

City of Capitola

Planning Commission Meeting Agenda

Thursday, February 05, 2026 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen

Vice Chair: Nathan Kieu

Commissioners: Paul Estey, Matthew Howard, TJ Welch

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

1. Roll Call and Pledge of Allegiance

Commissioners Paul Estey, Matthew Howard, TJ Welch, Vice Chair Nathan Kieu, and Chair Courtney Christiansen

2. Additions and Deletions to the Agenda

3. Oral Communications

Please review the section How to Provide Comments to the Planning Commission for instructions. Oral Communications allows time for members of the public to address the Planning Commission on any Consent Item on tonight's agenda or on any topic within the jurisdiction of the City that is not on the Public Hearing section of the Agenda. Members of the public may speak for up to three minutes unless otherwise specified by the Chair. 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.

4. Planning Commission/Staff Comments

5. Consