERVPRO OF PALO ALTO	$785.43
	Invoice	Date	Description	Amount	
	5711	12/01/2025	Bio Remediation for 211 on 11/24/2025	$785.43	
105838	01/16/2026			SESAC	$641.00
	Invoice	Date	Description	Amount	
	10874954	12/31/2025	Annual music performance license	$641.00	
105839	01/16/2026			SHAPE INC.	$600.29
	Invoice	Date	Description	Amount	
	59351B46800	12/30/2025	Voltage monitor	$600.29	
105840	01/16/2026		02/04/2026	SHARPLINE SOLUTIONS, INC.	$15,038.66
	Invoice	Date	Description	Amount	
	4247	11/19/2025	Rubberized speed cushions	$15,038.66	
		1310 - Gas Tax			

City of Capitola

City Checks Issued January 16, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105841	01/16/2026			SOQUEL CREEK ANIMAL HOSPITAL		$430.49
	Invoice	Date	Description		Amount	
	84115	12/11/2025	K-9 Exam and Vaccinations		$430.49	
105842	01/16/2026		02/04/2026	SOQUEL CREEK WATER DISTRICT		$2,533.27
	Invoice	Date	Description		Amount	
	08-15299-0121625	12/16/2025	08-15299-00 Monterey Ave. water		$224.33	
	08-15562-0121625	12/16/2025	08-15562-00 Cliff and Fairview water service		$90.10	
	09-15964-0121625	12/16/2025	09-15964-00 Monterey Ave. Esplanade water		$1,124.05	
	06-14476-0121625	12/16/2025	06-14476-00 430 Kennedy Drive water service		$152.57	
	13-10919-0121625	12/16/2025	13-10919-00 2000 Wharf Road water service		$120.07	
	10-16315-0121625	12/16/2025	10-16315-00 504 Beulah Dr. water		$98.82	
	10-16316-0121625	12/16/2025	10-16316-00 426 Capitola Ave. water		$210.06	
	10-16317-0121625	12/16/2025	10-16317-00 420 Capitola Ave. water		$513.27	
105843	01/16/2026		02/04/2026	SPECTRUM BUSINESS		$6,151.96
	Invoice	Date	Description		Amount	
	170005701122125	12/21/2025	January internet service		$3,673.22	
	257413201010126	01/01/2026	January internet service		$2,478.74	
		1000 - General Fund		$2,327.92		
		2211 - ISF - Information Technology		$3,824.04		
105844	01/16/2026			SPORTS DESIGN, INC.		$56.94
	Invoice	Date	Description		Amount	
	28885	08/19/2025	City Jacket		$56.94	
105845	01/16/2026			SSB CONSTRUCTION		$505,830.40
	Invoice	Date	Description		Amount	
	SSB#7	10/31/2025	Community Center Renovation Project thru 10.31.25		$505,830.40	
		1200 - Capital Improvement Fund				
105846	01/16/2026			SSB CONSTRUCTION		$598,586.06
	Invoice	Date	Description		Amount	
	SSB#8	11/30/2025	Community Center Renovation Project thru 11.30.25		$598,586.06	
		1200 - Capital Improvement Fund				

City of Capitola

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Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105847	01/16/2026		02/04/2026	SSB CONSTRUCTION	$241,228.75
	Invoice	Date	Description	Amount	
	SSBPatio#2	11/30/2025	Community Center Patio Renovation Services throu	$241,228.75	
		1200 - Capital Improvement Fund			
105848	01/16/2026			STAPLES ADVANTAGE	$428.28
	Invoice	Date	Description	Amount	
	6048808856	11/25/2025	Wireless Keyboard and Mouse, Correction Tape an	$93.03	
	6051688855	12/31/2025	Manila Folders, Post-Its, Note Pads, Rubber Bands	$182.69	
	6052398608	01/07/2026	Pens and Sharpies	$56.43	
	6052849746	01/13/2026	Heavy Duty Metal Dater	$96.13	
105849	01/16/2026			STATE STEEL COMPANY	$273.65
	Invoice	Date	Description	Amount	
	129292	12/30/2025	SQ tube, channel	$273.65	
105850	01/16/2026		02/04/2026	SUMMIT UNIFORMS	$395.94
	Invoice	Date	Description	Amount	
	35594	12/11/2025	Uniform Shirts and Tailoring Charges	$395.94	
105851	01/16/2026			SWA GROUP INC	$6,058.95
	Invoice	Date	Description	Amount	
	207236	12/15/2025	41st Avenue Corridor Study Services through 11.30	$1,103.30	
	207493	01/13/2026	41st Avenue Corridor Study through 12.31.25	$4,955.65	
		1313 - General Plan Update and Maint			
105852	01/16/2026		02/04/2026	T MOBILE	$436.80
	Invoice	Date	Description	Amount	
	TM122025	12/20/2025	December cell phone usage - acct # 989440968	$436.80	
105853	01/16/2026		02/04/2026	TARGET SPECIALTY PRODUCTS	$479.65
	Invoice	Date	Description	Amount	
	INVP502021156	11/14/2025	Park supplies	$479.65	
105854	01/16/2026		02/04/2026	TPX COMMUNICATIONS	$1,984.82
	Invoice	Date	Description	Amount	
	188573265-0	12/23/2025	December phone service	$1,984.82	
		1000 - General Fund		$1,811.51	
		2211 - ISF - Information Technology		$173.31	

City of Capitola

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Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105855	01/16/2026			US BANK		$7,044.57
	Invoice	Date	Description		Amount	
	15-103-226	01/01/2026	Pac Cove facility lease #CIEDB-BC15-103 A/C#253		$7,044.57	
		1421 - Pac Cove Park				
105856	01/16/2026		02/04/2026	US BANK EQUIPMENT FINANCE		$545.50
	Invoice	Date	Description		Amount	
	571819259	12/25/2025	City Hall Copier Lease		$365.60	
	572492767	01/04/2026	Recreation copier lease		$179.90	
		1000 - General Fund		$179.90		
		2210 - ISF - Stores Fund		$365.60		
105857	01/16/2026		02/04/2026	WATSONVILLE BLUEPRINT		$173.70
	Invoice	Date	Description		Amount	
	122905	12/17/2025	Blueprints		$173.70	
105858	01/16/2026		02/04/2026	WATSONVILLE FORD		$248.73
	Invoice	Date	Description		Amount	
	50385	07/01/2025	Pinion, handlg		$248.73	
105859	01/16/2026		02/04/2026	WESTERN EXTERMINATOR COMPANY		$220.42
	Invoice	Date	Description		Amount	
	89119315	12/23/2025	City Hall rodent control		$110.21	
	90294971	01/02/2026	Turnouts rodent control		$110.21	
105860	01/16/2026			BRIXCO CONSTRUCTION INC		$62.75
	Invoice	Date	Description		Amount	
	BC011426	01/14/2026	Business License Overpayment Refund		$62.75	
105861	01/16/2026		02/04/2026	FRED MEYER		$500.00
	Invoice	Date	Description		Amount	
	FM010526	01/05/2026	#25-0414 Tree Deposit Refund		$500.00	
105862	01/16/2026		02/04/2026	JENNIFER RAYBORN		$34.00
	Invoice	Date	Description		Amount	
	JR011326	01/13/2026	Business License Overpayment Refund		$34.00	

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Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105863	01/16/2026		02/04/2026	Lin, Max		$50.00
	Invoice	Date	Description		Amount	
	ML121925	12/19/2025	Citation # 506124664		$50.00	
105864	01/16/2026		02/04/2026	LOMAK PROPERTY GROUP INC		$3,000.00
	Invoice	Date	Description		Amount	
	LPG011426	01/14/2026	Public Art Fee Refund Permit #20250618		$3,000.00	
		1315 - Public Art Fee Fund				
105865	01/16/2026			Reppe, Turid		$15.00
	Invoice	Date	Description		Amount	
	TR011426	01/14/2026	Citation # 506125016		$15.00	
105866	01/16/2026	Check never rec	01/27/2026	TERRY HOLLISTER		$500.00
	Invoice	Date	Description		Amount	
	TH010525	01/05/2026	#24-0468 Tree Deposit Refund		$500.00	
105867	01/16/2026		02/04/2026	TONY AMBRIZ		$1,200.00
	Invoice	Date	Description		Amount	
	TA121825	12/18/2025	Top Dresser		$1,200.00	
Type Check Totals:						$2,671,560.40
EFT						
32	01/02/2026		02/05/2026	CalPERS Health Insurance		$95,259.94
	Invoice	Date	Description		Amount	
	1003079484-2	12/15/2025	January Health Insurance		$95,259.94	
		1000 - General Fund			$4,468.60	
		1001 - Payroll Payables			$90,791.34	
33	12/22/2025		01/15/2026	SANTA CRUZ COUNTY BANK		$9,177.51
	Invoice	Date	Description		Amount	
	SCCB113025	12/01/2025	November credit card charges		$9,177.51	
		1000 - General Fund			$9,107.51	
		1300 - SLESF - Supl Law Enfc			$70.00	
Type EFT Totals:						$104,437.45
SCCB - SCCB Payroll						
Check						
7267	01/02/2026		02/04/2026	AFLAC		$1,391.78
	Invoice	Date	Description		Amount	
	383728	12/26/2025	December supplemental insurance		$1,391.78	
		1001 - Payroll Payables				

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Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
7268	01/02/2026		02/04/2026	BENEFIT COORDINATORS CORP.	$5,875.20
	Invoice	Date	Description	Amount	
	B0KXQM	12/01/2025	December dental & vision insurance	$5,875.20	
		1001 - Payroll Payables			
7269	01/02/2026			CAPITOLA PEACE OFFICERS ASSOCIATION	$1,153.00
	Invoice	Date	Description	Amount	
	POA122625	12/26/2025	POA & gym dues PPE 12/26/25	$1,153.00	
		1001 - Payroll Payables			
7270	01/02/2026		02/04/2026	FRANCHISE TAX BOARD	$138.26
	Invoice	Date	Description	Amount	
	EWO122625AO	12/26/2025	Alex Orellana, JK-368-4646, CD-9283-92900	$138.26	
		1001 - Payroll Payables			
7271	01/02/2026			LIUNA PENSION FUND	$1,164.80
	Invoice	Date	Description	Amount	
	GC2002	12/26/2025	LIUNA pension dues - December	$1,164.80	
		1001 - Payroll Payables			
7272	01/02/2026			UNITED WAY OF SANTA CRUZ COUNTY	$20.00
	Invoice	Date	Description	Amount	
	UW122625	12/26/2025	December United Way contributions	$20.00	
		1001 - Payroll Payables			
7273	01/02/2026		02/04/2026	US BANK PARS Acct 6746022400	$593.63
	Invoice	Date	Description	Amount	
	PARS122625	12/26/2025	PARS contributions PPE 12/20/25	$593.63	
		1001 - Payroll Payables			
7274	01/16/2026			CAPITOLA PEACE OFFICERS ASSOCIATION	$1,153.00
	Invoice	Date	Description	Amount	
	POA010926	01/09/2026	POA & Gym Dues PPE 01/03/26	$1,153.00	
		1001 - Payroll Payables			
7275	01/16/2026		02/04/2026	EQUITABLE	$3,291.89
	Invoice	Date	Description	Amount	
	1819021	12/11/2025	January LTD, STD, AD&D, life insurance	$3,291.89	
		1001 - Payroll Payables			
7276	01/16/2026		02/04/2026	FRANCHISE TAX BOARD	$81.74
	Invoice	Date	Description	Amount	
	EWO010926AO	01/09/2026	Alex Orellana, JK-368-4646, CD-9283-92900	$81.74	
		1001 - Payroll Payables			
7277	01/16/2026		02/04/2026	UPEC LIUNA LOCAL 792	$840.00

City Checks Issued January 16, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
	Invoice	Date	Description		Amount	
	9209-1	1001 - Payroll Payables			$840.00	
7278	01/16/2026		02/04/2026	US BANK PARS Acct 6746022400		$322.95
	Invoice	Date	Description		Amount	
	PARS010926	01/09/2026	PARS contributions PPE 01/03/26		$322.95	
		1001 - Payroll Payables				
Type Check Totals:						$16,026.25
EFT						
2721	12/25/2025		01/13/2026	WEX HEALTH INC.		$135.00
	Invoice	Date	Description		Amount	
	0002269499-IN	11/30/2025	November COBRA and FSA admin.		$135.00	
2818	12/29/2025		01/13/2026	CalPERS Member Services Division		$64,751.67
	Invoice	Date	Description		Amount	
	1003078928-31	12/26/2025	PERS contributions PPE 12/20/25		$64,751.67	
		1000 - General Fund		$0.02		
		1001 - Payroll Payables		$64,751.65		
2819	12/29/2025		01/13/2026	EMPLOYMENT DEVELOPMENT DEPARTMENT		$8,600.78
	Invoice	Date	Description		Amount	
	1-934-488-144	12/26/2025	State tax PPE 12/20/25		$8,600.78	
		1001 - Payroll Payables				
2820	12/29/2025		01/13/2026	INTERNAL REVENUE SERVICE		$36,855.77
	Invoice	Date	Description		Amount	
	42809558	12/26/2025	Federal taxes & Medicare PPE 12/20/25		$36,855.77	
		1001 - Payroll Payables				
2821	12/29/2025		01/13/2026	STATE DISBURSEMENT UNIT		$1,197.67
	Invoice	Date	Description		Amount	
	54980941	12/26/2025	Employee garnishments PPE 12/20/25		$1,197.67	
		1001 - Payroll Payables				
2822	12/29/2025		01/13/2026	VOYA FINANCIAL		$10,957.28
	Invoice	Date	Description		Amount	
	VOYA122625	12/26/2025	Employee 457 contributions PPE 12/20/25		$10,957.28	
		1001 - Payroll Payables				
2916	01/12/2026		02/04/2026	CalPERS Member Services Division		$67,665.45
	Invoice	Date	Description		Amount	
	1003089259-62	01/09/2026	PERS contributions PPE 1/3/26		$67,665.45	
		1001 - Payroll Payables				
2917	01/12/2026		02/04/2026	EMPLOYMENT DEVELOPMENT DEPARTMENT		$11,513.72

City of Capitola

City Checks Issued January 16, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
	Invoice	Date	Description		Amount
	1-789-516-368	01/09/2026	State Taxes PPE 01/03/26		$11,513.72
		1001 - Payroll Payables			
2918	01/12/2026		02/04/2026	INTERNAL REVENUE SERVICE	$35,170.33
	Invoice	Date	Description		Amount
	63025909	01/09/2026	Federal taxes & Medicare PPE 01/03/26		$35,170.33
		1001 - Payroll Payables			
2919	01/12/2026		02/04/2026	STATE DISBURSEMENT UNIT	$1,197.67
	Invoice	Date	Description		Amount
	55139859	01/09/2026	Employee garnishment PPE 01/03/26		$1,197.67
		1001 - Payroll Payables			
2920	01/12/2026		02/04/2026	VOYA FINANCIAL	$11,203.54
	Invoice	Date	Description		Amount
	VOYA010926	01/09/2026	Employee 457 Contribution PPE 01/03/26		$11,203.54
		1001 - Payroll Payables			
Type EFT Totals:					$249,248.88

Checks	**137**	**$2,671,560.40**
EFTs	**2**	**$104,437.45**
All	**139**	**$2,775,997.85**
Payroll Totals		
Checks	**13**	**$16,026.25**
EFTs	**199**	**$658,582.38**
All	**212**	**$674,608.63**
Grand Totals:		
Checks	**150**	**$2,687,586.65**
EFTs	**201**	**$763,019.83**
All	**351**	**$3,450,606.48**

Cash Position – City of Capitola

January 30, 2026

City main account checks dated January 30, 2026, numbered 105868 to 105928 totaling $199,375.97, 2 EFTs totaling $9,694.07, 6 payroll checks totaling $10,374.58, and 108 payroll EFTs totaling $331,139.16 for a grand total of $550,583.78, have been reviewed and authorized for distribution by the City Manager.

As of January 30, 2026, the unaudited cash balance is $7,073,451.

2/27/26

Jamie Goldstein — Date
City Manager

2/20/26

Jim Malberg — Date
Administrative Services Director

CASH BALANCE January 30, 2026

Fund	Description	Ending Balance
1000	General Fund	$ (4,794,688)
1001	Payroll Payables	98,242
Total General Funds		**$ (4,696,446)**
1010	Contingency Reserve	$ 2,364,346
1015	PERS Contingency Fund	1,690,919
1020	Emergency Reserve	1,592,776
1025	Facilities Reserve Fund	282,714
Total Reserve Funds		**$ 5,930,754**
1200	Capital Improvement Fund	**$ (719,396)**
2210	ISF - Stores Fund	$ 50,709
2211	ISF - Information Technology	560,185
2212	ISF - Equipment Replacement	205,895
2213	ISF - Self-Insurance Liability	(263,403)
2214	ISF - Workers Compensation	(82,137)
2216	ISF - Compensated Absences	(212,663)
Total Internal Service Funds		**$ 258,586**
TOTAL AVAILABLE GENERAL FUNDS		**$ 773,498**
1300	SLESF - Supl Law Enfc	$ 101,261
1305	Restricted TOT	69,554
1308	SB1 Road Maint. & Rehab.	623,163
1309	RTC Streets	777,669
1310	Gas Tax	228,565
1311	Wharf	11,561
1313	General Plan Update and Maint	319,981
1314	Green Building Education	288,110
1315	Public Art Fee Fund	135,200
1316	Parking Reserve Fund	737
1317	Technology Fee Fund	116,736
1320	PEG - Public Education and Govt	71,827
1321	BIA - Capitola Village-Wharf BIA	28,942
1350	CDBG Grants	104,744
1351	CDBG Program Income	980
1360	Library Fund	71,656
1370	HOME Reuse	1,131,301
1372	Housing Trust	344,210
1373	Permanent Local Housing Allocatic	467,433
5552	Cap Hsg Succ- Program Income	1,406,322
Total Special Revenue Funds		**$ 6,299,953**
TOTAL CITY CASH BALANCE		**$ 7,073,451**

(1) January 30th balance does not include $1,000,125 held in the OPEB Trust.

City of Capitola

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105868	01/27/2026		02/04/2026	TERRY HOLLISTER		$500.00
	Invoice	Date	Description		Amount	
	TH010525	01/05/2026	#24-0468 Tree Deposit Refund		$500.00	
105869	01/30/2026			ALBERTO GONZALEZ		$659.48
	Invoice	Date	Description		Amount	
	AG100925	10/09/2025	EVOC High Speed Instructor Course Travel Reimbursement (P		$659.48	
105870	01/30/2026			AMAZON CAPITAL SERVICES		$1,079.00
	Invoice	Date	Description		Amount	
	16F1-VRKF-3XKF	12/15/2025	Afterschool supplies		$111.64	
	1FTT-XR3X-6NYT	01/20/2026	Pressure sensor		$61.07	
	1P9V-VPL4-XY9C	01/16/2026	Toolbox talks - Safety Culture, signoff sheets		$38.21	
	1XPQ-R6DJ-NJ96	01/15/2026	Metal saw blade, power tools		$312.12	
	1MTW-66FX-F3K9	01/20/2026	Lug nuts		$31.68	
	1D9V-J6JT-6MPK	01/20/2026	Batteries, planners, tissues		$53.65	
	1MGC-PYGR-XJQT	01/20/2026	Phone case		$20.75	
	1L77-HTXG-D1P6	01/21/2026	Office name plate		$14.13	
	1M1C-H4VM-6NVG	01/24/2026	Spring distributor tube credit return		($127.98)	
	1RLR-HXLD-4W17	01/24/2026	Spring Distributor Tube		$127.98	
	1XRC-YX4P-V1CG	01/26/2026	Sheet protectors		$14.01	
	1V6F-Y6PD-NQ7K	01/26/2026	Washer fluid		$81.70	
	136L-J4GH-L7YR	01/23/2026	Lug nuts credit return		($54.61)	
	1MLP-X4J4-7WQ1	01/22/2026	Bulletin board, ground coffee		$11.32	
	1CCP-HVC4-V6DX	01/26/2026	Batteries		$23.58	
	1K4Q-99FR-TNFP	01/26/2026	UltraSafe Jump Starter		$161.14	
	14CG-PNLJ-16L9	01/14/2026	Fingerprinting Pads		$166.78	
	19PN-3L6H-7FF7	01/27/2026	Printer paper, binders		$108.96	
	1CNX-GVF7-KVKD	01/27/2026	Wheel nut indicator credit return		($77.13)	
		1000 - General Fund		$856.18		
		2210 - ISF - Stores Fund		$202.07		
		2211 - ISF - Information Technology		$20.75		
105871	01/30/2026			AT&T/CALNET 3		$289.71
	Invoice	Date	Description		Amount	
	0024666393	01/13/2026	January telephone service		$289.71	
		1000 - General Fund		$221.71		
		2211 - ISF - Information Technology		$68.00		
105872	01/30/2026			AT&T/CALNET 3		$1,761.76
	Invoice	Date	Description		Amount	
	0024667061	01/13/2026	January T-1 access		$1,761.76	

City of Capitola

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105873	01/30/2026			BOWMAN & WILLIAMS INC.	$6,274.00
	Invoice	Date	Description		Amount
	19698	01/09/2026	Escalona ROW Parcelization & Easements		$6,274.00
105874	01/30/2026			BURKE WILLIAMS AND SORENSEN LLP	$32,971.32
	Invoice	Date	Description		Amount
	358766	01/21/2026	December Parks and Recreation Legal Services		$3,750.00
	358767	01/21/2026	December Police Legal Services		$2,280.00
	358768	01/21/2026	December Public Works Legal Services		$6,660.00
	358769	01/21/2026	December Fee Issues Legal Services		$909.50
	358770	01/21/2026	December Public Records Act Requests Legal Services		$6,728.00
	358763	01/21/2026	December City Attorney Services		$12,643.82
105875	01/30/2026			CA DEPARTMENT OF TRANSPORTATION	$4,002.84
	Invoice	Date	Description		Amount
	SL260475	01/20/2026	Oct - Dec signals & lighting		$4,002.84
		1310 - Gas Tax			
105876	01/30/2026			CALE AMERICA INC.	$1,470.14
	Invoice	Date	Description		Amount
	189180	01/20/2026	Pay Station Paper		$1,470.14
105877	01/30/2026			CALIFORNIA COAST UNIFORM COMPANY	$948.40
	Invoice	Date	Description		Amount
	113970	01/09/2026	Uniforms and Tailoring Charges		$948.40
105878	01/30/2026			CERTIFIED TRAVEL MEDIA LLC	$3,775.62
	Invoice	Date	Description		Amount
	INV-00000022	01/01/2026	CVWBIA Advertising		$3,775.62
		1321 - BIA - Capitola Village-Wharf BIA			
105879	01/30/2026			CORODATA RECORDS MANAGEMENT, INC.	$194.53
	Invoice	Date	Description		Amount
	RS3761485	12/31/2025	December records management		$194.53
105880	01/30/2026			CORODATA SHREDDING INC.	$63.56
	Invoice	Date	Description		Amount
	DN1557267	12/31/2025	December Records Shredding		$63.56
105881	01/30/2026			DONALD W ALLEY	$17,238.96
	Invoice	Date	Description		Amount
	126-03	01/26/2026	Soquel Lagoon Monitoring Scope and Budget FY2025-2026		$17,238.96

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105882	01/30/2026			EAST BAY TIRE CO.	$1,100.97
	Invoice	Date	Description		Amount
	2208737	01/16/2026	Tires		$514.99
	2209497	01/20/2026	Tires		$292.49
	2210817	01/26/2026	Tires		$293.49
105883	01/30/2026			ECOLOGY ACTION OF SANTA CRUZ	$5,990.21
	Invoice	Date	Description		Amount
	68955	12/31/2025	Capitola Active Transportation Plan thru 12.31.25		$5,990.21
105884	01/30/2026			EWING IRRIGATION	$41.09
	Invoice	Date	Description		Amount
	28646290	12/12/2025	Wattle straw		$41.09
105885	01/30/2026			EXCEEDIO	$17,110.32
	Invoice	Date	Description		Amount
	18466	02/01/2026	February City Hall IT Services		$16,793.32
	18467	02/01/2026	February Jade Temp Location IT Services		$317.00
		2211 - ISF - Information Technology			
105886	01/30/2026			EXECUTIVE FACILITIES SERVICES, INC.	$754.02
	Invoice	Date	Description		Amount
	36557	01/15/2026	Jade Street Custodian Coverage		$754.02
105887	01/30/2026			FLYERS ENERGY LLC	$4,954.01
	Invoice	Date	Description		Amount
	26-557901	01/14/2026	602 gallons gasoline		$2,354.67
	26-557900	01/14/2026	118 gallons diesel		$523.77
	26-562657	01/22/2026	530 gallons gasoline		$2,075.57
105888	01/30/2026			GALLS LLC	$163.07
	Invoice	Date	Description		Amount
	033201219	11/18/2025	Duty Boots		$163.07
105889	01/30/2026			HD SUPPLY FORMERLY HOME DEPOT PRO	$1,412.96
	Invoice	Date	Description		Amount
	9244532098	01/06/2026	Cleaning supplies		$900.55
	9244532096	01/06/2026	Cleaning supplies		$22.75
	9244454200	01/02/2026	Cleaning supplies		$489.66
105890	01/30/2026			HINDERLITER DELLAMAS AND ASSOCIATES	$1,447.61
	Invoice	Date	Description		Amount
	SIN058317	12/31/2025	December TOT and STR admin fees		$1,447.61

City of Capitola

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105891	01/30/2026			HOME DEPOT CREDIT SERVICES		$660.61
	Invoice	Date	Description		Amount	
	4523404	01/12/2026	Gloves, pliers, saw blades, flap discs		$104.36	
	8621491	01/08/2026	Screwdriver set		$20.77	
	5525492	01/21/2026	Drum auger		$60.19	
	3523679	01/13/2026	Welded bedding fork, batteries, mildew remover		$222.06	
	6523639	12/11/2025	Pruning saw		$43.78	
	5645780	01/21/2026	Picture hanging strips, plastic woodfill		$40.44	
	5512609	12/12/2025	Saw blades, fasteners, velcro, primer, brush		$169.01	
105892	01/30/2026			INTEGRAL CONSULTING INC		$3,000.00
	Invoice	Date	Description		Amount	
	33248	01/16/2026	Capitola Fireworks Monitoring		$3,000.00	
105893	01/30/2026			INTERSTATE TRAFFIC CONTROL PRODUCTS		$727.34
	Invoice	Date	Description		Amount	
	274229	01/23/2026	Speed hump signs, slippery when wet signs		$727.34	
105894	01/30/2026			KBA Document Solutions LLC		$235.16
	Invoice	Date	Description		Amount	
	55Y1580077	01/16/2026	City Hall copier usage charges		$15.00	
	55Y1580507	01/20/2026	City Hall copier usage charges		$113.34	
	55Y1581417	01/23/2026	City Hall copier usage charges		$106.82	
		2211 - ISF - Information Technology				
105895	01/30/2026			KIMLEY HORN AND ASSOCIATES INC		$15,355.67
	Invoice	Date	Description		Amount	
	34531290	12/31/2025	41st Avenue Multimodal Corridor Improvements thru 12.31.25		$2,507.25	
	33422805	09/30/2025	Capitola Local Roadway Safety Plan through 9.30.25		$11,244.50	
	34527104	12/31/2025	Capitola Local Roadway Safety Plan through 12.31.25		$1,603.92	
		1200 - Capital Improvement Fund		$2,507.25		
		1310 - Gas Tax		$12,848.42		
105896	01/30/2026			LABORMAX STAFFING		$1,890.54
	Invoice	Date	Description		Amount	
	26-485347	01/16/2026	Public works seasonal labor 1/12 - 1/16/26		$1,050.30	
	26-486267	01/23/2026	Public works seasonal labor 1/20 - 1/23/26		$840.24	
105897	01/30/2026			LAURA ALIOTO		$494.00
	Invoice	Date	Description		Amount	
	LA012226	01/22/2026	Instructor payment		$494.00	

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105898	01/30/2026			LINDE GAS & EQUIPMENT INC.	$244.40
	Invoice	Date	Description		Amount
	54461151	01/22/2026	Acetylene rental		$244.40
105899	01/30/2026			MICHAEL ARNONE	$2,577.82
	Invoice	Date	Description		Amount
	202508-1	01/20/2026	Rispin Park Landscaping Design & Planting Plan		$2,577.82
105900	01/30/2026			MID COUNTY AUTO SUPPLY	$58.79
	Invoice	Date	Description		Amount
	M-3243049	01/22/2026	Brake pads		$41.55
	M-3246504	01/26/2026	Fuel cap, switch		$58.79
	M-3247918	01/27/2026	Brake pads credit return		($41.55)
105901	01/30/2026			MISSION LINEN SUPPLY	$417.51
	Invoice	Date	Description		Amount
	525344120	01/19/2026	Community Center mop and mat service		$78.64
	525355371	01/21/2026	Corp. Yard linen service		$80.97
	525355372	01/21/2026	Corp. Yard linen service		$101.85
	525395468	01/28/2026	Corp. Yard linen service		$94.19
	525395467	01/28/2026	Fleet towels, uniform cleaning		$61.86
105902	01/30/2026			MOFFATT AND NICHOL	$799.25
	Invoice	Date	Description		Amount
	00795231-2	07/01/2025	Wharf design, permitting, bidding and construction support		$799.25
		1200 - Capital Improvement Fund			
105903	01/30/2026			NICHOLE BRYANT	$416.38
	Invoice	Date	Description		Amount
	NB011426	01/14/2026	Afterschool snacks reimbursement		$416.38
105904	01/30/2026			O'REILLY AUTO PARTS	$483.34
	Invoice	Date	Description		Amount
	2763-177248	01/14/2026	A/T Filter		$7.66
	2763-177245	01/14/2026	Tire shine		$29.46
	2763-177244	01/14/2026	Credit return		($87.40)
	2763-177131	01/13/2026	Alternator		$241.63
	2763-178625	01/20/2026	Auto battery		$257.47
	2763-179024	01/22/2026	Semi met pad		$34.52

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105905	01/30/2026			OUTDOOR SUPPLY HARDWARE		$365.60
	Invoice	Date	Description		Amount	
	863	01/16/2026	Mason jar, dish soap, laundry booster		$52.72	
	860	01/13/2026	Bulk fasteners, batteries		$70.98	
	861	01/14/2026	Bulk Fasteners, key blanks, led lights		$150.22	
	853	01/09/2026	Marking spray		$52.40	
	850	01/08/2026	Caulk gun, adhesive		$39.28	
105906	01/30/2026			PACIFIC GAS & ELECTRIC		$21,486.32
	Invoice	Date	Description		Amount	
	PGE011326-acct9	01/13/2026	January Monthly utilities		$17,955.10	
	PGE011326-acct5	01/13/2026	January Pacific Cove parking lot utilities		$3,348.55	
	PGE011326-acct92	01/13/2026	January Rispin Park Utilities		$182.67	
		1000 - General Fund			$12,022.64	
		1300 - SLESF - Supl Law Enfc			$104.80	
		1310 - Gas Tax			$8,355.87	
		1311 - Wharf			$1,003.01	
105907	01/30/2026		02/04/2026	PETTY CASH CUSTODIAN		$420.88
	Invoice	Date	Description		Amount	
	PC013026	01/30/2026	Petty cash expenses Sep - Jan		$420.88	
105908	01/30/2026			PITNEY BOWES		$2,211.06
	Invoice	Date	Description		Amount	
	PB011926	01/19/2026	City Hall postage machine refill		$2,211.06	
		2210 - ISF - Stores Fund				
105909	01/30/2026			RENEE DEMAR		$155.40
	Invoice	Date	Description		Amount	
	RD112125	11/21/2025	MBASIA Summit Travel Reimbursement		$155.40	
105910	01/30/2026			ROYAL WHOLESALE ELECTRIC		$396.86
	Invoice	Date	Description		Amount	
	7719-1057355	01/21/2026	LED Lamp		$353.97	
	7719-1057541	01/23/2026	Connector		$42.89	
105911	01/30/2026			SAN LORENZO LUMBER		$269.05
	Invoice	Date	Description		Amount	
	56-0150648	01/21/2026	Ornamentals, planting mix		$269.05	
105912	01/30/2026			SANTA CRUZ AUTO PARTS INC.		$298.75
	Invoice	Date	Description		Amount	
	534957	01/14/2026	Lids, perforated trims, grips, silk bead lube		$298.75	

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105913	01/30/2026			SANTA CRUZ COUNTY AUDITOR-CONTROLLER	$6,634.00
	Invoice	Date	Description	Amount	
	SCCO120325	12/03/2025	November citation processing	$6,634.00	
105914	01/30/2026			SANTA CRUZ COUNTY AUDITOR-CONTROLLER	$4,609.50
	Invoice	Date	Description	Amount	
	SCCO010726	01/07/2026	December citation processing	$4,609.50	
105915	01/30/2026			SANTA CRUZ JUNK REMOVAL	$1,322.00
	Invoice	Date	Description	Amount	
	3140	01/23/2026	Trash Removal Campsite Cleanout	$1,322.00	
105916	01/30/2026			SANTA CRUZ MUNICIPAL UTILITIES	$123.20
	Invoice	Date	Description	Amount	
	SCMU010726	01/07/2026	December water service for medians	$123.20	
105917	01/30/2026			SANTA CRUZ SIGNS	$784.85
	Invoice	Date	Description	Amount	
	303643	12/10/2025	K9 Vehicle Decals	$784.85	
105918	01/30/2026			SOQUEL CREEK WATER DISTRICT	$10,197.63
	Invoice	Date	Description	Amount	
	09-15964-0011626	01/16/2026	09-15964-00 Monterey Ave. Esplanade water	$2,100.67	
	08-15299-0011626	01/16/2026	08-15299-00 Monterey Ave. water	$487.94	
	08-15562-0011626	01/16/2026	08-15562-00 Cliff and Fairview water service	$210.20	
	06-14476-0011626	01/16/2026	06-14476-00 430 Kennedy Drive water service	$352.45	
	13-10919-0011626	01/16/2026	13-10919-00 2000 Wharf Road water service	$252.83	
	10-16317-0011626	01/16/2026	10-16317-00 420 Capitola Ave. water	$891.92	
	10-16315-0011626	01/16/2026	10-16315-00 504 Beulah Dr. water	$231.72	
	10-16316-0011626	01/16/2026	10-16316-00 426 Capitola Ave. water	$450.12	
	42-14952-0010226	01/02/2026	42-14952 Cortez Park irrigation	$325.00	
	42-15297-0010226	01/02/2026	42-15297-00 426 Capitola Ave irrigation	$320.83	
	42-15969-0010226	01/02/2026	42-15969-00 Lawn Way irrigation	$51.63	
	42-16122-0010226	01/02/2026	42-16122-00 Esplanade fountain irrigation	$142.14	
	42-10504-0010226	01/02/2026	42-10504-00 Cliff Drive irrigation	$140.41	
	42-11090-0010226	01/02/2026	42-11090-01 Capitola Road irrigation	$320.83	
	42-11467-0010226	01/02/2026	42-11467-00 Jade Street park irrigation	$726.70	
	42-11517-0010226	01/02/2026	42-11517-00 41st Avenue irrigation	$320.83	
	42-14404-0010226	01/02/2026	42-14404-00 Monterey Ave. Nobel Gulch Park irrigation	$140.41	
	42-16130-0010226	01/02/2026	42-16130-00 Wharf Road irrigation	$140.41	
	42-16136-0010226	01/02/2026	42-16136-00 1400 Wharf Road irrigation	$491.81	
	42-16407-0010226	01/02/2026	42-16407-00 Bay Ave. irrigation	$140.41	
	34-18508-0010226	01/02/2026	34-18508-00 1510 McGregor Drive water service	$65.74	
	42-14431-0010226	01/02/2026	42-14431-00 Monterey Ave irrigation	$1,611.81	
	42-17688-0010226	01/02/2026	42-17688-00 Lawn Way irrigation 2	$140.41	

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
	42-18238-0010226	01/02/2026	42-18238-00 Capitola Road irrigation		$140.41	
		1000 - General Fund			$9,705.82	
		1311 - Wharf			$491.81	
105919	01/30/2026			SOQUEL UNION ELEMENTARY SCHOOL DISTRICT		$3,511.25
	Invoice	Date	Description		Amount	
	INV26-00268	01/20/2026	2026 Jade Street Park Sanitation Fees		$3,511.25	
105920	01/30/2026			STAPLES ADVANTAGE		$290.42
	Invoice	Date	Description		Amount	
	6052554713	01/09/2026	Copier paper, post it notes		$68.49	
	6052554714	01/09/2026	Staples		$17.91	
	6052480783	01/08/2026	Calendar		$30.25	
	6052480784	01/08/2026	Copier Paper and Pens		$109.88	
	6052480785	01/08/2026	Copier Paper and File Jackets		$63.89	
		1000 - General Fund			$204.02	
		2210 - ISF - Stores Fund			$86.40	
105921	01/30/2026			STRIPE-A-LOT INC.		$300.00
	Invoice	Date	Description		Amount	
	9406	12/27/2025	Blackout existing cat tracking		$300.00	
105922	01/30/2026			T MOBILE		$436.80
	Invoice	Date	Description		Amount	
	TM012026	01/20/2026	January cell phone usage - acct # 989440968		$436.80	
105923	01/30/2026			TRANSPORTATION ALLIANCE BANK INC.		$1,119.77
	Invoice	Date	Description		Amount	
	692951	01/16/2026	GB set (4)		$1,119.77	
		1310 - Gas Tax				
105924	01/30/2026			UNITED STATES LIFESAVING ASSOCIATION		$755.00
	Invoice	Date	Description		Amount	
	4931	01/14/2026	Course completion cards		$755.00	
105925	01/30/2026			VERDE DESIGN INC		$8,767.50
	Invoice	Date	Description		Amount	
	6-2300302	01/14/2026	Jade St Park - universally accessible playground design		$8,767.50	
		1200 - Capital Improvement Fund				

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105926	01/30/2026			VERIZON WIRELESS	$2,168.25
	Invoice	Date	Description		Amount
	6133193975	01/10/2026	January telephone charges		$2,168.25
105927	01/30/2026			WE ALL RIDE SANTA CRUZ	$1,044.88
	Invoice	Date	Description		Amount
	4190084	01/09/2026	Auto battery		$802.47
	4190222	01/20/2026	Auto battery		$242.41
105928	01/30/2026			ZEP SALES & SERVICE	$142.61
	Invoice	Date	Description		Amount
	9012305414	01/20/2026	Hand cleaner		$142.61
Type Check Totals:					$199,375.97
EFT					
34	01/26/2026		02/04/2026	SANTA CRUZ COUNTY BANK	$8,726.07
	Invoice	Date	Description		Amount
	SCCB123125	12/31/2025	December credit card charges		$8,726.07
37	01/27/2026		02/12/2026	CA DEPT OF TAX AND FEE ADMINISTRATION	$968.00
	Invoice	Date	Description		Amount
	0-054-413-495	12/31/2025	2025 Q4 Sales Tax Payment		$968.00
Type EFT Totals:					$9,694.07
SCCB - SCCB Payroll					
Check					
7279	01/30/2026			AFLAC	$1,336.04
	Invoice	Date	Description		Amount
	707577	01/26/2026	January supplemental insurance		$1,336.04
		1001 - Payroll Payables			
7280	01/30/2026			BENEFIT COORDINATORS CORP.	$6,041.90
	Invoice	Date	Description		Amount
	B0LFSQ	01/01/2026	January dental & vision insurance		$6,041.90
		1001 - Payroll Payables			
7281	01/30/2026			CAPITOLA PEACE OFFICERS ASSOCIATION	$1,153.00
	Invoice	Date	Description		Amount
	POA012326	01/23/2026	POA & gym dues PPE 1/17/26		$1,153.00
		1001 - Payroll Payables			

City of Capitola

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
7282	01/30/2026			LIUNA PENSION FUND		$1,164.80
	Invoice	Date	Description		Amount	
	2026-00000544	01/23/2026	LIUNA Pension Dues - January		$1,164.80	
		1001 - Payroll Payables				
7283	01/30/2026			UNITED WAY OF SANTA CRUZ COUNTY		$20.00
	Invoice	Date	Description		Amount	
	UW012326	01/23/2026	January United Way contributions		$20.00	
		1001 - Payroll Payables				
7284	01/30/2026			US BANK PARS Acct 6746022400		$658.84
	Invoice	Date	Description		Amount	
	PARS012326	01/23/2026	PARS contributions PPE 1/17/26		$658.84	
		1001 - Payroll Payables				
Type Check Totals:						$10,374.58
EFT						
3023	01/26/2026		02/04/2026	WEX HEALTH INC.		$135.00
	Invoice	Date	Description		Amount	
	0002287661-IN	12/31/2025	December COBRA and FSA admin.		$135.00	
3025	01/27/2026		02/04/2026	CalPERS Member Services Division		$66,876.66
	Invoice	Date	Description		Amount	
	1003169248-51	01/23/2026	PERS contributions PPE 1/17/26		$66,876.66	
		1000 - General Fund		$0.02		
		1001 - Payroll Payables		$66,876.64		
3026	01/26/2026		02/04/2026	EMPLOYMENT DEVELOPMENT DEPARTMENT		$11,288.99
	Invoice	Date	Description		Amount	
	1-800-050-256	01/23/2026	State tax PPE 1/17/26		$11,288.99	
		1001 - Payroll Payables				

City of Capitola

City Checks Issued January 30, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
3027	01/26/2026		02/04/2026	INTERNAL REVENUE SERVICE	$35,136.57
	Invoice	Date	Description	Amount	
	14565494	01/23/2026	Federal taxes & Medicare PPE 1/17/26	$35,136.57	
		1001 - Payroll Payables			
3028	01/26/2026		02/04/2026	STATE DISBURSEMENT UNIT	$1,197.67
	Invoice	Date	Description	Amount	
	55292002	01/23/2026	Employee garnishments PPE 1/17/26	$1,197.67	
		1001 - Payroll Payables			
3029	01/26/2026		02/04/2026	VOYA FINANCIAL	$10,797.97
	Invoice	Date	Description	Amount	
	VOYA012326	01/23/2026	Employee 457 contributions PPE 1/17/26	$10,797.97	
		1001 - Payroll Payables			
Type EFT Totals:					$125,432.86

Checks	**61**	**$199,375.97**
EFTs	**2**	**$9,694.07**
All	**63**	**$209,070.04**
Payroll Totals		
Checks	**6**	**$10,374.58**
EFTs	**108**	**$331,139.16**
All	**114**	**$341,513.74**
Grand Totals:		
Checks	**67**	**$209,750.55**
EFTs	**110**	**$340,833.23**
All	**177**	**$550,583.78**

Cash Position – City of Capitola

February 13, 2026

City main account checks dated February 13, 2026, numbered 105929 to 106028 totaling $326,031.60, 2 EFTs totaling $4,850.00, 4 payroll checks totaling $10,115.38, and 109 payroll EFTs totaling $435,960.67 for a grand total of $776,957.65, have been reviewed and authorized for distribution by the City Manager.

As of February 13, 2026, the unaudited cash balance is $6,491,067.

2/27/26

Jamie Goldstein — Date
City Manager

2/20/26

Jim Malberg — Date
Administrative Services Director

CASH BALANCE February 13, 2026

Fund	Description	Ending Balance
1000	General Fund	$ (5,206,123)
1001	Payroll Payables	61,452
Total General Funds		**$ (5,144,671)**
1010	Contingency Reserve	$ 2,364,346
1015	PERS Contingency Fund	1,690,919
1020	Emergency Reserve	1,592,776
1025	Facilities Reserve Fund	282,714
Total Reserve Funds		**$ 5,930,754**
1200	Capital Improvement Fund	**$ (850,096)**
2210	ISF - Stores Fund	$ 49,496
2211	ISF - Information Technology	558,019
2212	ISF - Equipment Replacement	205,895
2213	ISF - Self-Insurance Liability	(272,938)
2214	ISF - Workers Compensation	(82,137)
2216	ISF - Compensated Absences	(212,663)
Total Internal Service Funds		**$ 245,673**
TOTAL AVAILABLE GENERAL FUNDS		**$ 181,660**
1300	SLESF - Supl Law Enfc	$ 98,626
1305	Restricted TOT	69,554
1308	SB1 Road Maint. & Rehab.	623,163
1309	RTC Streets	777,669
1310	Gas Tax	246,158
1311	Wharf	13,335
1313	General Plan Update and Maint	346,583
1314	Green Building Education	288,110
1315	Public Art Fee Fund	135,200
1316	Parking Reserve Fund	737
1317	Technology Fee Fund	117,278
1320	PEG - Public Education and Govt	71,827
1321	BIA - Capitola Village-Wharf BIA	17,210
1350	CDBG Grants	84,301
1351	CDBG Program Income	980
1360	Library Fund	71,656
1370	HOME Reuse	1,131,301
1372	Housing Trust	344,210
1373	Permanent Local Housing Allocatic	467,433
5552	Cap Hsg Succ- Program Income	1,404,077
Total Special Revenue Funds		**$ 6,309,408**
TOTAL CITY CASH BALANCE		**$ 6,491,067**

(1) February 13th balance does not include $1,000,125 held in the OPEB Trust.

City of Capitola

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105929	02/13/2026			AAA WORKSPACE		$9.67
	Invoice	Date	Description		Amount	
	2481737-0	02/11/2026	Blue border certificate		$9.67	
		2210 - ISF - Stores Fund				
105930	02/13/2026			ADRIENNE HARRELL		$783.25
	Invoice	Date	Description		Amount	
	AH021026	02/10/2026	Instructor payment		$783.25	
105931	02/13/2026			ADT SECURITY SERVICES INC.		$312.06
	Invoice	Date	Description		Amount	
	ADT012926	01/29/2026	Corp. yard & museum ADT monitoring		$312.06	
105932	02/13/2026			AGILE OCCUPATIONAL MEDICINE, PC		$340.00
	Invoice	Date	Description		Amount	
	EM068611	02/11/2026	New employee testing & exams		$340.00	
105933	02/13/2026			AJ'S FUEL MARKET OF CAPITOLA INC		$228.00
	Invoice	Date	Description		Amount	
	AJ013126	02/03/2026	Carwash Closing Date 1/31/2026		$228.00	
105934	02/13/2026			AMAZON CAPITAL SERVICES		$90.50
	Invoice	Date	Description		Amount	
	1PWP-KH17-6NYH	02/02/2026	Wall hooks credit return		($18.56)	
	19YK-T1CH-6R1T	02/02/2026	Table leg wedges credit return		($10.01)	
	171K-WHQJ-6G1M	02/02/2026	Name tags badge holder credit return		($22.36)	
	171K-WHQJ-6GFX	02/02/2026	Table leg wedges credit return		($10.00)	
	11NN-TLH9-GMYM	01/28/2026	Afterschool supplies		$143.79	
	1VXF-3D31-1NLR	02/11/2026	Push pins		$7.64	
105935	02/13/2026			APTOS LANDSCAPE SUPPLY INC.		$481.80
	Invoice	Date	Description		Amount	
	673149	02/05/2026	Champagne fines dirt		$481.80	
105936	02/13/2026			ART FACTORY STUDIOS, LLC		$480.00
	Invoice	Date	Description		Amount	
	2026.03	02/06/2026	Afterschool class		$480.00	
105937	02/13/2026			AT&T		$8.79
	Invoice	Date	Description		Amount	
	ATT020126	02/01/2026	February long distance charges		$8.79	
		1000 - General Fund		$4.33		
		2211 - ISF - Information Technology		$4.46		

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105938	02/13/2026			AXON ENTERPRISE INC.	$2,634.94
	Invoice	Date	Description		Amount
	INUS417425	01/28/2026	Interview Room Audio & Video System		$2,634.94
		1300 - SLESF - Supl Law Enfc			
105939	02/13/2026			B & B SMALL ENGINE REPAIR	$316.07
	Invoice	Date	Description		Amount
	87980	02/10/2026	Chain loops, hedge trimmer cleaner, pole pruner		$316.07
105940	02/13/2026			BEAR ELECTRICAL SOLUTIONS, LLC	$1,137.00
	Invoice	Date	Description		Amount
	29186	01/31/2026	January traffic signal maintenance services - response		$490.20
	29189	01/31/2026	January traffic signal maintenance services - routine		$646.80
		1310 - Gas Tax			
105941	02/13/2026			BECKY ADAMS	$561.60
	Invoice	Date	Description		Amount
	BA021026	02/10/2026	Instructor payment		$561.60
105942	02/13/2026			BLINK NETWORK LLC	$69,419.99
	Invoice	Date	Description		Amount
	SO40149	02/02/2026	Community Center EV Chargers		$12,879.44
	SO40148	02/02/2026	Community Center EV Chargers		$35,074.79
	SO40146	02/02/2026	Community Center EV Chargers		$21,465.76
		1200 - Capital Improvement Fund			
105943	02/13/2026			BURKE WILLIAMS AND SORENSEN LLP	$26,954.00
	Invoice	Date	Description		Amount
	358764	01/21/2026	December Capitola Mall Project Legal Services		$4,947.00
	358765	01/21/2026	December Planning Legal Services		$12,660.00
	358771	01/21/2026	December Rent Control Ordinance Legal Services		$990.00
	358772	01/21/2026	December 4425 Clares St Loan Agreement Legal Servi		$8,357.00
105944	02/13/2026			CA DEPARTMENT OF CONSERVATION	$866.84
	Invoice	Date	Description		Amount
	CDC123125	12/31/2025	Oct - Dec strong motion & seismic hazard mapping fees		$866.84
105945	02/13/2026			CALE AMERICA INC.	$2,602.86
	Invoice	Date	Description		Amount
	189461	01/31/2026	Blank Out Plates		$1,619.22
	189093	01/27/2026	January 2026 Active Meters		$983.64

City of Capitola

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105946	02/13/2026			CALIFORNIA BUILDING STANDARDS COMMISSION	$234.00
	Invoice	Date	Description	Amount	
	CBSC123125	12/31/2025	Oct - Dec Building Standards Admin Fee	$234.00	
105947	02/13/2026			CALIFORNIA COAST UNIFORM COMPANY	$1,452.58
	Invoice	Date	Description	Amount	
	113974	01/20/2026	Uniform and Tailoring Charges	$1,264.58	
	113973	01/19/2026	Tailoring Charges	$188.00	
105948	02/13/2026			CALIFORNIA GREY BEARS INC.	$20,443.16
	Invoice	Date	Description	Amount	
	GB123125	12/31/2025	24-CDBG-NH-10001-A2	$20,443.16	
		1350 - CDBG Grants			
105949	02/13/2026			CAPITOLA-SOQUEL CHAMBER OF COMMERCE	$375.00
	Invoice	Date	Description	Amount	
	5270	01/08/2026	2026 Membership Dues	$375.00	
105950	02/13/2026			CARIN HANNA	$4,926.34
	Invoice	Date	Description	Amount	
	CH020626	02/06/2026	BIA Reimbursement	$1,105.61	
	CH020126	02/01/2026	BIA Reimbursement	$3,820.73	
		1321 - BIA - Capitola Village-Wharf BIA			
105951	02/13/2026			CATTO'S GRAPHICS INC.	$109.25
	Invoice	Date	Description	Amount	
	109595	01/28/2026	Yard signs	$109.25	
105952	02/13/2026			CINTAS CORPORATION	$1,089.41
	Invoice	Date	Description	Amount	
	5315463206	01/29/2026	Corp yard first aid supplies	$436.02	
	5315463203	01/29/2026	City Hall first aid supplies	$196.40	
	5315463202	01/29/2026	First Aid Replenishment	$456.99	
105953	02/13/2026			CLAUDIO FRANCA	$234.00
	Invoice	Date	Description	Amount	
	CF021026	02/10/2026	Instructor payment	$234.00	
105954	02/13/2026			CODE PUBLISHING COMPANY	$376.00
	Invoice	Date	Description	Amount	
	GCI0019270	01/29/2026	Municipal code web update	$376.00	

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105955	02/13/2026			COMMUNITY PRINTERS	$2,873.26
	Invoice	Date	Description		Amount
	44901011	02/06/2026	BIA Guide Brochure		$2,873.26
		1321 - BIA - Capitola Village-Wharf BIA			
105956	02/13/2026			COMMUNITY TELEVISION OF SANTA CRUZ COUNTY	$1,105.75
	Invoice	Date	Description		Amount
	3695	01/31/2026	December Planning Commision and City Council meeti		$1,105.75
105957	02/13/2026			CORODATA RECORDS MANAGEMENT, INC.	$337.13
	Invoice	Date	Description		Amount
	RS3767927	01/31/2026	January records management		$337.13
105958	02/13/2026			COUNTY OF SANTA CRUZ	$1,742.25
	Invoice	Date	Description		Amount
	SCCO012126	01/21/2026	Edible Food Service Contract Partnership		$1,742.25
105959	02/13/2026			COUNTY OF SANTA CRUZ MEDICRUZ PROGRAM	$182.00
	Invoice	Date	Description		Amount
	11973	01/27/2026	FY25/26 October - December Blood Alcohol Lab Tests		$182.00
105960	02/13/2026			CRYSTAL SPRINGS WATER CO.	$312.20
	Invoice	Date	Description		Amount
	CSW013126	01/31/2026	January drinking water		$312.20
105961	02/13/2026			CUMMING MANAGEMENT GROUP, INC.	$23,630.00
	Invoice	Date	Description		Amount
	184148	01/31/2026	Community Center Construction Management Services		$11,815.00
	184149	01/31/2026	CDBG Funded Construction Management Services		$11,815.00
		1200 - Capital Improvement Fund			
105962	02/13/2026			CWS CONSTRUCTION GROUP INC.	$25,696.47
	Invoice	Date	Description		Amount
	CWS#1	01/31/2026	Jade Street Park Restroom Remodel Project Services		$25,696.47
		1200 - Capital Improvement Fund			
105963	02/13/2026			D & G SANITATION	$1,299.32
	Invoice	Date	Description		Amount
	318341	01/31/2026	January Skate park hand wash station, portable toilets		$504.93
	318342	01/31/2026	January Jade st. park hand wash station rental		$794.39

City of Capitola

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
105964	02/13/2026			DAVID SCOTT COBABE		$1,144.00
	Invoice	Date	Description		Amount	
	DC021026	02/10/2026	Instructor payment		$1,144.00	
105965	02/13/2026			DOCTORS ON DUTY		$35.00
	Invoice	Date	Description		Amount	
	DOD020426	02/04/2026	New employee testing & exams		$35.00	
105966	02/13/2026			EAST BAY TIRE CO.		$538.99
	Invoice	Date	Description		Amount	
	2213083	02/03/2026	Tires		$538.99	
105967	02/13/2026			ENVIRONMENTAL INNOVATIONS INC.		$1,495.95
	Invoice	Date	Description		Amount	
	3433	01/30/2026	CalRecycle January outreach		$1,495.95	
105968	02/13/2026			EWING IRRIGATION		$521.58
	Invoice	Date	Description		Amount	
	28834560	01/13/2026	Catchy can, leaf rake, western scoop wood handle		$264.10	
	28969806	01/29/2026	Coupling valves		$142.06	
	28969416	01/29/2026	Trench shovels, hat		$115.42	
105969	02/13/2026			EXCEEDIO		$267.66
	Invoice	Date	Description		Amount	
	18539	01/28/2026	Software installations		$130.00	
	18549	02/01/2026	Additional Indoor APs for Community Center		$137.66	
		2211 - ISF - Information Technology				
105970	02/13/2026			EXECUTIVE FACILITIES SERVICES, INC.		$4,949.53
	Invoice	Date	Description		Amount	
	36479	01/31/2026	January Janitorial Services		$4,949.53	
		1000 - General Fund		$4,344.60		
		1311 - Wharf		$604.93		
105971	02/13/2026			FLYERS ENERGY LLC		$4,453.59
	Invoice	Date	Description		Amount	
	26-568648	01/29/2026	667 gallons gasoline		$3,059.22	
	26-571097	02/04/2026	322 gallons gasoline		$1,394.37	
105972	02/13/2026			GALLS LLC		$139.22
	Invoice	Date	Description		Amount	
	033722559	01/12/2026	Shield Performance Softshell		$139.22	

City of Capitola

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105973	02/13/2026			GRAINGER	$185.87
	Invoice	Date	Description	Amount	
	9784292717	01/26/2026	Floor cleaner, safety sign	$185.87	
105974	02/13/2026			GUILLERMO E. VAZQUEZ	$340.26
	Invoice	Date	Description	Amount	
	GV011626	01/16/2026	ICI Homicide School Travel Reimbursement (POST)	$340.26	
105975	02/13/2026			HARBOR FREIGHT	$69.08
	Invoice	Date	Description	Amount	
	d5bde45d	02/09/2026	Glass scraper set, rotary hook, rotary wool	$69.08	
105976	02/13/2026			HASCO STATIONS, LLC	$17.00
	Invoice	Date	Description	Amount	
	HCL-052566-26	01/31/2026	Carwash Closing Date 1/31/2026	$17.00	
105977	02/13/2026			HD SUPPLY FORMERLY HOME DEPOT PRO	$1,880.17
	Invoice	Date	Description	Amount	
	9245384037	01/29/2026	Cleaning supplies	$1,880.17	
105978	02/13/2026			HINDERLITER DELLAMAS AND ASSOCIATES	$2,500.00
	Invoice	Date	Description	Amount	
	SIN059108	01/31/2026	January services for Cannabis Management Program	$2,500.00	
105979	02/13/2026			HOME DEPOT CREDIT SERVICES	$1,434.38
	Invoice	Date	Description	Amount	
	6513572	02/09/2026	Picture hanging strips	$53.96	
	1646510	02/04/2026	Flaps, gloves, sand	$88.43	
	9612222	02/06/2026	Painters touch, headlamp, bleach, fabric, hex bits	$91.32	
	1611992	02/04/2026	Wire nails, paint, picture hanging strips	$86.20	
	1620337	02/04/2026	Paint	$20.02	
	3626330	02/02/2026	Primer, paint, brush	$25.29	
	4512268	02/01/2026	Paint	$40.03	
	6625718	01/30/2026	Nails	$11.60	
	6033864	01/30/2026	Lumber, brushes, picture hanging strips	$213.36	
	6646229	01/30/2026	Flaps, pack belts, saw blades	$81.66	
	8610711	01/28/2026	Speed flaps, grinder, torch	$90.94	
	9620683	02/06/2026	Garden hoses, pattern water wand	$175.09	
	8511412	01/28/2026	Knee pads	$233.13	
	7511607	01/29/2026	Gloves	$17.97	
	0512769	02/05/2026	Bucket, screws, batteries, drain opener	$131.45	
	6625543	01/30/2026	Kneeling pads	$73.93	

City of Capitola

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105980	02/13/2026			HOUSING AUTHORITY OF SANTA CRUZ COUNTY	$2,245.00
	Invoice	Date	Description	Amount	
	26-06CSD	01/13/2026	Security Deposit Assistance Program Administration	$2,245.00	
		5552 - Cap Hsg Succ- Program Income			
105981	02/13/2026			HYDROSCIENCE ENGINEERS INC.	$2,644.50
	Invoice	Date	Description	Amount	
	331021007	08/04/2025	#15-029 2091 Wharf Road Stormwater Review	$300.75	
	331023001	11/03/2025	#25-0464 1475 41st Avenue Project Services	$2,343.75	
105982	02/13/2026			JANET RUSSELL KELLER	$353.60
	Invoice	Date	Description	Amount	
	JRK020226	02/02/2026	Instructor payment	$353.60	
105983	02/13/2026			KARIN ANDERSON	$700.00
	Invoice	Date	Description	Amount	
	22	02/01/2026	BIA Ambassador	$700.00	
		1321 - BIA - Capitola Village-Wharf BIA			
105984	02/13/2026			KBA Document Solutions LLC	$89.07
	Invoice	Date	Description	Amount	
	55Y1583935	02/06/2026	City Hall copier usage charges	$89.07	
		2211 - ISF - Information Technology			
105985	02/13/2026			KING'S PAINT AND PAPER INC.	$103.13
	Invoice	Date	Description	Amount	
	9UA6D	02/06/2026	Paint	$103.13	
105986	02/13/2026			LABORMAX STAFFING	$2,100.60
	Invoice	Date	Description	Amount	
	26-487214	01/30/2026	Public works seasonal labor 1/26 - 1/30/26	$1,050.30	
	26-488084	02/06/2026	Public works seasonal labor 2/2 - 2/6/26	$1,050.30	
105987	02/13/2026			LAURA ALIOTO	$618.75
	Invoice	Date	Description	Amount	
	LA020226	02/02/2026	Instructor payment	$618.75	
105988	02/13/2026			LEWIS TREE SERVICE INC.	$3,200.00
	Invoice	Date	Description	Amount	
	920269983	01/30/2026	Tree pruning	$3,200.00	

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105989	02/13/2026			LLOYD'S TIRE AND AUTO	$295.18
	Invoice	Date	Description	Amount	
	227859	02/05/2026	Tires	$295.18	
105990	02/13/2026			LP POLICE	$8.97
	Invoice	Date	Description	Amount	
	1225LP31150	12/31/2025	Live Search	$8.97	
105991	02/13/2026			MBASIA	$3,581.00
	Invoice	Date	Description	Amount	
	MBASIA020926	02/09/2026	Liability claim - Deductible Recovery Invoice	$3,581.00	
		2213 - ISF - Self-Insurance Liability			
105992	02/13/2026			MELINDA LEE MOXLEY	$694.20
	Invoice	Date	Description	Amount	
	MM021026	02/10/2026	Instructor payment	$694.20	
105993	02/13/2026			MID COUNTY AUTO SUPPLY	$354.31
	Invoice	Date	Description	Amount	
	M-3256829	02/03/2026	Fuel line hoses, lamp, mini bulbs, carb cleaner	$332.79	
	M-3257574	02/03/2026	Windshield washer hose credit return	($4.14)	
	M-3256977	02/03/2026	Windshield washer	$25.66	
105994	02/13/2026			MISSION LINEN SUPPLY	$481.51
	Invoice	Date	Description	Amount	
	525423272	01/27/2026	Fleet towels, uniform cleaning	$64.00	
	525445465	02/04/2026	Corp. Yard linen service	$101.85	
	525445464	02/04/2026	Fleet towels, uniform cleaning	$80.97	
	525419320	02/02/2026	Community Center mop and mat service	$78.64	
	525480356	02/11/2026	Corp. Yard linen service	$94.19	
	525480355	02/11/2026	Fleet towels, uniform cleaning	$61.86	
105995	02/13/2026			MISSION PRINTERS	$365.51
	Invoice	Date	Description	Amount	
	68102	01/30/2026	Window envelopes	$365.51	
		2210 - ISF - Stores Fund			
105996	02/13/2026			MOTOR SQUAD TRAINING INSTITUTE	$350.00
	Invoice	Date	Description	Amount	
	26-026-004	01/26/2026	527 Pre-Training Prep	$350.00	

City of Capitola

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
105997	02/13/2026			NICHOLE BRYANT	$595.00
	Invoice	Date	Description	Amount	
	NB020426	02/04/2026	Afterschool snacks reimbursement	$595.00	
105998	02/13/2026			OPPOSITE OF EAST	$3,300.00
	Invoice	Date	Description	Amount	
	000465-023	02/10/2026	BIA Communications Manager Services	$3,300.00	
		1321 - BIA - Capitola Village-Wharf BIA			
105999	02/13/2026			OUTDOOR SUPPLY HARDWARE	$48.05
	Invoice	Date	Description	Amount	
	877	01/26/2026	Hammer drill bits	$48.05	
106000	02/13/2026			PRIMARY WEAPONS SYSTEMS, INC	$3,328.52
	Invoice	Date	Description	Amount	
	INV62963	01/28/2026	MK111 MOD 2-M Rifle	$3,328.52	
106001	02/13/2026			ROBERT M PATTERSON	$50.00
	Invoice	Date	Description	Amount	
	RP020226	02/02/2026	Administrative Reviews Billing Statement 2/2/2026	$50.00	
106002	02/13/2026			SAN LORENZO LUMBER	$326.17
	Invoice	Date	Description	Amount	
	63-0877161	02/04/2026	Ceiling fan, tape	$130.58	
	55-1014220	02/10/2026	Anchor bolt, bearing plate, hex nuts	$86.44	
	55-1014238	02/10/2026	Wire twisters, bar ties, stakes, rebar	$109.15	
106003	02/13/2026			SANTA CRUZ COUNTY DEPT OF PUBLIC WORKS	$36,896.00
	Invoice	Date	Description	Amount	
	SCCO020526	02/05/2026	FY25/26 Household hazardous waste program cost sha	$36,896.00	
106004	02/13/2026			SANTA CRUZ COUNTY SHERIFF	$19,270.00
	Invoice	Date	Description	Amount	
	2026-CPD	08/19/2025	FY 25/26 SART Program Contribution	$19,270.00	
106005	02/13/2026			SANTA CRUZ LIVE SCAN INC.	$60.00
	Invoice	Date	Description	Amount	
	236	02/01/2026	New hire live scans	$60.00	
106006	02/13/2026			SANTA CRUZ SENTINEL	$656.00
	Invoice	Date	Description	Amount	
	0001465032	01/31/2026	January legal notices	$656.00	

City of Capitola

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
106007	02/13/2026			SECURITY CRIME PREVENTION CORP		$3,047.50
	Invoice	Date	Description		Amount	
	4300	01/31/2026	January 2026 Site Lockup and Walk Through		$2,800.00	
	4326	02/02/2026	January 2026 Prisoner Watch and Standby		$247.50	
106008	02/13/2026			SHANTA SHENOY		$1,820.00
	Invoice	Date	Description		Amount	
	SS020226	02/02/2026	Instructor payment		$1,820.00	
106009	02/13/2026			SHARPLINE SOLUTIONS, INC.		$1,688.76
	Invoice	Date	Description		Amount	
	4384	02/03/2026	Pothole repair		$648.18	
	4391	02/02/2026	Street markings		$1,040.58	
		1310 - Gas Tax				
106010	02/13/2026			SOQUEL CREEK ANIMAL HOSPITAL		$49.05
	Invoice	Date	Description		Amount	
	84436	01/16/2026	K-9 Bordetella Vaccination		$49.05	
106011	02/13/2026			SPECTRUM BUSINESS		$1,699.14
	Invoice	Date	Description		Amount	
	257413201020126	02/01/2026	February internet service		$1,699.14	
		1000 - General Fund		$512.38		
		2211 - ISF - Information Technology		$1,186.76		
106012	02/13/2026			STAPLES ADVANTAGE		$209.56
	Invoice	Date	Description		Amount	
	6055272460	02/06/2026	Pens, Utensils and Napkins		$209.56	
106013	02/13/2026			STATE STEEL COMPANY		$232.61
	Invoice	Date	Description		Amount	
	129327	02/03/2026	Steel		$232.61	
106014	02/13/2026			TPX COMMUNICATIONS		$1,986.62
	Invoice	Date	Description		Amount	
	188992674-0	01/23/2026	January phone service		$1,986.62	
		1000 - General Fund		$1,029.99		
		2211 - ISF - Information Technology		$956.63		
106015	02/13/2026			TRANSPORTATION ALLIANCE BANK INC.		$211.81
	Invoice	Date	Description		Amount	
	693018	01/23/2026	GB set (4), filaments		$211.81	
		1310 - Gas Tax				

City of Capitola

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
106016	02/13/2026			US BANK EQUIPMENT FINANCE		$1,223.07
	Invoice	Date	Description		Amount	
	573978608	01/25/2026	City Hall Copier Lease		$381.60	
	574777397	02/04/2026	Recreation copier lease		$179.90	
	574777603	02/04/2026	PD copier lease		$205.33	
	574777785	02/04/2026	City Hall Copier Lease		$456.24	
		1000 - General Fund		$385.23		
		2210 - ISF - Stores Fund		$837.84		
106017	02/13/2026			VERDE DESIGN INC		$11,953.08
	Invoice	Date	Description		Amount	
	7-2300302	02/10/2026	Jade St Park - universally accessible playground design		$11,953.08	
		1200 - Capital Improvement Fund				
106018	02/13/2026			WE ALL RIDE SANTA CRUZ		$283.97
	Invoice	Date	Description		Amount	
	4190349	01/28/2026	Battery		$283.97	
106019	02/13/2026			WESTERN EXTERMINATOR COMPANY		$220.42
	Invoice	Date	Description		Amount	
	90294970	01/28/2026	City Hall rodent control		$110.21	
	91486693	02/01/2026	Turnouts rodent control		$110.21	
106020	02/13/2026			WILDMIND SCIENCE LEARNING		$1,900.00
	Invoice	Date	Description		Amount	
	28692-5	02/04/2026	Camp Capitola field trips		$1,900.00	
106021	02/13/2026			AKTAR JAVED		$928.00
	Invoice	Date	Description		Amount	
	AJ012826	01/28/2026	#22-0438 836 Bay Ave PCR Refund		$928.00	
106022	02/13/2026			Bustillos, Jason		$86.00
	Invoice	Date	Description		Amount	
	JB020326	02/03/2026	Citation # 508123480		$86.00	
106023	02/13/2026			CHUCK BERG		$634.00
	Invoice	Date	Description		Amount	
	CB012826	01/28/2026	#24-0133 316 Capitola Ave PCR Refund		$634.00	
106024	02/13/2026			DHANESH PATEL		$216.62
	Invoice	Date	Description		Amount	
	DP012826	01/28/2026	#21-0122 720 Hill Street PCR Refund		$216.62	

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
106025	02/13/2026			INGELISE ROWE		$86.10
	Invoice	Date	Description		Amount	
	IR020626	02/06/2026	Afterschool Ice Cream Incentive Reimbursement		$86.10	
106026	02/13/2026			Isom, Maureen		$62.00
	Invoice	Date	Description		Amount	
	MI013026	01/30/2026	Citation # 503124547		$62.00	
106027	02/13/2026			JOE RUBALCABA		$500.00
	Invoice	Date	Description		Amount	
	JR012226	01/22/2026	#25-0374 Tree Deposit Refund		$500.00	
106028	02/13/2026			ROBERT S MOORE		$660.45
	Invoice	Date	Description		Amount	
	RSM012026	01/20/2026	#24-0151 Revocable Encroachment Permit Refund		$660.45	
		1000 - General Fund		$629.00		
		1317 - Technology Fee Fund		$31.45		
Type Check Totals:						$326,031.60
EFT						
35	02/09/2026			NECTAR HR		$4,350.00
	Invoice	Date	Description		Amount	
	INV39763	12/31/2025	Nectar Premium Annual Subscription		$4,350.00	
36	02/06/2026			NECTAR HR		$500.00
	Invoice	Date	Description		Amount	
	INV43647	02/05/2026	Reward Payment		$500.00	
Type EFT Totals:						$4,850.00
SCCB - SCCB Payroll						
Check						
7285	02/13/2026			CAPITOLA PEACE OFFICERS ASSOCIATION		$1,153.00
	Invoice	Date	Description		Amount	
	POA020626	02/06/2026	POA & gym dues PPE 1/31/26		$1,153.00	
		1001 - Payroll Payables				
7286	02/13/2026			EQUITABLE		$3,313.20
	Invoice	Date	Description		Amount	
	1832344	01/12/2026	February LTD, STD, AD&D, life insurance		$3,313.20	
		1001 - Payroll Payables				
7287	02/13/2026			US BANK PARS Acct 6746022400		$701.04
	Invoice	Date	Description		Amount	
	PARS020626	02/06/2026	PARS contributions PPE 1/31/26		$701.04	
		1001 - Payroll Payables				

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
Type Check Totals:					$5,167.24
EFT					
3024	02/01/2026			CalPERS Health Insurance	$96,755.44
	Invoice	Date	Description	Amount	
	1003170218	01/14/2026	February health insurance	$96,755.44	
		1000 - General Fund		$4,795.24	
		1001 - Payroll Payables		$91,960.20	
3132	02/09/2026			CalPERS Member Services Division	$67,937.95
	Invoice	Date	Description	Amount	
	1003207773-6	02/06/2026	PERS contributions PPE 1/31/26	$67,937.95	
		1000 - General Fund		$0.02	
		1001 - Payroll Payables		$67,937.93	
3133	02/09/2026			EMPLOYMENT DEVELOPMENT DEPARTMENT	$11,359.57
	Invoice	Date	Description	Amount	
	0-621-702-736	02/06/2026	State tax PPE 1/31/26	$11,359.57	
		1001 - Payroll Payables			
3134	02/09/2026			INTERNAL REVENUE SERVICE	$35,094.50
	Invoice	Date	Description	Amount	
	63186686	02/06/2026	Federal taxes & Medicare PPE 1/31/26	$35,094.50	
		1001 - Payroll Payables			
3135	02/09/2026			STATE DISBURSEMENT UNIT	$1,197.67
	Invoice	Date	Description	Amount	
	55458383	02/06/2026	Employee garnishments PPE 1/31/26	$1,197.67	
		1001 - Payroll Payables			
3136	02/09/2026			VOYA FINANCIAL	$10,904.50
	Invoice	Date	Description	Amount	
	VOYA020626	02/06/2026	Employee 457 contributions PPE 1/31/26	$10,904.50	
		1001 - Payroll Payables			
3137	02/09/2026			EMPLOYMENT DEVELOPMENT DEPARTMENT	$5,954.00
	Invoice	Date	Description	Amount	
	L0651852848	01/28/2026	Oct-Dec unemployment charges	$5,954.00	
		1001 - Payroll Payables			
Type EFT Totals:					$229,203.63

City of Capitola

City Checks Issued February 13, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
Checks			**100**		**$326,031.60**
EFTs			**2**		**$4,850.00**
All			**102**		**$330,881.60**
Payroll Totals					
Checks			**4**		**$10,115.38**
EFTs			**109**		**$435,960.67**
All			**113**		**$446,076.05**
Grand Totals:					
Checks			**104**		**$336,146.98**
EFTs			**111**		**$440,810.67**
All			**215**		**$776,957.65**

Cash Position – City of Capitola

February 20, 2026

City main account checks dated February 20, 2026, numbered 106029 to 106079 totaling $1,368,875.98, and 107 payroll EFTs totaling $208,974.31 for a grand total of $1,577,850.29, have been reviewed and authorized for distribution by the City Manager.

As of February 20, 2026, the unaudited cash balance is $4,937,982.

Jamie Goldstein — 2/27/26
City Manager — Date

Jim Malberg — 2/20/26
Administrative Services Director — Date

CASH BALANCE February 20, 2026

Fund	Description	Ending Balance
1000	General Fund	$ (5,645,125)
1001	Payroll Payables	234,528
Total General Funds		**$ (5,410,597)**
1010	Contingency Reserve	$ 2,364,346
1015	PERS Contingency Fund	1,690,919
1020	Emergency Reserve	1,592,776
1025	Facilities Reserve Fund	282,714
Total Reserve Funds		**$ 5,930,754**
1200	Capital Improvement Fund	**$ (2,080,092)**
2210	ISF - Stores Fund	$ 49,209
2211	ISF - Information Technology	557,835
2212	ISF - Equipment Replacement	205,895
2213	ISF - Self-Insurance Liability	(272,938)
2214	ISF - Workers Compensation	(82,137)
2216	ISF - Compensated Absences	(212,663)
Total Internal Service Funds		**$ 245,201**
TOTAL AVAILABLE GENERAL FUNDS		**$ (1,314,733)**
1300	SLESF - Supl Law Enfc	$ 98,523
1305	Restricted TOT	69,554
1308	SB1 Road Maint. & Rehab.	623,163
1309	RTC Streets	777,669
1310	Gas Tax	227,126
1311	Wharf	11,359
1313	General Plan Update and Maint	323,291
1314	Green Building Education	287,765
1315	Public Art Fee Fund	135,200
1316	Parking Reserve Fund	737
1317	Technology Fee Fund	117,466
1320	PEG - Public Education and Govt	71,827
1321	BIA - Capitola Village-Wharf BIA	17,300
1350	CDBG Grants	73,301
1351	CDBG Program Income	980
1360	Library Fund	71,656
1370	HOME Reuse	1,131,301
1372	Housing Trust	344,210
1373	Permanent Local Housing Allocatic	467,433
5552	Cap Hsg Succ- Program Income	1,402,853
Total Special Revenue Funds		**$ 6,252,715**
TOTAL CITY CASH BALANCE		**$ 4,937,982**

(1) February 20th balance does not include $1,000,125 held in the OPEB Trust.

City of Capitola

City Checks Issued February 20, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
106029	02/20/2026			ADAMS ASHBY GROUP INC.		$11,000.00
	Invoice	Date	Description		Amount	
	7522	02/13/2026	General admin of CDBG - Community Center		$5,000.00	
	7523	02/13/2026	General admin of CDBG - Jade Street Park		$6,000.00	
		1350 - CDBG Grants				
106030	02/20/2026			AMAZON CAPITAL SERVICES		$737.01
	Invoice	Date	Description		Amount	
	16QP-L6TQ-FLX4	02/11/2026	Certificate holders		$23.87	
	1L99-39JJ-H4PW	02/11/2026	File Folders		$15.72	
	1LWP-MXFY-MDHX	02/15/2026	Screen protector		$46.42	
	1KPM-H11C-MWJJ	02/17/2026	Card stocks, flag star		$69.26	
	1P93-3GP6-KRNV	02/17/2026	Binders, cable ties		$40.62	
	1XYT-YCN6-H4G3	02/17/2026	Drawers		$170.31	
	1G9Y-9TF7-PL63	02/13/2026	Paper clips, carboard sheets, charms, bookmark		$159.42	
	17JT-MDYC-6Y9Y	02/11/2026	Phone case, screen protector		$37.24	
	1HTJ-MRRW-YMGV	02/18/2026	Phone charger		$19.64	
	1GRH-7HLN-KNTW	02/10/2026	Clock, Compressed Air, Hand Sanitizer and Hand Soap		$154.51	
		1000 - General Fund		$713.14		
		2210 - ISF - Stores Fund		$23.87		
106031	02/20/2026			ARROWHEAD FORENSICS		$126.15
	Invoice	Date	Description		Amount	
	189497	02/10/2026	Evidence and Property Supplies		$126.15	
106032	02/20/2026			AT&T/CALNET 3		$288.63
	Invoice	Date	Description		Amount	
	000024812796	02/13/2026	February telephone service		$288.63	
		1000 - General Fund		$220.87		
		2211 - ISF - Information Technology		$67.76		
106033	02/20/2026			AT&T/CALNET 3		$1,768.38
	Invoice	Date	Description		Amount	
	000024813464	02/13/2026	February T-1 access		$1,768.38	
106034	02/20/2026			BAYSIDE OIL II INC.		$333.32
	Invoice	Date	Description		Amount	
	59912	02/11/2026	Hydraulic oil		$333.32	
106035	02/20/2026			BEN NOBLE		$23,992.50
	Invoice	Date	Description		Amount	
	1562	02/16/2026	Capitola Mall Zoning Code Amendments Services thru '		$23,992.50	
		1313 - General Plan Update and Maint				

City of Capitola

City Checks Issued February 20, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
106036	02/20/2026			BOONE LOW RATLIFF ARCHITECTS INC		$11,321.29
	Invoice	Date	Description		Amount	
	4443	02/04/2026	Community Center Construction Admin Services thru 1.		$2,732.50	
	4440	02/04/2026	Community Center Patio Renovation services thru 1.31.		$882.75	
	4444	02/04/2026	Jade Street Park Restroom Remodel Services thru 1.31		$4,974.34	
	4445	02/04/2026	Jade St Community Center renovation design services t		$2,731.70	
		1200 - Capital Improvement Fund				
106037	02/20/2026			CALE AMERICA INC.		$11,794.51
	Invoice	Date	Description		Amount	
	189037	12/18/2025	Parking Paystation Upgrade Kits & Installation		$11,794.51	
106038	02/20/2026			CALIFORNIA COAST UNIFORM COMPANY		$719.74
	Invoice	Date	Description		Amount	
	113983	02/10/2026	Uniform Shirts and Pants		$719.74	
106039	02/20/2026			COMPLETE PAPERLESS SOLUTIONS LLC		$5,471.08
	Invoice	Date	Description		Amount	
	4669	11/18/2025	Scanning services		$5,471.08	
106040	02/20/2026			CORODATA SHREDDING INC.		$63.56
	Invoice	Date	Description		Amount	
	DN1562000	01/31/2026	January Records shredding		$63.56	
106041	02/20/2026			DARREL VARNI ELECTRIC, INC		$18,879.00
	Invoice	Date	Description		Amount	
	2526-1	02/17/2026	Stockton Bridge RRFB Installation		$18,879.00	
		1200 - Capital Improvement Fund		$10,000.00		
		1310 - Gas Tax		$8,879.00		
106042	02/20/2026			EAST BAY TIRE CO.		$293.49
	Invoice	Date	Description		Amount	
	2215240	02/11/2026	Tires		$293.49	
106043	02/20/2026			EXECUTIVE FACILITIES SERVICES, INC.		$713.63
	Invoice	Date	Description		Amount	
	36776	02/01/2026	Jade Street Custodian Coverage		$713.63	
106044	02/20/2026			FERGUSON ENTERPRISES LLC #795		$379.48
	Invoice	Date	Description		Amount	
	6520945	02/11/2026	Toilet seats		$379.48	

City of Capitola

City Checks Issued February 20, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
106045	02/20/2026			FLYERS ENERGY LLC	$2,020.43
	Invoice	Date	Description		Amount
	26-575720	02/11/2026	375 gallons gasoline		$1,611.55
	26-575719	02/11/2026	86 gallons diesel		$408.88
106046	02/20/2026			GREEN HALO SYSTEMS INC	$200.00
	Invoice	Date	Description		Amount
	6290	02/03/2026	Waste Management Monthly Hosting		$200.00
		1314 - Green Building Education			
106047	02/20/2026			GUILLERMO E. VAZQUEZ	$117.12
	Invoice	Date	Description		Amount
	GV021326	02/13/2026	ICI CORE Training Travel Reimbursement (POST)		$117.12
106048	02/20/2026			HOME DEPOT CREDIT SERVICES	$164.53
	Invoice	Date	Description		Amount
	4523657	02/11/2026	Lumber		$43.33
	3513993	02/12/2026	Cloths, markers, edger, blades, pencil compass		$121.20
106049	02/20/2026			HOUSING AUTHORITY OF SANTA CRUZ COUNTY	$1,224.00
	Invoice	Date	Description		Amount
	26-07CSD	02/12/2026	Security Deposit Assistance Program Administration		$1,224.00
		5552 - Cap Hsg Succ- Program Income			
106050	02/20/2026			HYDROSCIENCE ENGINEERS INC.	$3,616.00
	Invoice	Date	Description		Amount
	331022002	02/02/2026	#24-0407 2178 41st Ave Stormwater Services		$3,616.00
106051	02/20/2026			KBA Document Solutions LLC	$116.59
	Invoice	Date	Description		Amount
	55Y1585611	02/17/2026	City Hall copier usage charges		$116.59
		2211 - ISF - Information Technology			
106052	02/20/2026			KIMLEY HORN AND ASSOCIATES INC	$1,548.08
	Invoice	Date	Description		Amount
	34891381	01/31/2026	Capitola Local Roadway Safety Plan through 1.31.26		$1,548.08
		1310 - Gas Tax			

City Checks Issued February 20, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
106053	02/20/2026			KING'S PAINT AND PAPER INC.		$206.81
	Invoice	Date	Description		Amount	
	DCDNQ	02/12/2026	Paint		$206.81	
106054	02/20/2026			LABORMAX STAFFING		$840.24
	Invoice	Date	Description		Amount	
	26-488984	02/13/2026	Public works seasonal labor 2/10 - 2/13/26		$840.24	
106055	02/20/2026			MASTER CLEANERS		$1,484.00
	Invoice	Date	Description		Amount	
	MC021726	02/17/2026	January 2026 Uniform Cleaning		$1,484.00	
106056	02/20/2026			MICHELE FAIA		$747.50
	Invoice	Date	Description		Amount	
	MF021726	02/17/2026	Instructor payment		$747.50	
106057	02/20/2026			MID COUNTY AUTO SUPPLY		$69.36
	Invoice	Date	Description		Amount	
	M-3267308	02/12/2026	Wiper blades		$69.36	
106058	02/20/2026			MISSION PRINTERS		$339.63
	Invoice	Date	Description		Amount	
	68183	02/13/2026	Business Cards		$76.70	
	68182	02/13/2026	Regular envelopes		$262.93	
		1000 - General Fund		$76.70		
		2210 - ISF - Stores Fund		$262.93		
106059	02/20/2026			PACIFIC GAS & ELECTRIC		$22,637.54
	Invoice	Date	Description		Amount	
	PGE021226-acct9	02/12/2026	February Monthly utilities		$18,587.72	
	PGE021226-acct92	02/12/2026	February Rispin Park Utilities		$156.31	
	PGE021226-acct5	02/12/2026	February Pacific Cove parking lot utilities		$3,893.51	
		1000 - General Fund		$12,942.80		
		1300 - SLESF - Supl Law Enfc		$102.85		
		1310 - Gas Tax		$8,604.48		
		1311 - Wharf		$987.41		

City Checks Issued February 20, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
106060	02/20/2026			PHIL ALLEGRI ELECTRIC INC.	$380.36
	Invoice	Date	Description	Amount	
	37132	02/12/2026	Monterey Ave Electrical Work	$380.36	
106061	02/20/2026			QUALITY ARBOR CARE, INC.	$1,500.00
	Invoice	Date	Description	Amount	
	1868	02/11/2026	Tree risk assessment	$1,500.00	
106062	02/20/2026			RRM DESIGN GROUP	$717.00
	Invoice	Date	Description	Amount	
	1783-11-PP25-2	02/09/2026	#25-0464 1475 41st Avenue Project Services	$717.00	
106063	02/20/2026			SAN LORENZO LUMBER	$459.06
	Invoice	Date	Description	Amount	
	55-1014624	02/12/2026	Bearing plates, hex nuts	$39.14	
	55-1014648	02/12/2026	Washers, blowgun kit, lever, saw blades, safety glasses	$200.42	
	55-1014655	02/12/2026	Freud router bit	$48.28	
	55-1014662	02/12/2026	Lumber	$75.91	
	55-1014865	02/13/2026	Bolts, nuts, washers	$31.33	
	55-1015246	02/17/2026	Aluminum, reducer, safety glasses, hose clamp	$63.98	
106064	02/20/2026			SANTA CRUZ ARMORY, INC.	$1,528.55
	Invoice	Date	Description	Amount	
	504438	12/19/2025	Pick-up, Disposal, and Recycle of Property Items	$1,528.55	
106065	02/20/2026			SANTA CRUZ COUNTY AUDITOR-CONTROLLER	$7,201.50
	Invoice	Date	Description	Amount	
	SCCO020426	02/04/2026	January citation processing	$7,201.50	
106066	02/20/2026			SANTA CRUZ MUNICIPAL UTILITIES	$123.20
	Invoice	Date	Description	Amount	
	SCMU020626	02/06/2026	January water service for medians	$123.20	

City of Capitola

City Checks Issued February 20, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
106067	02/20/2026			SOQUEL CREEK WATER DISTRICT		$10,451.65
	Invoice	Date	Description		Amount	
	42-14952-0020226	02/02/2026	42-14952 Cortez Park irrigation		$649.86	
	42-15297-0020226	02/02/2026	42-15297-00 426 Capitola Ave irrigation		$641.66	
	42-15969-0020226	02/02/2026	42-15969-00 Lawn Way irrigation		$192.04	
	42-16122-0020226	02/02/2026	42-16122-00 Esplanade fountain irrigation		$285.57	
	42-10504-0020226	02/02/2026	42-10504-00 Cliff Drive irrigation		$280.82	
	42-11090-0020226	02/02/2026	42-11090-01 Capitola Road irrigation		$641.66	
	42-11467-0020226	02/02/2026	42-11467-00 Jade Street park irrigation		$1,390.08	
	42-11517-0020226	02/02/2026	42-11517-00 41st Avenue irrigation		$641.66	
	42-14404-0020226	02/02/2026	42-14404-00 Monterey Ave. Nobel Gulch Park irrigation		$280.82	
	42-16130-0020226	02/02/2026	42-16130-00 Wharf Road irrigation		$280.82	
	42-16136-0020226	02/02/2026	42-16136-00 1400 Wharf Road irrigation		$988.66	
	42-16407-0020226	02/02/2026	42-16407-00 Bay Ave. irrigation		$280.82	
	34-18508-0020226	02/02/2026	34-18508-00 1510 McGregor Drive water service		$130.77	
	42-14431-0020226	02/02/2026	42-14431-00 Monterey Ave irrigation		$3,204.77	
	42-17688-0020226	02/02/2026	42-17688-00 Lawn Way irrigation 2		$280.82	
	42-18238-0020226	02/02/2026	42-18238-00 Capitola Road irrigation		$280.82	
		1000 - General Fund		$9,462.99		
		1311 - Wharf		$988.66		
106068	02/20/2026			SSB CONSTRUCTION		$441,635.39
	Invoice	Date	Description		Amount	
	SSB#9	12/31/2025	Community Center Renovation Project thru 12.31.25		$441,635.39	
		1200 - Capital Improvement Fund				
106069	02/20/2026			SSB CONSTRUCTION		$215,578.75
	Invoice	Date	Description		Amount	
	SSBPatio#3	12/30/2025	Community Center Patio Renovation Services through 1		$215,578.75	
		1200 - Capital Improvement Fund				
106070	02/20/2026			SSB CONSTRUCTION		$551,460.75
	Invoice	Date	Description		Amount	
	SSBTCP#2	12/31/2025	Treasure Cove Playground Project Services thru 12.31.		$551,460.75	
		1200 - Capital Improvement Fund				

City of Capitola

City Checks Issued February 20, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name		Transaction Amount
106071	02/20/2026			SUMMIT UNIFORMS		$531.56
	Invoice	Date	Description		Amount	
	37546	01/31/2026	Class A Jacket and Tailoring Charges		$531.56	
106072	02/20/2026			UNISAFE INC		$489.36
	Invoice	Date	Description		Amount	
	727042	02/10/2026	Evidence and Property Supplies		$489.36	
106073	02/20/2026			VERIZON WIRELESS		$2,177.25
	Invoice	Date	Description		Amount	
	6135695469	02/10/2026	February telephone charges		$2,177.25	
106074	02/20/2026			BELLOWS PLUMBING, HEATING, AIR & ELECTRICAL		$61.09
	Invoice	Date	Description		Amount	
	BP021726	02/17/2026	Permit #20250152 Reinstatement Fee Refund		$61.09	
106075	02/20/2026			BEN & WENDY HUDELSON		$5,747.00
	Invoice	Date	Description		Amount	
	BWH021726	02/17/2026	#25-0602 1540 Prospect Ave PCR Partial Refund		$5,747.00	
106076	02/20/2026			EXCEL CONSTRUCTION SERVICES INC.		$2,037.90
	Invoice	Date	Description		Amount	
	ECS021726	02/17/2026	Permit #20250492 Partial Refund		$2,037.90	
106077	02/20/2026			JESSICA GRIGSBY		$1,030.00
	Invoice	Date	Description		Amount	
	JG021726	02/17/2026	Permit #20240256 Partial Refund		$1,030.00	
		1000 - General Fund		$595.00		
		1313 - General Plan Update and Maint		$290.00		
		1314 - Green Building Education		$145.00		

City of Capitola

City Checks Issued February 20, 2026

Check Number	Invoice Number	Invoice Date	Description	Payee Name	Transaction Amount
106078	02/20/2026			PAJARO COAST SPECIAL EVENTS OFFICE	$250.00
	Invoice	Date	Description	Amount	
	PCSEO021826	02/18/2026	Capitola Museum Refundable Deposit	$250.00	
106079	02/20/2026			BROPRINTS INC.	$2,302.01
	Invoice	Date	Description	Amount	
	22449	02/19/2026	Capitola Lifeguard T-shirts and Sweatpants	$2,302.01	
Type Check Totals:					$1,368,875.98
SCCB - SCCB Payroll					
EFT					
3243	02/18/2026			EMPLOYMENT DEVELOPMENT DEPARTMENT	$530.60
	Invoice	Date	Description	Amount	
	1-636-188-496	02/13/2026	State tax employee final check	$530.60	
		1001 - Payroll Payables			
3244	02/17/2026			INTERNAL REVENUE SERVICE	$1,503.54
	Invoice	Date	Description	Amount	
	13682468	02/13/2026	Federal taxes & Medicare employee final check	$1,503.54	
		1001 - Payroll Payables			
Type EFT Totals:					$2,034.14

Checks	**51**	**$1,368,875.98**
EFTs	**0**	**$0.00**
All	**51**	**$1,368,875.98**

Payroll Totals

Checks	**0**	**$0.00**
EFTs	**107**	**$208,974.31**
All	**107**	**$208,974.31**

Grand Totals:

Checks	**51**	**$1,368,875.98**
EFTs	**107**	**$208,974.31**
All	**158**	**$1,577,850.29**

Capitola City Council

Agenda Report

Meeting: March 26, 2026

From: Public Works Department

Subject: Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan Update

Recommended Action: Adopt a resolution adopting the Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) 2025 Update, including Volume 1 and the City of Capitola Annex contained in Volume 2.

Background: The Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) provides a coordinated strategy to reduce the impacts of natural hazards such as earthquakes, flooding, coastal hazards, landslides, drought, and severe weather events across Santa Cruz County.

Hazard mitigation refers to sustained actions taken to reduce or eliminate long-term risks to people and property from natural hazards. Examples include infrastructure improvements, regulatory updates, emergency preparedness planning, natural resource protection, and public education.

The Disaster Mitigation Act of 2000 requires local governments to maintain an approved hazard mitigation plan in order to remain eligible for Federal Emergency Management Agency (FEMA) hazard mitigation grant funding programs. These plans must be updated every five years.

The City of Capitola previously adopted a local hazard mitigation plan specific to Capitola. The 2025 MJHMP update represents a new coordinated countywide planning effort led by Santa Cruz County Office of Response, Recovery, and Resilience (OR3) in collaboration with participating jurisdictions:

- County of Santa Cruz
- City of Capitola
- City of Scotts Valley
- City of Watsonville
- Scotts Valley Water District
- Soquel Creek Water District
- Pajaro Valley Water Management Agency
- Resource Conservation District of Santa Cruz County
- Santa Cruz Port District
- Cabrillo College

City staff participated in the planning process, including review of hazard risk assessments, mitigation strategies, and development of the City's jurisdictional "annex."

Discussion: The MJHMP is organized into two volumes.

- Volume 1 – Base Plan: The Base Plan provides the countywide framework for hazard mitigation planning. It includes hazard identification and risk assessment, community vulnerability analysis, mitigation goals and strategies, and an implementation framework.
- Volume 2 – Jurisdictional Annexes: Volume 2 includes individual annexes for each participating jurisdiction. These annexes identify locally relevant hazards, vulnerabilities, and mitigation actions.

The City of Capitola Annex documents hazards particularly relevant to the City, including coastal erosion, sea level rise, flooding associated with Soquel Creek, seismic hazards, drought, and severe weather.

The Annex also documents mitigation activities currently underway or planned by the City. Examples include resiliency planning for the Capitola Wharf and the Cliff Drive Resiliency Project, addressing bluff erosion and coastal hazards.

Public and Stakeholder Engagement

The MJHMP update was developed through a multi-year planning process that included coordination among participating jurisdictions, stakeholder engagement, and opportunities for public input. The process included planning team meetings, workshops, and review of draft materials.

City staff participated in the planning process and provided input on hazard prioritization, risk assessment data, and potential mitigation strategies relevant to Capitola.

FEMA Review and Approval

The updated Plan has been reviewed by the California Governor's Office of Emergency Services (Cal OES) and has been forwarded to FEMA Region IX for final review. Following adoption by participating jurisdictions, FEMA will issue a formal approval letter allowing the Plan to take effect.

The adoption resolution includes language allowing minor technical revisions if required during FEMA's final approval process.

Adoption of the Plan maintains the City's eligibility for FEMA hazard mitigation grant funding programs, including the Hazard Mitigation Grant Program and Flood Mitigation Assistance Program.

General Plan Integration

State law allows local jurisdictions to integrate a FEMA-approved Hazard Mitigation Plan into the Safety Element of their General Plan pursuant to Government Code Sections 65302, 65302.6, and 8685.9 (AB 2140). This integration may improve eligibility for certain post-disaster hazard mitigation funding.

Staff recommends adopting the Hazard Mitigation Plan at this time without amending the General Plan Safety Element. The City is currently undertaking additional climate planning efforts, including a sea level rise vulnerability assessment and a future Climate Action Plan update. Staff anticipates evaluating potential Safety Element updates in coordination with those broader planning efforts at a later date.

Fiscal Impact: There is no direct fiscal impact associated with adoption of the Plan. The plan was prepared using a regional grant obtained by Santa Cruz County at no direct cost to the City. Adoption ensures that the City remains eligible for FEMA hazard mitigation funding programs that may support future infrastructure improvements and resilience projects.

CEQA: Adoption of the Hazard Mitigation Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15262 (Feasibility and Planning Studies). The Plan provides planning guidance and mitigation strategies but does not authorize construction or other physical development. Environmental review will occur as required for any future projects implemented pursuant to the Plan.

Attachments:

1. Resolution adopting the Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update
2. City of Capitola Municipal Annex (Volume 2)
3. Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan – Volume 1 https://www.dropbox.com/scl/fi/zvlr3u8q5exe646c4ejjb/Santa-Cruz-Co-MJHMP-2025-FEMA-Draft-20260227.pdf?rlkey=znvwjxv3o2lb4z68cjmyjp0sd&e=1&dl=0

Alignment with 2025-2029 Strategic Plan Priority: Community Safety; Economic Opportunity; Healthy Families, Community, and Environment; Sustainable Infrastructure

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk; Marc Tran, City Attorney

Approved By: Jamie Goldstein, City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA ADOPTING THE SANTA CRUZ COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2025 UPDATE

WHEREAS, the Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update ("Plan") recognizes the threat that natural hazards pose to people, property, infrastructure, and natural resources within our community; and

WHEREAS, the implementation of hazard mitigation actions can significantly reduce the risk of injury, loss of life, property damage, and disruption caused by future natural hazard events; and

WHEREAS, the federal Disaster Mitigation Act of 2000 (DMA 2000) requires all cities, counties, and special districts to have adopted a Hazard Mitigation Plan to receive pre-and post-disaster mitigation funding from the Federal Emergency Management Agency (FEMA); and

WHEREAS, the City of Capitola fully participated in the FEMA-prescribed mitigation planning process to prepare the Plan; and

WHEREAS, a coalition of Santa Cruz County local governments and special districts embarked on a planning process to prepare for and lessen the impacts of specified hazards by updating the Plan; and

WHEREAS, each participating jurisdiction, including the City of Capitola, has been responsible for reviewing and approving its respective Jurisdictional Annex within the Plan, and the Plan compiles individual annexes into a unified framework to ensure a comprehensive and coordinated hazard mitigation strategy for the entire Santa Cruz County planning area, aligned with the goals, objectives, and priorities of the Plan; and

WHEREAS, the Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update is comprised of two volumes, including Volume 1: Base Plan, which contains the countywide hazard mitigation framework and risk assessment, and Volume 2: Jurisdictional Annexes, which document the hazard profiles, vulnerabilities, and mitigation actions of participating jurisdictions; and

WHEREAS, a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the Plan; and

WHEREAS, the California Governor's Office of Emergency Services (Cal OES) has reviewed and approved the Plan and has forwarded the plan to FEMA Region IX for final review and approval.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Capitola hereby adopts the Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update as an official plan of the jurisdiction. The City of Capitola adopts Volume 1 of the Plan

in its entirety and acknowledges that the City of Capitola Jurisdictional Annex contained in Volume 2 represents the jurisdiction's specific hazard mitigation strategies and responsibilities.

BE IT FURTHER RESOLVED, the City Council authorizes staff to make minor technical edits or administrative corrections to the Plan, as necessary to address FEMA review comments, prior to final adoption; and

BE IT FURTHER RESOLVED that the City Council further encourages the respective departments identified in the implementation strategy of the plan to carry out the recommended mitigation actions assigned to them; and

BE IT FURTHER RESOLVED the proposed project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the CEQA Guidelines Section 15061(b)(3) (common sense exemption), and Section 15262 (Feasibility and Planning Studies); and

BE IT FURTHER RESOLVED, this Adoption Resolution will be submitted to Cal OES on behalf of the City of Capitola by Santa Cruz County Staff to enable the Plan's final approval by Cal OES and FEMA.

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 26th day of March 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Margaux Morgan, Mayor

ATTEST:

_____
Julia Gautho, City Clerk

Section 1. City of Capitola

Municipal Annex

SANTA CRUZ COUNTY
MULTI-JURISDICTIONAL
HAZARD MITIGATION PLAN

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Santa Cruz County

2025 Multi-Jurisdictional Hazard Mitigation Plan

Volume 2, Section 1: City of Capitola (CPT)

Municipal Annex

Adoption Record ..... **vi**

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Adoption Record

To comply with the Federal Disaster Mitigation Act of 2000 (DMA 2000), the City of Capitola City Council has officially adopted this 2025 Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan, including Volume 1 in its entirety as well as this Volume 2 municipal annex. The adoption of the MJHMP recognizes the city's commitment to reducing the impacts of natural hazards within its jurisdiction and across Santa Cruz County.

A copy of the city's adoption record is provided on the following pages. Adoption records for all jurisdictions are summarized in Volume 1, Table ES-1.

INSERT City of Capitola adoption record

Section 1. City of Capitola

1.1 Scope & Purpose

This annex details the elements specific to the City of Capitola in the 2025 Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). This annex is not intended to be a standalone document but appends to and supplements the information contained in the umbrella plan document (Volume 1). As such, all sections of the umbrella plan, including the planning process and other procedural requirements apply to and were met by the City of Capitola. This annex provides additional information specific to the City of Capitola, with a focus on providing additional details on the planning process, risk assessment, and mitigation strategy for this jurisdiction.

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1.2 Jurisdictional Setting

The City of Capitola is located in coastal Santa Cruz County in Central California, at the northern shore of the Monterey Bay approximately 70 miles southeast of San Francisco. Capitola bounded by developed unincorporated areas of Santa Cruz County (west), State Route 1 (north), New Brighton State Beach (east), and Monterey Bay (south). Capitola is best described as a small beach town with historic charm.

The City of Capitola encompasses approximately 1.7 square miles, with an average elevation of 13 feet above sea level. The City's coastal location and low elevation make it particularly vulnerable to coastal hazards, including flooding, sea level rise, and tsunami inundation zones, which are further explored in later sections of this plan. The City of Capitola's location within Santa Cruz County and the State of California are shown in Figure 1-1.

- **Date of Incorporation**: January 11, 1949
- **2023 Population**: 9,813 (ACS 5-Year, 2018-2023)
- **Population Growth**: The city has experienced an estimated population decrease of 1.7% between 2013 and 2023. (ACS 5-Year, 2018-2023)

1.2.1 Geography & Climate

The City of Capitola is located on the north shore of Monterey Bay and at the mouth of Soquel Creek, which plays a central role in its hydrology and has influenced both coastal development patterns and floodplain management. Figure 1-1 provides a regional location map.

The terrain of Capitola varies from sandy beaches, costal bluffs, knolls, and valleys. Residential uses occupy 52 percent of the land within the Capitola city limits, followed by commercial and industrial at 21 percent, and then open space and recreation uses at 14 percent.

Capitola's climate is Mediterranean, with warm to hot, dry summers and mild, wet winters. Average high temperatures in the summer can reach the 80s to low 90s degrees Fahrenheit (°F), while winter lows typically range from the upper 30s to mid-50s°F. Most precipitation falls between November and March, with minimal rainfall during the summer months. Snowfall is virtually nonexistent due to the city's low elevation of just above sea level. Figure 1-2 depicts the average annual precipitation in Capitola between 1991 and 2020. While Capitola's geography and climate support a thriving tourism industry, they also pose hazard risks such as coastal hazards (e.g., coastal erosion, wave run-up, and tsunami), flooding, drought, and wildfire in surrounding areas.

1.2.2 Historical Overview

Capitola began its transformation into a built community in the early 1870s with the establishment of Camp Capitola, California's first seaside resort, on land acquired by Frederick A. Hihn. Originally a seasonal tent encampment, the resort evolved into a permanent coastal village featuring iconic structures such as Hotel Capitola, which opened in the 1890s, and the Venetian Court Apartments, constructed in 1924 as the state's first seaside condominium complex. These developments laid the foundation for Capitola's enduring identity as a coastal retreat.

Following its formal incorporation on January 11, 1949, Capitola experienced substantial residential growth during the 1950s and 1960s, especially in the Jewel Box neighborhood, where streets bear gemstone-inspired names. According to the 2024 Housing Element, approximately 88 percent of the city's housing units were built before 1980, reflecting this mid-century expansion. While these homes contribute to the city's architectural character, they also present challenges related to aging infrastructure, seismic vulnerability, and energy efficiency, highlighting the need for reinvestment and rehabilitation programs.

Today, Capitola's built environment reflects a blend of historic resort-era structures, mid-20th-century suburban housing, and more recent infill and redevelopment projects. The Hihn Building (1883), listed on the National Register of Historic Places, remains the city's oldest commercial structure and a prominent symbol of Capitola's development history. Several historic structures stand today as testaments to Capitola's heritage. The Hihn Building (built in 1883) is the city's oldest commercial edifice, characterized by distinct Classical architecture and listed on the National Register of Historic Places.

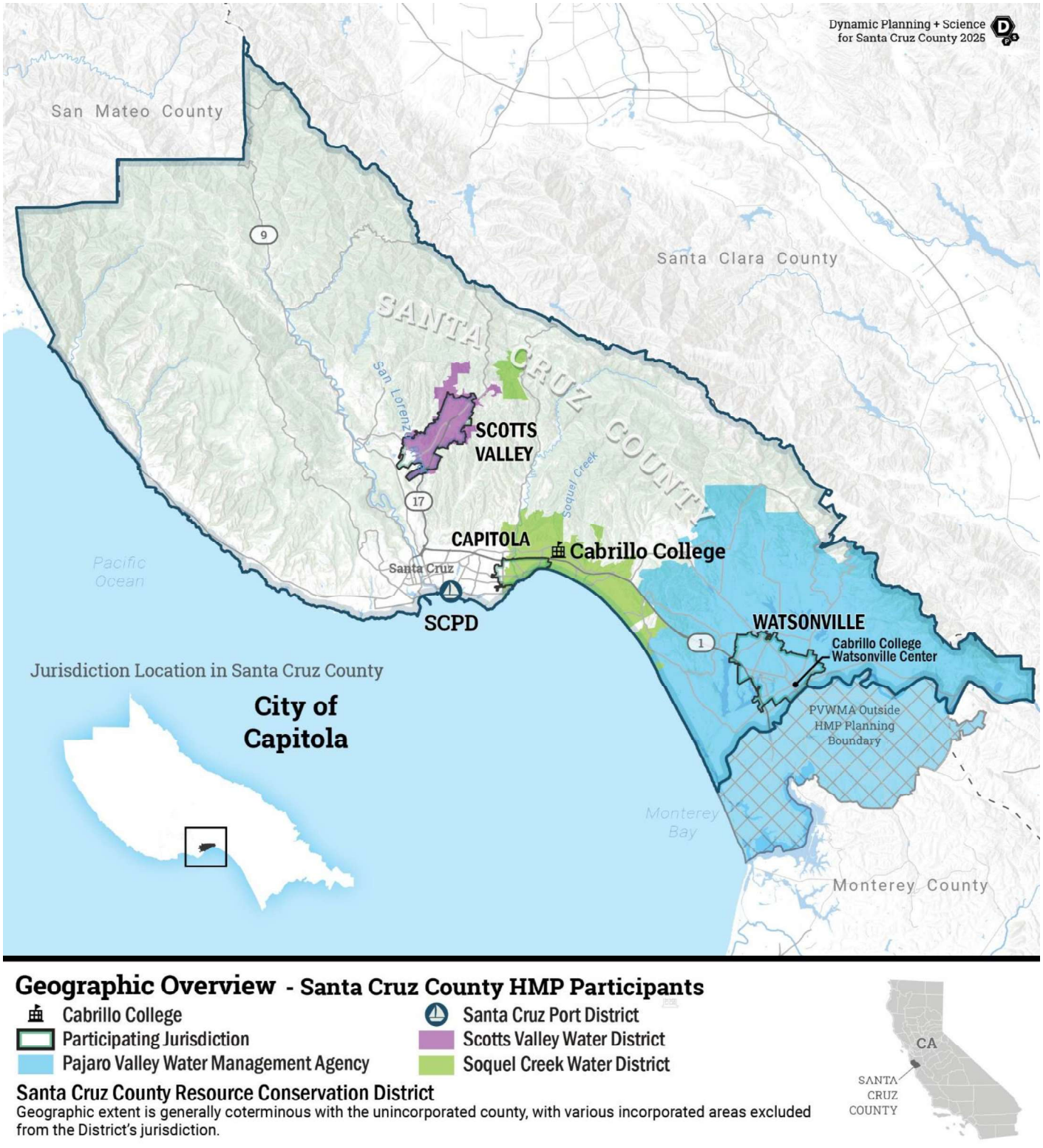


Figure 1-1: City of Capitola Sphere of Influence

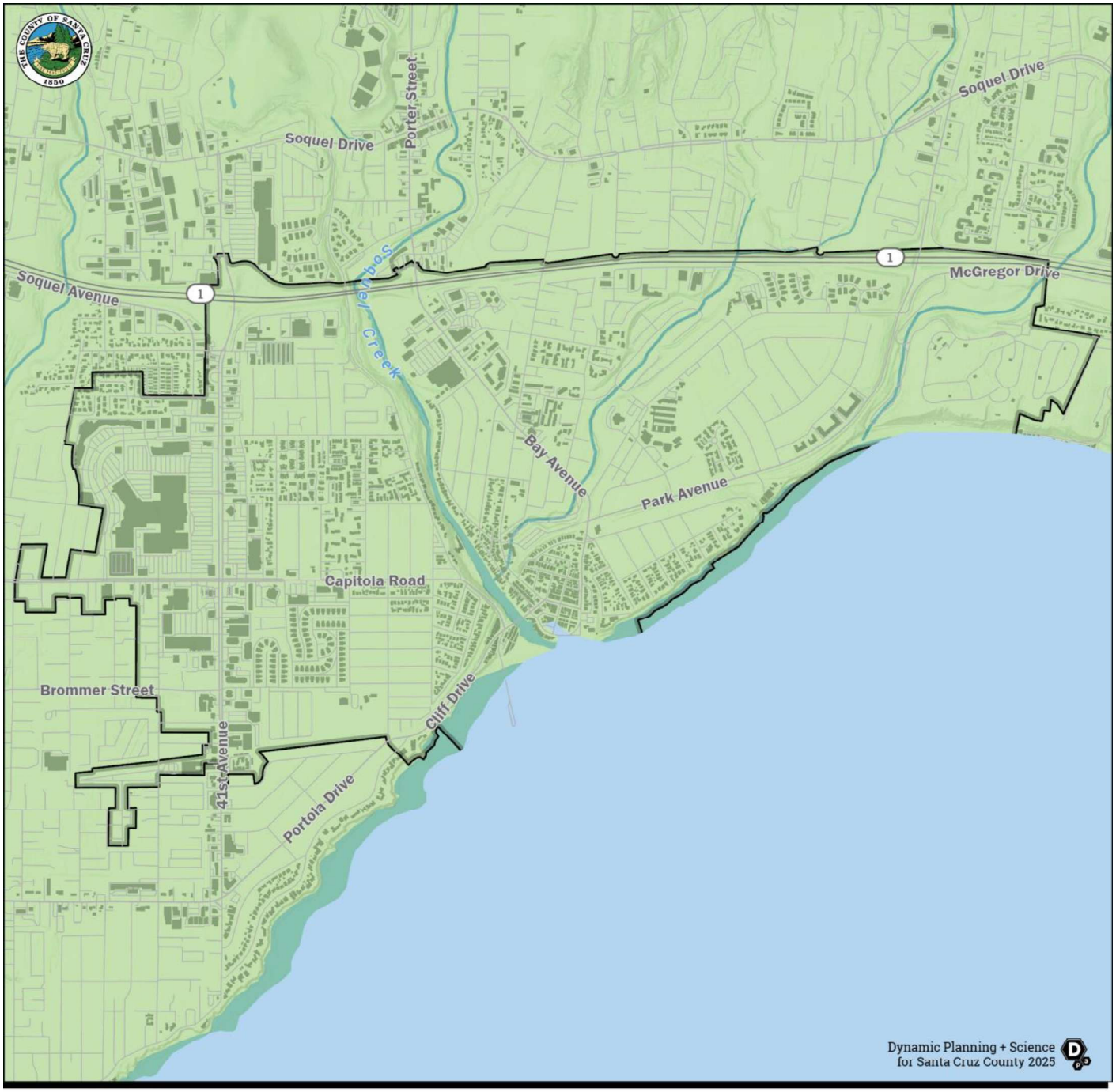


Figure 1-2: City of Capitola Average Annual Precipitation Map

1-4

1.2.3 Demographics & Vulnerable Populations

This section describes the demographic characteristics of the City of Capitola to guide hazard mitigation planning efforts. Natural disasters affect communities both physically and socially, with demographic composition playing a central role in determining how impacts are distributed, particularly among vulnerable groups facing greater challenges in preparedness, response, and recovery. Understanding the area's social and economic landscape also helps assess potential social costs from infrastructure damage, including housing, industry, public facilities, essential services, and transportation.

Exploring local demographic data may help to identify groups and geographic areas with specific vulnerability to hazard events. In the context of all-hazards preparedness and response planning, at-risk individuals (often used interchangeably with "vulnerable populations") are defined federally as "children, pregnant women, senior citizens, and other individuals who have access or functional needs in the event of a public health emergency." (42 U.S.C. § 2802(b)(4)(B) (2019)) These populations may include, but are not limited to, individuals who are economically disadvantaged, living with disabilities, dependent on caregivers, from historically marginalized communities, have limited English proficiency or are non-English speaking, lack access to transportation, are experiencing homelessness, or have chronic medical conditions.

Certain populations face greater risk following a natural hazard event due to age, economic mobility, physical disability, geographic location, or a combination of factors. Vulnerability in the face of a hazard event is not a fixed characteristic; the same individual may be at risk for some hazards but not at risk for others. Planning for vulnerable populations in the context of hazard mitigation can help communities to prioritize limited resources where they will be the most effective. Refer to Volume 1, Section 1.4.3, for a more in-depth discussion of planning for vulnerable populations, at-risk individuals with access and functional needs, and environmental justice.

The total population, total number of households, and average household size of the City of Capitola are presented in Table 1-1, compared to the other municipalities and Santa Cruz County. The city has the smallest population of all the incorporated municipalities.

Table 1-1: Population and Housing Summary

Jurisdiction	Total Population	Total Households	Average Household Size
City of Capitola	**9,813**	**5,086**	**1.89**
Santa Cruz County	266,021	106,635	2.36

Source: ACS 5-Year, 2018-2023

1.2.3.1 Income & Housing

Economic mobility is one of the most important predictors of natural hazard vulnerability. Low-income residents are more likely to occupy housing which is inadequately maintained or otherwise poorly built to withstand extreme events. For example, mobile or modular homes are more susceptible to damage in earthquakes and floods than other types of residences and are less likely to contain A/C units to cope with high heat events. In urban areas, low-income residents are more likely to occupy older homes and apartment complexes with unreinforced masonry, which is particularly susceptible to seismic damage.

Low-income households and communities face disproportionate financial burden from costs associated with disaster preparedness, response, and recovery. Disasters create unexpected expenses which may serve as "tipping points" for families and individuals living on the edge of poverty or homelessness. Recovery costs may be higher for those without resources to conduct hazard mitigation activities ahead of time. Families and individuals who lack access to transportation may be unable to evacuate ahead of an emergency. (Krause & Reeves, 2017)

Low-income residents and renters are also less likely to purchase insurance, meaning that those with the most to lose during an event are also the least prepared to deal with potential losses. Major hurricane events in recent history such as Harvey, Irma, and Katrina all demonstrate that low-income and/or historically marginalized communities face increased vulnerability to hazard events and struggle the most to recover.

Median household income in the City of Capitola was $96,412, with an overall poverty rate of 13.9%. By comparison, median income and poverty rates for Santa Cruz County were $109,266 and 11.2%, respectively. (see Table 1-2) Median income and poverty rates are also shown on the block group level in Figure 1-3 and Figure 1-4.

Table 1-2: Household Income and Poverty Levels

Jurisdiction	Median Income	Poverty Rate
City of Capitola	**$96,412**	**13.9%**
Santa Cruz County (Total)	$109,266	11.2%

Source: ACS 5-Year, 2018-2023

Renters are also more vulnerable to natural hazards, as they are less likely to take out property insurance and the decision to make major structural improvements typically lies with the property owner. Federal disaster recovery services can exacerbate inequality between renters and homeowners; payout amounts are significantly higher for homeowners applying through FEMA's Individual Assistance (IA) program; from 1999 to 2013 U.S. homeowners saw their wealth increase with local hazard damages, whereas renters' wealth decreased. (Howell, Junia; Elliot, James, 2019)

Approximately 50% of occupied housing units in City of Capitola are renters, compared to 40% for Santa Cruz County as a whole; refer to Table 1-3. Apartments, condominiums, and mobile homes represent 64% of Capitola's housing stock, while single-family residential dwelling units represent 36%. Hence, Capitola has a much higher percentage of renter occupied dwelling units than Santa Cruz County has a whole. Figure 1-5 depicts housing occupancy in Capitola.

Table 1-3: Owner- and Renter Occupied Households

Jurisdiction	# Occupied Housing Units	# Renter Occupied	% Renter Occupied	# Owner Occupied	% Owner Occupied
City of Capitola	**4,506**	**2,241**	**49.7%**	**2,265**	**50.3%**
Santa Cruz County	96,873	38,771	40.0%	58,102	60.0%

Source: ACS 5-Year, 2018-2023

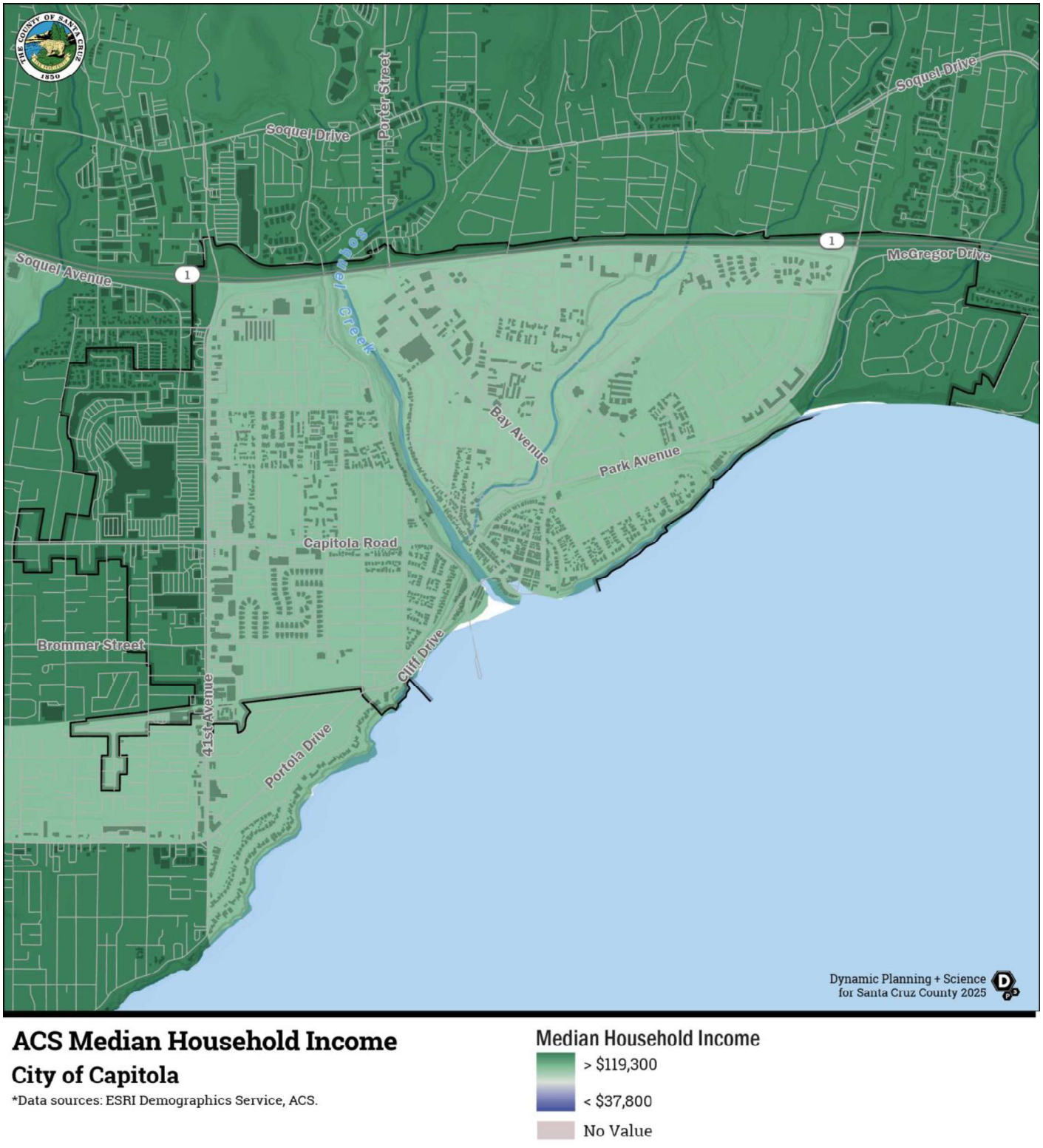


Figure 1-3: City of Capitola Median Household Income Map

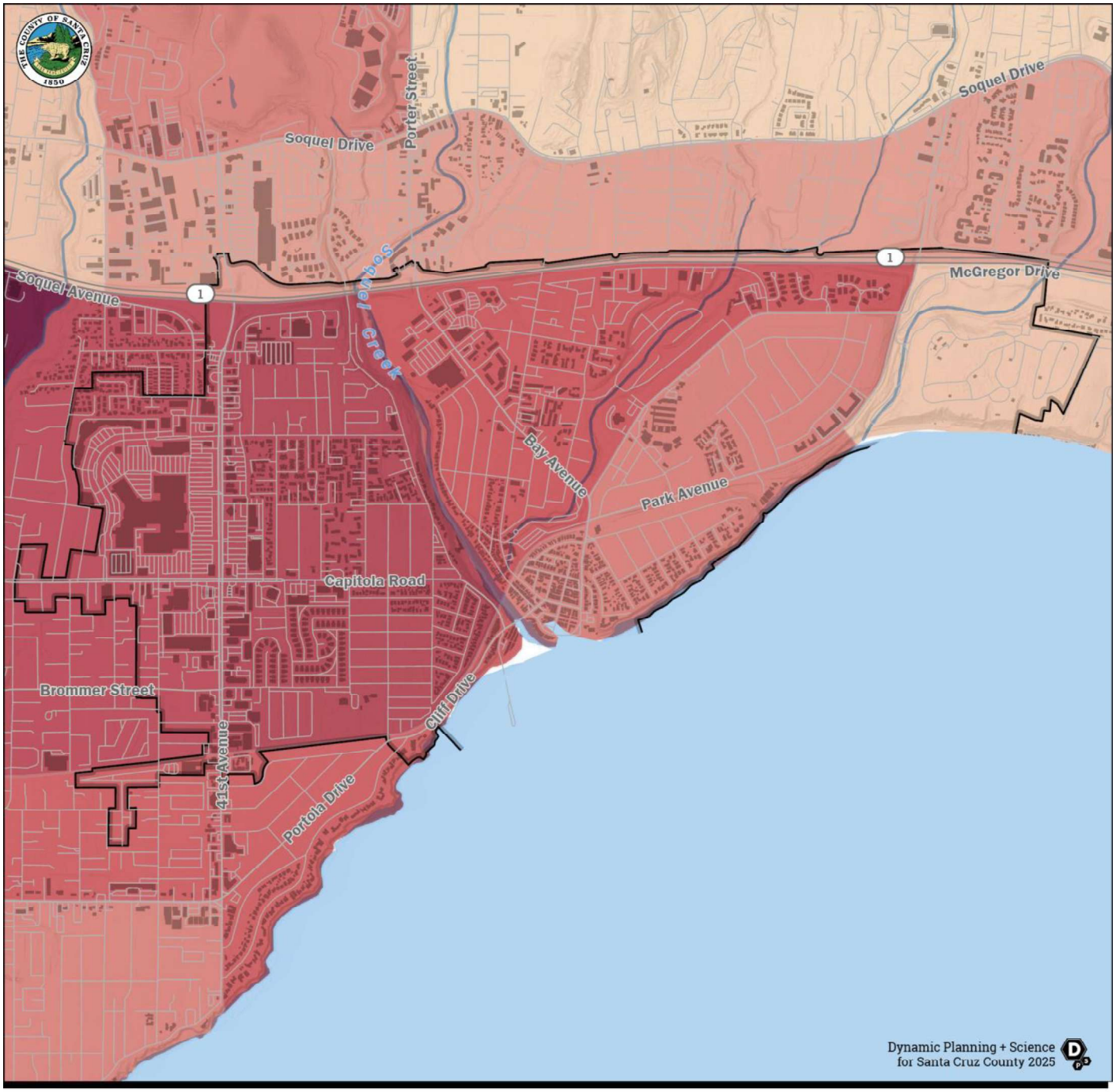


Figure 1-4: City of Capitola Poverty Status Map

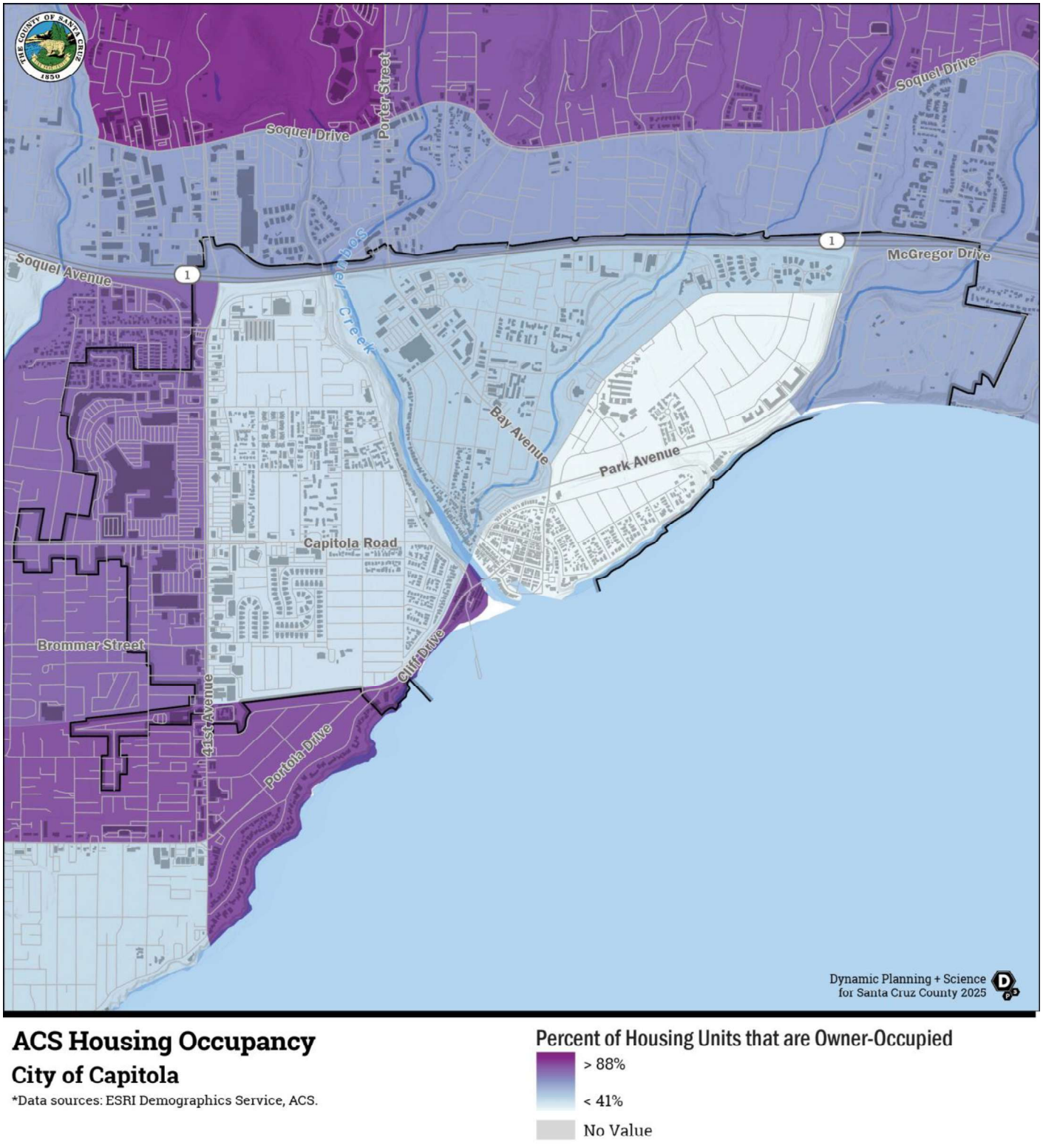


Figure 1-5: City of Capitola Occupied Housing Units Map

1.2.3.2 Dependent & Disabled Populations

Age is a significant factor in assessing vulnerability to natural hazards. Both older adults and children are considered dependent populations due to their reliance on caregivers for safety, mobility, and support during emergency events. These populations face heightened risks during disasters such as floods, wildfires, and earthquakes, particularly when compounding factors such as poverty, disability, or social isolation are present.

In the City of Capitola, approximately 35.3% of households include at least one individual over the age of 65, and 10.4% of all households consist of seniors living alone. While only 2.3% of senior households live below the poverty line (Table 1-4), seniors—particularly those who are low-income or socially isolated—remain among the most vulnerable populations in disaster situations. Challenges for older adults may include limited mobility, chronic health conditions, reduced digital literacy, and lack of access to real-time emergency alerts. Seniors living alone may require additional assistance during evacuations or power outages, and assisted living facilities necessitate advanced coordination to ensure continuity of care and safety during emergencies.

Children represent another dependent population requiring special consideration. In Capitola, 19.4% of households include individuals under the age of 18, with 7.3% of these households headed by a single caregiver. During emergencies, children are entirely dependent on caregivers for decision-making, transportation, and access to essential resources. Disruptions to schools, childcare, and youth services can result in significant emotional, educational, and developmental impacts. Families with limited means or single caregivers may also face greater challenges in securing housing, supplies, and recovery assistance.

Figure 1-6 highlights areas within Capitola with higher concentrations of economically dependent age groups, informing targeted outreach and response strategies during emergencies.

Table 1-4: Economically Dependent Age Groups

Jurisdiction	% Households 65+	% Households 65+ Living Alone	% Households 65+ in Poverty	% Households <18	% Households <18 w Single Caregiver
City of Capitola	**35.3%**	**10.4%**	**2.3%**	**19.4%**	**7.3%**
Santa Cruz County	33.4%	7.9%	2.7%	24.8%	6.0%

Source: ACS 5-Year, 2018-2023

Elderly populations face increased risks during disaster events due to age-related health conditions, mobility limitations, and potential social isolation. In Capitola, approximately 16% of the non-institutionalized population lives with a disability, a slightly higher rate than the countywide average of 11.1% (Table 1-5).

Table 1-5: County-Wide Non-Institutionalized Disabled Population

Jurisdiction	# Persons w Disability	% Persons w Disability
City of Capitola	**1,631**	**16.6%**
Santa Cruz County	29,557	11.1%

Source: ACS 5-Year, 2018-2023

Among those with access and functional needs, elderly individuals with disabilities represent a highly vulnerable subpopulation when it comes to disaster preparedness, response, and recovery. This group includes seniors living with physical or cognitive impairments such as hearing or vision loss, reduced mobility, reliance on assistive medical devices, neurodivergence, or chronic health conditions that may be exacerbated by hazard events (e.g., exposure to wildfire smoke or extreme heat).

illustrates the distribution of elderly individuals (age 65+) with disabilities across the City of Capitola. The data shows notable concentrations—exceeding 47% of the elderly population—in several distinct neighborhoods, primarily located in the northern, eastern, and southeastern portions of the city. These include areas around East Lake Avenue, Green Valley Road, Airport Boulevard, and Freedom Boulevard, as well as pockets near the Pajaro River.

The combination of advanced age and disability can present significant challenges not only during emergency response but also in implementing hazard mitigation measures. Elderly individuals with disabilities may face physical, financial, or logistical barriers to undertaking activities such as seismic retrofitting, anchoring fuel tanks, installing foundation bracing, or implementing residential flood-proofing techniques. Many live in older housing stock that is more vulnerable to earthquake damage or repetitive flooding and may lack the resources or support networks needed to complete mitigation upgrades.

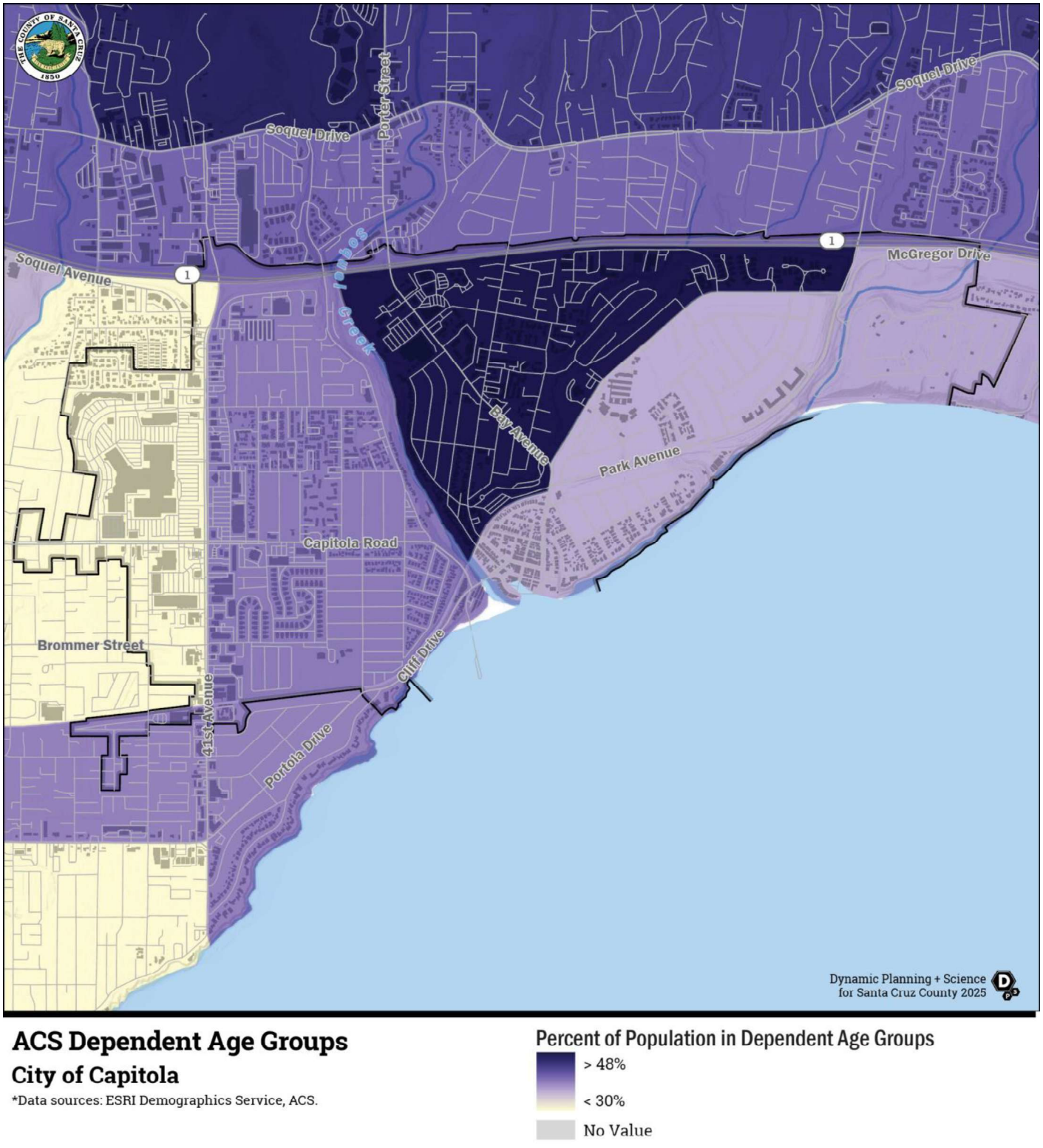


Figure 1-6: City of Capitola Economically Dependent Age Groups Map

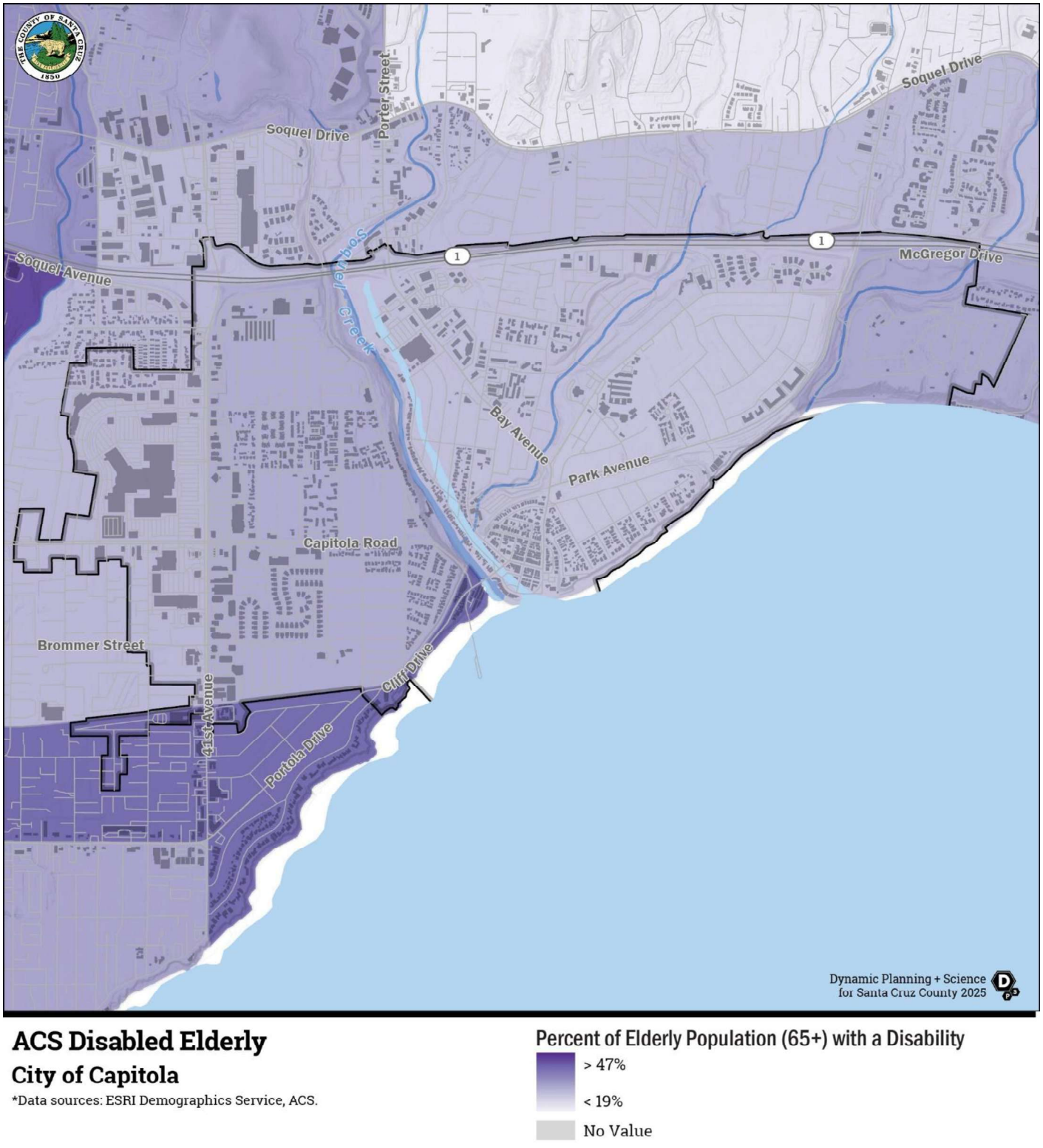


Figure 1-7: City of Capitola Disabled Elderly Map

1.2.3.3 Race, Ethnicity & Language

Natural disasters compound racial disparities; non-white individuals and communities receive less recovery aid from FEMA than their white counterparts, even where the amount of damage is the same. (Howell, Junia; Elliott, James R., 2019) (National Advisory Council, 2020) These disparities are evidence of the complicated relationship between disaster recovery and overlapping social vulnerabilities including race, income, language, and health. Black and Latinx residents are more likely to be low income and renters, conditions which create barriers to navigating FEMA's Individual Assistance programs. Communities with more non-white residents may have lower tax revenue and property values, which means less investment in mitigation and rebuilding efforts before and after an emergency.

Figure 1-8 depicts the racial and ethnic composition of the City of Capitola. According to ACS data, the city is predominantly White, non-Hispanic, with smaller proportions of Hispanic or Latino, Asian, and other racial or ethnic groups distributed throughout the community. Unlike neighboring Watsonville, Capitola does not have a single predominant minority group across most census tracts, reflecting a more demographically homogenous population base.

Residents with limited English proficiency (LEP) face heightened barriers to understanding emergency alerts, accessing preparedness resources, and navigating post-disaster recovery programs. In Capitola, approximately 10% of households speak Spanish, but only 1% report limited English proficiency, both rates significantly lower than the countywide average (Table 1-6). Figure 1-9 highlights where Spanish-speaking populations are concentrated in Capitola.

Table 1-6: County-Wide Household Languages

Jurisdiction	# Spanish Speaking Households	% Spanish Speaking Households	# Limited English Households	% Limited English Households	# Other Language Households
City of Capitola	511	10.0%	49	1.0%	0
Santa Cruz County (Total)	18,325	17.2%	3,354	3.1%	90

Source: ACS 5-Year, 2018-2023

While Capitola's LEP population is relatively small, considerations for inclusive communication remain important. Hazard mitigation planning should ensure that translated materials and culturally relevant outreach are available where needed, while also addressing the needs of seniors, renters, and other vulnerable groups who may face barriers to preparedness and recovery. Integrating equity-focused strategies will help ensure that all residents of Capitola, regardless of language or cultural background, have equitable access to life-safety information and mitigation resources.

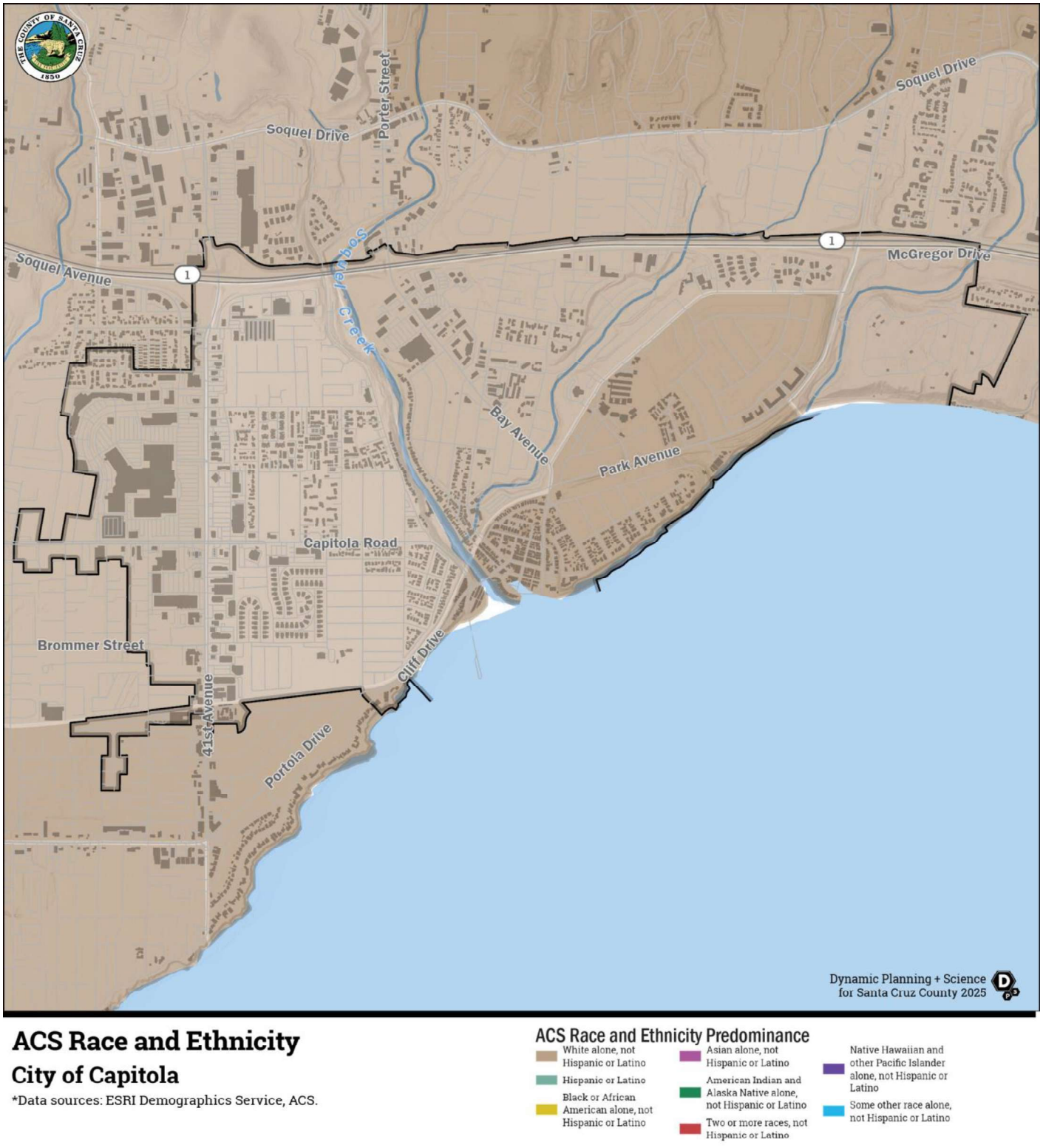


Figure 1-8: City of Capitola Race and Ethnicity Predominance Map

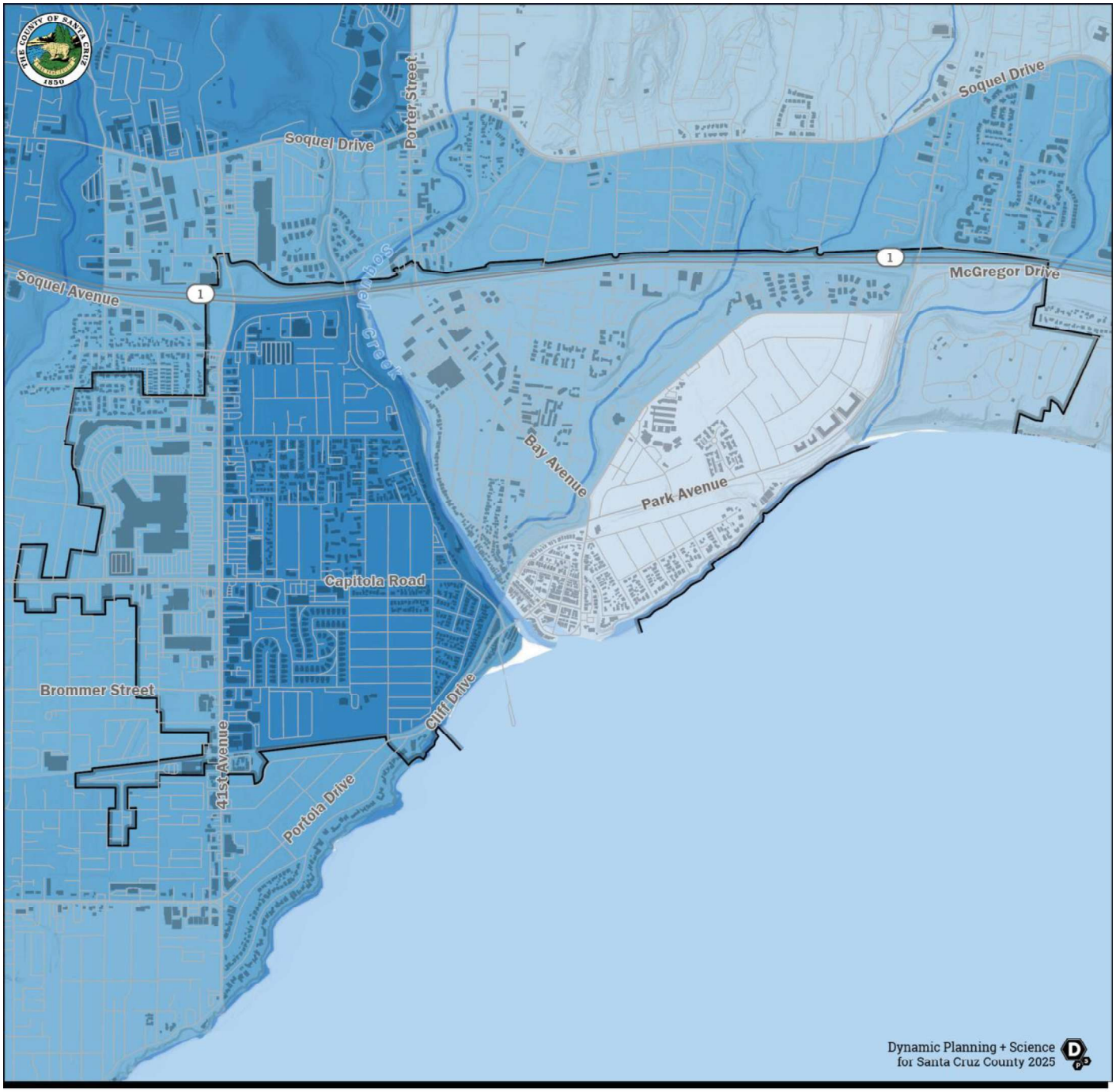


Figure 1-9 City of Capitola Spanish-Speaking Population Map

1.2.3.4 Social Vulnerability Index (SVI)

The Centers for Disease Control and Prevention (CDC) Social Vulnerability Index (SVI) for City of Capitola reveals important spatial and demographic patterns that have direct implications for equitable hazard mitigation planning. As discussed in detail in Volume 1, Section 1.4.3.6, the SVI is a composite measure developed by the CDC to identify communities that are more likely to require support before, during, and after a disaster. It incorporates a range of factors across four key dimensions: socioeconomic status, household composition and disability, minority status and language, and housing type and transportation access. The resulting index score ranges from 0 (lowest vulnerability) to 1 (highest vulnerability).

For the City of Capitola, the SVI reveals a moderate to high level of social vulnerability among its population; all areas within the city's incorporated boundaries have an SVI of 0.75 or less (Figure 1-10). Most of the city falls within the 0.5001 to 0.7500 SVI range, indicating populations that may be more impacted by natural hazards such as coastal flooding or earthquakes. This suggests that while residents may have some capacity to prepare for, respond to, and recover from disasters, there are still significant segments of the population that could face challenges, particularly during major hazard events.

Neighborhoods in the eastern and western parts of Capitola generally exhibit lower levels of social vulnerability (SVI range: 0.2501 to 0.5000), reflecting comparatively greater community resilience due to stronger indicators such as higher income, better educational attainment, more stable housing, and improved access to transportation..

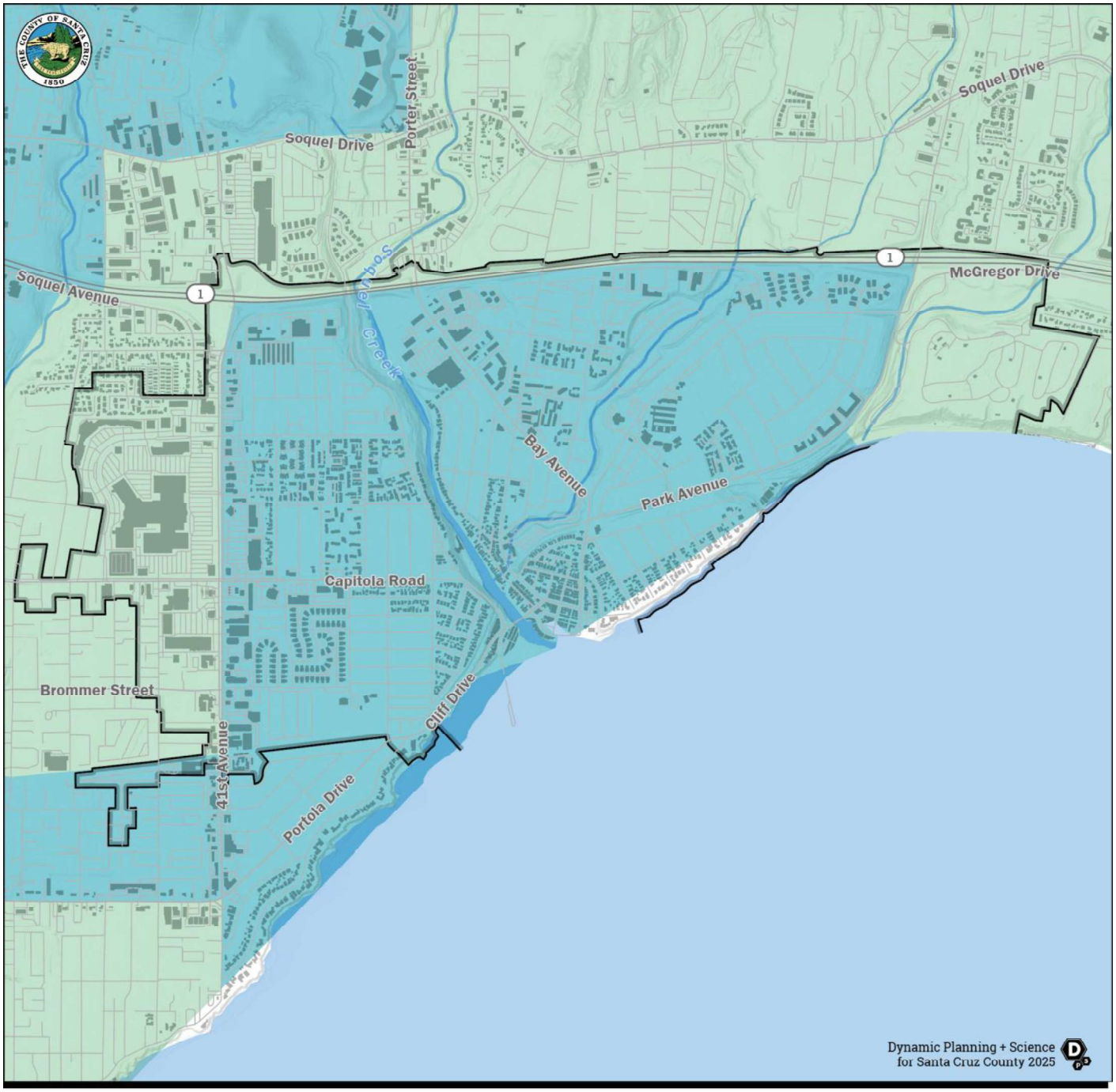


Figure 1-10 City of Capitola Social Vulnerability Index Map

1.2.4 Economy

Capitola's economy is largely driven by tourism, hospitality, and retail. Lodging, dining, and entertainment venues cater to a steady stream of visitors and generate substantial local revenue through both sales tax and transient occupancy tax (TOT). According to the City of Capitola's Annual Comprehensive Financial Report for Fiscal Year 2022/2023, TOT alone accounts for 14% of the City's general fund revenue.

The city also supports a strong commercial retail sector. The Capitola Mall, located on 41st Avenue, serves as the largest retail hub and is anchored by major retailers including Macy's, Target, Kohl's, and Ross. Additional well-known establishments include Whole Foods Market, Outdoor Supply Hardware, and New Leaf Community Markets. Capitola is also home to two automobile dealerships: Santa Cruz Subaru and Santa Cruz Toyota. The General Plan highlights that Capitola generates retail sales five to six times greater than what would be expected based solely on local resident demand. This strength is reflected in the Fiscal Year 2022/2023 financial report, which found that sales tax contributes 56% of the City's general fund revenue. Notably, 41st Avenue is the most heavily trafficked roadway in Santa Cruz County, underscoring the area's commercial significance.

Employment data from the Association of Monterey Bay Governments estimates Capitola's 2025 workforce at 12,902, with 25% employed in retail trade and 15% in hospitality sectors such as hotels and restaurants. The remaining workforce is largely employed in healthcare, education, and professional services. Capitola is considered "jobs-rich," with more people working in the city than residing there.

Overall, Capitola enjoys a vibrant and resilient economy for a city of its size. Its regional draw is fueled by a mix of visitor spending and consumer activity from neighboring communities. The General Plan summarizes Capitola's economic advantages as a combination of regionally oriented retail centers, excellent highway access, a family-friendly beach town identity, a strong presence of locally owned businesses, and a small-town character that appeals to both residents and visitors alike.

1.2.5 Growth Trends & Future Development

As of 2023, the City of Capitola had an estimated population of 9,613, accounting for approximately 4% of Santa Cruz County's total population. Over the past decade, Capitola experienced a modest population decline of 1.3% between 2013 and 2023.

The city is largely built out and bounded by existing development to the west and north, New Brighton State Beach to the east, and Monterey Bay to the south. Located entirely within the California Coastal Zone, Capitola's development is subject to additional regulatory oversight and local land use decisions may be appealed to the California Coastal Commission, potentially delaying or halting projects. As a result, future growth is expected to occur primarily through infill and redevelopment of underutilized or aging properties rather than new large-scale development.

As shown in Table 1-7, Capitola's total population is expected to grow by around 1,800 people between 2023 and 2050. Population growth will be relatively modest, with new residents primarily housed in compact, walkable neighborhoods close to transit and services.

Table 1-7: Capitola Population Growth Projections

Jurisdiction	Projected Population					
	2023	2030	2035	2040	2045	2050
City of Capitola	**9,558**	**10,070**	**10,635**	**11,029**	**11,262**	**11,395**
Santa Cruz County	263,338	268,914	274,095	278,258	280,258	281,399

Source: AMBAG, 2025

As shown in Table 1-8, Capitola's total housing inventory is expected to grow by approximately 1,200 units between 2023 and 2050. Housing growth is directed toward the Village, Bay Avenue/Capitola Road corridor, and other underutilized parcels, with a focus on mixed-use and higher-density residential projects to support affordability and reduce pressure on coastal and hillside areas.

Table 1-8: Capitola Housing Growth Projections

Jurisdiction	Projected Housing Units					
	2023	2030	2035	2040	2045	2050
City of Capitola	**5,507**	**5,887**	**6,242**	**6,491**	**6,634**	**6,715**
Santa Cruz County (Total)	107,165	111,820	115,389	117,570	119,124	120,092

Source: AMBAG, 2025

As shown in Table 1-9, Capitola's total employment is expected to grow by more than 500 jobs between 2023 and 2050. Employment growth is expected to concentrate in commercial corridors, particularly around 41st Avenue, Capitola Mall, and the Village, where retail, services, and tourism-related businesses remain strong. The General Plan also encourages adaptive reuse of older commercial spaces and more flexible zoning to support small businesses and professional services.

Table 1-9: Capitola Employment Growth Projections

Jurisdiction	Projected Jobs					
	2023	2030	2035	2040	2045	2050
City of Capitola	**12,169**	**12,485**	**12,559**	**12,622**	**12,662**	**12,689**
Santa Cruz County	139,092	143,371	144,527	145,611	146,509	147,302

Source: AMBAG, 2025

Without intentional and hazard-aware planning, population growth and redevelopment could exacerbate local exposure to hazards with flooding and wildfire posing particular concerns in areas designated for increased density or change. However, under the established local and state planning mechanisms and regulations discussed in Sections 1.5.3, Capitola can effectively manage and mitigate the risks associated with new development and changing hazard conditions.

1.3 Planning Process

The City of Capitola followed the planning process detailed in Volume 1, Section 2, including participating in the county-wide Hazard Mitigation Planning Team (HMPT) and formulating their own internal planning team to support the broader planning process.

The city's representatives in the Steering Group led stakeholder and public engagement efforts alongside the Consultant Team, with assistance from the county-wide HMPT and their internal planning team. This engagement process is described in Volume 1. Specifically, for the City of Capitola, this included postings to the city website and social media, outreach events, and public presentations, as documented in Appendix B. Examples of Key Stakeholders engaged by Santa Cruz County on behalf of the city with relevance to the development of Capitola's mitigation strategy include the USDA and other federal agencies; CAL FIRE and other state agencies; the City of Santa Cruz and other neighboring jurisdictions; community-based organizations such as Community Bridges; utility providers like AT&T and Soquel Creek Water District; UC Santa Cruz and other academia; and local businesses.

All Key Stakeholders that were invited to participate in the planning process are listed in Volume 1, Section 2, and the input received from stakeholders was integrated into the city's annex, as described in Volume 1 Table 2-9. The city's internal planning team participants, their positions, and how they participated in the planning process are shown in Table 1-10.

Table 1-10: City of Capitola Planning Team and Steering Group Members

Planning Group Members	Title	Description of Involvement
Jessica Kahn	Public Works Director	Lead Point-of-Contact
Katie Herlihy	Community Development Director	Alternate Point-of-Contact
Chloe Woodmansee	Assistant to the City Manager	Participating Stakeholder, HMPT #1, #2, and #4, BO #1 and #2
Jamie Goldstein	City Manager	Participating Stakeholder, BO #1
Jorge Melgoza	Building Services Technician	Participating Stakeholder, HMPT #1,#3; BO#1

Planning Group Members	Title	Description of Involvement
Matt Kotila	Operations Maintenance Supervisor	Participating Stakeholder, HMPT #2, BO#1
Nikki Bryant	Director	Participating Stakeholder, HMPT #1, BO#1
Robin Woodman	Building Official	Participating Stakeholder and HMPT #1

City of Capitola participated in a comprehensive hazard mitigation planning process as part of the 2025 Santa Cruz County MJHMP update. This included a series of breakout meetings, listed in Table **1-11** that engaged the district's planning team, which included key city personnel and stakeholders in evaluating hazards, identifying local vulnerabilities, and prioritizing mitigation strategies

The kickoff meeting held on January 27, 2025, launched the planning process by introducing the project scope and clarifying the roles of the Steering Group and participating jurisdictional teams. In the months that followed, a series of structured meetings addressed foundational elements of the plan, including a review of key changes since the 2021 Local Hazard Mitigation Plan, an overview of hazard mitigation principles, and exercises to prioritize local hazards.

On July 30, 2025, participants engaged in a hexagon mapping activity designed to visually identify mitigation actions that could benefit from or require inter-jurisdictional coordination. These collaborative efforts helped shape a refined set of mitigation alternatives, establish shared planning goals, and align local strategies with FEMA's Hazard Mitigation Assistance (HMA) funding framework.

Throughout the series of breakout meetings, the City of Capitola engaged in a structured and collaborative planning process focused on assessing hazard risks, identifying vulnerabilities, and developing targeted mitigation strategies. The meetings began with recaps of the county-wide HMPT meetings to ensure alignment of goals and progress.

During the May 12, 2025, breakout out meeting, discussions concentrated on community engagement outcomes, initial risk assessments, and the integration of demographic data to better understand vulnerable populations. Jurisdictional teams reviewed their specific hazard exposures using the Risk Assessment Mapping Platform (RAMP) and participated in prioritization exercises to identify their top hazards.

The July 23, 2025, breakout meeting shifted toward reviewing local capabilities and defining specific areas of concern, which informed the drafting of problem statements. Teams worked collaboratively to refine mitigation alternatives, align actions with FEMA guidelines, and develop a shortlist of priority mitigation actions and inter-jurisdictional collaboration opportunities.

The meetings also included consensus-building activities around hazard rankings, capabilities, and planned actions, while providing regular updates on the overall project schedule.

Table 1-11: City of Capitola Planning Team Meetings

Meeting & Date	Agenda / Topics	Goals / Key Inputs
County-Wide Steering Group and HMPT Meetings #1 & #2 January 27, 2025 – March 27, 2025		
CPT Planning Team Breakout Meeting #1 May 12, 2025	▪ County-wide HMPT meetings #1 and #2 recaps ▪ Community engagement progress and results ▪ Risk assessment and community vulnerability ▪ Demographics and vulnerable populations ▪ Overview of jurisdiction-specific hazard risks and exposure ▪ Introduction to Risk Assessment Mapping Platform (RAMP) ▪ Jurisdiction-specific hazard risk ranking exercise ▪ Project schedule updates and next steps	▪ Consensus on jurisdiction-specific priority hazards ▪ Identify capabilities and potential mitigation actions ▪ Community engagement volunteers
County-Wide HMPT Meeting #3 June 2, 2025		
CPT Planning Team Breakout Meeting #2 July 23, 2025	▪ Breakout Meeting #1 and HMPT #3 recaps ▪ Review capabilities assessment ▪ Review areas of concern and define problem statements ▪ Principles of effective mitigation strategies and actions, and mitigation alternatives ▪ Refine and align jurisdiction-specific mitigation actions exercise ▪ Project schedule updates and next steps	▪ Consensus on jurisdiction-specific capabilities ▪ Consensus on jurisdiction-specific areas of concern ▪ Consensus on priority mitigation actions and collaboration opportunities ▪ Community engagement volunteers
County-Wide HMPT Meeting #4 August 4, 2025		

1.3.1 Public Input & Draft Review

As detailed in Volume 1, Section 2, the draft plan was available for public review and comment from September 29 to October 20, 2025. Public comments received during that time were similar to those gathered throughout the public engagement process, including the need for more equity in the distribution of mitigation activities and funding and the need for enhanced cooperation among jurisdictions, utility providers, and state agencies. These comments were incorporated into the city's mitigation strategy, as appropriate; although, most were already addressed by the Mitigation Action Plan which was based on previous public input.

Public and stakeholder input was gathered and incorporated throughout the plan development process, before the public review period, such as from the online public survey (see Volume 1, Section 2.1.2 and Appendix B, for details). During the review period, jurisdictional staff and stakeholders that participated in the plan development also reviewed the public draft and provided comments on minor corrections and revisions, which were addressed in the final plan.

1.4 What's New

This section provides an overview of hazard mitigation planning efforts for the planning area and highlights the updates made in the 2025 MJHMP. The City of Capitola previously maintained its own standalone Local Hazard Mitigation Plan, which guided resilience planning and hazard mitigation actions at the city level. For the first time, Capitola is now participating in the countywide MJHMP process. This integration reflects the City's ongoing commitment to regional resilience and acknowledges that many hazards such as coastal flooding, severe storms, and earthquakes cross jurisdictional boundaries.

Through participation in the MJHMP, Capitola has identified its highest priority hazards, developed hazard specific problem statements, and proposed actionable strategies to reduce risks. By aligning with countywide partners and leveraging regional resources, Capitola has strengthened its capacity to prepare for, withstand, and recover from disasters while continuing to protect its unique coastal community character.

1.4.1 Mitigation Activities

The city has successfully implemented several initiatives aimed at addressing identified vulnerabilities. Some of these accomplishments are highlighted in this section and have directly contributed to reducing risks from hazards such as flooding, all hazards, and severe weather. These completed projects showcase Capitola's ability to effectively plan, fund, and execute measures that protect its residents and infrastructure.

In addition, Capitola has systematically reviewed and adjusted its mitigation actions, exemplifying adherence to FEMA's Planning Policy Guide principles and emphasizing the importance of dynamic and adaptive mitigation planning. By fostering partnerships, leveraging funding opportunities, and prioritizing equity in implementation, the city aligns with best practices to build resilience against natural disasters. This ongoing effort is a testament to the city's commitment to the principles of risk-informed decision-making, equitable resource allocation, and integration with broader regional and state hazard mitigation objectives.

Adjustments to Previous Mitigation Actions

A significant portion of the city's mitigation efforts remain ongoing or in the pipeline. These actions, ranging from infrastructure upgrades to community outreach initiatives, represent the city's proactive approach to addressing hazards as resources become available.

Recognizing constraints such as limited funding and shifting priorities, the city has reevaluated certain initiatives, leading to their reprioritization or canceling of mitigation actions. Factors such as feasibility, cost-effectiveness, and emerging risks informed these decisions, ensuring alignment with the city's updated hazard mitigation goals. Adjustments to previous mitigation actions are documented as part of the City of Capitola's Mitigation Action Plan in Table 1-19, and more specific status updates are provided in Table 1-20.

1.4.2 Mitigation Successes

Capitola Wharf Master Plan

The City of Capitola embarked on the Capitola Wharf Master Plan in 2025. The Master Plan seeks to guide the future of the wharf and its resiliency to coastal hazards. The Wharf was initially constructed in 1857 and has been damaged by coastal hazards in recent years. The Master Plan offers seven concepts for the Wharf than range from keeping it entirely open to the public (no leased space) to new mobile and permanent commercial vendor facilities.

Cliff Drive Resiliency Project

The City of Capitola initiated the Cliff Drive Resiliency Project in 2023 after major storm events caused significant erosion along the bluff southwest of Hooper Beach. The project is focused on stabilizing the bluff, protecting infrastructure, and maintaining public access along this critical coastal corridor. At the same time, the City is proposing targeted updates to coastal policies to support the project and ensure long-term resilience.



Figure 1-11: Cliff Drive Resiliency Project - City of Capitola

Capitola Wharf Resiliency Project

Capitola has undertaken robust repairs to its iconic Wharf, including structural reinforcement, replacement of 148 pilings, new decking and railing, utility upgrades, and permanent public restroom facilities. The project began in September 2023. These improvements have not only restored the Wharf but enhanced its climate resilience with pilings that can be adjusted as sea levels rise are part of the design.

This effort has received attention for its forward-looking engineering: the Wharf will be rebuilt to endure larger waves and sea level changes expected from climate shifts, reinforcing its cultural value and role as a community anchor.



Figure 1-12: Capitola Wharf Resiliency and Public Access Improvement P

1.5 Risk Assessment

This section focuses on profiling hazards specific to the City of Capitola and assessing their vulnerability independent of the broader county-wide planning area, which has been evaluated in Section 3 of Volume 1. The hazard profiles in Volume 1 discuss overall impacts to the planning area and describe relevant plans, policies, and regulations; past events; location; frequency and probability of future occurrences; severity and extent; warning time; secondary hazards; and climate change impacts. For more information on risk assessment methodologies, see Volume 1, Appendix A.

This section includes a tailored vulnerability assessment, analyzing assets at risk such as population, property, and critical facilities and infrastructure unique to the city, and information on city-specific differences in hazard vulnerability across the planning area. It also identifies total city assets at risk, including people, property, and critical facilities and infrastructure within the city. In addition, this section presents growth and development trends for the community, offering insights into vulnerabilities and risks that represent the broader context of assets at risk.

1.5.1 Hazard Screening & Prioritization

Members of the planning team from each participating jurisdiction came together to collaboratively decide which county-wide hazards would be included in the MJHMP and which would be excluded. Hazard screening and prioritization took place early in the process and integrated historic data, local knowledge, and consensus opinions to create a risk assessment matrix for the county as well as for each participating jurisdiction. These matrices indicate the priority of hazards prior to further refinement. Details about this process, the results of the discussion, and in-depth profiles for county-wide hazards can be found in Volume 1, Sections 2 and 3.

The final results of the hazard screening and prioritization exercises are summarized in Table 1-13, including which specific subhazards were selected by Capitola's Planning Team.

The City of Capitola's internal planning group used the same hazard identification and prioritization process as the county-wide Planning Team. They reviewed previously prepared hazard mitigation plans and other relevant documents to determine the realm of natural hazards that have the potential to affect the city. Table 1-12 provides a crosswalk of hazards identified in select planning documents, including the 2021 Santa Cruz County Local HMP, 2019 City of Capitola General Plan Safety Element, and 2023 State of California HMP. The crosswalk was used to develop a preliminary hazards list, providing a framework for the group to evaluate which hazards were truly relevant to the City of Capitola and which ones were not.

The internal planning group then ranked hazards based on their probability of affecting City of Capitola and potential impacts on the community. Figure 1-13 displays the results of the hazard risk ranking exercise that was performed before further refinement. All hazards have been profiled in Volume 1 of this document. The purpose of this annex is to specifically address the city's vulnerability to specifically identified hazards.

Table 1-12: City of Capitola Document Review of Potential Hazards

Hazard	2019 Capitola General Plan Safety Element	Santa Cruz County LHMP 2021	2023 California SHMP
Agricultural Pests			■
Avalanche			■
Climate Change	■	■	■
Coastal	■	■	■
Dam Failure		■	■
Drought		■	■
Earthquake / Liquefaction		■	■
Extreme Cold		■	■
Extreme Heat		■	■
Extreme Weather / Storms	■	■	■
Flood	■	■	■
Geologic / Mass Movement		■	■
Human-Caused	■		■
Insects			■
Levee Failure			■
Pandemic Disease			■
Sea Level Rise	■		■
Soil			■
Subsidence			■
Tornado			■
Tsunami / Seiche Wave	■		■
Volcano			■
Wildfire	■	■	■

Risk Assessment Matrix Definitions

PROBABILITY RATING

The likelihood of a hazard event occurring within a time period?

Highly Likely - 100% annual probability. Or Likely to occur every year in your lifetime.

Likely - between 10 & 100% annual probability. Or will occur several times in your lifetime.

Possible - between 1 & 10% annual probability. Or Likely to occur some time in your lifetime.

Unlikely - less than 1% annual probability. Or unlikely but possible to occur in your lifetime.

IMPACT RATING

In terms of injuries, damage, or death, would you anticipate impacts to be minor, limited, critical, or catastrophic when a significant hazard event occurs? The impact could be in terms of one hazard event (flooding from a culvert failure) or a large-scale event (multiple rivers flooding) in the same jurisdictional boundary.

IMPACT: Minor | Limited | Critical | Catastrophic

Minor - very few injuries, if any. Only minor property damage & minimal disruption on quality of life. Temporary shutdown of critical facilities.

Limited - minor injuries only. Approx. 10% or less of property in disaster footprint damaged or destroyed. Complete shutdown of critical facilities for more than one day.

Critical - multiple deaths/injuries possible. Between 25% and 50% of property in disaster footprint is damaged or destroyed. Complete shutdown of critical facilities for more than one week.

Catastrophic - high number of deaths/injuries possible. More than 50% of property in affected area damaged or destroyed. Complete shutdown of critical facilities for 30 days or more.

To concentrate resources, the jurisdictional planning team will focus on "High" and "Extreme" risk hazards. These hazards have the higher probability and greater impact as it relates to the jurisdictions planning area.

Hazard definitions are included in **Vol. 1** of this plan. Some hazards are discussed as subset hazards– e.g., "Dam Failure" within the "Flood" hazard profile. If a hazard is not present on the risk matrix or are grey in color, the jurisdictional planning team felt the hazard had a minimal footprint within their planning area and was not ranked.

Hazard Information / Legend:

CLIMATE CHANGE

Climate Change impacts will be addressed at the end of each hazard section and as a stand alone section for each jurisdiction.
For County and Municipal governments you will be required to address climate change impacts in the Safety Element of your General Plan. Climate change may change the frequency, duration and intensity of hazards listed above.

City of Capitola Risk Matrix

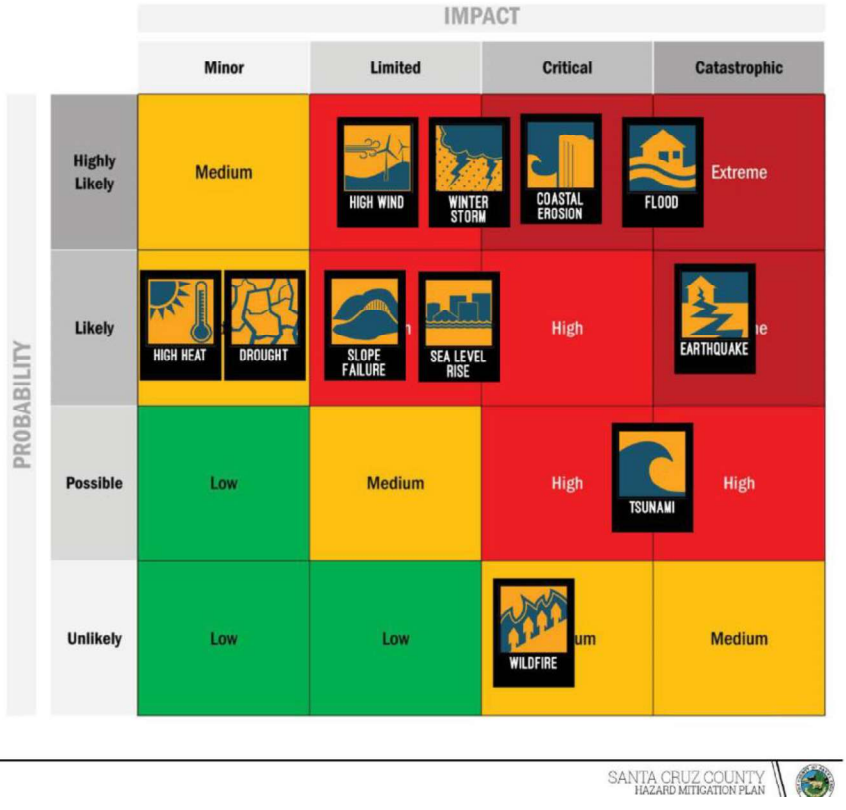


Figure 1-13: City of Capitola Risk Assessment Matrix

Table 1-13: City of Capitola Hazards Prioritization Summary

Hazard	Priority	Explanation
Wildfire	**Medium**	Profiled in Volume 1, Section 3.2.1, and Section 1.5.2.1 in this annex
Flood	**Extreme**	Profiled in Volume 1, Section 3.2.2, and Section 1.5.2.2 in this annex (not including Levee Failure due to no exposure)
Earthquake	**Extreme**	Profiled in Volume 1, Section 3.2.3, and Section 1.5.2.3 in this annex, including Liquefaction
Severe Weather	**High**	Profiled in Volume 1, Section 3.2.4, and Section 1.5.2.4 in this annex, including High Wind and Heavy Rain (not including Winter Weather due to low probability and impact)
Coastal Hazards	**Extreme**	Profiled in Volume 1, Section 3.2.5, and Section 1.5.2.5 in this annex, including Coastal Storm, Coastal Erosion, Wave Run-Up and Surge, and Tsunami
Slope Failure	**High**	Profiled in Volume 1, Section 3.2.6, and Section 1.5.2.6 in this annex
Dam Failure	-	Not a priority due to no exposure
Drought	**Medium**	Profiled in Volume 1, Section 3.2.8, and Section 1.5.2.7 in this annex
Extreme Heat	**Medium**	Profiled in Volume 1, Section 3.2.9, and Section 1.5.2.8 in this annex
Climate Change	**High**	Profiled in Volume 1, Section 3.2.10, and Section 1.5.2.9 in this annex, including Sea-Level Rise

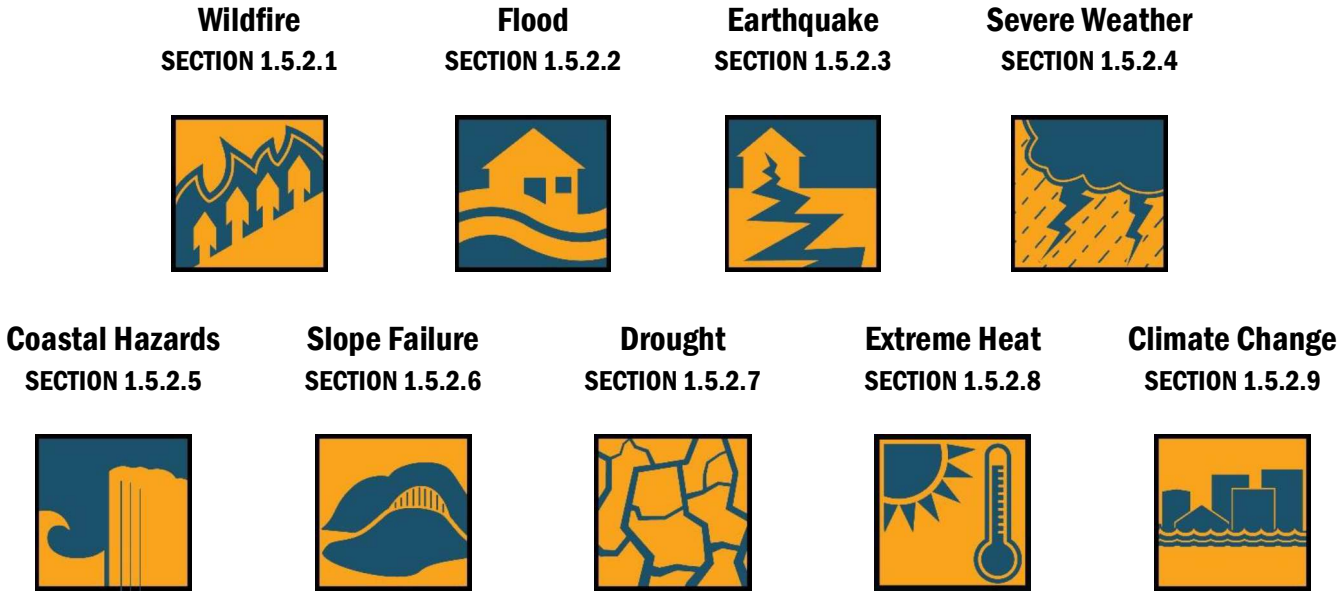
1.5.2 Vulnerability to Specific Hazards

Assessing vulnerabilities exposes the unique characteristics of individual hazards and begins the process of narrowing down which areas within the city are vulnerable to specific hazard events. The vulnerability assessment considered unique local knowledge of hazards and impacts and a GIS overlaying method for examining such vulnerabilities in more depth. Using these methods, the city's planning group estimated vulnerable populations, properties, and assets, and potential losses, primarily to coastal hazards. In addition, the exposure of city assets to drought, geological, earthquake, wildfire and flood hazards were also considered.

Many of the hazard profiles include a snapshot map and damage estimation tables that illustrate the city's vulnerabilities to those specific hazards. These maps assisted the planning group in understanding the hazard exposure of populations, parcels, and critical facilities and infrastructure. Each snapshot map contains an exposure summary that displays the percentage of the population, the improvement and content value of parcels, and the amount of critical infrastructure that is exposed. For hazards without

geospatial extents, such as drought and severe weather, narratives are provided instead of exposure maps and tables.

Based on the hazard prioritization exercise, this vulnerability assessment focuses on nine hazards for the City of Capitola, some of which encompass subhazards such as Liquefaction, Heavy Rain, and Coastal Erosion.



1.5.2.1 Wildfire Hazard

Although Capitola is a primarily built-out coastal city, it is not entirely free from wildfire risk. Figure 1-14 shows that most of the city is classified as non-hazardous for wildfire, apart from moderate hazard areas along the northeastern boundaries near Park Avenue and McGregor Drive. These zones align with the wildland–urban interface (WUI), where hillside vegetation and open space border residential neighborhoods. Importantly, the Exposure Summaries map (Figure 1-14) indicates that no parcels, population centers, or critical infrastructure within Capitola fall into Cal Fire's "Very High Fire Hazard Severity Zones," meaning that the direct wildfire threat to the city's core remains low.

However, the Mean Fire Return Interval (MFRI) map (Figure 1-15) illustrates that surrounding hillsides and adjacent jurisdictions have relatively short fire return intervals, with many areas projected to experience wildfire activity within 6–35 years. This proximity creates indirect risks for Capitola, including degraded air quality from regional smoke events, potential utility shutoffs during high fire danger conditions, and strain on the transportation network if regional evacuations are required.

Within Capitola itself, heavily vegetated corridors, particularly those with eucalyptus stands along key routes such as Wharf Road and Park Avenue, could complicate emergency access and evacuation during a fire event. Drainage areas like Soquel Creek and coastal bluffs near New Brighton also present localized risks where unmanaged vegetation and steep slopes increase the potential for fire spread to adjacent homes and infrastructure.

Looking ahead, climate change is expected to heighten these risks by producing hotter, drier conditions that stress vegetation and increase flammability. While Capitola's dense urban fabric limits direct wildfire exposure, the city remains vulnerable to secondary impacts and must continue investing in vegetation management, evacuation planning, and regional coordination to enhance community resilience.

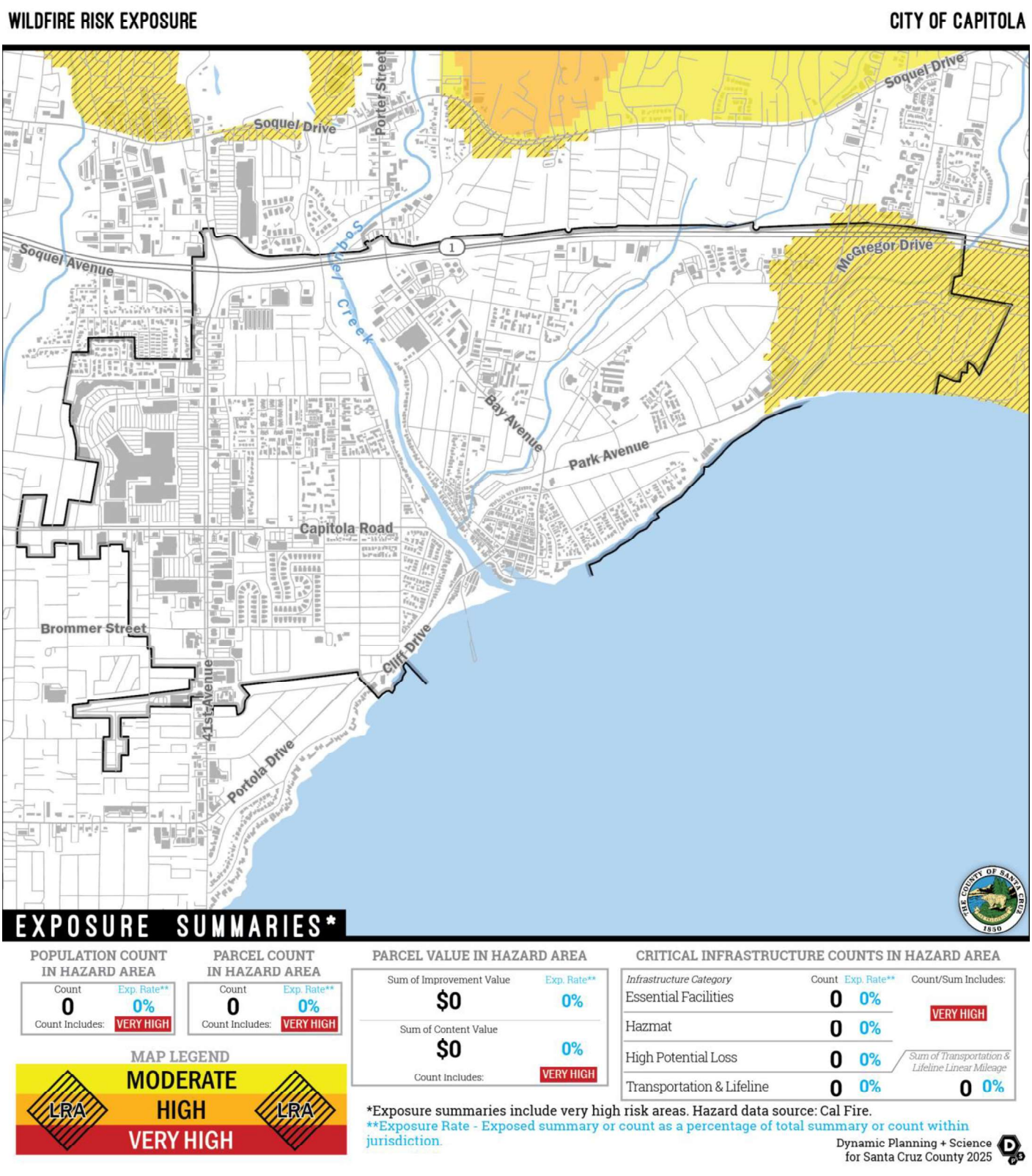
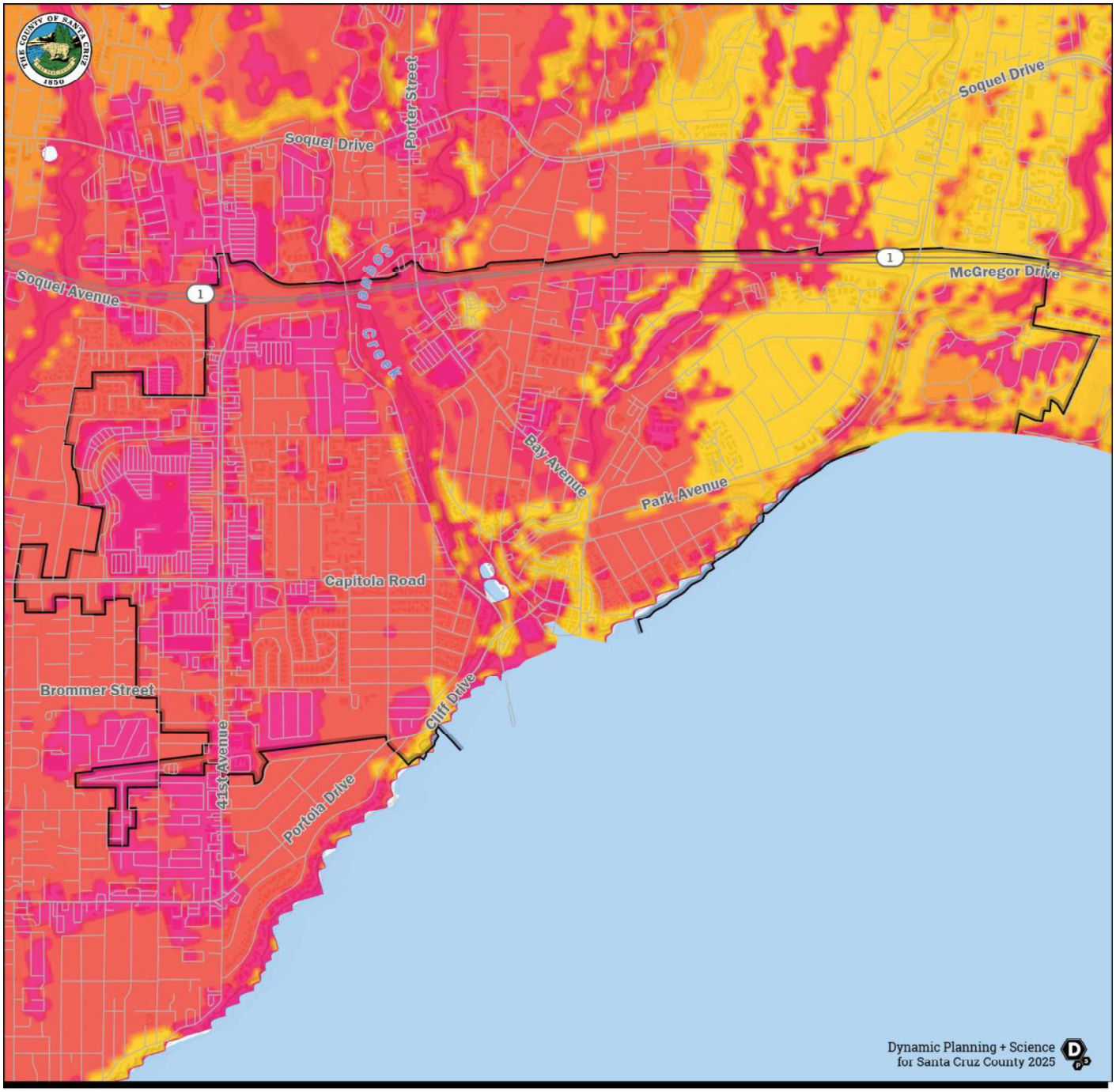


Figure 1-14: Exposure Summary – City of Capitola Wildfire Risk



Mean Fire Return Interval

City of Capitola

*Data sources: USGS LANDFIRE.

average period between fires (Years)

0-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-60	61-70	71-80	81-90	91-100	101-125	126-150	151-200	201-300	301-500	501-1000	>1000

Figure 1-15 City of Capitola Mean Fire Return Interval Map

1.5.2.2 Flood Hazard

Flooding represents a significant hazards facing the City of Capitola due to its coastal location, proximity to Soquel Creek, and concentration of development in low-lying areas. The FEMA Flood Risk Exposure maps, Figure 1-16 highlight areas of high concern along Soquel Creek, Noble Gulch, and the Capitola Village waterfront, where both the 100-year floodplain and designated floodways overlap with commercial, residential, and tourism-serving land uses. Coastal flooding hazards also extend along the shoreline, exposing beachside properties and infrastructure to wave run-up, tidal surge, and sea level rise.

Figure 1-16 shows approximately 600 residents (8% of the city's population) and 300 parcels (8% of total) fall within FEMA-designated flood hazard zones. The estimated improvement value at risk is over $215 million, with an additional $146 million in contents value. Several critical facilities lie within these zones, including two essential facilities (67% of total), two hazardous material sites, and six transportation and lifeline assets, underscoring the community-wide implications of flood events.

National Flood Insurance Program

The National Flood Insurance Program (NFIP) makes federally backed flood insurance available to homeowners, renters, and business owners in participating communities. FEMA has prepared a detailed Flood Insurance Study (FIS) for Santa Cruz County and municipalities. The study presents water surface elevations for floods of various magnitudes, including the 1% annual chance flood (100-YR flood) and the 0.2% annual chance flood (500-YR flood). Base flood elevations and the boundaries of the 100- and 500-YR floodplains are shown on Flood Insurance Rate Maps (FIRMs), which are the principal tools for identifying the extent and location of the flood hazard. FIRMs are the most detailed and consistent data source available, and for many communities they represent the minimum area of oversight under their floodplain management program. See Section 3 of Volume 1 for general information on the NFIP.

The City of Capitola has participated in the NFIP since 1977 and has adopted the most recent FIRMs and FIS issued by FEMA (dated September 29, 2011) as well as local floodplain development regulations in compliance with the minimum NFIP standards (Capitola Municipal Code Chapter 15.20). These minimum standards include procedures and provisions for substantial improvements and substantial damages to existing structures, the latter of which are employed by the floodplain administrator and city building inspectors following any hazard event affecting structures located in the flood hazard area in accordance with NFIP requirements. Regulations for substantial improvements are enforced via permitting procedures. Implementation and enforcement of the city's floodplain regulations are assigned to the City Building Official, who serves as the floodplain administrator out of the Building and Safety Department.

The City of Capitola is currently in good standing with the provisions of the NFIP. Compliance is monitored by FEMA regional staff and by the California Department of Water Resources under a contract with FEMA. Maintaining compliance under the NFIP is an important component of flood risk reduction. See Table 1-14 for more information on the City's policies and historic flood insurance claims.

Table 1-14: City of Capitola National Flood Insurance Program Information

City of Capitola NFIP Status and Flood Insurance Statistics	
NFIP Status	Participating Since 1984
Community Identification (CID)	060354
CRS Class (Entry Date)	N/A
Policies in Force (Total Coverage)	60 Policies ($16,481,000 in Coverage)
Policies Inside SFHA / Outside SFHA	48 Inside / 12 Outside
Policies in Coastal Zones (Total Coverage)	1 Policy ($220,000 in Coverage)
Total Claims (Total Paid)	98 Claims ($1,775,003 Paid)
Repetitive Loss (RL) / Severe Repetitive Loss (SRL) Properties	11 RL / 4 SRL
Repetitive Loss Payments	$1,070,626 for Buildings / $60,800 for Contents

Note: The number of policies is by property and does not count policies for individual buildings. The Privacy Act of 1974 (5 USC 522a) restricts the release of certain types of data to the public. Flood insurance policy and claims data is included in the list of restricted information. FEMA can only release such data to state and local governments, and only if the data is used for floodplain management, mitigation, or research purposes. Therefore, this plan does not identify the repetitive loss properties or include claims data for any individual property.

Principal Flooding Sources

Soquel Creek is the principal flood source within Capitola. The creek's 100-year and 500-year floodways overlap with several developed areas of Capitola. The City of Capitola General Plan noted that Capitola Village is particularly susceptible to flooding and experienced a major food event in March 2011. Figure 1-16 depicts 100-year and 500-year floodways within Capitola. As shown on the figure, nearly 600 people, more than 300 parcels, and two essential facilities are within a 100-year or 500-year floodway.

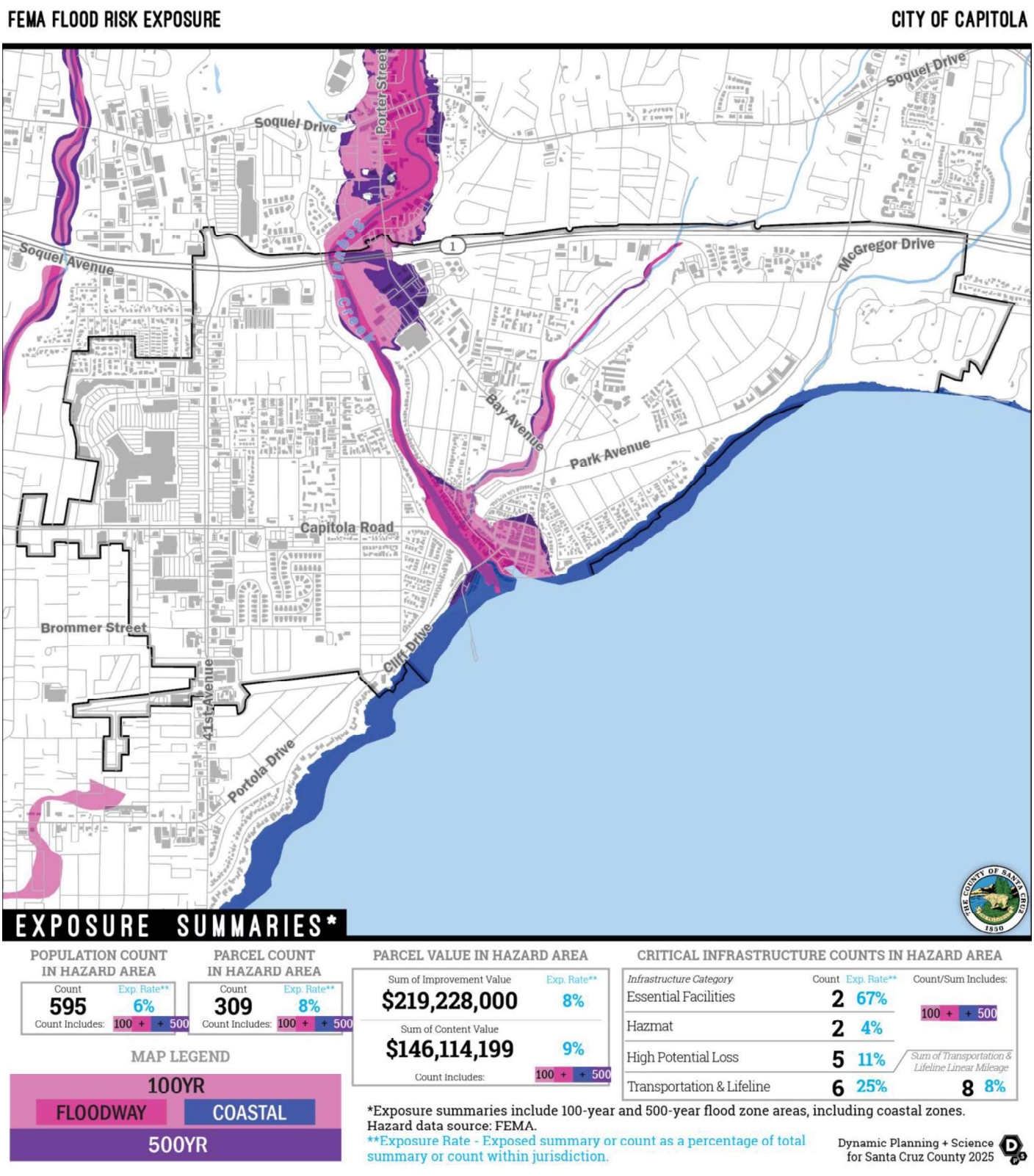


Figure 1-16 Exposure Summary – City of Capitola Flood Risk (FEMA Zones)

1.5.2.3 Earthquake Hazard

Capitola lies in a seismically active region of coastal California, near the San Andreas Fault system. The N. San Andreas – Santa Cruz Mountains Earthquake Scenario (M7.1) maps, Figure 1-17, show that nearly the entire city would experience very strong shaking during such an event. Exposure summaries shown in Figure 1-17, indicate that approximately 8,000 residents (81% of the city's population) and 3,000 parcels (76% of total) would be affected. The estimated value at risk is more than $2.2 billion in improvements and $1.4 billion in contents. Critical infrastructure is also heavily exposed, with over 50 hazardous materials sites (98%), 30 high potential loss facilities (77%), and nearly 20 transportation and lifeline facilities (79%) located in the strong shaking zones. This demonstrates that an earthquake of this magnitude would have widespread and severe consequences for Capitola's built environment and economy.

Capitola does not contain any state-mapped active fault traces within its city limits, meaning the risk of surface fault rupture is low. However, the city's proximity to the San Andreas and related fault systems means it is highly susceptible to regional seismic activity. In addition to ground shaking, secondary hazards such as liquefaction, landslides, and coastal bluff failures pose ongoing concerns during earthquake events.

Liquefaction

Beyond shaking intensity, ground failure hazards are a major concern. The liquefaction susceptibility maps show high and very high liquefaction potential along Soquel Creek, the Capitola Village area, and coastal lowlands as depicted in Figure 1-18. These areas overlap with some of Capitola's most important commercial and tourism centers. Approximately 1,500 residents (15%) and 760 parcels (19%) are located in liquefaction-prone zones, representing over $510 million in improvement value and $310 million in contents value at risk. Liquefaction could cause ground settlement, damage to foundations, rupture of underground utilities, and long-term service disruptions in the city's historic and economic core.

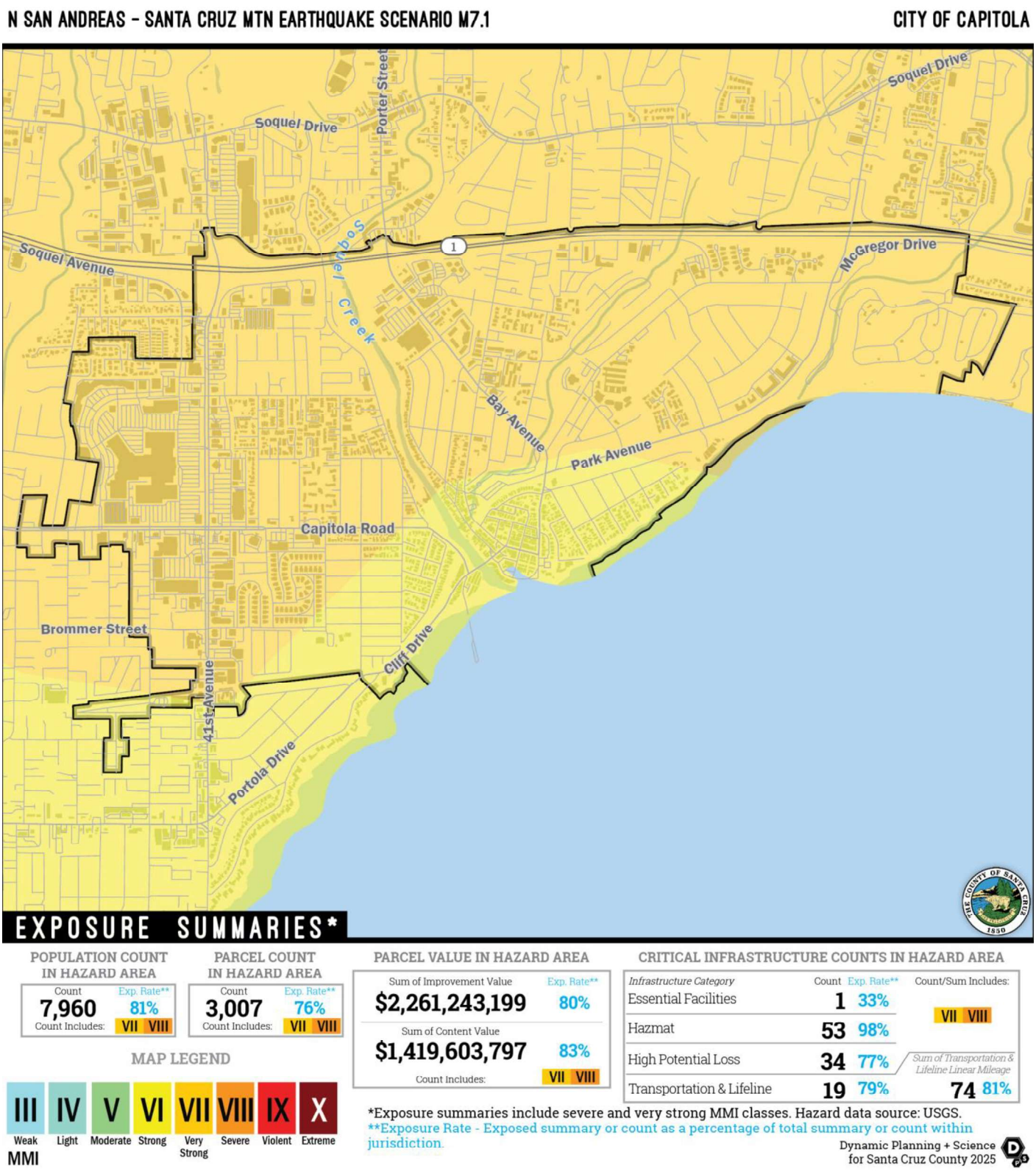


Figure 1-17 Exposure Summary – City of Capitola Earthquake Risk (M7.1 San Andreas Shaking)

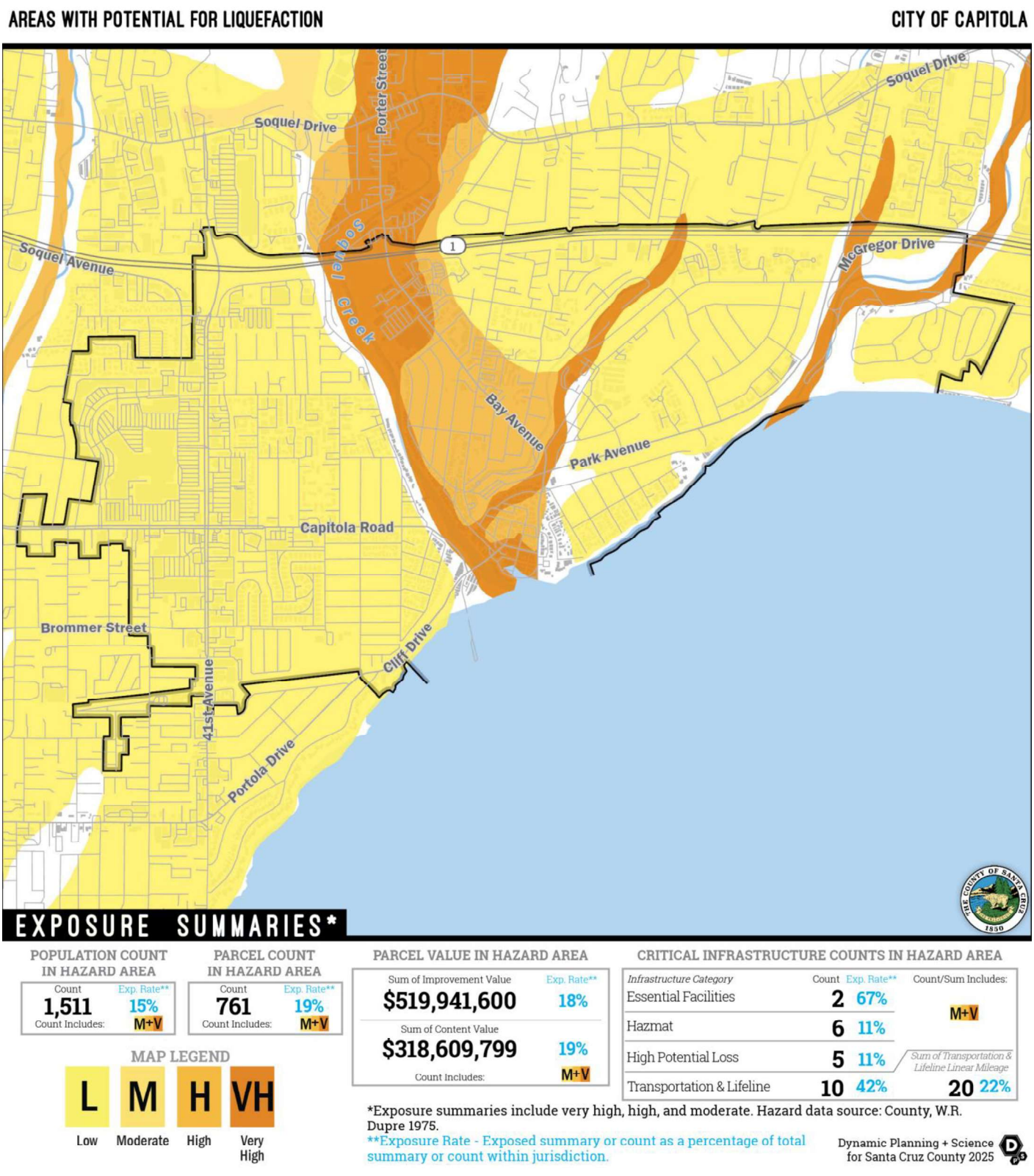


Figure 1-18 Exposure Summary – City of Capitola Liquefaction Risk

1.5.2.4 Severe Weather Hazard

Severe weather hazards, including heavy rainfall and high winds mostly from winter storms, pose recurring risks to the City of Capitola. These events can cause flooding, landslides, coastal bluff failures, utility disruptions, and damage to buildings and infrastructure. The 2020 Local Hazard Mitigation Plan (LHMP) documents a history of severe winter storms impacting Capitola, particularly when heavy rainfall coincides with high tides and strong winds, amplifying flood and erosion impacts.

Heavy Rain

Capitola's exposure to the Pacific coast makes it vulnerable to intense winter storm systems that bring heavy rainfall and coastal wave action. The General Plan identifies winter storms as a critical hazard, noting that extreme precipitation can overwhelm Soquel Creek, compromise storm drain systems, and trigger landslides on saturated slopes. The 2011 storm drain failure in Capitola Village, which flooded homes and businesses, remains a key example of the city's vulnerability. More recently, January 2023 atmospheric river storms caused significant damage to Capitola's waterfront businesses and public spaces, underscoring the increasing severity of these events under climate change.

Climate change will intensify the frequency and magnitude of severe storm events, increasing risks of coastal flooding, bluff erosion, and infrastructure damage. These projections align with state-level assessments that identify the Central Coast as highly vulnerable to stronger atmospheric rivers and storm surges.

High Wind

High winds often accompany winter storm systems, compounding damage. Strong winds can down trees, damage roofs, cause extended power outages, and block critical transportation routes. Wind-driven waves also amplify coastal erosion hazards, particularly along Capitola Wharf and the bluffs adjacent to Cliff Drive. Capitola's older building stock and coastal utilities are especially vulnerable to high-wind damage.

1.5.2.5 Coastal Hazards

The City of Capitola faces growing risks from coastal hazards including coastal storms, wave run-up and surge, coastal erosion, and tsunami events. These threats are intensified by the city's location on the Monterey Bay shoreline and climate change and sea level rise, as discussed in Section 1.5.2.8.

Coastal Storms, Wave Run-Up & Coastal Erosion

Coastal erosion is a critical hazard for Capitola. The city's bluffs, particularly along Cliff Drive and the Capitola Village waterfront, are highly susceptible to storm surge, wave run-up, and accelerated erosion under projected sea level rise scenarios. Capitola's shoreline location makes it highly vulnerable to coastal erosion. Natural wave action, storm surge, and tidal processes continually reshape the city's beaches and bluffs, while climate change and sea level rise are expected to accelerate the rate of retreat. Coastal bluff erosion and beach loss as among the city's primary hazards, with Capitola Village, the Wharf, and the bluffs along Cliff Drive being particularly at risk. Other notable areas at risk or Stockton Avenue Bridge, Cliff Drive, Park Avenue, the Capitola Pump Station in Esplanade Park, Lawn Way Storm Drain Pump Station, and Grand Avenue. Collectively, these facilities have a potential loss value of approximately $18 million.

Additionally, the historic rate of bluff retreat in Santa Cruz County is approximately 0.9 feet per year. If this rate continues, the pedestrian pathway along the cliff area in the Depot Hill neighborhood of Capitola would be unusable within 10 to 15 years and the Grand Avenue right-of-way almost entirely gone within 25 years. Assuming this constant rate of retreat, the first houses would be threatened or damaged in approximately 50 years, and most would be damaged or destroyed within approximately 75 years. After 100 years, some of the second-line houses could be threatened.

Climate change will exacerbate erosion hazards, as higher seas increase wave energy reaching the base of bluffs. This process undermines protective retaining walls and threatens coastal access routes, including Cliff Drive, Esplanade Park, and public beach areas. Long-term projections indicate that erosion could reduce the usable width of Capitola Beach, compromising the city's tourism economy and recreational identity.

Coastal storms in January 2023 caused major bluff failures along Cliff Drive, undermining a retaining wall built in the 1990s. These damages prompted the initiation of the Cliff Drive Resiliency Project, which is studying adaptation strategies such as engineered bluff stabilization, managed retreat, and hybrid "living shoreline" approaches. Similarly, the Capitola Wharf Resiliency Project integrates erosion and storm damage repairs to preserve one of the city's most important cultural and economic assets. These efforts reflect recognition that coastal erosion not only threatens property and infrastructure but also the city's tourism economy and cultural identity.

Tsunami

Capitola's location makes it highly vulnerable to tsunami inundation. The Tsunami Run-Up Map Figure 1-19 show that extensive areas of Capitola's waterfront and Soquel Creek corridor are exposed to potential

tsunami inundation. The exposure summary indicates that approximately 1,300 residents (13% of the city's population) and 760 parcels (19%) lie within the mapped tsunami hazard zone. The parcel improvement value at risk is nearly $500 million, with an additional $290 million in contents value.

Other notable areas susceptible to wave run-up, surge, and tsunami in Capitola include City Hall, the Capitola Police Station, Central Fire Station No. 4, the Stockton Avenue Bridge, the Capitola Wharf, the Capitola Beach Sea Wall, Cliff Drive, Noble Gulch Storm Pipe, the Capitola Pump Station in Esplanade Park, Lawn Way Storm Drain Pump Station, the Capitola Beach Flume, and Capitola Beach Jetty. Collectively, these facilities have a potential loss value of approximately $51.6 million.

Tsunamis in this region would likely be generated by distant subduction zone earthquakes, such as those occurring along the Aleutian or Cascadia Subduction Zones. These events could provide limited warning time for evacuation, with inundation depths and flow velocities capable of sweeping away structures, vehicles, and above-ground utility assets. Communities such as Capitola and the surrounding urbanized coastal corridors are especially at risk due to their concentration of residential and commercial development near beaches, estuaries, and the mouths of creeks and rivers.

The California Geological Survey (CGS) and National Tsunami Hazard Mitigation Program (NTHMP) provide updated inundation modeling and maps, which inform local emergency planning, evacuation signage, and community outreach.

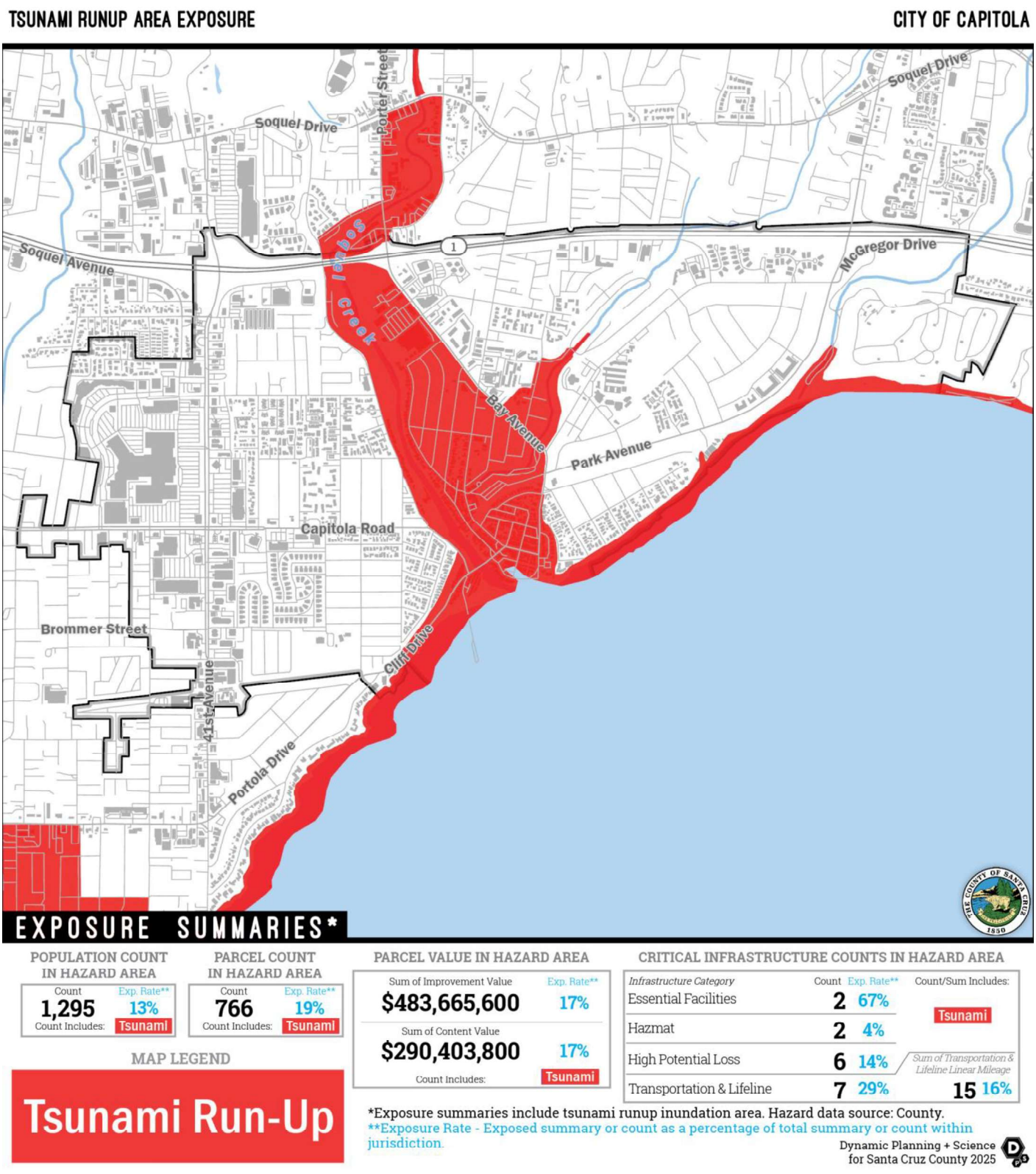


Figure 1-19 : Exposure Summary – City of Capitola Tsunami Risk

1.5.2.6 Slope Failure Hazard

The City of Capitola is vulnerable to slope failure hazards, particularly along its coastal bluffs, steep hillsides, and creek corridors. The Landslide Risk Exposure map, Figure 1-20, indicates that areas of high susceptibility are concentrated along the shoreline bluffs overlooking Monterey Bay, the steep slopes near Soquel Creek, and hillside neighborhoods near Park Avenue and McGregor Drive. These areas coincide with some of the city's most densely developed residential and commercial zones, as well as major transportation routes that connect Capitola to surrounding communities.

The exposure summary in Figure 1-20, highlights that approximately 770 residents (8% of the city's population) and 160 parcels (4% of total) fall within high landslide susceptibility zones. The estimated improvement value at risk is nearly $120 million, with an additional $63 million in contents value. While relatively modest compared to Capitola's total asset base, these figures underscore the significant localized risk where steep slopes intersect with developed property. Importantly, six transportation and lifeline facilities (25% of the city's total) are located in high-risk zones, meaning that landslides could disrupt emergency response routes, utility corridors, and access to coastal areas.

Slope failure hazards are particularly relevant for Capitola because of its geologic setting and coastal conditions. Intense rainfall, seismic activity, and coastal erosion all act as triggers for landslides and bluff failures. For example, heavy winter storms and prolonged saturation of soil can destabilize slopes near Soquel Creek or along bluffs above Capitola Village. The 2011 Soquel Creek flood and drainage failure demonstrated how cascading hazards can damage infrastructure and businesses in Capitola Village. Earthquakes, such as a San Andreas Fault event, could also trigger slope failures in these same areas, compounding seismic impacts.

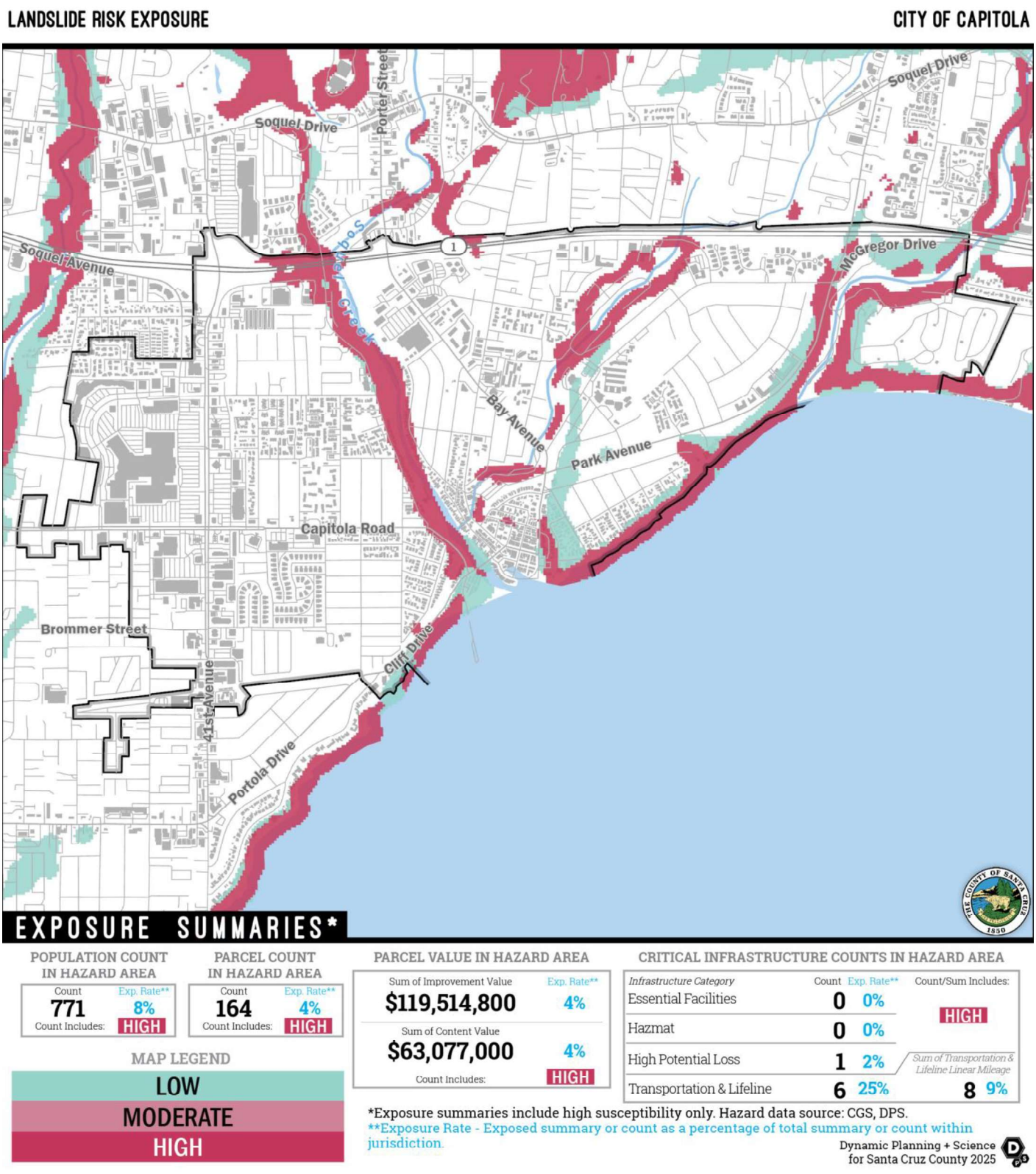


Figure 1-20 Exposure Summary – City of Capitola Slope Failure Risk

1.5.2.7 Drought Hazard

The National Drought Monitor provides drought data and maps nationally and on a localized, watershed scale. The National Drought Monitor is the product of 11 agencies, including the NDMC, NOAA and USDA, and is available at http://droughtmonitor.unl.edu/. The National Drought Monitor categorizes the level of drought from D0 through D4, with D4 being the highest "exceptional drought." Table 1-15 depicts drought classifications and impacts from the level of drought occurrence in California, while Figure 1-21 shows a time series of the level of drought in Santa Cruz County from 2000 to 2025 according to the National Drought Monitor.

While Capitola is a coastal city and not a major agricultural hub, it remains vulnerable to drought hazards because of regional water supply constraints, reliance on groundwater basins, and the cascading impacts of prolonged dry conditions. Drought is a hazard that affects water supply, public health, and wildfire risk, even though its impacts on Capitola are more indirect than in inland communities

Capitola's water service is provided by the Soquel Creek Water District, which relies on the Santa Cruz Mid-County Groundwater Basin, a basin historically in overdraft and vulnerable to seawater intrusion. During drought periods, reduced recharge intensifies stress on groundwater levels and increases the risk of saltwater contamination. Drought can constrain water availability for both residential and commercial uses, potentially limiting new development and raising costs for existing residents.

The CAP projects that climate change will result in more variable precipitation patterns, with longer dry spells punctuated by intense storm events. This variability increases the likelihood of multi-year droughts, which can reduce groundwater recharge, strain local supplies, and elevate regional competition for water resources.

The impacts of drought in Capitola extend beyond water supply including:

- Wildfire Risk – Prolonged drought dries vegetation in the surrounding Santa Cruz Mountains, increasing wildfire risk in areas adjacent to Capitola. While direct wildfire exposure within the city is limited, smoke, air quality degradation, and potential utility shutoffs affect residents and businesses.
- Economic Impacts – Capitola's tourism economy is tied to its coastal amenities and quality of life. Drought-driven water restrictions (e.g., for landscaping, recreational facilities, or visitor-serving uses) can reduce the city's attractiveness to visitors.
- Environmental Stress – Drought contributes to lower streamflows in Soquel Creek, impacting riparian habitat, recreation, and ecological health.
- Social Vulnerability – Lower-income households may be disproportionately affected by rising water rates during drought periods, reducing their adaptive capacity.

Table 1-15: Drought Classifications and Impacts

Category	Description	Possible Impacts
D0	Abnormally Dry	▪ Soil is dry; irrigation delivery begins early ▪ Dryland crop germination is stunted ▪ Active fire season begins
D1	Moderate Drought	▪ Dryland pasture growth is stunted; producers give supplemental feed to cattle ▪ Landscaping and gardens need irrigation earlier; wildlife patterns begin to change ▪ Stock ponds and creeks are lower than usual
D2	Severe Drought	▪ Producers increase water efficiency methods and drought-resistant crops ▪ Grazing land inadequate ▪ Fire season is longer, with high burn intensity, dry fuels, and large fire spatial extent; more fire crews on staff ▪ Lake- and river-based tourism declines; boat ramps close ▪ Trees are stressed; plants increase reproductive mechanisms; wildlife diseases increase ▪ Water temperatures increase; programs to divert water to protect fish begin ▪ River flows decrease; reservoir levels are low and banks are exposed
D3	Extreme Drought	▪ Federal water not adequate to meet irrigation contracts; extracting supplemental groundwater is expensive ▪ Fire season lasts year-round; fires occur in typically wet parts of the state; burn bans are implemented ▪ Ski and rafting business is low; mountain communities suffer ▪ Low water levels impede fish migration and cause lower survival rates ▪ Wildlife encroach on developed areas; little native food and water is available for bears, which hibernate less ▪ Water sanitation is a concern; reservoir levels drop significantly; surface water is nearly dry, flows are very low; water theft occurs ▪ Livestock need supplemental feed, cattle and horses are sold; little pasture remains ▪ Well and aquifer levels decrease; homeowners drill new wells
D4	Exceptional Drought	▪ Fire season is very costly; number of fires and areas burned are extensive ▪ Many recreational activities are affected ▪ Fields are left fallow; orchards are removed; vegetable yields are low; honey harvest is small; agricultural unemployment is high, food aid is needed ▪ Fish rescue and relocation begins; pine beetle infestation occurs; forest mortality is high; wetlands dry up; wildlife death is widespread; algae blooms appear ▪ Poor air quality affects health; greenhouse gas emissions increase as hydropower production decreases; West Nile outbreaks rise ▪ Water shortages are widespread; surface water is depleted; federal irrigation water deliveries are curtailed; water prices are extremely high; wells are dry, more and deeper wells are drilled; water quality is poor

Source: Adapted from U.S. Drought Monitor Drought Classifications and Impacts

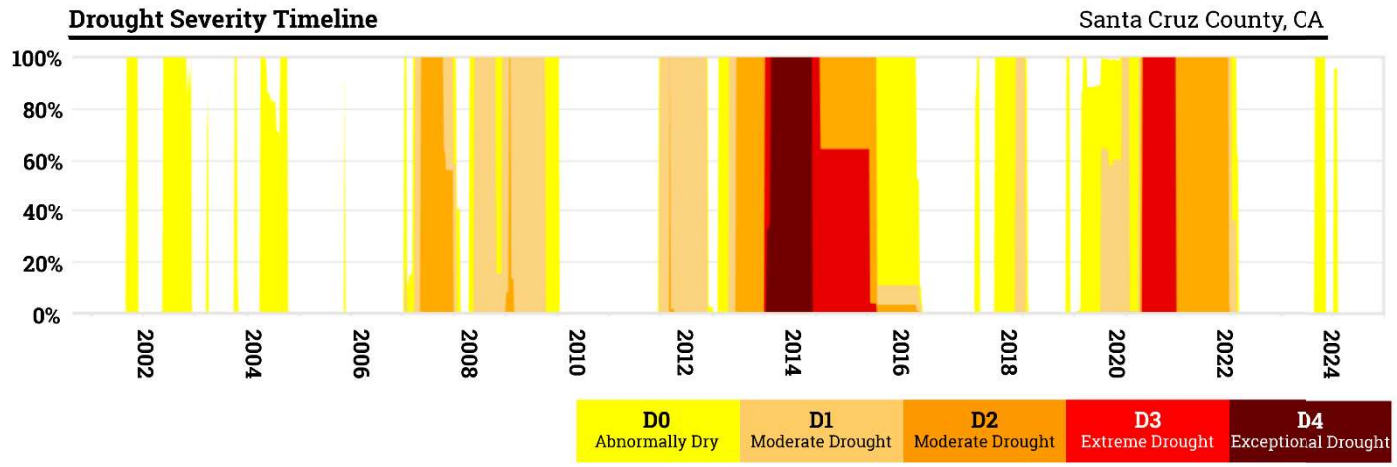


Figure 1-21: Drought Severity Timeline 2000-2024

1.5.2.8 Extreme Heat Hazard

Average annual temperatures across most of California have already increased by more than 1°F, with some areas experiencing rises of over 2°F when comparing the 1901 to 1960 average to that of 1986 to 2016. Daily maximum temperatures—a key indicator of extreme heat—are projected to increase by 4.4°F to 5.8°F by 2050 and by 5.6°F to 8.8°F by 2100. Heat waves that impact public health, known as heat-health events, are also expected to intensify across the state. By 2050, these events are projected to last up to two weeks longer in the Central Valley and occur four to ten times more often in the Northern Sierra region (California Natural Resources Agency, 2022).

According to the Cal-Adapt extreme heat days and warm nights tool using a medium emissions scenario (RCP 4.5), the City of Capitola will likely experience a climate change-driven increase in extreme heat days from two days per year to seven days per year by the end of the century. Over the same time period, the city is also likely to see an increase in warm nights from five days per year to 50 days per year. Table 1-16 explains the extreme heat event thresholds for Capitola.

Table 1-16: Cal-Adapt Extreme Heat Thresholds

Term	Cal-Adapt Definition	Thresholds for City of Capitola
Extreme Heat Day	Defined as a day in a year when the daily maximum/minimum temperature exceeds the 98th percentile of daily maximum/minimum temperatures based on observed historical data from 1961-1990 between April and October.	**92.2°F**
Warm Night	Defined as a day in April through October when daily minimum temperature exceeds the 98th historical percentile of daily minimum temperatures, based on observed data from 1961-1990 between April and October.	**57.6°F**

Term	Cal-Adapt Definition	Thresholds for City of Capitola
Heat Wave	Defined as four consecutive days or nights above the extreme heat / warm night threshold.	**3 days ≥ 92.2°F** or **4 nights ≥ 57.6°F**

Source: Cal-Adapt Extreme Heat Days and Warm Nights Tool

1.5.2.9 Climate Change Hazard

California is already experiencing significant impacts from climate change, including prolonged drought, a lengthened wildfire season, increased coastal flooding and erosion, and widespread tree mortality. The state has observed rising average temperatures, more extreme heat days, fewer cold nights, a longer growing season, and shifts in the water cycle, with less winter precipitation falling as snow. In addition, summertime fog has declined by approximately 33%, and both snowmelt and rainwater runoff are occurring earlier in the year (Cal OES, 2018).

Long-term trends indicate a 12% to 20% decline in fog across California from 1900 through projections to 2070. Climate experts suggest that warming temperatures reduce the ability of air masses to cool enough to produce fog, which plays a critical role in supporting California's ecosystems (Grantham, Teodore; University of California, Berkeley, 2018).

The City of Capitola faces significant challenges from climate change due to its coastal setting, historic village core, and reliance on tourism. Rising sea levels, intensified storm surge, and accelerated bluff erosion are expected to threaten shoreline infrastructure, including the iconic Capitola Wharf, coastal bluffs, and low-lying areas such as Capitola Village. These hazards increase the likelihood of flooding and storm damage, compounding risks to homes, businesses, and critical facilities.

In 2015, Capitola adopted a Climate Action Plan establishing a baseline inventory of community greenhouse gas emissions and reduction targets aligned with state goals, five percent below 2010 levels by 2020 and 81 percent below by 2050. Transportation and energy use are the city's largest emissions sources, and reduction strategies emphasize sustainable mobility, energy efficiency, and resource conservation. The 2019 General Plan further integrates climate considerations into land use and safety policies, directing development toward sustainable patterns and requiring hazard-aware planning in areas at risk of flooding, bluff erosion, and other climate-related impacts.

According to the Climate Action Plan and General Plan, climate change is expected to accelerate coastal erosion, increase tidal flooding frequency, and magnify the impacts of storm surge. Higher seas allow storm waves to penetrate further inland, undermining bluffs, damaging coastal infrastructure, and increasing the likelihood of compound flooding events when high tides align with riverine flooding from Soquel Creek. The

2020 LHMP emphasizes that Capitola's tourism economy and historic Village are disproportionately exposed to these risks, given their direct location on the waterfront.

The City of Capitola incorporates several state mandates, including California Environmental Quality Act (CEQA), SB 375 – Sustainable Communities and Climate Protection Act, AB 32 and SB 32 – Global Warming Solutions Act and Amendments, and AB 168 into local planning, leveraging the General Plan and hazard mitigation strategies to prepare for increasing wildfire risks, flooding, and extreme heat caused by climate change. By aligning with state goals, the city ensures its development contributes to a sustainable and resilient future.

Sea Level Rise

Sea level rise is a long-term hazard with direct consequences for Capitola's shoreline bluffs, beaches, and historic Village core. Rising seas are expected to exacerbate coastal erosion, tidal flooding, and storm surge, placing both public infrastructure and private property at increasing risk. The Sea Level Rise Exposure Map (Figure 1-22) shows that areas along Capitola Village, Soquel Creek, and the city's shoreline are vulnerable to inundation under a scenario of 0.5 meters of sea level rise with a 100-year storm event. The exposure summaries in Figure 1-22 indicate that approximately 55 residents (1% of the population) and 39 parcels (1%) would be directly affected, representing nearly $20.4 million in improvement value and $11.6 million in contents value at risk. While this represents a relatively small percentage of Capitola's overall assets, the geographic concentration of impacts in Capitola Village and critical beachfront areas amplifies the potential consequences.

Critical facilities such as the Capitola Wharf, Beach Flume, and nearby pump stations face heightened vulnerability during compounding coastal storm and flood events. Damage or loss of function at these sites could disrupt essential services and require millions of dollars in repair or replacement costs. In recent years, severe winter storms have already demonstrated the fragility of Capitola's waterfront, causing major structural damage to the Wharf and adjacent businesses. Future sea level rise will intensify these risks, underscoring the need for long-term resilience investments.

In addition to infrastructure, Capitola's beaches and bluffs are also at risk of erosion and permanent loss as sea levels rise. The reduction of beach area will not only diminish natural storm buffering capacity, but also negatively impact the city's tourism economy and local coastal ecosystems. Loss of iconic amenities such as Capitola Beach and Esplanade Park would have outsized effects on both community identity and economic stability, given their central role in recreation and visitor activity.

According to the LHMP and General Plan, the areas most at risk include Capitola Village commercial district, Soquel Creek corridor, Capitola Wharf, Esplanade Park, Capitola Beach, and Cliff Drive and adjacent bluffs. Together, these vulnerabilities highlight the dual challenge facing Capitola: protecting critical public infrastructure while also preserving the coastal assets and economic drivers that define the community.

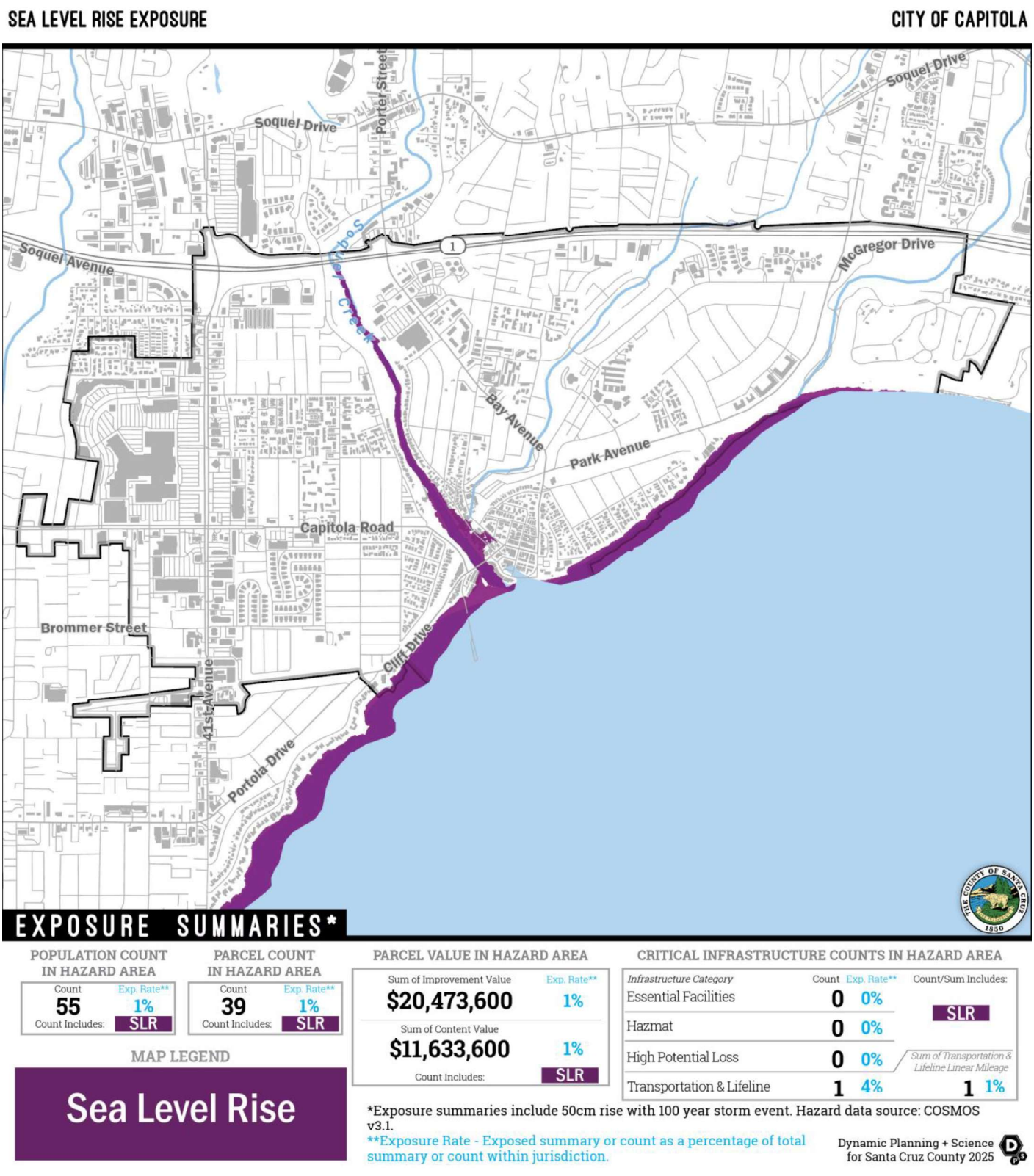


Figure 1-22 City of Capitola - Sea Level Rise Exposure

1.5.3 Planning for Hazards & Growth

As a general law city, Capitola manages growth within the framework of California's rigorous planning, zoning, subdivision, and environmental regulations. Capitola is largely built out and surrounded by urban development, Monterey Bay, and state parklands, meaning future growth will occur mainly through infill development and redevelopment of underutilized properties. This growth pattern places development directly within areas already exposed to hazards, such as flooding along Soquel Creek, bluff erosion near Cliff Drive, and coastal inundation in Capitola Village.

By coordinating with the General Plan Safety and Noise Element, hazard vulnerability is factored into land use decisions, infrastructure investments, and redevelopment approvals. This integration also satisfies state and federal requirements for hazard mitigation planning, positioning Capitola to pursue disaster recovery and resilience funding.

Climate change will intensify flooding, storm surge, coastal erosion, extreme heat, and drought conditions. For Capitola, where growth is concentrated in hazard-prone areas like the Village and waterfront, this means that every new project must be designed with resilience in mind. Growth management therefore focuses on sustainable building standards, water conservation, and integration of sea level rise adaptation strategies to ensure that redevelopment does not amplify existing risks.

Long-Range Planning & Growth Management

Planning for future growth in the City of Capitola requires a proactive approach that balances development needs with hazard awareness and risk reduction. As the city evolves, careful planning and regulatory compliance are essential to safeguard public safety, protect infrastructure, and minimize vulnerabilities. By embedding hazard mitigation into long-range planning and growth management, Capitola strengthens its overall resilience to natural hazards.

The General Plan is the city's overarching blueprint for growth and community priorities, addressing land use, circulation, utilities, housing, open space, resource conservation, noise, and public safety. Within it, the Safety Element establishes policies to address hazards such as flooding, wildfire, and earthquakes, and coordinates closely with the HMP. The Land Use Element further guides where future development will occur both within city limits and within the Sphere of Influence (SOI). At the time of this plan update, Capitola is actively updating its Safety Element to more fully integrate hazard mitigation policies.

The SOI, as approved by the Local Agency Formation Commission (LAFCO) of Santa Cruz County, defines the city's probable physical boundaries and future service area, including potential annexations. In addition to the SOI and General Plan, the city relies on specific area plans, policy plans, and master plans to manage growth in smaller geographic areas, for individual projects, or for major capital improvements. These plans often include detailed hazard analyses to ensure consistency with the General Plan and state regulatory standards. For example, the Urban Water Management Plan assesses the adequacy of Capitola's water

supply over a 25-year horizon, considering both current conservation efforts and long-term drought conditions.

As part of its planning framework, Capitola has incorporated—and will continue to incorporate—hazard data and other findings directly from its hazard mitigation plan into the General Plan as well as other long-range planning mechanisms such as the Climate Action and Stormwater Management Plans. The 2025 update expands on this integration by introducing new mapping and analytical tools, such as the Risk Assessment and Mitigation Planning (RAMP) platform, see Volume 1 Section 2.2.1, which supports more data-driven decision-making about where and how development should occur. By applying these updated tools and policies, the city ensures that future growth is planned in a way that is resilient, sustainable, and responsive to emerging hazard challenges.

Building Codes & Development Standards

Capitola's development strategies combine comprehensive planning frameworks with robust regulatory measures to guide growth while reducing risks from natural hazards. Building codes play a central role in this approach. Nationally, continual improvements to building codes since 1990 have added only about one percent to construction costs while greatly improving disaster resilience (National Institute of Building Sciences, 2019). In California, building codes are among the most stringent in the world, setting minimum standards that safeguard against hazards such as earthquakes, flooding, wildfire, landslides, and severe weather. Capitola enforces these standards locally, providing a strong foundation for resilient construction.

The city is required to regularly update its development regulations to reflect the California Building Code (CBC), which is revised every three years and was most recently updated in 2025. The CBC establishes some of the world's highest construction standards, ensuring occupant safety in the face of natural hazards. Climate change is also addressed through adoption and updating of the California Green Building Standards (CALGreen) and Energy Codes, which integrate energy efficiency, sustainable design, and climate adaptation measures. In addition, Capitola participates in the National Flood Insurance Program (NFIP), requiring that all new development in designated flood hazard areas meet FEMA's minimum flood protection standards.

Through these building and development regulations, Capitola ensures that new development in hazard-prone areas is either restricted or subject to strict hazard-mitigation requirements. Where development is allowed, codes emphasize reducing exposure and vulnerability through appropriate siting, advanced construction techniques, emergency access, and defensible space. For example, new construction in the wildland–urban interface (WUI) must comply with fire-resistant building materials and vegetation management requirements under the California Fire Code.

Beyond code enforcement, Capitola integrates these mandates into broader local planning frameworks, including the General Plan and HMP This alignment ensures that growth management, environmental review, and hazard mitigation strategies collectively address emerging risks from wildfire, drought, flooding, extreme heat, and severe weather intensified by climate change.

California Environmental Quality Act (CEQA) & Hazard Mitigation

The California Environmental Quality Act (CEQA) requires General Plans, Specific Plans, and major development projects to evaluate hazards such as coastal flooding, bluff erosion, seismic risk, and wildfire. Environmental documents must identify these risks and propose mitigation measures, which may include setbacks from hazard-prone areas, infrastructure upgrades, evacuation planning, or restrictions on development in high-risk zones.

In Capitola, CEQA is particularly relevant for projects along Soquel Creek, the coastal bluffs, and Capitola Village, where development is exposed to flooding, storm surge, and coastal erosion. For example, a proposed redevelopment project in the Village would undergo CEQA review to assess hazard risks and could require elevated design standards, erosion protection, or enhanced emergency access to reduce vulnerabilities.

By integrating hazard analysis into the development review process, CEQA helps ensure that future growth in Capitola is designed with resilience and long-term community safety in mind.

1.5.3.1 Development & Hazard Considerations

The City of Capitola covers just 1.7 square miles and is effectively built-out. It is bounded by urban development to the west and north, New Brighton State Beach to the east, and Monterey Bay to the south. As a result, future development will primarily occur through infill and redevelopment of underutilized parcels rather than large-scale expansion.

Capitola's regulatory framework ensures that new development complies with California's strict planning and building codes, thereby limiting additional hazard exposure. Citywide hazards such as earthquakes and extreme weather affect all areas similarly and are not expected to worsen significantly under new conforming development. However, population densities are increasing most in the eastern, western, and southwestern portions of the city. These areas are attractive for growth due to their proximity to key infrastructure, transportation routes, and residential opportunities, but they also overlap with hazard-prone areas, particularly those exposed to flooding, wildfire, and drought-related water supply concerns.

Flood Hazards: Flood risks are concentrated near Soquel Creek, Monterey Bay, and seasonal drainage corridors, with FEMA Flood Insurance Rate Maps (FIRMs) identifying the most vulnerable areas. Low-lying regions, especially in the western part of the city, are prone to overbank flooding and poor drainage during heavy rainfall or storm events. As infill development increases in these areas, new construction will be required to incorporate flood mitigation and stormwater management measures to reduce damage risk.

Wildfire Hazards: Growth along the city's outer boundaries intersects with areas at greater wildfire risk, particularly where grasslands, abandoned orchards, and unmanaged fuel loads have accumulated. Although Capitola's overall wildfire exposure is lower than inland jurisdictions, infill near these hazard areas presents challenges. New development, however, will be subject to modern fire-resistant building standards and

vegetation management requirements, reducing long-term wildfire vulnerability and improving conditions compared to existing undeveloped or unmanaged parcels.

Drought: Population growth will continue to place pressure on Capitola's water supply, particularly during multi-year droughts. According to the Housing Element and 20-year water planning documents, existing and planned infrastructure is expected to provide adequate water through both wet and dry years. As part of this strategy, the city anticipates securing up to nine new well sites through developer dedications and required infrastructure improvements during subdivision approvals. The cost of these improvements will be borne by developers through impact fees or direct construction of new facilities, ensuring that the financial burden of expanded water supply capacity does not fall on existing residents.

1.5.4 Hazard Problem Statements

As part of the mitigation action identification process, the Planning Committee for each jurisdiction identified areas of concern (aka problem statements) for their respective facilities based on the risk assessment and vulnerability analysis, utilizing the RAMP mapping and static snapshot maps. Problem statements focused on the impact, victim, or threat that the hazard could create in the jurisdiction, as described in Table 1-17. Identifying common issues and weaknesses through these problem statements assisted the planning group in understanding the realm of resources needed for mitigation.

The goal is to have at least one mitigation action for every problem statement. Projects or actions have been developed to mitigate each problem identified. See Table 1-19 for a full list of mitigation actions and corresponding problem statements that they address. Each problem statement is coded with a problem number for cross-referencing between Table 1-17 and Table 1-19

Table 1-17: City of Capitola Hazard Problem Statements

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Climate Change		Victim	ps-CC-CPT-01	Residents, visitors, and businesses located in the Capitola Village and along the Esplanade are increasingly exposed to climate-driven sea level rise and compounding coastal hazards that may cause displacement, injury, property damage, or economic disruption.	ma-CC-CPT-01
Climate Change		Impact	ps-CC-CPT-02	The City's stormwater and sewer infrastructure may be overwhelmed by sea level rise-induced backflow and climate change-driven atmospheric river events, heightening the risk of overflows and environmental damage.	ma-CC-CPT-01

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Climate Change		Threat	ps-CC-CPT-03	Climate change-driven sea level rise and compounding coastal hazards pose chronic, escalating threats to Capitola?s entire coastline, with projections estimating several feet of rise by 2100 and erosion impacts by 2030.	ma-CC-RCD-01
Coastal Hazards	Coastal Erosion	Impact	ps-CE-CPT-01	Millions of dollars of damage is projected to critical infrastructure and transportation routes if erosion continues unchecked, including the Stockton Avenue Bridge, Cliff Drive, and Park Avenue.	ma-CE-CPT-01
Coastal Hazards	Coastal Erosion	Threat	ps-CE-CPT-02	Coastal bluff erosion is accelerating due to sea level rise and climate-driven precipitation, with top bluff erosion estimated to exceed 10 feet by 2030 in some areas along Grand Avenue and Cliff Drive, increasing risk of collapse from long-term and episodic failures.	ma-CE-CPT-01, ma-CE-SCW-01
Coastal Hazards	Coastal Erosion	Victim	ps-CE-CPT-03	Residents along Depot Hill, Cliff Drive, and Park Avenue are exposed to landslide and bluff failure risk due to steep coastal slopes and decomposed rock formations.	ma-CE-CPT-01
Coastal Hazards	All	Threat	ps-CH-CPT-01	Coastal armoring efforts to protect existing infrastructure are leading to ?coastal squeeze,? accelerating beach loss.	ma-CH-CPT-01, ma-CH-SCC-01
Coastal Hazards	Coastal Storm	Impact	ps-CS-CPT-01	Historic coastal storms have caused seawall failures, overtopped roads, and damaged the Capitola Wharf, resulting in business closures and economic losses during single events.	ma-AH-CPT-01
Drought		Victim	ps-DR-CPT-01	Prolonged droughts place a disproportionate burden on vulnerable populations who may not have the resources to adapt to water use restrictions or install water-conserving improvements.	ma-DR-CPT-02
Drought		Impact	ps-DR-CPT-02	Groundwater overdraft in the Soquel-Aptos Basin?which supplies 90% of Capitola?has led to seawater intrusion, impacting long-term water supply reliability.	ma-DR-SCW-01

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Drought		Impact	ps-DR-CPT-03	During past droughts, water restrictions and conservation mandates limited development potential and commercial operations in Capitola and surrounding areas, impacting local economic activity.	ma-DR-SCC-02, ma-DR-CPT-02
Drought		Threat	ps-DR-CPT-04	Climate change is projected to intensify both the frequency and severity of droughts in Capitola, leading to longer periods of water scarcity and increased reliance on overdrafted groundwater, which will worsen seawater intrusion risks.	ma-DR-CPT-02
Extreme Heat		Impact	ps-EH-CPT-01	Extreme heat events lead to higher peak electricity demand from air conditioning, increasing risk of brownouts and service interruptions.	ma-EH-SCC-01
Extreme Heat		Threat	ps-EH-CPT-02	Although Capitola has not experienced major impacts from past heatwaves, climate change is expected to increase the frequency, duration, and intensity of extreme heat events, elevating future risks.	ma-EH-WTS-01
Extreme Heat		Impact	ps-EH-CPT-03	People are increasingly visiting Capitola to escape extreme heat events in other parts of the state, adding additional strain on city infrastructure and services during peak tourist season.	ma-EH-SCC-01
Extreme Heat		Victim	ps-EH-CPT-04	Seniors, individuals with chronic health issues, low-income households, and people experiencing homelessness are more vulnerable to extreme heat, especially when outdoors or living in older homes that lack insulation or air conditioning.	ma-ET-CPT-01
Earthquake		Victim	ps-EQ-CPT-01	Many residents, especially low-income households, live in mobile home parks and older structures vulnerable to ground shaking and liquefaction, posing high risk of injury or displacement from a seismic event.	ma-EQ-CPT-02
Earthquake		Impact	ps-EQ-CPT-02	Critical access routes and water, sewer, storm drains, and power lines across Capitola are at risk of rupture due to ground shaking and secondary liquefaction, disrupting essential services for extended periods and severing crucial transportation connections.	ma-EQ-SVW-03

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Earthquake		Impact	ps-EQ-CPT-03	Mobile homes in Capitola are particularly vulnerable to shifting off foundations during strong seismic events, as demonstrated during the 1989 Loma Prieta earthquake.	ma-EQ-CPT-02, ma-EQ-PVW-01
Earthquake		Threat	ps-EQ-CPT-04	Capitola is within close proximity to major fault systems (e.g., San Andreas, Zayante, San Gregorio) capable of producing large-magnitude earthquakes with a high probability of an event in the next 30 years.	ma-EQ-CPT-03
Flood		Victim	ps-FL-CPT-01	Nearly 1,000 residents live within the 1% annual chance floodplain along Soquel Creek and Noble Gulch, placing them at elevated risk of injury, displacement, and property loss during major flood events.	ma-FL-CPT-01
Flood		Impact	ps-FL-CPT-02	Flooding at Noble Gulch and Soquel Creek may cause structural damage to roadways, bridges (e.g., Stockton Ave Bridge), and Village commercial and residential properties.	ma-FL-CPT-01
Flood		Impact	ps-FL-CPT-03	Flood-related blockages at storm drains and the limited capacity in the Noble Gulch pipe have led to overtopping and damage during past events, including 2011 and 1995 floods.	ma-FL-CPT-01
Flood		Threat	ps-FL-CPT-04	Some of Capitola?s most critical facilities?including City Hall, Police Station, Fire Station #4, and major pump stations?are located in flood hazard areas and could be rendered inoperable during storm events.	ma-FL-CPT-02, ma-FL-WTS-02
Flood		Threat	ps-FL-CPT-05	More intense rainfall events due to climate change are expected to increase Soquel Creek flood stage by up to 2 feet by 2060, affecting over 230 structures and thousands of feet of roadway.	ma-FL-CPT-03
Flood		Threat	ps-FL-CPT-06	The combination of fluvial flooding and high tides (compound flooding) will increase the frequency and depth of inundation events in the Capitola Village, compromising long-term resilience.	ma-FL-PVW-03
Severe Weather	Heavy Rain	Impact	ps-HR-CPT-01	Heavy rain events can exceed stormwater infrastructure capacity, especially in low-lying areas such as Capitola Village, leading to localized flooding and infrastructure damage.	ma-HR-SCC-01, ma-HR-CPT-01

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Severe Weather	High Wind	Impact	ps-HW-CPT-01	Windstorms have historically caused widespread power outages blocked roads due to downed trees and limbs, and damage to municipal buildings, communications equipment, and private property, affecting emergency response and public safety services throughout the city.	ma-HW-CPT-01
Liquefaction		Impact	ps-LQ-CPT-01	Critical infrastructure?including the Police Station, Central Fire Station #4, and City Hall/EOC?is located within very high liquefaction zones and may be rendered inoperable after an earthquake.	ma-AH-CPT-01
Liquefaction		Threat	ps-LQ-CPT-02	Several areas of Capitola are built over water-saturated alluvium or creek-adjacent soils, which significantly increases long-term liquefaction risk as climate-related groundwater levels rise.	ma-AH-CPT-01
Slope Failure		Victim	ps-SF-CPT-01	Residents and businesses along Soquel Creek, Noble Gulch, and Tannery Gulch face increased risk of damage from slope instability during and after prolonged or intense rainfall events.	ma-SF-CPT-02
Slope Failure		Impact	ps-SF-CPT-02	Slope failure events could damage or block transportation infrastructure like Wharf Road or the Stockton Avenue Bridge, cutting off access to neighborhoods or emergency facilities.	ma-SF-WTS-02
Slope Failure		Threat	ps-SF-CPT-03	Climate change is projected to increase storm intensity, resulting in faster soil saturation and erosion along steep drainages.	ma-SF-CPT-02
Sea Level Rise		Impact	ps-SLR-CPT-01	Sea level rise will impact critical infrastructure?including pump stations, the Wharf, and the Beach Flume?leading to potential loss of public services and millions in damages during compounding coastal and flood hazard events.	ma-SLR-CPT-01
Sea Level Rise		Impact	ps-SLR-CPT-02	Beach loss due to sea level rise and erosion will severely reduce storm buffering capacity and local tourism revenue, affecting the City?s economy and coastal ecosystems.	ma-SLR-SCW-02

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Severe Weather	All	Threat	ps-SW-CPT-01	Capitola is expected to experience more frequent and intense storms and atmospheric river events, exacerbated by location, topography, and climate change, increasing the likelihood of compounding heavy rain and high wind hazards.	ma-SW-CBC-02
Coastal Hazards	Tsunami	Victim	ps-TS-CPT-01	Over 1,600 Capitola residents?including those in Capitola Village, Venetian Court, and Lower Riverview?live within the tsunami inundation zone and may face injury, displacement, or death in an event.	ma-TS-CPT-01
Coastal Hazards	Tsunami	Impact	ps-TS-CPT-02	A significant tsunami would likely destroy or severely damage critical facilities and infrastructure, including the Police Station, Fire Station #4, Wharf, Stockton Avenue Bridge, and multiple pump stations.	ma-TS-CPT-01
Coastal Hazards	Tsunami	Threat	ps-TS-CPT-03	Capitola is vulnerable to tsunamis from nearby and distant sources (e.g., Monterey Canyon and Aleutian trench), with flow depths projected as high as 30 feet in some scenarios.	ma-TS-CPT-01
Wildfire		Impact	ps-WF-CPT-01	Fire access and emergency response could be compromised along the Wharf Road, Park Ave, and other critical evacuation corridors in heavily vegetated areas, especially with eucalyptus.	ma-WF-CPT-01
Wildfire		Threat	ps-WF-CPT-02	Vegetated areas within drainage corridors like Soquel Creek and along bluffs like New Brighton pose fire risks to adjacent homes and structures due to unmanaged fuel buildup and high flammability, especially from eucalyptus.	ma-WF-CPT-01
Wildfire		Threat	ps-WF-CPT-03	Future wildfire hazards are expected to increase due to hotter, drier conditions and increased vegetation stress caused by climate change.	ma-WF-CPT-02
Coastal Hazards	Wave Run-Up & Surge	Impact	ps-WV-CPT-01	Wave surge caused by coastal storm events consistently erode areas like Capitola Beach, exposing underlying utility infrastructure and damaging trails and access points along the coastline.	ma-WV-SPD-02

1.5.4.1 Climate Change Impacts & Vulnerable Populations

The City of Capitola's vulnerable populations face heightened risks from the impacts of climate change, particularly flooding, coastal hazards, and aging infrastructure. Certain residents are at greater risk following a hazard event due to age, health, income, housing type, language access, or mobility limitations. Vulnerability is not uniform; an individual may be more at risk from one hazard, such as extreme heat, but less from another.

Flooding and Coastal Hazards: Nearly 1,000 residents live within the 1 percent annual chance floodplain along Soquel Creek and Noble Gulch, placing them at elevated risk of displacement and property damage. Flood risks are compounded by climate change-driven sea level rise, atmospheric river events, and limited stormwater capacity in areas such as Capitola Village. Low-income households and renters, many of whom do not have flood insurance, face disproportionate challenges in recovery. Residents and businesses along Depot Hill, Cliff Drive, and Park Avenue are also exposed to bluff failure and erosion risks, which are expected to worsen as storms intensify and sea levels rise.

Extreme Weather, Extreme Heat, and Infrastructure Stress: Capitola is expected to experience more frequent and severe coastal storms, heavy rain, and high winds, which threaten critical facilities such as City Hall, the Police Station, and Fire Station 4. Power outages pose particular risks for seniors, individuals with chronic health conditions, and residents dependent on medical equipment. Visitors who come to Capitola during peak tourist season, often to escape extreme heat in inland areas, increase demand for services during hazard events and complicate emergency response.

Earthquake and Liquefaction: Although not impacted by climate change, many Capitola residents live in mobile homes and older structures that are especially vulnerable to seismic shaking. Critical facilities, including the Police Station and Fire Station 4, are located in areas of very high liquefaction risk, raising the possibility of service disruption during a major earthquake. Renters and lower-income households face additional barriers in retrofitting or insuring their homes against seismic hazards.

Drought and Water Supply: Capitola relies heavily on the Soquel-Aptos groundwater basin, which has already experienced seawater intrusion from overdraft. Extended droughts worsen water scarcity and increase reliance on a stressed resource. Low-income households are disproportionately affected by water restrictions and may lack the resources to implement conservation measures or adapt to water shortages.

Wildfire and Secondary Hazards: While Capitola is not within designated very high fire hazard severity zones, heavily vegetated corridors such as Soquel Creek and nearby bluff areas pose localized wildfire risks. Eucalyptus and other flammable vegetation near evacuation routes such as Wharf Road and Park Avenue could compromise access during an event. Smoke and poor air quality from regional wildfires also create health risks for seniors, children, and those with respiratory conditions.

Tsunami and Wave Run-up: Over 1,600 Capitola residents, including those in Capitola Village, Venetian Court, and Lower Riverview, live within the tsunami inundation zone. A large event could cause extensive damage to housing, businesses, and critical facilities such as the Wharf and multiple pump stations.

Similarly, wave surge from coastal storms continues to erode Capitola Beach, threatening utilities and recreation access.

The cascading impacts of climate change on vulnerable populations require a targeted and equitable approach to mitigation. Prioritizing resilient infrastructure, affordable housing protections, and accessible emergency communications will help Capitola reduce disparities and strengthen community-wide preparedness.

1.6 Mitigation Strategy

This section provides the framework for how the City of Capitola will reduce hazard risk within its jurisdiction while supporting the broader goals of the Santa Cruz County MJHMP. It includes an overview of existing capabilities, opportunities to strengthen resilience, and the City's prioritized mitigation actions. Together, these elements demonstrate how Capitola integrates hazard awareness into its planning and development processes while contributing to a coordinated countywide approach.

Within the Santa Cruz County MJHMP, the mitigation strategy serves as the roadmap for future hazard mitigation efforts. For Capitola, the strategy outlined in this annex reflects the outcomes of the countywide planning process while also addressing the City's unique risks, priorities, and community needs. The strategy is designed to reduce vulnerabilities identified in the risk assessment, including the problem statements developed for flooding, earthquakes and liquefaction, slope failure, wildfire, drought, severe storms, extreme heat, and climate change.

Mitigation actions identified in this annex include both policy-based and project-based initiatives, with an emphasis on integrating resilience into land use planning, infrastructure investments, and community programs. Actions are structured to align with FEMA's requirements and to coordinate with existing city, county, and regional planning mechanisms. Each action identifies responsible parties, potential funding sources, and the resources needed for implementation.

For Capitola, this strategy provides a framework for strengthening resilience by combining city-led initiatives—such as infrastructure improvements, building code enforcement, and community preparedness—with regional coordination through the MJHMP. By advancing these efforts in alignment with the General Plan and other local planning documents, Capitola enhances its ability to reduce hazard risk while supporting long-term community safety, sustainability, and economic stability.

The subsections that follow describe these elements in detail:

- **Section 1.6.1 Aligning Action Planning** with Capabilities provides a summary of the City's capacity to address natural hazards.
- **Section 1.6.3 Mitigation Action Plan** presents Capitola's prioritized actions to guide implementation in coordination with countywide strategies.

1.6.1 Aligning the Action Plan

This section connects Capitola's mitigation actions with its existing capabilities and areas for growth. Capability assessments are a required element of hazard mitigation planning under the Disaster Mitigation Act of 2000 and FEMA's 2023 guidance, ensuring that actions are realistic, achievable, and aligned with available resources.

The section begins with a summary of Capitola's capabilities across four areas: planning and regulatory, administrative and technical, fiscal, and education and outreach. This overview highlights the tools and strengths that the district already uses to reduce hazard risk. The section then provides a detailed analysis of each capability area, identifying both current practices and opportunities to expand resilience.

1.6.1.1 Capabilities & Opportunities Assessment

To develop a realistic and actionable mitigation strategy, it must account for existing jurisdictional capabilities and what future opportunities there are to enhance those capabilities for purposes of hazard mitigation. This section provides an assessment of the City of Capitola's existing capabilities and future opportunities, including planning and regulatory, administrative and technical, fiscal, and public outreach and education capabilities. This assessment also identifies opportunities to integrate this MJHMP into future planning, policies, or programs to weave mitigation efforts into daily operations and address hazard problems wholistically. Capabilities are categorized into four groups and include various mechanisms.

- **Planning and Regulatory Capabilities:** Existing long-range plans, emergency response plans, hazard-specific plans, land use policies, and building and development standards.
- **Administrative and Technical Capabilities:** Available expertise in emergency services, engineering, grant management, and community planning.
- **Fiscal Capabilities:** Budgetary capacity, taxing authority, grants, and other funding mechanisms that can support mitigation projects.
- **Outreach and Education Capabilities:** Existing programs for providing technical assistance, community education, public warnings, and stakeholder engagement.

A full description of the process used to develop the capabilities assessment is provided in Volume 1, Section 2.3.3.

This capabilities and opportunities assessment for Capitola lists the various types of capabilities along with how they have been, currently are, or will in the future be integrated into hazard mitigation planning efforts. The three "HMP Integration" columns that identify the capability's status and usage are color-coded with green, yellow, or orange shading to communicate the following:

- **Status:** If the capability is present at all and what level of use it has generally.
- **Current Mitigation Use:** If the capability is currently being used in mitigation efforts, specifically, and at what level.

- **Future Opportunity:** If there is a future opportunity to integrate the capability into mitigation efforts and at what level.

Planning & Regulatory Capabilities

Capitola has a strong foundation of planning and regulatory tools to manage hazard risk. The City adopts and enforces the 2022 California Building Code (Municipal Code Chapter 15.04) and integrates hazard-specific ordinances, including Floodplain Management (Chapter 15.20) and Geological Hazards (Chapter 17.68). Development is guided by the 2019 General Plan, which incorporates Land Use, Safety, and Economic Development Elements, and reinforced by the 2024 Housing Element. Subdivision and zoning ordinances (Titles 16 and 17) regulate growth and restrict development in hazard-prone areas such as bluff erosion zones. Capitola also maintains a Floodplain Management Plan, an Urban Greening Plan, and a Climate Action Plan (2015, update planned for 2025–2026). The 2017 Coastal Climate Change Vulnerability Report and participation in the regional Community Wildfire Protection Plan (CWPP) further strengthen hazard-specific planning. Opportunities remain in seismic risk management, as Capitola has no dedicated unreinforced masonry or soft-story retrofit ordinance, and it does not yet participate in FEMA's Community Rating System (CRS), though future participation is identified as a priority.

Future integration of the MJHMP will occur through various processes and mechanisms outlined across multiple mitigation actions (Table 1-19). Key opportunities for future hazard mitigation integration with the city's existing planning mechanisms are to integrate climate resilience and accessibility criteria into capital improvement and adaptation funding decisions (ma-CC-CPT-01); revise Capitola's floodplain development regulations to address climate-adjusted rainfall, drainage system deficiencies, sea level rise, and coastal hazards data (ma-FL-CPT-03); and update the stormwater master plan to integrate atmospheric river storm frequency/intensity projections into design standards and capital planning (ma-HR-CPT-02).

Administrative & Technical Capacity

The City's Building, Planning, and Economic Development Department provides planning, engineering, and permitting support, while the Public Works Department manages stormwater, erosion control, and infrastructure maintenance. Capitola has a designated Building Official who also serves as the Floodplain Administrator. Fire inspection and development review are conducted by the Central Fire District of Santa Cruz County, and emergency management responsibilities are coordinated by the City Manager and Police Department in partnership with County OES. Staff expertise includes planners, engineers, and natural hazard specialists, although dedicated resiliency planning and GIS staffing are limited, with support largely provided throughout the County. Transportation planning, resilience planning, and grant writing are managed on an as-needed basis, typically through contracts or internal assignment.

Warning Systems & Services

Capitola participates in the regional CruzAware emergency alert system, which provides residents with notifications for floods, wildfires, geological hazards, and other threats. These warnings are integrated with

countywide systems, ensuring consistency and broad reach. Alerts are hazard-specific, including flooding, wildfire, and tsunami readiness, and are accessible to residents who register. While the City benefits from the County's designation as both StormReady and TsunamiReady, Capitola itself is not currently certified under these programs. Expanding local capacity for redundant alert systems, enhancing public enrollment in CruzAware, and pursuing StormReady or Firewise certification represent key opportunities to strengthen the City's warning capabilities.

Fiscal Capabilities

Capitola has several financial mechanisms to support hazard mitigation. Regular sources include capital improvement funds, system development fees, stormwater service fees, and Community Development Block Grants. Special taxes can be levied with voter approval, and funds have been directed to wharf and coastal infrastructure resilience projects. While the City can issue general obligation bonds and special tax bonds, it does not currently use these tools for hazard mitigation but could consider them for major capital resilience projects. Benefit assessments are also not in current use but represent a future opportunity. Spending is restricted in hazard-prone areas, particularly bluff erosion zones, through land use policies and zoning.

Education & Outreach Capabilities

Public outreach is conducted through multiple channels, though capacity remains limited. Hazard information is provided upon request through planning and building staff, and the City distributes a biweekly digital newsletter and biannual mailer with public safety information. The Police Department hosts National Night Out, and the Central Fire District regularly conducts safety events. Capitola participates in the regional CruzAware alert system for multi-hazard emergency notifications and supports CERT training through County OES. Partnerships with the Fire Safe Council and Resource Conservation District provide community-based engagement on fire safety, climate adaptation, and natural resource management. However, the city does not currently maintain a dedicated hazard-focused website, social media accounts, or Firewise certification, all of which are identified as future opportunities to expand community awareness and preparedness.

CAPABILITY ASSESSMENT LEGEND

HMP Integration

Status	Current Mitigation Use	Future Opportunity
Currently in use or present.	Used widely for mitigation.	Opportunity to expand and integrate.
(Sort of) Seldomly used or limited presence.	Limited use in mitigation planning.	Limited opportunity to expand and integrate.
(No) Not present or available.	Not used in mitigation planning.	No opportunity to expand or integrate.

Table 1-18: City of Capitola Capabilities and Opportunities Assessment

	HMP Integration			
Resource	Status	Current Mitigation Use	Future Opportunity	**Notes / Additional Detail**
Planning and Regulatory Capabilities				
Construction and Future Development Regulations				
Building Codes				City Municipal Code Chapter 15.04, Building Code, which adopts the 2022 California Building Code (California Code of Regulation, Title 24)
Public Protection (ISO Class)				Class 2
Hazard-Related Development Standards				City Municipal Code Title 16, Subdivisions, and Title 17, Zoning
Zoning Ordinance				City Municipal Code Title 17, Zoning
Hazard-Specific Ordinance				City Municipal Code Chapter 15.20, Floodplain Management, and Chapter 17.68, Geological Hazards District
Growth Management Ordinance				2019 City of Capitola General Plan (including Land Use and Safety Elements, and 2024 Housing Element)
Hazard Reduction Programs (Annually Conducted)				
Capital Improvements Program (CIP) or Plan				2014 City of Capitola Five Year Capital Improvement Program
Erosion/Sediment Control Program				City Municipal Code Chapter 15.28, Excavation and Grading
Hazard-Related Public Outreach Program				2019 City of Capitola General Plan Safety Element and 2025 City of Capitola Strategic Plan
Urban Water Management Plan				2014 Santa Cruz Integrated Regional Water Management Plan

Resource	HMP Integration: Status	HMP Integration: Current Mitigation Use	HMP Integration: Future Opportunity	Notes / Additional Detail
Stormwater Management Program (Annual Inspections)				City of Capitola 2010 Stormwater Management Plan and City Municipal Code Chapter 15.28, Excavation and Grading; large conveyances in the city also part of Flood Control and Water Conservation District, Zone 5, which is current under a master plan update; regular inspections performed in known problem areas
Seismic Safety Program (Non-structural)				City Municipal Code Chapter 15.04, Building Code; however, no separate unreinforced masonry ordinance or soft story retrofit program
Earthquake Modernization Plan (Building Safety)				City Municipal Code Chapter 15.04, Building Code; however, no separate earthquake modernization plan
Hazard Plans				
General Plan Safety Element				2019 City of Capitola General Plan Safety Element
Site Plan Review Requirements				City Municipal Code Chapter 17.120, Design Permits
General Plan Environmental Justice Element				No standalone element, but environmental justice goals are addressed under Housing and Land Use Elements
Community Wildfire Protection Plan (CWPP)				2022 Santa Cruz County and San Mateo County CWPP (Santa Cruz Central Planning Area)
Economic Development Plan				2019 City of Capitola General Plan Economic Development Element
Floodplain Management Plan				2019 City of Capitola General Plan Safety Element and City Municipal Code Chapter 15.20, Floodplain Management
Stormwater Management Plan				City of Capitola 2010 Stormwater Management Plan; large conveyances in the city are also part of Flood Control and Water Conservation District – Zone 5 which is current under a master plan update
Emergency Operations Plan				Currently Under Santa Cruz County Operational Area Emergency Management Plan; City plan to be developed in collaboration with County, per 2025 City of Capitola Strategic Plan
Climate Action Plan				2015 City of Capitola Climate Action Plan; to be updated in 2025-2026
Climate Vulnerability Assessment				2017 Coastal Climate Change Vulnerability Report to be updated 2026-27; covered under 2022 Santa Cruz County Climate Vulnerability Technical Compendium; to be included in next Safety Element update
Urban Greening Plan				2015 City of Capitola Climate Action Plan and City Municipal Code Chapter 12.12, Community Tree and Forest Management
Ground Water Management Planning / Plans				2014 Santa Cruz Integrated Regional Water Management Plan
National Flood Protection Program (NFIP)				

Resource	HMP Integration: Status	HMP Integration: Current Mitigation Use	HMP Integration: Future Opportunity	Notes / Additional Detail
Floodplain Management Regulations				City Municipal Code Chapter 15.20, Floodplain Management
Flood Insurance Education and Technical Assist.				Provided informally through city planning and building staff on request; future opportunity
Flood Insurance Study				2017 FEMA Flood Insurance Studies Adopted by Reference in City Municipal Code Chapter 15.20, Floodplain Management
Elevation Certificates				Maintained by Building, Planning, and Economic Development Department
Flood Hazard Mapping / Re-Mapping				2017 FEMA Flood Insurance Rate Maps Adopted by Reference in City Municipal Code Chapter 15.20, Floodplain Management
Community Rating System (CRS)				Not currently participating; will participate in the future, per 2019 City of Capitola General Plan Safety Element
Administrative and Technical				
Community Planning and Development Services				
Community Planner				Staff in Building, Planning, and Economic Development Department
Planner/Engineer (Land Development)				Staff in Building, Planning, and Economic Development Department
Engineer/Professional (Construction)				Staff in Public Works Department
Planner/Engineer/Scientist (Natural Hazards)				Staff in Public Works Department
Transportation Planner				No dedicated staff, but work completed by contract as needed
Resiliency Planner				No dedicated staff, but Public Works staff perform these functions
Building Official (Full time or Augmented)				Building Official housed in Building, Planning, and Economic Development Department
Floodplain Administrator				Building Official is designated Floodplain Administrator
Fire Marshal				Central Fire District of Santa Cruz County conducts development reviews and inspections
Dedicated Public Outreach Personnel				No dedicated staff, but City Manager's Office coordinates most outreach
GIS Specialist and Capability				No dedicated staff and limited capability; however, City utilizes Santa Cruz County GIS support
Emergency Manager				Emergency management responsibilities fall under City Manager and Police Department coordination with County OES
Dedicated Grant Manager, Writer, or Specialist				Building Official housed in Building, Planning, and Economic Development Department
Other	N/A	N/A	N/A	

Resource	HMP Integration: Status	HMP Integration: Current Mitigation Use	HMP Integration: Future Opportunity	Notes / Additional Detail
Warning Systems and Services				
General				Participates in Santa Cruz County's regional emergency alert system CruzAware
Flood				CruzAware alerts
Tornado				CruzAware alerts
Wildfire				CruzAware alerts
Geological Hazards				CruzAware alerts
Fiscal Capabilities				
Financial Resources (for Hazard Mitigation)				
Levy Taxes for Specific Purposes				Can levy special taxes via voter approval (e.g., wharf resiliency and jetty/flume rehabilitation projects)
Utilities Fees	N/A	N/A	N/A	Not a utility provider
Benefit Assessments				Not currently, future opportunity
Community Development Block Grants (CDBG)				City of Capitola Adopted Budget FY 2024-2025, CDBG Funding
System Development Fee				Collected on new housing development
General Obligation Bonds to Incur Debt				Bond issuance is authorized but not currently used for hazard mitigation; may be considered for public infrastructure protection/resilience for large capital projects, bridges, arterial roads, etc.
Special Tax Bonds to Incur Debt				No special tax bonds for hazard mitigation; may be considered for public infrastructure protection/resilience for large capital projects, bridges, arterial roads, etc.
Withheld Spending in Hazard-Prone Areas				Development is constrained in high-risk zones via managed retreat policies, zoning, and development standards (e.g., bluff erosion in Depot Hill/Grand Avenue area)
Stormwater Service Fees				City of Capitola Fee Schedule FY 2024-2025, Stormwater Development Review Fee
Capital Improvement Project Funding				City of Capitola Adopted Budget FY 2024-2025, Capital Improvement Fund
Education / Outreach Capabilities				
Education/Outreach Resources				
Website Dedicated to Hazard Topics				Not currently, future opportunity
Dedicated Social Media				Not currently, future opportunity
Local Citizen Groups That Communicate Hazard Risks				Fire Safe Council of Santa Cruz County
Hazard Info. Avail. at Library/ Planning Desk				Not currently, future opportunity
Annual Public Safety Events				Police Department hosts National Night Out and Central Fire District of Santa Cruz County conducts additional public safety events regularly

Resource	HMP Integration: Status	HMP Integration: Current Mitigation Use	HMP Integration: Future Opportunity	Notes / Additional Detail
Ability to Field Public Tech. Assistance Requests				Requests related to hazard information, code enforcement, and stormwater handled via general service request system
Public Safety Newsletters or Printed Outreach				Biweekly digital newsletters and biannual mailer often include hazard and public safety information
Community Emergency Response Team (CERT)				Participants in Santa Cruz County CERT hosted through County OES with local training options
Fire Safe Councils				Covered by Fire Safe Council of Santa Cruz County
Firewise				Not currently, future opportunity
StormReady				City does not participate, but Santa Cruz County is both StormReady and TsunamiReady
Resource Conservation Districts				Resource Conservation District of Santa Cruz County supports groundwater recharge, fire fuel management, and climate education
Other	N/A	N/A	N/A	

1.6.2 City of Capitola Mitigation Action Plan

Capitola's mitigation actions were developed through a collaborative process informed by the updated risk assessment, local priorities, and extensive stakeholder engagement. As part of this 2025 MJHMP update, the City reviewed mitigation actions from its prior Local Hazard Mitigation Plan to determine which actions to carry forward, which to consolidate, and where entirely new strategies were required. This careful evaluation ensured that the updated action plan builds upon past commitments while also responding to current risks and future challenges.

The plan addresses Capitola's most significant hazards, including flooding, earthquakes, severe storms, drought, wildfire, extreme heat, and climate change. Each mitigation action is designed to align with FEMA's hazard mitigation guidance and the requirements of the Disaster Mitigation Act of 2000. Where appropriate, overlapping or

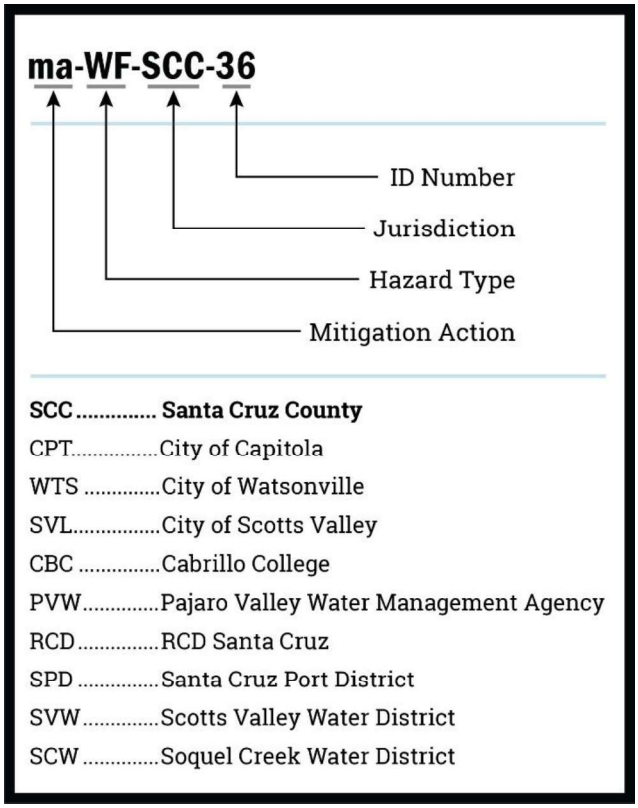


Figure 1-23: Mitigation Action Number Key

redundant actions were consolidated into broader, more comprehensive strategies that improve clarity, increase feasibility, and strengthen regional coordination.

The mitigation action prioritization method used by all participating jurisdictions is described in Volume 1, Section 4. Each action specific to Capitola is documented in Table 1-19, which identifies the responsible department, implementation timeframe, potential funding sources, and resources required to complete the action. Each action is also assigned a unique alphanumeric identifier (see Figure 1-23) that links the strategy to its associated hazard and supports consistent monitoring and reporting.

Capitola's approach recognizes that some hazards are most effectively addressed through regional efforts. Flood protection, drought resilience, and wildfire risk reduction often extend beyond the city's boundaries and require collaboration with county, regional, and state partners. By aligning local actions with regional strategies, Capitola helps to consolidate resources, maximize funding opportunities, and ensure that mitigation projects achieve the greatest benefit for the Pajaro Valley and the wider Santa Cruz County community.

Collectively, these mitigation actions provide a roadmap for reducing hazard risk, protecting vulnerable populations, and strengthening the long-term resilience of Capitola.

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Table 1-19: City of Capitola Mitigation Action Plan

Hazard	Action ID	Action Title	Description	FEMA Mitigation Alternative	Timeline	Responsibility	Cost	Benefit	Internal Funding Source	External Funding Source	Priority (Based on Criteria)	Problems Addressed
All Hazard	**ma-AH-CPT-01**	Emergency Shelter Activation Plan	In partnership with the County and Cities of Santa Cruz, Scotts Valley, and Watsonville, expand formal procedures and funding for activating, staffing, and advertising emergency shelters for all types of hazard events.		Short 1-3 Years	City Community Services & Recreation + County, City of Santa Cruz, City of Scotts Valley, City of Watsonville, and other regional partners	Low	High	General Fund – Community Services & Recreation Department	FEMA HMGP; Cal OES Emergency Management Performance Grant (EMPG); County OES; CDBG-DR	High	ps-EH-WTS-04, ps-AH-SCC-02, ps-CS-CPT-01, ps-CS-SPD-02, ps-FL-WTS-01, ps-LQ-CPT-01, ps-LQ-CPT-02, ps-LQ-WTS-01, ps-EH-CPT-01, ps-EH-CPT-03, ps-EH-CPT-04, ps-FL-CPT-01
Climate Change	**ma-CC-CPT-01**	Equity-Based Adaptation	Integrate climate resilience and accessibility criteria into capital improvement and adaptation funding decisions, prioritizing projects that reduce risk to essential infrastructure, coastal and flood-prone areas, and facilities serving vulnerable populations.	PRV	Short 1-3 Years	City Planning, Sustainability, and City Council	Low	Medium	General Fund, CIP	Cal OES Hazard Mitigation Grant Program (HMGP); FEMA BRIC; Coastal Conservancy Climate Ready; Caltrans SB1 Adaptation Planning; OPC SB1	High	ps-CC-SCC-03, ps-CC-CPT-01, ps-CC-CPT-02, ps-DR-CPT-01, ps-EH-CPT-03, ps-EH-CPT-04, ps-WV-CPT-01
Coastal Hazards (Coastal Erosion)	**ma-CE-CPT-01**	Coastal Bluff Stabilization	Implement a phased stabilization plan along Cliff Drive and other high-risk bluff areas using erosion-resistant materials, drainage improvements, and revegetation to reduce bluff collapse risk.	SP, NRP	Medium 3-5 Years	City Public Works + Coastal Commission	High	High	CIP	FEMA HMGP; FEMA BRIC; Coastal Conservancy; Cal OES 406 Mitigation; OPC SB1; Prop 68; USACE CAP Section 103	High	ps-CE-CPT-01, ps-CE-CPT-02, ps-CE-CPT-03, ps-CE-SCW-01, ps-CE-CPT-01, ps-CC-CPT-02, ps-CH-CPT-01, ps-SF-CPT-01, ps-WV-CPT-01
Coastal Hazards (All)	**ma-CH-CPT-01**	Beach, Wharf & Esplanade Protections	Retrofit, harden, elevate, or install other protections for vulnerable portions of the Capitola Beach, the Wharf, the Esplanade, and critical infrastructure to withstand storm surge and wave run-up, including both natural and built mitigation measures that limit "coastal squeeze."	SP, PPRO, NRP	Long 5-10 Years	City Public Works + Coastal Commission	High	High	CIP	FEMA BRIC; Coastal Conservancy; HUD CDBG-MIT; Cal OES HMGP; NOAA Coastal Resilience; OPC SB1; Prop 68	Very High	ps-CH-CPT-01, ps-CC-CPT-02, ps-CC-CPT-03, ps-CE-CPT-01, ps-CH-CPT-01, ps-SLR-CPT-01, ps-SLR-CPT-02, ps-SW-CPT-01, ps-WV-CPT-01
Drought	**ma-DR-CPT-01**	Water Conservation Incentives Program	Provide incentives and permitting assistance for plumbing and irrigation upgrades, drought-tolerant landscaping, graywater systems, and other conservation measures that offset water demand from residential and industry uses.	PE&A, NRP	Long 5-10 Years	City Planning + County, Santa Cruz Water, SCWD	High	High	Planning Department Budget; General Fund	DWR Water Use Efficiency Grant; Cal OES HMGP; CAPP; Prop 1 Integrated Regional Water Management (IRWM)	Medium	ps-DR-CPT-01, ps-DR-CPT-02,ps-DR-CPT-03, ps-DR-CPT-04
Drought	**ma-DR-CPT-02**	Drought Resilience Education	In collaboration with regional partners, provide ongoing outreach on water conservation, drought contingency planning, and resources available through Capitola, the RCD, and water providers.	PE&A	Short 1-3 Years	City Public Works + RCD, County, Water Providers	Medium	Medium	Staff Time / General Fund	DWR Urban Drought Grant; Cal OES HMGP; State Water Resources Control Board; IRWM Program	High	ps-DR-CPT-03, ps-DR-CPT-01, ps-DR-CPT-04, ps-DR-CPT-02
Earthquake	**ma-EQ-CPT-01**	Critical Facility Seismic Protection	Assess seismic vulnerability and retrofit critical facilities such as City Hall/EOC, Fire Station #4, and the Police Station to ensure operational continuity after a major earthquake.	PPRO, SP	Short 1-3 Years	City Public Works and Facilities	High	High	Facilities Reserve Fund; Public Works CIP	FEMA HMGP; FEMA BRIC; Cal OES Earthquake Mitigation Program; CDBG-MIT; USGS Earthquake Hazards Program	Medium	ps-EQ-CPT-02, ps-EQ-SVL-04, ps-EQ-SCC-04, ps-EQ-CPT-04, ps-LQ-CPT-01, ps-LQ-CPT-02
Earthquake	**ma-EQ-CPT-02**	Seismic Safety Assistance Program	In collaboration with the state and county, develop incentives and technical assistance for seismic evaluation and retrofitting of mobile homes, older multifamily buildings, and soft-story structures at high risk.	PPRO	Long 5-10 Years	City Building and Housing + County	Medium	Medium	PLHA	FEMA BRIC; Cal OES Earthquake Mitigation; Cal HCD Multifamily Retrofit Pilot; State Seismic Retrofit Grant Program	High	ps-EQ-CPT-01, ps-EQ-CPT-03, ps-EQ-SVL-04, ps-EQ-WTS-07, ps-EQ-SCC-02, ps-EQ-SCC-05, ps-EQ-CPT-04, ps-LQ-CPT-02

Hazard	Action ID	Action Title	Description	FEMA Mitigation Alternative	Timeline	Responsibility	Cost	Benefit	Internal Funding Source	External Funding Source	Priority (Based on Criteria)	Problems Addressed
Earthquake	**ma-EQ-CPT-03**	Lifeline Infrastructure Seismic Assessment	Conduct a seismic vulnerability assessment for roads, pipelines, bridges, communications systems, and other lifeline infrastructure in high-risk zones.	PRV	Short 1-3 Years	City Public Works and Utilities	Medium	Medium	CIP	FEMA BRIC; Caltrans Planning Grant; Cal OES HMGP; USGS NEHRP	High	ps-EQ-CPT-02, ps-EQ-CBC-02, ps-EQ-SVL-03, ps-EQ-CPT-04, ps-EQ-SCC-03, ps-EQ-WTS-05, ps-LQ-CPT-01, ps-LQ-CPT-02
Earthquake	**ma-EQ-CPT-04**	Earthquake Resilience Campaign	Launch a multilingual outreach effort about earthquake preparedness, home safety checks, development regulations, retrofit resources, and evacuation protocols.	PE&A	Short 1-3 Years	City Planning and Police + Fire District, County, CBOs	Medium	Medium	General Fund – Police & Planning	Cal OES Earthquake Education & Awareness; FEMA Ready Campaign	High	ps-EQ-SVL-01, ps-EQ-CPT-01, ps-EQ-CPT-03, ps-EQ-CPT-04, ps-LQ-CPT-02
Extreme Heat	**ma-ET-CPT-01**	Home Weatherization Incentives Program	In coordination with 3CE and federal assistance programs, conduct outreach and provide incentives and permitting assistance for residential improvements to energy efficiency, especially for older homes and mobile homes vulnerable to heat.	PE&A	Short 1-3 Years	City Planning, Sustainability, and Housing + PG&E, County	Low	Medium	Staff Time / General Fund	Central Coast Community Energy (3CE); LIHEAP; CPUC Empower Program; Cal OES BRIC; DOE Weatherization Assistance Program	Medium	ps-EH-CPT-01, ps-EH-CPT-04, ps-EH-SVL-01, ps-EH-SVL-02, ps-EH-WTS-02, ps-EH-CPT-02, ps-EH-CPT-03, ps-EH-CPT-04
Flood	**ma-FL-CPT-02**	Critical Facility Flood Protection	Elevate, floodproof, or relocate essential City facilities (e.g., Police Station, City Hall/EOC) located in flood hazard areas to maintain continuity of operations.	PPRO, SP	Medium 3-5 Years	City Public Works and Planning	High	High	Facilities Reserve Fund, Public Works, CIP	FEMA HMGP; FEMA FMA; CDBG-MIT; Cal OES 406 Mitigation; State FloodSAFE Program	Medium	ps-FL-CPT-04, ps-CS-CPT-01, ps-FL-CPT-02
Flood	**ma-FL-CPT-01**	Soquel Creek Floodplain Restoration	Improve drainage infrastructure and use nature-based adaptations along Soquel Creek and Noble Gulch to reduce flood risk and protect downstream assets.	NRP	Medium 3-5 Years	City Public Works + Resource Agencies	High	High	PLHA	FEMA FMA; FEMA HMGP; CDFW Prop 1; Coastal Conservancy; OPC SB1; NOAA Habitat Restoration	High	ps-FL-CPT-01, ps-FL-CPT-02, ps-FL-CPT-03, ps-FL-CPT-05
Flood	**ma-FL-CPT-03**	Flood Hazard Mapping & Policy Updates	Revise Capitola's flood hazard maps and update development regulations to address climate-adjusted rainfall, drainage system deficiencies, sea level rise, and coastal hazards data.	PRV	Long 5-10 Years	City Planning and Public Works + County	Medium	High	Planning Department Budget	NOAA Climate Adaptation Program; Cal OES HMGP; Coastal Conservancy	High	ps-FL-WTS-08, ps-FL-CPT-05, ps-CS-CPT-01, ps-FL-CPT-01, ps-FL-CPT-02, ps-SW-CPT-01
Severe Weather (Heavy Rain)	**ma-HR-CPT-01**	Village Drainage Improvements	Upgrade drainage infrastructure in and around Capitola Village, including installation of backflow prevention and capacity upgrades.	SP	Medium 3-5 Years	City Public Works	High	High	CIP Fund, Zone 5	FEMA FMA; State Prop 1 Stormwater Grant; Cal OES HMGP; Coastal Conservancy	High	ps-HR-CPT-01, ps-CS-CPT-01, ps-FL-CPT-01, ps-FL-CPT-02, ps-FL-CPT-03, ps-FL-CPT-06, ps-SW-CPT-01
Severe Weather (Heavy Rain)	**ma-HR-CPT-02**	Stormwater Master Plan & Policy Update	Update stormwater master plan for county Zone 5 to integrate atmospheric river storm frequency/intensity projections into drainage design standards and capital planning.	PRV	Short 1-3 Years	City Planning and Public Works	Low	High	Public Works Operations Budget, Zone 5	FEMA HMGP; Cal OES Planning Grant; State Prop 1 Technical Assistance; NOAA Climate Program	High	ps-HR-WTS-01, ps-HR-WTS-02, ps-FL-CPT-02, ps-FL-CPT-03, ps-HR-CPT-01, ps-SW-CPT-01
Severe Weather (High Wind)	**ma-HW-CPT-01**	Windstorm Infrastructure Protection	Conduct a citywide inventory of trees along critical corridors susceptible to windstorms and trim or remove high-risk trees near powerlines, access routes, and other critical facilities and infrastructure. Conduct regular maintenance thereafter.	NRP	Medium 3-5 Years	City Public Works	Medium	High	Public Works Operations, Tree Fund	PG&E Vegetation Management Partnership; FEMA HMGP; Cal Fire Urban Forestry Grant	Medium	ps-HW-SCC-01, ps-HW-CPT-01
Sea Level Rise	**ma-SLR-CPT-01**	Coastal Adaptation Planning	Identify and assess high-hazard areas exposed to seal level rise and increasingly frequent and severe coastal hazards, and establish criteria to prioritize public investments in public infrastructure for integration into capital improvements planning.	PRV	Medium 3-5 Years	City Planning and Public Works	Low	Medium	Planning & Public Works Budgets; CIP fund	Coastal Conservancy; FEMA BRIC; OPC SB1; Cal OES Adaptation Planning	Medium	ps-SLR-CPT-01, ps-SLR-CPT-02, ps-CC-CPT-02, ps-CC-CPT-03, ps-CE-CPT-01, ps-CE-CPT-02, ps-CE-CPT-03, ps-CH-CPT-01, ps-CS-CPT-01, ps-FL-CPT-06, ps-WV-CPT-01

Hazard	Action ID	Action Title	Description	FEMA Mitigation Alternative	Timeline	Responsibility	Cost	Benefit	Internal Funding Source	External Funding Source	Priority (Based on Criteria)	Problems Addressed
Slope Failure	**ma-SF-CPT-02**	Slope Failure Risk Assessment & Monitoring	In collaboration with partner agencies, conduct slope stability modeling and risk mapping for Soquel Creek, Noble and Tannery Gulches, and other steep drainage areas susceptible to failure, especially during heavy rain events. Install mitigation measures and geotechnical monitoring (e.g., tiltmeters) for the highest risk slopes to detect early signs of instability.	PRV	Long 5-10 Years	City Planning and Public Works + County, RCD, NRCS, and geotechnical consultants	High	High	CIP Fund	FEMA HMGP; Cal OES Planning Grant; USGS Landslide Hazard Program; Coastal Conservancy	High	ps-SF-CPT-01, ps-SF-CPT-02, ps-SF-CPT-03, ps-CE-CPT-03, ps-WV-CPT-01
Coastal Hazards (Tsunami)	**ma-TS-CPT-01**	Tsunami Evacuation Signage & Drills	Install updated tsunami evacuation signage and regularly conduct tabletop drills with partner agencies (e.g., schools, businesses, CBOs) in high-risk areas.	PE&A	Short 1-3 Years	City Emergency Management and Police + Fire District, County	Low	Medium	General Fund – Police & Emergency Management	FEMA HMGP; Cal OES TsunamiReady; NOAA Tsunami Hazard Mitigation	High	ps-TS-CPT-01, ps-TS-CPT-02, ps-TS-CPT-03
Wildfire	**ma-WF-CPT-01**	Park Avenue Fuel Management	Implement a city-led vegetation management program focused on heavily vegetated areas along Park Ave (e.g., eucalyptus), in partnership with Central Fire, CAL FIRE, the RCD, and private landowners.	NRP	Short 1-3 Years	City Public Works + RCD, CAL FIRE	Medium	High	Public Works Operations, Measure Q	Cal Fire Prevention Grant; FEMA HMGP; Cal OES BRIC; RCD Grants; Fire Safe Council	Medium	ps-WF-CPT-01, ps-WF-CPT-02, ps-WF-CPT-03
Wildfire	**ma-WF-CPT-02**	Wildfire Awareness & Education	Develop and distribute multilingual outreach materials and digital tools about fire-safe landscaping, home hardening, and climate-driven wildfire risk.	PE&A	Short 1-3 Years	City Planning and Sustainability + Fire District, County	Low	Medium	Staff Time / General Fund	Cal Fire Prevention Grant; FEMA HMGP; Firewise USA; Cal OES Public Education Grants	High	ps-WF-CPT-01, ps-WF-CPT-02, ps-WF-CPT-03

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1.6.3 Status of Previous Mitigation Actions

In 2020, the City of Capitola adopted its previous FEMA-approved HMP. This 2025 MJHMP represents a comprehensive update from that previous plan, as discussed in Volume 1, Section 1.5. Table 1-20 provides status updates for all of the previous mitigation actions in the 2020 City of Capitola HMP, from which many of the mitigation actions in Table 1-19 were sourced and revised.

Table 1-20: Status of 2020 City of Capitola Mitigation Actions

Action ID	Description	Status
1-A	Continue to enforce the requirements of the Geologic Hazards District (Chapter 17.48) of the Capitola Municipal Code which requires the assessment of geologic hazards by a registered geologist or professional engineer for all new development projects. The geologic hazards identified through this assessment process are then mitigated by avoidance or through measures designed by civil engineers using the California Building Code.	Combined and revised into ma-EQ-CPT-02, ma-EQ-CPT-04
1-B	Continue to enforce the most current versions of both the California Building Code (CBC) and the California Building Standards with regards to seismicity, including requiring engineering and liquefaction studies for all potentially affected development.	Combined and revised into ma-EQ-CPT-02, ma-EQ-CPT-04
1-C	In cooperation with other agencies, conduct seismic evaluations of all City owned critical facilities (including roadways, water, sewer, storm drains and emergency use facilities) and coordinate with other agencies to evaluate non-city owned critical facilities. Seek funding sources to assist in necessary upgrades of these critical facilities.	Combined and revised into ma-EQ-CPT-01, ma-EQ-CPT-03
1-D	Work with Caltrans and other relevant agencies to evaluate and retrofit the structural integrity of all bridges to ensure their safety during a seismic event.	Combined and revised into ma-EQ-CPT-03
1-E	Continue training appropriate plan check staff on seismic requirements for new and existing structures.	Combined and revised into ma-EQ-CPT-02, ma-EQ-CPT-04
2-A	Evaluate the likelihood of debris flow impacts to the Stockton Avenue bridge during a catastrophic flooding event.	Combined and revised into ma-FL-CPT-03
2-B	Improve the Noble Gulch storm drain facilities to protect against flooding within the Capitola Village.	Combined and revised into ma-FL-CPT-01, ma-HR-CPT-01
2-C	Relocate or elevate critical facilities (e.g. City hall, police, fire, etc.) above the level of the 100-year flood elevation.	Combined and revised into ma-FL-CPT-02
2-D	Continue to implement the Soquel Creek Lagoon Management Plan.	Cancelled, ongoing baseline mitigation activity
2-E	Participate in the National Weather Service (NWS) Storm Ready Program	Cancelled, reprioritized toward direct mitigation activities

Action ID	Description	Status
2-F	Assist in the planning and/or improvement of infrastructure (e.g. sewers) and facilities to help minimize flooding impacts, particularly in critical flood-prone areas (e.g. Capitola Village).	Combined and revised into ma-FL-CPT-01, ma-HR-CPT-01
2-G	Continually monitor and review CA State Water Resources Control Board regulations and permit requirements to ensure consistency with city policies and regulations. This includes on-site retention of stormwater runoff from impervious surfaces and the implementation of Low Impact Development (LIDs) standards on new development.	Combined and revised into ma-FL-CPT-03
2-H	Limit development and monitor conditions of development and grading permits to prevent sedimentation in natural channels and wetlands.	Combined and revised into ma-FL-CPT-01
2-I	Develop more accurate GIS maps of the City's drainage system in coordination with future updates of the Capitola Stormwater Management Program.	Combined and revised into ma-FL-CPT-03
2-J	In coordination with the Santa Cruz County Public Works & Flood Control & Water Conservation District (Zone 5), evaluate the effectiveness of current policies and ordinances to ensure that storm water runoff from impervious surfaces does not contribute to flooding.	Combined and revised into ma-FL-CPT-03
2-K	Continually monitor and review FEMA's National Flood Insurance Program (NFIP) requirements to ensure the City's floodplain management regulations are in compliance.	Combined and revised into ma-FL-CPT-03
2-L	Participate in the FEMA NFIP Community Rating System (CRS).	Cancelled, being implemented under General Plan
2-M	Work in coordination with the Santa Cruz County Public Works & Flood Control & Water Conservation District (Zone 5) to develop and disseminate public education materials on flood protection and mitigation by working collaboratively with community groups, non-governmental organizations and the local media.	Cancelled, ongoing baseline mitigation activity
2-N	Review and update the city's existing ordinances as they relate to storm / flooding hazards, consistent with the risks identified in this LHMP.	Combined and revised into ma-FL-CPT-03
2-O	Adopt policies to limit municipal capital improvements that would be at risk.	Combined and revised into ma-FL-CPT-02, ma-SLR-CPT-01
2-P	Improve resiliency to flooding along Soquel Creek and Coast such as the construction of flood walls and improved building guidelines (increase free board and first floor parking).	Combined and revised into ma-FL-CPT-01
2-Q	Investigate natural habitat buffering to reduce coastal flooding such as beach and kelp management.	Combined and revised into ma-CH-CPT-01
2-R	Upgrade vulnerable storm drains with tidal flap gates and pumps, as appropriate.	Combined and revised into ma-FL-CPT-01, ma-HR-CPT-01
2-S	Investigate various opportunities for beach nourishment and replenishment in concert with rebuilding the City's groin located at the east end of the main beach.	Combined and revised into ma-CE-CPT-01, ma-CH-CPT-01

Action ID	Description	Status
2-T	Prepare a coastal bluff and beach management plan for Capitola that outlines short- and long-term coastal bluff management strategies that will help to establish local protection and adaptation priorities.	Combined and revised into ma-CE-CPT-01, ma-CH-CPT-01, ma-SF-CPT-02, ma-SLR-CPT-01
2-U	Prioritize coastal protection structures for upgrade and replacement including the sea wall along The Esplanade and coastal revetments.	Combined and revised into ma-CH-CPT-01
2-V	Consider resiliency improvements to protect and maintain critical vehicular and non-vehicular coastal access ways.	Combined and revised into ma-CE-CPT-01, ma-CH-CPT-01, ma-SF-CPT-02, ma-SLR-CPT-01
2-W	Adopt policies to limit municipal capital improvements that would be at risk.	Combined and revised into ma-FL-CPT-02, ma-SLR-CPT-01
2-X	Improve resiliency to flooding along Soquel Creek including the possibility of a temporary or permanent flood wall along the Soquel Creek walking path may help to reduce flooding within high risk areas.	Combined and revised into ma-FL-CPT-01, ma-HR-CPT-01
2-Y	Identify priority areas for future protection accounting for costs, structural feasibility and secondary implications (flood wall, seawall or revetment).	Combined and revised into ma-CE-CPT-01, ma-CH-CPT-01, ma-SF-CPT-02, ma-SLR-CPT-01
2-Z	Investigate long-term options to manage sea level rise and coastal erosion such as living shorelines, soft armoring techniques, and relocation of development within coastal hazard zones. As part of this investigation, consider the preparation of a comprehensive, long-term proactive management plan to protect Depot Hill in a way that preserves the natural coastline and avoids hard armoring.	Combined and revised into ma-CE-CPT-01, ma-CH-CPT-01 ma-SF-CPT-02, ma-SLR-CPT-01
3-A	Work in coordination with the City of Santa Cruz and the Soquel Creek Water District to implement water conservation strategies that maximize the use of existing water resources.	Combined and revised into ma-DR-CPT-01, ma-DR-CPT-02
3-B	Work in coordination with the Soquel Creek Water District to construct and implement the Pure Water Soquel, Groundwater Replenishment and Seawater Intrusion Prevention Project	Combined and revised into ma-DR-CPT-01
3-C	Coordinate with the Soquel Creek Water District and City of Santa Cruz to inform public of water conservation restrictions and drought conditions.	Combined and revised into ma-DR-CPT-01, ma-DR-CPT-02
4-A	Coordinate with Pacific Gas & Electric to implement an ongoing tree trimming program for trees located in close proximity to overhead power lines.	Combined and revised into ma-HW-CPT-01
4-B	Establish a working relationship with the NWS Decision Support program to be advised of upcoming weather conditions in a manner that enables smart decisions.	Cancelled, ongoing baseline mitigation activity

Action ID	Description	Status
5-A	Work in close coordination with state and local agencies and organizations to protect and preserve the coastline and its coastal bluffs through restoration efforts to help ensure safe coastal access and the protection of adjacent infrastructure and facilities. These efforts may include beach replenishment, coastal bluff protection, seawall construction, and other appropriate measures.	Combined and revised into ma-CE-CPT-01, ma-CH-CPT-01, ma-SF-CPT-02, ma-SLR-CPT-01
6-A	Continue implementation of Tsunami Ready Program	Combined and revised into ma-TS-CPT-01
6-B	Maintain a public communication system to warn the public of a potential tsunami threat.	Combined and revised into ma-TS-CPT-01
6-C	Support the timely and accurate update of tsunami inundation maps within the Monterey Bay area. Then integrate the new tsunami inundation maps into the risk assessment of this Local Hazard Mitigation Plan	Cancelled, reprioritized toward direct mitigation activities
6-D	Continue to work collaboratively with relevant agencies and organizations to investigate tsunami threat to the City based on the best available information.	Combined and revised into ma-TS-CPT-01
7-A	Continue to coordinate with the Santa Cruz County Department of Environmental Health Services, on enforcement of State and local statutes and regulations pertaining to hazardous materials/ waste storage, use, and disposal.	Cancelled, reprioritized toward natural hazards and implemented by other plans
7-B	Support staff training and education requirements regarding emergency response procedures associated with transportation-based hazardous materials releases.	Cancelled, reprioritized toward natural hazards and implemented by other plans
7-C	Continue to coordinate the Urban Area Security Initiative to enhance preparedness efforts.	Cancelled, reprioritized toward direct mitigation activities
8-A	Coordinate with the Fire District and Department of Corrections to create fuel reduction zones near properties at risk, shaded fuel breaks, and clean up areas prone to ground fuel litter common with invasive species habitat (i.e. Eucalyptus)	Combined and revised into ma-WF-CPT-01
8-B	Continue to maintain cooperative fire protection and fire prevention agreements with the Central Fire Protection District and other relevant agencies.	Cancelled, ongoing baseline mitigation activity
8-C	Identify inadequate access roadways. Develop a program to address inadequacies.	Combined and revised into ma-WF-CPT-01, ma-HW-CPT-01, ma-SLR-CPT-01, ma-EQ-CPT-03, ma-CE-CPT-01
8-D	Promote land use planning and implement building codes to reduce incidence of human-caused wildfires especially in very high fire hazard areas.	Combined and revised into ma-WF-CPT-02

Action ID	Description	Status
8-E	Implement building codes relevant to fire protection in new development or major renovations. (i.e. built-in fire extinguishing and fire alarm systems)	Combined and revised into ma-WF-CPT-02
8-F	Work cooperatively with Central Fire Protection District, CalFire, and other relevant agencies to promote the implementation and awareness of fire prevention programs.	Combined and revised into ma-WF-CPT-02
9-A	Continue to require that geologic/engineering reports be prepared for any proposed construction near landsliding and require mitigation of landslide hazards before issuing any building or grading permits.	Combined and revised into ma-SF-CPT-02
10-B	Coordinate hazard mitigation progress/efforts with the Santa Cruz County Office of Emergency Services and other agencies and cities within Santa Cruz County.	Cancelled, ongoing baseline mitigation activity
10-C	Continue to work with Santa Cruz 911 and other relevant agencies to maintain a coordinated and effective emergency communication system.	Combined and revised into ma-FL-CPT-03, ma-SF-CPT-02
10-D	Continue to update and enhance mapping data and the City's GIS for all hazards.	Cancelled, ongoing baseline mitigation activity
10-E	Verify the replacement value of Cityowned critical facilities and coordinate with other agencies for non city-owned facilities to improve the risk assessment within this plan.	Cancelled, reprioritized toward direct mitigation activities
10-F	Work with the appropriate cellular phone service providers to ensure there is always adequate cellular services to critical facilities within the City.	Cancelled, ongoing baseline mitigation activity
10-G	Reference and integrate the City's Local Hazard Mitigation Plan into the Safety Element of the General Plan.	Completed
10-H	Integrate the results of the Monterey Bay Sea Level Rise Study into the Local Hazard Mitigation Plan risk assessment and the General Plan Safety Element.	Completed
10-I	As part of the General Plan Update process, develop a plan to address climate change/ climate adaptation issues within the City and its surroundings.	Completed
10-J	Protect and preserve the coastline through permit review and continue to review coastal development for conformance with applicable City regulations (e.g. geologic, flood).	Cancelled, ongoing baseline mitigation activity
10-K	Review and update the city's existing ordinances as they relate to hazards and risks identified in this LHMP.	Combined and revised into ma-FL-CPT-03

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Capitola City Council

Agenda Report

Meeting: March 26, 2026

From: Community and Economic Development Department

Subject: Capitola Mall and Objective Standards Zoning Code Amendments

Recommended Action: Adopt an ordinance amending Capitola Municipal Code Title 17: Zoning.

Background: On August 22, 2024, the City Council adopted amendments to the 2023-2031 Housing Element of the General Plan (Housing Element). The Housing Element establishes goals and policies for housing production in Capitola as required by state law. The Housing Element also contains programs with required City actions to implement Housing Element policies. The City must complete these actions by the dates specified for each program.

Housing Element Program 1.7 calls for the City to amend the Zoning Code to facilitate housing production on the Capitola Mall site. Specifically, this program requires the City to:

- Develop land use policies to facilitate shopping center redevelopment with a strong sense of urban design cohesion;
- Define "Capitola Mall" as all properties between Clares Street, 41st Avenue, and Capitola Road;
- Allow for building height up to 75 feet for mall redevelopment;
- Define "mall redevelopment" to mean a mix of uses that includes residential and retail/commercial components;
- Exclude parking garages from the project floor area ratio (FAR) calculations for mall redevelopment; and
- Adopt objective development standards to facilitate mall redevelopment.

As part of Housing Element Program 1.7, the City committed to updating the zoning code with objective development standards to facilitate mall redevelopment and implement Program 1.7 commitments.

On October 2 and October 30, 2025, the Planning Commission held study session to take public comment and provide feedback on draft Zoning Code amendments. On November 19 and December 4, 2025, the Planning Commission reviewed ordinance drafts at noticed public hearings. On February 5, 2026, the Planning Commission adopted a resolution recommending City Council adopt the ordinance.

On February 23, 2026, the City Council at a noticed public hearing reviewed a draft of the Planning Commission recommendation and requested additional information. On March 16, 2026, the City Council unanimously approved the introduction of the ordinance.

Discussion: At the March 16, 2026, meeting, Council requested three amendments to the ordinance as drafted regarding the tiers, qualifying commercial, and bike parking.

State housing law requires the City to allow residential-only development in commercial zones on properties identified in the City's Housing Element sites inventory. For this reason, the Zoning Code amendments establish a tiered system to incentivize mixed-use redevelopment on the Capitola Mall property.

The following table outlines the three tiers included in the City Council motion:

	Tier 1	Tier 2	Tier 3
Min. Density (du/ac)	20	20	20
Max Density (du/ac)	48	53	53
Perimeter Zone			
41st Ave. (ft)	125	75	75
Capitola Rd. (ft)	125	75	75
Clares St. (ft)	125	125	125
Perimeter Height	55	65*	65
Core Height	75	85	85
Open Space	5%	2.5%	2.5%
Affordable Housing	20%	20%	20%
Commercial sf	0	35,000	200k
Hotel Rooms	0	120	0
Meeting Space sf	0	3,600	0

* A hotel with a height up to 85 feet is allowed in the perimeter zone.

The Council also added the following requirement for the minimum commercial floor area:

> *The minimum required commercial floor area for a Tier 2 or Tier 3 project shall be occupied by active, publicly accessible commercial, cultural, or entertainment uses open to the general public, including retail sales, restaurants, food and beverage establishments, and similar visitor-serving uses.*
>
> *Medical offices and clinics and uses that are membership-based personal service uses, including gyms, fitness centers, and yoga studios, shall not count toward the minimum required commercial floor area.*
>
> *Alternative uses consistent with underlaying zoning may be permitted with the issuance of a Conditional Use Permit upon a finding by Planning Commission that the above uses are not viable in the current market*

Lastly, the Council directed staff to include an evaluation of Citywide requirements for bicycle parking in the next round of zoning code updates.

Fiscal Impact: There is no fiscal impact associated with adoption of the Zoning Code Amendments. Fiscal impacts from new development allowed by the amendments will be considered through the fiscal impact assessment requirement included in the proposed amendments.

Attachments:

Attachment 1. Capitola Mall Zoning Amendments Ordinance

Attachment 1A. Capitola Mall Zoning Amendments

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government; Attainable Housing; Economic Opportunity; Healthy Families, Community, and Environment.

Report Prepared By: Katie Herlihy, Community and Economic Development Director

Reviewed By: Rosie Wyatt, Deputy City

Approved By: Jamie Goldstein, City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CAPITOLA TO ADOPT AMENDMENTS TO MUNICIPAL CODE TITLE 17 (ZONING) FOR THE CAPITOLA MALL PROPERTY AND INCLUDING AMENDMENTS TO CHAPTER 17.24 (COMMERCIAL AND INDUSTIAL ZONING DISTRICTS), CHAPTER 17.76 (PARKING AND LOADING), CHAPTER 17.82 (OBJECTIVE STANDARDS FOR MULITFAMILY AND MIXED-USE DEVELOPMENT), AND CHAPTER 17.88 (INCENTIVES FOR COMMUNITY BENEFITS), 17.160 (GLOSSARY) AND INTRODUCING A NEW CHAPTER 17.57 (OBJECTIVE DESIGN STANDARDS FOR CAPITOLA MALL REDEVELOPMENT), AND FINDING THE PROJECT EXEMPT FROM CEQA

WHEREAS, on August 22, 2024, the City Council adopted the 2023-2031 Housing Element of the General Plan ("Housing Element") and Addendum to the General Plan Final Environmental Impact Report;

Whereas, on August 30, 2025, the California Department of Housing and Community Development ("HCD") certified the Housing Element;

WHEREAS, Housing Element Program 1.7 states that the City shall revise development standards in the Zoning Code to facilitate residential development on the Capitola Mall property;

WHEREAS, the Capitola Mall property includes the properties located between Clares Street, 41st Avenue, and Capitola Road;

WHEREAS, the Planning Commission held work sessions on October 2, October 30, and November 19, 2025 to consider Zoning Code amendments for the Capitola Mall in furtherance of Housing Element Program 1.7;

WHEREAS, on October 8, 2025, the City hosted a community meeting, to receive public input on design standards for residential development on the Capitola Mall property;

WHEREAS City staff utilized Planning Commission input and considered public feedback to prepare draft amendments to Municipal Code Title 17 (Zoning) to implement Housing Element Program 1.7;

WHEREAS, the proposed amendments include changes to Zoning Code Chapter 17.24 (Commercial and Industrial Zoning Districts), Chapter 17.76 (Parking and Loading), Chapter 17.82 (Objective Standards for Multifamily and Mixed-Use Residential Development), and Chapter 17.88 (Incentives for Community Benefits), 17.160 (Glossary) and introduce a new Chapter 17.57 (Objective Design Standards for Capitola Mall Redevelopment)

WHEREAS, the proposed amendments would increase allowed building height and floor area ratio (FAR) on the Capitola Mall property, establish objective design standards for Capitola Mall redevelopment, and modify development regulations to facilitate residential and mixed-use development on the Mall property consistent with the Housing Element;

WHEREAS, the amendments also apply the Objective Standards within Chapter 17.82 to the Mixed-Use Village zoning district and Industrial zoning district;

WHEREAS, notice of the Zoning Code Amendment availability was mailed November 13, 2025, and a public review draft made available on November 26, 2025, in compliance with California Coastal Act public participation requirements and applicable state law;

WHEREAS, a second notice of the Zoning Code Amendment availability was mailed on January 8, 2026, and an updated public review draft made available on January 30, 2026, in compliance with California Coastal Act public participation requirements and applicable state law;

WHEREAS, the Capitola Mall Zoning Code Amendments are exempt from the California Environmental Quality Act (CEQA), pursuant to California Public Resources Code Section 21080.85 which exempts from CEQA rezonings to implement a certified Housing Element;

WHEREAS, further, the Capitola Mall Zoning Code Amendments were analyzed and considered as part of the City's adoption of the Addendum to the General Plan EIR for the City's Housing Element, such that nothing further is required under CEQA. There are no substantial changes proposed to the Housing Element, including Program 1.7, that would require major revisions of the previous EIR or its Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Project merely implements Housing Element Program 1.7, which was studied and evaluated in the General Plan EIR Addendum. There are no substantial changes with respect to the circumstances under which implementation of the Housing Element will be undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Addendum was adopted;

For the proposed amendments that apply objective design standards in the MU-V and I zoning districts are also exempt from CEQA pursuant to CEQA Guidelines Sections 15060(c)(2) which applies to projects that will not result in a direct or reasonably foreseeable indirect physical change in the environment, CEQA Guidelines Section 15061(b)(3) which provides that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and Section 15305 for minor alternations in land use limitations. Applying objective design standards in the MU-V and I zoning districts do not result in any changes in allowed land use or density. They simply affect the design and form of uses and densities already permitted within the affected zones.

WHEREAS, at a duly noticed public hearing on February 5, 2026 the Planning Commission recommended the City Council adopt the Zoning Code Amendments;

WHEREAS, at a duly noticed public hearing on February 23, 2026 and March 16, 2026, the City Council reviewed the proposed Zoning Code Amendments at which time it considered all evidence presented, both written and oral.

BE IT ORDAINED by the City of Capitola as follows:

Section 1: The above findings are adopted and incorporated herein.

Section 2: Pursuant to Capitola Municipal Code Section 17.144.040 and 17.144.060 and based on substantial evidence in the record, the City Council hereby finds that:

a) The proposed Zoning Code Amendments are consistent with the General Plan, including the Housing Element and Land Use Element and any applicable specific plan as provided by Government Code Section 65860. Concurrent with the Amendments, the Planning Commission and City Council will be considering a text amendment to the

General Plan Land Use Element to allow without special City Council authorization a maximum 2.0 FAR for residential and mixed-use development that complies with objective standards in the Zoning Code. Adoption of the Amendments will be subject to final City Council approval and adoption of the associated General Plan text amendment.

b) The proposed Amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

c) The proposed Amendments are internally consistent with other applicable provisions of the Zoning Code.

Section 3: The City Council has considered the Amendments' consistency with the certified Local Coastal Program (LCP) and finds the Zoning Code Amendments in conformity with and adequate to carry out the certified Land Use Plan as described in Exhibit C attached hereto and incorporated herein.

Section 4: Title 17 (Zoning) of the Capitola Municipal Code is amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 5: Environmental Review.

The City Council finds that the Amendments are exempt from the California Environmental Quality Act (CEQA), pursuant to California Public Resources Code Section 21080.85 which exempts from CEQA rezonings to implement a certified Housing Element.

Further, the Project was analyzed and considered as part of the City's adoption of the Addendum to the General Plan EIR for the City's Housing Element, such that nothing further is required under CEQA. There are no substantial changes proposed to the Housing Element, including Program 1.7, that would require major revisions of the previous EIR or its Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Project merely implements Housing Element Program 1.7, which was studied and evaluated in the General Plan EIR Addendum. There are no substantial changes with respect to the circumstances under which implementation of the Housing Element will be undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Addendum was adopted. development, and implementing projects would be subject to environmental review.

For the proposed amendments that apply objective design standards in the MU-V and I zoning districts are also exempt from CEQA pursuant to CEQA Guidelines Sections 15060(c)(2) which applies to projects that will not result in a direct or reasonably foreseeable indirect physical change in the environment, CEQA Guidelines Section 15061(b)(3) which provides that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and Section 15305 for minor alternations in land use limitations. Applying objective design standards in the MU-V and I zoning districts do not result in any changes in allowed land use or density. They simply affect the design and form of uses and densities already permitted within the affected zones.

Section 6: Effective Date.

This Ordinance shall be in full force and effect thirty (30) days from its passage and adoption except that it will not take effect within the coastal zone until certified by the California Coastal Commission. This Ordinance shall be transmitted to the California Coastal Commission and shall take effect in the coastal zone immediately upon certification by the California Coastal Commission or upon the concurrence of the Commission with a determination by the Executive Director that the Ordinance adopted by the City is legally adequate.

Section 7: Severability.

The City Council hereby declares every section, paragraph, sentence, cause, and phrase of this ordinance is severable. If any section, paragraph, sentence, clause, or phrase of this ordinance is for any reason found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses, or phrases.

Section 8: Certification.

The City Clerk shall cause this ordinance to be posted and/or published in the manner required by law.

This Ordinance was introduced at the meeting of the City Council on the 16th day of March, 2026, and was adopted at a regular meeting of the City Council on the 26th day of March, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Margaux Morgan, Mayor

Attest: Julia Gautho, City Clerk

Chapter 17.24

COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Sections:

17.24.010 Purpose of the commercial and industrial zoning districts.
17.24.020 Land use regulations.
17.24.030 Development standards.
17.24.040 Residential mixed use development in commercial zoning districts.

17.24.010 Purpose of the commercial and industrial zoning districts.

A. Community Commercial (C-C) Zoning District. The purpose of the C-C zoning district is to provide areas for a variety of commercial uses serving Capitola residents and visitors. The C-C zoning district allows for retail, restaurants, and services that meet the daily needs of the community. The scale, intensity, and design of development in the C-C zoning district shall be compatible with adjacent neighborhoods and contribute to Capitola's unique coastal village character. Interspersed residential and office uses in the C-C zoning district shall support a diverse local economy and range of housing choices.

B. Regional Commercial (C-R) Zoning District. The purpose of the C-R zoning district is to provide areas for commercial uses that serve regional shoppers as well as Capitola residents, workers, and visitors. The C-R zoning district will maintain a critical mass of retail and service uses that maintain 41st Avenue as a successful retail destination. Office, medical, and residential uses will be restricted to protect the long-term economic vitality of the corridor. Incremental redevelopment of underutilized properties in the C-R zoning district will enhance the corridor as a pedestrian-friendly shopping destination that enhances Capitola's unique identity and quality of life.

C. Industrial (I) Zoning District. The purpose of the I zoning district is to provide an area for heavy commercial and light industrial uses in Capitola. The I zoning district allows for nonresidential uses which are desired in the community but could be incompatible with land uses in other zoning districts. The I zoning district shall continue to accommodate businesses that contribute to a diverse economy, provide local jobs, and serve the needs of residents and other businesses in Capitola. (Ord. 1043 § 2 (Att. 2), 2020)

17.24.020 Land use regulations.

A. Permitted Land Uses. Table 17.24-1 identifies land uses permitted in the commercial and industrial zoning districts. The city council may approve a use not listed in Table 17.24-1 after receiving a recommendation from the planning commission and finding the use to be consistent with the general plan and the purpose of the zoning district.

Table 17.24-1: Permitted Land Uses in Commercial and Industrial Zoning Districts

Key		**Zoning District**			
P	Permitted Use				
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
–	Use not allowed	**C-C**	**C-R**	**I**	**Additional Requirements**
Residential Uses [12]					

Key		Zoning District			
P	Permitted Use				
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
–	Use not allowed	**C-C**	**C-R**	**I**	**Additional Requirements**
Single-Family Dwellings		–	–	–	
Multifamily Dwellings		C [9]	C [9]	–	
Residential Mixed Use		C	C [7]	–	Section 17.24.040
Large Residential Care Facilities		C [9]	C [9]	–	
Accessory Dwelling Unit		A	A		Chapter 17.74
Public and Quasi-Public Uses					
Colleges and Trade Schools		C	C	C	
Community Assembly		C	C	–	
Cultural Institutions		C	C	–	
Day Care Centers		M	M	–	
Emergency Shelters		P	–	P	Section 17.96.030
Government Offices		See 17.24.020(C)		C	
Home Day Care		P	P	P	
Medical Offices and Clinics		See 17.24.020(C)		–	
Public Paths and Coastal Accessways		C	C	C	
Public Safety Facilities		C	C	C	
Commercial Uses					
Alcoholic Beverage Sales		C	C	C	
Banks		P [2]	P [2]	–	
Car Wash		C	C		
Financial Institutions		See 17.24.020(C)		–	
Business Services		P [2]	P [2]	P	
Commercial Entertainment and Recreation		M	M	–	
Drive-Through Facilities		–	C [4]	–	
Eating and Drinking Establishments					
	Bars and Lounges	C	C	C	
	Mobile Food Vendors	–	A [6]/C	A [6]/C	

Key		Zoning District			
P	Permitted Use				
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
–	Use not allowed	**C-C**	**C-R**	**I**	**Additional Requirements**
Restaurants and Cafes		M [2]	M [2]	C	
Take-Out Food and Beverage		M [2]	M [2]	–	
Food Preparation		M [2]	–	P	
Gas and Service Stations		C	C	–	
Liquor Stores		C	C	–	
Lodging					
Bed and Breakfast		C	–	–	
Hotel		C	C	–	
Maintenance and Repair Services		M	C	P	
Personal Services		P [1]	P [1]	–	
Professional Offices		See 17.24.020(C)		P	
Salvage and Wrecking		–	–	P	
Self-Storage		C	–	C	Section 17.96.140
Retail		P [11]	P [11]	–	
Retail Cannabis Establishment		C [10]	C [10]		Section 17.24.020(D)
Vehicle Repair		C	C	P	
Vehicle Sales and Rental		C [5]	C [5]	–	
Vehicle Sales Display Room [8]		P	P	–	
Wholesaling		–	M [3]	P	
Heavy Commercial and Industrial Uses					
Construction and Material Yards		–	–	P	
Custom Manufacturing		M	M	P	
Light Manufacturing		–	–	P	
Warehousing and Distribution		–	–	P	
Transportation, Communication, and Utility Uses					
Utilities, Major		–	C	C	
Utilities, Minor		P	P	P	

Key		Zoning District			
P	Permitted Use				
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
–	Use not allowed	**C-C**	**C-R**	**I**	**Additional Requirements**
Recycling Collection Facilities		C	C	C	Section 17.96.130
Wireless Communications Facilities		See Chapter 17.104			
Other Uses					
Accessory Uses		See Chapter 17.52			
Home Occupations		P	P	–	Section 17.96.040
Permanent Outdoor Display		C	C	C	Section 17.96.100
Temporary Uses		See Section 17.96.180			
Urban Agriculture					
Home Garden		P	P	–	
Community Garden		M	M	–	

Notes:

[1] Combination of two or more tenant suites within a multi-tenant building or greater than five thousand square feet requires minor use permit.

[2] Combination of two or more tenant suites within a multi-tenant building or greater than five thousand square feet requires conditional use permit.

[3] Without stock. Storage of merchandise limited to samples only.

[4] Prohibited within one hundred feet of a residential zoning district or residential use including residential properties outside the city limits. No minimum distance requirement from residential uses on the Capitola Mall property. Distance is measured from any site feature designed and/or used to provide drive-through service (e.g., vehicle aisle, menu board, lighting) to the property of the residential district or use.

[5] Majority of vehicles for sale must be new.

[6] Mobile food vendors in one location four times or less per year are regulated as a temporary use in accordance with Section 17.96.180 and are allowed with an administrative permit in accordance with Chapter 9.36 of this code. Mobile food vendors in one location more than two times per year require a conditional use permit.

[7] Residential uses are prohibited on the first story, except on Capitola Mall Housing Element Sites where ground-floor residential uses are allowed. See Section 17.24.035 (Capitola Mall Redevelopment) for additional requirements on the Capitola Mall property.

[8] Maximum five thousand square feet.

[9] Allowed only as a part of a mixed use project integrated with commercial structures located on the same development site, except on Capitola Mall Housing Element Sites where residential-only projects are allowed. See Section 17.24.035 (Capitola Mall Redevelopment) for additional requirements on the Capitola Mall property.

[10] Requires cannabis retail license (Chapter 9.61) and compliance with subsection D of this section.

[11] A retail use twenty thousand square feet or more requires a conditional use permit.

[12] See Section 17.96.210 (Demolition and replacement of dwelling units) for requirements that apply to new residential uses on sites identified as nonvacant in the general plan housing element inventory of land suitable for residential development.

B. Additional Permits. In addition to permits identified in Table 17.24-1, development projects in the commercial and industrial zoning districts may also require a design permit pursuant to Chapter 17.120 (Design Permits). Modifications to a historic resource may require a historic alteration permit pursuant to Chapter 17.84 (Historic Preservation). Development in the coastal zone may require a coastal development permit pursuant to Chapter 17.44 (Coastal Overlay Zone), independent of and in addition to any other required permit or approval.

C. Office Uses in the C-C and C-R Zoning Districts.

1. New Office Uses. In the C-C and C-R zoning districts, permits required for new office uses and conversions of nonoffice space to office use are shown in Table 17.24-2. Offices include professional, medical, financial institutions and governmental offices.

Table 17.24-2: Permitted New Office Uses in the C-C and C-R Zoning Districts

Key			
P	Permitted Use		
A	Administrative Permit required		
M	Minor Use Permit required		
C	Conditional Use Permit required		
–	Use not allowed	**C-C Zoning District**	**C-R Zoning District**
Location and Size of Office Use			
Ground floor, less than 5,000 sq. ft.		P	C [1]
Ground floor, 5,000 sq. ft. or more		P/C [2]	C [1]
Upper floor above a ground floor		P	P

Notes:

[1] Allowed with a conditional use permit only in a multi-tenant building if one or more of the following conditions are met: (1) entry doors do not face an adjacent street frontage; or (2) the building does not front 41st Avenue or Clares Street.

[2] Permitted by right where: (1) entry doors do not face an adjacent street frontage; or (2) the building does not front 41st Avenue. Otherwise, a conditional use permit is required.

2. Existing Office Uses.

a. In the C-C and C-R zoning districts, office uses may continue to occupy existing office space. For purposes of this section, “existing office space” means any tenant space legally occupied by an office use; and vacant tenant space where the most recent legal occupant was an office use. The city shall use business license documentation to determine the legal occupancy of tenant space.

b. Offices are a permitted use in existing office space. A new office tenant may occupy existing office spaces without the permit requirements in Table 17.24-2.

D. Retail Cannabis. A retail cannabis establishment must be in compliance with the following standards:

1. Permit Requirements.

a. Cannabis Retail License. Prior to conditional use permit application, an applicant shall obtain a potential retail cannabis license from the city, as outlined in Chapter 5.36.

b. Conditional Use Permit. A retail cannabis establishment must obtain a conditional use permit from the planning commission. The retail cannabis establishment shall be in compliance with the following standards:

i. Distance from Schools and Churches. Retail cannabis establishments are not permitted within a path of travel of one thousand feet from any schools and churches. The path of travel shall be measured following the shortest path of travel along a public right-of-way from the property line of the proposed retail cannabis establishment parcel to the church or school.

ii. Distance Between Retail Cannabis Establishments. A retail cannabis establishment shall not be located within a path of travel of five hundred feet of another retail cannabis establishment. Path of travel is measured from the retail establishment suite on a multi-tenant property or the structure for a single-tenant property.

iii. Independent Access. A retail cannabis establishment shall have an independent exterior entrance that is not shared with any other business or residence.

iv. 41st Avenue Frontage. In the C-C zoning district, a retail cannabis establishment must be on a property fronting 41st Avenue.

17.24.030 Development standards.

A. General. Table 17.24-3 identifies development standards that apply in the commercial and industrial zoning districts, excluding the Capitola Mall property. For development standards that apply to the Capitola Mall property, see Section 17.24.035 (Capitola Mall Redevelopment).

Table 17.24-3: Development Standards in Commercial and Industrial Zoning Districts

	C-C	C-R	I	Additional Standards
Site Requirements				
Parcel Area, Minimum	5,000 sq. ft.			
Parcel Width, Minimum	50 ft.			
Parcel Depth, Minimum	100 ft.			
Floor Area Ratio, Maximum	1.0 [1]	1.5	0.5	Section 17.24.030(D) Chapter 17.88
Structure Requirements				
Setbacks, Minimum				
Front	See Section 17.24.030(C)		0 ft.	
Rear	0 ft. unless adjacent to a residential zoning district (see Section 17.24.030(E))			
Interior Side	0 ft. unless adjacent to a residential zoning district (see Section 17.24.030(E))			
Street Side	See Section 17.24.030(C)		0 ft.	
Height, Maximum	40 ft. [1]	40 ft.	30 ft.	Section 17.24.030(D) and (E) Chapter 17.88
Landscaped Open Space, Minimum	5%			Table 17.72-1

	C-C	C-R	I	Additional Standards
Parking and Loading	See Chapter 17.76			

Notes:

[1] Additional building height and FAR allowed for a housing development project that consolidates adjacent housing element opportunity sites. See 17.24.040(J) (Lot Consolidation Incentive).

B. C-C Zoning District Fronting Capitola Road. The following requirements apply to C-C parcels fronting the south side of Capitola Road between 41st Avenue and 45th Avenue as shown in Figure 17.24-1:

1. Maximum height: thirty-five feet.

2. Minimum rear setback: forty feet.

3. Enhanced Application Review. A proposed project with a height greater than two stories shall comply with the following enhanced application review procedures:

a. Conceptual Review.

i. Prior to consideration of a formal application, the planning commission and city council shall provide conceptual review of a proposed project in accordance with Chapter 17.114 (Conceptual Review).

Figure 17.24-1: Parcels Fronting Capitola Road Between 41st Avenue and 45th Avenue



ii. Before planning commission and city council review, the applicant shall host at least one community workshop to solicit community input on preliminary project plans.

iii. When reviewed by the planning commission and city council, the applicant shall demonstrate how the project design addresses public input received at the community workshop, as appropriate.

b. City Council Action. Following conceptual review, the planning commission shall serve as the recommending body and the city council shall serve as the review authority and take final action on the application.

c. Findings. To approve the application, the city council shall make all of the following findings in addition to findings for the required permits:

i. The project satisfies applicable design review criteria in Section 17.120.070 (Design review criteria).

ii. On-site parking, points of ingress/egress, and internal vehicle accessways are located and designed to minimize parking and traffic impacts on neighboring residential areas to the greatest extent possible.

iii. The project incorporates rear yard setbacks and upper-story stepbacks as needed to maintain adequate light and air for abutting residential uses.

iv. The height and intensity of development is compatible with the scale and character of neighboring residential areas.

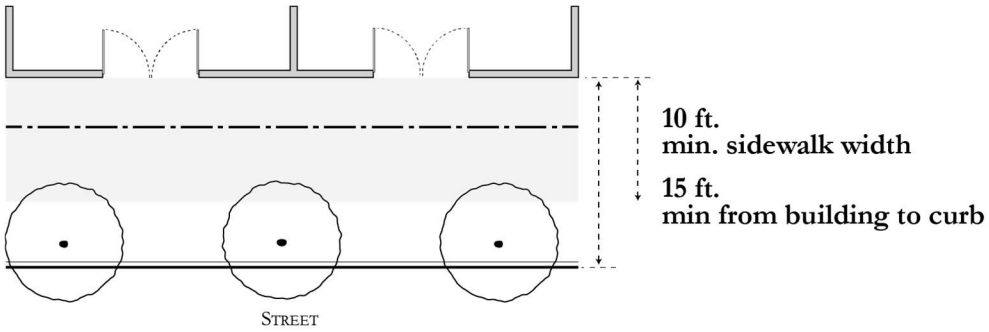
v. The project incorporates design features to support a safe and welcoming pedestrian environment. Potential features may include, but are not limited to, enhanced sidewalks along the property frontage, internal pedestrian walkways, outdoor public gathering places, unique landscaping treatments, and active ground-floor uses fronting the street.

C. Front and Street Side Setbacks in the C-R and C-C Zoning Districts. In the C-R and C-C zoning districts, buildings shall be set back from the front and street side property line so that:

1. The building is at least fifteen feet from the curb or street edge; and

2. Building placement allows for a minimum ten-foot sidewalk along the property frontage. See Figure 17.24-2.

Figure 17.24-2: Front and Street Side Setbacks in the C-R and C-C Zoning Districts



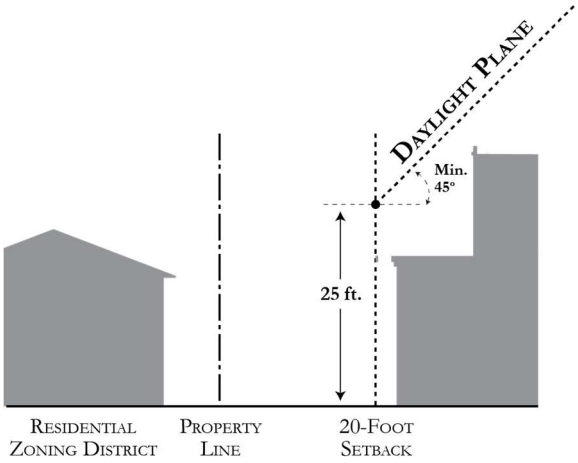
D. Increased Floor Area and Height in C-C and C-R Zoning Districts. As provided in Chapter 17.88 (Incentives for Community Benefits), the city council may approve exceptions to height and floor area ratio (FAR) limits shown in Table 17.24-3 for proposed projects in the C-C and C-R zoning districts. These exceptions are intended to facilitate the redevelopment of underutilized properties along 41st Avenue consistent with the vision for the corridor described in the general plan.

E. Residential Transition Standards. Where a commercial or industrial zoning district abuts a residential zoning district, the following standards apply:

1. Setbacks. The minimum setback from the residential property line shall be fifteen feet for interior side yards and twenty feet for rear yards. For lots less than one hundred feet wide, the planning commission may allow a reduced side yard setback upon finding that potential impacts to adjacent residential properties have been adequately minimized through enhanced building and landscape design.

2. Daylight Plane. No structure shall extend above or beyond a daylight plane having a height of twenty-five feet at the setback from the residential property line and extending into the parcel at an angle of forty-five degrees. See Figure 17.24-3.

Figure 17.24-3: Residential Transitions – Daylight Plane



3. Landscaping. A landscaped planting area, extending a minimum of ten feet from the property line, shall be provided along all residential property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen feet.

4. Loading. Loading and unloading shall be designed to have the least amount of impact on neighboring residential uses. When feasible, loading and unloading shall be provided from the commercial frontage rather than from areas adjacent to residential uses.

F. Reserved. ~~Capitola Mall Redevelopment. While the Capitola Mall site has been zoned regional commercial (C-R) as part of the zoning code update, it is expected that major redevelopment of the mall property may require a rezone, planned development, specific plan, development agreement, or similar process to tailor appropriate development standards for the redevelopment project. Where an application submitted pursuant to this section includes fewer than all parcels within the mall property, the applicant shall demonstrate that the development type and pattern and site design will be compatible and not unreasonably interfere with future redevelopment of the remaining parcels. For the purposes of this section, the mall property is defined as the area bound by 41st Avenue, Clares Street, and Capitola Road.~~

G. Landscaping. See Section 17.72.050(B) for nonresidential landscape requirements.

H. Objective Standards for Multifamily Dwellings and Mixed-Use Residential Development.

1. Excluding development on the Capitola Mall property, ~~N~~new multifamily dwellings and mixed-use residential development in the C-C and C-R zoning districts must comply with Chapter 17.82 of this code (Objective Standards for Multifamily and Mixed-Use Residential Development).

2. Residential-only and mixed-use development on the Capitola Mall property shall comply with Chapter 17.57 (Objective Design Standards for Capitola Mall Redevelopment).

I. Roof Decks. Roof decks that provide common open space for residents in the commercial zoning district require a design permit. Roof decks must comply with standards in Section 17.16.030(C)(5)(b).

J. Lot Consolidation Incentive. Housing Element Table 4-3 identifies adjacent opportunity sites which are suitable for lot consolidation. Projects in the C-C zoning district that consolidate two or more opportunity sites identified in Housing Element Table 4-3 into a single parcel as part of a housing development project are permitted maximum building height and floor area ratio (FAR) as identified in Table 17.24-4.

Table 17.24-4: C-C Lot Consolidation Bonus

Baseline C-C Standard		Lot Consolidation Allowance	
Height	**FAR**	**Height**	**FAR**
40 ft.	1.0	50 ft.	1.5

K. Micro-Units. A building with micro-units in the C-C or C-R zoning district is permitted a maximum height of fifty feet and a maximum FAR of one and one-half only when:

1. The micro-units are within one-quarter mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21064.3 of the Public Resources Code; and

2. The micro-units constitute fifty percent or more of the total number of units in the building. (Ord. 1066 § 2 (Att. 1), 2024; Ord. 1057 § 2 (Att. 1), 2022; Ord. 1053 § 3, 2022; Ord. 1043 § 2 (Att. 2), 2020)

17.24.035 Capitola Mall Redevelopment

A. Purpose. This section establishes standards for residential and mixed-use development on the Capitola Mall property. These standards aim to promote and facilitate housing production o that is affordable to all income levels in a vital, mixed-use environment, in accordance with the General Plan Housing Element.

B. Applicability. This section applies to all proposed development projects with new residential and/or mixed uses on the Capitola Mall property.

C. Definitions. Terms used in this section are defined as follows.

1. "Core area" means all areas on the Capitola Mall property that are not in the perimeter zone.

2. "Housing Element Site" means a parcel on the Capitola Mall property listed in Appendix D Table D-1 of the City of Capitola 6th Cycle Housing Element of the General Plan.

3. "New commercial space" means either a new commercial building or substantially improved existing commercial building with complete interior and exterior tenant improvements.

4. "Perimeter street" means 41st Avenue, Capitola Road and Clares Street.

5. "Perimeter zone" means areas on the Capitola Mall property as follows:

a. For Tier 1 projects: all areas within 125 feet of a property line abutting 41st Avenue, Capitola Road, or Clares Street.

b. For Tier 2 and Tier 3 mixed-use projects: all areas within 75 feet of a property line abutting 41st Avenue or Capitola Road and within 125 feet of a property line abutting Clares Street.

6. “Tier 1 project” means all proposed development projects with new residential uses that do not meet the “Tier 2 mixed-use project” or “Tier 3 mixed-use project” definitions in this section.

7. “Tier 2 mixed-use project” means a proposed mixed-use development project with all of the following:

a. Residential development that meets or exceeds the affordability requirements specified in Section 17.24.035.D.7. Inclusionary Housing Requirement).

a. A hotel with a minimum of 120 rooms and a minimum of 3,600 square feet of meeting space and conference facilities.

b. 35,000 square feet or more of new commercial space.

8. “Tier 3 mixed-use project” means a proposed mixed-use development project with all of the following:

a. Residential development that meets or exceeds the affordability requirements specified in Section 17.24.035.D.7. Inclusionary Housing Requirement).

b. 200,000 square feet or more of new commercial space.

D. Development Standards.

1.**Housing Element Sites**. Table 17.24-6 identifies the development standards that apply to development on a Capitola Mall Housing Element Site. These standards aim to facilitate housing production on the Capitola Mall property and incentivize the creation of housing in a vital, mixed-use environment.

Table 17.24-6: Mall Redevelopment Development Standards

	Tier 1 Projects	**Tier 2 Mixed-Use Projects**	**Tier 3 Mixed-Use Projects**
Floor Area Ratio	2.0	2.0	2.0
Height, Maximum			
Perimeter Zone	55 ft.	65 ft. [1]	65 ft.
Core Zone	75 ft.	85 ft.	85 ft.
Open Space	5% of site area [2]	2.5% of site area [2]	2.5% of site area [2]
Density			
Minimum	20 du/ac	20 du/ac	20 du/ac
Maximum [3]	48 du/ac	53 du/ac	53 du/ac
Setbacks	See Chapter 17.57	See Chapter 17.57	See Chapter 17.57

Notes:
[1] A hotel with a height up to 85 feet is allowed in the perimeter zone.
[2] See Section 17.57.040.B (Publicly Accessible Open Space) for open space landscaping requirements.
[3] Maximum density only for Housing Element Sites. For other parcels, see 17.24.035.D.2.b.

2. Parcels Not a Housing Element Site. On a Capitola Mall parcel that is not a Housing Element Site (APNs 034-261-07 and 034-261-52), the following apply:

a. The maximum residential density is 20 dwelling units per acre

b. Development shall comply with the development standards in Section 17.24.030 (Development Standards) except as otherwise modified in this section.

3. Density.

a. **Calculation.**

i. The density of a proposed development on the Capitola Mall property is calculated on a project-wide basis as the number of dwelling units per acre of land, using the total combined land area for all contiguous parcels under single ownership regardless of whether dwelling units are proposed on an individual parcel.

ii. The land area used to calculate density includes the following:

(a) Privately owned and maintained publicly accessible open space; and

(b) Public open space dedicated to the City; and

(c) Private streets, sidewalks, pathways and other similar private circulation improvements except where dedicated for public use consistent with paragraph iii below and

(d) Areas subject to tenant lease controls and private easements.

(e) Perimeter street frontage improvements on privately owned property subject to a public access easement or dedication pursuant to Section 17.57.050.A.h.3.d.

(f) Public rights of way; and

(g) Public easements.

iii. The "density" definition in Section 17.160.020.D.6 does not apply to the Capitola Mall property.

b. Minimum Density – Alternative Compliance. If an owner of multiple parcels within the Capitola Mall property proposes an initial phase of development that does not meet the minimum density standard, including but not limited to a commercial-only building or commercial-only project, the applicant may demonstrate compliance by recording, to the satisfaction of the City Attorney, a legal instrument that establishes an increased minimum residential density on other parcels within the Capitola Mall property under the applicant's control, such that the affected parcels collectively achieve an overall minimum density of 20 dwelling units per acre.

4. Parking. Minimum on-site parking spaces shall be provided as follows:

a. Tier 1 Projects: As required by Chapter 17.76 (Parking and Loading).

b. Tier 2 and Tier 3 Mixed-Use Projects: As shown in Table 17.24-7 for residential uses. For non-residential uses, as required by Chapter 17.76 (Parking and Loading).

Table 17.24-7: Required Residential Parking for Tier 2 and Tier 3 Mixed-Use Projects

Unit Size	Minimum Spaces per Unit
Studio	0.8
1 bedroom	1.0
2 bedroom	1.6
3 bedroom	2.0

c. Parking spaces for residential units must be in a parking structure.

d. All other standards in Chapter 17.76 (Parking and Loading) apply to mall development projects.

5. **Floor Area Ratio.**

a. All structured parking and hotels are excluded from the floor area used to calculate a project's FAR.

b. For Tier 2 and Tier 3 projects, rooftop decks are excluded from the floor area calculation.

6. **Height Projections**.

a. Up to fifteen percent of the total building frontage along a perimeter or interior street may include architectural features and building infrastructure that project up to 10 feet above the maximum permitted building height identified in Table 17.24-5. Permitted height projections include the following:

i. Corner building elements.

ii. Tower or vertical accent features.

iii. Parapets or roofline projections with distinctive architectural treatment.

b. Elevator overruns, stair enclosures, mechanical equipment, and similar building infrastructure may project above the maximum permitted building height within any portion of a building footprint.

7. **Objective Standards**. Development on the Capitola Mall property shall comply with the requirements in Chapter 17.57 (Objective Design Standards for Capitola Mall Redevelopment).

8. **Inclusionary Housing Requirement**. New residential development on the Capitola Mall property shall comply with the City's inclusionary housing ordinance in Municipal Code Chapter 18.02 (Affordable (Inclusionary) Housing) except as follows.

a. A minimum of 15 percent of the dwelling units shall be deed restricted affordable to lower income households and a minimum of 5 percent of the units are either deed restricted affordable to moderate income households or studio units with a kitchen and living space but without a separate bedroom.

b. Rental and ownership housing projects must provide either on-site affordable units or dedicate land that satisfies the criteria below in lieu of concurrently constructing inclusionary units within the housing development project. Payment of in-lieu fees is not permitted. Dedicated land must comply with the following:

i. The dedicated land must be on the Capitola Mall property.

ii. The amount of dedicated land must be sufficient to accommodate the required number of affordable units otherwise required for the proposed housing project.

iii. The offer of dedication shall be made prior to or concurrently with the filing of the final subdivision map or prior to issuance of the first building permit, whichever occurs earlier.

iv. The offer of dedication may occur only after the City approves the conditional use permit and all other discretionary planning permits required for the affordable development, except for a design permit which may be approved by the City after the dedication.

v. The dedicated land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units at affordability levels sufficient to satisfy the otherwise-applicable inclusionary requirement.

vi. The land must be dedicated to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the developer.

vii. The applicant shall identify a proposed source of funding for the affordable units and off-site infrastructure necessary to serve such units not later than the date of approval of the final subdivision map, parcel map, or residential development application.

E. Land Use Regulations. All land use regulations and permit requirements in Section 17.24.020 (Land Use Regulations) apply to development with new residential uses on the Capitola Mall property, except as follows:

1. Within a Tier 2 or Tier 3 mixed-use project, the following land uses are permitted "P" uses:

a. All hotels.

b. All retail uses.

c. Eating and drinking establishments, excluding bars and lounges.

d. Commercial entertainment and recreation excluding such uses with an ancillary bar or lounge.

e. Cultural institutions

2. All residential development, with or without a new commercial component, is allowed with a conditional use permit.

3. The City has determined that residential uses on the Capitola Mall property consistent with this chapter and Chapter 17.57 (Objective Design Standards for Capitola Mall Redevelopment) are in compliance with the City's General Plan and are conditionally allowed in the CR zoning district. Therefore, the City's review of a Conditional Use Permit for residential development on the Capitola Mall property shall focus on requiring conditions related to the following considerations, provided that such conditions shall not deny the residential development or reduce project density:

a. Interior site layout (e.g., arrangement and configuration of different uses, public open space, and structures).

b. Site access and internal circulation.

c. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

d. Public services and infrastructure.

e. Project phasing.

f. Property maintenance.

4. On a Housing Element Site, a project with less than 50 percent of the new floor area occupied by residential uses is prohibited except where allowed as provided in Section 17.24.035.D.3.b (Minimum Density – Alternative Compliance).

5. Required Commercial Uses for Tier 2 and Tier 3 Projects.

a. The minimum required commercial floor area for a Tier 2 or Tier 3 project shall be occupied by active, publicly accessible commercial, cultural, or entertainment uses open to the general public, including retail sales, restaurants, food and beverage establishments, and similar visitor-serving uses.

b. Medical offices and clinics and uses that are membership-based personal service uses, including gyms, fitness centers, and yoga studios, shall not count toward the minimum required commercial floor area.

c. Alternative uses consistent with underlaying zoning may be permitted with the issuance of a Conditional Use Permit upon a finding by Planning Commission that the above uses are not viable in the current market

F. Fiscal Impact Analysis.

1. **When Required**. A Fiscal Impact Analysis (FIA) is required in connection with the application for any proposed development project with new residential uses on the Capitola Mall property, except that an FIA is not required for a stand-alone 100 percent affordable housing development project.

2. **Contents of Fiscal Impact Analysis**.

a. Each FIA shall include, at a minimum:

1. An estimate of the incremental change to annual recurring revenues and expenditures to the City generated by the project at buildout, including but not limited to property tax, sales tax, transient occupancy tax, and service costs (police, public works, parks, administration).

2. Identification of any net fiscal surplus or deficit to the City's General Fund and special revenue funds over 10, 15, and 20-year horizons.

3. A description of proposed mitigation measures or financing mechanisms (e.g., community facilities district, development agreement contributions) to offset any projected negative fiscal impact.

4. Supporting assumptions, data sources, and methodology.

b. The FIA shall consider City cost implications resulting from publicly accessible open space, maintained by the property owner and not the City, provided in the proposed development.

3. **Review and Approval**.

a. The applicant shall submit for City review a FIA prepared by a qualified economic consultant concurrently with the applicant's submittal of a development application.

b. The applicant's FIA shall be peer reviewed by a qualified independent economic consultant hired by the City and funded by the applicant.

c. Based on the results of the peer and City review of the FIA, the City may require revisions to the FIA analysis assumptions, data sources, and methodology.

d. When reviewing and acting on the proposed development project, the City shall consider the findings of the FIA to inform the decision-making body about future land use and planning decisions that may be necessary in response to the proposed development project's fiscal impacts. The findings of an FIA shall not be used as a basis to deny or reduce the density of a housing project.

4. **Relationship to Other Requirements**. The FIA requirement is in addition to, and does not replace, any environmental or infrastructure impact analyses required under CEQA, this title, or other applicable law.

G. Permit Application and Review. A proposed project with new residential uses on a Housing Element Site is subject to the permit application and review requirements in Zoning Code Part 4 (Permits and Administration) except as modified below.

1. **Applicant Community Meeting**.

a. Meeting Required. The applicant shall host a community meeting for the proposed project to:

i. Notify the community that an application has been or soon will be submitted to the City;

ii. Allow the community to share with the applicant comments about the project; and

iii. Create an opportunity for the applicant to consider these comments before finalizing the application to the City review and action.

b. Timing.

i. The City will deem the application complete only after the applicant has hosted the community meeting.

ii. The meeting shall be held during evening hours or on a weekend.

c. Notice Method. At least 10 days prior to the community meeting, the applicant shall notify the community and the City by:

i. Mailing notice to all property owners and residents within a radius of 300 feet from the exterior boundaries of the subject property;

ii. Posting a sign of at least 2.5 feet by 3 feet in a conspicuous place on each street frontage along the subject property; and

iii. Emailing and mailing notice to the City of Capitola Community and Economic Development Department.

d. Notice Contents. The notice shall:

i. State the date, time, and location of the community meeting;

ii. Describe the proposed project;

iii. Describe the meeting purpose; and

iv. Provide a contact phone number and email address of the applicant or agent.

e. Meeting Materials and Agenda. At the meeting the applicant shall share the project plans and answer questions about the proposed project.

f. Information to City. The applicant shall submit to the City the following information and materials:

i. A copy of the public notice mailed and posted for the meeting; and

ii. A copy of the information presented and made available (in all formats) by the applicant at the meeting.

2. **Application Review and Action**.

a. The Planning Commission shall review the proposed project at a noticed public hearing and recommend that the City Council approve, approve with conditions, or deny the proposed project.

b. After receiving the Planning Commission's recommendation, the City Council shall review and act on the proposed project at a noticed public hearing.

H. **Project Phasing**. 100% affordable development projects are exempt from the project phasing requirement in this section. The following project phasing requirements apply to all Tier 2 and Tier 3 mixed use projects.

1. **Deed Restriction**. Prior to recording of a final subdivision map or issuing building permits for any market rate housing on the site, whichever occurs first, the applicant shall record a 10 year deed restriction on the parcel(s), or portions of a parcel, in a form approved by the City Attorney that designates the parcel that contain the hotel and/or new commercial space required for a Tier 2 or Tier 3 project and prohibit development of such parcels for other uses.

2. **Phasing Alternatives**. All Tier 2 and Tier 3 projects shall be subject to phasing requirements, which shall include either Certificate of Occupancy Restrictions or Annual Fee Restrictions, as provided below:

a. **Phases for Certificate of Occupancy Restriction**.

i. The City shall issue a building permit for the first market rate multifamily building in the development project following entitlement.

ii. The City shall issue a Certificate of Occupancy for the first market rate multifamily building and issue a building permit for the second market rate multifamily building in the development project only after the City issues a building permit for a Tier 2 or Tier 3 qualifying hotel and/or new commercial space within the development site, and

iii. The City shall issue a Certificate of Occupancy for the second market rate multifamily building in the development project only after the City issues Certificate of Occupancy for the Tier 2 or Tier 3 qualifying hotel and/or new commercial space within the development site.

b. **Annual Fee Payment**.

i. A project utilizing the Tier 2 or Tier 3 incentives may enter a contract with the City to pay an annual fee to the City per market rate unit for which a Certificate of Occupancy has been issued.

ii. The required per unit fee amount shall be calculated during the entitlement of the project within the Fiscal Impact Analysis prepared pursuant to Section 17.24.035.F., in a form approved by the City Attorney.

iii. The first payment of such fees shall be due one year after the issuance of Certificate of Occupancy, and annually thereafter. The contract shall terminate immediately upon issuance of Certificate of Occupancy for the hotel and/or commercial development necessary to qualify for Tier 2 or Tier 3 incentives.

17.24.040 Residential mixed use development in commercial zoning districts.

A. Purpose and Applicability. This section establishes design standards for mixed use development with housing above ground-floor commercial uses in the community commercial (C-C) and regional commercial (C-R) zoning districts. These standards are intended to promote successful mixed use development that is pedestrian-friendly and contributes to the vitality of commercial districts in Capitola. These standards do not apply to the Capitola Mall property.

B. Standards.

1. Ground-Floor Uses. Ground-floor spaces fronting the primary street shall be occupied by retail, restaurant, and personal service uses that generate pedestrian activity.

2. Building Placement. Buildings shall be placed near the edge of the sidewalk. Increased setbacks are permitted if they enhance pedestrian experience and add visual interest.

3. Building Orientation. Buildings shall be oriented towards a public street with the primary entrance to the site or building directly accessible from an adjacent sidewalk. The planning commission may allow buildings and their primary entrances to be oriented toward a public space. The primary entrance to a building shall not be oriented towards surface parking.

4. Blank Walls. The length of an unarticulated/blank building wall shall not exceed ten feet. Architectural articulation should have a similar pattern as other adjacent buildings to provide cohesive design in the neighborhood. Building articulation may be provided by:

a. Doors, windows, and other building openings;

b. Building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest;

c. Varying wall planes, heights or contrasting materials and colors; and

d. Awnings, canopies, or arcades to reinforce the pedestrian scale and provide shade and cover from the elements.

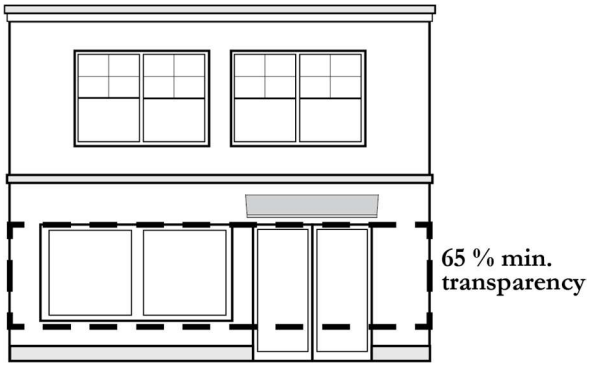
5. Storefront Width. The width of a single building/storefront shall not exceed fifty feet. Larger buildings shall be broken down into a pedestrian-scale rhythm with individual storefront widths of twenty-five to fifty feet.

6. Ground-Floor Building Transparency. The ground-floor street-facing building walls of nonresidential uses shall provide transparent windows or doors with views into the building for a minimum of sixty-five percent of the building frontage located between two and one-half and seven feet above the sidewalk. See Figure 17.24-4. Windows or doors area shall be transparent to allow views into the building. Exceptions to this transparency requirement may be allowed if the planning commission finds that:

a. The proposed use has unique operational characteristics which preclude building openings, such as for a cinema or theater; or

b. Street-facing building walls will exhibit architectural relief and detail, and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

Figure 17.24-4: Storefront Transparency



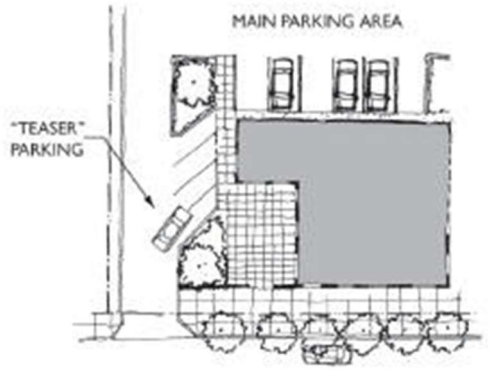
7. Retail Depth. Ground-floor commercial space shall have a depth of at least forty-five feet or two-thirds of the parcel depth, whichever is less. Where possible, sixty-foot depths are encouraged to accommodate a wider range of tenants, especially food tenants. The planning commission may grant an exception to the minimum retail depth requirement if the minimum retail depth is infeasible due to unusual physical conditions on the parcel.

8. Ground-Floor Height. Ground-floor commercial space shall have a minimum floor-to-floor height of fifteen feet. Where possible, eighteen-foot floor-to-floor heights are encouraged.

9. Parking Location. No more than ten percent of off-street retail parking may be provided along the side of retail as “teaser” parking. The remainder of the parking shall be behind the building or in underground/structured parking. See Figure 17.24-5.

10. Driveways and Curb Cuts. Pedestrian and vehicle conflicts shall be minimized by limiting the number of curb cuts to two per block and the width of curb cuts to twenty-four feet where feasible. To the extent possible, curb cuts shall be designed so pedestrian curb ramps are limited and pathways remain level as they cross the vehicle route.

Figure 17.24-5: Residential Mixed Use – Teaser Parking



Small amounts of "teaser" parking can act as a visual cue to direct drivers to additional parking out of view.

(Ord. 1043 § 2 (Att. 2), 2020)

Chapter 17.57 – Objective Design Standards for Capitola Mall Redevelopment

Sections:

17.57.010 Purpose
17.57.020 Applicability
17.57.030 Definitions
17.57.040 Permits and Deviations
17.57.050 Standards

17.57.010 Purpose

This chapter contains objective design standards for multifamily residential, residential mixed-use, commercial, and hotel development projects on the Capitola Mall property. These standards are intended to provide a set of clear, objective, and measurable standards to promote ease of review and processing and increased certainty in the outcome of the review process for housing development projects, while ensuring that Capitola Mall redevelopment projects exhibit high-quality design that enhances Capitola's unique identity and sense of place, allow for economically feasible housing development, and maintains the regional commercial district's role as a long-term revenue generator that sustains essential services for residents. These standards aim to facilitate housing production on the Capitola Mall property and incentivize the creation of housing that is affordable for all income levels in a vital, mixed-use environment.

17.57.020 Applicability

A. The design standards in Section 17.57.050 of this chapter apply to all development and redevelopment on the Capitola Mall property except for the following:

   1. Tenant improvements to existing buildings with no increase in building floor area.

   2. Additions to existing buildings that increase building floor area by less than 20,000 square feet or 50 percent of the existing building floor area, whichever is less.

B. As noted in this chapter, certain standards apply only to "mall redevelopment projects" with new residential uses, while other standards apply to projects with any land, including commercial-only development.

17.57.030 Definitions

Terms used in this chapter are defined in Chapter 17.160 (Glossary) and as follows. If a definition below is different from a definition for the same term in Chapter 17.160, the definition below controls for purposes of interpreting the requirements of this chapter.

A. "Internal street" means any new public or private street established on the Capitola Mall property as part of a development project.

B. "Mall redevelopment project" means any development project on the Capitola Mall property that adds a new residential use. A mall redevelopment project includes both residential-only projects without new commercial uses and mixed-use projects with both new residential and non-residential uses.

C. "Perimeter street" means 41st Avenue, Capitola Road and Clares Street.

D. "Publicly accessible open space" means an area of land or building space that is designed and improved for public use and enjoyment, and that is permanently open and accessible to the general public without charge during normal operating hours.

E. "Residential mixed-use" means a development project with new residential uses and new commercial uses on the development site.

F. "Residential use" means the use of land or structures for dwelling purposes, including the provision of living, sleeping, cooking, and sanitation facilities for one or more persons.

17.57.040 Permits and Deviations

A. **Permits Required**.

1. A design permit is required for development on the Capitola Mall property = as specified in Section 17.120.030 (When required).

2. The design permit review criteria for a Mall redevelopment project is limited to project conformance with applicable objective standards. The City shall not consider and is not required to make design permit findings in Section 17.120.080 (Findings for approval).

3. Additional permits and approvals may also be required as determined by the scope and nature of the proposed development.

B. **Deviations**.

1. An applicant may request deviation from one or more standards in this chapter through the design permit process. The planning commission may approve a deviation upon finding that:

   a. The project incorporates an alternative method to achieve the intent statement that proceeds the standard; and

   b. The request is needed due to unique site conditions and/or to provide for a superior project design.

2. Unless the deviation is approved by the Planning Commission pursuant to Paragraph (1) above (which may be sought and obtained in connection with an applicant's initial subdivision map, conditional use permit, and design permit application for a mall redevelopment project), a project requesting a deviation pursuant to this Section 17.57.040.B shall not be considered consistent with applicable, objective development standards for the purposes of qualifying for streamlined approval under Government Code Section 65913.4, Government Code Chapter 4.1, or other state laws providing a ministerial approval process for qualifying projects consistent with applicable, objective development standards. This paragraph does not apply to any benefits or modifications approved pursuant to the State Density Bonus Law (Government Code Section 65915).

3. A request for deviation pursuant to this Section 17.57.040.B shall not affect a housing development project's eligibility for a density bonus, incentives, concessions, waivers, and/or parking reductions under Government Code Section 65915. An applicant may apply for and receive deviations pursuant to this Section 17.57.040.B regardless of whether the proposed project is eligible for a density bonus.

17.57.050 Standards

A. **Streets and Circulation**.

1. **Intent**. The intent of the streets and circulation standards is to:

   a. Establish a block pattern on the mall property that maximizes public access and connectivity for vehicles, bicycles, and pedestrians;

   b. Provide for infrastructure improvements that enable and encourage residents and visitors to walk, bike and take public transit to destinations; and

c. Create an active and inviting public realm that supports pedestrian activity, economic vitality, and social interaction.

2. **Standards**.

a. **Private Internal Streets.** New internal streets shall be privately owned and maintained. As such, dedication or irrevocable offer of dedication to the City is not required for new internal streets.

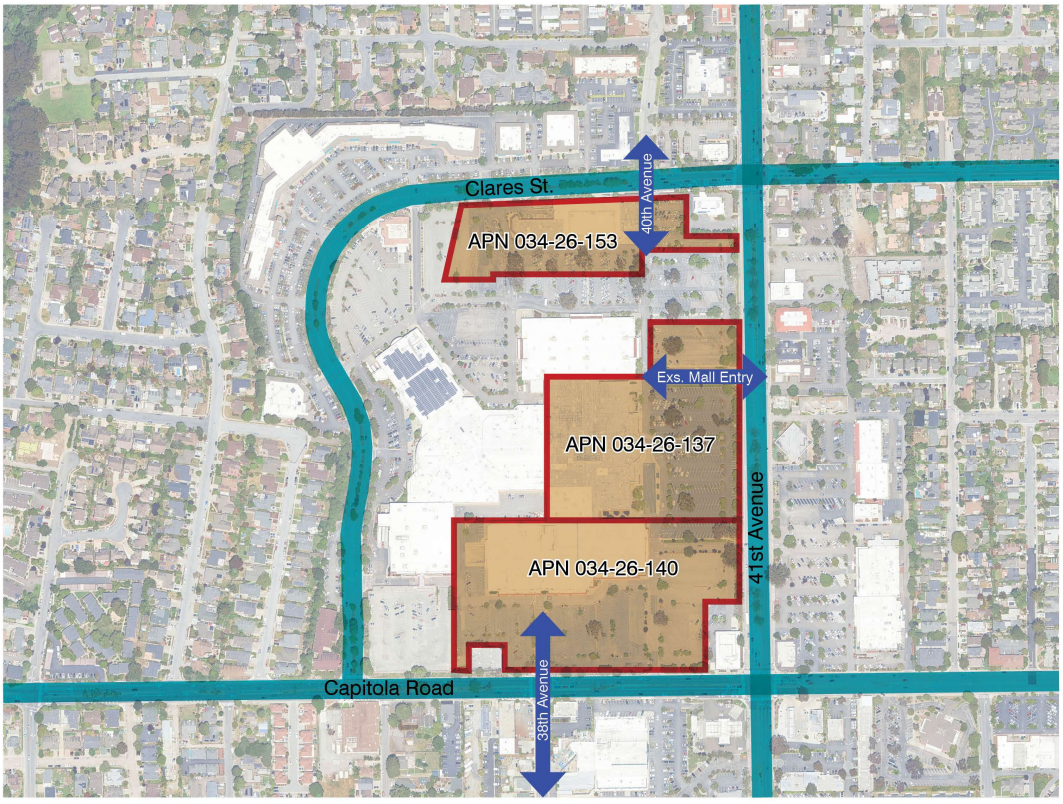
b. **New Streets Intersecting Mall Property Boundary.**

(1) **Capitola Road.** A mall redevelopment project on APN 034-26-140 shall establish a new internal street connecting to the signalized intersection at Capitola Road that aligns and connects with 38th Avenue. See Figure 17.57-1.

(2) **Clares Street**. A mall redevelopment project on APN 034-26-153 shall establish a new internal street intersecting Clares Street that aligns and connects with 40th Avenue. See Figure 17.57-1.

(3) **41st Avenue**. A mall redevelopment project on APN 034-26-137 shall establish a new internal street connecting to 41st in the same location as the signalized intersection providing vehicular access to the Capitola Mall from 41st Avenue existing as of January 1, 2026. See Figure 17.57-1.

Figure 17.57-1: New Streets Intersecting Mall Property Boundary



(4) **Additional Streets**.

(a) A mall redevelopment project shall establish new internal streets beyond those specified above as needed to comply with the maximum block length standard in Paragraph d (Maximum Block Lengths) below.

(b) New internal streets are required only on parcels on which mall redevelopment occurs.

c. **Internal Street Connectivity**.

(1) A mall redevelopment project shall create new internal streets that provide a vehicular connection between all perimeter streets abutting the development site except where the Planning Commission finds that the establishment of new internal streets would be infeasible (e.g., presence of existing structures and improvements on the site).

(2) A mall redevelopment project application shall include a circulation diagram that shows how future potential internal streets on adjacent parcels can:

(a) Connect to new internal streets on the development site; and

(b) Provide a vehicular connection to perimeter streets that do not abut the development site.

(3) New internal streets shall be designed to allow for connections to existing internal circulation and future internal streets on adjacent properties within the mall block.

(4) Where an adjacent property within the mall block was previously redeveloped, a mall redevelopment project shall provide one or more vehicular connection between the development site and the adjacent property.

(5) If a new internal street cannot yet connect to an existing public street or other public way, the property owner may temporarily restrict public access to that street until such a connection becomes feasible through future adjacent development. Once a connection to another public street or public way is established, the internal street shall be opened for public use. The property owner shall remove any gates or other physical barriers to ensure permanent unrestricted public access.

(6) If the parcel on which mall redevelopment will occur contains an existing street, pedestrian path, or other public connection, that connection will be preserved or replaced on the parcel to maintain public access and circulation through the property.

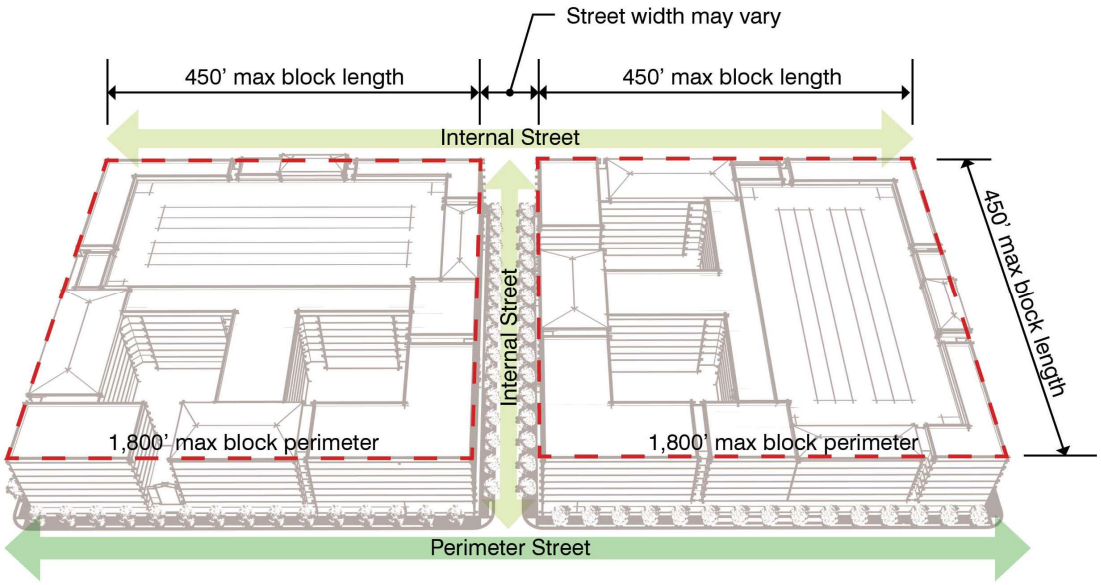
(7) In all areas of the Capitola Mall property, where a project site includes an existing street or other public connection, this public connection will be maintained or relocated within the project site.

d. **Internal Street Standards.** All internal streets shall comply with street design standards and requirements of the City of Capitola and the Central Fire District of Santa Cruz County.

e. **Maximum Block Lengths**.

(1) Mall redevelopment shall include new streets with a maximum block length of 450 feet along any block face, measured along the edge of curb between intersecting streets. See Figure 17.57-2.

Figure 17.57-2: Maximum Block Length



(2) Maximum block length standards apply to blocks abutting a perimeter street and blocks internal to the mall property that do not abut a perimeter street.

(3) The City may grant a 25 percent increase to the maximum block length standard in Paragraph 1 above in cases where compliance with the standard is infeasible due to the location of existing structures and improvements, including existing points of ingress/egress from perimeter streets, that will remain on the property.

f. **Pedestrian and Bicycle Circulation.**

(1) A mall redevelopment project shall include a network of pedestrian and bicycle facilities that connect all new and existing buildings on the site to each other, to publicly-accessible open space areas, to commercial uses on adjacent properties, and to perimeter streets.

(2) All pedestrian and bicycle facilities shall comply with the City of Capitola Public Improvement Design Standards and the adopted 41st Avenue and Clares Street Corridor Plan. Where sidewalk and pedestrian realm standards in this chapter conflict with the Public Improvement Design Standards, this chapter governs.

(3) The following requirement applies when an internal street is established that connects two abutting perimeter streets:

(a) At least one continuous bike lane or bike path shall also connect the two abutting perimeter streets.

(b) For any portion of the internal street that abuts ground-floor commercial uses, sharrows may be provided as an alternative to the bike lane or path.

g. **Circulation Plans**.

(1) A mall redevelopment project application shall provide vehicular, bicycle, and pedestrian circulation plans that show the location of all streets, bicycle facilities, and pedestrian walkways on the development site and demonstrate compliance with all applicable standards.

(2) The vehicular circulation plan shall include street sections specifying travel lane widths and pedestrian improvements consistent with Paragraphs g (Internal Street Frontages) and h (Perimeter Street Frontages) below.

h. **Street Frontage Improvements**

(1) **When Required – Internal Streets**.

(a) Frontage improvements described in this section are required for all internal streets created on a development site.

(b) Frontage improvements described in this section (excluding building frontage zone requirements) are required on an abutting parcel controlled by the developer but outside the development site if the improvements are:

i. Necessary to provide complete pedestrian facilities on both sides of a new internal street included in the development; and

ii. Consistent with the circulation plan required by paragraph g (Circulation Plan) above.

(c) The Planning Commission may grant an exception to the requirement in Paragraph (b) above upon finding that installing the frontage improvements on the abutting parcel would be infeasible (e.g., presence of existing buildings within the minimum frontage improvement dimensions).

(2) **When Required – Perimeter Streets**.

(a) A mall redevelopment project abutting a perimeter street shall install street frontage improvements described in this section.

(b) Required perimeter street frontage improvements shall be installed for the entire parcel frontage when one or both of the following occur:

i. Redevelopment occurs on the parcel.

ii. The parcel area is included in the calculation of the development project's maximum permitted density.

(3) **Required Components and Dimensions**.

(a) Street frontage improvements shall include a building frontage zone, pedestrian clear path, and landscape/street furniture zone that comply with the minimum dimensions in Table 17.57-1 and Figures 17.57-3 and 17.57-4.

(b) Improvements with the minimum dimensions in Table 17.57-1 are required for all street frontages, including frontages that abut publicly accessible open space, surface parking, other conditions where a building is not present.

(c) Perimeter street frontage improvements shall be consistent with the adopted City of Capitola Corridor Plan for 41st Avenue, Capitola Road, and Clares Street. In cases of conflict between this section and the Corridor Plan, the Corridor Plan governs. For Tier 1 and 2 projects, minimum dimensions are measured from the property line. For Tier 3 projects, the City may allow street frontage improvements within the public right-of-way consistent with the 41st Avenue Capitola Road Corridor Plan and subject to City approval.

(d) Perimeter street curb location will be based on the Corridor Plan and other applicable City transportation plans and policies. The City shall require the developer to provide a public access easement or dedication for perimeter street sidewalks on public property.

Table 17.57-1: Street Frontages

Pedestrian Realm	Internal Street	Perimeter Street
Total Minimum Width [1]	16 ft.	20 ft.
Component Minimum Width		
Building Frontage Zone	4 ft.	4 ft.
Pedestrian Clear Path	6 ft.	6 ft.
Landscape/Street Furniture Zone [2]	4 ft.	6 ft.

Notes:[1] To achieve the total minimum width, one or more component must exceed the minimum width shown in this table.
[2] Dimension calculation excludes the curb.

Figure 17.57-3: Internal Street Pedestrian Realm

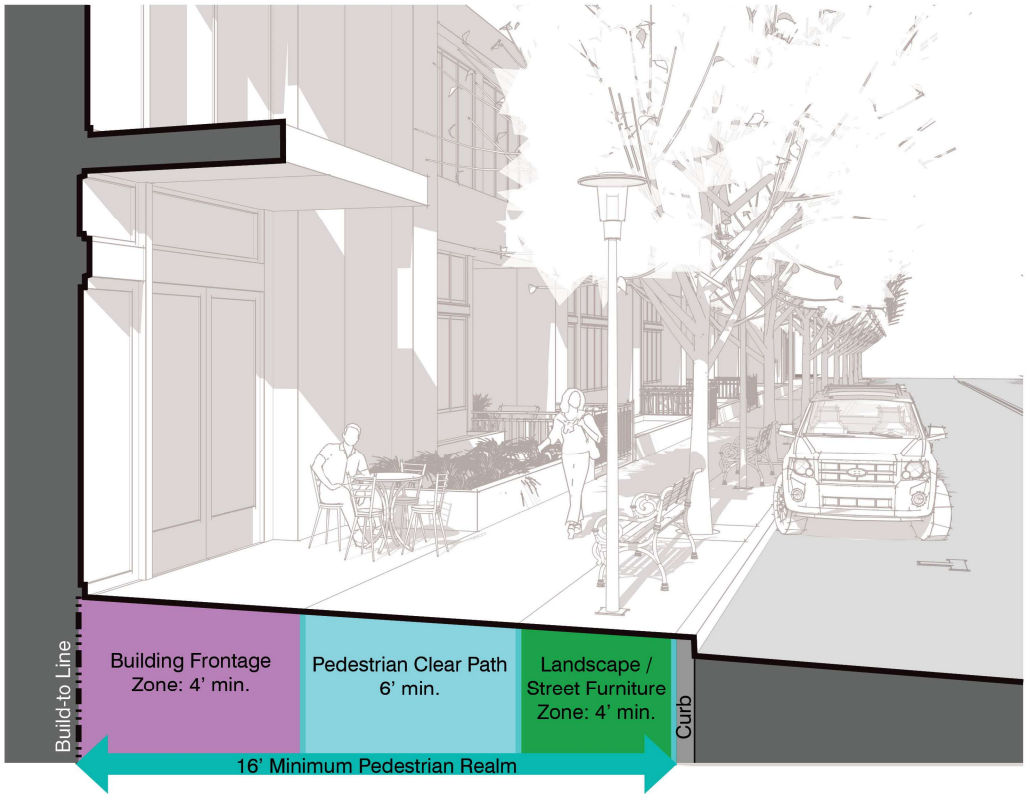
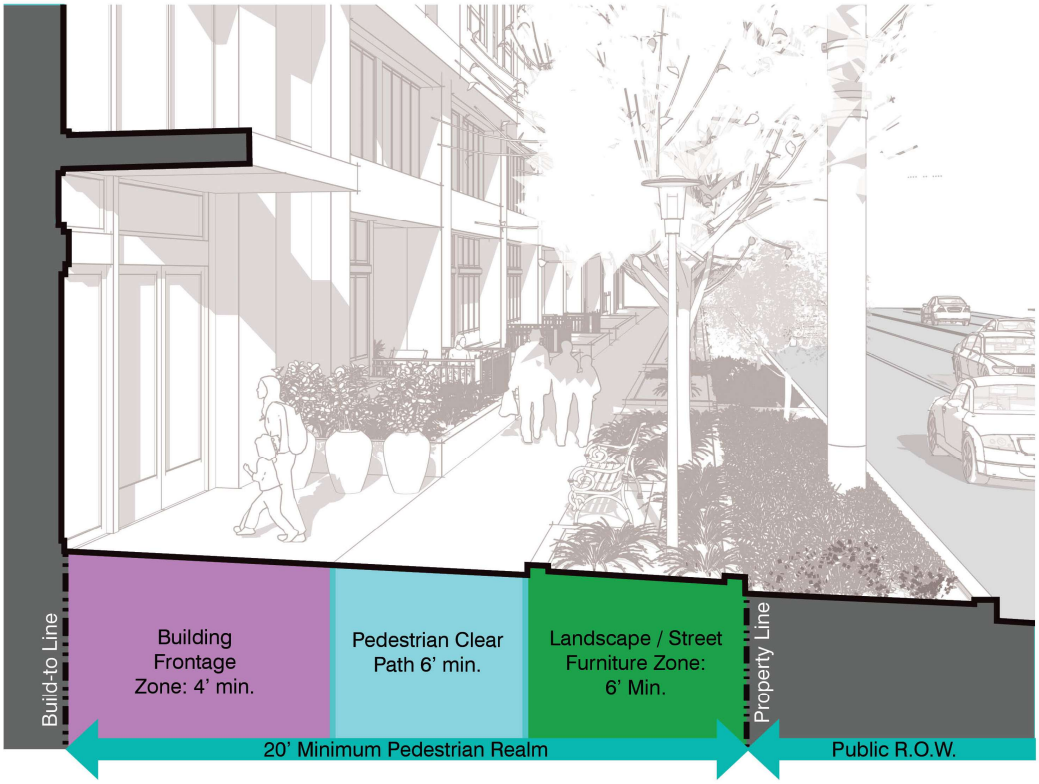


Figure 17.57-4: Perimeter Street Pedestrian Realm



(4) **Deviations from Minimum Dimensions.**

(a) The Planning Commission may approve a deviation to the minimum dimensions in Table 17.57-1 to:

i. Create public plazas, forecourts, or widened sidewalk segments that enhance pedestrian gathering and activity;

ii. Accommodate outdoor seating, café areas, or active ground-floor uses that animate the public realm;

iii. Incorporate mid-block paseos or alternative bicycle and pedestrian connections that improve walkability and connectivity.

(b) Deviating frontages must comply with the following standards at all times:

i. Minimum total pedestrian realm width: 16 feet for internal streets and 20 feet for perimeter streets.

ii. Minimum pedestrian clear path: 6 feet.

(5) **Building Frontage Zone.**

(a) The building frontage zone is the land area between a building and a sidewalk or pedestrian pathway.

(b) The building frontage zone shall be landscaped, except for:

i. Areas required for vehicular or pedestrian access to the building;

ii. Areas for residential patios, porches, stoops, stair landings, fire escapes and other similar entry features;

iii. Courtyards, outdoor seating areas, and other similar outdoor spaces serving a commercial use; and

iv. An expanded public sidewalk when adjacent to ground-floor commercial uses.

(c) A building frontage zone may include green stormwater infrastructure to comply with Municipal Regional Stormwater Permit requirements.

(6) **Pedestrian Clear Path**. The developer shall install a sidewalk with the minimum pedestrian clear path shown in Table 17-57-1.

(7) **Landscape/Street Furniture Zone – Internal Streets.** The following standards apply only to internal streets.

(a) **Street Trees**. Street trees shall be provided within the landscape/street furniture zone as follows:

i. Spacing between trees: maximum 30 feet on center.

ii. Tree well size: minimum 4 feet each direction.

iii. Planter well surfacing: tree grates, permeable pavers, decomposed granite, understory plants, or similar treatments as determined by City.

iv. Street tree selection: tree species shall be selected from the City of Capitola recommended tree list or in consultation with the City. Street tree species shall be consistent along each street.

(b) **Street Furnishings.** Furnishings such as bicycle racks, seating, and trash receptacles shall be provided in the landscape/street furniture zone consistent with the following standards.

i. Furnishings shall maintain a minimum 5-foot clearance around driveways, fire hydrants, and transit stops.

ii. Bicycle racks shall be inverted-U or post-and-loop style, securely anchored, and capable of supporting the frame in two points of contact.

iii. Seating/benches shall feature a minimum depth of 18 inches, height of 17 inches, and length of 4 feet.

iv. Trash receptacles shall have a minimum 30-gallon capacity with lids to control litter and stormwater entry.

v. Furnishing colors and materials shall be selected in consultation with the City to be durable, vandal resistant, and low maintenance.

(c) **Pedestrian Lighting**. Pedestrian lighting shall be provided in the landscape/street furniture zone consistent with the following standards.

i. Fixtures shall have a mounting height of 12 to 16 feet.

ii. All luminaires shall be full-cutoff or shielded to prevent glare and light spillover.

iii. Light poles shall be located a minimum of 2 feet behind the curb.

iv. Poles shall maintain a minimum 5-foot setback from driveways and intersections.

v. Light poles shall be spaced 40 to 60 feet on center, generally staggered on both sides of the street or per the photometric plan approved by the City.

vi. Lighting shall not obstruct the pedestrian through-zone or accessibility features such as curb ramps.

vii. A minimum vertical clearance of 7 feet shall be maintained above all sidewalks.

viii. Light poles and fixture shall comply with City standard specifications and shall be selected to be durable, vandal resistant, and low maintenance.

(8) **Landscape/Street Furniture Zone – Perimeter Streets.** For perimeter streets, improvements in the landscape/street furniture zone shall be installed consistent with the 41st Avenue and Clares Street Corridor Plan.

(9) **Maintenance and Public Access Agreement.** Internal and perimeter street frontages shall be privately maintained and included in the recorded maintenance and public access agreement.

(10) **Green Infrastructure**.

(a) Green stormwater infrastructure to capture and treat runoff may be incorporated into the pedestrian realm to comply with the Municipal Regional Stormwater Permit requirements. Consolidated shared treatment areas are also allowed in other locations on the site.

Where green stormwater infrastructure is included in internal and perimeter street frontages, the recorded operations and maintenance plan required for NPDES permit shall be included in the recorded maintenance agreement for the street frontages.

B. Publicly Accessible Open Space

1. **Intent**. The intent of the publicly accessible open space standards is to:

a. Establish a cohesive network of public plazas, parks, and other open spaces that provide gathering areas, connection to nature, and visual relief within the urban environment;

b. Ensure that open spaces are designed for comfort, accessibility, and year-round use by people of all ages and abilities;

c. Create a connected and vibrant public realm that enhances community identity, supports economic development, increases social interaction, enhances the visitor experience, and contributes to the overall livability of a mall mixed use redevelopment project with high density housing; and

d. Facilitate housing production with objective open space standards that allow for feasible mall redevelopment projects.

2. **Standards**.

a. **When Required.** A mall redevelopment project shall provide publicly accessible open space as required by this section.

b. **Permitted Types.**

(1) Required publicly accessible open space may be provided in the form of plazas, squares, parks, parklets, and paseos/pedestrian paths as described below.

(a) **Plaza:** A plaza is primarily composed of hardscape surfaces, designed to support social gathering, pedestrian activity, and civic life within an urban context.

(b) **Square:** A square is intended for everyday use and community events with a predominantly landscaped or lawn surface for recreation, relaxation, and public assembly functions.

(c) **Park:** A park is primarily composed of landscape and natural elements for recreation, leisure, and ecological functions with landscaped green areas, tree canopy, and opportunities for passive and active recreation.

(d) **Parklet:** A parklet is a small-scale space providing a place for rest, social interaction, and greenery within an urban or commercial environment.

(e) **Paseo/Pedestrian Path:** A paseo/pedestrian path is a publicly accessible pedestrian passageway that provides a connection between streets and open spaces within an urban block.

(2) Permitted types of publicly accessible open space include rooftop open space located above a building which is open to the general public without charge and utilized for outdoor recreation, leisure, and/or public gathering functions.

c. **Total Amount.**

(1) The minimum amount of publicly accessible open space shall be:

(a) 2.5 percent of project site area for a Tier 2 and Tier 3 mixed-use project as defined in Section 17.24.035.C (Definitions); and

(b) 5 percent of project site area for a Tier 1 project as defined in Section 17.24.035.C (Definitions).

(2) Areas that qualify as publicly accessible open space must be located on the development site and comply with all applicable standards in this section.

(3) The following are excluded from the publicly accessible open space area calculation:

(a) Steet frontage improvement areas required by Section 17.57.050.A.h (Street Frontage Improvements).

(b) Driveways, loading areas, fire lanes, and vehicular circulation areas.

(c) Private or semi-private spaces, including outdoor dining areas, café seating, patios, or other spaces limited to customers, tenants, or residents.

(4) Sidewalks and pathways internal to a publicly accessible open space are included in the open space calculation.

d. **General Standards.** The following standards apply to all publicly accessible open space required by paragraph c (Total Amount) above. Open space areas that exceed minimum required amounts are not subject to these standards.

(1) For all open space in a Tier 2 or Tier 3 mixed-use project a minimum of 25 percent of the open space area shall be planted with ground cover and/or shrubs, unless otherwise specified within this section. For Tier 1 projects, a minimum of 50 percent of the required open space area shall be landscaped.

(2) A minimum of one tree shall be planted per 400 square feet of open space, unless otherwise specified within this section.

(3) The open space shall be publicly accessible for a minimum 12 consecutive hours per day or during daylight hours, whichever is longer.

(4) The open space shall be directly accessible and visible from a publicly accessible street or pathway.

(5) The open space shall have a minimum area of 3,000 square feet and a minimum dimension of 20 feet in any direction.

(6) The open space shall have permanent seating (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps).

(7) The open space shall include lighting for nighttime use.

e. **Ownership and Maintenance.**

(1) Publicly accessible open space must be either be:

(a) Offered as dedication to the City with an associated maintenance funding mechanism acceptable to the City (such as a Community Facilities District or other equivalent arrangement); or

(b) Privately owned and maintained with dedication of a public access easement, subject to a recorded maintenance agreement.

(2) In all cases, publicly accessible open spaces shall be maintained at no public expense.

f. **Central Gathering Place.**

(1) A project on a development site greater than 10 acres must include a central gathering place that:

(a) Supports civic and commercial activities such as farmers' markets, performances, and seasonal events; and

(b) Serves as a flexible gathering space for all ages and abilities.

(2) The minimum size of the central gathering place is 12,000 square feet.

(3) The central gathering place shall be a plaza, square, or park (Tier 1 projects only) and must include the following:

(a) Street trees along adjacent sidewalks.

(b) Vehicle traffic limited to no more than three sides of the plaza/square.

(c) Traffic-calming features such as crosswalks, pedestrian-oriented intersections and landscaped buffers.

(d) Furnishings such as benches, chairs, tables and drinking fountains.

(e) Awnings and coverings, either attached to buildings or freestanding, to provide weather protection.

(f) Features that encourage and accommodate public gathering, such as pavilions, kiosks, bandstands, and public art.

(4) For a Tier 2 or Tier 3 mixed-use project, the central gathering place must be a plaza or square and must either:

(a) Contain retail pavilions with terraces and outdoor seating to accommodate dining, gathering, and public activities; or

(b) Include retail, restaurants, or other active ground-floor commercial uses fronting at least one side of the square.

(5) A plaza/square for a Tier 2 or Tier 3 mixed-use project must include landscaping as follows:

(a) A minimum of 20 percent of the plaza/square landscaped with any combination of living plants, trees, shrubs, or grass. Required landscaping may be provided in raise planters.

(b) A minimum of one tree per 1,000 feet of square area, excluding street trees. If a large signature tree is provided with an expected canopy greater than 40 feet diameter, this tree may count as two trees toward the requirement.

g. **Paseo/Pedestrian Path**. A paseos/pedestrian path may count towards minimum required public open space if it complies with the following standards.

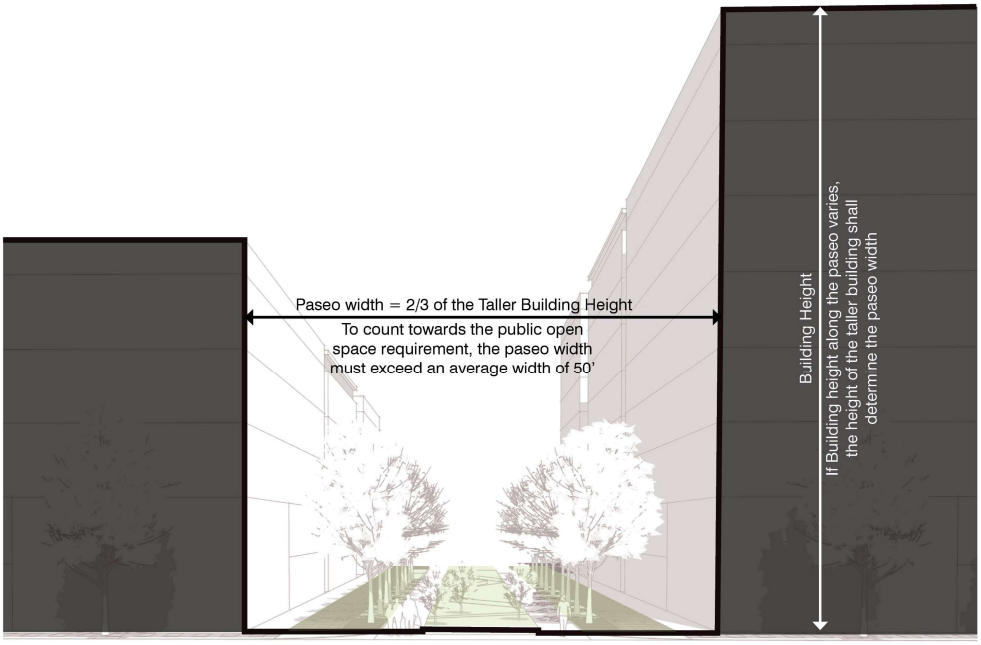
(1) The paseo/pedestrian path must comply with all standards in 17.57.050.B.2.d (General Standards).

(2) Minimum width (average building-to-building distance): two-thirds of the tallest adjacent building height or 50 feet, whichever is greater. See Figure 17.57-5.

(3) Minimum clear pedestrian walkway width: 6 feet.

(4) Private building functions (e.g., residential patios, outdoor dining) may project into the minimum required paseo width. However, such areas are not included in the required publicly accessible open space area calculation.

Figure 17.57-5: Paseo Width



C. **Parking and Vehicle Access**.

1. **Intent**. The intent of the parking and vehicle access standards is to:

a. Support a pedestrian-friendly streetscape, walkable neighborhoods, and active and inviting public realm;

b. Minimize the visual dominance of parking facilities visible from the street frontage; and

c. Encourage residents to walk, bike, and/or take transit to destinations, rather than drive.

d. Provide a seamless experience for residents and visitors when arriving and parking in commercial areas.

2. **Standards**.

a. **Surface Parking Lots**.

(1) **Internal Streets**.

(a) Excluding hotels, new surface parking may not be located between a building and an internal street. Parking must be behind or adjacent to a street-facing building.

(b) If surface parking is located adjacent to an internal street, frontage improvements required by Section 17.57.050.A.2.h (Street Frontage Improvements) shall be provided between the parking area and the street.

(2) **Perimeter Street**s.

(a) Existing surface parking lots located between a building and a perimeter street may continue to be used by new and existing uses.

(b) Existing surface parking lots abutting a perimeter street may be reconfigured as necessary to facilitate connectivity to new streets or land uses part of a mall redevelopment project.

(c) Frontage improvements between an existing surface parking lot and a perimeter street shall be provided as required by Section 17.57.050.A.2.h.

b. **Internal Street Driveways**.

(1) The maximum width of a driveway crossing an internal street sidewalk is 12 feet for a one-car driveway and 22 feet for a two-car driveway. Greater driveway width is allowed to comply with fire district standards.

(2) A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic are permitted per 150 feet of lineal internal street frontage. Deviation from this standard is allowed to comply with fire district standards.

c. **Street-Facing Garages Serving Individual Units**. Street-facing garages serving individual units (e.g., front-loaded townhomes) are not allowed.

d. **Structured Parking**. The following standards shall apply to new stand-alone parking structures and structured parking incorporated into a building.

(1) Except for vehicle and pedestrian entrances to the garage, all parking garages shall be concealed from internal and perimeter street view by:

(a) Lining the street-facing portion of the parking garage with a residential or commercial use with a minimum depth of 20 feet; or

(b) Incorporating facade treatments that fully screen all internal vehicle parking facilities from view. Screening elements shall include architectural detailing, glazing, louvers, or other materials that provide visual depth and interest. Solid, unarticulated concrete walls or blank façades are not permitted.

(2) Parking garage vehicle entrances facing the street shall be no more than 24 feet wide. Garage entries to loading and utility/service areas shall not exceed 30 feet in width.

(3) Partially sub-grade parking shall not have an exposed facade that exceeds 5 feet in height above abutting grade at back of sidewalk.

(4) Partially sub-grade parking shall include a landscaped planter between the street and the garage facade. The planter shall be at least 4 feet wide with a planting height and vegetative cover sufficient to fully screen the podium edge and ventilation openings from view. At maturity, plantings shall comprise a minimum of 75 percent of the total landscape planter area.

e. **Loading and Servicing**.

(1) Loading docks and service areas serving a corner building shall be located on the secondary street frontage (i.e., frontage with less anticipated pedestrian activity)

(2) Maximum width: 40 feet.

D. **Building Placement and Orientation**.

1. **Intent**. The intent of the building placement and orientation standards is to:

a. Ensure that new buildings adjacent to perimeter streets are appropriately integrated into the surrounding community fabric;

b. Support a pedestrian-oriented public realm with an attractive and welcoming streetscape character;

c. Support cohesive neighborhoods and social interaction internally and along perimeter streets through building placement and orientation; and

d. Facilitate housing production with building placement standards that allow for feasible Capitola Mall redevelopment projects.

2. **Standards**.

a. **Perimeter Street Setbacks**. The ground-level of a building that abuts a perimeter street shall be setback from the property line as required to comply with perimeter street frontage standards in 17.57.050.A.2.h (Perimeter Street Frontages).

b. **Interior Street Setbacks**. The ground-level of a building that abuts an interior street shall be setback from the street curb as necessary to accommodate the pedestrian realm improvements specified in 17.57.050l.A.2.g (Internal Street Frontages).

c. **Upper-Level Projections** Building elements such as bay windows, turrets, or other architectural features intrinsic to the building structure may project into required building frontage zone, subject to the following:

(1) Maximum projection into building frontage zone: 3 feet.

(2) The bottom of the architectural feature shall be a minimum of 10 feet above grade for residential frontages and 12 feet above grade for commercial frontages.

(3) No more than 50 percent of the facade area may have these elements project into the building frontage zone.

d. **Entrance Orientation**.

(1) Primary building entrances shall face an adjacent street, publicly accessible pathway, or publicly accessible open space.

(2) A pedestrian walkway shall provide a connection between the adjacent sidewalk and all building entrances. The walkway shall have a minimum width of 4 feet for individual unit entrances and 6 feet for shared entrances.

E. **Building Massing**.

1. **Intent**. The intent of the building massing standards is to:

a. Break down large building volumes to reduce the perceived mass and box-like appearance of buildings;

b. Create visual interest on street-facing building facades;

c. Minimize impacts on adjacent lower-intensity uses outside of the Capitola Mall property; and

d. Facilitate housing production with building massing standards that allow for feasible Capitola Mall redevelopment projects.

2. **Standards.**

a. **Maximum Building Length.**

(1) The length of a building, measured parallel to the adjoining street or publicly accessible open space, shall not exceed 450 feet.

(2) If the City grants an increase to the maximum block length standard pursuant to 17.57.050.A.2.d.3, an increased building length is permitted equal to the permitted block length.

b. **Massing Breaks.**

(1) Buildings facing a street or publicly accessible open space shall provide massing breaks as follows (See Figure 17.57-6):

(a) Buildings less than 260 feet in length: none required.

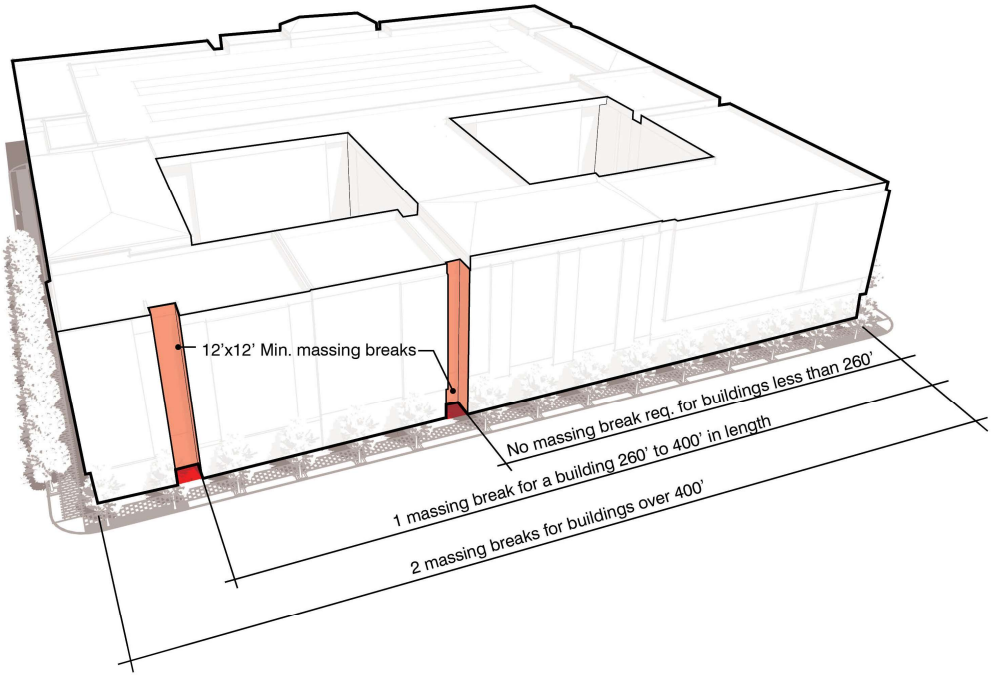
(b) Buildings 260 to 400 feet in length: minimum one required.

(c) Buildings greater than 400 feet: minimum two required.

(2) Required massing breaks shall feature a horizontal change in the building place with a minimum width of 12 feet and a minimum depth of 12 feet.

(3) The change in building plane shall extend from the finished ground floor through the full height of the building including breaking the roof plane.

Figure 17.57-6: Massing Breaks



c. **Building Height**. See Section 17.24.035 (Capitola Mall Redevelopment) for maximum building height standards, including building height limitations adjacent to perimeter streets.

F. **Facade and Roof Design**.

1. **Intent**. The intent of the facade and roof design standards is to:

a. Support an active and welcoming pedestrian environment;

b. Create street-facing building facades that are varied and interesting with human-scale design details;

c. Incorporate architectural elements that reduce the box-like appearance and perceived mass of buildings;

d. Ensure that new development reflects the scale, rhythm, and authenticity of a traditional urban block;

e. Reflect Capitola's diverse architecture with varied and distinct façade identities at regular intervals within each block; and

f. Prevents a large project from appearing monolithic.

2. **Standards**.

a. **Unique Facade Identities.**

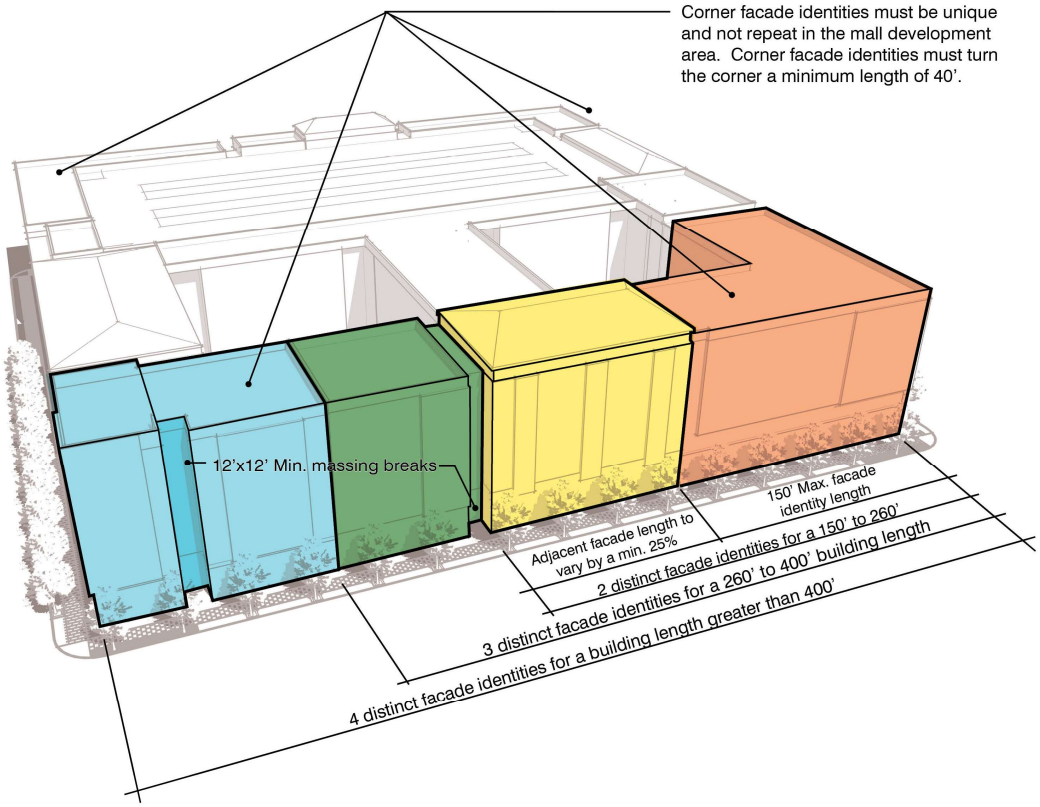
(1) A facade identity is a visually distinct portion of the building frontage characterized by a unique combination of massing, materials, colors, architectural expression, and window rhythm that differentiates it from adjacent portions of the building frontage.

(2) A building facade greater than 150 feet facing a street or publicly accessible open space shall include multiple unique facade identities as shown in Table 17.57-3 and Figure 17.57-7.:

Table 17.57-3: Required Distinct Facade Identities

Building Length	Minimum Facade Identities Required
≥ 150 ft and ≤ 260 ft	2 facade identities
> 260 ft and ≤ 400 ft	3 facade identities
> 400 ft	4 facade identities

Figure 17.57-7: Unique Facade Identities



(3) To qualify as a distinct façade identity, each identity must incorporate all of the following differentiating elements:

(a) A materially different primary cladding.

(b) A contrasting color palette.

(c) A distinct window pattern or rhythm.

(d) Distinct building facade modulation patterns and forms (e.g., changes in patterns of building wall recesses and projections).

(e) Varied roof/building height.

(f) A unique ground-floor treatment (e.g., storefront articulation, residential stoops).

(4) Each unique facade identity shall comply with the following:

(a) No individual facade identity may have a length less than 40 feet or greater than 160 feet.

(b) The length of a facade identity shall vary by at least 25 percent from the length of an adjacent identity.

(c) Each facade identity must be visually unique.

(d) Corner facade identities may not repeat within the mall redevelopment area.

(e) Mid-block facade identities may not repeat on the same block.

(f) A facade identity at the end of a block must turn the corner and continue for a minimum of 40 feet.

(5) To ensure each facade identity reads as a distinct architectural element, adjacent facade identities shall be separated by a recess no less than 12 inches in width by 12 inches in depth.

(6) Roof parapets of adjacent facade identities shall vary by one or more of the following methods:

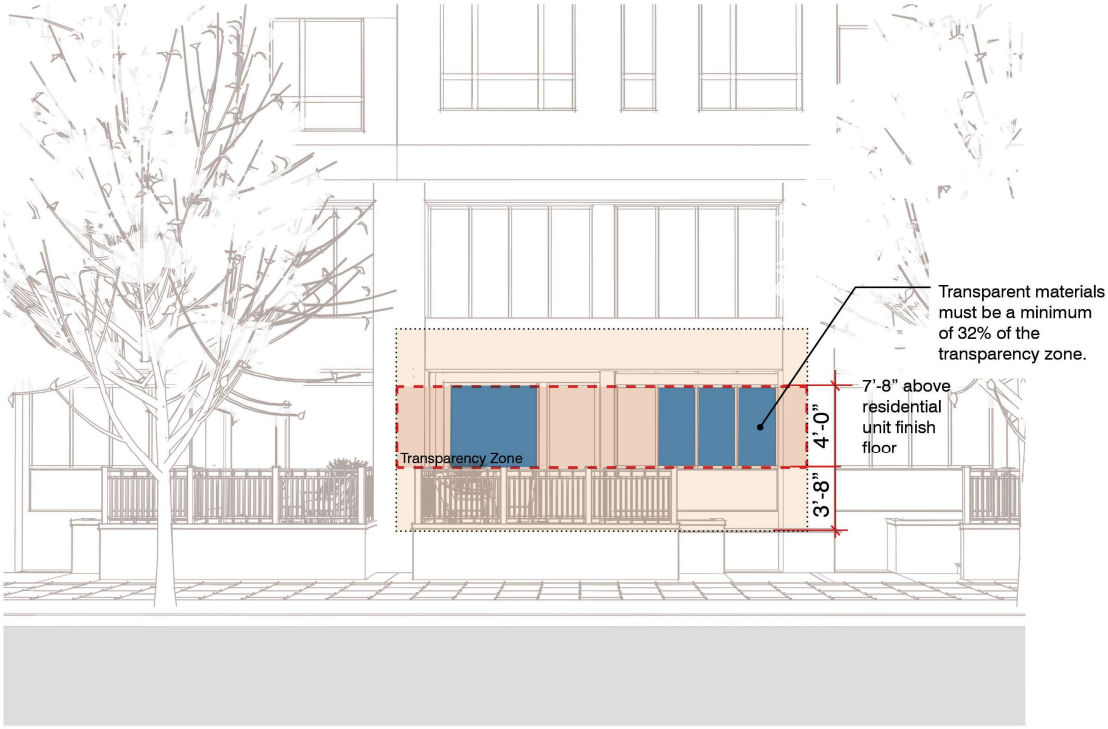
(a) Change in parapet height by 5 feet.

(b) Parapet setback created by a massing break or terrace.

(c) Change in roof form from flat to sloped.

b. **Residential Ground-Floor Design.** See Figure 17.57-8.

Figure 17.57-8: Residential Ground-Floor Design



(1) **Transparency**. A residential ground-floor building facade facing a street or publicly accessible open space shall include transparent windows, entries, and/or clear glazing for a minimum 32 percent of ground-floor frontage located between 3 feet 8 inches and 7 feet 8 inches above the finished floor.

(2) **Open Space Frontages.** Where a ground-floor residential use faces a publicly accessible open space required by Subsection B (Publicly Accessible Open Space), excluding paseos and pathways, a minimum of 75 percent of the facade frontage shall contain dwelling units, lobby, gym area, or other similar active space accessed and used by residents..

(3) **Finished Floor Level.** The finished floor level of ground floor residential units shall be no greater than 4 feet above the adjacent sidewalk grade.

(4) **Shared Entrances.** The following standards apply to all primary building entrances shared by two or more units.

(a) **Minimum Width**: The width of the entry shall be no less than 10 feet.

(b) **Transparency.** Minimum 60 percent transparent glazing between 3 and 7 feet for the required entry width.

(c) **Weather Protection**.

i. To provide weather protection, the shared entrance shall include a projecting awning, canopy, extended eave, or other similar feature above the entry; a recessed entry; or a combination of the two.

ii. Minimum projection or recess depth: 5 ft.

(d) **Visual Prominence**. Primary building entrances must be clearly visible from the street with visual prominence. Projects must select one or more of the following methods to satisfy this requirement:

i. Changes in building form and modulations, including recessed or projecting entry bays and changes in the roofline or wall height above the entry.

ii. Entry materials and colors that contrast with surrounding facade treatment.

(e) Fenestration pattern that contrasts with surrounding window treatment.

(f) Projecting architectural elements surrounding the entrance, such as awnings, canopies, columns, and porticos.

(5) **Entrances to Individual Units.** Entrances to individual units (e.g., townhome entrances) must be emphasized with one or more of the following:

(a) An awning or canopy above the entry with a minimum outward projection of 3 feet and minimum width sufficient to clear the entrance on both sides.

(b) A recess in the building wall with a minimum width of four feet and depth of two feet.

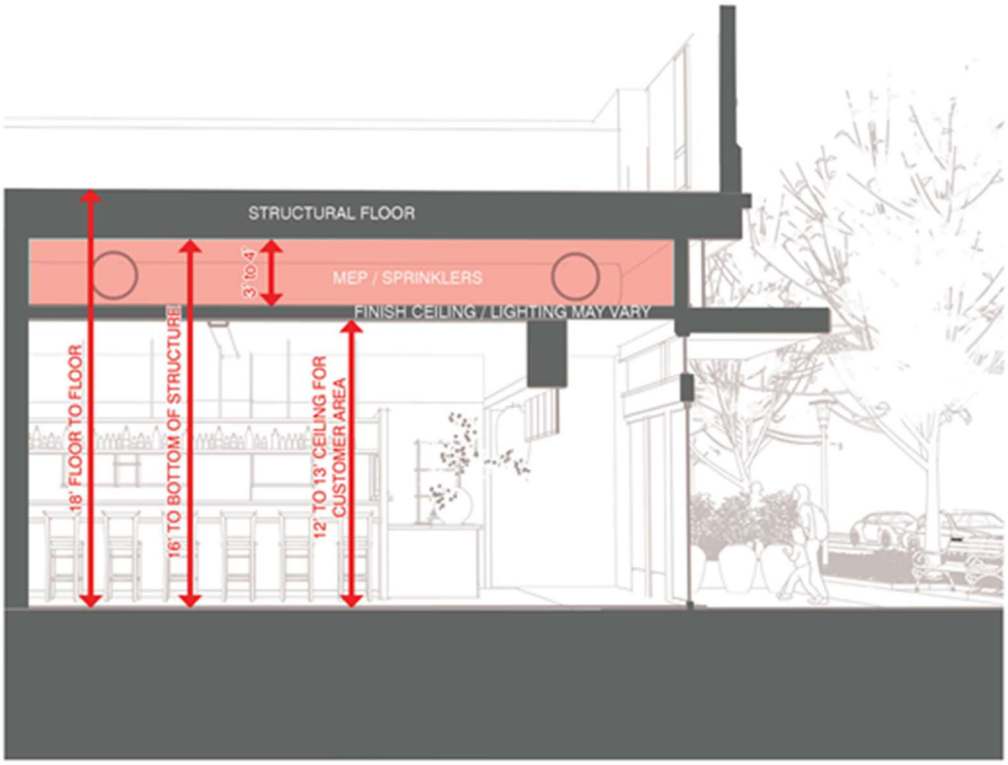
(c) A covered porch, providing access to the entry, with a minimum area of 70 square feet with a dimension of 6 feet in any direction.

(d) A patio with minimum dimensions of five feet by five feet. A patio may include a partition not to exceed 42 inches in height between the sidewalk and the patio to define the transition between public and private space.

c. **Commercial Ground-Floor Design (Excludes Hotels)**. The following standards apply to both vertical mixed-use and stand-alone commercial buildings.

(1) **Ground Floor Height.** For all new commercial space required for a Tier 2 or Tier 3 project, the ground level shall have minimum 16 feet clear from the ground floor to the bottom of the structure above. See Figure 17.57-9. This minimum ground floor height standard does not apply to commercial space provided in excess of the required new commercial minimum.

Figure 17.57-9: Ground-Floor Height



(2) **Transparency**.

(a) A ground-floor building wall that faces a street or publicly accessible open space shall provide transparent windows or doors with views into the building between 3 and 10 feet above the finished floor as follows ee Figure 17.57-10):

i. Primary facade: minimum 65 percent.

ii. Secondary facade: minimum 40 percent.

(b) Primary facade means the facade of a building that:

i. Contains the main public entrance to the commercial uses; and

ii. Is oriented towards the street or publicly accessible open space with the most anticipated pedestrian activity.

(c) Secondary facade means all other facades of a building that are not the primary facade.

Figure 17.57-10: Commercial Ground-Floor Transparency



(3) **Entrances.** Publicly accessible entrances shall include weather protection with either:

(a) A projecting non-fabric awning, canopy, extended eave, or other similar feature above the entry, minimum four feet wide by four feet deep; or

(b) A recessed entry, minimum four feet wide by four feet deep.

(4) **Maximum Blank Wall Length**. The width of ground-floor building walls facing a street or publicly accessible open space without a window, entry, or other transparent opening shall not exceed 25 feet

(5) **Tenant Space Depth**. Ground floor commercial buildings shall provide a minimum tenant space depth of 35 feet.

(6) **Signs**. Signs must comply with standards in Chapter 17.80 (Signs).

d. **Hotels..**

(1) **Street Presence.** A minimum of one hotel building facade shall front a perimeter street or internal street in compliance with the following:

(a) Surface parking lots are prohibited between the building facade and the street-adjacent sidewalk.

(b) Street parking and porte-cochères drop-off areas are permitted between the building facade and the street.

(c) A building entrance accessed from the sidewalk shall provide access to the hotel lobby.

(d) Loading docks and service areas may not front the street.

(2) **Parking Location**. Existing and new surface parking is permitted along all other building facades that do not provide the street presence as required by Paragraph 1 above.

e. **Windows and Doors**. All windows above the ground floor, shall include trim, reveals, recesses, or other detailing to define window openings.

f. **Rooftop Mechanical Equipment**. Rooftop mechanical equipment, including vents and stacks, shall be fully screened from view by an architectural feature, such as a parapet wall.

g. **Materials.** The following exterior facade materials are prohibited on any building elevation facing a street or publicly accessible open space:

(1) Vinyl siding.

(2) T-111 plywood siding.

(3) Plastic or PVC-based siding systems.

(4) Exterior insulation and finish systems (EIFS) used for architectural decoration, trim or accent materials.

(5) Simulated stone within first 20 feet above the adjacent grade.

(6) Veneer products that are not rated for impact resistance within the first 30 inches above the adjacent grade.

(7) Corrugated metal used as a primary facade material (roof and facade accents allowed).

G. **Other Site Features**.

1. **Intent**. The intent of the other site features standards is to:

a. Minimize visual clutter on a development site;

b. Enhance the design character of the public realm; and

c. Support an active and welcoming pedestrian environment.

2. **Standards**.

a. **Refuse Storage Areas**. Refuse storage and collection areas shall be located in a building or screened from public view by a solid enclosure.

b. **Ground-Mounted Mechanical Equipment and Utilities**.

(1) Ground-mounted mechanical equipment and utilities shall be screened from view from streets, pedestrian pathways, and open space through the use of landscaping, building design, fences and walls, and/or other types of screening. Equipment that must be screened includes transformers, pump stations, backflow preventers, valves, and air conditioning units.

(2) Ground-mounted mechanical equipment and utilities are prohibited within the landscape /street furniture zone as described in Section 17.57.050.A (Streets and Circulation).

Chapter 17.82

OBJECTIVE STANDARDS FOR MULTIFAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENT

Sections:

17.82.010 Purpose.
17.82.020 Applicability.
17.82.030 Deviations.
17.82.040 Circulation and streetscape.
17.82.050 Parking and vehicle access.
17.82.060 Building placement, orientation, and entries.
17.82.070 Building massing.
17.82.080 Facade and roof design.
17.82.090 Other site features.

17.82.010 Purpose.

This chapter contains objective standards for multifamily and mixed-use residential development. These standards are intended to help ensure that proposed development exhibits high-quality design that enhances Capitola's unique identity and sense of place.

17.82.020 Applicability.

A. Land Use.

1. The standards in this chapter apply to new multifamily dwellings, attached single-family homes (townhomes), and mixed-use development that contain both a residential and nonresidential use.

2. This chapter does not apply to detached-single-family dwellings, including subdivisions of multiple single-family homes.

B. Zoning Districts.

1. The standards in this chapter apply in all zoning districts except for the single-family (R-1) and~~,~~ mobile home (MH), ~~mixed use village ((MU-V), and industrial (I) districts~~.

2. This chapter does not apply to the Capitola Mall property. Residential development on the Capitola Mall property must comply with Chapter 17.57 (Objective Design Standards for Capitola Mall Redevelopment).

17.82.030 Deviations.

An applicant may request deviation from one or more standards through the design permit process. The planning commission may approve a deviation upon finding that the project incorporates an alternative method to achieve the intent statement that proceeds the standard. A project requesting a deviation is not eligible for streamlined ministerial approval under Government Code Section 65913.4.

17.82.040 Circulation and streetscape.

A. Intent. The intent of the circulation and streetscape standards is to:

1. Enhance the visual character and aesthetic qualities of the city.

2. Encourage pedestrian mobility with safe, functional, and attractive sidewalks.

3. Provide for sufficient sidewalk widths to accommodate street trees and an ADA-compliant pedestrian clear path.

4. Provide for appropriate and attractive transitions from the public to private realm.

5. Promote social engagement along property frontages.

B. Standards.

1. Sidewalks. Outside of designated sidewalk exempt areas, public sidewalks abutting a development parcel shall have a minimum sidewalk width (back of curb to back of walk) as follows:

a. RM and MU-N zones: six feet. If the sidewalk ties into an existing four-foot sidewalk, the minimum sidewalk width is four feet.

b. C-C and C-R zones: ten feet.

2. Street Trees.

a. At least one street tree for every thirty feet of linear feet of sidewalk length shall be provided within the sidewalk.

b. A minimum forty-eight-inch pedestrian clear path shall be maintained adjacent to street trees.

c. Sidewalk tree wells shall be minimum thirty-six inches in width by minimum thirty-six inches in length. Tree grates are required for sidewalks less than seven feet in width.

d. Street trees shall be located a minimum fifteen feet from power and/or other utility poles and "small" per PG&E's "Trees and shrubs for power line-friendly landscaping" to reduce potential utility line conflicts.

e. Street trees shall not be planted over buried utilities, public or private.

f. Street trees shall be planted with approved root guard to encourage downward root growth.

g. The variety of street tree to be planted must be approved by the city as part of a landscape plan.

3. Public Access Easement. If the existing public right-of-way area between the curb and the property line is insufficient to meet the minimum standards above, extension of the sidewalk onto the property, with corresponding public access easement or dedication, shall be provided.

17.82.050 Parking and vehicle access.

A. Intent. The intent of the parking and vehicle access standards is to:

1. Support a pedestrian-friendly streetscape, walkable neighborhoods, and active and inviting mixed-use districts.

2. Minimize the visual dominance of parking facilities visible from the street frontage.

3. Encourage residents to walk, bike, and/or take transit to destinations, rather than drive.

B. Standards.

1. Parking Placement.

a. As shown in Figure 17.82-1, surface parking spaces may not be located:

i. In a required front or street side setback area; or

ii. Between a primary structure and a front or street side property line.

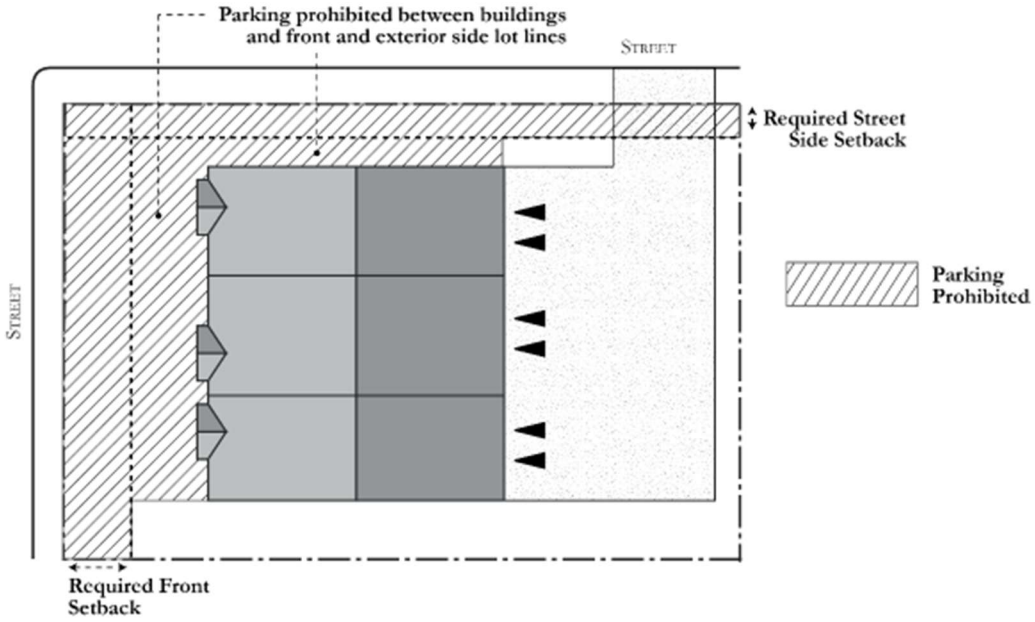
b. The director may administratively approve an exception to this requirement for age-restricted senior housing developments or when necessary to provide ADA-compliant parking. For such exceptions, the following standards apply:

i. Parking areas adjacent to a street must include a landscaped planting strip between the street and parking area at least four feet wide with a minimum planting height of thirty-six inches.

ii. Plantings and screening materials may include a combination of plant materials, earth berms, solid decorative masonry walls, raised planters, or other screening devices that are determined by the director to meet the intent of this requirement.

iii. Trees must be provided within the planting strip at a rate of at least one tree for each thirty feet of street frontage with a minimum distance of not more than sixty feet between each tree. Tree species must reach a mature height of at least twenty feet.

Figure 17.82-1: Parking Placement



2. Driveway Width. The maximum width of a new driveway crossing a public sidewalk is twelve feet for a one-car driveway and twenty feet for a two-car driveway. Greater driveway width is allowed if required by the fire district.

3. Number of Driveways. A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic are permitted per street frontage per one hundred fifty feet of lineal street frontage. Deviation from this standard is allowed if required by the fire district.

4. Garage Width and Design.

a. Garage doors may occupy no more than forty percent of a building's street frontage and shall be recessed a minimum of eighteen inches from a street-facing wall plane.

b. Street-facing garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements:

i. Garage door windows or architectural detailing consistent with the main dwelling.

ii. Arbor or other similar projecting feature above the garage doors.

iii. Landscaping occupying fifty percent or more of driveway area serving the garage (e.g, “ribbon” driveway with landscaping between two parallel strips of pavement for vehicle tires).

5. Podium Parking.

a. Landscaping Strip. Partially submerged podiums adjacent to a street must include a landscaped planter between the street and podium at least four feet wide with a planting height and vegetative cover sufficient in height to fully screen the podium edge and ventilation openings from view. At maturity, plantings must comprise a minimum of seventy-five percent of the total landscape planter area.

b. Residential-Only Projects.

i. The maximum height of lower-level parking podium adjacent to the street is five feet above finished sidewalk grade.

ii. First-floor units above a street-facing podium must feature entries with stoops and stairs providing direct access to the adjacent sidewalk.

c. Mixed-Use Projects. The podium parking entry shall be recessed a minimum of four feet from the front street-facing building facade.

6. Loading.

a. Loading docks and service areas on a corner lot must be accessed from the side street.

b. Loading docks and service areas are prohibited on the primary street building frontage. (Ord. 1053 § 2 (Att. 1), 2022)

17.82.060 Building placement, orientation, and entries.

A. Intent. The intent of the building placement, orientation, and entries standards is to:

1. Support cohesive neighborhoods and social interaction with outward-facing buildings.

2. Support a pedestrian-oriented public realm with an attractive and welcoming streetscape character.

3. Provide for sensitive transition from the public realm (sidewalk) to the private realm (residences).

4. Provide adequate area behind buildings for parking.

B. Standards.

1. Maximum Front Setback.

a. RM zone: twenty-five feet or front setback of adjacent building, whichever is greater.

b. MU-N zone: twenty-five feet.

c. C-C and C-R zones: twenty-five feet from edge of curb.

2. Front Setback Area.

a. All areas between a building and adjoining sidewalk shall be landscaped with live plant materials, except for:

i. Areas required for vehicular or pedestrian access to the property; and

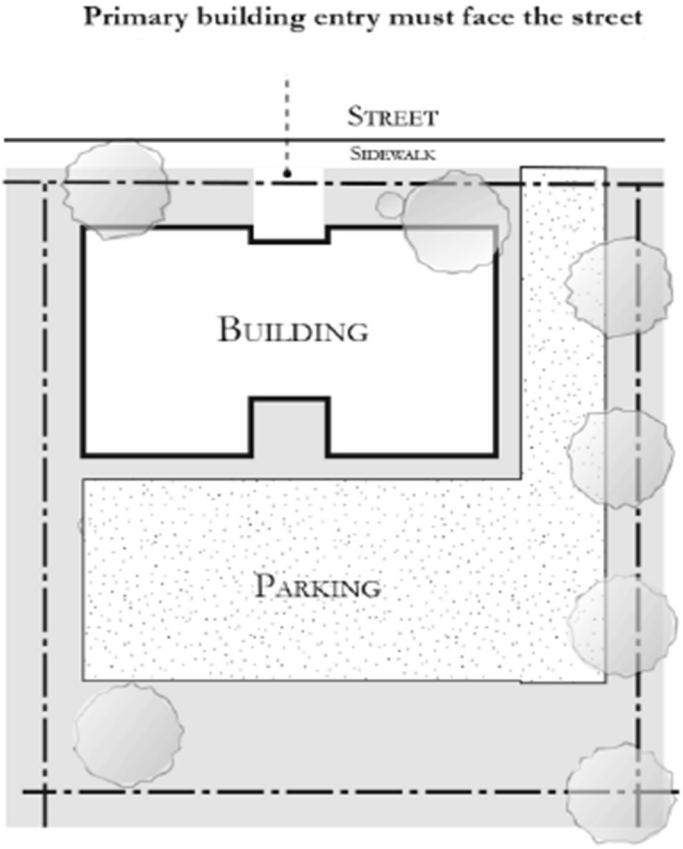
ii. Courtyards, outdoor seating areas, and other similar outdoor spaces for residents, customers and/or the general public.

b. Landscaping shall consist of any combination of trees and shrubs, and may include grass or related natural features, such as rock, stone, or mulch. At maturity, plantings must comprise a minimum of seventy-five percent of the total landscape area.

3. Building Entrances.

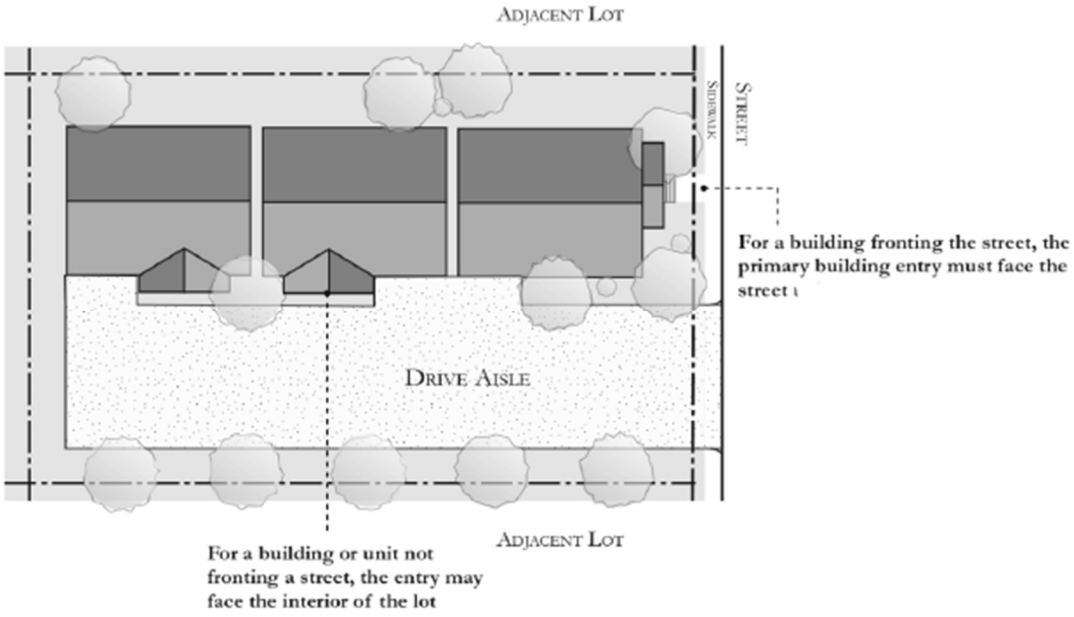
a. For buildings with one primary entrance that provides interior access to multiple individual dwelling units, the primary building entrance must face the street. A primary building entrance facing the interior of a lot is not allowed. See Figure 17.82-2.

Figure 17.82-2: Building Entry Orientation – Single Primary Entry



b. On lots where units have individual exterior entrances, all ground floor units with street frontage must have an entrance that faces the street. If any wall of a ground floor unit faces the street, the unit must comply with this requirement. For units that do not front the street, entrances may face the interior of the lot. See Figure 17.82-3.

Figure 17.82-3: Building Entry Orientation – Multiple Primary Entries



c. The director may administratively approve an exception to the entry-orientation standards in this section for residential-only projects on Bay Avenue, Capitola Road, and 41st Avenue north of Jade Street that comply with all of the following standards:

i. At least one pedestrian walkway per fifty feet of property street frontage must connect the adjacent sidewalk to the interior of the lot.

ii. The area between a building and the street must be landscaped, except for private open space for units (patios) and pedestrian pathways.

iii. Continuous solid fences between buildings and the street are prohibited. Private outdoor space, if provided, may be defined by a low fence at least fifty percent transparent.

iv. Street-facing buildings may not exceed a width of one hundred feet.

4. Pedestrian Walkway. A pedestrian walkway, minimum six-foot width, shall provide a connection between the public street and all building entrances (i.e., residents shall not be required to walk in a driveway to reach their unit).

C. Entry Design.

1. Residential Projects.

a. A street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.

b. Front porches must comply with the following:

i. The front porch must be part of the primary entrance, connected to the front yard and in full view of the streetway.

ii. Minimum dimensions: six feet by five feet.

iii. The porch or covered entry must have open-rung railings or landscaping defining the space.

c. Recessed entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown molding, decorative trim, or a forty-five-degree cut away entry. This standard does not apply to secondary or service entrances.

2. Mixed-Use Projects. Entrances to mixed-use buildings with ground-floor commercial must be emphasized and clearly recognizable from the street. One or more of the following methods shall be used to achieve this result:

a. Projecting nonfabric awnings or canopies above an entry (covered entry);

b. Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface;

c. Special corner building entrance treatments, such as rounded or angled facets on the corner, or an embedded corner tower, above the entry;

d. Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures;

e. Projecting or recessed entries or bays in the facade;

f. Recessed entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown molding, decorative trim, or a forty-five-degree cut away entry; and

g. Changes in roofline or articulation in the surface of the subject wall.

3. Street-Facing Entries to Upper Floors. Street-facing entries to upper floors in a mixed-use building shall be equal in quality and detail to storefronts. This standard may be satisfied through one or more of the following:

a. Dedicated nonfabric awning, canopy, or other projecting element;

b. Dedicated light fixture(s);

c. Decorative street address numbers or tiles;

d. Plaque signs for upper-floor residences.

17.82.070 Building massing.

A. Intent. The intent of the building massing and open space standards is to:

1. Provide for human-scale and pedestrian-friendly building massing where large buildings are broken into smaller volumes that fit into the surrounding neighborhood.

2. Provide for sensitive transitions to adjacent lower-density residential uses.

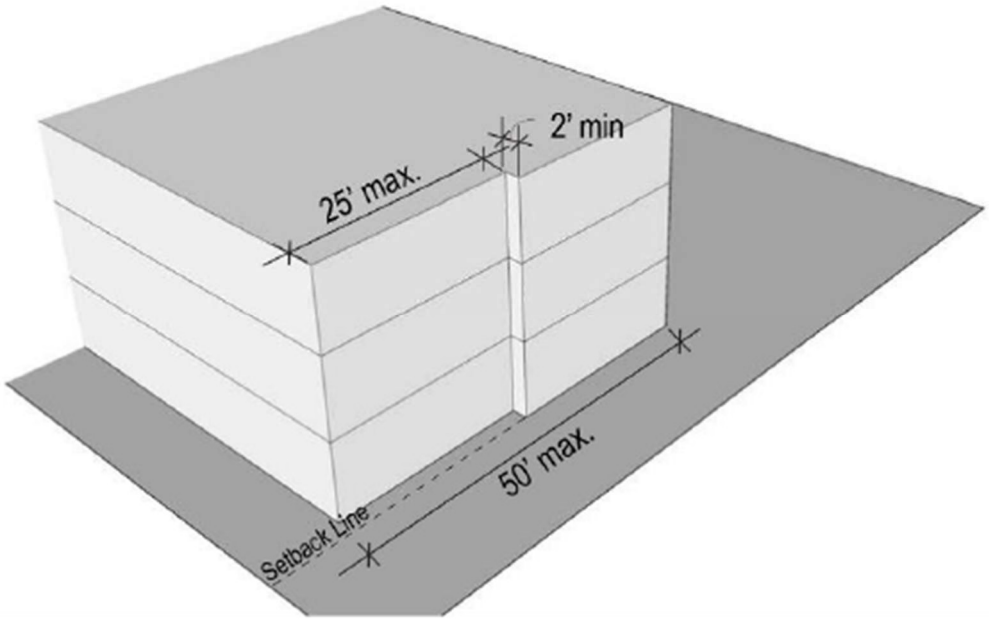
3. Minimize visual and privacy impacts to neighboring properties.

B. Standards.

1. Massing Breaks.

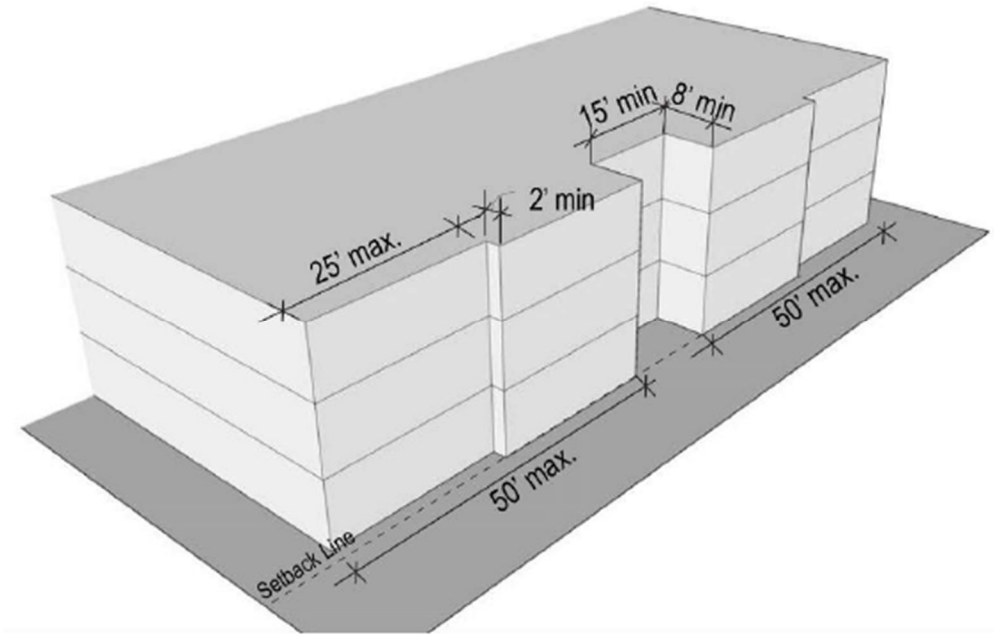
a. All street-facing building facades twenty-five feet or more in length shall incorporate a building projection or recess (e.g., wall, balcony, or window) at least two feet in depth. See Figure 17.82-4.

Figure 17.82-4: Massing Breaks – Twenty-Five-Foot Module



b. Buildings that exceed fifty feet in length along a street facade shall provide a prominent recess at intervals of fifty feet or less. The recess shall have a minimum of depth of eight feet and minimum width of fifteen feet. See Figure 17.82-5.

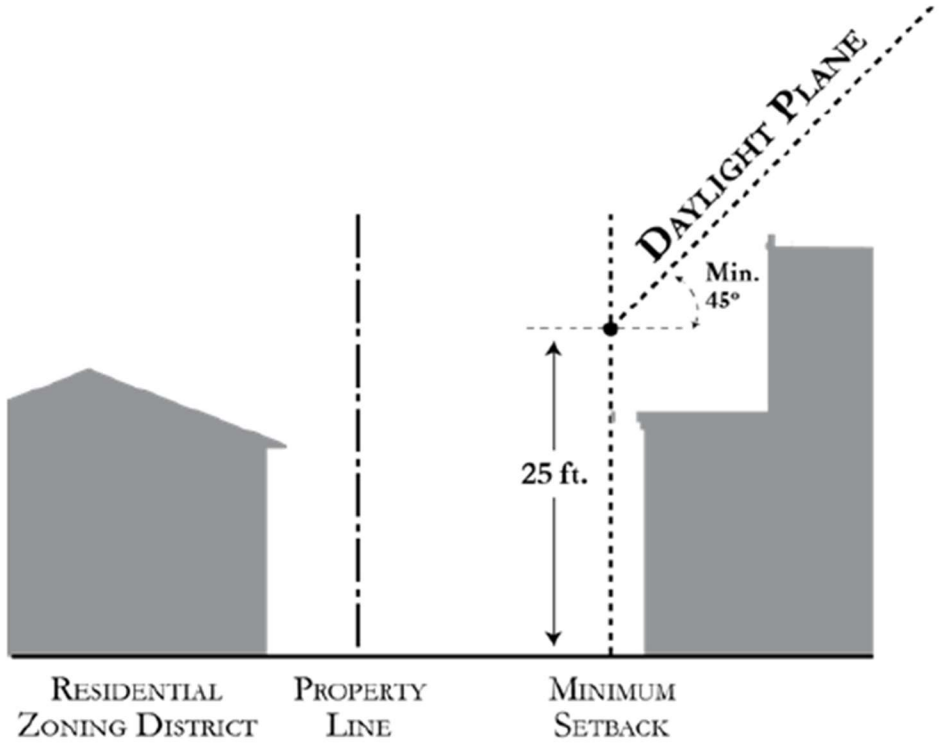
Figure 17.82-5: Massing Breaks – Fifty-Foot Module



2. Residential Transitions. Development sharing a side or rear lot line with the R-1 district shall comply with the following:

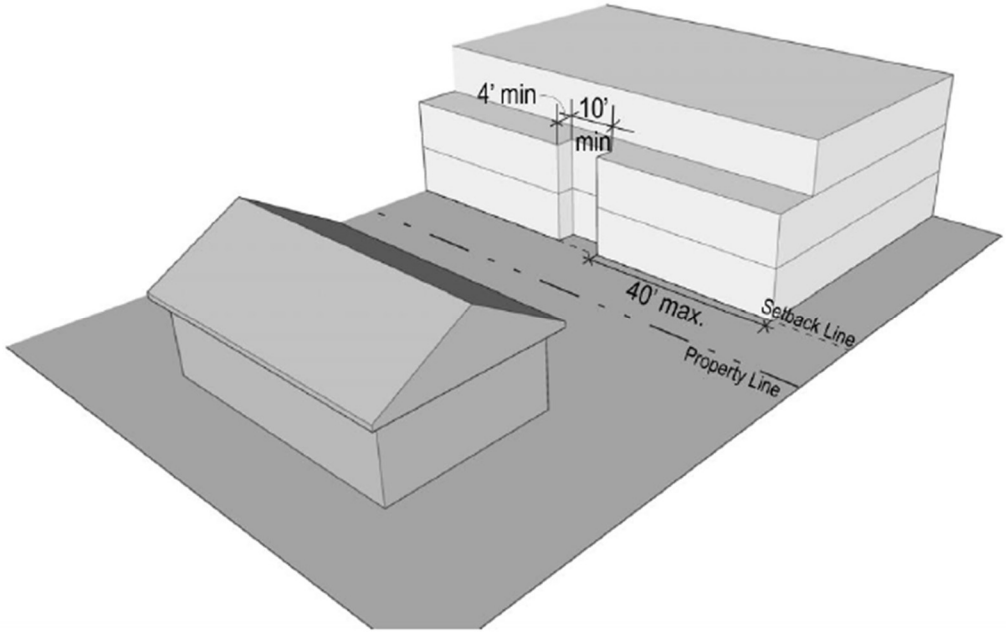
a. No structure shall extend above or beyond a daylight plane having a height of twenty-five feet at the setback from the residential property line and extending into the parcel at an angle of forty-five degrees. See Figure 17.82-6.

Figure 17.82-6: Daylight Plane



b. A side building wall adjacent to a single-family dwelling may not extend in an unbroken plane for more than forty feet along a side lot line. To break the plane, a perpendicular wall articulation of at least ten feet in width and four feet in depth is required. See Figure 17.82-7.

Figure 17.82-7: Break in Side Building Wall



17.82.080 Facade and roof design.

A. Intent. The intent of the facade and roof design standards is to:

1. Create street-facing building facades that are varied and interesting with human-scale design details;

2. Incorporate architectural elements that reduce the perceived mass and box-like appearance of buildings;

3. Provide for buildings designed as a unified whole with architectural integrity on all sides of the structure;

4. Promote design details and materials compatible with the existing neighborhood character; and

5. Minimize privacy impacts to neighboring properties.

B. Standards.

1. Blank Wall Areas.

a. The area of a blank building wall fronting a public street may not exceed a square area where the height and width are both ten feet. See Figure 17.82-8.

b. A break in a blank building wall may be provided by any of the following:

i. Doors, windows, or other building openings.

ii. Building projections or recesses, decorative trim, trellises, or other details that provide architectural articulation and design interest.

iii. Varying wall planes where the wall plane projects or is recessed at least six inches.

iv. Awnings, canopies or arcades.

v. Murals or other similar public art.

Figure 17.82-8: Blank Walls



2. Windows and Doors. Street-facing windows and doors shall comply with one of the following:

a. All street-facing windows and doors feature built-up profile trim/framing. Windows must include sills and lintels. Trim/framing must project at least two inches from the building wall with material that visually contrasts from the building wall.

b. For all street-facing windows, glass is inset a minimum of three inches from the exterior wall or frame surface to add relief to the wall surface.

3. Facade Design. Each side of a building facing a street shall include a minimum of two of the following facade design strategies to create visual interest:

a. Projecting Windows. At least twenty-five percent of the total window area on the street-facing building wall consists of projecting windows. The furthest extent of each projecting window must project at least one foot from the building wall. This requirement may be satisfied with bay windows, oriel windows, bow windows, canted windows, and other similar designs.

b. Window Boxes. A minimum of fifty percent of street-facing windows feature window boxes projecting at least one-half foot from the building wall.

c. Shutters. A minimum of fifty percent of street-facing windows feature exterior decorative shutters constructed of material that visually contrasts from the building wall.

d. Prominent Front Porch. A front porch with a minimum depth of six feet and width of twelve feet providing access to the unit’s primary entrance.

e. Balconies. Balconies, habitable projections, or Juliet balconies, with at least twenty percent of the linear frontage of the street-facing building wall containing one or more above-ground balcony.

f. Shade/Screening Devices. Screening devices such as lattices, louvers, shading devices, awnings, nonfabric canopies, perforated metal screens, with such a device occupying at least twenty percent of the linear frontage of the street-facing building wall.

g. Datum Lines. Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material.

h. Varied Exterior Color. The street-facing building walls feature two or more visibly contrasting primary colors, with each color occupying at least twenty percent of the street-facing building wall area.

i. Varied Building Wall Material. The street-facing building walls feature two or more visibly contrasting primary materials (e.g., wood shingles and stucco), with each material occupying at least twenty percent of the street-facing building wall area.

4. Roof Design. Each side of a building facing a street shall include a minimum of one of the following roof design strategies to create visual interest:

a. Roof Eaves. A roof eave projecting at least two feet from the street-facing building wall with ornamental brackets or decorative fascia and eave returns.

b. Roof Form Variation. At least twenty-five percent of the linear frontage of the building's street-facing building roof line incorporates at least one element of variable roof form that is different from the remainder of the street-facing roof form. This requirement may be satisfied with recessed or projecting gabled roof elements, roof dormers, changes in roof heights, changes in direction or pitch of roof slopes, and other similar methods.

c. Roof Detail and Ornamentation. At least eighty percent of the linear frontage of the building's street-facing roof line incorporates roof detail and/or ornamentation. This requirement may be satisfied with a parapet wall that is an average of at least one foot tall and has a cornice, periodic and articulated corbelling or dentils, an ornamental soffit, an offset gable clearstory, and other similar methods.

5. Neighbor Privacy.

a. Balconies, roof decks and other usable outdoor building space is not allowed on upper-story facades abutting an R-1 zoning district.

b. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story facades abutting an R-1 zoning district.

c. Windows facing adjacent dwellings must be staggered to limit visibility into neighboring units. The vertical centerline of a window may not intersect the window of an adjacent dwelling.

6. Three-Hundred-Sixty-Degree Design. Buildings shall have consistent architectural quality on all sides, with all exterior surfaces featuring consistent facade articulation, window and door material and styles, and building wall materials and colors. (Ord. 1053 § 2 (Att. 1), 2022)

17.82.090 Other site features.

A. Intent. The intent of the other site feature standards is to:

1. Minimize visual clutter on a development site.

2. Enhance the design character of the public realm.

3. Support an active and welcoming pedestrian environment.

4. Minimize noise, odor, and visual impacts on neighboring residential properties.

B. Standards.

1. Refuse Storage Areas.

a. Refuse collection and storage areas may not be located:

i. In a required front or street side setback area;

ii. Between a primary structure and a front or street side property line;

iii. Within a required landscape area; or

iv. Within a required side setback area adjacent to an R-1 district.

b. Refuse containers shall be located in a building or screened from public view by a solid enclosure.

2. Mechanical Equipment Screening.

a. Rooftop mechanical equipment, including vents and stacks, shall be fully screened from view by an architectural feature, such as a parapet wall.

b. Ground-mounted mechanical equipment may not be located:

i. In a required front setback area; or

ii. Between a primary structure and a front property line.

3. Backflow prevention devices shall not be placed directly in front of the building but may be located in a side location of the front yard. Backflow prevention devices may be located within the front half of the lot, when located between the side building plane extending to the front property line and the side yard property line. The equipment shall be either:

a. Screened to its full height by a combination of fencing and perennial landscaping to seventy percent opacity; or

b. Contained within a protective enclosure (metal grate) within a planter or landscape bed.

Chapter 17.88

INCENTIVES FOR COMMUNITY BENEFITS

Sections:

17.88.010 Purpose.
17.88.020 Incentives restricted to added benefits.
17.88.030 Eligibility.
17.88.040 Allowable benefits.
17.88.050 Available incentives.
17.88.060 Relationship to state density bonus law.
17.88.070 Application submittal and review.
17.88.080 Findings.
17.88.090 Post-decision procedures.

17.88.010 Purpose.

This chapter establishes incentives for applicants to locate and design development projects in a manner that provides substantial benefits to the community. These incentives are intended to facilitate the redevelopment of underutilized properties along 41st Avenue consistent with the vision for the corridor described in the general plan and to encourage the development of a new hotel in the Village as called for by the general plan and the local coastal program (LCP). This chapter does not apply to development on the Capitola Mall property.

17.88.020 Incentives restricted to added benefits.

The city may grant incentives only when the community benefits or amenities offered are not otherwise required by the zoning code or any other provision of local, state, or federal law. Community benefits or amenities must significantly advance general plan and/or LCP goals and/or incorporate a project feature that substantially exceeds the city's minimum requirements.

17.88.030 Eligibility.

A. Eligibility for Incentive. The city may grant incentives for the following projects:

1. Projects in the regional commercial (C-R) and community commercial (C-C) zoning districts that:

   a. Front 41st Avenue, excluding the Capitola Mall property; or

   b. Front Capitola Road between Clares Street and 42nd Avenue; or

2. A hotel on the former Capitola Theater site (APNs 035-262-04, 035-262-02, 035-262-11, and 035-261-10) in the mixed use village zoning district.

B. Setback Required – 41st Avenue. Structures on properties fronting the east side of 41st Avenue must be set back a minimum of one hundred feet from the property line abutting a residential property.

17.88.040 Allowable benefits.

A. All Eligible Projects. The city may grant incentives to all eligible projects as identified in Section 17.88.030 (Eligibility) that provide one or more of the following community benefits. The public benefit provided shall be of sufficient value as determined by the planning commission to justify deviation from the standards of the zoning district that currently applies to the property.

1. Public Open Space. Public plazas, courtyards, and other public gathering places that provide opportunities for people to informally meet and gather. Open space must be accessible to the general public at all times. Provision must be made for ongoing operation and maintenance in perpetuity. The public space must either exceed the city's minimum requirement for required open space and/or include quality improvements to the public realm to create an exceptional experience.

2. Public Infrastructure. Improvements to streets, sidewalks, curbs, gutters, sanitary and storm sewers, street trees, lighting, and other public infrastructure beyond the minimum required by the city or other public agency.

3. Pedestrian and Bicycle Facilities. New or improved pedestrian and bicycle pathways that enhance the property and connectivity to the surrounding neighborhood.

4. Low-Cost Visitor Serving Amenities. New or improved low-cost visitor serving recreational opportunities or accommodations within the Central Village area.

5. Transportation Options. Increased transportation options for residents and visitors to walk, bike, and take public transit to destinations and reduce greenhouse gas emissions.

6. Historic Resources. Preservation, restoration, or rehabilitation of a historic resource.

7. Public Parking. A public parking structure that provides parking spaces in excess of the required number of parking spaces for use by the surrounding commercial district. Excess parking provided as part of a Village hotel may not be located on the hotel site and must be located outside of the mixed use village zoning district.

8. Green Building. Green building and sustainable development features that exceed the city's green building award status.

9. Public Art. Public art that exceeds the city's minimum public art requirement and is placed in a prominent and publicly accessible location.

10. Child Care Facilities. Child care centers and other facilities providing daytime care and supervision to children.

11. Other Community Benefits. Other community benefits not listed above, such as entertainment destinations, as proposed by the applicant that are significant and substantially beyond normal requirements.

B. 41st Avenue/Capitola Road Projects. In addition to the community benefits in subsection A of this section, the city may grant incentives to eligible projects fronting 41st Avenue or Capitola Road between Clares Street and 42nd Avenue (excluding ~~or on~~ the Capitola Mall property) ~~site~~ that provide one or more of the following community benefits:

~~1. Capitola Mall Block Pattern. Subdivision of the existing Capitola Mall property into smaller blocks with new intersecting interior streets. May include the extension of 40th Avenue south into the mall property to form a new pedestrian-friendly private interior street.~~

1~~2~~. Surface Parking Lot Redevelopment. Redevelopment of existing surface parking lots fronting 41st Avenue and Capitola Road while introducing new sidewalk-oriented commercial buildings that place commercial uses along the street frontage.

~~3. Transit Center. Substantial infrastructure improvements to the transit center on the Capitola Mall property that are integrated with a possible future shuttle system in Capitola. The transit center may be moved to an alternative location consistent with the operational requirements of Santa Cruz Metro.~~

~~2~~4. ~~Affordable Housing. Affordable housing that meets the income restrictions applicable in the affordable housing (-AH) overlay zone.~~

17.88.050 Available incentives.

A. 41st Avenue/Capitola Road Projects. The city may grant the following incentives to an eligible project fronting 41st Avenue, Capitola Road between Clares Street and 42nd Avenue ~~(, or on~~ excluding the Capitola Mall property~~)site~~:

1. An increase in the maximum permitted floor area ratio (FAR) to 2.0.

2. An increase in the maximum permitted building height to fifty feet.

B. Village Hotel. The city may grant the following incentives to a proposed hotel on the former Capitola Theater site (APNs 035-262-04, 035-262-02, 035-262-11, and 035-261-10):

1. An increase in the maximum permitted floor area ratio (FAR) to 3.0.

2. An increase to the maximum permitted building height; provided, that:

a. The maximum height of the hotel (including all rooftop architectural elements such as chimneys, cupolas, etc., and all mechanical appurtenances such as elevator shafts, HVAC units, etc.) remains below the elevation of the bluff behind the hotel;

b. The bluff behind the hotel remains visible as a green edge (i.e., the upper bluff (i.e., below the blufftop edge) and upper bluff vegetation shall remain substantially visible across the length of the project site) when viewed from the southern parking area along the bluff of Cliff Drive (i.e., the parking area seaward of Cliff Drive and closest to Opal Cliff Drive) and from the Capitola wharf;

c. Existing mature trees shall be maintained on the site, except that trees that are unhealthy or unsafe may be removed; and

d. The rooftop shall be aesthetically pleasing and shall not significantly adversely affect public views from Cliff Avenue on Depot Hill. In addition to modifications to avoid structural incursions into this view, this can be accomplished through design features on top of the roof as well (e.g., use of a living roof, roof colors and materials that reduce its visual impacts, etc.). Rooftop appurtenances (e.g., elevator shafts, HVAC units, vents, solar panels, etc.) shall be screened from public view and integrated into/within the above-referenced rooftop design features to the greatest extent feasible. (Res. 4223, 2021; Ord. 1043 § 2 (Att. 2), 2020)

17.88.060 Relationship to state density bonus law.

The incentives allowed by this section are in addition to any development incentive required by Section 65915 of the California Government Code.

17.88.070 Application submittal and review.

A. Request Submittal. A request for an incentive in exchange for benefits shall be submitted concurrently with an application for the discretionary permits required for the project by the zoning code. Applications shall be accompanied by the following information:

1. A description of the proposed amenities and how they will benefit the community.

2. All information needed by the city council to make the required findings described in Section 17.88.080 (Findings), including a pro forma analysis demonstrating that the benefit of the proposed amenities to the community is commensurate with the economic value of the requested incentives.

B. Conceptual Review. Prior to city action on a request for an incentive, the request shall be considered by the planning commission and city council through the conceptual review process as described in Chapter 17.114 (Conceptual Review). Conceptual review provides the applicant with nonbinding input from the city council and planning commission as to whether the request for incentives is worthy of consideration.

C. Theater Site Story Poles. Prior to city action on a proposed hotel on the former Capitola Theater site the planning commission or city council may require the applicant to install poles and flagging on the site to demonstrate the height and mass of the proposed project.

D. Planning Commission Recommendation. Following conceptual review, the planning commission shall provide a recommendation to the city council on the proposed project and requested incentives at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings).

E. City Council Action. After receiving the planning commission's recommendation, the city council shall review and act on the requested incentives at a noticed public hearing in compliance with Chapter 17.148 (Public Notice

and Hearings). The city council shall also review and act on other permits required for the project requesting incentives.

17.88.080 Findings.

A. All Eligible Projects. The city council may approve the requested incentives for all eligible projects only if all of the following findings can be made in addition to the findings required for any other discretionary permit required by the zoning code:

1. The proposed amenities will provide a substantial benefit to the community and advance the goals of the general plan.

2. There are adequate public services and infrastructure to accommodate the increased development potential provided by the incentive.

3. The public benefit exceeds the minimum requirements of the zoning code or any other provisions of local, state, or federal law.

4. The project minimizes adverse impacts to neighboring properties to the greatest extent possible.

5. If in the coastal zone and subject to a coastal development permit, the project enhances coastal resources.

B. Village Hotel. In addition to the findings in subsection A of this section, the city council may approve the requested incentives for a proposed hotel on the former Capitola Theater site only if the following findings can be made:

1. The design of the hotel respects the scale and character of neighboring structures and enhances Capitola's unique sense of place.

2. The hotel will contribute to the economic vitality of the Village and support an active, attractive, and engaging pedestrian environment.

3. Hotel siting and design will (a) minimize impacts to public views, including views of the beach and Village from vantage points outside of the Village and from Cliff Avenue and Depot Hill behind the hotel; and (b) does not adversely impact any significant public views of the coastline as identified in the LCP's land use plan.

4. Parking for the hotel is provided in a way that minimizes vehicle traffic in the Village, strengthens the Village as a pedestrian-oriented destination, and protects public parking options.

17.88.090 Post-decision procedures.

Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) shall apply to decisions on incentives for community benefits.

Chapter 17.160: GLOSSARY

Sections:
17.160.010 Purpose.
17.160.020 Definitions.

17.160.010 Purpose.
This chapter provides definitions of terms and phrases used in the zoning code that are technical or specialized, or which may not reflect common usage. If any of the definitions in this chapter conflict with others in the municipal code, these definitions shall control for only the provisions of this zoning code. If a word is not defined in this chapter or in other chapters of the zoning code, the community development director shall determine the appropriate definition.

17.160.020 Definitions.
A. "A" Terms.

1. "Abutting" or "adjoining" means having a common boundary, except that parcels having no common boundary other than a common corner shall not be considered abutting.

2. "Accessory dwelling unit" means a self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single parcel.

a. "Accessory dwelling unit, attached" means an accessory dwelling unit that shares at least one common wall with the primary residential unit.

b. "Accessory dwelling unit, detached" means a secondary dwelling unit that does not share a common will with the primary residential unit.

3. "Accessory structure" means a structure that is incidental and subordinate to a primary structure or use located on the same parcel. Includes garages, sheds, hot tubs, pergolas, and other similar structures.

4. "Accessory use" means a land use which is incidental and subordinate to a primary land use located on the same parcel.

5. "Addition" means any development or construction activity that expands the footprint or increases the floor area of a building.

6. "Adjacent" means directly abutting, having a boundary or property line(s) in common or bordering directly, or contiguous to.

7. "Alcoholic beverage sales" means the sale of alcoholic beverages for on-site consumption at a restaurant, bar, nightclub or other establishment, or the retail sale of alcoholic beverages for off-site consumption.

8. Alteration. See "Modification."

9. "Applicant" means any person, firm, partnership, association, joint venture, corporation, or an entity or combination of entities which seeks city permits and approvals.

10. "Arbor" means a freestanding unenclosed structure with vertical latticework on two sides for climbing plants and crossbeams or lattice forming a covering connecting the sides. The space between the vertical latticework may be open or contain a bench for sitting.

11. "Assumed ground surface" means a line on each elevation of an exterior wall or vertical surface which connects those points where the perimeter of the structure meets the finished grade.

12. "Average slope" means the average slope of a parcel calculated using the formula: $S = 100(I)(L)/A$, where:

a. S = Average slope (in percent);

b. I = Contour interval (in feet);

c. L = Total length of all contour lines on the parcel (in feet); and

d. A = Area of subject parcel (in square feet).

B. “B” Terms.

1. “Balcony” means a platform that projects from the wall of a building thirty inches or more above grade that is accessible from the building’s interior, is not accessible from the ground and is not enclosed by walls on more than two sides.

2. “Banks” means a commercial establishment providing retail banking services. Includes only establishments serving walk-in customers or clients, including banks, savings and loan institutions, check-cashing services, and credit unions.

3. “Base zoning district” means the primary zoning, as distinguished from an overlay zone, that applies to a parcel of land as shown on the zoning map.

4. “Basement” means that portion of a building between floor and ceiling, which is partly or all below grade, and where more than the vertical distance from grade to ceiling is below the average ground contact level of the exterior walls of the building.

5. “Bay window” means a window or series of windows serving as an important element of the building’s architecture, forming an alcove in a room and projecting outward from the wall in a rectangular, polygonal, or curved form.

6. “Block” means the property abutting on one side of a street and lying between the two nearest intersecting streets.

7. “Bluff” or “cliff” means the scarp or steep face of rock, decomposed rocks, sediment or soil resulting from erosion, faulting, folding or excavation of land mass and exceeding ten feet in height, and includes what are commonly known as “cliffs.” See also the definition of “coastal bluff” in Section 17.44.030.

8. “Building” means any structure used or intended for supporting or sheltering any use or occupancy.

9. “Building coverage” means the land area covered by all buildings and accessory structures on a parcel.

10. “Building face” means and includes the general outer surface of a main exterior wall of a building. For example, a building with a rectangular plan has four main exterior walls and four building faces.

11. “Building height” means the vertical distance measured from the assumed ground surface of the building to the highest point of the roof, ridge, or parapet wall.

12. “Business services” means an establishment that provides services to other businesses on a fee or contract basis. Includes computer rental and repair, catering, printing and duplicating services, outdoor advertising services, package delivery services, equipment rental and leasing, and other similar land uses.

13. “By right” means permitted without any form of discretionary approval.

C. “C” Terms.

1. “California Environmental Quality Act (CEQA)” means California state law (Public Resources Code Section 2100 et seq.) requiring government agencies to consider the environmental consequences of their actions before taking action on a proposed project.

2. “Capitola Mall Housing Element Sites” means all parcels on the Capitola Mall property excluding Assessor’s Parcel Numbers (APNs) 034-261-07 and 034-261-52.

3. “Capitola Mall property” means the area within the block surrounded by 41st Avenue, Capitola Road and Clares Street.

42. “Capitola Village” means the central core of Capitola generally bounded by the Monterey Bay shoreline to the south, the railroad trestle to the north and west, and Cliff Avenue and Depot Hill to the east.

53. “Car wash” means a commercial facility for the washing, waxing, or cleaning of automobiles or similar light vehicles.

64. “Caretaker quarters” means a residence that is accessory to a nonresidential primary use of the site, where needed for security, or twenty-four-hour care or supervision.

75. “Carport” means an accessory building to a residential structure, open on two, three or four sides and attached to, or detached from, a dwelling and established for the loading or unloading of passengers or the storage of an automobile.

86. “Clerestory window” means a window where the bottom of the glass is at least six feet above the finished floor height.

97. “Coastal zone” means the area of land and water extending from the state’s outer seaward limit of jurisdiction inland to the boundary as shown in Capitola’s local coastal program (LCP) as certified by the California Coastal Commission.

108. “Cohousing” means an intentional, collaborative neighborhood that combines private homes with shared indoor and outdoor spaces designed to support an active and interdependent community life.

119. “Colleges and trade schools” means institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees. Includes junior colleges, business and computer schools, management training, vocational education, and technical and trade schools.

12. “Commercial” means a land use listed as a “commercial use” in one or more permitted land use table in Part 2 (Zoning Districts and Overlay Zones) of the Zoning Code.

130. “Community assembly” means a facility that provides space for public or private meetings or gatherings. Includes places of worship, community centers, meeting space for clubs and other membership organizations, social halls, union halls, banquet centers, and other similar facilities.

141. “Community benefit” means a public amenity offered by a project applicant that advances general plan goals but is not required by the zoning code or any other provision of local, state, or federal law.

152. “Commercial entertainment and recreation” means an establishment that provides entertainment or recreation activities or services for a fee or admission charge. Includes bowling alleys, electronic game arcades, billiard halls, pool halls, sports clubs, commercial gymnasiums, dancehalls, and movie theaters.

163. “Community development director” means the community development director of the city of Capitola or his or her designee.

174. “Construction and material yards” means storage of construction materials or equipment on a site other than a construction site. Includes public utility buildings and service yards used by a governmental agency.

185. “Cultural institution” means a public or nonprofit institution that engages in cultural, scientific, and/or educational enrichment. Includes libraries, museums, performing art centers, aquariums, environmental education centers, nonprofit art centers and galleries, botanical gardens, and other similar uses.

196. “Curb-side service” or “drive-up service” means service provided by a commercial establishment while a customer remains waiting within a vehicle.

1207. Custom Manufacturing. See “Manufacturing, custom.”

D. “D” Terms.

1. “Dark sky compliant” means a lighting fixture that meets the International Dark Sky Association’s (IDA) requirements for reducing waste of ambient light.

2. “Day care center” means a facility that provides nonmedical care and supervision of minors for periods of less than twenty-four hours. Includes nursery schools, day nurseries, child care centers, infant day care centers, cooperative day care centers, and similar uses.

3. “Daylight plane” means the imaginary line beginning at a height of twenty feet at the setback from a property line and extending into the parcel at an angle of forty-five degrees.

4. “Deck” means an outdoor platform, either freestanding or attached to a building, which is supported by pillars or posts.

5. Demolition, Substantial. “Substantial demolition” means the removal or replacement of either fifty percent or more of the lineal footage of existing interior and exterior walls or fifty percent or more of the area of existing floor, ceilings, and roof structures.

6. “Density” means the number of dwelling units per acre of land, excluding street rights-of-way, public easements, public open space, land under water, and certified wetlands and floodplains.

7. “Design review” means that process for the city to review and act on a design permit application.

8. Designated Historic Resource. See Section 17.84.020(A) (Designated Historic Resources).

9. “Development” means any human-caused change to the land or a structure that requires a permit or approval from the city, including construction, rehabilitation, and reconstruction. See Section 17.44.030 for the definition of “development” that applies in the coastal zone.

10. “Development standards” means regulations in the zoning code that limit the size, bulk, or placement of structures or other improvements and modifications to a site.

11. “Discretionary approval” means an action by the city by which individual judgment is used as a basis to approve or deny a proposed project.

12. “Drive-through facility” means a facility where a customer is permitted or encouraged, either by the design of physical facilities or by the service procedures offered, to be served while remaining seated within a vehicle. Includes drive-through restaurants, coffee shops, pharmacies, banks, automatic car washes, drive-up windows, and other similar land uses and services.

13. “Duplex home” means a residential structure that contains two dwelling units, each with its own entrance. Each unit within a duplex home provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

14. “Dwelling unit” means a building or a portion of a building containing one or more habitable rooms used or designed for occupancy by one family for living and sleeping purposes, including kitchen and bath facilities.

E. “E” Terms.

1. “Eating and drinking establishments” means businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

a. “Bars and lounges” means a business devoted to serving alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of such beverages. Includes cocktail lounges, nightclubs, taverns, and other similar uses. Also includes tasting rooms with more than one hundred sixty square feet of floor area accessible to the public.

b. “Restaurants and cafes” means a business establishment serving food and beverages to customers where the food and beverages may be consumed on the premises or carried out and where more than one hundred sixty square feet of public area is open to customers. Includes full service restaurants, fast-food restaurants, coffee shops, cafes, and other similar eating and drinking establishments.

c. “Take-out food and beverage” means establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where the area open to customers is limited to no more than one hundred sixty square feet. Includes take-out restaurants, take-out sandwich shops, limited service pizza parlors and delivery shops, and snack bars. Also includes catering businesses or bakeries that have a storefront retail component and tasting rooms with one hundred sixty square feet or less of floor area accessible to the public. Excludes “bars and lounges.”

2. “Elderly and long-term care” means establishments that provide twenty-four-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and are licensed as a skilled nursing facility by the state of California, including but not limited to rest homes and convalescent hospitals, but not residential care, hospitals, or clinics.

3. “Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, as defined in Section 50801 of the California Health and Safety Code. An emergency shelter may include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

F. “F” Terms.

1. “Farmers’ market” means a market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, locally produced arts and crafts items but excludes second-hand goods. Food and beverages dispensed from booths located on site is permitted as an accessory use.

2. “Financial institution” means a professional office conducting businesses within the financial industry. Excludes commercial establishments providing retail banking services to walk-in customers or clients (see “Banks”).

3. “Fence” means a structure connected by boards, masonry, rails, panels, or other similar permanent building material for the purpose of enclosing space or separating parcels of land. This definition includes gates but excludes hedges and other living plants.

4. “Floor area” means the sum of the horizontal areas of all floors of an enclosed structure, measured from the outside perimeter of the exterior walls as described in Section 17.48.040 (Floor area and floor area ratio).

5. “Floor area ratio” means the gross floor area of all of the buildings on the parcel divided by the net parcel area.

6. “Food preparation” means businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Includes catering kitchens, and small-scale specialty food production.

7. “Frontage” means that portion of all property abutting a street.

G. “G” Terms.

1. “Garage” means an enclosed structure or a part of a building designed or used for the storage of automobiles and other motor vehicles.

2. “Garage sale” means a temporary sale for the purpose of selling, trading or otherwise disposing of household furnishings, personal goods or other tangible properties of a resident of the premises on which the sale is conducted.

3. “Gas and service stations” means a retail business establishment supplying gasoline and oil and minor accessories for automobiles. Included in this definition are incidental food and beverage and car wash facilities.

4. “Group housing” means shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. Includes rooming and boarding houses, single-room occupancy housing, dormitories, and other types of organizational housing, and extended stay hotels intended for long-term occupancy (thirty days or more). Excludes hotels, motels, bed and breakfasts, and residential care facilities.

5. “Geological hazard” means a threat to life, property or public safety caused by geological or hydrological processes such as faulting and secondary seismic effects, including but not limited to: liquefaction, landsliding, erosion, flooding, tsunami or storm wave inundation.

6. “Government offices” means a place of employment occupied by governmental agencies and their employees. Includes offices for administrative, clerical, and public contact functions but excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment.

7. “Grading” means any and all activities involving earthwork, including placement of fill and/or excavation.

8. “Ground floor” means the first floor of a building other than a cellar or basement that is closest to finished grade.

H. “H” Terms.

1. “Habitable space” means an area within a building that is conditioned (heated or cooled) with a finished floor and a ceiling height of at least seven feet six inches. Excludes unfinished attics, cellars, crawl spaces, and other similar utility areas.

2. Height. See “Building height.” For structures other than buildings, “height” means the vertical distance from grade to the highest point of the structure directly above.

3. “Home day care” means a facility providing daytime supervision and care for up to fourteen children located in the provider’s own home. Includes both small and large home day care facilities as defined in California Health and Safety Code Sections 1597.44 and 1597.465.

4. “Historic resource” means either a designated historic resource or a potential historic resource as defined in Section 17.84.020 (Types of historic resources).

5. “Historic alteration permit” means the city permit required to alter the exterior of a historic resource in accordance with Section 17.84.070 (Historic alteration permit).

6. “Home occupation” means the conduct of a business within a dwelling unit or residential site, with the business activity being subordinate to the residential use of the property. Does not include “vacation rental” as defined by this chapter.

I. “I” Terms.

1. “Impervious surface” means any surface that does not permit the passage of water. Impervious surfaces include buildings, parking areas, and all paved surfaces.

J. “J” Terms. None.

K. “K” Terms.

1. “Kitchen” means any room or part of a room used or intended or designed to be used for cooking or the preparation of food for a single dwelling unit, and distinct from a “mini-bar/convenience area” which is intended as a supplemental food preparation area within a single-family home.

L. “L” Terms.

1. “Land use” means an activity conducted on a site or in a structure, or the purpose for which a site or structure is designed, arranged, occupied, or maintained. The meaning of the term “use” is identical to “land use.”

2. “Landscaping” means the planting and maintenance of living plant material, including the installation, use, and maintenance of any irrigation system for the plant material, as well as nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials).

3. “Liquor store” means a business selling alcoholic beverages for off-site consumption with the sale of alcoholic beverages constituting its primary source of revenue.

4. “Local coastal program (LCP)” means the city’s land use plan and implementation plan which includes portions of the municipal code, portions of the zoning code, zoning map (as more specifically identified in Chapter 17.44 (Coastal Overlay Zone) and actions certified by the Coastal Commission as meeting the requirements of the California Coastal Act of 1976.

5. Light Manufacturing. See “Manufacturing, light.”

6. “Lodging” means an establishment providing overnight accommodations to transient patrons for payment for periods of less than thirty consecutive days.

a. “Bed and breakfast” means a residential structure that is in residential use with one or more bedrooms rented for overnight lodging and where meals may be provided.

b. “Hotel” means an establishment providing overnight lodging to transient patrons. Hotels and motels may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. Includes motor lodges, motels, extended-stay hotels, and tourist courts, but does not include group housing or bed and breakfast establishments, which are separately defined and regulated.

7. Lot. See “Parcel.”

M. “M” Terms.

1. “Maintenance and repair services” means businesses which provide construction, maintenance and repair services off site, but which store equipment and materials or perform fabrication or similar work on site. Includes off-site plumbing shops, general contractors, contractor’s storage yards, appliance repair, janitorial services, electricians, pest control, heating and air conditioning, roofing, painting, landscaping, septic tank service, and other similar uses.

2. “Manufacturing, custom” means establishments primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment and the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, candle making shops, woodworking, and custom jewelry manufacturers.

3. “Manufacturing, light” means the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing and custom manufacturing.

4. “Material change” means any significant alteration, by private or public action, in the external appearance or surface of an improvement, landscape or vista. This shall not include ordinary maintenance which does not require a permit.

5. “Micro-unit’ means a multifamily dwelling unit three hundred fifty square feet or less with a fully functioning kitchen and bathroom.

6. “Ministerial action” means a city decision on a planning permit which involves only the use of fixed standards or objective measurements and does not require the exercise of discretion.

7. “Mini-bar/convenience area” means a supplemental food preparation area within a single-family home subject to the standards in Section 17.16.030(B)(8) (Mini-Bar/Convenience Areas).

8. “Medical offices and clinics” means a facility where medical, mental, dental, or other personal health services are provided on an outpatient basis using specialized equipment. Includes offices for physicians, dentists, and optometrists, diagnostic centers, blood banks and plaza centers, and emergency medical clinics offered exclusively on an out-patient basis. Hospitals are excluded from this definition.

9. “Mixed use” means two or more different land uses located in one structure or on one parcel or development site.

10. “Mobile food vendors” means businesses selling food or drinks from temporary and semi-permanent structures or mobile equipment such as food trucks or pushcarts.

11. Mobile Home Park. See Section 17.100.030 (Definitions).

12. “Modification” means any construction or physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.

13. “Multifamily dwelling” means a building that contains three or more dwelling units, with each unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

N. “N” Terms.

1. “Nonconforming parcel” means a parcel that was lawfully established but that no longer conforms with the parcel size or dimension standards of the zoning district in which it is located.

2. “Nonconforming structure” means a structure which does not meet the current development standards for the district in which the structure is located. Development standards include, but are not limited to, setbacks, height or lot coverage regulations of the zoning district, but do not include standards contained in the uniform codes, such as the building code.

3. “Nonconforming use” means a use that lawfully occupied a building or land at the time the use was established, but that no longer conforms with the use regulations of the zoning district in which it is located.

O. “O” Terms.

1. “Open space, private” means open areas for outdoor living and recreation that are adjacent and directly accessible to a single dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

2. “Open space, common” means areas for outdoor living and recreation that are intended for the use of residents and guests of more than one dwelling unit.

3. “Outdoor kitchen” means an outdoor space used or intended or designed to be used for cooking or the preparation of food for a single dwelling unit subject to the standards in Section 17.16.030(B)(9). Outdoor pizza ovens are included in the definition of an outdoor kitchen.

4. “Overlay zone” means an additional zoning district as shown on the zoning map that prescribes special regulations to a parcel in combination with the base zoning district.

P. “P” Terms.

1. “Parcel” means a lot, tract, or area of land whose boundaries have been established by a legal instrument such as a deed or map recorded with the county of Santa Cruz, and which is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way. The meaning of “lot” is identical to “parcel.”

2. Parcel Area, Gross. “Gross parcel area” means the total horizontal area included within the parcel lines of the parcel, including one-half the width of any alley or portion thereof abutting a parcel line.

3. Parcel Area, Net. “Net parcel area” means the gross parcel area excluding: (a) any recorded easements to allow others to use the surface of the property for necessary access to an adjacent property or other similar use such as a shared driveway or public access agreement (excludes utility easements), and (b) any area under the high water mark that extends into a waterway.

4. Parcel, Corner. “Corner parcel” means a parcel situated at the junction of two or more intersecting streets, with a parcel line bordering on each of the two or more streets.

5. “Parcel depth” means the average distance from the front parcel line to the rear parcel line, measured in the general direction of the side parcel lines.

6. “Parcel line” means the lines bounding a parcel.

7. Parcel Line, Front. “Front parcel line” means that dimension of a parcel or portion of a parcel, abutting on a street except the side of a corner parcel. On a corner parcel the narrowest street frontage is considered the front parcel line. The community development director has the authority to determine and designate the front parcel line based on existing conditions and function of the lot.

8. Parcel Line, Rear. “Rear parcel line” means, ordinarily, the line of a parcel which is generally opposite the front parcel line of said parcel. The community development director has the authority to determine and designate the front parcel line based on existing conditions and function of the lot.

9. Parcel Line, Interior Side. “Interior side parcel line” means any boundary line not a front line or a rear line shared with another parcel.

10. Parcel Line, Exterior Side. “Exterior side parcel line” means any boundary line not a front line or a rear line adjacent to a street.

11. Parcel, Reversed Corner. “Reversed corner parcel” means a corner parcel, the side street line of which is substantially a continuation of the front line of the parcel upon which it rears.

12. “Parcel width” means the average distance between the side parcel lines, measured at right angles to the parcel depth.

13. “Parking lot” means an open area of land, a yard or other open space on a parcel other than a street or alley, used for or designed for temporary parking for more than four automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.

14. “Parking space” means land or space privately owned, covered or uncovered, laid out for, surfaced, and used or designed to be used for temporary parking or storage of standard motor vehicles.

15. “Parks and recreational facilities” means noncommercial public facilities that provide open space and/or recreational opportunities. Includes parks, community gardens, community centers, passive and active open space, wildlife preserves, playing fields, tennis courts, swimming pools, gymnasiums, and other similar facilities.

16. “Pergola” means an unenclosed structure with vertical posts or pillars that supports crossbeams and/or an open lattice. A pergola may be freestanding or attached to a building.

17. “Personal services” means an establishment that provides services to individuals and that may provide accessory retail sales of products related to the services provided. Includes barber shops and beauty salons, nail salons, dry cleaning establishments, self-service laundromats, tailors, tanning salons, state-licensed massage therapists, fitness studios, yoga studios, dance studios, pet grooming services, veterinary clinics, and other similar land uses. Also includes establishments that primarily offer specialized classes in personal growth and development such as music, martial arts, vocal, fitness and dancing instruction. This does not include professional offices that offer classes in addition to the professional office spaces.

18. “Planning permit” means any permit or approval required by the zoning code authorizing an applicant to undertake certain land use activities.

19. Potential Historic Resource. See Section 17.84.020(B) (Potential Historic Resource).

20. “Primary use” means the main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur.

21. “Primary structure” means a structure that accommodates the primary use of the site.

22. “Professional office” means a place of employment occupied by businesses providing professional, executive, management, or administrative services. Includes offices for accountants, architects, advertising agencies, insurance agents, attorneys, commercial art and design services, nonretail financial institutions, real estate agents, news services, photographers, engineers, employment agencies, and other similar professions. Also includes research and development facilities that engage in research, testing, and development of commercial products or services in technology-intensive fields.

23. “Public safety facility” means a facility operated by a governmental agency for the purpose of protecting public safety. Includes fire stations and other fire-fighting facilities, police stations, public ambulance dispatch facilities, and other similar land uses.

Q. “Q” Terms. None.

R. “R” Terms.

1. “Recreational vehicle (RV)” means a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

a. Contains less than three hundred twenty square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;

b. Contains four hundred square feet or less of gross area measured at maximum horizontal projections;

c. Is built on a single chassis; and

d. Is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

2. “Recycling collection facility” means a center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public.

3. “Remodel” means a change or alteration in a building that does not increase the building’s net square footage.

4. “Residential care facility” means a residential facility providing social and personal care for residents. Includes children’s homes, homes for the elderly, orphanages, self-help group homes, supportive housing, and transitional housing for the homeless. Excludes facilities where medical care is a core service provided to residents, such as nursing and convalescent homes.

a. “Residential care facility, large” means a residential care facility for seven or more persons.

b. “Residential care facility, small” means a residential care facility for six or fewer persons.

5. “Residential mixed use” means one or more structures on a single parcel that contains both dwelling units and nonresidential uses such as retail, restaurants, offices, or other commercial uses. Different land uses may be within a single structure (vertical mixed use) or in separate structures on a single parcel (horizontal mixed use).

6. “Residential use” means any legal use of a property as a place of residence, including but not limited to dwelling units, group housing, and the residential component of a mixed-use residential building.

7. “Retail” means stores and shops selling merchandise to the general public. Includes drug stores, general merchandise stores, convenience shops, pet stores, department stores, grocery stores and other similar retail establishments.

8. “Retail cannabis establishment” means a retail store in which cannabis or cannabis products are sold for adult use and/or medicinal use.

9. “Review authority” means the city official or city body that is responsible, under the provisions of the zoning code, for approving or denying a permit application or other request for official city approval.

10. “Roof deck” means an occupied roof space created by a walkable exterior floor system located above the top story of a structure, not including access, and supported by the roof of a building.

S. “S” Terms.

1. “Salvage and wrecking” means storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

2. “Schools, public or private” means public or private facilities for education, including elementary, junior high, and high schools, providing instruction and study required in public schools by the California Education Code.

3. “Setback” means the minimum allowable distance from a given point or line of reference such as a property line to the nearest vertical wall or other element of a building or structure as defined in this chapter, or from a natural feature such as a bluff edge or an environmentally sensitive habitat area. Setbacks for buildings or structures shall be measured at right angles from the nearest property line establishing a setback area line parallel to that parcel line. Where a property line is located within a street, the setback shall be measured from the edge of the right-of-way containing the street.

4. Sign. See Chapter 17.80 (Signs).

5. “Single-family dwelling” means a residential structure designed for occupancy by one household. A single-family dwelling provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. “Single-family dwelling” includes employee housing for six or fewer persons as defined in Health and Safety Code Section 17008.

6. “Single-room occupancy” means housing consisting of a single-room dwelling unit that is the primary residence of its occupants. A single-room occupancy must include either food preparation or sanitary facilities (or both) and must be four hundred square feet or less.

7. “Site” means a parcel or adjoining parcels that are under single ownership or single control, and that are considered a unit for the purposes of development or other use.

8. “Site area” means the total area included within the boundaries of a site.

9. “Self-storage” means a structure or group of structures with controlled access that contains individual and compartmentalized stalls or lockers for storage of customers’ goods.

10. “Split zoning” means a parcel on which two or more zoning districts apply due to zoning district boundaries crossing or otherwise not following the parcel boundaries.

11. “Story” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused under-floor space is more than six feet above grade as defined in this chapter for more than fifty percent of the total perimeter or is more than twelve feet above grade as defined in this chapter at any point, such basement, cellar or unused under-floor space shall be considered as a story.

12. Story, Half. “Half story” means a partial story under a gable, hip or gambrel roof, the wall plates of which are at least two opposite exterior walls and which are not more than four feet above the floor plate of the second floor, and may include shed or dormer projections from those walls. Dormers may constitute not more than one-third of the length of the wall upon which they are located, whether as a single unit or multiple dormers.

13. “Street” means a public way more than twenty feet in width which affords a primary or principal means of access to abutting property. “Streets” includes private roads and highways.

14. “Structural alterations” means any change in the supporting members of a building, such as bearing walls, columns, beams, girders, floor, ceiling or roof joists and roof rafters, or change in roof exterior lines which would prolong the life of the supporting members of a building.

15. “Structure” means anything constructed or erected that requires attachment to the ground, or attachment to something located on the ground. Pipelines, poles, wires, and similar installations erected or installed by public utility districts or companies are not included in the definition of “structure.” In the coastal zone, “structure” includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

16. “Structured parking” means a permanent, non-temporary parking facility in which parking spaces are provided within or on a building or structure, including multilevel parking garages, podium parking, and parking located above or below grade. Includes stand-alone parking garages and areas for parking integrated into a building containing other uses. Structured parking does not include open, surface parking lots or on-street parking

17~~6~~. “Supportive housing” means housing with no limit on length of stay, that is occupied by low income adults with disabilities, and that is linked to on-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

T. “T” Terms.

1. “Tandem parking” means an arrangement of parking spaces such that one or more spaces must be driven across in order to access another space or spaces.

2. “Tasting room” means a room or rooms, open to the general public, primarily used for the retail marketing of winery, brewery, distillery, and/or food products.

3. “Temporary structure” means a structure that is erected for a limited period of time, typically no longer than one hundred eighty days, and that does not permanently alter the character or physical facilities of a property.

4. “Temporary use” means a short-term activity that may or may not meet the normal development or use standards of the applicable zone, but that occurs for a limited period of time, typically less than twelve months, and does not permanently alter the character or physical facilities of a property.

5. “Transitional housing” means temporary housing, generally provided for a period of six months to several years, with supportive services that prepare individuals or families to transition from emergency or homeless shelters to permanent housing. Such housing may be configured for specialized needs groups such as people with substance abuse problems, mental illness, domestic violence victims, veterans, or people with specified illnesses. Such housing may be provided in apartment complexes, boarding house complexes, or in single-family homes.

6. “Trellis” means a structure made from an open framework or lattice of interwoven or intersecting pieces of wood, bamboo or metal made to support and display climbing plants. A trellis may be freestanding or attached to a building wall or other structure.

U. “U” Terms.

1. “Upper floor” means any story of a building above the ground floor.

2. “Urban agriculture” means activities involving the raising, cultivation, processing, marketing, and distribution of food in urban areas.

a. “Home garden” means the property of a single-family or multifamily residence used for the cultivation of fruits, vegetables, plants, flowers, or herbs by the residents of the property, guests of the property owner, or a gardening business hired by the property owner.

b. “Community garden” means privately or publicly owned land used for the noncommercial cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained or used by group members.

3. Use. See “Land use.”

4. “Utilities, major” means generating plants, electric substations, solid waste collection, including transfer stations and materials recovery facilities, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.

5. “Utilities, minor” means infrastructure facilities that are necessary to serve development within the immediate vicinity such as electrical distribution lines and underground water and sewer lines.

V. “V” Terms.

1. “Vacation rental” means the occupancy for hire of residential property or a portion thereof for a period of less than thirty consecutive calendar days. See Section 17.40.030 (Vacation rental use (-VRU) overlay zone). “For hire,” for purposes of this section, does not include:

a. The owner or long-term lessee of the property, without consideration, allowing family or friends to use the property;

b. An arrangement whereby the owner or long-term lessee of the property agrees to a short-term trade with another property owner or long-term lessee whereby the sole consideration is each concurrently using the other’s property.

2. “Valet parking service” means a parking service provided to accommodate patrons of one or more businesses that is accessory and incidental to the business and by which an attendant on behalf of the business takes temporary custody of a patron’s motor vehicle and moves, parks, stores or retrieves the vehicle for the patron’s convenience.

3. “Vehicle repair” means an establishment for the repair, alteration, restoration, or finishing of any vehicle, including body repair, collision repair, painting, tire and battery sales and installation, motor rebuilding, tire recapping and retreading, and towing. Repair shops that are incidental to a vehicle sales or rental establishment on the same site are excluded from this definition.

4. “Vehicle sales and rental” means an establishment for the retail sales or rental of new or used vehicles. Includes the sale of vehicle parts and vehicle repair; provided, that these activities are incidental to the sale of vehicles.

5. “Vehicle sales display room” means an establishment for the retail sales of new vehicles conducted entirely within an enclosed building. Outdoor storage and display of vehicles are not permitted.

W. “W” Terms.

1. “Wall” means a permanent upright linear structure made of stone, concrete, masonry, or other similar material.

2. “Warehousing and distribution” means an establishment used primarily for the storage and/or distributing of goods to retailers, contractors, commercial purchasers or other wholesalers, or to the branch or local offices of a company or organization. Includes vehicle storage, moving services, general delivery services, refrigerated locker storage facilities, and other similar land uses.

3. “Wholesaling” means indoor storage and sale of goods to other firms for resale. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. Wholesalers normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic.

4. “Wireless communications facility” means a facility that transmits or receives electromagnetic signals for the purpose of transmitting voice or data communications. See Chapter 17.104 (Wireless Communications Facilities).

X. “X” Terms. None.

Y. “Y” Terms.

1. “Yard” means an open space, other than a court, on the same parcel with a building, unoccupied and unobstructed from the ground upward, except for such encroachments allowed by the zoning code.

2. Yard, Front. “Front yard” means a yard extending across the full width of the parcel, the depth of which is the minimum horizontal distance between the front line of the parcel and the nearest line of the main building or enclosed or covered porch. On a corner parcel the front line of the parcel is ordinarily construed as the least dimension of the parcel fronting on a street.

3. Yard, Rear. “Rear yard” means a yard extending across the full width of the parcel, and measured between the rear line of the main building or enclosed or covered porch nearest the rear line of the parcel; the depth of the required rear yard shall be measured horizontally.

4. Yard, Side. “Side yard” means a yard on each side of the main building extending from the front yard to the rear yard, the width of each yard being measured between the side line of the parcel and the nearest part of the main building or enclosed or covered porch.

Capitola City Council

Agenda Report

Meeting: March 26, 2026

From: Community and Economic Development Department

Subject: Housing Element Annual Progress Report 2025

Recommended Action: Receive report and direct staff to submit the annual report to the California Department of Housing and Community Development (HCD) by April 1, 2026.

Background: The Housing Element Annual Progress Report (APR) is a required submission to the California Department of Housing and Community Development (HCD) that tracks the City's progress in implementing its Housing Element and meeting its Regional Housing Needs Allocation (RHNA) goals. The APR provides details on housing production, permit activity, and implementation of housing programs. The report is due to HCD and the Governor's Office of Planning and Research by April 1 each year.

Discussion: As part of Capitola's 6th Cycle Housing Element (2023–2031), the City has committed to various programs and policies to facilitate housing production, affordability, and preservation. The APR includes data on building permits issued, housing unit completions, and updates on housing programs. The report also helps ensure compliance with state housing laws and maintains eligibility for state funding opportunities.

Staff will present the highlights of the APR at the City Council meeting. The APR will be published as additional materials before the meeting. Upon Council's acceptance of this report, staff will submit the APR to HCD in compliance with state housing law.

Fiscal Impact: There is no fiscal impact associated with this presentation.

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government; Attainable Housing; and Healthy Families, Community, and Environment.

Report Prepared By: Katie Herlihy, Community and Economic Development Director

Reviewed By: Julia Gautho, City Clerk

Approved By: Jamie Goldstein, City Manager

Capitola City Council

Agenda Report

Meeting: March 26, 2026

From: Public Works Department

Subject: Stockton Avenue Bridge Investigation Update

Recommended Action: Receive report on the Stockton Avenue Bridge investigation.

Background: The Stockton Avenue Bridge Replacement Project was initially advanced following a feasibility study that identified bridge replacement as the most effective long-term solution to address flood risk and debris accumulation.

On January 30, 2025, City Council considered an amendment to the Professional Services Agreement with CSWST2 to advance preliminary engineering. At a subsequent meeting on March 27, 2025, Council modified the direction and instead prioritized additional due diligence investigation prior to advancing design. Council directed staff to conduct an internal analysis of the existing bridge, expand public outreach, and further evaluate historic preservation considerations.

In response to this direction, staff initiated additional investigation efforts to better document the structural condition of the existing bridge and inform future decision-making.

Discussion: Staff first conducted a non-destructive investigation of the bridge by accessing the interior through existing manholes. This approach was intended to minimize impacts while allowing for observation of internal structural elements. However, visibility was limited and the investigation did not provide sufficient information to fully assess the bridge's condition.

Based on these limitations, staff proceeded with a more direct investigation method to confirm existing conditions. This included saw-cutting and opening portions of the bridge deck to allow for direct observation of the bridge interior. That inspection was completed and staff expects to return to City Council in April 2026 with the investigation results.

However, during this work portions of the bridge were damaged that require repair. The extent of the appropriate repair is currently being evaluated in coordination with the project engineer, a third-party bridge engineer, and contractor.

At the March 26 meeting, staff will provide any additional information available at that time regarding the near-term repair method and timeline.

Fiscal Impact: Costs associated with the investigation and necessary repairs are currently being evaluated. These efforts are generally consistent with Council direction to utilize project funding for internal analysis; however, additional appropriations may be required depending on the final repair scope. Staff will return to Council with updated cost information as it becomes available.

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government; Community Safety; Sustainable Infrastructure

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk

Approved By: Jamie Goldstein, City Manager

Capitola City Council

Agenda Report

Meeting: March 26, 2026

From: City Manager Department

Subject: Community Action Board Appointment

Recommended Action: Appoint a representative to the Santa Cruz County Community Action Board.

Background: City Council Members appoint representatives to several County and Multi-Jurisdiction boards, one of which is the Santa Cruz County Community Action Board (CAB). CAB's purpose is to partner with the community to eliminate poverty and create social change through advocacy and essential service.

Kristen Brown served as Capitola's representative since 2014. On December 1, 2025, Kristen Brown submitted her resignation. Staff presented the item to Council on January 8, 2026, and the Council directed staff to advertise the vacancy to the public. Staff received two applicants for the position. A letter of recommendation to appoint Manuel Castro from CAB is included as Attachment 1.

Discussion: The City Council should (by motion and vote) appoint a new representative. The Council may appoint a Council Member or a member of the public to represent Capitola on the Board. The term for this position will expire on December 31, 2027.

CAB meets on the third Wednesday of the month, with its next meeting on April 15, 2026.

Fiscal Impact: None.

Attachments:

1. Letter of Recommendation

Alignment with 2025-2029 Strategic Plan Priority: Community Safety; Economic Opportunity; Healthy Families, Community, and Environment

Report Prepared By: Rosie Wyatt, Deputy City Clerk

Reviewed By: Julia Gautho, City Clerk

Approved By: Jamie Goldstein, City Manager

March 09, 2026

Community Action Board
of Santa Cruz County, Inc.

Re: Support for Appointment of Manuel Enrique Castro to the CAB Board of Directors

Dear Honorable Mayor Margaux Morgan & Capitola Members of the City Council,

On behalf of the Community Action Board of Santa Cruz County, Inc. (CAB), I am pleased to support the appointment of **Manuel Enrique Castro** as the City of Capitola's representative to the CAB Board of Directors. Mr. Castro's professional and personal experience, dedication, and perspective align with CAB's mission to partner with the community to eliminate poverty.

As a first-generation Mexican- American, a resident of Capitola for seven years, and a science teacher in the local school district, Mr. Castro combines deep community knowledge with professional and civic leadership. He has actively promoted equity and advocacy through service on the Racial Justice Task Force, his leadership with the Environmental Club at a local community college, and engagement in programs that support youth and communities CAB serves.

We are confident that he will serve with integrity, diligence, and commitment to CAB's mission. We respectfully request the City Council's consideration and approval of his appointment.

Sincerely,

MariaElena De La Garza
Chief Executive Officer
Community Action Board of Santa Cruz County, Inc.

Capitola City Council

Agenda Report

Meeting: March 26, 2026

From: Public Works Department

Subject: Local Roadway Safety Plan

Recommended Action: Receive an informational presentation on the draft Local Roadway Safety Plan (LRSP) and provide feedback.

Background: In October 2025, the City Council received an informational update on the City's Local Roadway Safety Plan (LRSP). The LRSP is a data-driven safety planning tool encouraged by the Federal Highway Administration (FHWA) and Caltrans that helps local agencies analyze crash patterns, identify safety concerns, and develop strategies to reduce severe and fatal collisions.

Completion of an LRSP is an important step toward eligibility for the Highway Safety Improvement Program (HSIP) and other state and federal transportation safety funding programs. The plan provides a structured framework for evaluating traffic safety conditions throughout the City and identifying potential safety improvements.

Crash data analysis and community outreach have now been completed, and a draft Local Roadway Safety Plan has been prepared. The draft plan is being presented to the City Council for review and input prior to finalization.

Discussion: The Local Roadway Safety Plan evaluates traffic safety conditions throughout Capitola using five years of collision data and community input. The purpose of the plan is to better understand the factors contributing to collisions within the City and to identify strategies that can reduce severe and fatal crashes.

The analysis included a review of crash history across the City's roadway network, roadway characteristics and traffic volumes, and behavioral factors associated with collisions. The plan also incorporated public input gathered through community outreach and an online interactive safety survey.

The crash data analysis identified several trends consistent with staff observations and community feedback. Collisions involving pedestrians and bicyclists represent a significant portion of severe injury crashes within the City. State safety ranking data also indicates that Capitola experiences relatively high rates of pedestrian and bicycle crashes compared to jurisdictions of similar size.

The crash analysis identified contributing factors associated with collisions in Capitola, including impaired driving and driver right-of-way conflicts involving pedestrians and bicyclists. The analysis also highlighted speeding as a safety concern raised through both crash data and community input.

To address these trends, the LRSP identifies both location-specific and systemwide strategies. The plan highlights several locations where crash patterns suggest that additional safety evaluation may be warranted. These locations are presented as case studies illustrating potential approaches the City could consider when evaluating future safety improvements.

The plan also recommends a range of potential safety strategies. These include infrastructure improvements such as enhanced pedestrian crossings, traffic calming treatments, improved visibility at intersections, and improvements to bicycle facilities where feasible. In addition, the plan identifies programmatic strategies focused on education, outreach, and enforcement that may help address behavioral risk factors contributing to crashes.

Public engagement was an important component of the LRSP process. Outreach included a community meeting, an online safety survey, and an interactive map that allowed residents to identify locations where they have experienced safety concerns. Public feedback emphasized concerns related to speeding,

pedestrian crossings, bicycle safety, and e-bike behavior, particularly along corridors that serve both neighborhood access and regional travel.

The LRSP is intended to serve as a planning framework that helps guide future safety investments. Adoption of the plan does not commit the City to specific capital projects but provides a data-driven foundation for identifying safety priorities and pursuing grant funding opportunities.

Staff is seeking Council input on the Draft LRSP prior to finalizing the document. Following Council feedback, staff anticipates returning to Council with the final LRSP for formal adoption.

In reviewing federal transportation safety funding programs, staff has also identified that certain grant programs, including the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program, encourage jurisdictions to adopt a policy commitment aimed at eliminating traffic fatalities and serious injuries. In order to strengthen the City's eligibility for these programs, staff anticipates returning with a future agenda item that would include both adoption of the final LRSP and consideration of a resolution establishing a long-term roadway safety goal consistent with these principles.

Fiscal Impact: Preparation of the Local Roadway Safety Plan was budgeted in FY 2024–25 and rolled over into the current fiscal year. Adoption of the LRSP does not commit the City to specific capital improvements but will help position the City to pursue external funding opportunities for safety-related projects.

Attachments:

1. Draft Local Roadway Safety Plan (LRSP)

Alignment with 2025-2029 Strategic Plan Priority: Community Safety; Healthy Families, Community, and Environment; Sustainable Infrastructure

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk; Marc Tran, City Attorney

Approved By: Jamie Goldstein, City Manager



City of Capitola

LOCAL ROADWAY SAFETY PLAN

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Expect More. Experience Better.

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DRAFT REPORT

CITY OF CAPITOLA
LOCAL ROADWAY SAFETY PLAN (LRSP)

Prepared for:

City of Capitola
Engineering Department
420 Capitola Avenue,
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March 2026

ACKNOWLEDGEMENTS

The City of Capitola's employees and partners were instrumental in the development, review, and refinement of this LRSP. The City of Capitola and Kimley-Horn would like to express their appreciation to the supporting staff and partners for their participation and contributions.

City of Capitola Staff

Jessica Kahn (Director)

Kailash Mozumder (Project Manager)

Matt Kotila (Operation Maintenance Supervisor)

Sarah Ryan (Chief of Police)

Pedro Zammora (Police Captain)

Consultant Team (Kimley-Horn)

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Shahrzad Rahgozar

External Agency Stakeholders

Paula Bradley (SCCRTC Bicycle Advisory Committee)

Claudia Romero (Santa Cruz County, Health Program Specialist)

Marin Rocha (Santa Cruz County, Health Program Specialist)

Ernst Bauen (Division Chief- Operations, Central Fire District)

Bent Paulson (Capitola Signal Maintenance Contractor (Bear Electric)

STATUTORY NOTICE

23 U.S.C. § 409: US Code - Section 409: Discovery and admission as evidence of certain reports and surveys

Notwithstanding any other provision of law, reports, surveys, schedules, lists, or data compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential accident sites, hazardous roadway conditions, or railway- highway crossings, pursuant to sections 130, 144, and 148 of this title or for the purpose of developing any highway safety construction improvement project which may be implemented utilizing Federal-aid highway funds shall not be subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data.

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List of Acronyms and Terminology

AASHTO	American Association of State Highway and Transportation Officials
ABAG	Association of Bay Area Governments
ATP	Active Transportation Program
ARIDE	Advance Roadside Impaired Enforcement
CA MUTCD	California Manual on Uniform Traffic Control Devices
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CEJST	Climate and Economic Justice Screening Tool
CMAQ	Congestion Mitigation and Air Quality
CMF	Crash Modification Factor
CRF	Crash Reduction Factor
CTC	California Transportation Commission
DAC	Disadvantaged Communities
DEV	Daily Entering Volume
DRE	Drug Recognition Expert
EO	Executive Order
EPDO	Equivalent Property Damage Only
FAST	Fixing America's Surface Transportation
FHWA	Federal Highway Administration
GIS	Geographic Information System
HSIP	Highway Safety Improvement Program
HFST	High Friction Surface Treatment
HSM	Highway Safety Manual
IIP	Interregional Improvement Program
ITIP	Interregional Transportation Improvement Program
KSI	Fatal and Severe Injury Crashes
LRSP	Local Roadway Safety Plan
LRSM	Local Roadway Safety Manual

MEV	Million Entering Vehicles
NEV	Neighborhood Electric Vehicle
NHTSA	National Highway Traffic Safety Administration
PD	Police Department
PDO	Property Damage Only
RRFB	Rectangular Rapid Flashing Beacon
RIP	Regional Improvement Program
RSTP	Rural Surface Transportation Program
RTIP	Regional Transportation Improvement Program
R/W	Right-of-Way
SARC	School Accountability Report Card
SB	Senate Bill
SHSP	Strategic Highway Safety Plan
SRTS	Safe Routes to School
SS4A	Safe Streets and Roads for All
STIP	State Transportation Improvement Program
SWITRS	Statewide Integrated Traffic Records System
TCAS	Traffic Collision Analysis System (Draft)
TDM	Transportation Demand Model
TIMS	Transportation Injury Mapping System
US ACS	United States Census American Community Survey
VMT	Vehicle Miles Traveled

1. INTRODUCTION

This Local Roadway Safety Plan (LRSP) identifies factors associated with the most prevalent vehicle crashes occurring in the City of Capitola and proposes matching countermeasures to reduce or eliminate those crashes. This report identifies emphasis areas to inform and guide further safety evaluation of the City's transportation network. The emphasis areas include the type of crash, certain locations, and notable relationships between current efforts and crash history. The LRSP analyzes crash data on an aggregate basis as well as at specific locations to identify high-crash locations, high-risk locations, and city-wide trends and patterns. The analysis of crash history throughout the City's transportation network allows for the following opportunities:

- Identify factors in the transportation network that inhibit safety for roadway users of all modes of travel.
- Improve safety at high-crash locations and locations which experience a disproportionately high number of fatal and severe injury crashes.
- Develop safety measures aligning with the California Strategic Highway Safety Plan (SHSP) Five Es of safety: Engineering, Enforcement, Education, Emergency Services, and Emerging Technologies, to encourage safer driver behavior and more favorable severity outcomes.

The process and analysis performed for the City's LRSP includes a summary of vision and goals, crash history analysis, the establishment of emphasis areas, a demographic and socioeconomic assessment, a countermeasure toolbox, and a set of policy recommendations. The information compiled will provide a foundation for decision making and prioritization of safety countermeasures and projects that enhance safety equitably for all modes of travel within the City. The expanded implementation section will provide guidance to the City on applying for grant funding from various safety programs.

The intent of the LRSP is to:

- Create a greater awareness of road safety and risks
- Reduce the number of fatal and severe-injury crashes
- Develop lasting partnerships
- Provide support for grant funding opportunities
- Aid in the prioritization of investments in traffic safety

1.1. Document Organization

The LRSP is organized into the following sections:

- **Section 1** presents an introduction to the LRSP.
- **Section 2** presents the vision, goal, and objectives for the LRSP.
- **Section 3** presents the LRSP development process including guidance documents and analysis techniques.
- **Section 4** presents the community engagement.
- **Section 5** reviews City planning documents and policies.
- **Section 6** contains the LRSP data sources.
- **Section 7** provides a summary of safety trends.
- **Section 8** presents demographic and socioeconomic assessment.

- **Section 9** includes recommended engineering and non-infrastructure countermeasures for case-study locations.
- **Section 10** summarizes the evaluation and implementation of the safety countermeasures.
- **Section 11** identifies next steps.
- **Appendices**

2. VISION, GOAL, AND OBJECTIVES

The Capitola LRSP evaluates the transportation network as well as non-infrastructure programs and policies within the City. Mitigation measures are evaluated using criteria to analyze the safety of road users (drivers and passengers, bicyclists, and pedestrians), the interaction of modes, influences on the roadway network from adjacent municipalities, and the potential benefits of safety countermeasures. This effort utilizes historical data to identify trends and develop a toolbox of countermeasures applicable to conditions in the City that can be used for proactive identification and implementation of opportunities, without relying solely on a reaction and response to crashes as they occur.

The Federal Highway Administration (FHWA) maintains a list of Proven Safety Countermeasures. The list currently has 20 Proven Safety Countermeasures, and LRSPs are included on the list of 20 Proven Safety Countermeasures. Implementation of LRSPs has improved safety in local jurisdictions across the country by providing a guide for local jurisdictions to systematically address the conditions that lead to fatal and severe-injury crashes. They provide a locally developed and customized roadmap to directly address the most common safety challenges in the given jurisdiction. Vision zero plans include a similar safety analysis as LRSPs, but also include a vision zero resolution and goal, establishing a collaborative working group to monitor safety performance and progress.

Following discussions with Capitola staff and a review of existing plans and policies for the area, the following Vision, Goals, and Objectives have been established for this project.

Vision - Support the California vision of moving towards significantly reducing fatalities and severe injuries for all road users.	
Goal	**Objectives**
Goal 1: Identify areas with a high risk for crashes.	• Evaluate the City's roadway network for crash activity. • Identify intersections and segments in need of mitigation. • Identify areas of interest with respect to safety concerns for pedestrians and bicycles.
Goal 2: Illustrate the value of a comprehensive safety program and the systematic process.	• Demonstrate the systematic process, ability to identify locations with higher risk for crashes based on present characteristics closely associated with severe crashes. • Demonstrate, through the systematic process, the gaps and data collection activities that can be improved upon.
Goal 3: Define safety improvements for the near-, mid- and long-term, including projects for HSIP, SS4A and other programs with funding consideration.	• Create the outline for a prioritization process that can be used in forth-coming funding cycles. • Demonstrate the correlation between the proposed safety countermeasures with the Vision Zero Initiative and the California State Highway Safety Plan (SHSP).
Goal 4: Identify emphasis areas to prioritize countermeasure application.	• Use systematic crash analysis to identify emphasis areas. • Prioritize emphasis areas for countermeasure development. • Align emphasis areas with City goals & objectives. • Align emphasis areas with current City areas of concern.
Goal 5: Proposed List of Conceptual Priority Projects for Implementation of Countermeasures.	• Identify conceptual priority projects for implementation. • Identify similar areas where countermeasures can be implemented. • Prioritize these countermeasures for implementation based on cost, effort, and timeline.

3. PROCESS

The primary goal for the City of Capitola and their safety partners is to provide safe, sustainable, and efficient mobility choices for their residents and visitors. Through the development and implementation of this LRSP, the City will continue its collaboration with safety partners to identify and discuss safety issues within the community.

Guidance on the LRSP process is provided at both the national (FHWA) and state (Caltrans) level, and both agencies have developed a general framework of data and recommendations for an LRSP.

The FHWA encourages:

- The establishment of a working group (Stakeholders) to participate in developing a LRSP
- The review of crash, traffic, and roadway data to identify areas of concern
- The establishment of goals, priorities, and countermeasures to recommend improvements at spot locations, systemically, and comprehensively

Caltrans guidance follows a similar outline with the following steps:

1. Establish leadership
2. Analyze the safety data
3. Determine emphasis areas
4. Identify strategies
5. Prioritize and incorporate strategies
6. Evaluate and update the LRSP

This LRSP documents the results of data and information obtained, including the vision, goals, and objectives for the LRSP; existing safety efforts; crash analyses; emphasis areas; the City's existing countermeasure toolbox; and potential countermeasures for select priority locations. The development of the LRSP recommendations considers the Five Es of traffic safety defined by the California SHSP: Engineering, Enforcement, Education, Emergency Response, and Emerging Technologies throughout its process.

3.1. Guiding Manuals

The following section describes the analysis process undertaken to evaluate safety within the City at a systemic level. Using a network screening process, locations within the City that will most likely benefit from safety enhancements were identified. Using historic crash data, crash risk factors for the entire network are derived. The outcomes will inform the identification and prioritization of engineering and non-infrastructure safety countermeasures that address certain roadway characteristics and related behaviors that contribute to motor vehicle crashes as well as active transportation users.

This process uses the latest national and state best practices for statistical roadway analysis described in the following sections.

3.1.1. Local Roadway Safety: A Manual for California's Local Road Owners

The purpose of Local Roadway Safety: A Manual for California's Local Road Owners (Version 1.7, April 2024) (LRSM) is to encourage local agencies to pursue a proactive approach to identifying and analyzing safety issues, while positioning themselves to be eligible for competitive federal, state, and local grant programs for project implementation funding opportunities. A proactive approach is

defined as analyzing the safety of the entire roadway network through either a one-time, network wide analysis, or by routine analyses of the roadway network.

According to the LRSM, "The California Department of Transportation (Caltrans) – Division of Local Assistance is responsible for administering California's federal safety funding intended for local safety improvements."

To provide the most benefit and to be competitive for grant funding, the analysis leading to countermeasure selection should focus on both intersections and roadway segments and be considerate of roadway characteristics and traffic volumes. The result should be a list of locations that are most likely to benefit from the implementation of cost-effective countermeasures, preferably prioritized by benefit/cost ratio. The LRSM suggests using a mixture of quantitative and qualitative measures to identify and rank locations that consider both crash frequency and crash rates. These findings should then be screened for patterns such as crash types and severity to aid in the determination of issues causing higher numbers of crashes and the potential countermeasures that could be most effective. Qualitative analysis should include field visits and a review of existing roadway characteristics and devices. The specific roadway context can then be used to assess what conditions may increase safety risk at the site and systematic level.

Countermeasure selection should be supported using Crash Modification Factors (CMFs). These factors are the peer reviewed product of before-and-after research that quantifies the expected rate of crash reduction that can be expected from a given countermeasure. If more than one countermeasure is under consideration, the LRSM provides guidance on how to apply CMFs appropriately.

3.1.2. Highway Safety Manual

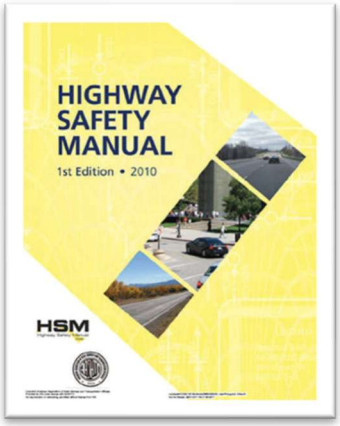
The American Association of State Highway and Transportation Officials (AASHTO) Highway Safety Manual (HSM), published in 2010, presents a variety of methods for quantitatively estimating crash frequency or severity at a variety of locations. This four-part manual is divided into Parts: A) Introduction, Human Factors, and Fundamentals, B) Roadway Safety Management Process, C) Predictive Method, and D) Crash Modification Factors.

Chapter 4 of Part B of the HSM discusses the network screening process. The network screening process is a tool for an agency to analyze their entire network as well as identify and rank locations that (based on the implementation of a countermeasure) are most to realize a reduction in the frequency of crashes.

The HSM identifies five steps in this process:

1. **Establish Focus:** Identify the purpose or intended outcome of the network screening process. This decision will influence data needs, the selection of performance measures and the screening method that can be applied.
2. **Identify Network and Establish Reference Populations:** Specify the types of sites or facilities being screened (i.e. segments, intersections, or geometrics) and identify groupings of similar sites or facilities.
3. **Select Performance Measures:** There are a variety of performance measures available to evaluate the potential to reduce crash frequency at a site. In this step, the performance measure is selected as a function of the screening focus and the data and analytical tools available.

4. **Select Screening Method:** There are three screening methods described in this chapter: ranking, sliding window, and peak searching. Each method has advantages and disadvantages; the most appropriate method for a given situation should be selected.
5. **Screen and Evaluate Results:** The final step in the process is to conduct the screening and analysis and evaluate the results.



The HSM provides several statistical methods for screening roadway networks to identify high risk locations based on overall crash histories.

3.2. Analysis Techniques

3.2.1. Crash and Network Screening Analysis

Intersections and roadways were analyzed using four crash metrics:

- Number of Crashes
- Critical Crash Rate (HSM Ch. 4)
- Probability of Specific Crash Types Exceeding Threshold Proportion (HSM Ch. 4)
- Equivalent Property Damage Only (HSM Ch. 4)

The initial steps of the crash analysis established sub-populations of roadway segments and intersections that have similar characteristics. For this LRSP, intersections were grouped by their control type (signalized and unsignalized) and segments by their roadway category (arterial, collector, minor collector, and local). Individual crash rates were calculated for each sub-population. The sub-population level crash rates were then used to assess whether a specific location has more or fewer crashes than expected. These sub-populations were also used to determine typical crash patterns to help identify locations where unusual numbers of specific crash types are occurring.

The network screening process ranks intersections and roadway segments by the number of crashes that occurred at each one over the analysis period and then identifies areas that had more of a given type of crash than would be expected for that type of location. The crash type factors were:

- **Crash severity** - fatal, severe injury, other visible injury, complaint of pain, and property damage only (PDO)
- **Crash type** - broadside, rear-end, sideswipe, head-on, hit object, overturned, bicycle, pedestrian, and other
- **Environmental factors** – lighting and wet roads
- **Driver behavior** - impaired, aggressive, and distracted driving

From the results of the network screening analyses, a short-list of locations was chosen based on crash activity, crash severity, crash patterns, location type, and area within the City to provide the greatest variety of locations covering the widest range of safety opportunities for countermeasure toolbox development. The intent is to populate the safety countermeasure toolbox with mitigation measures that will be applicable to most of the crash activity in the City.

3.2.2. Critical Crash Rate (CCR) Analysis

Reviewing the number of crashes at a location is a good way to understand the cost to society incurred at the local level, but does not provide a complete indication of the level of risk for those who use that intersection or roadway segment on a daily basis. The HSM describes the CCR method, which provides a statistical review of locations to determine where risk is higher than that experienced by other similar locations. It is also the first step in analyzing for patterns that may suggest systemic issues that can be addressed at that location, and proactively at others to prevent new safety challenges from emerging.

The CCR analysis compares the observed crash rate to the expected crash rate at a particular location based on facility type and traffic volume using a locally calculated average crash rate for the specific type of intersection or roadway segment being analyzed. Based on traffic volumes and a weighted Citywide crash rate for each facility type, a critical crash rate threshold is established at the 95-percent confidence level to determine locations with higher crash rates that are unlikely to be random. The threshold is calculated for each location individually based on its traffic volume and the crash profile of similar facilities. A CCR value of greater than zero reflects a location that has a higher crash rate than facilities with similar volumes, while a negative CCR value signifies a below-average crash rate. It should be noted that the CCR does not reflect the severity of the crashes occurring at the location, but rather the number of crashes for the given volume.

3.2.3. Probability of Specific Crash Types Exceeding Threshold Proportion

When analyzing crash data systematically, it is important to identify areas where certain types of crashes are occurring with greater frequency. The HSM describes a method of identifying locations where probability of a specific crash type exceeds the threshold population. This method prioritizes locations based on the probability that the true proportion (long-term predicted proportion) of a type of crash or injury level will exceed the threshold proportion. The threshold proportion is based on the proportion of a specific crash type/severity to all crashes within the dataset (HSM, Chapter 4). This analysis identifies locations where certain crash types are over-represented to be isolated for further analysis.

3.2.4. Equivalent Property Damage Only (EPDO)

The EPDO method is described in the Highway Safety Manual. This method assigns weighting factors to crashes based on injury level to develop a property damage only score. In this analysis, the injury crash costs were calculated for each location based on the latest Caltrans injury costs. This value is then divided by the injury cost for a property damage only crash. The resulting number is the equivalent number of property damage only crashes at each site. This value allows all locations to be compared based on injury crash costs. (HSM, Chapter 4).

The results of the network screening analysis for both intersections and roadway segments are presented in **Appendix A** and **Appendix B**, respectively.

4. COMMUNITY ENGAGEMENT

The City of Capitola's LRSP public engagement plan included strategies and activities to reach a broad cross-section of the community throughout the City. The plan included one round of public outreach as well as extensive stakeholder engagement with agency partners and interested parties.

Stakeholder engagement and outreach efforts for the LRSP occurred between September 2025 and January 2026 and consisted of the following components:

1. In-person pop-up meeting
2. Online Community Outreach
   - Interactive Map hosted on Social Pinpoint
   - Safety Survey

4.1. In-Person Community Event

In person public engagement took place on October 28, 2025, at New Brighton Middle School. In this meeting, the City's LRSP project was introduced to the public. An interactive poster board identifying the safety concerns throughout the City was stationed, and participants were asked to identify the top three safety challenges faced by them by placing dots. Along with interactive poster board, a poster board showing intersection and roadway segment crashes within the last five years (2019 – 2023) was also stationed. Additionally, Postcards featuring a QR code to the City of Capitola LRSP survey and interactive map were developed and handed out at this meeting. All collateral was disseminated in both English and Spanish, including flyers, interactive boards, and palm cards (pictures shown below).

Figure 1 — Interactive Engagement Poster for Pop-Up Event

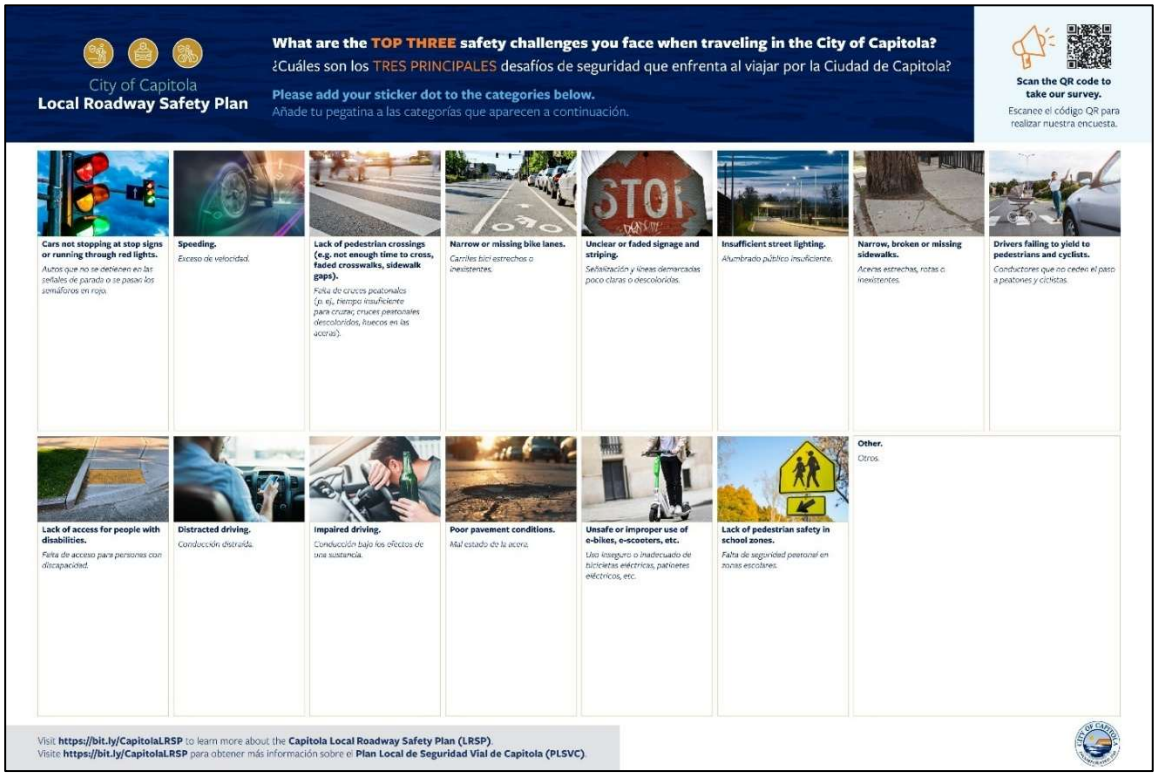


Figure 2 — Intersection and Segment Crash Map (2019 – 2023)



Figure 3 — Flyer for City of Capitola LRSP

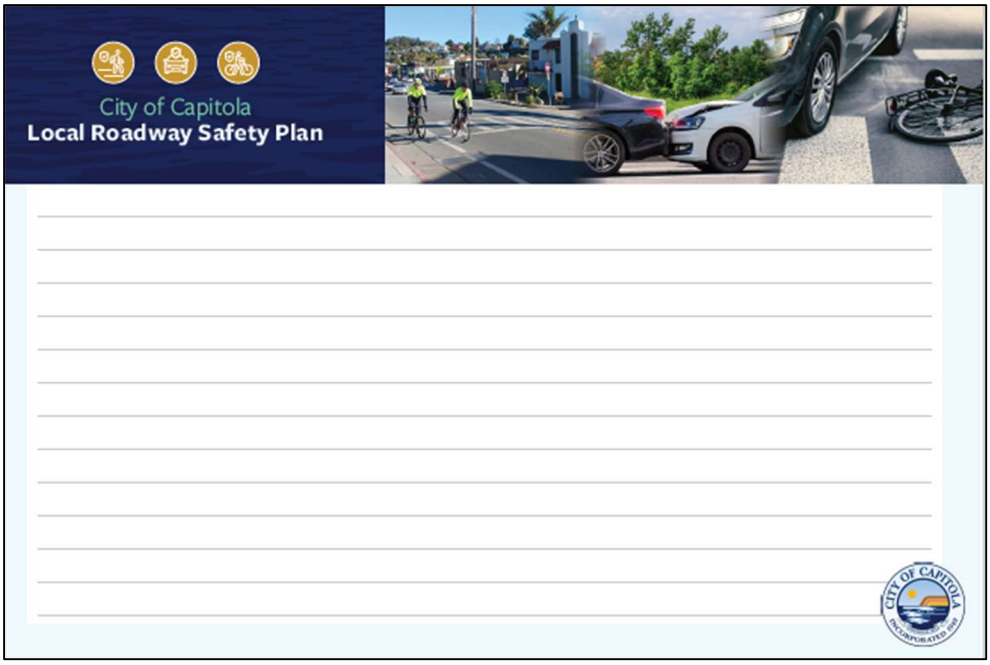


Figure 4: Bilingual Palm Card Developed for Distribution (Front & Back)



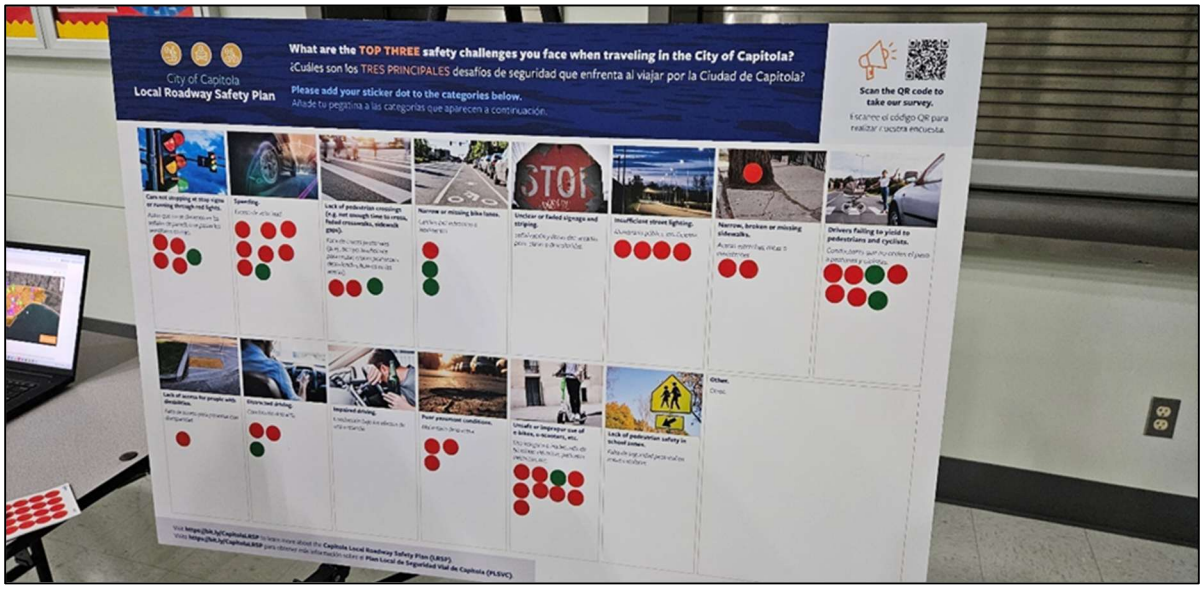
Additionally, comment cards were distributed at this pop-up meeting for participants to write down additional safety concerns they might have within the City, shown in **Figure 5.**

Figure 5: Comment Card for City of Capitola LRSP



Key safety challenges identified by the public at this in-person public engagement on October 28, 2025, at New Brighton Middle School included unsafe or improper use of e-bike/e-scooters, speeding, and drivers failing to yield to pedestrians and cyclists. The safety challenges identified during this in person event are summarized in **Figure 6** below.

Figure 6 — Interactive Engagement Poster – Summary of Input Received



Pictures from the in-person community event are shown below:









4.2. Online Community Outreach

4.2.1. Interactive Map

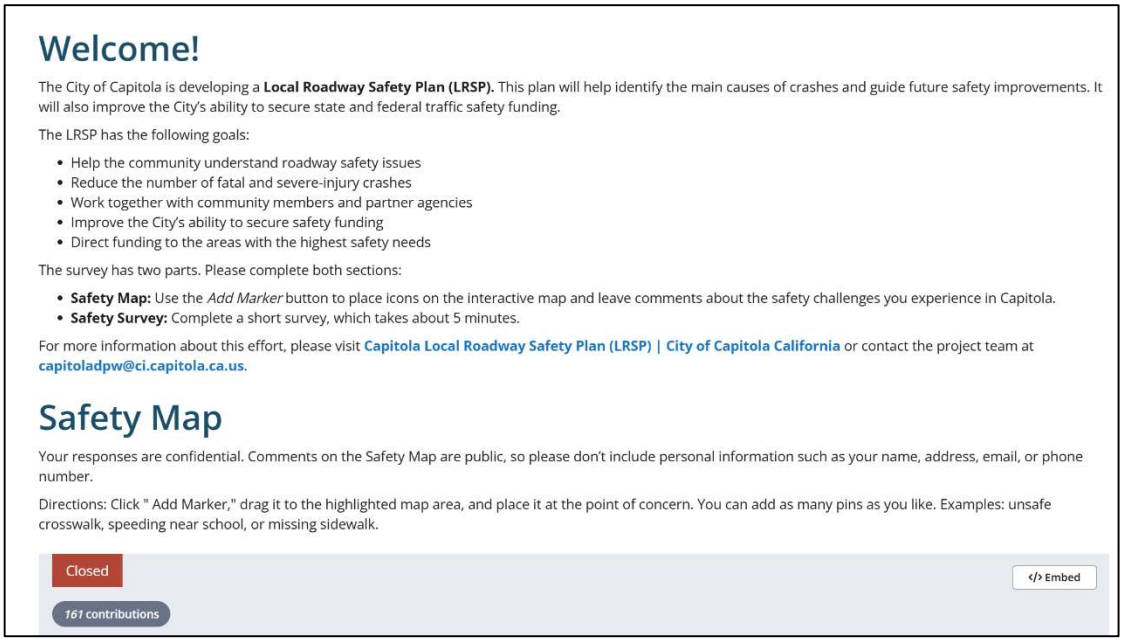
Social Pinpoint, which is an online map survey tool that utilizes the same survey logic and dynamic answer format available on standard survey platforms, combined with interactive mapping and location-specific data collection capabilities, was used to collect safety concerns of the public.

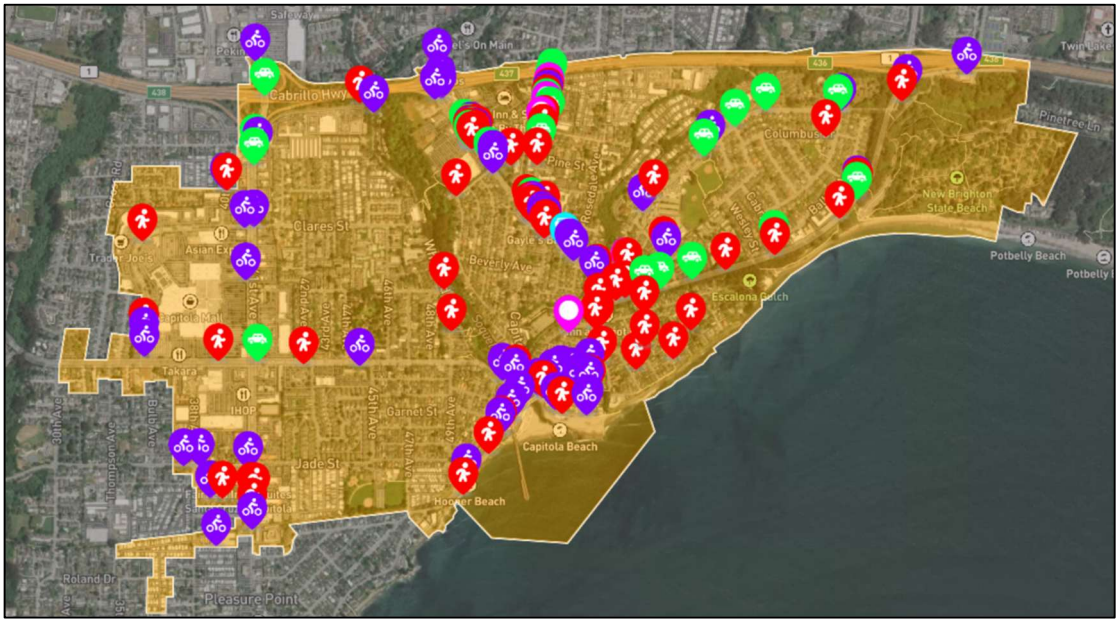
A pre-populated menu (shown below) was provided to narrow down the known safety concerns. Using this online tool, survey respondents were able to drop "pins" on the City map and select from the list of pre-populated safety concerns menu or select others and provide text associated with their concern. Additionally, the survey respondents also could provide an up-vote or a down-vote on an existing comment. The pre-populated concerns were as follows:

- Pedestrian Safety
- Bicycle Safety
- Vehicle Safety
- Transit Safety
- Others

The online engagement survey resulted in a total of 215 contributions. The online interactive social map had 163 contributors and site-specific comments recorded, and the survey form received 52 contributions. A total of one (1) in-person survey was also completed. The online survey platform in addition to the in-person interactive poster board. Comments and surveys received during online engagement can be found in **Appendix C.** A link to the Social Pinpoint online map tool and survey was also provided on City's LRSP homepage to facilitate more public input (https://www.cityofcapitola.org/publicworks/page/capitola-local-roadway-safety-plan).

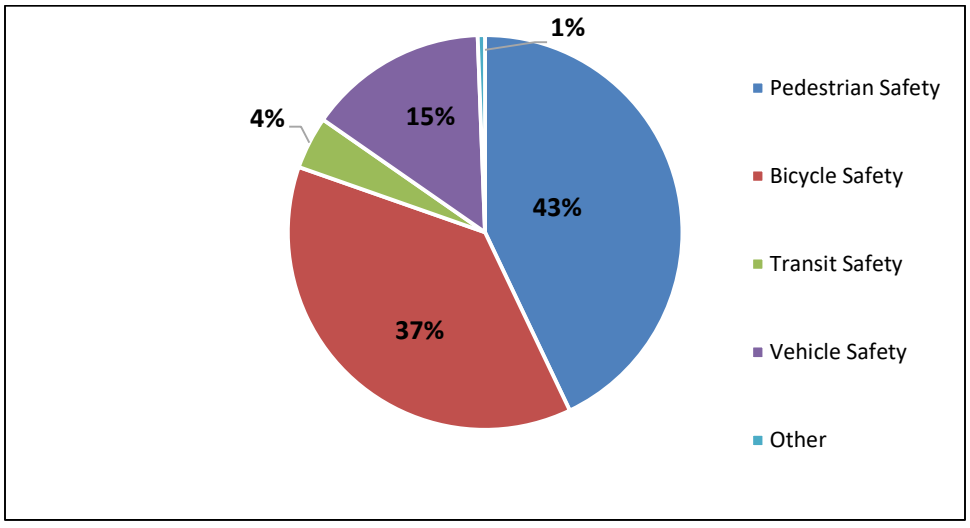
Figure 7 — Online Interactive Map Platform with Comments





Pedestrian safety was identified as the top safety concern area by the survey respondents, followed by bicycle safety, and vehicle safety. Summary of the safety concern feedback received from the Interactive Map is shown in **Figure 8**.

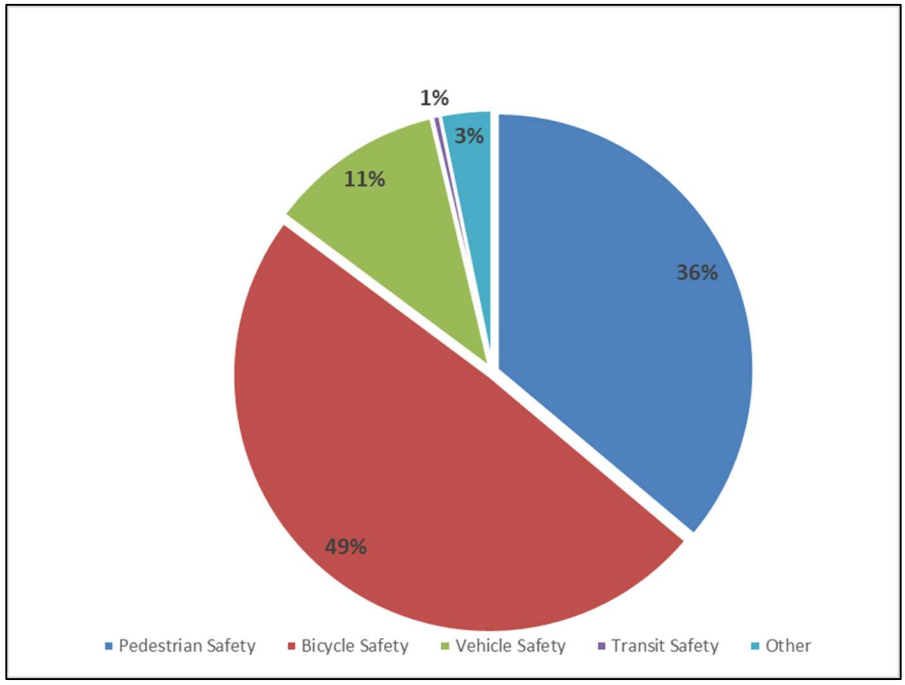
Figure 8 — Summary of Safety Concerns from Capitola's Online Survey Platform



As part of Santa Cruz County Safety Action Plan (SCCSAP), a similar exercise was conducted using online survey platform to gather public input on safety concerns. The SCCSAP was a joint effort with Santa Cruz County and the Cities of Watsonville and Scotts Valley. Although City of Capitola was not part of the SCCSAP, the plan received 53 posts identifying safety concerns in the City of Capitola. These posts were added to the posts received on the City's online survey platform and are summarized in **Figure 9** and these posts related to the City of Capitola can be found in **Appendix C**.

With the addition of safety concerns from the SCCSAP, a higher percentage was observed for bicycle safety, followed by pedestrian safety and vehicle safety as the top three safety concerns.

Figure 9 — Summary of Safety Concerns – County of Santa Cruz and Capitola Online Survey Platforms



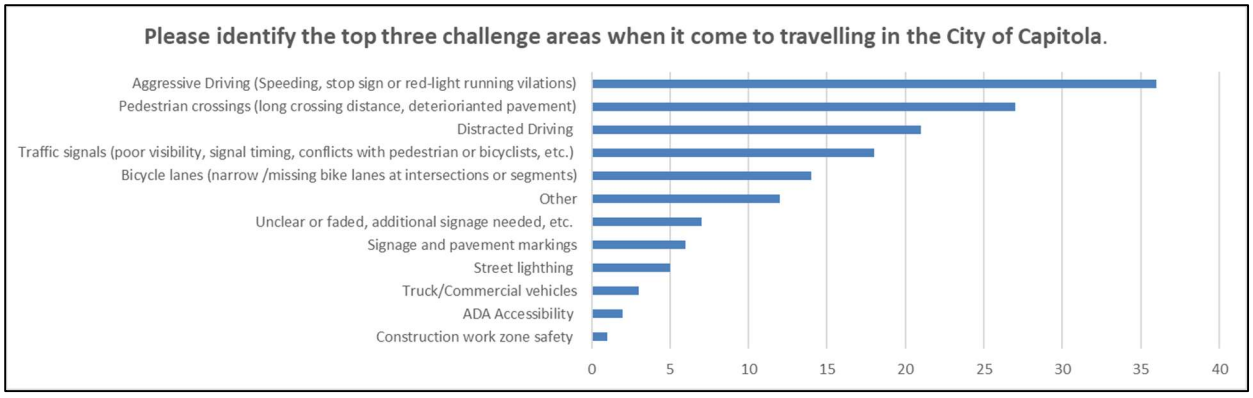
4.2.2. Safety Survey

As part of the online community engagement, an online survey was also conducted to identify the top three safety challenges the residents and visitors face within the City of Capitola. Demographic data was also collected from this survey. The online survey was made public similar to the interactive map from mid-September to January 19, 2026, and promoted on City of Capitola website (Capitola Local Roadway Safety Plan | City of Capitola California). A total of 52 survey responses were received for this online survey. Most respondents noted that they mainly drive solo as their primary mode of travel, with a large handful of participants noting that they mainly bike and walk. Survey participants expressed that they feel the safest as a driver when traveling through City of Capitola. The top three safety challenges expressed by survey users were:

1) Aggressive driving (speeding Stop sign or red-light running violations)
2) Pedestrian crossing (long crossing distance, deteriorated pavement), and
3) Distracted driving.

These top three safety challenges were followed by traffic signals, and bicycle lanes. Summary of safety challenges are shown in **Figure 10**.

Figure 10 — Summary of Challenge Areas in the City of Capitola



A complete list of all survey questions and all comments received can be found in **Appendix C**.

Some of the key comments from the online map survey tool (i.e., Social PinPoint) are summarized below:

Pedestrian Safety Concerns

1. "Mid-block crossing is not well lit, difficult to see pedestrians at night." *[41st Avenue and Reposa Avenue]*

Bicycle Safety Concerns

2. *"Kids on bikes don't have a dedicated bike lane or safe route to school." [Monterey Avenue]*

Vehicle Safety Concerns

3. "Vehicles Are Going Like 35 - 40 MPH!! SLOW DOWN!!!" [Monterey Avenue]

5. REVIEW OF PLANNING DOCUMENTS

Existing plans, policies, and projects that were recently completed, planned, or are on-going within the City were compiled at the start of the LRSP process in order to gain perspective on the existing efforts for transportation-related improvements within the City. High-level key points regarding transportation improvements and safety-related topics were identified to inform decision making in this LRSP. The following plans and documents were reviewed:

City Plans and Policies

- Capitola General Plan (2019)
  - Provides the long-term vision and policy framework for the City
  - Establishes goals and policies to guide growth and community development
  - Includes a Mobility Element that addresses multimodal transportation
  - Supports safe and efficient access for pedestrians, bicyclists, vehicles, transit, and emergency services
- Bicycle Transportation Plan (2011)
  - Identifies priority bicycle improvement projects
  - Establishes a network of bikeways, including commuter and recreational routes
  - Supports increased bicycle use for commuting, recreation, and tourism
- Municipal Code (relevant sections)
  - Establishes regulations related to transportation, safety, and land use
  - Supports implementation of transportation and safety policies

Programs and Initiatives

- Street Smarts Education Campaign
  - Countywide traffic safety program implemented in coordination with Capitola
  - Uses media campaigns and outreach to promote safe driving, walking, and biking
- Community Traffic Safety Coalition
  - Regional partnership supporting Vision Zero efforts
  - Provides crash data analysis and safety education resources used by the City

Recent Projects and Studies

- Engineering and Traffic Study (2020)
  - Evaluated and established speed limits citywide
  - Supports safe and enforceable speed limits
  - Considers pedestrian and bicycle safety
- Park Avenue and Clares Street Traffic Calming Projects
  - Evaluates traffic calming measures to reduce speeds
  - Improves safety and accessibility for pedestrians and bicyclists
  - Focuses on key corridors with community input

The City of Capitola seeks to improve roadway safety by implementing the **Safe System Approach**. The Safe System Approach, as defined in the Caltrans SHSP, is built upon the following principles[1]:



Source: *What Is a Safe System Approach?* USDOT 2025.

- Death and serious injuries are unacceptable
- Humans make mistakes
- Humans are vulnerable
- Responsibility is shared
- Safety is proactive
- Redundancy is crucial

While engineering countermeasures are a critical part of preventing fatal and severe injury crashes, the City also recognizes that policy plays a key role in safety as well. The city performed a literature review of relevant policies and programs to identify other means by which the Safe System Approach and road safety could be further established. **Appendix D** presents a summary of local programs, policies, and practices as well as considerations of how they can be improved or enhanced to further support and prioritize road safety.

[1] 2020-2024 SHSP – Jan 2023 (PDF), Caltrans. January 2023. dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/shsp/2023-shsp-full-report-2020-2024-a11y.pdf

6. DATA SOURCES

The following data was obtained from the City for use in crash data analysis.

6.1. Roadway Network

The crash analysis, which is described in detail in **Section 3**, requires each corridor within the City to be classified. The City's roadway network was obtained from Caltrans GIS database and roadway classification for roads were categorized using the data provided by City of Capitola. The roadway network classification was assigned to each corridor roadway segment as either a major arterial, minor arterial, collector, or local road. This was done in order to compare the functional design and capacity to better stratify analysis results, only comparing roadway segment safety performance with similar peer roadways (i.e., only arterials are compared to arterials, etc.) within the City.

6.2. Intersections

The crash analysis also requires each intersection within the City to be classified by control type. Intersections throughout the City were classified by control type as either signalized or unsignalized (including roundabouts). The safety analysis also only compares intersection safety performance with similar control types (i.e., signalized intersections are only compared to signalized intersections, etc.) within the City.

6.3. Crashes

Injury collision data for the most recent five-year period (January 1, 2019 through December 31, 2023) was used for the collision analysis. Using data from the past five-year period is sufficient to identify potential trends in crashes by location and types, while not being so long as to have data that would include long-term technology and cultural changes. The collision data was obtained from UC Berkeley's SafeTrek Transportation Injury Mapping System (TIMS). Collision records were allocated to intersection and the roadway network segments.

Knowing the impacts of the crash (the injuries or type of damage which occurred) is a key part of assessing the environment and safety factors around the site of the crash. The TIMS dataset used for this analysis categorizes crashes in the following categories:

- 1 – Fatality
- 2 – Severe injury
- 3 – Other Visible Injury
- 4 – Complaint of Pain

Property damage only or "fender bender" crashes that did not result in any forms of injury are not included in this dataset. This LRSP includes crashes which occurred on the City's roadway network (including intersections which border City limits). However, crashes along Highway 1 were not included as these belong to Caltrans right-of-way and are outside the jurisdiction of the City of Capitola.

7. SAFETY TRENDS

The following sections contain the results of the analysis process which included evaluation of Capitola fatal and severe injury (KSI) crashes compared to statewide levels, among other evaluations including crashes by severity level, cause, pedestrian, and bicycle crashes.

7.1. Capitola KSI Crashes Compared to Statewide KSI Crashes

The California Strategic Highway Safety Plan (SHSP) focuses on 16 challenge areas identified through analysis of California KSI crash data and input from traffic safety partners around the state. Crashes in Capitola were associated with 13 of the 16 challenge areas. **Table 1** presents a summary of City's crash trends from 2019-2023 by comparing KSI crashes to statewide averages. The City of Capitola experienced a higher proportion oof KSI crashes than the statewide average in the following five areas: Intersections, Pedestrians, Bicyclists, Distracted Driving, Impaired Driving.

Table 1 — Capitola KSI Crashes Compared to Statewide KSI Crashes

California SHSP Challenge Area	City of Capitola Comparison to Statewide Percentages	Percent of Fatal and Severe Injury Crashes (2019-2023)		Differential
		City of Capitola Percentages	Statewide Percentages	
Intersections	**Higher**	**62.5%**	**24.3%**	**38.2%**
Pedestrians	**Higher**	**37.5%**	**18.9%**	**18.6%**
Bicyclists	**Higher**	**25.0%**	**7.3%**	**17.7%**
Distracted Driving	**Higher**	**18.8%**	**4.4%**	**14.4%**
Impaired Driving	**Higher**	**25.0%**	**23.9%**	**1.1%**
Aging Drivers	Lower	12.5%	12.8%	-0.3%
Work Zones	Lower	0.0%	1.6%	-1.6%
Commercial Vehicles	Lower	0.0%	6.7%	-6.7%
Occupant Protection	Lower	6.3%	13.1%	-6.9%
Aggressive Driving	Lower	25.0%	33.4%	-8.4%
Young Drivers	Lower	0.0%	12.1%	-12.1%
Motorcyclists	Lower	6.3%	20.8%	-14.5%
Lane Departure	Lower	25.0%	42.1%	-17.1%

Source: Statewide Integrated Traffic Records System (2019 – 2023).
Driver Licensing is based on crash data from the Fatality Analysis Reporting Service (FARS) (2019 – 2023).
Note: Percentages will not add up to 100%, as a fatality or severe injury could have involved multiple Challenge Areas (i.e., a young driver that was impaired and unrestrained).

7.2. California OTS Rankings for Capitola

The California OTS publishes annual reports ranking agencies of similar population by their crash profile. **Table 2** presents the City of Capitola's 2023 (the most recent) OTS rankings. OTS notes that "Number 1 in the rankings is the highest, or 'worst'"[2]. Compared to other cities of similar population,

[2] City of Capitola OTS Crash Rankings Results, California Office of Traffic Safety. Accessed February 2026. https://www.ots.ca.gov

Capitola ranks among the top 50 in Total Fatal and Injury Crashes. Additionally, Capitola ranks among the Top 50 for crashes for all categories except the following categories:

- Crashes Involving Drivers under Influence (21-34)
- Crashes Involving Pedestrians <15 categories.

Table 2 - Capitola OTS Ranking (2023)

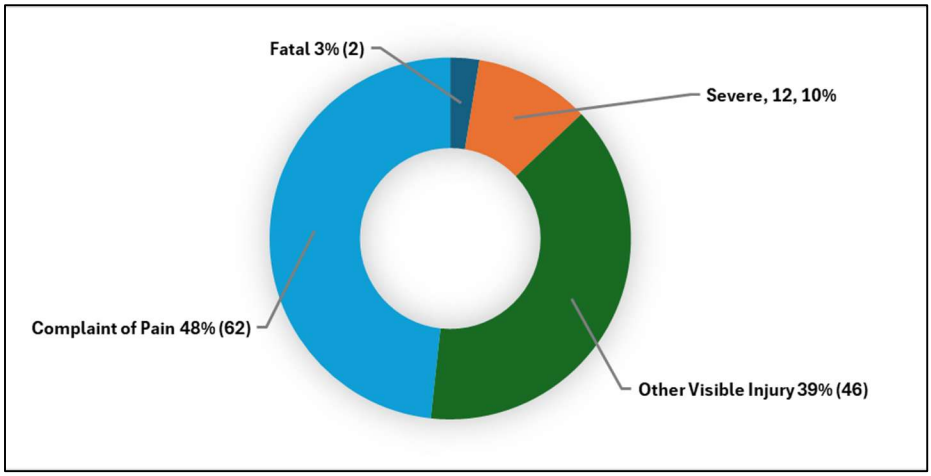
Crash Category	Victims Killed or Injured	OTS Ranking
Total Fatal and Injury	30	30/74
Alcohol Involved	9	10/74
Had Been Drinking Driver < 21	1	6/74
Had Been Drinking Driver 21 – 34	0	73/74
Motorcycles	1	50/74
Pedestrians	5	5/74
Pedestrians < 15	0	70/74
Pedestrians 65+	3	1/74
Bicycle	11	2/74
Bicyclist < 15	3	2/74
Composite	29	10/74
Crash Category	**Fatal or Injury Crashes**	**OTS Ranking**
Speed Related	13	5/74
Nighttime (9:00pm – 2:59am)	2	28/74
Hit and Run	4	4/74
Type Of Arrests	**Arrests**	**OTS Ranking**
DUI Arrests	33	44/74

7.3. Severity Level

Over the observed five-year time period, there were a total of 116 crashes, 3 of which were fatal and 12 of which resulted in severe injuries, as shown in **Figure 11**.

Nearly 46 (39%) crashes resulted in other visible injuries and 62 (48%) crashes resulted in complaint of pain respectively.

Figure 11 — Crashes by Severity (2019 - 2023)



Source: UC Berkeley SafeTrek Transportation Injury Mapping System(TIMS) (2019-2023)

Majority of all crashes in the City occurred at intersections, with nearly half of all crashes occurring at unsignalized intersections. **Table 3** presents the distribution of all crashes, and especially KSI crashes across the City's various facility types (signalized intersections, unsignalized intersections, and roadway segments). Sixty-seven percent (67%) of all KSI crashes occurred at unsignalized intersections, followed by 13.3% signalized intersections and 20% at roadway segments.

Table 3 — KSI Crashes by Facility Type

Facility Type	Total Crashes	Percentage	KSI Crashes	Percentage
Signalized Intersections	39	33.62%	2	13.3%
Unsignalized Intersections	57	49.14%	10	66.7%
Roadway Segments	20	17.24%	3	20.0%
Total	**116**	**100%**	**15**	**100%**

Source: UC Berkeley SafeTrek Transportation Injury Mapping System (TIMS) (2019-2023)

Table 4 presents the distribution of all crashes by severity across the City's facility types. Crashes were more common at unsignalized intersections, followed by signalized intersections and roadway segments. In coordination with the City, the following fatal injury crash which was not reflected in the crash data was added to the data set:

- 41st Ave and Clares: A fatal crash occurred in 2019[3]

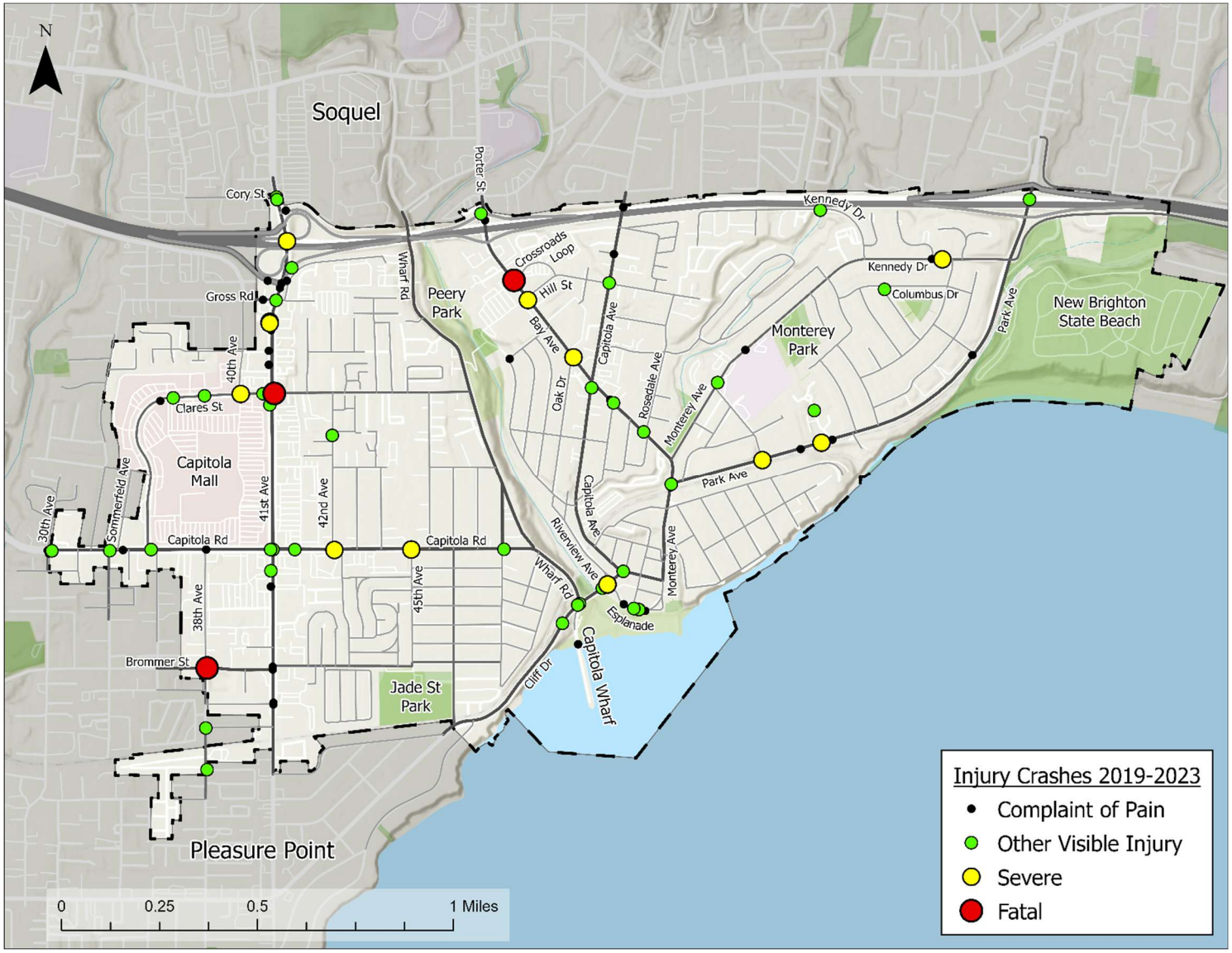
[3] Capitola, CA - 1 Killed in Crash on 41st Ave Near Clares St | Brady Law Group

Table 4 — Crashes by Severity (2019 – 2023)

Severity	Signalized Intersections		Unsignalized Intersections		Roadway Segments		Total	
	Crashes	%	Crashes	%	Crashes	%	Crashes	%
Fatal	1	2.56%	2	3.51%	0	0.00%	3	2.59%
Severe	1	2.56%	8	14.04%	3	15.00%	12	10.34%
Other Visible Injury	15	38.46%	23	40.35%	7	35.00%	45	38.79%
Complaint of Pain	22	56.41%	24	42.11%	10	50.00%	56	48.28%
Total	**39**	**100%**	**57**	**100%**	**20**	**100%**	**116**	**100.0%**

Source: UC Berkeley SafeTrek Transportation Injury Mapping System (TIMS) (2019-2023)

Figure 12 — Citywide Crashes (2019-2023)



Source: UC Berkeley SafeTrek Transportation Injury Mapping System(TIMS) (2019-2023)

7.4. Annual Crashes

Figure 13 presents the number of total crashes per year and **Figure 14** presents the KSI crashes annually on roads in the City of Capitola. The year with the most crashes was 2022, with a total of 31 crashes. Annual crashes trended downwards in the years leading up to the COVID-19 pandemic, with 2020 having the least number of crashes. Annual crashes have generally trended upwards since 2020.

It is likely that the COVID-19 pandemic influenced crash trends in 2020 and 2021. In 2020, the number of daily household trips decreased due to widespread shelter-in-place orders; fewer vehicles on the road could be connected to fewer vehicle conflicts and thus fewer crashes. However, reduced roadway volumes and congestion could also be connected to increased vehicle speeds, a phenomenon that numerous law enforcement agencies have reported. As volumes returned to "pre-pandemic" levels in 2021, law enforcement agencies in California anecdotally noted that vehicle speeds remained high; it is theorized that this pandemic-era aggressive driving behavior has persisted and is partially contributing to the increase in annual crashes than can be seen since 2020.

Figure 13 — Annual Crashes (2019-2023)

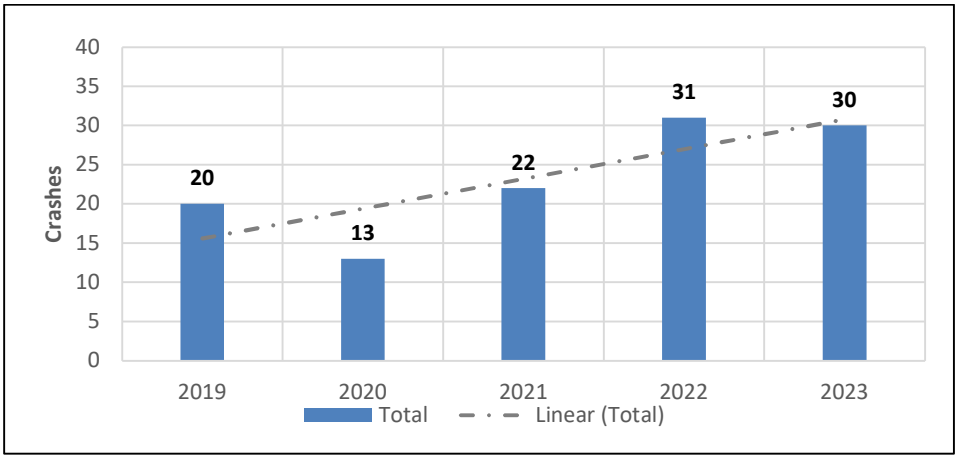
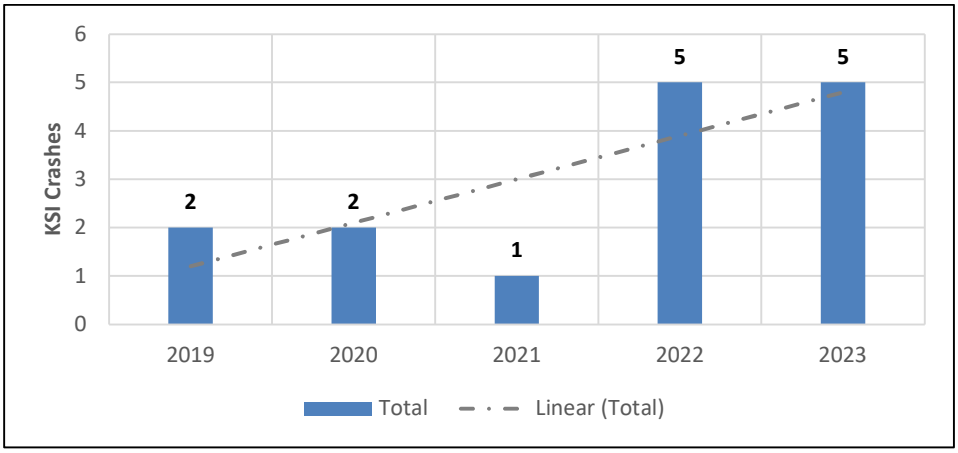


Figure 14 — Annual KSI Crashes (2019-2023)

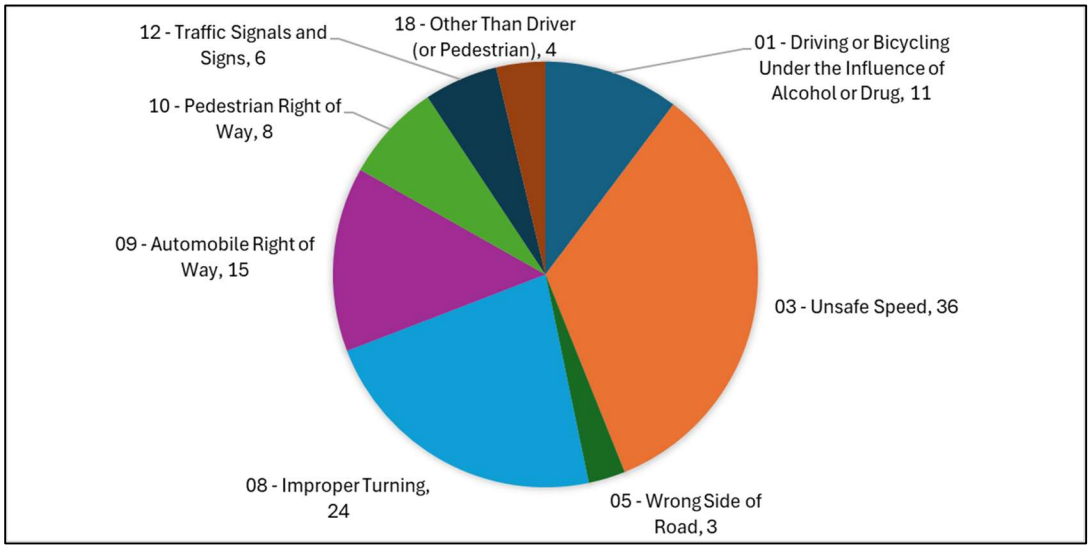


Source: UC Berkeley SafeTrek Transportation Injury Mapping System(TIMS) (2019-2023)

7.5. Crash Causes

As shown in **Figure 15**, the most frequently identified crash causes were Unsafe Speeds, Improper Turning, and Automobile Right of Way. Crash causes that accounted for less than two percent are not pictured in the figure.

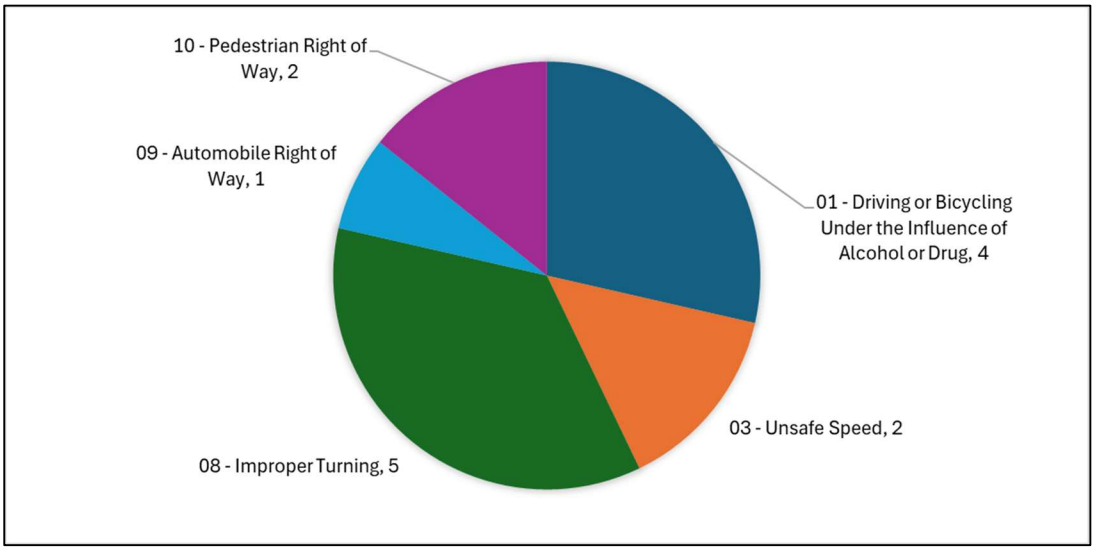
Figure 15 — Total Crashes by Cause (2019-2023)



Source: UC Berkeley SafeTrek Transportation Injury Mapping System (TIMS) (2019-2023)

The most common crash causes for KSI crashes include Improper Turning, DUIs, Unsafe Speed, and Pedestrian Right of Way**.** Crash causes which accounted for more than one crash are presented in **Figure 16**. Improper turning is related to vehicles turning when or where it is unsafe to do so; these crashes mostly included hit-object crashes, bicycles, broadsides and sideswipes.

Figure 16 — KSI Crashes by Cause (2019-2023)

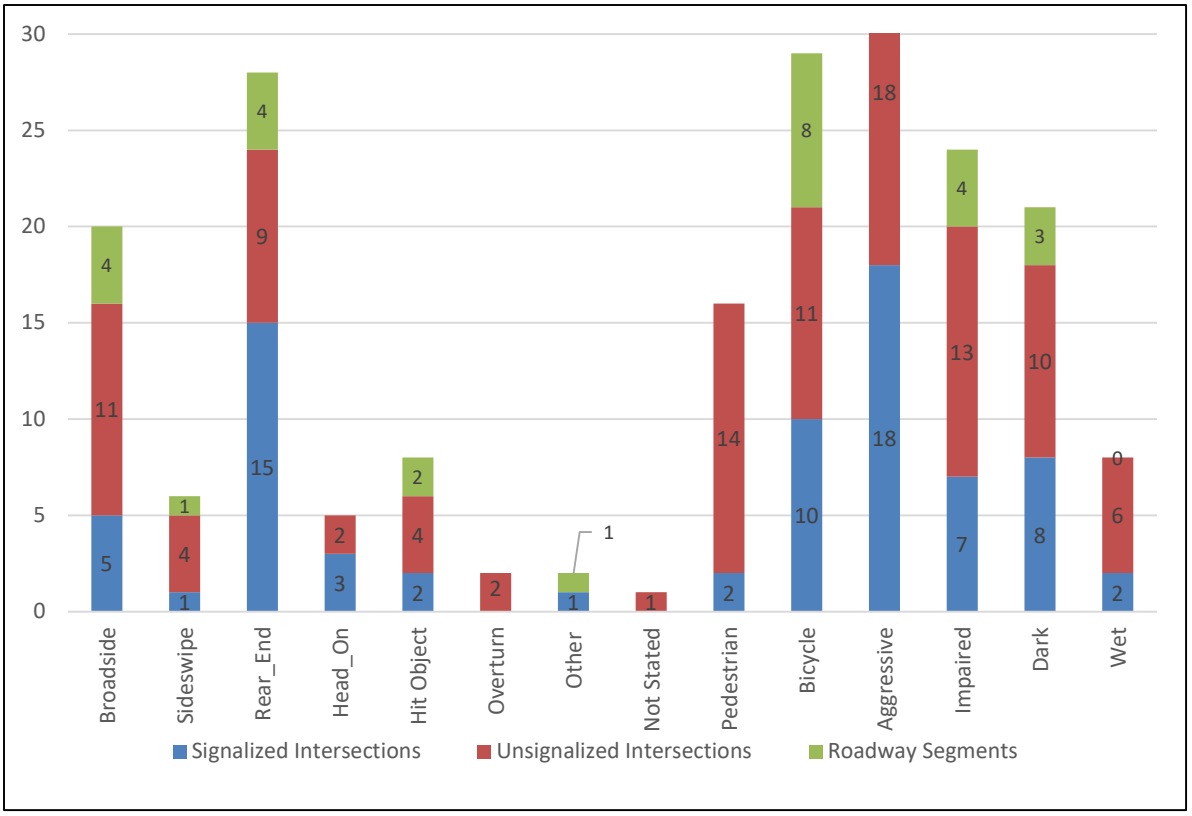


Source: UC Berkeley SafeTrek Transportation Injury Mapping System (TIMS) (2019-2023)

7.6. Crash Types

According to reported data, approximately 116 injury crashes occurred within the City during the five-year study period on city owned and maintained roadways. **Figure 17** indicates that aggressive driving crashes were the most common crash type within the City, followed by bicycle crashes and rear end crashes. Aggressive driving crashes are equally split between signalized and unsignalized intersections. A large proportion of rear ends occurred at signalized intersections, while bike involved crashes occurred most at unsignalized intersections. The most common crash type along roadway segments was bike involved crashes.

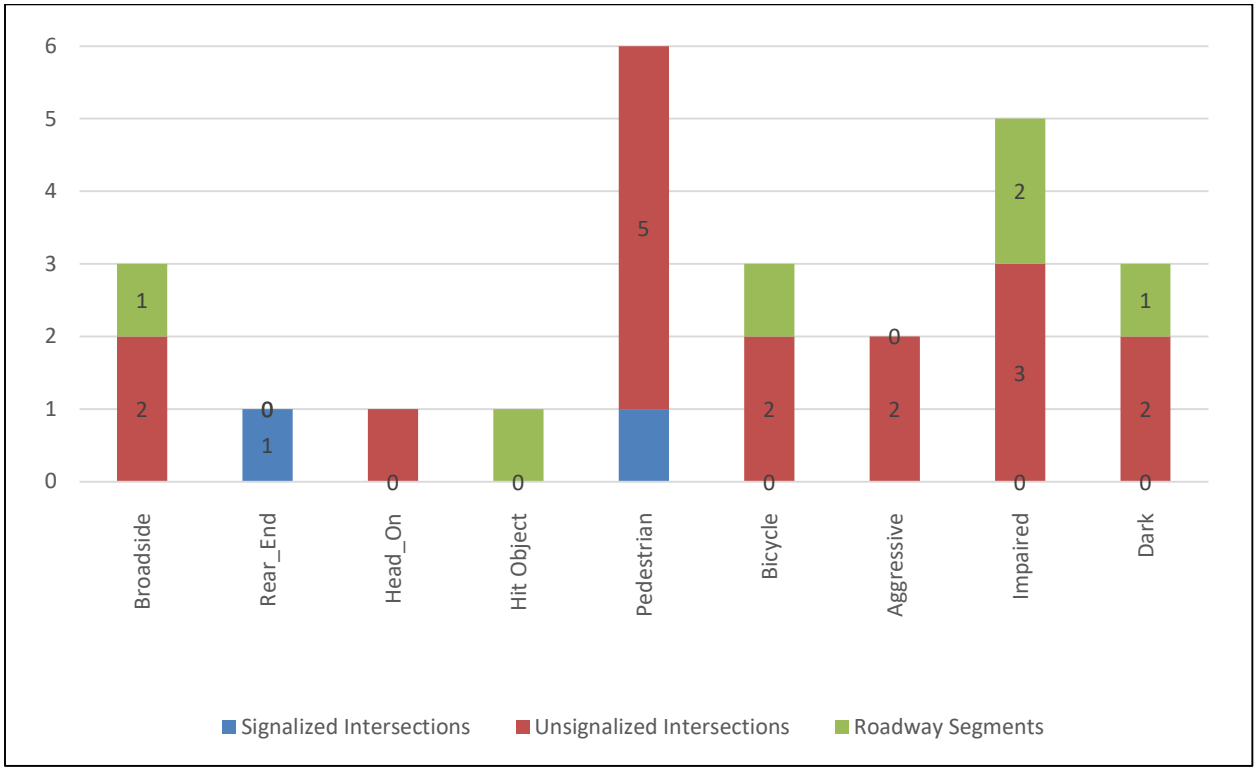
Figure 17 — Crashes by Type (2019-2023)



Source: UC Berkeley SafeTrek Transportation Injury Mapping System (TIMS) (2019-2023)

The most common crash types which resulted in fatal and severe injuries were pedestrian crashes followed by impaired driving crashes, and broadside & bicycle crashes **(Figure 18)**. Though crashes involving vulnerable road users (bicycles and pedestrians) accounted for 38% of all crashes, they accounted for a disproportionately higher percentage (60%) of all KSI crashes.

Figure 18 — KSI Crashes by Type (2019-2023)



Source: UC Berkeley SafeTrek Transportation Injury Mapping System (TIMS) (2019-2023)
Note: The crash types with no KSI crashes are not shown in the chart.

As identified in **Table 1**, there are five challenge areas within the City of Capitola where the percentage of KSI crashes are higher than the statewide average. These challenge areas include intersections, pedestrians, bicyclists, distracted driving, and impaired driving. Some of these challenge areas are discussed in further detail in the sections below:

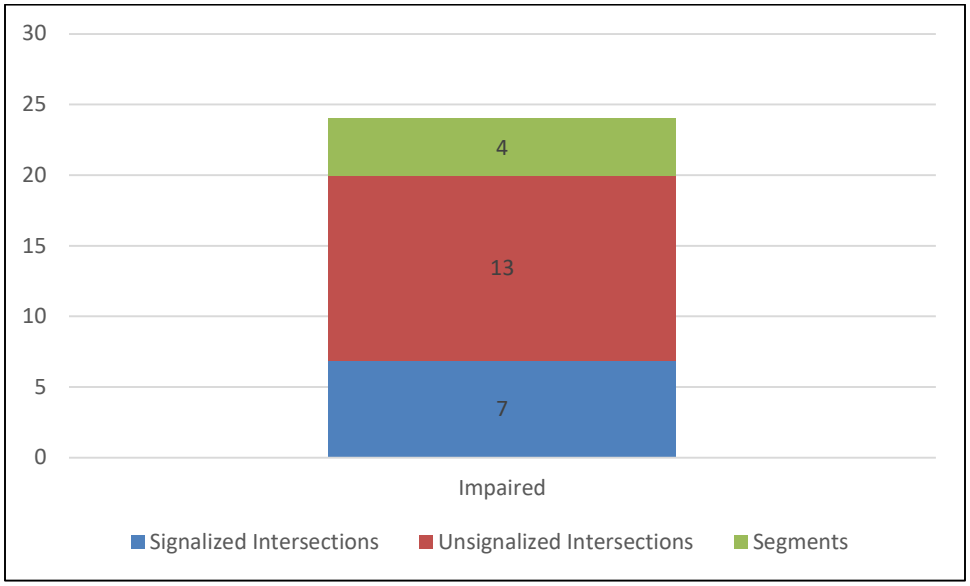
7.7. Impaired Driving Crashes

Impaired driving crashes include all crashes where there was evidence of drug or alcohol use by the driver. Drivers do not need to exceed the legally defined threshold of intoxication to be counted, as Caltrans considers any level of alcohol consumption to have the potential to impact driver responsiveness and decision making. There were 24 impaired driving crashes between 2019-2023, none of which resulted in a fatality and five of which resulted in severe injuries. **Figure 19** illustrates the impaired driving crashes within the City. A list of the intersections in order of the highest to lowest number of crashes due to impaired driving are shown below:

- 41st Ave and Capitola Rd (2)
- Capitola Rd and 30th Ave (2)
- 41st Ave and Clares St (1)
- Clares St and Capitola Rd (1)
- Esplanade and San Jose Ave (1)
- Stockton Ave and Esplanade (1)
- Thompson Ave and Capitola Rd (1)

- 42nd Ave and Capitola Rd (1)
- Bay Ave and Burlingame Ave (1)
- Callas Ln and Kennedy Dr (1)
- Monterey Ave and Esplanade (1)
- Park Ave and Washburn Ave (1)
- Bay Ave and Capitola Ave (1)
- Bay Ave and Oak Dr (1)
- Columbus Dr and Cortez St (1)

Figure 19 — Impaired Driving Crashes

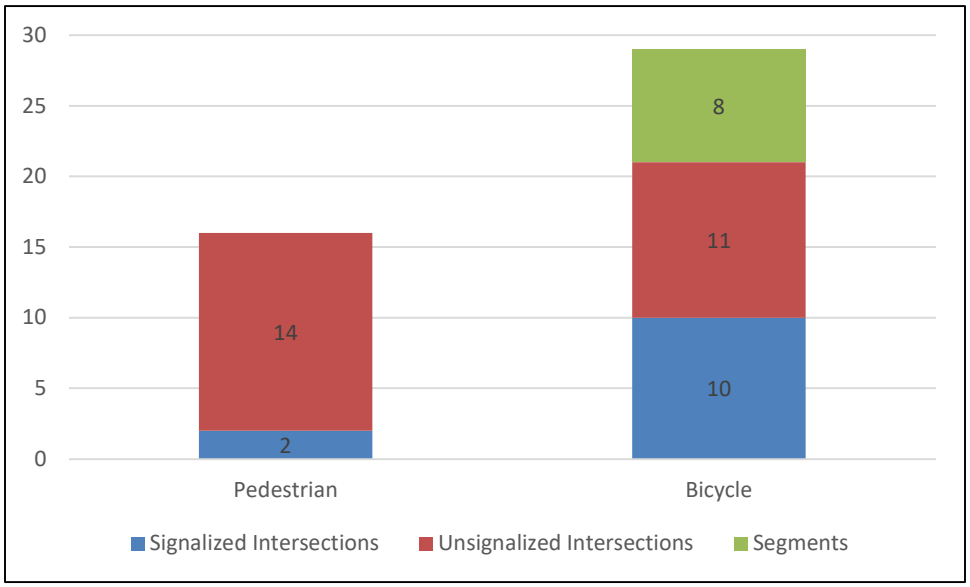


Source: UC Berkeley SafeTrek Transportation Injury Mapping System (TIMS) (2019-2023)

7.8. Non-Motorized Crashes

There were a total of 29 crashes involving bicycles and 16 crashes involving pedestrians, as shown in **Figure 20**. Bicycle and pedestrian crashes were most common at intersections, particularly at unsignalized intersections.

Figure 20 — Bicycle and Pedestrian Crashes



Source: UC Berkeley SafeTrek Transportation Injury Mapping System (TIMS) (2019-2023)

Figure 21 illustrates the locations of pedestrian and bicycle crashes at intersections within the City. Additional information on pedestrian and bicycle crashes is in the following sections.

7.8.1. Bicycle Crashes

There were 29 bicycle-involved crashes in the City over the study period. Of the bicycle-involved crashes, three were reported with severe injuries, 17 with visible injuries, and 9 with complaints of pain. The severe injury bicycle crashes occurred at the following locations:

- Bay Avenue and Oak Drive
- 41st Avenue and Gross Road
- Kennedy Drive and Sir Francis Avenue

7.8.2. Pedestrian Crashes

Over the study period of 2019-2023, a total of 16 pedestrian-involved crashes occurred in the City. Of the pedestrian-involved injury crashes, 2 crashes were fatal, 4 were reported with severe injuries, 4 were reported with other visible injuries, and 6 with complaints of pain.

The fatal pedestrian crashes occurred at the following intersections:

- 38th Avenue and Brommer Street
- Crossroads Loop and Bay Avenue

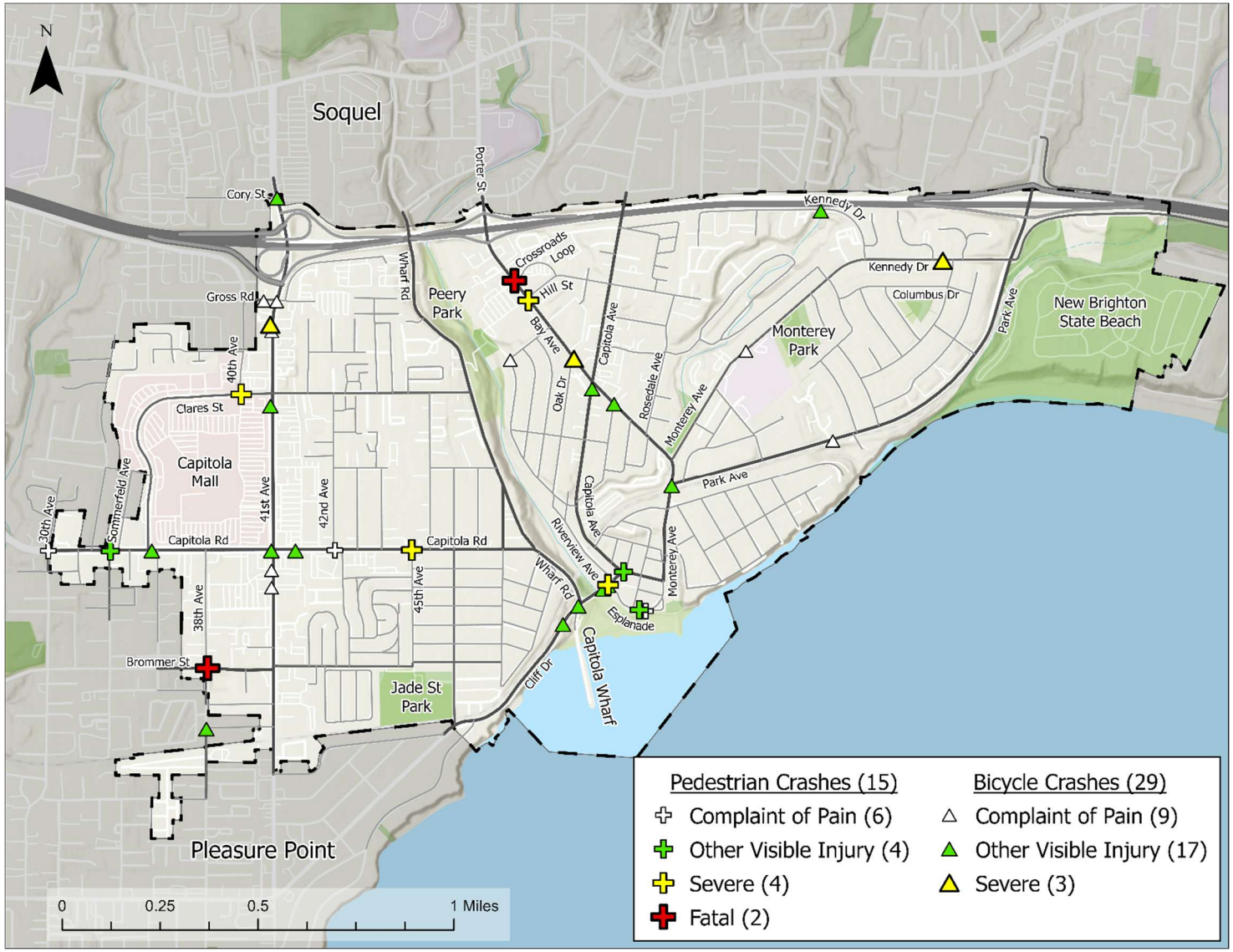
The severe injury pedestrian crashes occurred at the following locations:

- 45th Avenue and Capitola Road
- Bay Avenue and Hill Street
- Clares Street and 40th Avenue
- Stockton Avenue and Esplanade

In 2025, a severe-injury pedestrian crash occurred at the intersection of Bay Avenue and Capitola Avenue, which is not included in the above summary.

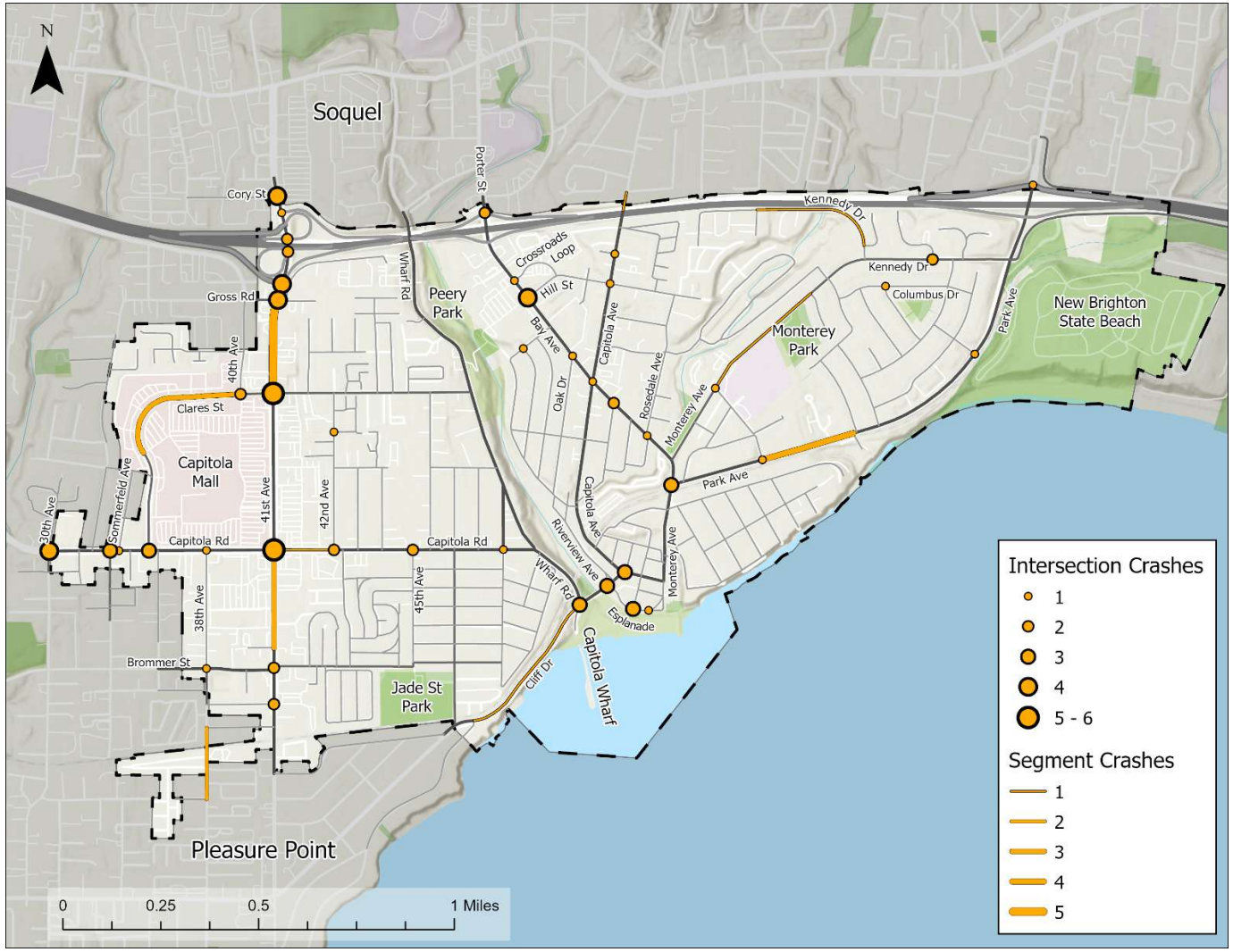
Figure 22 illustrates the intersection and roadway segment injury crashes in City of Capitola.

Figure 21 — Non-Motorized Crash Map



Source: UC Berkeley SafeTrek Transportation Injury Mapping System (TIMS) (2019-2023)

Figure 22 — Intersection and Roadway Segment Injury Crashes



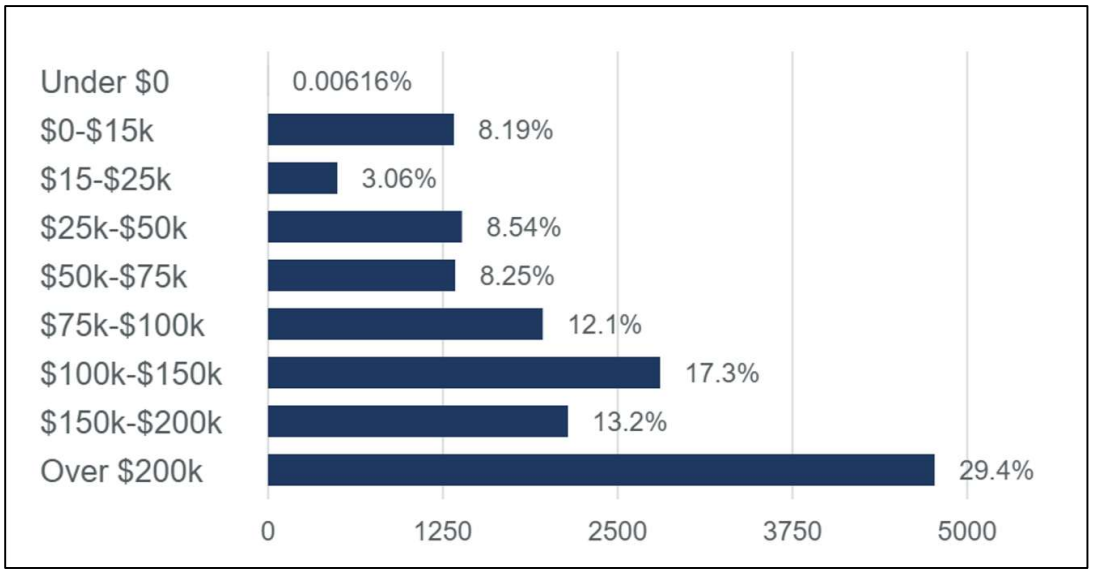
Source: UC Berkeley SafeTrek Transportation Injury Mapping System (TIMS) (2019-2023)

8. DEMOGRAPHIC AND SOCIOECONOMIC ASSESSMENT

Road user data for the City of Capitola was obtained from Replica, a travel modeling platform that uses aggregated data sources—including mobile location data, census data, and observed traffic data—to estimate travel patterns. The Spring 2025 dataset was used to reflect the most recent available conditions.

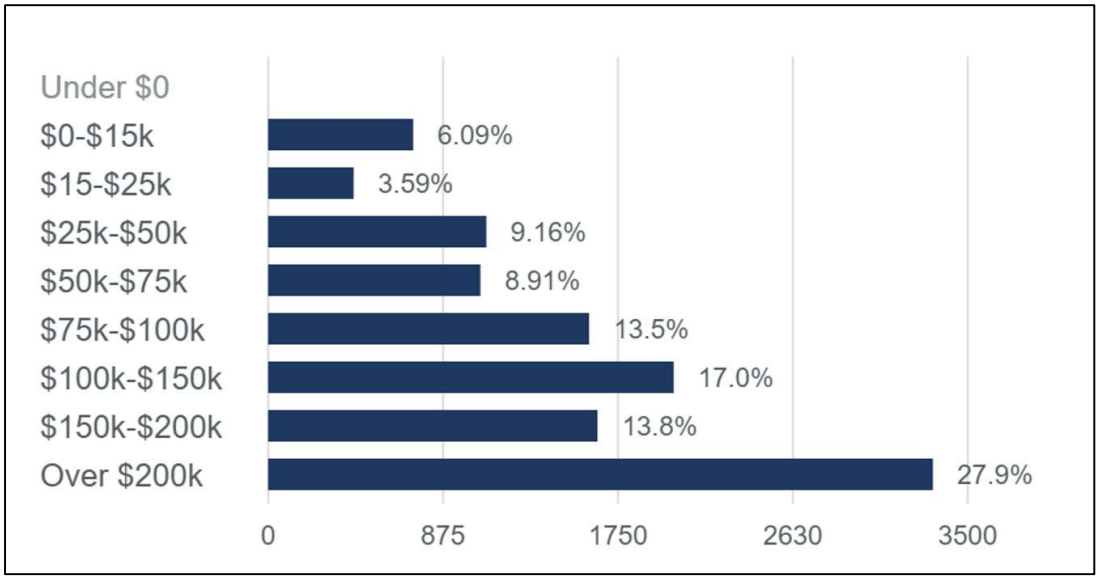
Along 41st Avenue, approximately 11.5% of roadway users are from households with incomes below $25,000, and 21% are from households with incomes below $50,000 (**Figure 23**).

Figure 23: Household Income of road users along 41st Ave



Along Stockton Avenue in the Capitola Village area, approximately 10.5% of roadway users are from households with incomes below $25,000, and an additional 10% are from households with incomes below $50,000 (**Figure 24**).

Figure 24: Household income for road users along Stockton Ave



Approximately 15% of resident trips are completed by walking or bicycling. Figure 26 shows that low-income pedestrian and bicycle trips are concentrated along Clares Street and Capitola Road (east of 41st Avenue), with moderate activity along the Cliff Drive/Stockton Avenue approach to the Village.

These findings indicate that key corridors in Capitola serve a mix of users, including lower-income households and active transportation users. The safety improvements identified in this LRSP are intended to benefit all roadway users and may provide particular benefits to lower-income populations by improving safety, access, and connectivity.

Figure 25 presents a map of network link volumes, representing the volume of resident trips with an annual household income of less than $25K. The 41st Ave corridor, especially the segment north of Clares St, carries a high volume of low-income road residents. Capitola Rd east of 41st Ave, Bay Ave, and Stockton Ave leading into the village also carry a higher proportion of low-income resident trips. The safety improvements proposed along these corridors would benefit these low-income Capitola residents.

Approximately 15% of resident trips were completed by walking or cycling. **Figure 26** presents a map of the low-income pedestrian and cyclist trips originating in Capitola. Clares St and Capitola Rd (both east of 41st Ave) carried high proportions of daily low-income pedestrian and cyclist trips. The Cliff Dr/Stockton Rd approach to the village carried a moderate amount of low-income pedestrian and cyclist trips. The safety improvements proposed at the intersections of Capitola Rd with Clares St and by Stockton Ave within the village will benefit these Capitola residents.

Figure 25 — Low Income Network Link Volumes Originating in Capitola

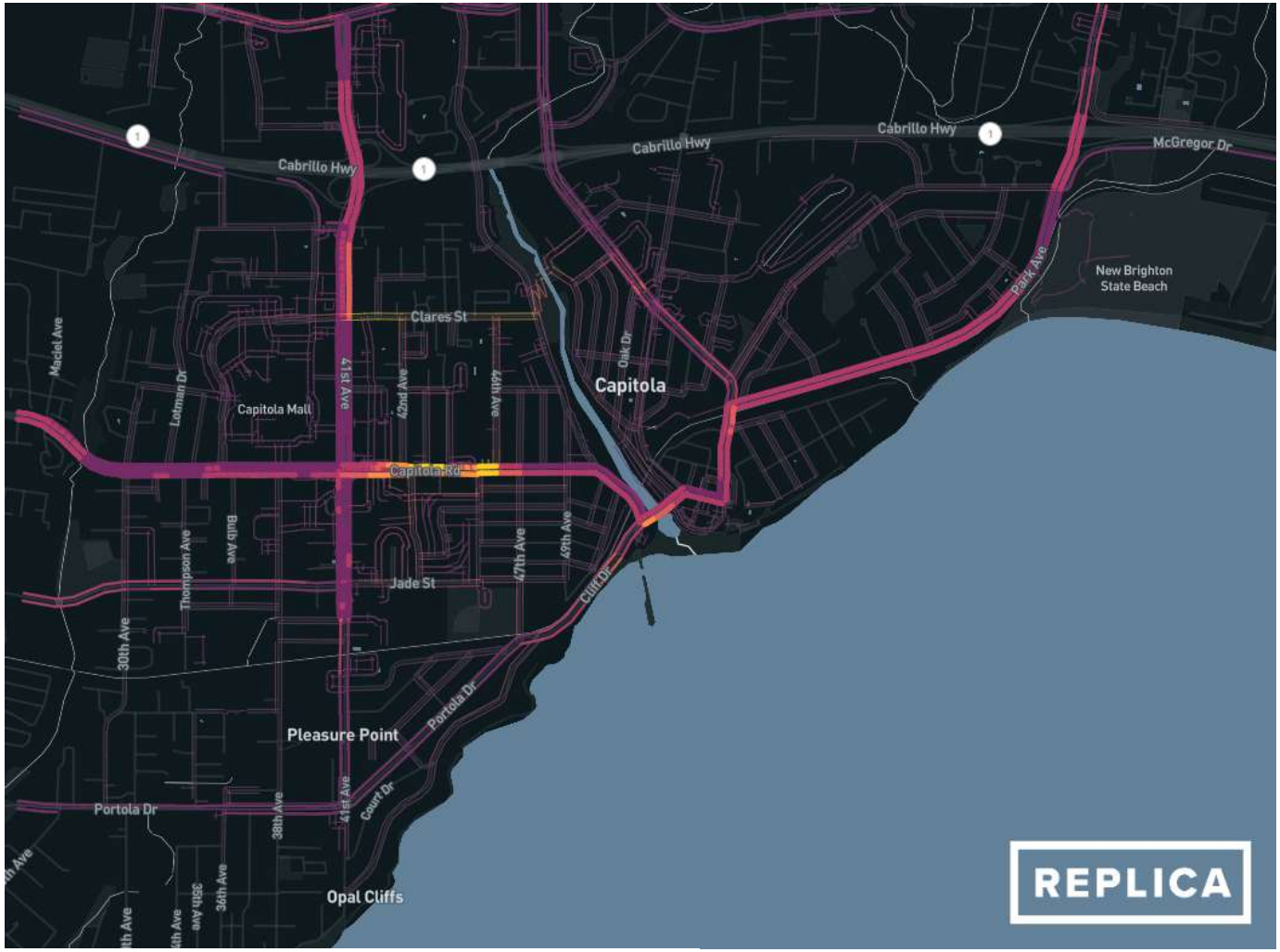


Network Link Volume

Number of trips that pass through each network link

1 47 93 159 242 483

Figure 26 — Low Income Pedestrian and Cyclist Network Link Volumes Originating in Capitola



Network Link Volume

Number of trips that pass through each network link

1 7 13 19 26 39

9. RECOMMENDATIONS

The following sections provide more information on potential engineering and non-infrastructure safety countermeasures that might address conditions that were observed to contribute to crash activity in the City.

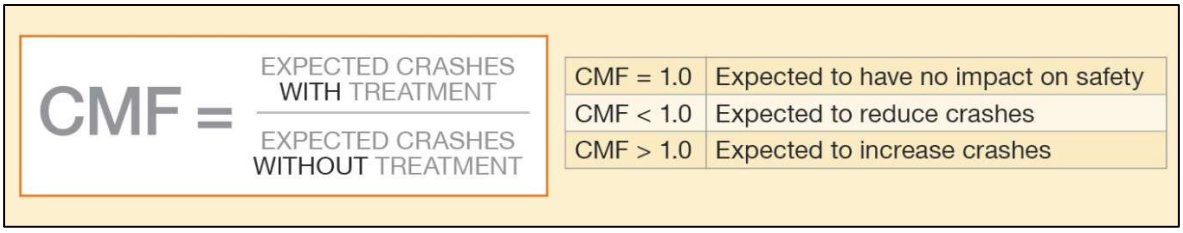
9.1. Engineering Countermeasures

The following sections contain a description of Crash Modification Factors (CMFs) and Crash Reduction Factors (CRFs) associated with the engineering countermeasures toolbox.

9.1.1. Crash Modification Factors

When identifying potential systemic safety improvements, it is important to look at CMFs for the proposed improvements. The CMF Method is found in Part D of the HSM. CMFs are defined as the ratio of effectiveness of one condition in comparison to another condition and represent the relative change in crash frequency due to a change in one specific condition. Countermeasures with CMFs less than one are expected to reduce crashes if applied, while those countermeasures with CMFs greater than one are expected to increase crashes. **Figure 27** illustrates the definition of CMFs.

Figure 27 — CMF Calculation



A Crash Reduction Factor (CRF) is similar to a CMF but stated in different terms. A CRF is defined as a percentage of crash reduction that might be expected after the implementation of a given countermeasure at a specific site. In application, the higher a CRF value is, the more effective the countermeasure is at preventing crashes. The countermeasures proposed in this LRSP were chosen because of their effectiveness in reducing crashes, especially those most commonly occurring in the City.

9.1.2. Engineering Countermeasures Toolbox

The systemic improvements identified as most likely effective to be for Capitola are listed in **Table 5,** and include a wide range of countermeasures that can be implemented in phases where appropriate. Many of these proposed countermeasures have already been implemented in the City, including but not limited to installation of high-visibility crosswalks, implementation Leading Pedestrian Intervals (LPI), installation of retro-reflective backplates on traffic signal heads, installation of advanced stop bar, installation of intersection lighting.

The CMF indicates how effective the countermeasure is at reducing crashes. CMFs and CRFs have been provided for reference to aid the City of Capitola in understanding potential reductions from crashes by different countermeasures. Caltrans funding levels for each countermeasure are also

provided to aid the City in determining what the local match would likely be if the City were to pursue grant funding. Most countermeasures are eligible for Caltrans funding up to 90%, though some are lower.

Table 5 — Capitola Engineering Countermeasures Toolbox

Countermeasure	Also Addresses		Crash Modification Factor (CMF)	Crash Reduction Factor (CRF)	CRF Applies to			Caltrans Funding	Cost to Implement
	Pedestrian	Bicycle			All	Nighttime	Pedestrian and Bicycle		
Signalized Intersections									
Modify signal to provide a Leading Pedestrian Interval (LPI)	X		0.4	60%			X	90%	$
Install Left Turn Lane, Add Left Turn Phase			0.45	55%	X			90%	$$$
Install High Friction Surface Treatment (HFST)			0.45	55%	X			90%	$$$
Install intersection lighting			0.6	40%		X		90%	$$
Pedestrian scramble	X		0.6	40%			X	90%	$$
Curb extensions	X		0.63	37%			X	N/A	$$
Install pedestrian median fencing on approaches	X		0.65	35%			X	90%	$$
Protected left turn phase			0.7	30%	X			90%	$$
Convert signal from pedestal-mounted to mast arm			0.7	30%	X			90%	$$$
Install signs with LED borders as advanced warning			0.7	30%	X			90%	$$
Install raised median on approaches			0.75	25%	X			90%	$$
Pedestrian countdown signal heads	X		0.75	25%			X	90%	$
Signal ahead warning signs			0.85	15%	X			N/A	$
Retroreflective backplates			0.85	15%	X			90%	$
Improve signal timing (coordination)			0.85	15%	X			50%	$$

Countermeasure	Also Addresses		Crash Modification Factor (CMF)	Crash Reduction Factor (CRF)	CRF Applies to			Caltrans Funding	Cost to Implement
	Pedestrian	Bicycle			All	Nighttime	Pedestrian and Bicycle		
Advanced stop bar before crosswalk and bicycle box	X	X	0.85	15%			X	90%	$
Install raised pavement markers and striping			0.9	10%	X			90%	$
Flashing yellow arrow			0.94	6%	X			N/A	$
Convert intersection to roundabout (from signal)			Varies	Varies	X			90%	$$$
Convert intersection to mini/compact roundabout (from signal)			Varies	Varies	X			90%	$$
Install a raised intersection	X		Not Available	Not Available			X	N/A	$$
Unsignalized Intersections									
Install High Friction Surface Treatment (HFST)			0.55	55%	X			90%	$$$
Pedestrian Signal or Pedestrian High Intensity Activated Crosswalk (HAWK)	X		0.45	55%			X	90%	$$$
Install all-way STOP control			0.5	50%	X			90%	$
Directional median openings to restrict turning movements			0.5	50%	X			90%	$$
Reduced Left-Turn Conflict (R-CUT) intersections			0.5	50%	X			90%	$$$
Pedestrian refuge island	X		0.55	45%			X	90%	$$
Install splitter-islands on minor road approaches			0.6	40%	X			90%	$$
Crosswalk lighting	X		0.6	40%		X	X	90%	$$
Install splitter-islands on minor road			0.6	40%	X			90%	$$
Add intersection lighting			0.6	40%		X		90%	$$
Colored bicycle lanes		X	0.61	39%			X	90%	$
Curb extensions	X		0.63	37%			X	N/A	$$$

Countermeasure	Also Addresses		Crash Modification Factor (CMF)	Crash Reduction Factor (CRF)	CRF Applies to			Caltrans Funding	Cost to Implement
	Pedestrian	Bicycle			All	Nighttime	Pedestrian and Bicycle		
Install/upgrade pedestrian crossing with	X		0.65	35%			X	90%	$$$
Rectangular Rapid Flashing Beacon	X		0.65	35%			X	90%	$$
Install left-turn lane			0.65	35%	X			90%	$$
Install flashing beacons as advanced warning			0.7	30%	X			90% (if beacons are utilized)	$$
Upgrade pavement markings			0.75	25%	X			90%	$
Install raised median on approaches			0.75	25%	X			90%	$$
Clear sight triangles			0.8	20%	X			90%	$
Install right-turn lane			0.8	20%	X			90%	$$
Install/upgrade intersection			0.85	15%	X			90%	$
Install flashing beacons at stop-			0.85	15%	X			90%	$$
Convert intersection to roundabout			Varies	Varies	X			90%	$$$
Retroreflective strips on sign posts			Not Available	Not Available	X			90%	$
Install a raised intersection	X		Not Available	Not Available			X	N/A	$$$
Partial street closure or diagonal diverter			Not Available	Not Available	X			N/A	$$
Full street closure	X	X	Not Available	Not Available	X		X	N/A	$$
Roadway Segments									
Improve pavement friction (High Friction Surface Treatment)			0.45	55%	X			90%	$$$
Install chevron signs on horizontal curves			0.60	40%	X			90%	$
Remove or relocate fixed object outside of Clear Recovery Zone			0.65	35%	X			90%	$$$
Install pedestrian median fencing	X	X	0.65	35%			X	90%	$$

Countermeasure	Also Addresses		Crash Modification Factor (CMF)	Crash Reduction Factor (CRF)	CRF Applies to			Caltrans Funding	Cost to Implement
	Pedestrian	Bicycle			All	Nighttime	Pedestrian and Bicycle		
Install bike lanes	X	X	0.65	35%			X	90%	$
Add segment lighting			0.65	35%		X		90%	$$
Install/upgrade pedestrian crossing (with enhanced safety features)	X	X	0.65	35%			X	90%	$$
Install raised pedestrian crossing	X	X	0.65	35%			X	90%	$$
Install rectangular rapid flashing beacon	X	X	0.65	35%			X	90%	$$
Install curve advance warning signs (flashing beacon)			0.70	30%	X			90%	$$
Install dynamic/variable speed warning signs			0.70	30%	X			90%	$$
Install curve advance warning signs			0.75	25%	X			90%	$
Install impact attenuators			0.75	25%	X			90%	$$
Install centerline rumble strips/stripes			0.80	20%	X			90%	$$
Install edge line rumble strips/stripes			0.85	15%	X			90%	$$
Install/Upgrade signs with new fluorescent sheeting (regulatory/warning)			0.85	15%	X			90%	$
Install delineators, reflectors and/or object markers			0.85	15%	X			90%	$
Speed feedback signs (mobile or fixed)	X	X	Not Available	Not Available			X	Opportunity for OTS funding	$$
Install lane narrowing treatments (extend curb inward/extend median)	X		Not Available	Not Available	X			N/A	$$
Install a chicane, deviation, or angled slow point			Not Available	Not Available	X			N/A	$$$
Install speed hump			Not Available	Not Available	X			N/A	$$

$$$ Requires design and construction of extensive infrastructure improvements

$$ Requires procurement and/or minor construction activities

$ Requires limited staff resources and can be implemented in-house with current engineering and/or maintenance staff

9.1.3. Case-Study Locations

The network screening analysis identified the high-severity crash locations within the City of Capitola. The network screening analysis tables for intersections and roadway segments are summarized in **Appendix A** and **Appendix B**. Based on the network screening analysis, the highest number of crashes occurred at the following locations.

- Signalized Intersections:
  - 41st Avenue and Capitola Rd (6 crashes)
  - 41st Avenue and Clares St (6 crashes)
- Unsignalized intersections:
  - 41ST Avenue and Cory St (4 crashes)
- Roadway Segment
  - 41st Avenue from Gross Rd to Clares St (5 crashes)

Several of the highest crash locations identified through the network screening analysis are located along 41st Avenue and Bay Avenue, which remain the City's highest priority corridors for roadway safety improvements. These corridors are already the focus of ongoing City safety improvement efforts and capital projects. Because improvements are currently being advanced along these corridors, they were not selected as case study locations in this LRSP. Instead, the case studies presented below focus on additional locations identified through the analysis where conceptual countermeasures may help inform future project development and funding applications.

The case-study locations selected are shown in **Table 6**.

Table 6 — Case-Study Locations

Case Study Location	Crashes	EPDO	Notes
Signalized Intersections			
Capitola Road and 30th Avenue	4	30	• 1 Broadside crash • 2 Rear-End crashes • 1 Pedestrian crash • 2 Aggressive crashes • 2 Impaired crashes • 2 Dark crashes
Capitola Road and Clares Street	3	28	• 1 Rear-End crash • 2 Bike crashes • 1 Aggressive crash • 1 Impaired crash • 1 Dark crash
Unsignalized Intersections			
Esplanade and San Jose Avenue	3	29	• 1 Broadside crash • 1 Rear-End crash • 1 Pedestrian crash

Case Study Location	Crashes	EPDO	Notes
			• 1 Aggressive crash • 1 Impaired crash • 1 Dark crash
Esplanade and Stockton Avenue	3	187	• 1 Pedestrian crash • 2 Bike crashes • 1 Impaired crash • 1 Dark crash
Segments (Major Arterials)			
Park Avenue from Washburn Ave to Wesley St	4	209	• 1 Severe Injury crash • 2 Rear-End crash • 1 Hit-Object crash • 1 Pedestrian crash • 2 Aggressive crashes • 1 Impaired crash

A total of five case study locations (2 signalized intersections, 2 unsignalized intersections, and 1 roadway segment) were selected for further analysis and recommendations. For each of these locations, recommended countermeasures were developed to provide a case study to organize projects when applying for funding. While the crash analysis identified higher crash concentrations along corridors such as 41st Avenue and Bay Avenue, those corridors are already the focus of ongoing City safety improvement efforts. The case study locations were identified through the analysis process based on their crash histories, the observed crash patterns, and their differing characteristics to illustrate systemic safety countermeasures that the City can employ to achieve the most cost-effective safety benefits. The recommended countermeasures are listed in **Table 7**. These countermeasures are intended to illustrate possible safety improvements and would require further evaluation and design before implementation.

An additional set of low-cost countermeasures is also recommended for systemic implementation across the City. These improvements include installing retroreflective signage and traffic signal backplates, as well as a recommendation to follow the requirements of Assembly Bill (AB) 413 to restrict parking within 20 feet of crosswalks on the vehicle approach side with the goal of improving visibility for all road users (also known as daylighting)[5]. AB 413 was signed into law on October 10, 2023, with ticketed enforcement being permitted following January 1, 2025. While daylighting may be conducted with low-cost treatments such as signage, painted curbs, or raised delineators, it is recommended that the City also conduct outreach to inform the public about this new law and its impact in removing parking spaces.

[5] AB-413 Vehicles: stopping, standing, and parking. October 10, 2023. Available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB413

Table 7 — Countermeasures for Selected Case Study Locations

Countermeasure	Crash Reduction Factor (CRF)	Cost
Capitola Road and 30th Avenue		
Upgrade to high-visibility crosswalks	25%	$$
Implement Leading Pedestrian Interval (LPI)	60%	$$
Upgrade signal heads to incorporate retroreflective backplates	15%	$
Advanced stop bar before crosswalk and bicycle box	15%	$
Increased enforcement of speeding and aggressive driving	-	-
Capitola Road and Clares Street		
Implement Leading Pedestrian Interval (LPI)	60%	$$
Upgrade signal heads to incorporate retroreflective backplates	15%	$
Advanced stop bar before crosswalk and bicycle box	15%	$
Increased enforcement of speeding and aggressive driving	-	-
Esplanade And San Jose Avenue		
Add intersection lighting	40%	$$
Install raised pedestrian crossing across Esplanade	35%	$$
Install sharrows and bike route signage	-	$
Rectangular Rapid Flashing Beacon (RRFB)	35%	$$
Increased enforcement of speeding and aggressive driving	-	-
Esplanade and Stockton Avenue		
Add intersection lighting	40%	$$
Install/upgrade intersection warning/regulatory signs – Do Not Enter sign at Southern Riverview Ave intersection approach	15%	$
Bulb-out at Esplanade on either side	-	$$
Increased enforcement of speeding and aggressive driving	-	-

Countermeasure	Crash Reduction Factor (CRF)	Cost
Park Avenue from Washburn Ave to Wesley St		
Install/Upgrade signs with new fluorescent sheeting (regulatory/warning)	15%	$
Install delineators, reflectors and/or object markers	15%	$
Flatten Crest Vertical Curve	25%	$$$
Increased enforcement of speeding and aggressive driving	5%	$

9.2. Non-Infrastructure Countermeasures

The National Highway Traffic Safety Administration (NHTSA) *Countermeasures that Work, Ninth Edition,* is a reference to assist safety stakeholders in selecting effective, science-based non-infrastructure traffic safety countermeasures for major highway safety problem areas. While many of the countermeasures are more appropriate to apply at the state-level or require legislative modifications to implement, **Table 8** contains countermeasures that have demonstrated effectiveness and could be applied at the City level. Note that while there are several other non-infrastructure countermeasures available, only those which have an effectiveness rating of four stars or higher are presented. Access to Drug Recognition Experts (DREs) and Advanced Roadside Impaired Driving Enforcement (ARIDE) training for law enforcement is not included in the document but are countermeasures that could also be considered for the City.

Table 8 — Capitola Non-Infrastructure Countermeasures Toolbox

Countermeasure	Effectiveness	Cost to Implement	Use	Time to Implement
Aggressive Driving				
B.A.D.G.E.S. (Before Aggressive Drivers Get Everyone Stopped)	***** Effective	$$†	Medium	Short
Impaired Driving				
Publicized Sobriety Checkpoints	***** Effective	$$$	Medium	Short
High-Visibility Saturation Patrols (large number of law enforcement officers patrolling a specific area)	**** Situational	$$	High	Short
Occupant Protection (Seat Belts, Helmets, Child Seats)				
Short-term high visibility enforcement	***** Effective	$$$	Medium	Medium
Distracted Driving				
High visibility cellphone/text messaging enforcement	**** Situational	$$$	Low	Medium

Effectiveness:
****** Demonstrated to be effective by several high quality evaluations with consistent results*
***** Demonstrated to be effective in certain situations*
Cost to Implement:
$$$ Requires extensive new facilities, staff, equipment, or publicity, or makes heavy demands on current resources
$$ Requires some additional staff time, equipment, facilities, and/or publicity
$ Can be implemented with current staff, perhaps with training; limited costs for equipment, facilities, and publicity
†*Can be covered by income from citations*
Use:
High: More than two-thirds of states, or a substantial majority of communities
Medium: Between one-third and two-thirds of states or communities
Low: Less than one-third of states or communities
Unknown: Data not available
Time to Implement:
Long: More than 1 year
Medium: More than 3 months but less than 1 year
Short: 3 months or less

10. Evaluation and Implementation

10.1. Evaluation

The success of the LRSP can be evaluated using the general process outlined below. This process can be useful to monitor progress towards implementation of safety improvement projects and strategies, and to determine when updates to the LRSP should be considered.

- Law enforcement continues monitoring and recording of traffic incidents on local roadways.
- Conduct frequent progress meetings (annually or quarterly) between City staff and a working group (i.e. traffic safety committee) to review the latest crash data, including assessing the effectiveness of safety countermeasures implemented, discussing ongoing traffic safety challenges, and tracking progress on plan implementation.
- Maintain a list of focus/priority areas where there are transportation safety concerns based on review of crash data. The list of priority and/or top crash locations can be updated as an outcome of review of updated crash data and trends.
- Perform an update to the plan after no more than five years. It is recommended that updates to the LRSP be approved by City Council and made available to the public in accordance with Caltrans' Local Roadway Safety Plan guidance.

10.2. Implementation

Implementation of the LRSP can be accomplished through development and implementation of safety improvement projects and strategies, the establishment of new/updated policies and programs, and development/strengthening of relationships with stakeholders.

With regard to projects, the following section identifies potential focus areas for the City in the near-to-mid-term.

10.2.1. Near- and Mid-Term Focus Areas

The opportunities identified in this LRSP provide more of the systemic countermeasures that can be applied within the City. Over the next three to five years, it is recommended that the City concentrate its efforts on the following emphasis areas:

1. Aggressive Driving
2. Speeding
3. Vulnerable Road Users (Pedestrians & Bicyclists)
4. Intersections with Unconventional Geometries

Analysis conducted at the citywide level indicated that these factors were some of the most frequent influences contributing to crashes within the City. The countermeasure opportunities previously discussed in this report for both systemic and project-specific improvements can be used as a basis for developing projects at locations where addressing these focus areas would be of the most benefit. Projects that address these focused areas can be developed with a high benefit-to-cost ratio (by applying City-wide crash rates), allowing competitive projects to be developed even at sites with little to no direct crash history, but with conditions that might contribute to future crashes.

10.3. Funding

Competitive funding resources are available to assist in the development and implementation of safety projects in Capitola. The City should continue to seek available funding and grant opportunities from local, state, and federal resources to accelerate their ability to implement safety improvements throughout Capitola. The following is a high-level introduction into some of the main funding programs and grants for which the City can apply.

10.3.1. Highway Safety Improvement Program (HSIP)

The HSIP is a Federal program housed under Fixing America's Surface Transportation (FAST) Act. This program apportions funding as a lump sum for each state, which is then divided among apportioned programs. These flexible funds can be used for projects to preserve or improve safety conditions and performance on any Federal-aid highway, bridge projects on any public road, facilities for non-motorized transportation, and other project types. Safety improvement projects eligible for this funding include:

- New or upgraded traffic signals
- Upgraded guard rails
- Pedestrian warning flashing beacons
- Marked crosswalks

California's local HSIP focuses on infrastructure projects with national recognized crash reduction factors. Normally HSIP call-for-projects is made at an interval of one to two years. The applicant must be a city, a county, or a tribal government federally recognized within the State of California.

Additional information regarding this program at the Federal level can be found online at: https://safety.fhwa.dot.gov/hsip/. California specific HSIP information – including dates for upcoming call for projects - can be found at: http://www.dot.ca.gov/hq/LocalPrograms/hsip.html.

10.3.2. Safe Streets and Roads for All (SS4A)

The SS4A Grant Program is a federal program established by the Bipartisan Infrastructure Law. A total of $5 billion are available from 2022-2026 in the form of planning grants and implementation grants. Grant applications for projects that implement the Safe Systems Approach, such as those related to speed management, improvements in underserved communities, and vulnerable road users, are encouraged. Implementation grant projects must be identified in an applicant's qualifying Safety Action Plan. The SS4A Self-Certification Eligibility Worksheet describes the required elements of an Action Plan and can be accessed at: https://www.transportation.gov/sites/dot.gov/files/2024-02/SS4A-FY24-Self-Certification-Worksheet.pdf

Additional information about implementation grants can be found at: https://www.transportation.gov/grants/ss4a/implementation-grants

10.3.3. Caltrans Active Transportation Program (ATP)

Caltrans Active Transportation Program (ATP) is a statewide funding program, created in 2013, consolidating several federal and state programs. The ATP funds projects that encourage increased mode share for walking and bicycling, improve mobility and safety for non-motorized users, enhance public health, and decrease greenhouse gas emissions. Projects eligible for this funding include:

- Bicycle and pedestrian infrastructure projects
- Bicycle and pedestrian planning projects (e.g. safe routes to school)
- Non-infrastructure programs (education and enforcement)

This program funding is provided annually. The ATP call for projects typically comes out in the spring. Information on this program and cycles can be found online at: http://www.dot.ca.gov/hq/LocalPrograms/atp/

10.3.4. State Transportation Improvement Program (STIP)

The State Transportation Improvement Program (STIP) provides state and federal gas tax money for improvements both on and off the state highway system. STIP programming occurs every two years. The programming cycle begins with the release of a proposed fund estimate, followed by California Transportation Commission (CTC) adoption of the fund estimate. The fund estimate serves to identify the amount of new funds available for the programming of transportation projects. Once the fund estimate is adopted, Caltrans and the regional planning agencies prepare transportation improvement plans for submittal. Caltrans prepares the Interregional Transportation Improvement Program (ITIP) using Interregional Improvement Program (IIP) funds, and regional agencies prepare Regional Transportation Improvement Programs (RTIPs) using Regional Improvement Program (RIP) funds. The STIP is then adopted by the CTC.

10.3.5. California SB 1

SB 1 is a landmark transportation investment to rebuild California by fixing neighborhood streets, freeways, and bridges in communities across California and targeting funds toward transit and congested trade and commute corridor improvements.

California's state-maintained transportation infrastructure will receive roughly half of SB 1 revenue: $26 billion. The other half will go to local roads, transit agencies, and an expansion of the state's growing network of pedestrian and cycle routes. Each year, this new funding will be used to tackle deferred maintenance needs both on the state highway system and the local road system, including:

- Bike and Pedestrian Projects: $100 million
  - This will go to cities, counties and regional transportation agencies to build or convert more bike paths, crosswalks and sidewalks. It is a significant increase in funding for these projects through the ATP.
- Local Planning Grants: $25 million

10.3.6. California OTS Grants

This program has funding for projects related to traffic safety, including transportation safety education and encouragement activities. Grants applications must be supported by local crash data (such as the data analyzed in this LRSP) and must relate to the following priority program areas:

- Alcohol Impaired Driving
- Distracted Driving
- Drug-Impaired Emergency Medical Services
- Motorcycle Safety
- Occupant Protection
- Pedestrian and Bicycle Safety

- Police Traffic Services
- Public Relations, Advertising, and Marketing Program
- Roadway Safety and Traffic Records

10.3.7. ABAG Regional Funding Programs

ABAG provides funding allocation for various multi-modal transportation projects in the Bay Area. Projects that are considered for this regional funding program must be eligible for Congestion Mitigation and Air Quality (CMAQ), Rural Surface Transportation Program (RSTP), or STIP funds.

Performance outcomes which are considered for selection include those which:

- Reduce regional VMT per capita
- Reduce regional congest VMT per capita
- Increase multi-modal or alternative travel choices
- Provide long term benefits, sustaining both rural and urban economies
- Improve movement of goods, in and through the region
- Improve safety and security
- Maintain and improve upon the existing transportation system

11. NEXT STEPS

The City has completed this LRSP to guide the process of future transportation safety improvements for years to come. In addition to the actions identified in the Implementation Plan, the City can perform the following to guide the success of this LRSP and its overall safety efforts.

- Develop a prioritized investment program for transportation safety improvements based on LRSP findings and available funding opportunities.
- Work with state and partner agencies on implementation of large-scale programs and policies.
- Incorporate safety analysis findings in future updates of safety programs.
- Monitor statewide safety priorities, guidance, and funding opportunities.
- Incorporate LRSP findings into the City's upcoming Active Transportation Plan (ATP) process, including evaluation of pedestrian and bicycle safety improvements along key corridors.

APPENDIX A

INTERSECTION NETWORK SCREENING RESULTS

Network Screening Table - Intersections

Intersection	Crashes	Local CCR Differential[1]	EPDO[2]	*Fatal*	*Serious Injury*	*Other Visible Injury*	*Complaint of Pain*	Broadside	Sideswipe	Rear End	Head On	Hit Object	Overturned	Other	Pedestrian	Bicycle	Aggressive	Impaired	Dark	Wet
Signalized Intersections																				
41st AVE and CAPITOLA RD	6	0.00	60			5	1		1		1	1				3	1	2	1	
41st AVE and CLARES ST	6	0.00	160	1		2	3			4				1		1	2	1	1	
CAPITOLA RD and 30th AVE	4	-0.03	30			1	3	1		2					1		2	2	2	
41st AVE and EB CA 1 RAMPS	4	-0.05	24				4			4							4			1
41st AVE and GROSS RD	4	-0.03	31			1	3	2								2	1		1	
CLARES ST and CAPITOLA RD	3	-0.06	28			2	1			1						2	1	1	1	
41st AVE and JADE ST	2	-0.10	12				2			2							2			1
CA 1 RAMPS and PORTER ST	2	-0.09	18			1	1	1		1							2			
38th AVE and CAPITOLA RD	1	-0.13	6				1	1												
CA-1 WB RAMPS and PARK AVE	1	-0.13	11			1					1									
41st AVE and US 1 WB OFF-RAMP	1	-0.13	6				1			1							1			
Unsignalized Intersections																				
41st AVE and CORY ST	4	0.03	44			4		1		1						2				1
BAY AVE and HILL ST	4	0.05	190		1	1	2	1	1						2		1		1	1
ESPLANADE and SAN JOSE AVE	3	2.69	29			2	1	1		1					1		1	1	1	
STOCKTON AVE and ESPLANADE	3	0.05	187		1	2									1	2		1	1	
CLIFF DR and WHARF RD	3	-0.02	29			2	1		1			1				1	1			
THOMPSON AVE and CAPITOLA RD	3	0.00	25			1	2	2							1			1	1	1
CAPITOLA AVE and STOCKTON AVE	3	0.03	25			1	2								3					
MONTEREY AVE and PARK AVE	3	0.01	25			1	2			1	1					1	2			
40th AVE and CLARES ST	2	-0.04	126		1		1				1				1		1			
41st AVE and REPOSA AVE	2	-0.02	14				2	1					1						1	1
42nd AVE and CAPITOLA RD	2	-0.02	173		1		1	1							1			1	1	
45th AVE and CAPITOLA RD	2	-0.02	173		1		1								2					
BAY AVE and BURLINGAME AVE	2	-0.03	18			1	1	1								1	1	1		
CALLAS LN and KENNEDY DR	2	0.03	173		1		1			1						1	2	1	1	
38th AVE and BROMMER ST	1	-0.07	165	1											1					
MONTEREY AVE and ESPLANADE	1	0.25	7				1								1			1		
SOMMERFIELD AVE and CAPITOLA RD	1	-0.07	7				1			1							1			
PARK AVE and CORONADO ST	1	-0.07	7				1							1			1			1
49th AVE and CAPITOLA RD	1	-0.07	11			1				1										
PARK AVE and WASHBURN AVE	1	-0.07	165		1						1							1		
BAY AVE and CAPITOLA AVE	1	-0.07	11			1										1	1	1	1	
42nd AVE and SEA PINES CT	1	0.06	11			1				1							1			
BAY AVE and ROSEDALE AVE	1	-0.07	11			1			1										1	
BAY AVE and OAK DR	1	-0.07	165		1											1	1	1		
CENTER ST and SUNSET DR	1	0.04	7				1									1	1			
MONTEREY AVE and WASHBURN AVE	1	-0.07	11			1						1								
CAPITOLA AVE and CAPITOLA CT	1	-0.07	7				1			1							1			
COLUMBUS DR and CORTEZ ST	1	0.49	11			1			1									1		
BAY AVE and CROSSROADS LOOP	1	-0.06	165	1											1					
CAPITOLA AVE and HILL ST	1	-0.07	11			1		1									1			1

1 Local Critical Crash Rate Differential

2 Equivalent Property Damage Only Crashes

APPENDIX B

SEGMENT NETWORK SCREENING RESULTS

Network Screening Table - Roadway Sements

Facility	Limits	Crashes	Local CCR Differential[1]	EPDO[2]	Fatal	Serious Injury	Other Visible Injury	Complaint of Pain	Broadside	Sideswipe	Rear End	Head On	Hit Object	Overturned	Other	Pedestrian	Bicycle	Aggressive	Impaired	Dark	Wet
Major Arterials																					
41st AVE	GROSS RD to CLARES ST	5	0.3011	401		2		3	2	1						2			1	2	
PARK AVE	WASHBURN AVE to WESLEY ST	4	0.92508	209		1		3			2		1			1		2	1		
41st AVE	CAPITOLA RD to ALAMEDA AVE	3	-0.0419	23			1	2					1			2		2		2	
CAPITOLA RD	41st AVE to 42nd AVE	1	-0.2879	11			1									1					
Minor Arterials																					
CAPITOLA AVE	BALBOA AVE TO GARY DR	1	1.05	6				1						1							
CLIFF DR	OPAL CLIFF DR/PORTOLA DR TO WHARF RD	1	-0.2652	11			1									1					
Major Collectors																					
CLARES ST	40TH AVE to MALL DRIVEWAY	3	0.1135	28			2	1	1		1				1						
38th AVE	ROLAND DR to MELTON ST	2	3.88532	21			2		1							1					
MONTEREY AVE	WASHBURN AVE to JUNIPERO CT	1	-0.3108	6				1								1		1			
Local																					
KENNEDY DR	CHITTENDEN LN to PONSELLE LN	1	4.19559	11			1									1			1		

1. Local Critical Crash Rate Differential

2. Equivalent Property Damage Only Crashes

APPENDIX C

PUBLIC COMMENTS

Social PinPoint
Online Interactive Map Tool
Posts - Capitola

Kimley-Horn Social Pinpoint

Report Type: Social Map Results Summary
Date Range: 23-09-2025 - 15-12-2025
Exported: 14-01-2026 14:30:50

Closed

Untitled
Capitola Local Roadway Safety Plan

38	163
Contributors	Contributions

Key Statistics

Top-level information about the activity.

163
Posts
38 contributors

Map Post Summary

Summary of content contributed by participants including location information, voting results and more.

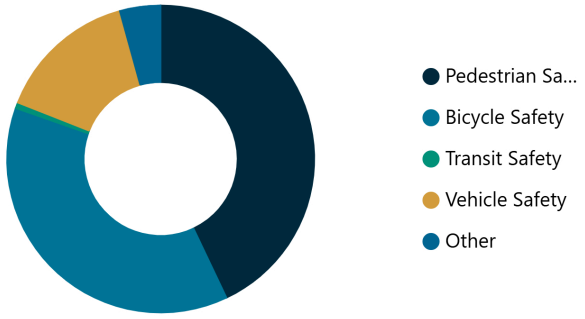
Posts by Location
Map showing all posts contributed by participants.



Top Contributions by Location
Top 10 most frequent postal/ZIP codes of posts submitted by participants.

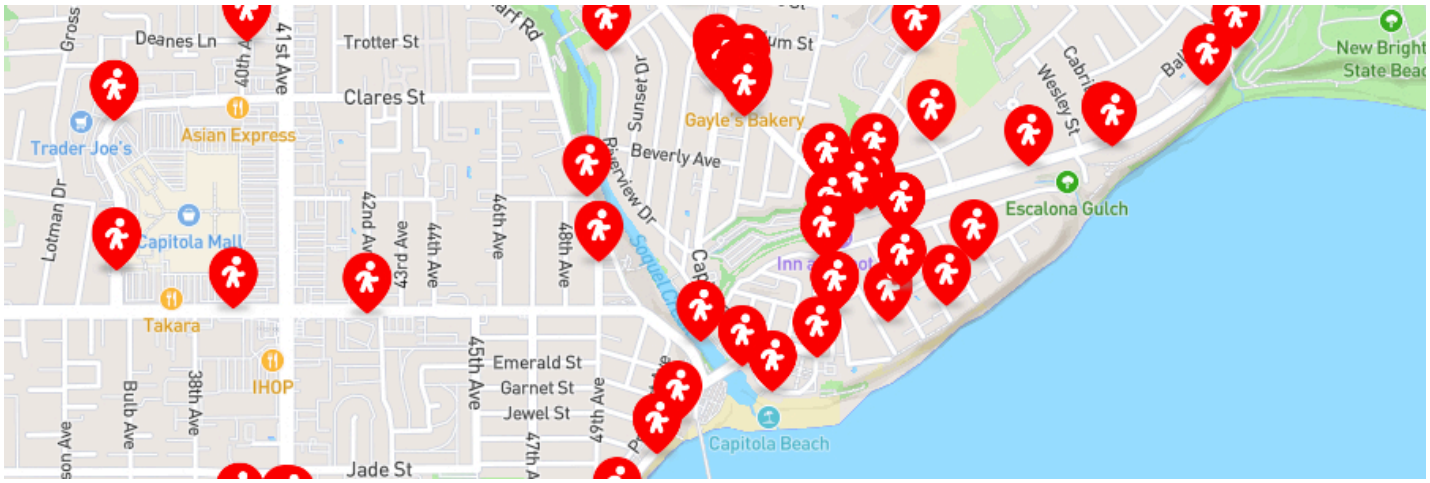
Location	Total Contributions	% Contributions
95039, Capitola, Santa Cruz County, California, United States	149	91.41%
95062, Santa Cruz, Santa Cruz County, California, United States	7	4.29%
95073, Soquel, Santa Cruz County, California, United States	3	1.84%
95062, Live Oak, Santa Cruz, Santa Cruz County, California, United States	2	1.23%

Posts by Category
Comparison showing the number of posts for each category, as selected by participants.



Categories - Pedestrian Safety

Posts by Location
Map showing posts contributed by participants for nominated category.



Top Contributions by Location
Top 10 most frequent postal/ZIP codes of posts submitted by participants.

Location	Total Contributions	% Contributions
95039, Capitola, Santa Cruz County, California, United States	65	92.86%
95010, Santa Cruz, Santa Cruz County, California, United States	3	4.29%
	1	1.43%
95062, Live Oak, Santa Cruz, Santa Cruz County, California, United States	1	1.43%

1. Please describe your safety concern at this location. Required
Long Text | Skipped: 0 | Answered: 70 (100%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

2. Please add your email to stay up to date on project updates.
Email | Skipped: 50 | Answered: 20 (28.6%)

doherty.patrick831@gmail.com
Contribution 20 of 20 | December 3, 2025

thereisings@gmail.com
Contribution 19 of 20 | December 1, 2025

mraemy@gmail.com
Contribution 18 of 20 | December 1, 2025

stefthetech18@yahoo.com
Contribution 17 of 20 | December 1, 2025

marcusvyvyan@gmail.com
Contribution 16 of 20 | November 25, 2025

danjobry333@gmail.com
Contribution 15 of 20 | November 23, 2025

marcusvyvyan@gmail.com
Contribution 14 of 20 | November 21, 2025

mahern@accessiblespace.org
Contribution 13 of 20 | November 13, 2025

nealwind1@gmail.com
Contribution 12 of 20 | October 29, 2025

arilessin@gmail.com
Contribution 11 of 20 | October 29, 2025

pagansy@yahoo.com
Contribution 10 of 20 | October 28, 2025

arilessin@gmail.com
Contribution 9 of 20 | October 28, 2025

elessin@yahoo.com
Contribution 8 of 20 | October 28, 2025

bayaveservices@jsco.net
Contribution 7 of 20 | October 27, 2025

bobster1263@yahoo.com
Contribution 6 of 20 | October 25, 2025

vlrsmith@sbcglobal.net
Contribution 5 of 20 | October 23, 2025

stampnlady@gmail.com
Contribution 4 of 20 | October 22, 2025

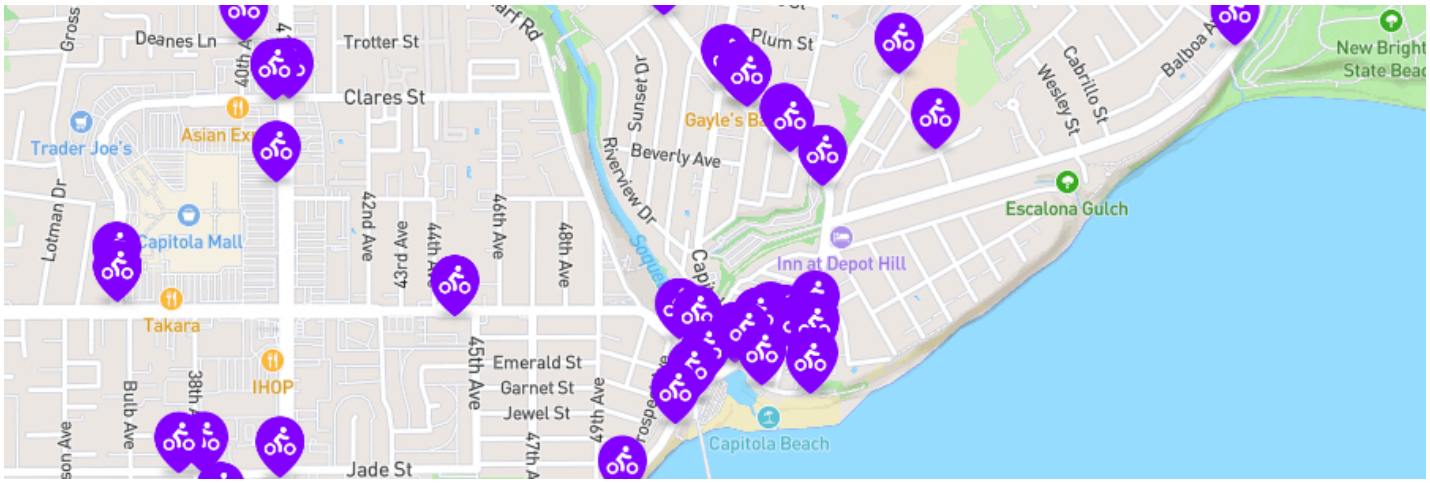
skmacewen@gmail.com
Contribution 3 of 20 | October 11, 2025

cemacewen@gmail.com
Contribution 2 of 20 | October 11, 2025

wallacez@pacbell.net
Contribution 1 of 20 | October 10, 2025

Categories - Bicycle Safety

Posts by Location
Map showing posts contributed by participants for nominated category.



Top Contributions by Location
Top 10 most frequent postal/ZIP codes of posts submitted by participants.

Location	Total Contributions	% Contributions
95010, Capitola, Santa Cruz County, California, United States	53	86.89%
95062, Santa Cruz, Santa Cruz County, California, United States	4	6.56%
95073, Soquel, Santa Cruz County, California, United States	2	3.28%
	1	1.64%
95010, Live Oak, Santa Cruz, Santa Cruz County, California, United States	1	1.64%

1. Please describe your safety concern at this location. Required
Long Text | Skipped: 0 | Answered: 61 (100%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

2. Please add your email to stay up to date on project updates.
Email | Skipped: 57 | Answered: 4 (6.6%)

arilessin@gmail.com
Contribution 4 of 4 | October 29, 2025

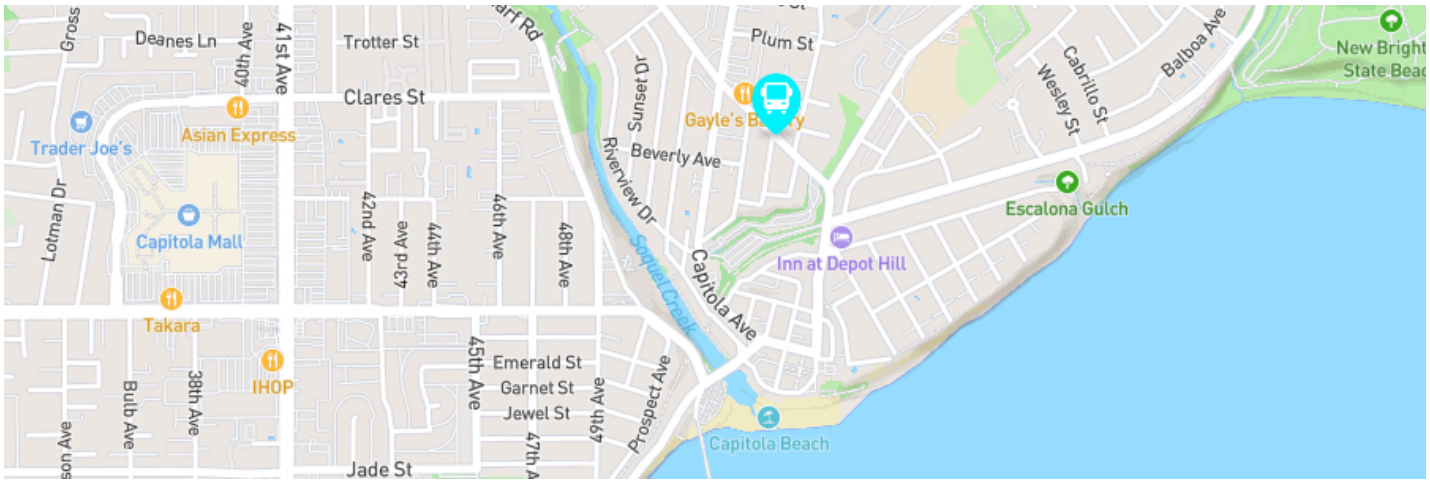
ari@talmadgeconstruction.com
Contribution 3 of 4 | October 29, 2025

khalifasmama@yahoo.com
Contribution 2 of 4 | October 28, 2025

tombinsc@gmail.com
Contribution 1 of 4 | October 23, 2025

Categories - Transit Safety

Posts by Location
Map showing posts contributed by participants for nominated category.



Top Contributions by Location
Top 10 most frequent postal/ZIP codes of posts submitted by participants.

Location	Total Contributions	% Contributions
95010, Capitola, Santa Cruz County, California, United States	1	100%

1. Please describe your safety concern at this location. Required
Long Text | Skipped: 0 | Answered: 1 (100%)

Sentiment

No sentiment data

Tags

No tag data

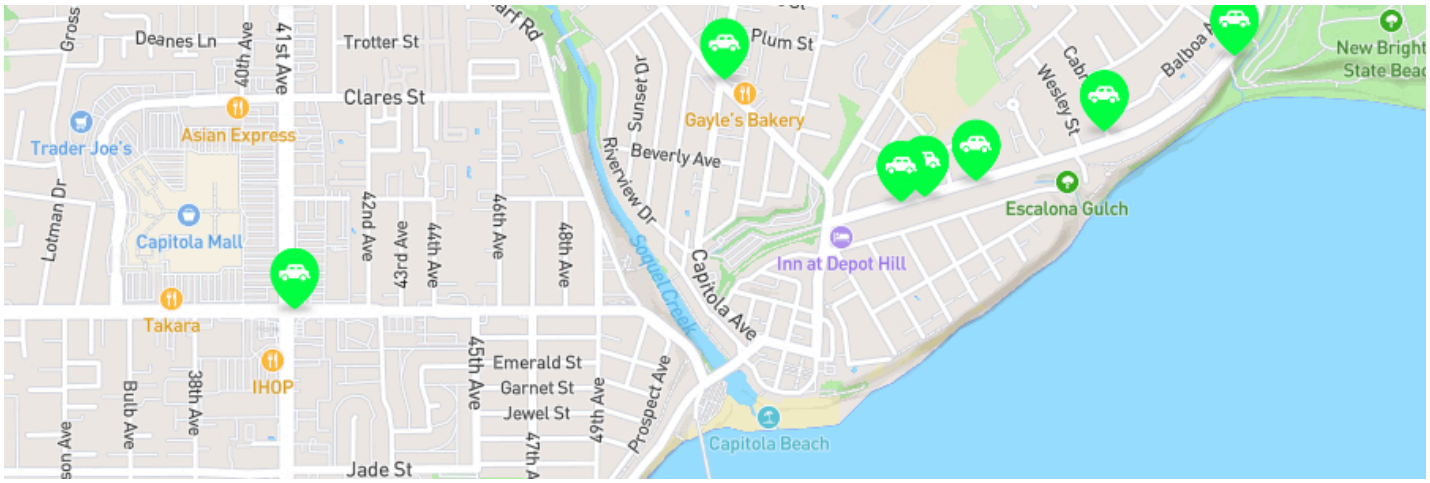
Featured Contributions

No featured contributions

2. Please add your email to stay up to date on project updates.
Email | Skipped: 1 | Answered: 0 (0%)

Categories - Vehicle Safety

Posts by Location
Map showing posts contributed by participants for nominated category.



Top Contributions by Location
Top 10 most frequent postal/ZIP codes of posts submitted by participants.

Location	Total Contributions	% Contributions
95010, Capitola, Santa Cruz County, California, United States	23	95.83%
95073, Soquel, Santa Cruz County, California, United States	1	4.17%

1. Please describe your safety concern at this location. Required
Long Text | Skipped: 0 | Answered: 24 (100%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

2. Please add your email to stay up to date on project updates.
Email | Skipped: 16 | Answered: 8 (33.3%)

mraemy@gmail.com
Contribution 8 of 8 | December 1, 2025

mraemy@gmail.com
Contribution 7 of 8 | December 1, 2025

jeremyschiff681@gmail.com
Contribution 6 of 8 | October 28, 2025

ericlessin@gmail.com
Contribution 5 of 8 | October 28, 2025

thesurfoferic@yahoo.com
Contribution 4 of 8 | October 28, 2025

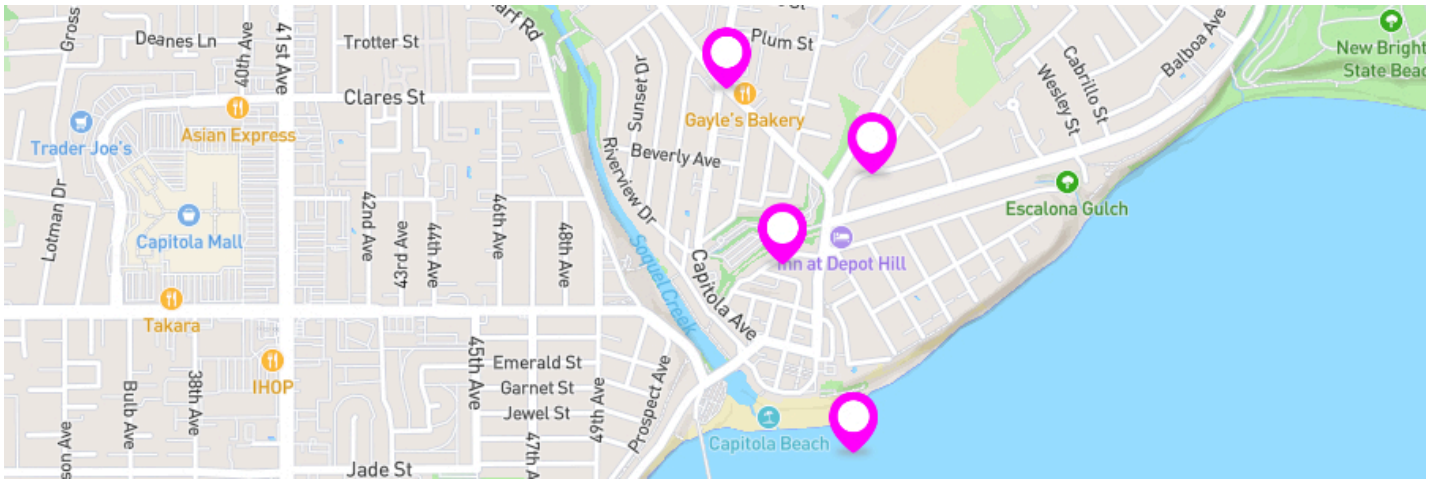
nancynicholson11@gmail.com
Contribution 3 of 8 | October 11, 2025

wallacez@pacbell.net
Contribution 2 of 8 | October 10, 2025

wallacez@pacbell.net
Contribution 1 of 8 | October 10, 2025

Categories - Other

Posts by Location
Map showing posts contributed by participants for nominated category.



Top Contributions by Location
Top 10 most frequent postal/ZIP codes of posts submitted by participants.

Location	Total Contributions	% Contributions
95010, Capitola, Santa Cruz County, California, United States	7	100%

1. Please describe your safety concern at this location. Required
Long Text | Skipped: 0 | Answered: 7 (100%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

2. Please add your email to stay up to date on project updates.
Email | Skipped: 4 | Answered: 3 (42.9%)

doherty.patrick831@gmail.com
Contribution 3 of 3 | December 8, 2025

elcapidan409@yahoo.com
Contribution 2 of 3 | October 28, 2025

heidy@cwo.com
Contribution 1 of 3 | October 11, 2025

Social PinPoint
Online Interactive Map Tool
Comments - Capitola

Capitola Local Roadway Safety Plan

Title/Question: Untitled
Tool Type: Social Map
Activity ID: 412
Report Date Range: 23 Sep 2025 - 15 Dec 2025
Date Exported: 1/14/2026 14:37
Exported By: KMei

Contribution ID	Date Submitted	Please describe your safety concern at this location.	Category	Latitude	Longitude
25690	Dec 15, 2025, 05:30 PM	mid block crossing is not well lit, difficult to see pedestrians at night.	Pedestrian Safety	36.96909757	-121.9648128
25491	Dec 08, 2025, 12:02 PM	Road deterioration, location 325 Loam Ave., the downhill water runoff has degraded the asphalt curb road areas to the point that the asphalt is missing, and large gaps of earth are exposed. It will only continue to get degrade and continue to pop the asphalt up, out and down the road to Park Ave. and eventually into our Bay. And it is a safety hazard, please find a way to at least patch the area. We seem to get cute tiles on walls, sidewalks that nobody uses, and yet when it comes to the maintenance of our roads, Zero attention.	Other	36.97674689	-121.9490265
25486	Dec 06, 2025, 02:16 PM	A driver almost hit my daughter here. Because of the wide turning radius the drivers are able to take this corner at high speed without fully stopping at the red lights. Please consider a curb extension here to slow down the cars and give those of us on bikes and walking to have a safer way to cross this offramp.	Bicycle Safety	36.98271402	-121.9571534
25485	Dec 06, 2025, 02:14 PM	This is marked as a bike lane but is so close to the parked cars that it puts me in the door zone. Meanwhile there is a turning lane down the middle of the road that is rarely used. Please consider removing the turning lane or parking to make a safe space for me to bike on Bay Ave.	Bicycle Safety	36.98019803	-121.9546782
25484	Dec 06, 2025, 02:11 PM	The bike sharrow is painted in the door zone of parked cars. Encouraging people to bike this close to a parked car can cause fatal accidents.	Bicycle Safety	36.97830462	-121.9525955
25483	Dec 06, 2025, 02:10 PM	The bike lane and parked cars are too close and a potentially fatal hazard for me when I ride my bike on Bay Ave. An opening car door can knock me into the road. These types of accidents can be fatal.	Bicycle Safety	36.97739289	-121.9514118
25448	Dec 05, 2025, 05:55 PM	There is a section of the bike lane across from Center St that veers into a parked car that is a hazard.	Bicycle Safety	36.98039795	-121.9546854
25278	Dec 03, 2025, 09:58 PM	Loma Ave. gets an intense amount of traffic during the school hours via New Brighten. Instead of the parents driving down Monterey Ave. as required they zoom down Loma Ave. as a short cut to Park Ave. There is a blind spot at the island of the McCormick - Loma Ave. intersection. Could we please have speed bumps installed to slow down the traffic. And could we have the Police make more of a presence - patrolling our Loma Ave. and McCormick corridor, not just Monterey Ave.	Pedestrian Safety	36.97673806	-121.948964
25273	Dec 03, 2025, 11:01 AM	No curb ramp and vegetation blocks clear view of people and bikes accessing the Peery Park Bridge.	Pedestrian Safety	36.97942821	-121.9562456
25272	Dec 03, 2025, 11:00 AM	Visibility at this corner is obscured by the overgrowth of shrubbery	Other	36.9815452	-121.9526289
25253	Dec 01, 2025, 05:48 PM	Sidewalk ends here, forcing lots of kids to walk in the street.	Pedestrian Safety	36.97746878	-121.9474132
25252	Dec 01, 2025, 05:46 PM	Needs bike lanes for school traffic.	Bicycle Safety	36.97728283	-121.9473022
25251	Dec 01, 2025, 05:45 PM	Sidewalk has a large raised section that is unsafe.	Pedestrian Safety	36.98144156	-121.9404998
25250	Dec 01, 2025, 05:24 PM	Crosswalks at Hill and Capitola Avenue when bridge opens.	Pedestrian Safety	36.98129031	-121.9525534

Capitola Local Roadway Safety Plan

Title/Question: Untitled
Tool Type: Social Map
Activity ID: 412
Report Date Range: 23 Sep 2025 - 15 Dec 2025
Date Exported: 1/14/2026 14:37
Exported By: KMei

Contribution ID	Date Submitted	Please describe your safety concern at this location.	Category	Latitude	Longitude
25249	Dec 01, 2025, 04:38 PM	Speed table closer to the bridge would help slow down the cars going towards Capitola Village. They drive fast and barely stop at Hill Street-- especially when turning Right on Hill.	Vehicle Safety	36.98317588	-121.9521559
25248	Dec 01, 2025, 04:35 PM	Would like to see a speed table placed here too. Drivers come off the bridge (heading towards Capitola Village) at a fast rate. This will help slow everyone down and make it safer for those of us living here.	Vehicle Safety	36.98096806	-121.9526278
25247	Dec 01, 2025, 04:33 PM	We need crosswalks at this 4 way stop. (Hill and Capitola Ave.) I live on the corner and drivers barely make a complete stop here. There are a lot of us pedestrians that need to cross the street here. It feels unsafe and I'm concerned that it will get worse when the bridge opens up again. Thank You for looking into this!	Pedestrian Safety	36.98155908	-121.952516
25245	Dec 01, 2025, 02:20 PM	There is a lot of pedestrian traffic at this intersection. Many people blindly speed up the hills to the stop sign	Pedestrian Safety	36.98158453	-121.9524867
25225	Nov 25, 2025, 12:26 PM	Reposa is used a car thoroughfare between 38th and 41st causing unsafe conditions for families living on the street. Consider making a one-way. Traffic should be using Capitola or Brommer. This makes it safer for the pedestrians and cyclists who do use Reposa	Pedestrian Safety	36.9691533	-121.9662018
25209	Nov 23, 2025, 03:27 PM	Slow down traffic	Pedestrian Safety	36.97491515	-121.9503275
25208	Nov 23, 2025, 03:26 PM	Slow down cars and buses. Vehicles fly down the hills and run fail to stop for pedestrians and at stop signs	Pedestrian Safety	36.97867056	-121.9399224
25207	Nov 23, 2025, 03:24 PM	Slow cars and buses down.	Pedestrian Safety	36.97691808	-121.9447731
25206	Nov 23, 2025, 03:22 PM	Add raised, signaled crosswalk.	Pedestrian Safety	36.97742789	-121.9426763
25204	Nov 23, 2025, 03:10 PM	Speeding vehicles often run this stop sign, or stop short, and endanger the many beachgoers who cross here every day. Suggest raised crosswalk with flashing lights, similar to those on Clares.	Pedestrian Safety	36.97946421	-121.9391396
25197	Nov 21, 2025, 05:27 PM	Cars are taking a right from Reposa onto 41st. Cars are taking a left from 41st to lnShape. Cars are taking a left out of Grocery Outlet onto 41st. Itâ€™s extremely dangerous. Iâ€™ve seen cyclist and pedestrians hit here. There either needs to be an island, a round about or the crosswalk should not be here and put more infrastructure at the Melton crosswalk.	Pedestrian Safety	36.96910523	-121.9649666
25033	Nov 14, 2025, 12:36 PM	The speeding on Park Avenue has gotten out of control. The police are rarely around to issue tickets (which would help dissuade speeders). So I am suggesting the city put two traffic controlling bumps (one on either side of Washburn) to at least control speeders in the areas where driveways are directly on the street.	Vehicle Safety	36.97625438	-121.9475957
25029	Nov 13, 2025, 06:34 PM	Agree, no bike lanes but lots of blind corners. The islands make it difficult to fit a bike lane but with some creativity maybe it's a problem to be solved?	Bicycle Safety	36.97438183	-121.9695416

Capitola Local Roadway Safety Plan

Title/Question: Untitled
Tool Type: Social Map
Activity ID: 412
Report Date Range: 23 Sep 2025 - 15 Dec 2025
Date Exported: 1/14/2026 14:37
Exported By: KMei

Contribution ID	Date Submitted	Please describe your safety concern at this location.	Category	Latitude	Longitude
25028	Nov 13, 2025, 06:32 PM	Cars are turning left and right from Target, and traffic is busy on Clares, but pedestrians have a 1000 foot walk to get to the next crosswalk!	Pedestrian Safety	36.97465696	-121.9695428
24804	Nov 03, 2025, 04:52 PM	Difficult location for pedestrians, skateboarders or bicyclist to cross McGregor when exiting park.	Bicycle Safety	36.98356888	-121.934504
24803	Nov 03, 2025, 04:46 PM	Not having a distinct pedestrian path means people walk in the bike lane and in the road creating hazards for car/bike and bike/pedestrian conflicts.	Pedestrian Safety	36.97066861	-121.9548678
24802	Nov 03, 2025, 04:38 PM	Particularly dangerous right turn for bikes.	Bicycle Safety	36.97295585	-121.9521365
24796	Nov 03, 2025, 02:16 PM	Cars merge over into bike lane area, not to turn right on MacGregor but to be in right lane as they cross the intersection.	Bicycle Safety	36.98297324	-121.9370355
24658	Oct 29, 2025, 12:53 PM	Numerous complaints on vehicles , bikes and just unsafe speeds of street traffic. Park now is nothing more than a highway with NO safety features.	Pedestrian Safety	36.97587555	-121.9494541
24657	Oct 29, 2025, 12:48 PM	A constant problem here is bicycle s jump the curb and ride the sidewalk . My wife narrowly escaped being hit by working in our front yard.	Pedestrian Safety	36.97596917	-121.9490586
24656	Oct 29, 2025, 09:56 AM	Please consider speed tables on Capitola Ave between Gayleâ€™s and Hill for Pedestrian Safety	Pedestrian Safety	36.98048466	-121.9528015
24655	Oct 29, 2025, 09:54 AM	Add a cross walk at Rosedale so kids heading to school on bikes have an easier time crossing and going between Rosedale and Monterey correctly	Bicycle Safety	36.97722275	-121.9512541
24653	Oct 29, 2025, 09:50 AM	No bike lanes speeding cars major bike route connecting county and Capitola	Bicycle Safety	36.98245648	-121.9523352
24650	Oct 28, 2025, 07:44 PM	No bike lanes but heavily used by bikes	Bicycle Safety	36.97332639	-121.9505721
24647	Oct 28, 2025, 07:14 PM	Shark!	Other	36.97069149	-121.949532
24646	Oct 28, 2025, 07:13 PM	please provide police escort so we can cross safely	Pedestrian Safety	36.97852659	-121.9530667
24645	Oct 28, 2025, 07:13 PM	cars dont stop for people we need police escort to cross the street	Pedestrian Safety	36.98110708	-121.9556414
24644	Oct 28, 2025, 07:12 PM	we need a bike trail here	Bicycle Safety	36.9730015	-121.9537743
24643	Oct 28, 2025, 07:12 PM	covert this to a trail so we can walk safely over this and avoid the village	Pedestrian Safety	36.97311192	-121.9536799
24642	Oct 28, 2025, 07:11 PM	hard to bike up the hill and no bike lane its not safe	Bicycle Safety	36.9731595	-121.9542598
24640	Oct 28, 2025, 07:03 PM	Cars hall A** on this road! put in speed bumps	Pedestrian Safety	36.97734388	-121.9425032
24639	Oct 28, 2025, 07:02 PM	i am 74 years old i walk slow and its a challenge and stressful for me to get to cvs to get my medication, people these days dont have paitens or respect for someone in the crosswalk	Pedestrian Safety	36.98110275	-121.9554405
24638	Oct 28, 2025, 07:01 PM	Making Walking Safe Again!! Cars dont obey the laws and put our lives at risk! Roundabout is terrible we have too many pedestrains here	Pedestrian Safety	36.98123108	-121.9553248
24637	Oct 28, 2025, 06:59 PM	Bikes come down the hill and they want to go to the beach this way, against traffic, remove the parking spots and put in a bike path here	Bicycle Safety	36.97273579	-121.9505971
24636	Oct 28, 2025, 06:58 PM	No bike lanes and stupid toursit i got hit by some guys mirror	Bicycle Safety	36.97301448	-121.9513758

Capitola Local Roadway Safety Plan

Title/Question: Untitled
Tool Type: Social Map
Activity ID: 412
Report Date Range: 23 Sep 2025 - 15 Dec 2025
Date Exported: 1/14/2026 14:37
Exported By: KMei

Contribution ID	Date Submitted	Please describe your safety concern at this location.	Category	Latitude	Longitude
24635	Oct 28, 2025, 06:57 PM	Bikes come flying down the hill and dont stop for people in the cross walk!	Pedestrian Safety	36.97257393	-121.9525503
24634	Oct 28, 2025, 06:56 PM	We need better biking infrastructure, make it safe please	Bicycle Safety	36.98084552	-121.9646985
24633	Oct 28, 2025, 06:56 PM	We need protectieve bike lanes!	Bicycle Safety	36.97025444	-121.9678558
24632	Oct 28, 2025, 06:55 PM	Traffic cuts thru neighborhood when Park is backed up, please stop them	Vehicle Safety	36.97767475	-121.9427187
24631	Oct 28, 2025, 06:54 PM	Traffic is backed up daily!	Vehicle Safety	36.97931646	-121.939179
24630	Oct 28, 2025, 06:54 PM	give us protected bike lanes	Bicycle Safety	36.98136085	-121.9556223
24629	Oct 28, 2025, 06:53 PM	Make it safe for the People!! We need police here to write ticekts to cars that dont yeild to pedstrians	Pedestrian Safety	36.98130384	-121.9555467
24628	Oct 28, 2025, 06:52 PM	My brother got hit here by a car last month! Not SAFE!	Pedestrian Safety	36.97884892	-121.9532247
24627	Oct 28, 2025, 06:52 PM	cars dont yeild to people in the cross walk they drive up to us, stressing us out	Pedestrian Safety	36.9788946	-121.9532328
24626	Oct 28, 2025, 06:51 PM	No bike lane, the vehicle lane shits over and crushes us on bikes	Bicycle Safety	36.97867023	-121.9530098
24625	Oct 28, 2025, 06:51 PM	a lot of cars turn left here and they are not suppsoed to! Fix this!!	Vehicle Safety	36.97879488	-121.9530328
24624	Oct 28, 2025, 06:50 PM	Lots of cars going in and out, no bike lane	Bicycle Safety	36.97820481	-121.9524214
24623	Oct 28, 2025, 06:49 PM	school traffic doesnt look at people in the cross walk, too many cars!	Pedestrian Safety	36.97652747	-121.9502565
24622	Oct 28, 2025, 06:49 PM	Traffic is jammed and backup up to the school	Vehicle Safety	36.98229614	-121.939987
24621	Oct 28, 2025, 06:48 PM	Vehicles Are Going Like 35 - 40 MPH!! SLOW DOWN!!!	Vehicle Safety	36.98078536	-121.9456973
24620	Oct 28, 2025, 06:48 PM	Kids on bikes dont have a dedicated bike lane or safe route to school	Bicycle Safety	36.98109235	-121.9454307
24619	Oct 28, 2025, 06:47 PM	Speeding Cars!!	Vehicle Safety	36.98179866	-121.9443762
24618	Oct 28, 2025, 06:47 PM	99 out of 100 cars dont stop at this stop sign	Vehicle Safety	36.98233349	-121.9430645
24617	Oct 28, 2025, 06:46 PM	a truck was turning right and never looked at us in the cross walk	Pedestrian Safety	36.9810405	-121.9555511
24616	Oct 28, 2025, 06:46 PM	not safe to cross please put in a stop light so we have dedicated crossing time that is the only thing that will stop cars from running us over!!!	Pedestrian Safety	36.98116437	-121.9557452
24615	Oct 28, 2025, 06:45 PM	no bike lanes here	Bicycle Safety	36.97857988	-121.9529136
24614	Oct 28, 2025, 06:45 PM	cars pulling out from street parking hit me!	Bicycle Safety	36.97832984	-121.952563
24613	Oct 28, 2025, 06:44 PM	People are walking in the bike lane and no room to ride in the street	Bicycle Safety	36.97132442	-121.9543671
24612	Oct 28, 2025, 06:44 PM	bikes flying down the hill and no safe place for us to walk	Pedestrian Safety	36.97136606	-121.9543043
24611	Oct 28, 2025, 06:43 PM	car hit me with their mirror and kept driving away	Bicycle Safety	36.98120704	-121.9557362
24610	Oct 28, 2025, 06:42 PM	cars dont care that people are trying to cross the street!! We need a stoplight!	Pedestrian Safety	36.98126545	-121.9554871
24609	Oct 28, 2025, 06:41 PM	cars turning right dont see us in the cross walks, and people coming off the freeway start to go before we are past the center line	Pedestrian Safety	36.98103574	-121.9555955
24608	Oct 28, 2025, 06:40 PM	With the reduction to one lane, then splitting to two lanes i got ran off the road by driving trying to race to get into the other lane	Bicycle Safety	36.98113479	-121.9553929
24606	Oct 28, 2025, 05:26 PM	Car speed	Other	36.98206402	-121.9523998
24604	Oct 28, 2025, 05:18 PM	Speed table	Other	36.98269668	-121.9522909
24603	Oct 28, 2025, 03:28 PM	Intersection is dangerous. Distracted, speeding drivers do not often wait for pedestrians to cross	Pedestrian Safety	36.97799504	-121.9524948
24600	Oct 28, 2025, 12:51 PM	Speeding cars past kids on bikes riding to school.	Bicycle Safety	36.98227113	-121.9597568

Capitola Local Roadway Safety Plan

Title/Question: Untitled
Tool Type: Social Map
Activity ID: 412
Report Date Range: 23 Sep 2025 - 15 Dec 2025
Date Exported: 1/14/2026 14:37
Exported By: KMei

Contribution ID	Date Submitted	Please describe your safety concern at this location.	Category	Latitude	Longitude
24599	Oct 28, 2025, 12:14 PM	Two speed bumps need to be put on the road in front of 905 Capitola Avenue. Cars are speeding after the bridge down to the stop sign. There are no bike lanes either.	Vehicle Safety	36.98290791	-121.9522434
24598	Oct 28, 2025, 12:10 PM	challenging to back out onto street, cars drive too fast	Vehicle Safety	36.97659739	-121.9462003
24597	Oct 28, 2025, 12:10 PM	challenging to back out onto street, cars drive too fast	Vehicle Safety	36.9761415	-121.9482376
24594	Oct 28, 2025, 12:01 PM	this crosswalk is hard to see at night	Pedestrian Safety	36.96857743	-121.9649288
24593	Oct 28, 2025, 12:00 PM	Green bike box is appreciated	Bicycle Safety	36.97015867	-121.9651072
24592	Oct 28, 2025, 11:59 AM	Not many places to cross Clares as a pedestrian	Pedestrian Safety	36.9778962	-121.9696094
24591	Oct 28, 2025, 11:58 AM	no crosswalk on Wharf from Capitola Road to Clares, that seems too far apart.	Pedestrian Safety	36.97625764	-121.9567702
24590	Oct 28, 2025, 11:56 AM	Crosswalks are not even in the street	Pedestrian Safety	36.9720249	-121.9517362
24589	Oct 28, 2025, 11:54 AM	no sidewalk to walk/skate to the skatepark	Pedestrian Safety	36.98265535	-121.9372667
24588	Oct 28, 2025, 11:52 AM	Bikes sharing the road on 41st is not great	Bicycle Safety	36.98401795	-121.9648059
24587	Oct 28, 2025, 11:51 AM	improve this connection at 40th/Deans for bikes and people, not cars	Bicycle Safety	36.97963185	-121.9660869
24586	Oct 28, 2025, 11:51 AM	improve this connection at 40th/Deans for bikes and people, not cars	Pedestrian Safety	36.97962054	-121.9660089
24585	Oct 28, 2025, 11:50 AM	I see people run across the street here all the time	Pedestrian Safety	36.97469915	-121.969552
24584	Oct 28, 2025, 11:49 AM	no bike lanes on Clares from Capitola Rd to 41st	Bicycle Safety	36.97397184	-121.9695254
24583	Oct 28, 2025, 11:49 AM	no bike lanes on Clares from 41st to Capitola Rd	Bicycle Safety	36.9783527	-121.9652533
24582	Oct 28, 2025, 11:46 AM	missing bike lanes in the village	Bicycle Safety	36.97263403	-121.9524563
24581	Oct 28, 2025, 11:45 AM	lack of adequate bike parking during many of the events	Bicycle Safety	36.97209556	-121.9506131
24580	Oct 28, 2025, 11:45 AM	No bike lanes anywhere in the village, but is a necessary route to get through town.	Bicycle Safety	36.97287379	-121.950873
24578	Oct 28, 2025, 11:43 AM	Can we make all yellow (school) crosswalks into raised speed tables? Makes the kids more visible and reduces speeds.	Pedestrian Safety	36.97940077	-121.9478395
24577	Oct 28, 2025, 11:42 AM	Missing bike lanes in the school zone	Bicycle Safety	36.97891755	-121.9482973
24576	Oct 28, 2025, 11:41 AM	turning left up the hill onto Monterey as a cyclist can be challenging	Bicycle Safety	36.97648677	-121.95037
24575	Oct 28, 2025, 11:41 AM	We need speed tables on Capitola Ave between the newly opened bridge and Gayles. When drivers come into Capitola and head down hill they pick up speeds of up to 45 miles an hour. When this area opens again it is a major bike and walking route between the schools. There is no bike lane and no sidewalk in some areas so slowing traffic is paramount	Pedestrian Safety	36.98252048	-121.952306
24574	Oct 28, 2025, 11:34 AM	Major bike corridor for school aged children and excessive vehicle speed between Highway 1 overpass and Hill Street is an easily mitigated hazard that requires speed tables. The cars commuting through our village typically ignore speed signage and present a significant damaged to the Capitola residents and their property. Please install speed tables.	Vehicle Safety	36.98215877	-121.9523939
24573	Oct 28, 2025, 11:29 AM	Speed table request. Cars ignore speed signs and cause hazards for the kids, animals and disabled people in our neighborhood.	Vehicle Safety	36.98187736	-121.952263

Capitola Local Roadway Safety Plan

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Activity ID: 412
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Contribution ID	Date Submitted	Please describe your safety concern at this location.	Category	Latitude	Longitude
24571	Oct 28, 2025, 11:24 AM	Vehicles from Soquel cross the Highway 1 bridge and gain excessive speed coming into Capitola. There have been numerous accidents resulting in injuries and total property losses between Highway 1 and Hill Street.	Pedestrian Safety	36.98229057	-121.9523924
24513	Oct 27, 2025, 12:53 AM	Can't cross over to Nob Hill on one side and Gayles or the bank on the other side.	Pedestrian Safety	36.980476	-121.953915
24510	Oct 25, 2025, 08:31 PM	These trees are blocking the signage that shows left lane turn left only and right lane goes straight. They need to be trimmed back	Transit Safety	36.97759771	-121.9516256
24509	Oct 25, 2025, 08:22 PM	Really scary to ride bike here! very narrow space	Bicycle Safety	36.9718008	-121.9539455
24508	Oct 25, 2025, 08:20 PM	put it back to what it was. I see you want to change to roundabout. Good Lord are you nuts! what a pedestrian nightmare it will be	Pedestrian Safety	36.9811668	-121.9554363
24507	Oct 25, 2025, 08:16 PM	we should eliminate these parking places in between the two entrances of Gayles. It will open up greater visibility of this intersection.	Pedestrian Safety	36.97835638	-121.9526142
24501	Oct 25, 2025, 02:10 AM	Blind corner for pedestrians, bike and cars. Cars allowed to park to close to curve requiring cars to come around corner in both lanes.	Pedestrian Safety	36.97374723	-121.9500388
24500	Oct 25, 2025, 02:05 AM	No crosswalk for pedestrians to cross Escalona while walking down Monterey.	Pedestrian Safety	36.97496484	-121.9501662
24488	Oct 23, 2025, 11:19 PM	Middle schoolers on ebike running stop signs	Bicycle Safety	36.97223186	-121.9535404
24470	Oct 23, 2025, 02:07 PM	Many pedestrians and bicyclists do not use the crossing button to let cars know they are going to walk across.	Pedestrian Safety	36.97371655	-121.9627394
24469	Oct 23, 2025, 02:05 PM	Uneven pavement	Vehicle Safety	36.98284377	-121.9644026
24468	Oct 23, 2025, 02:04 PM	Hole in pavement making it unsafe for vehicles turning to Gross road.	Vehicle Safety	36.98094203	-121.9648209
24467	Oct 23, 2025, 02:03 PM	Thereâ€™s also quite a bit of jaywalking, as pedestrians sometimes cross outside of designated areas, creating dangerous situations for both walkers and drivers.	Pedestrian Safety	36.97382698	-121.9663761
24465	Oct 23, 2025, 02:02 PM	Many do not obey the "no right turn on red" sign	Vehicle Safety	36.9738125	-121.9647075
24461	Oct 23, 2025, 10:49 AM	Bike lane is too narrow.	Bicycle Safety	36.9718563	-121.9538748
24459	Oct 23, 2025, 10:12 AM	Two lanes down to one lane has created daily traffic nightmares. This is a major thoroughfare and needs to have traffic flow	Vehicle Safety	36.98051027	-121.9548723
24458	Oct 23, 2025, 10:10 AM	Cars often crowd the bike lanes when traffic backs up and then need to turn right by Carpoâ€™s.	Bicycle Safety	36.98386336	-121.9570546
24457	Oct 23, 2025, 10:09 AM	Cars often crowd into bike lanes when traffic backs up and cars want to turn right	Bicycle Safety	36.98274184	-121.9568763
24456	Oct 23, 2025, 10:08 AM	Narrow bike lanes with fast cars. When traffic backs up cars often crowd into the bike lanes to make right turns.	Bicycle Safety	36.98297034	-121.956931
24455	Oct 23, 2025, 10:07 AM	A crosswalk from Burlingame Ave across to bay ave to get over to the Gayleâ€™s complex would be helpful with how fast cara move	Pedestrian Safety	36.9780427	-121.9524405
24452	Oct 23, 2025, 09:05 AM	Sidewalks along 49th Ave between Capitola Rd and Clare's aren't clear for handicapped access	Pedestrian Safety	36.97484056	-121.956448
24450	Oct 22, 2025, 08:16 PM	Large, complex intersection with long travel times for pedestrians. Given the traffic volume, this should be redesigned.	Other	36.9785972	-121.9529761

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24448	Oct 22, 2025, 07:55 PM	This entire intersection was so difficult to manage for many years. It has been much easier since the upgrade and far less confusing to figure out who goes next at this intersection.	Vehicle Safety	36.981075	-121.9557094
24447	Oct 22, 2025, 07:45 PM	The current setup is very protective of peds. It seems counterproductive to go back to the way things were when folks were getting hurt walking through here. Please put in a 4 way signal light with crosswalk signals as well. I bet the traffic would flow much easier and safer if this were to happen. When a city outgrows a 4 way stop, the next step is a 4 way signal light.	Pedestrian Safety	36.98125717	-121.9557026
24418	Oct 17, 2025, 06:50 PM	A car hit me while i was in the cross walk - Dan	Pedestrian Safety	36.97276216	-121.9505191
24417	Oct 17, 2025, 06:49 PM	Vehicle not aware of people on bikes i got ran off the road	Bicycle Safety	36.97197895	-121.9507
24416	Oct 17, 2025, 06:49 PM	Car backed out and hit me!	Bicycle Safety	36.97216268	-121.9520186
24415	Oct 17, 2025, 06:48 PM	Car turning right didnt yeild and almost hit me, i think i got hit by the mirror, i fell and they drove off	Bicycle Safety	36.96809787	-121.964935
24414	Oct 17, 2025, 06:47 PM	car turned right and didnt see me, i had to swearve and i crash and they drove off	Bicycle Safety	36.9691682	-121.9667207
24413	Oct 17, 2025, 06:46 PM	Car turning right didnt yeild to me and i crash into the curb and they drove off!!	Bicycle Safety	36.96753848	-121.9664641
24380	Oct 11, 2025, 08:55 PM	cars back up and almost hit me, and people are walking in the bike lane, its not safe to bike thru the village! There has to be a better route to bypass going down cliff drive	Bicycle Safety	36.9697428	-121.9558065
24379	Oct 11, 2025, 08:52 PM	i crashed do to a car turning right and not vielding to me on my bike	Bicycle Safety	36.97025836	-121.9671784
24378	Oct 11, 2025, 08:51 PM	cars parked in the bike lane no stopping zone	Bicycle Safety	36.97953441	-121.9391682
24373	Oct 11, 2025, 01:31 PM	traffic calming needed. Often used as a thoroughfare--too narrow for neighborhood safety. Need stop sign at Fanmar/Terrace	Other	36.97478456	-121.9514569
24368	Oct 11, 2025, 12:40 PM	This intersection is a mess since you eliminated the lane. It backs up all the way to the highway and some cars turn right into Nobhill parking lot and speed through the parking lot to go around this intersection. It happens going the other way too where they speed through the neighborhood by the post office so they do not have to wait in the long line at the stop sign by Nobhill shopping center. You need to bring back the two lanes.	Vehicle Safety	36.98145343	-121.9559087
24365	Oct 11, 2025, 10:58 AM	It is very dangerous trying to exit Gayleâ€™s parking lot onto Bay Ave	Pedestrian Safety	36.97822324	-121.9523944
24364	Oct 11, 2025, 10:56 AM	Cars are making a left turn when it is marked right turn only	Pedestrian Safety	36.97866892	-121.9524603
24362	Oct 11, 2025, 10:44 AM	Pedestrians walking along Cliff Drive above the beach need protection from cars! Drivers may be distracted from the view, putting pedestrians at risk of serious injury.	Pedestrian Safety	36.96927614	-121.9559493
24361	Oct 11, 2025, 10:39 AM	Pedestrians trying to exit the parking lot, pedestrians trying to cross Park Ave need more distinctive signage and street markings.	Pedestrian Safety	36.97554331	-121.9501832

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24360	Oct 11, 2025, 10:18 AM	Limited visibility for cars pulling out of back parking lot at Gayleâ€™s. Dangerous for both pedestrians and drivers. It would help if red curb was extended in both directions from the entrance/exit and making traffic one way through parking lot.	Pedestrian Safety	36.97837044	-121.9524764
24357	Oct 10, 2025, 07:07 PM	No Sidewalks	Pedestrian Safety	36.97546114	-121.9482391
24356	Oct 10, 2025, 07:06 PM	No Sidewalks	Pedestrian Safety	36.97388944	-121.9470037
24355	Oct 10, 2025, 07:06 PM	No Sidewalks	Pedestrian Safety	36.9735343	-121.9485877
24354	Oct 10, 2025, 07:06 PM	No Sidewalks	Pedestrian Safety	36.97486644	-121.9462583
24353	Oct 10, 2025, 07:06 PM	No Sidewalks	Pedestrian Safety	36.97431281	-121.948215
24352	Oct 10, 2025, 07:05 PM	Unsafe for bikes	Bicycle Safety	36.97365992	-121.9603589
24351	Oct 10, 2025, 07:05 PM	Unsafe for bikes	Bicycle Safety	36.97280852	-121.9510103
24350	Oct 10, 2025, 07:05 PM	Unsafe for bikes	Bicycle Safety	36.97657229	-121.965204
24349	Oct 10, 2025, 07:05 PM	Unsafe for bikes	Bicycle Safety	36.97264413	-121.9527496
24348	Oct 10, 2025, 07:05 PM	Unsafe for bikes	Bicycle Safety	36.97308301	-121.9517867
24346	Oct 10, 2025, 06:51 PM	Bumper to bumper traffic accident	Vehicle Safety	36.98049101	-121.964852
24345	Oct 10, 2025, 06:50 PM	Truck ran over Kid on E-bike Critical condition	Bicycle Safety	36.97837745	-121.9648593
24344	Oct 10, 2025, 06:44 PM	I got hit by a car mirror the other day, driver pulled into the bike lane	Bicycle Safety	36.9728282	-121.9505798
24342	Oct 10, 2025, 06:39 PM	Do NOT install traffic lights.	Vehicle Safety	36.98118985	-121.955581
24341	Oct 10, 2025, 06:37 PM	Safety lights at each corner for pedestrians to use crosswalks.	Pedestrian Safety	36.9786201	-121.9531584
24340	Oct 10, 2025, 06:35 PM	Traffic is backed up, often onto freeway; 2 lanes are necessary at Bay/Hill intersection driving from freeway.	Vehicle Safety	36.9812891	-121.9557494
24234	Sep 23, 2025, 07:52 PM	Bikes traveling straight northbound do not interact with traffic and should not need to stop at the stop sign. Signage should be changed to reflect this.	Bicycle Safety	36.98233597	-121.9398475
24233	Sep 23, 2025, 07:38 PM	Add a pathway to Auto Plaza Dr to Safely get to 41st ave & encourage biking & walking to shopping	Pedestrian Safety	36.98258793	-121.9603444

Social PinPoint
Online Interactive Map Tool
Posts - From Santa Cruz County Safety Action Plan

Kimley-Horn Social Pinpoint

Report Type: Social Map Results Summary
Date Range: 29-08-2025 - 23-09-2025
Exported: 14-01-2026 14:34:17

Open

Untitled
Capitola Local Roadway Safety Plan

2	53
Contributors	Contributions

Key Statistics

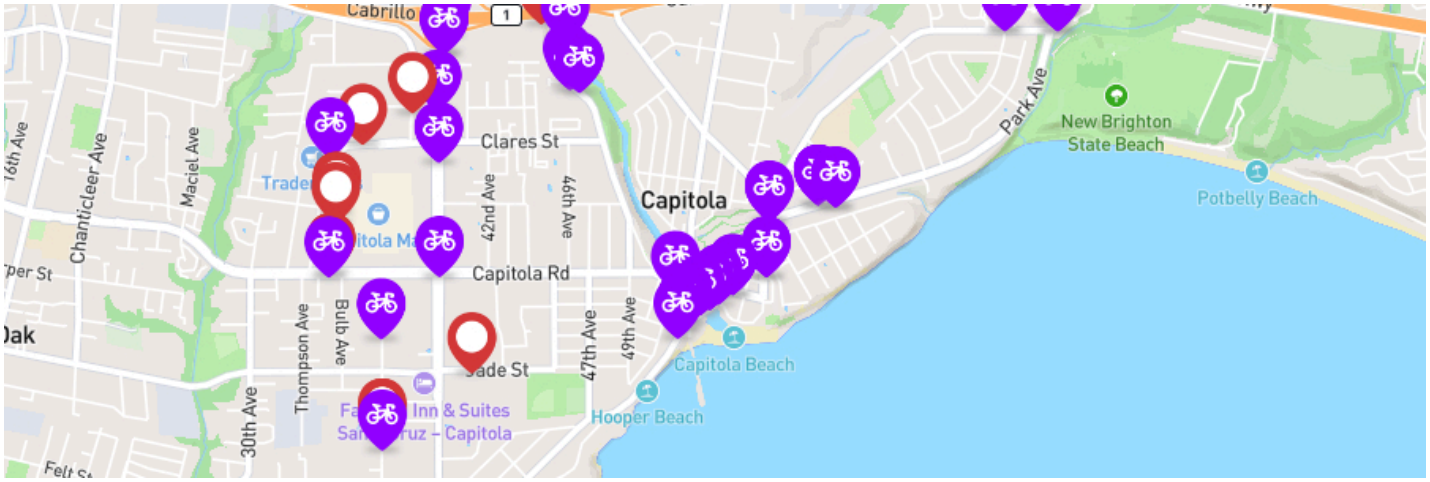
Top-level information about the activity.

53
Posts
2 contributors

Map Post Summary

Summary of content contributed by participants including location information, voting results and more.

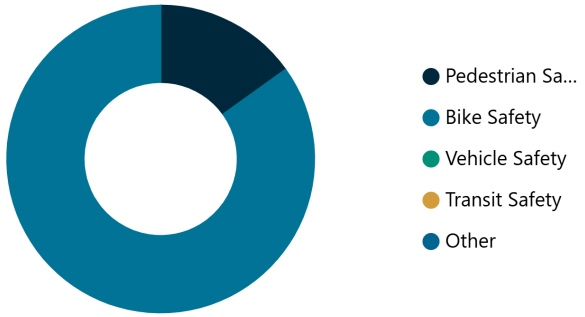
Posts by Location
Map showing all posts contributed by participants.



Top Contributions by Location
Top 10 most frequent postal/ZIP codes of posts submitted by participants.

Location	Total Contributions	% Contributions
95010, Capitola, Santa Cruz County, California, United States	47	88.68%
95062, Santa Cruz, Santa Cruz County, California, United States	4	7.55%
95073, Soquel, Santa Cruz County, California, United States	2	3.77%

Posts by Category
Comparison showing the number of posts for each category, as selected by participants.



Social PinPoint
Online Interactive Map Tool
Comments - From Santa Cruz County Safety Action Plan

Capitola Local Roadway Safety Plan

Title/Question: Untitled
Tool Type: Social Map
Activity ID: 386
Report Date Range: 29 Aug 2025 - 23 Sep 2025
Date Exported: 1/14/2026 14:37
Exported By: KMei

Contribution ID	Date Submitted	Please describe your safety concern at this location.	Category	Latitude	Longitude
24230	Sep 23, 2025, 02:01 PM	Narrow bike lanes	Bike Safety	36.973	-121.9519
24229	Sep 23, 2025, 02:00 PM	Bike lanes on street are poor quality	Bike Safety	36.97363	-121.9504
24228	Sep 23, 2025, 02:00 PM	Intersection not safe for Bikes attempting to legally go straight. Often have to merge into tourist traffic that is unaware of the workings of the intersection. Better Signage, painting on the road, clearly marked bike lane would help. Paving this	Bike Safety	36.9756	-121.9503
24227	Sep 23, 2025, 01:59 PM	There are some serious tree root bumps in the bike lane (which have been slightly scraped, but it's not enough). To go around you need to be in the traffic lane. It's not super safe and can mess with your bike handling.	Bike Safety	36.97617	-121.9481
24226	Sep 23, 2025, 01:59 PM	Park Avenue, Capitola, CA 95010. Cars, trucks, and commercial vehicles drive fast. There isn't a buffer between bikes and motorized vehicles. Driving eastbound the street descends down a hill and vehicle speeds increase and could easily strike bikes ridd	Bike Safety	36.9761	-121.9473
24225	Sep 23, 2025, 01:58 PM	Bikes traveling straight northbound do not interact with traffic and should not need to stop at the stop sign. Signage should be changed to reflect this.	Bike Safety	36.98234	-121.9398
24224	Sep 23, 2025, 01:57 PM	More signage is needed to alert vehicles bikes move into the car lane from mcgreggor to park ave.	Bike Safety	36.98233	-121.9375
24223	Sep 23, 2025, 01:57 PM	Drain grate is a hazard for bikers which are going around and leaving bike lane	Bike Safety	36.98266	-121.9377
24222	Sep 23, 2025, 01:57 PM	This section of McGregor Drive is full of potholes and rough road, making it difficult for bikes to traverse safely as cars swerve to avoid potholes. Please repave.	Bike Safety	36.98296	-121.9372
24221	Sep 23, 2025, 01:51 PM	There are two huge grates here under highway one taking up most of the bike lane. It's one thing in the daylight, but even more hazardous at night, very hard to see. To go around them you are in the traffic lane. One of them is already marked. I can't qu	Bike Safety	36.98424	-121.9371
24220	Sep 23, 2025, 01:45 PM	Lane shifts are dangerous	Bike Safety	36.98345	-121.9372
24192	Sep 15, 2025, 01:57 PM	This could really use some separation of the eastbound bike lane. There are always walkers in the bike lane or too close to the bike lane. I take the road often, but I can't always do that.	Bike Safety	36.97177	-121.9541
24191	Sep 15, 2025, 01:56 PM	Westbound bike lane needs barrier from cars. Cars are looking off toward the ocean and veer into the bike lane.	Bike Safety	36.97201	-121.9539
24190	Sep 15, 2025, 01:55 PM	Cars entering freeway cross bike lanes	Bike Safety	36.98153	-121.9647

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Contribution ID	Date Submitted	Please describe your safety concern at this location.	Category	Latitude	Longitude
24076	Sep 02, 2025, 02:10 PM	Track crossing rough	Pedestrian Safety	36.96791	-121.9674
24075	Sep 02, 2025, 02:10 PM	No sidewalk	Pedestrian Safety	36.97024	-121.9634
24074	Sep 02, 2025, 02:07 PM	No dedicated bike lane	Bike Safety	36.97145	-121.9674
24073	Sep 02, 2025, 02:06 PM	Cars turning right from Clares onto Capitola Rd are generally only (barely) slowing down, even when light is red, and looking left for cars and often overlook pedestrians entering/in crosswalk. It is especially scary when crossing south because the pote	Pedestrian Safety	36.97378	-121.9697
24072	Sep 02, 2025, 02:06 PM	Cars speeding southbound and not slowing at all for pedestrians	Pedestrian Safety	36.97556	-121.9695
24071	Sep 02, 2025, 02:05 PM	Why is there no crosswalk between the "hole in the wall" on Sommerfeld and the Capitola Mall food court area parking lot? This is constantly used by those of us in the neighborhood and is clearly meant as a pathway (since there is the median with cutout	Pedestrian Safety	36.97592	-121.9694
24070	Sep 02, 2025, 02:04 PM	closest pedestrian crossing is 40th and at the mall/Bay Federal, could use more	Pedestrian Safety	36.97832	-121.9683
24069	Sep 02, 2025, 02:04 PM	Mobility scooter, dirt hydrant in side walk, 40th&Deans Lane	Pedestrian Safety	36.97944	-121.9661
24068	Sep 02, 2025, 02:04 PM	Drivers driver WAY TOO fast and aggressively along 41st avenue! Speed limits need to be reduced and speeding checked.	Bike Safety	36.97952	-121.965
24067	Sep 02, 2025, 02:02 PM	Add a pathway to Auto Plaza Dr to safely get to 41st ave & encourage biking & walking to shopping.	Pedestrian Safety	36.98258	-121.9604
24066	Sep 02, 2025, 02:00 PM	Walkers and bikers share a bike lane. Frequently they're not paying attention and will walk directly in front of a bike, who then has to swerve into traffic to avoid. Extremely dangerous when the road is busy, even when biking	Bike Safety	36.97146	-121.9543
24031	Aug 29, 2025, 01:16 PM	Bike lane goes away	Bike Safety	36.97365	-121.9649
24030	Aug 29, 2025, 01:14 PM	Lane shifts are dangerous	Bike Safety	36.98346	-121.9372
24029	Aug 29, 2025, 01:11 PM	Drain grate is a hazard for bikers which are going around and leaving bike lane	Bike Safety	36.98266	-121.9377
24028	Aug 29, 2025, 01:09 PM	Narrow bike lanes and traffic congestion	Bike Safety	36.97246	-121.9529
24027	Aug 29, 2025, 01:06 PM	Narrow bike lanes	Bike Safety	36.97301	-121.9519
24026	Aug 29, 2025, 01:05 PM	Bike lanes on street are poor quality	Bike Safety	36.97364	-121.9504
24025	Aug 29, 2025, 01:03 PM	NArrow bike lane going uphill and no bike lane going downhill	Bike Safety	36.97312	-121.9544

Capitola Local Roadway Safety Plan

Title/Question: Untitled
Tool Type: Social Map
Activity ID: 386
Report Date Range: 29 Aug 2025 - 23 Sep 2025
Date Exported: 1/14/2026 14:37
Exported By: KMei

Contribution ID	Date Submitted	Please describe your safety concern at this location.	Category	Latitude	Longitude
24024	Aug 29, 2025, 01:03 PM	cars run us off the road, there is no dedicated lane, and bikes dont sit in traffic like cars do. we need a safe route around not through the village	Bike Safety	36.97266	-121.9525
24023	Aug 29, 2025, 01:00 PM	No dedicated bike lane	Bike Safety	36.97784	-121.9697
24022	Aug 29, 2025, 12:58 PM	Narrow road, speeding cars, no bike lane, cars honking when cyclists use roadway.	Bike Safety	36.9675	-121.9674
24021	Aug 29, 2025, 12:55 PM	The bike loop does not change the signal is no cars are there. This has gone on for at least a couple of years. I have sent notices to the County	Bike Safety	36.97229	-121.9533
24020	Aug 29, 2025, 12:54 PM	Unprotected bike path the entire length of 41st Avenue where cars/trucks often travel at 40-50 mph. The bike lane is narrow and not well not well marked with paint. It is particularly dangerous between Capitola Rd and Soquel Dr.	Bike Safety	36.97768	-121.9649
24019	Aug 29, 2025, 12:52 PM	The bike lanes are very narrow and dangerous when both side of the street have cars going trough.	Bike Safety	36.98048	-121.9592
24018	Aug 29, 2025, 12:50 PM	Wharf road and Soquel Dr. Cars not stopping.	Bike Safety	36.98196	-121.9593
24017	Aug 29, 2025, 12:46 PM	Cars routinely drive faster than the postered speed limit of 25 and drive into the bike lane	Bike Safety	36.98015	-121.9587
24016	Aug 29, 2025, 12:44 PM	This section of McGregor Drive is full of potholes and rough road, making it difficult for bikes to traverse safely as cars swerve to avoid potholes. Please repave.	Bike Safety	36.98296	-121.9372
24015	Aug 29, 2025, 12:37 PM	Intersection not safe for Bikes attempting to legally go straight. Often have to merge into tourist traffic that is unaware of the workings of the intersection. Better Signage, painting on the road, clearly marked bike lane would help. Paving this	Bike Safety	36.9756	-121.9503
24014	Aug 29, 2025, 12:17 PM	Unprotected,no bike lane	Bike Safety	36.98218	-121.9645
24013	Aug 29, 2025, 12:16 PM	This could really use some separation of the eastbound bike lane. There are always walkers in the bike lane or too close to the bike lane. I take the road often, but I can't always do that.	Bike Safety	36.972	-121.9539
24012	Aug 29, 2025, 12:14 PM	Difficult for a bike to move from the bike lane to the left turn late due to car traffic. Have to go onto the side walk to use the cross walks which are narrow	Bike Safety	36.97363	-121.9698
24011	Aug 29, 2025, 12:13 PM	There are some serious tree root bumps in the bike lane (which have been slightly scraped, but it's not enough). To go around you need to be in the traffic lane. It's not super safe and can mess with your bike handling.	Bike Safety	36.97617	-121.9481

Capitola Local Roadway Safety Plan

Title/Question: Untitled
Tool Type: Social Map
Activity ID: 386
Report Date Range: 29 Aug 2025 - 23 Sep 2025
Date Exported: 1/14/2026 14:37
Exported By: KMei

Contribution ID	Date Submitted	Please describe your safety concern at this location.	Category	Latitude	Longitude
24010	Aug 29, 2025, 12:11 PM	There are two huge grates here under highway one taking up most of the bike lane. It's one thing in the daylight, but even more hazardous at night, very hard to see. To go around them you are in the traffic lane. One of them is already marked. I can't qu	Bike Safety	36.98424	-121.9371
24009	Aug 29, 2025, 12:10 PM	Walkers and bikers share a bike lane. Frequently they're not paying attention and will walk directly in front of a bike, who then has to swerve into traffic to avoid. Extremely dangerous when the road is busy, even when biking	Bike Safety	36.97177	-121.9541
24008	Aug 29, 2025, 12:08 PM	More signage is needed to alert vehicles bikes move into the car lane from mcgreggor to park ave.	Bike Safety	36.98233	-121.9375
24007	Aug 29, 2025, 12:03 PM	Bikes traveling straight northbound do not interact with traffic and should not need to stop at the stop sign. Signage should be changed to reflect this.	Bike Safety	36.98234	-121.9398
24006	Aug 29, 2025, 12:01 PM	This Soquel Creek crossing was designed for bikes and pedestrians however, the bike entrances off Wharf road and paths leading to the bridge do not comply with bike design standards. The curbs are all square and the entrance closest to Clares St required	Bike Safety	36.98025	-121.9591
24005	Aug 29, 2025, 11:55 AM	Park Avenue, Capitola, CA 95010. Cars, trucks, and commercial vehicles drive fast. There isn't a buffer between bikes and motorized vehicles. Driving eastbound the street descends down a hill and vehicle speeds increase and could easily strike bikes ridd	Bike Safety	36.9761	-121.9473
24004	Aug 29, 2025, 11:53 AM	Drivers driver WAY TOO fast and aggressively along 41st avenue! Speed limits need to be reduced and speeding checked.	Bike Safety	36.98152	-121.9647

Comment Card
From In-Person Meeting
on October 28, 2025
at
New Brighton Middle School
Capitola

City of Capitola
Local Roadway Safety Plan



Suggesting that the City look at the bridge opening on Capitola Ave as part of the plan. When it opens it is a MAJOR connection between the county + Capitola for bikes + pedestrians. Fix sidewalk Add speed table/cross walks from Bridge to Gaytes. Also Rosedale hill. ariless in@gmail.

Online Survey Results
Capitola

Kimley-Horn Social Pinpoint

Form Results Summary

Sep 12, 2025 - Dec 01, 2025

Project: Capitola Local Roadway Safety Plan

Form: Untitled

Tool Type: Form

Activity ID: 409

Exported: Jan 14, 2026, 02:35 PM

Exported By: KMei

Filter By: No filters applied.

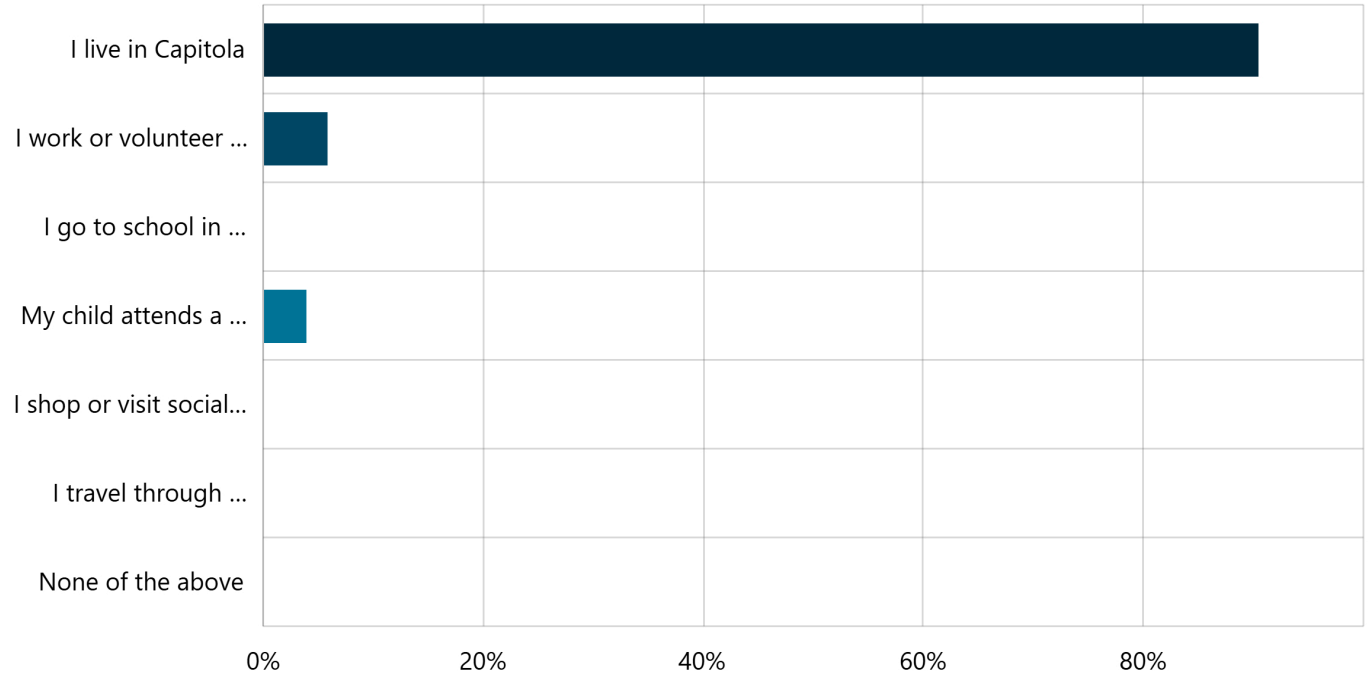
Closed

Untitled
Capitola Local Roadway Safety Plan

47 Contributors | **52** Contributions

Contribution Summary

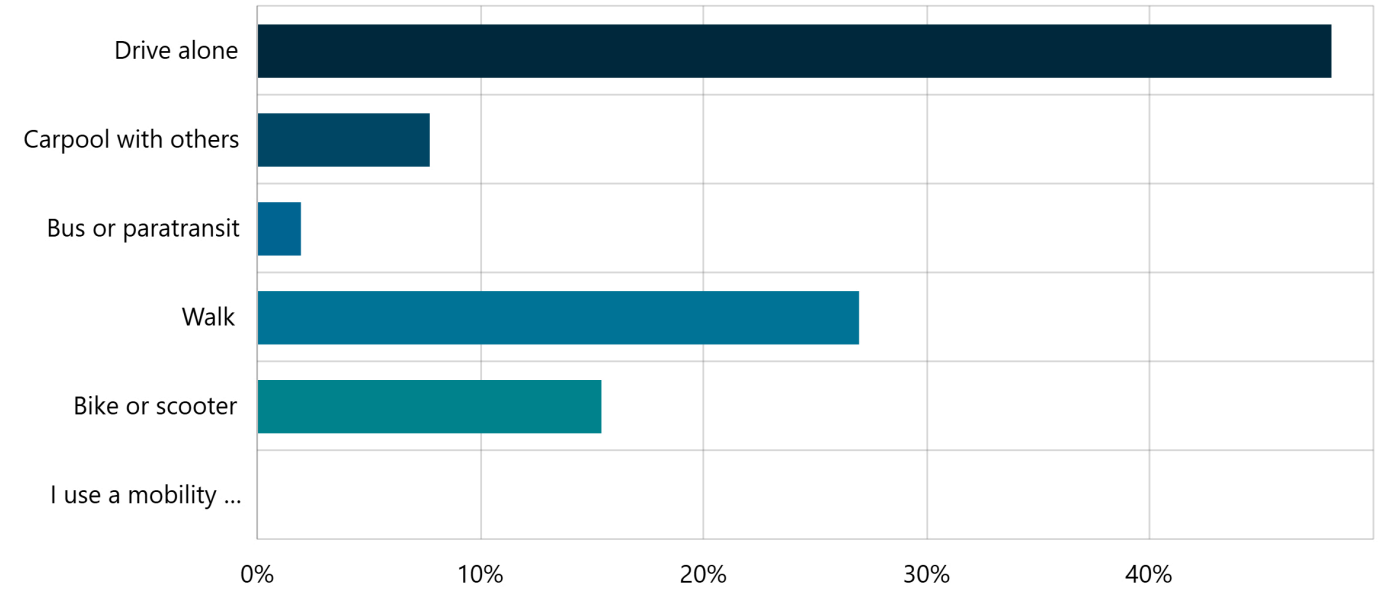
1. What is your connection to the City of Capitola? if more than one answer, pick the one that best describes the reason you spend time there. Required
Multi Choice | Skipped: 0 | Answered: 52 (100%)



Answer choices	Percent	Count
I live in Capitola	90.38%	47
I work or volunteer in Capitola	5.77%	3
I go to school in Capitola	0%	0
My child attends a school in Capitola	3.85%	2
I shop or visit social/recreational destinations in Capitola	0%	0
I travel through Capitola on the way to a destination outside the City	0%	0
None of the above	0%	0
Total	**100.00%**	**52**

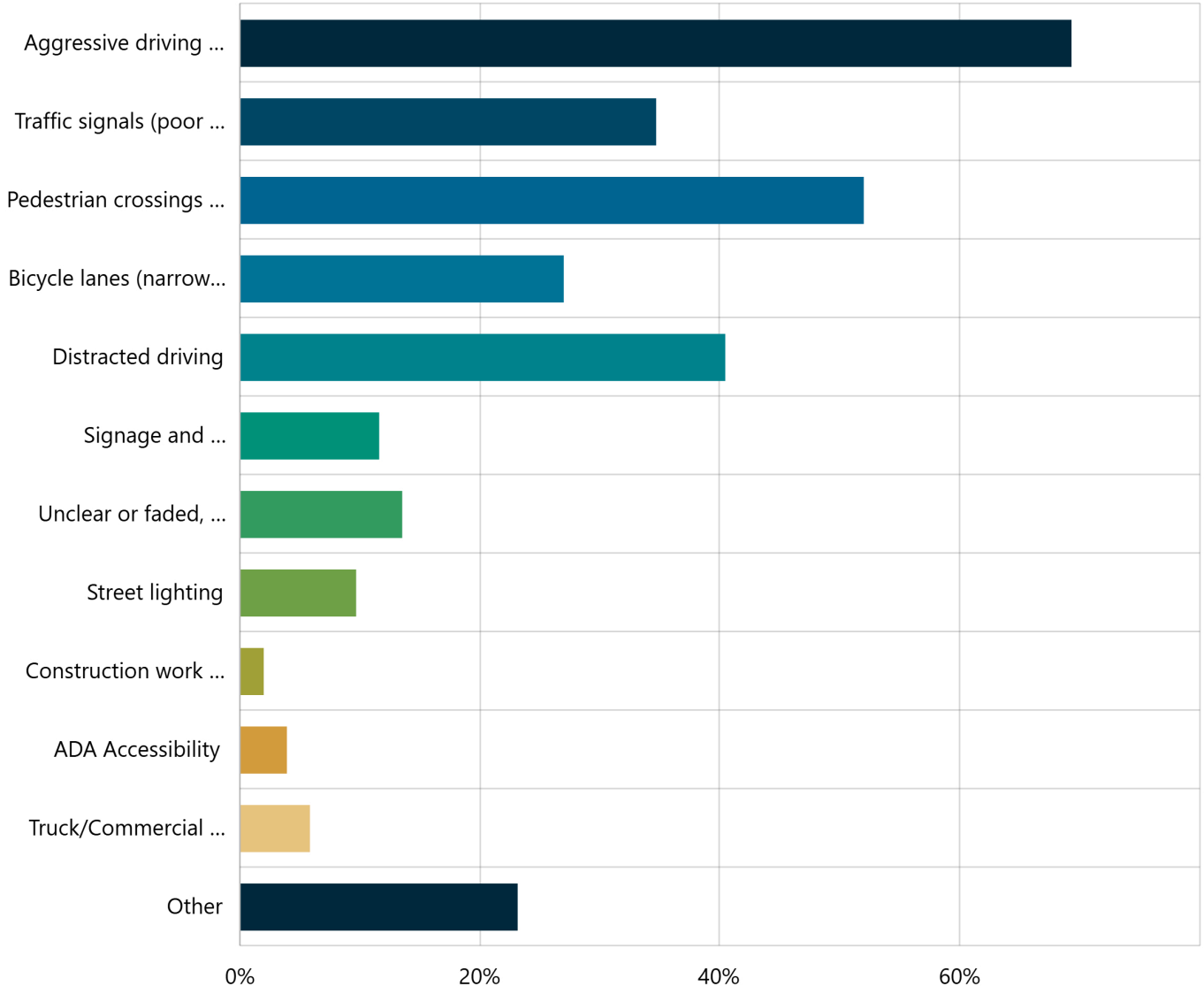
2. How do you typically travel throughout the City of Capitola Required

Multi Choice | Skipped: 0 | Answered: 52 (100%)



Answer choices	Percent	Count
Drive alone	48.08%	25
Carpool with others	7.69%	4
Bus or paratransit	1.92%	1
Walk	26.92%	14
Bike or scooter	15.38%	8
I use a mobility device (like a walker or wheelchair)	0%	0
Total	**100.00%**	**52**

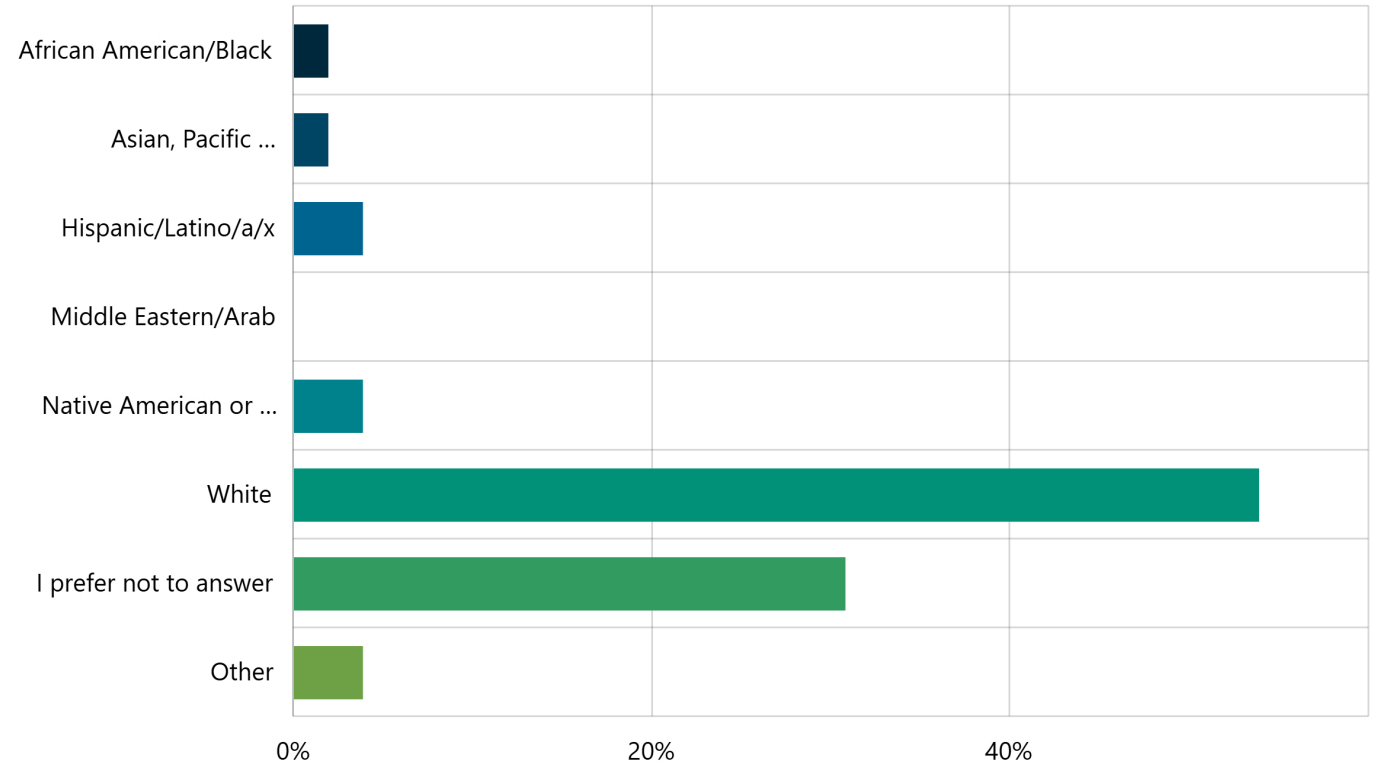
3. Please identify the top three challenge areas when it comes to travelling in the City of Capitola. Required
Multi Choice | Skipped: 0 | Answered: 52 (100%)



Answer choices	Percent	Count
Aggressive driving (speeding, stop sign or red-light running violations)	69.23%	36
Traffic signals (poor visibility, signal timing, conflicts with pedestrians or bicyclists, etc.)	34.62%	18
Pedestrian crossings (long crossing distance, deteriorated pavement)	51.92%	27
Bicycle lanes (narrow/missing bike lanes at intersections or segments)	26.92%	14
Distracted driving	40.38%	21
Signage and pavement markings	11.54%	6
Unclear or faded, additional signage needed, etc.	13.46%	7
Street lighting	9.62%	5

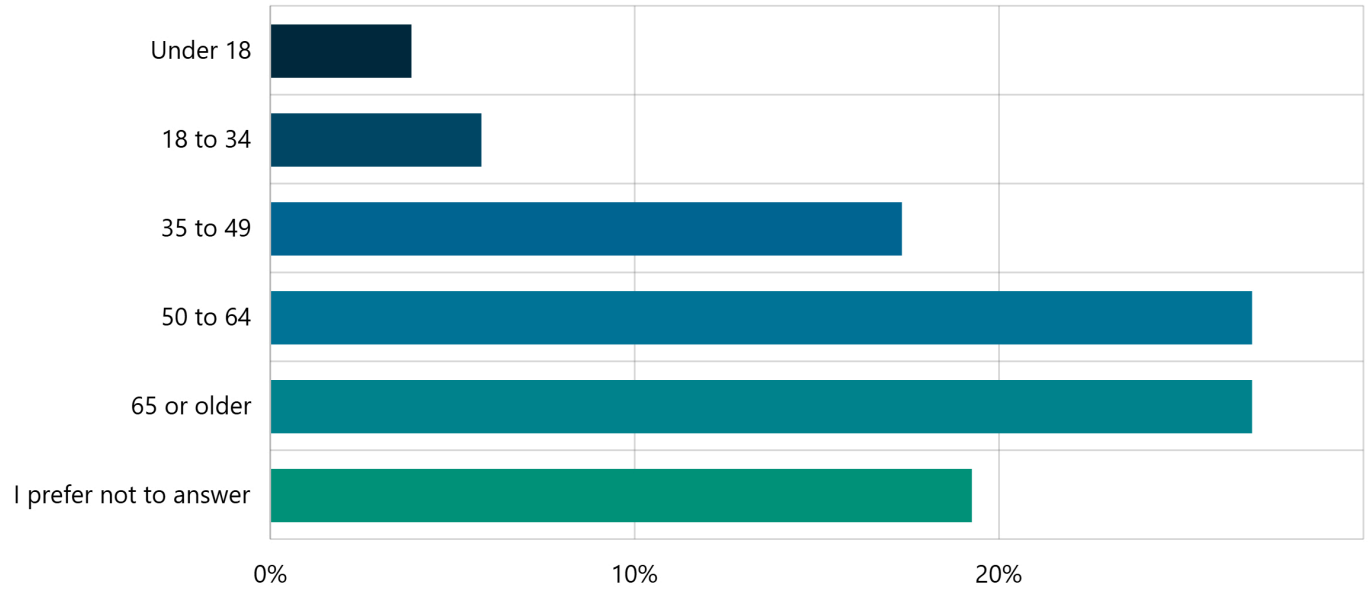
Construction work zone safety	1.92%	1
ADA Accessibility	3.85%	2
Truck/Commercial vehicles	5.77%	3
Other	23.08%	12

4. Which of the following best describes you? Required
Multi Choice | Skipped: 0 | Answered: 52 (100%)



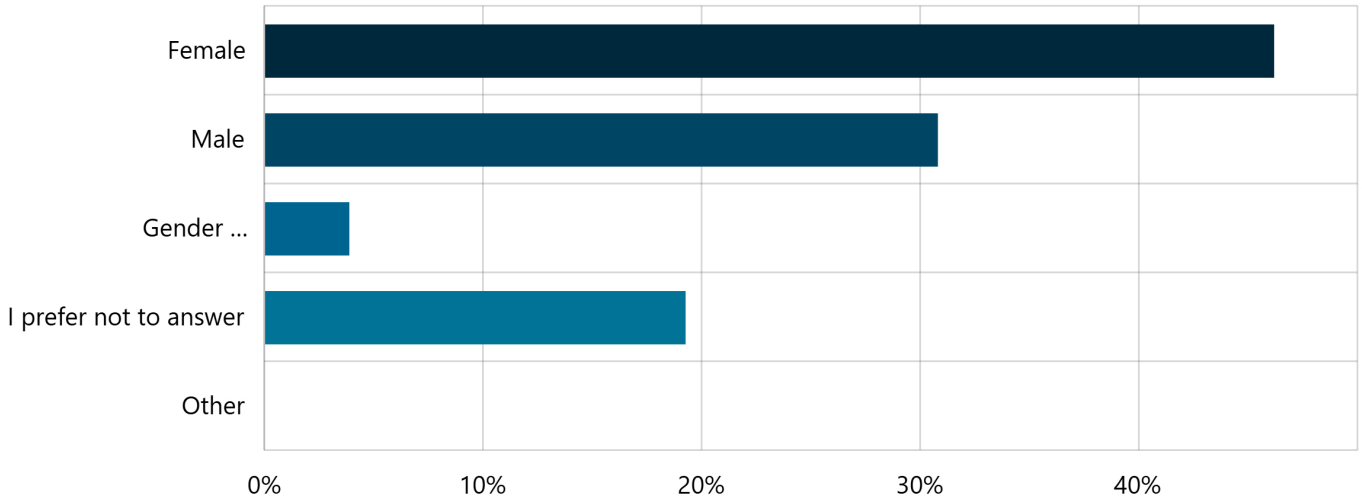
Answer choices	Percent	Count
African American/Black	1.92%	1
Asian, Pacific Islander, or Native Hawaiian	1.92%	1
Hispanic/Latino/a/x	3.85%	2
Middle Eastern/Arab	0%	0
Native American or Alaska Native	3.85%	2
White	53.85%	28
I prefer not to answer	30.77%	16
Other	3.85%	2
Total	**100.00%**	**52**

5. How old are you? Required
Multi Choice | Skipped: 0 | Answered: 52 (100%)



Answer choices	Percent	Count
Under 18	3.85%	2
18 to 34	5.77%	3
35 to 49	17.31%	9
50 to 64	26.92%	14
65 or older	26.92%	14
I prefer not to answer	19.23%	10
Total	**100.00%**	**52**

6. What is your gender? Required
Multi Choice | Skipped: 0 | Answered: 52 (100%)



Answer choices	Percent	Count
Female	46.15%	24
Male	30.77%	16
Gender non-conforming or non-binary	3.85%	2
I prefer not to answer	19.23%	10
Other	0%	0
Total	**100.00%**	**52**

7. What is the zip code where you reside? Required
Short Text | Skipped: 1 | Answered: 51 (98.1%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

8. Is there anything else related to this survey you would like to share? Required
Long Text | Skipped: 1 | Answered: 51 (98.1%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

APPENDIX D

SUMMARY OF PROGRAMS, POLICIES, AND PRACTICES FOR THE CITY OF CAPITOLA

Topic	Current Status	Recommendation
Complete Streets Policy	The Capitola General Plan Mobility Element includes policies supporting Complete Streets and multimodal transportation[1].	Continue implementing Complete Streets through corridor studies and capital improvement projects.
Traffic Impact Fees	The City does not currently impose a transportation impact fee.	Consider evaluating whether a transportation impact fee nexus study could support future transportation infrastructure improvements associated with new development.
Safe Routes to School (SRTS)	The City completed a Safe Routes to School plan for the Soquel Union Elementary School District in 2014 with Caltrans funding.	Continue pursuing SRTS funding and implementing identified safety improvements.
Traffic Safety Education	Capitola participates in the countywide *Street Smarts* Vision Zero public education campaign and conducts traffic safety outreach.[2]	Consider expanding local education efforts in partnership with schools and community organizations to promote pedestrian and bicycle safety.
Program for Reviewing Crash Activity	Capitola participates in the Community Traffic Safety Coalition, which compiles crash and injury data for regional safety planning and education efforts.[3]	Continue reviewing crash data and prioritize safety improvements at locations with high crash frequency or severity.
Crash Database Updates	The Police Department maintains a crash database.	Continue to provide training on the City's new RMS system to ensure that the appropriate fields are accounted for in the data, in support of support safety analysis and project prioritization.
Speed Limits	The City completed an Engineering and Traffic Survey and updated speed limits in 2020[4].	Continue conducting speed surveys as required and evaluate opportunities for speed reductions under AB 43 guidance and CA MUTCD guidance.

[1] General Plan Update, City of Capitola, 2019.
https://www.cityofcapitola.org/sites/default/files/fileattachments/page//general_plan_-_update_2019.pdf
[2] Street Smarts Public Education Campaign, City of Capitola
[3] Santa Cruz County, Community Traffic Safety Coalition
[4] City of Capitola Engineering and Traffic Study 2020, January 2020.

Topic	Current Status	Recommendation
Enforcement of Bicycle Regulations	Bicycle rules are enforced under the Capitola Municipal Code, with increasing attention to e-bike regulations.[5]	Continue public education and targeted enforcement efforts to support safe bicycle and micromobility use.
Sobriety / Seatbelt Checks	The Police Department conducts sobriety checkpoints and traffic safety enforcement.	Continue coordination between Public Works and Police to support targeted enforcement and traffic safety campaigns.
Coordination with Adjacent Jurisdictions	Capitola coordinates with neighboring jurisdictions on enforcement and safety issues as outlined in Police Department policy.[6]	Continue coordination and pursue grant funding for targeted enforcement at high-crash locations and jurisdictional boundaries.
Traffic Calming Policies	The City has several traffic calming and corridor improvement projects underway or in development, including Park Avenue, 41st Avenue improvements, Clare Street improvements, and Bay Avenue corridor improvements. [7] [8]	Consider establishing a citywide neighborhood traffic calming program to promote slower speeds and improve safety on local streets.
Transit Accommodation of Bicycles	Bicycles are permitted on local transit services operating within Capitola.	Continue supporting transit providers in accommodating bicycles to encourage multimodal trips.
Coordination with Transit Providers	The City coordinates with regional transit providers regarding transit operations and infrastructure.	Continue coordination on transit stop placement and improvements, particularly for first- and last-mile connections.
Bicycle and Pedestrian Planning	The City adopted a Bicycle Transportation Plan in 2011[9] and is currently preparing an Active Transportation Plan.[10]	Continue implementing priority projects and monitoring bicycle and pedestrian safety outcomes.

[5] Capitola police seize e-bike from teen rider as city presses for new state laws, April 2025
[6] City of Capitola Police Department Manual, 10/10/2024
[7] City of Capitola Public Works, Park Ave. Traffic Calming Workshop
[8] City of Capitola Public Works, Clare Street Traffic Calming Improvements
[9] City of Capitola Bicycle Transportation Plan, 2011
[10] City of Capitola ATP Grant Application, January 2025

Topic	Current Status	Recommendation
General Plan Multimodal Policies	The Capitola General Plan includes a Mobility Element addressing multimodal transportation and safety.[11]	Continue implementing General Plan mobility policies and evaluate progress periodically.
Inventory of Multimodal Facilities	The City tracks bicycle, pedestrian, parking, and other transportation facilities through planning studies and municipal code provisions.[12]	Continue maintaining and updating facility inventories to support transportation planning and project development.
Traffic Safety Audit Program	The City does not have a formal, standalone traffic safety audit program.	Consider implementing periodic safety reviews or traffic safety audits to identify and address safety concerns.
County / Regional Planning Coordination	Capitola coordinates with county agencies and regional organizations on transportation planning and safety initiatives.	Continue coordination to support corridor planning and regional transportation improvements.
Emergency Response Coordination	Transportation planning is coordinated with emergency response planning through hazard mitigation and regional planning efforts.[13]	Continue involving emergency response representatives in transportation planning and project development.
Resident Feedback	Residents can provide feedback through City Council meetings, Planning Commission meetings, and project-specific outreach efforts.	Continue public engagement and evaluate feedback trends to identify systemic safety concerns.
Maintenance of Roadway Surfaces	The City maintains roadway surfaces through its Pavement Management Program and capital improvement projects.[14]	Continue regular pavement maintenance and incorporate safety improvements where feasible.
Transportation Demand Management (TDM)	The Municipal Code includes provisions encouraging reductions in single-occupant vehicle trips. [15]	Continue coordinating with the Regional Transportation Commission to strengthen TDM strategies.

[11] City of Capitola General Plan, 2019
[12] City of Capitola Municipal Code, Chapter 8.54
[13] City of Capitola Local Hazard Mitigation Plan, 2013
[14] City of Capitola 2025 Pavement Maintenance Program
[15] City of Capitola Municipal Code, Chapter 17.76

Topic	Current Status	Recommendation
Land Use and Infill Development	Capitola uses overlay zoning and planning tools in areas such as the Central Village to support walkability and multimodal access.[16]	Continue coordinating land use and transportation planning to support safe infill development.
School Zone Safety	School zone safety is supported through enforcement and traffic control measures.	Continue enforcement and pursue grant funding for additional school zone safety programs where appropriate.
Wayfinding Signage	Wayfinding signage is implemented on a project-specific basis.	Continue maintaining wayfinding signage and evaluate opportunities for improved traveler information.
Traffic Control Device Warrants	The City follows CA MUTCD warrants when evaluating traffic control devices.	Continue applying CA MUTCD standards and consider supplemental local guidelines where appropriate.
Crosswalk Safety	The City installs and maintains crosswalks and pedestrian safety treatments as part of roadway projects and traffic safety improvements.	Continue evaluating crosswalk safety at locations with high pedestrian activity and consider targeted enhancements such as improved signage, visibility improvements, or additional pedestrian safety treatments where appropriate.
Traffic / Bicycle / Pedestrian Counts	The City collects traffic volumes and ADT data through project studies and speed feedback signs.	Continue collecting multimodal traffic counts and incorporate bicycle and pedestrian counts into routine data collection.

[16] City of Capitola Municipal Code, Chapter 17.40

Capitola City Council

Agenda Report

Meeting: March 26, 2026

From: Public Works Department

Subject: 41st Avenue Pavement Rehabilitation and Multimodal Improvements

Recommended Action: 1) Award a construction contract to Granite Rock Company for the 41st Avenue Pavement Rehabilitation and Multimodal Improvements Project in the amount of $2,037,868; and 2) adopt a resolution amending the FY 2025-26 Budget in the amount of $239,500 from RMRA and Measure D Funds and $60,000 from the Gas Tax Fund identified in the FY 2025-26 Mid-Year Budget Report.

Background: On February 12, 2026, the City Council approved the plans and specifications and authorized the Department of Public Works to advertise the 41st Avenue Pavement Rehabilitation and Multimodal Improvements Project for construction bids.

The project rehabilitates pavement and implements multimodal safety improvements along 41st Avenue, a key regional corridor serving residential neighborhoods, commercial areas, and access to State Route 1. The project includes pavement rehabilitation along 41st Avenue, bicycle and pedestrian safety improvements, curb ramp upgrades, and updated pavement striping and signage.

In addition to the work shown in the bid documents, staff updated the striping design at the Clares Street intersection to reduce exposure for southbound bicyclists traveling through the intersection. The revised striping configuration improves positioning and guidance for bicyclists traveling southbound through the intersection area.

The update provides a 100-foot merge area that allows bicyclists to cross the right-turn lane and transition into the bike lane in advance of the intersection, similar to the configuration installed near the 41st Avenue on-ramp to southbound State Route 1. This change allows bicyclists to remain in the far-right bike lane longer, rather than traveling between lanes for the full length of the segment. Green striping is also added at the two driveways near the beginning of the right-turn lane to better highlight potential vehicle and bicycle crossing movements.

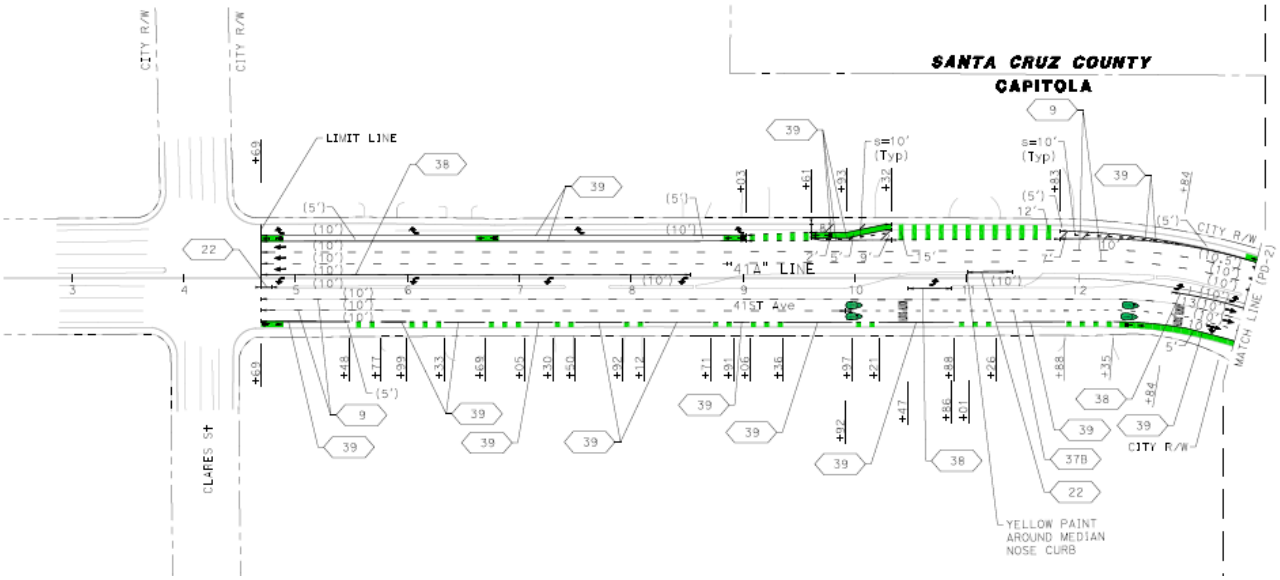


Figure 1. Existing Striping Configuration at Clares Street Intersection

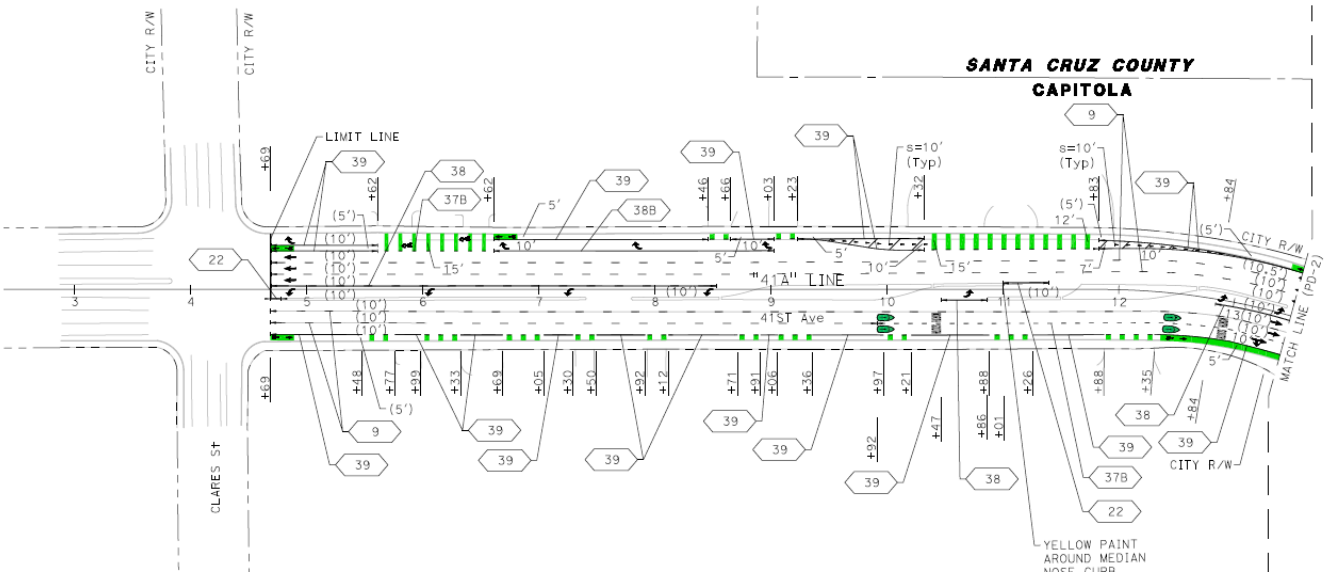


Figure 2. Updated Striping Configuration at Clares Street Intersection

Discussion: The project was bid using two scopes to provide flexibility during award. The Base Bid includes construction work located within Caltrans right-of-way. The Additive Alternate includes additional pavement rehabilitation and striping improvements extending from Gross Road to Clares Street.

The project was advertised for construction bids on February 23, 2026, and bids were opened on March 16, 2026. The City received two bids, summarized below.

Bidder	Base Bid	Add Alternate	Total
Granite Construction	$1,896,271	$652,068	$2,548,339
Granite Rock Company	$1,429,261	$608,607	$2,037,868

Staff reviewed the bids for responsiveness and contractor qualifications. The lowest responsive and responsible bidder is Granite Rock Company with a Base Bid of $1,429,261.

Because the Base Bid plus Add Alternative came in higher than the available construction budget, staff evaluated available transportation funding to support the project. The FY 2025-26 Mid-Year Budget Report identified additional revenues in the City's transportation funds. Staff recommends adopting a resolution allocating $239,500 in additional RMRA and Measure D funds to the project and supplementing the remaining gap with $60,000 from the Gas Tax fund.

With the inclusion of these funds, sufficient budget is available to proceed with both the Base Bid and the Additive Alternate. Awarding both components would allow the project to extend pavement rehabilitation and striping improvements from Gross Road to Clares Street as part of the construction contract.

Fiscal Impact: The construction budget allocated within the FY 2025-26 Budget for this project is $1,700,000.

The FY 2025-26 Mid-Year Budget Report identified additional transportation revenues. Staff recommends allocating $239,500 in additional RMRA and Measure D revenues to the project. After applying these funds, the project remains approximately $60,000 short of the total bid amount. Staff recommends an additional budget amendment of $60,000 from the Gas Tax fund, which currently has an available cash balance of approximately $245,000.

Funding Source	Amount
RTC Grant	$700,000
Local Transportation Funds	$1,043,000
Mid-Year RMRA / Measure D Adjustment	$239,500
Gas Tax	$60,000
Total Available	**$2,042,500**

Attachments:

1. Draft Construction Contract – Granite Rock
2. Budget Amendment Resolution

Alignment with 2025-2029 Strategic Plan Priority: Community Safety; Sustainable Infrastructure

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Julia Gautho, City Clerk; Marc Tran, City Attorney; Jim Malberg, Administrative Services Director

Approved By: Jamie Goldstein, City Manager

AGREEMENT

THIS AGREEMENT, made and entered into this 23rd day of March, 2026, by and between the CITY OF CAPITOLA, a municipal corporation, hereinafter called "City," and Granite Rock Company, hereinafter called "Contractor;"

WITNESSETH, that the parties hereto do mutually agree as follows:

ARTICLE I

That for and in consideration of the covenants and agreements herein contained and the payments at the prices stated in the bid proposal attached hereto, and by this reference made a part hereof, the Contractor hereby covenants and agrees to furnish any and all required supervision, labor, equipment, "Standard Provisions" as hereinafter defined, and will bear any and all other expense necessary or incidental to the performance of certain work hereinafter specified, and to build, construct, reconstruct, pave or repave and complete improvements for:

41ST AVENUE MULTIMODAL IMPROVEMENTS AND PAVEMENT REHABILITATION PROJECT

General work description; Rehabilitate the existing pavement with Partial Depth Recycling (PDR) from Clares Street to the County/City boundary along 41st Avenue and also improve the striping and signing improvements to improve bicycle accessibility and lane selection for wayfinding. This includes the replacement of two signal poles and one curb ramp/return at the intersection of Gross Road and 41st Avenue, signal modifications at the State Route (SR)-1 southbound ramp terminal intersection, pavement markings for SR-1 wayfinding, and improvements for the bicycle facility in strict conformity and compliance with the City's Special Project Specifications, the Plans, and Drawings, and to do everything required by this agreement, and by said Standard Specifications as hereinafter defined.

ARTICLE II

It is expressly agreed and understood by the Contractor that the City's Special Project Specifications consists of the documents on file at the Office of the Director of Public Works of the City of Capitola, entitled:

"City of Capitola Special Project Specifications"

All sections of the Standard Specifications of the State of California, Department of Transportation, dated 2018 with most recent revisions, ("State Specifications"), shall apply. Where conflicts arise between the City's Special Project Specifications and the State Specifications, the City's Special Project Specifications shall control and apply.

ARTICLE III

It is expressly agreed and understood by each and every party to this agreement that the Notice to Contractors/Notice Inviting Sealed Proposals or Bids, Instructions to Bidders, the City's Special Project Specifications, including the Standard Provisions, Technical Provisions, and Special Provisions, the City's Standard Details, the State Specifications, the Bid Proposal including all required forms and bonds, the Plans, and the Drawings are hereby incorporated and made a part of this contract (hereinafter the "Contract Documents"). The parties to this agreement do hereby expressly

acknowledge that they have read, understand, and promise to comply with each and every provision of Contract Documents.

ARTICLE IV

Contractor shall conform to all laws and regulations of the United States and the State of California, as well as laws of Capitola, as may be applicable to the project.

ARTICLE V

The City hereby contracts to pay said Contractor the prices provided for in the Bid Proposal in the manner, to the extent, and at the times set forth in the Contract Documents.

ARTICLE VI

It is agreed by the parties hereto that the acceptance of the Contractor's performance will be made only by an affirmative action of the City of Capitola, by approval of a Notice of Completion, and upon the filing by the Contractor of a Release of all Claims of every nature on account of work done under this contract, together with an affidavit that all claims have been fully paid. The acceptance by the Contractor of said final payment shall constitute a waiver of all claims against the City arising out of or in connection with this contract.

IN WITNESS WHEREOF, this contract is executed by the City Manager of the City of Capitola, and the Contractor has affixed his/her signature hereto the day and year first hereinabove written.

CITY OF CAPITOLA A Municipal Corporation	CONTRACTOR:
By: _____	By: _____
Benjamin Goldstein City Manager	Title: _____
Date: _____	Date: _____

Approved by the City Council on March 16, 2026

ATTEST:

_____
City Clerk

FAITHFUL PERFORMANCE & MAINTENANCE BOND

WHEREAS, the City of Capitola, a municipal corporation, in the County of Santa Cruz, State of California, has awarded to Granite Rock Company, hereinafter designated as the "Principal," a contract for constructing the work or improvement described in the contract documents entitled:

41ST AVENUE MULTIMODAL IMPROVEMENTS AND PAVEMENT REHABILITATION PROJECT

WHEREAS, said Principal is about to enter into the contract with the City of Capitola:

NOW, THEREFORE, we, the Principal, and _____, a corporation organized and existing under and by virtue of the laws of the State of California, as surety, are held and firmly bound unto the City of Capitola, a municipal corporation in the County of Santa Cruz, State of California, in the sum of two million thirty-seven thousand eight hundred sixty-eight dollars ($2,037,868) being not less than one hundred percent (100%) of the estimated contract costs of the work, to be paid to the City of Capitola, for the payment of which sum, well and truly to be paid, we hereby jointly and severally bind ourselves, our heirs, administrators, executors, successors and assigns;

NOW, THEREFORE THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal, his/her heirs, executors, administrators, successors, or assigns shall in all things abide by and well and truly keep and perform the covenants, conditions and agreements in the said contract and any alteration thereof made as herein provided, on his/her or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to the true intent and meaning, and shall indemnify and save harmless the City of Capitola, its officers and agents as therein stipulated, that this obligation shall be discharged, otherwise it shall be and remain in full force and effect.

As a condition precedent to the satisfactory completion of the said contract, the above obligation in the amount of _____dollars ($_____), being not less than 10 percent of the estimated contract cost, shall remain in force for a period of one (1) year after the completion and acceptance of the said work, during which time if the Principal, his/her or its heirs, executors, administrators, successors or assigns shall fail to make full, complete and satisfactory repairs and replacements or totally protect the City of Capitola from loss or damage made evident during said period of one (1) year from the date of official acceptance of said work and resulting from or caused by defective materials or faulty workmanship in the prosecution of the work done, the above obligation in the sum of _____ dollars ($_____), shall remain in full force and effect, otherwise the obligation shall be discharged. However, notwithstanding any other provisions of this paragraph, the obligation of the surety hereunder shall continue so long as any obligation of the Principal remains.

The surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the contract or to the work to be performed thereunder or the specifications shall in any way effect its obligation on this bond, and it does hereby waive notice of any such changes, extensions of time, alterations, or additions to the terms of the contract or to the work or to the specifications, and the surety does hereby waive its rights under California Civil Code Section 2819.

IN WITNESS whereof, the parties have executed this instrument under their seals, this____day of_____, 20____, by its undersigned representative, pursuant to the authority of its governing body, the day and year first hereinabove written.

_____

PRINCIPAL

_____

SURETY

LABOR AND MATERIAL BOND

WHEREAS, the City of Capitola, a municipal corporation in the County of Santa Cruz, State of California, has awarded to Granite Rock Company, hereinafter designated as the "Principal," a contract for constructing the work or improvement described in the contract documents entitled:

41ST AVENUE MULTIMODAL IMPROVEMENTS AND PAVEMENT REHABILITATION PROJECT

WHEREAS, said Principal is required under the terms of said contract to furnish a Labor and Material Bond, the surety of this bond will pay the same to the extent hereinafter set forth; and

WHEREAS, the said Principal is about to enter into the annexed contract with the City of Capitola to complete the work or improvement referred to above for the City of Capitola, County of Santa Cruz, State of California, all as more particularly and in detail as shown upon the Special Project Specifications and Contract Documents filed in the Public Works Department of the City of Capitola;

NOW, THEREFORE, we the Principal, and _____ a corporation organized and existing under and by virtue of the laws of the State of California, as surety, are held and firmly bound unto the City of Capitola in the sum of two million thirty-seven thousand eight hundred sixty-eight dollars ($2,037,868) such sum being not less than one hundred percent (100%) of the estimated contract cost of the work, lawful money of the United States of America, to be paid to the City of Capitola, for the payment of which sum, well and truly to be made, we hereby bind ourselves, our heirs, administrators, executors, successors and assign jointly and severally.

THE CONDITION OF THIS OBLIGATION IS SUCH, that if said Principal or its heirs, executors, administrators, successors or assigns, shall fail to pay for any materials, provisions, vendor supplies, or equipment as provided in the contract documents, upon, for, or about the performance of the work contracted to be done, or for any work or waiver thereon of any kind, or for amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or fails to pay any of the persons authorized under Civil Code Section 9100 to assert a claim against a payment bond, or fails to pay for any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board for the wages of employees of the Principal or his/her subcontractor pursuant to Section 18668 of the Revenue and Taxation Code, or fails to pay for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the principal and all subcontractors with respect to such work and labor that the surety or sureties will pay for the same, in an amount not exceeding the sum specified in this bond, and also, in case suit is brought upon the bond, will pay, in addition to the face amount hereof, a reasonable attorney's fee, to be fixed by the Court.

The condition of this obligation is such that its terms inure to the benefit of any of the persons and entities authorized in Civil Code Section 9100 to assert a claim against a payment bond so as to give a right of action to such persons or entities or their assigns in any suit brought upon or action to enforce liability on the bond.

The surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the contract or to the work to be performed thereunder shall in any manner affect its obligation upon this bond, and it does hereby explicitly waive notice of any such

change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder, and further explicitly hereby waives its rights under Civil Code Section 2819.

IN WITNESS WHEREOF, the above parties have executed this instrument under their seals this_____ day of_____, 20__, and duly signed by its undersigned representation, pursuant to authority of its governing body.

_____

PRINCIPAL

_____

SURETY

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA AMENDING THE 2025-26 FISCAL YEAR CITY BUDGET

WHEREAS, it is necessary to adopt the 2025-26 Fiscal Year Budget for all City funds; and

WHEREAS, the City Council conducted budget study sessions, heard and considered public comments, had modified and proposed a budget accordingly, and on June 26, 2025, adopted such budget for the Fiscal Year July 1, 2025, through June 30, 2026; and

WHEREAS, on February 12, 2026, the City Council approved the plans and specifications for the 41st Avenue Pavement Rehabilitation and Multimodal Improvements Project ("Project"); and

WHEREAS, the City advertised the Project for constructions bids on February 23, 2026 and received bids thereafter, with the lowest responsible bidder submitting a base bid of $1,429,261; and

WHEREAS, the bids received were higher than the originally budgeted funds; and

WHEREAS, the City Council finds it necessary to amend the 2025-26 Fiscal Year Budget to allocate additional funding towards the Project.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Capitola that the 2025-26 Fiscal Year Budget is hereby amended as follows: (1) $239,500 from RMRA and Measure D Funds and (2) $60,000 from the Gas Tax Fund; 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 foregoing Resolution was passed and adopted by the City Council of the City of Capitola on the 26th day of March 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Margaux Morgan, Mayor

ATTEST:

_____
Julia Gautho, City Clerk

Capitola City Council

Agenda Report

Meeting: March 26, 2026

From: Administrative Services Department

Subject: FY 2026-27 Budget Principals and Goals

Recommended Action: 1) Review progress and status of adopted 2025-27 Strategic Plan Priorities; and 2) Identify goals and related key projects for Fiscal Year 2026-27.

Background: Each year, the City prepares and adopts an annual budget. The annual budget drives the City's operations and serves as City Council direction to the City Manager regarding day-to-day functions. The budget not only outlines the City's financial plan but also establishes the framework in which the City provides services to the community. Principles and goals identified in the budget establish metrics against which actual performance can be measured.

Strategic Plan Priorities and Objectives: In March 2025, the City Council adopted the 2025-2027 Strategic Plan with the following priorities for the City:

1. Accountable Government
2. Attainable Housing
3. Community Safety
4. Economic Opportunity
5. Healthy Families, Community, and Environment
6. Sustainable Infrastructure

Each priority includes four to five objectives and several performance measures, designed to track the City's progress towards achieving the strategic priority over five years. A link to the Strategic Plan 2025-2027 is provided on the list of attachments at the end of this report.

Discussion: Due to the economic climate, it is unlikely the City budget will include large amounts of unallocated General Fund money. Staff recommends the City prioritize addressing the City's cash position and allocating any additional funding towards projects already in the design phase that could also leverage grant opportunities. To assist with this, high-level summaries of CIP, planning/programs, and staff identified goals are included in the remainder of this report.

Previously Identified Capital Improvement Projects: The Council has identified and funded, or partially funded, multiple capital improvement projects, and some are currently in progress. The table below provides a status update on each of the identified capital improvement projects.

Project	Current Phase	Status / Key Milestone
Stockton Bridge Rehabilitation	Assessment / Design	Structural evaluation underway; results expected Spring 2026.
Community Center Complex	Construction	Construction underway; opening scheduled for Summer 2026.
Cliff Drive	Planning / Engineering	Technical studies underway; advancing toward environmental clearance and funding for construction phases.
Park at Rispin Mansion: Landscaping and Additional Elements	Implementation	Park open; funding needed for additional landscaping; community fundraiser identified for additional

		elements (MOU in April). Measure Q grant for restoration and interpretive signs submitted.
41st Avenue Pavement Rehabilitation and Multimodal Improvements	Construction Bids Received	Council contract consideration March 26.
Pavement Management	Ongoing Program	Annual street resurfacing and pavement preservation program (FY 2025-26: 41st Avenue Rehab & Multimodal; FY 2026-27: residential street project)
Esplanade Park Design	Concept Planning / Design	$275,000 Coastal Conservancy grant award. RFP for design team issued.
Grand Avenue Pathway (Depot Hill)	Feasibility / Alignment Study	Council allocated $13,000 funding for study; preliminary alignment review anticipated in Spring 2026.
Bay Avenue Corridor Improvements	Design Development	Corridor study and design underway with RTC funding. Council review of draft design scheduled in April.

Previously Identified Planning/Program Projects: The Council has identified additional City projects, some of which are in the early stages of design planning and/or have received grant funding toward their eventual development. The table below provides a status update planning and design projects.

Project	**Current Phase**	**Status/ Key Milestone**
Five-Year Capital Improvement Program	Program Development	Draft FY 2026-31 CIP anticipated for Council review in Spring 2026.
Capitola Wharf Master Plan	Project Planning	Design presentation scheduled for Council review in April.
Climate Action Plan Update	Project Planning	Update underway; completion anticipated within ~6 months.
Active Transportation Plan (ATP)	Project Planning	Planning and community outreach to begin May 2026.

Staff Proposed Projects/Goals for FY 2026-2027: In addition to the projects outlined in the tables above, all of which align with the adopted Strategic Plan, staff have identified the following goals for FY 2026-2027. This is not an exhaustive list of day-to-day work for all City departments, but a high-level preview of specific priorities identified for the coming fiscal year.

Department	**Draft Goals**
City Manager	Election: three Council seats
City Manager	Employee contract negotiations
City Manager	Beach Lifeguard Service Organizational Study
Police	Anti Human Trafficking Ordinance

Police	Countywide records management system rollout
Police	Continued funding for: Drone Program, RING, Body Worn Cameras
Community & Economic Development	Continue working with Mall, Village hotel owners and other economic development opportunities.
Community & Economic Development	Ordinance updates: Community Benefits, ADUs, Bicycle Parking, Hotel Incentives
Community & Economic Development	Review Outdoor Dinning Program
Community & Economic Development	Development impact fees - 41st Avenue
Community & Economic Development	Housing Element Implementation: Down payment assistance program, update nexus study for rental housing.
Community Services & Recreation	Update Community Center rental package
Community Services & Recreation	Explore and develop new opportunities related to renovated facilities
Administrative Services	Improve fiscal transparency
Administrative Services	Transition to paperless HR Division
Administrative Services	Return TOT administration to internal staff

The estimated June 30, 2026, General Fund balance is currently $200,000 which is below our historical target of $500,000. Additionally, as we continue to wait for FEMA & Cal OES reimbursements for 2023 storm damages, the City's Contingency Reserve is approximately $441,000 below its target balance and the Emergency Reserve is approximately $326,000 below its target balance.

During the March 26 Meeting, Council will have the opportunity to review and provide direction regarding the various projects summarized in this report. Staff recommends City Council establish a budget goal for Fiscal Year 2026-27 to split unallocated general fund, with 50% reestablishing the City reserve funds and 50% increasing the City's cash fund balance.

Fiscal Impact: The annual review and revision of budget principals and key projects is the first step in the budget process. Staff will incorporate the City Council budget goals into the first draft of the proposed FY 2026-27 Budget, at which time the City Council can prioritize the goals based on available resources.

Attachments:

1. Strategic Plan

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government

Report Prepared By: Jim Malberg, Finance Director

Reviewed By: Julia Gautho, City Clerk; Chloé Woodmansee, Assistant to the City Manager

Approved By: Jamie Goldstein, City Manager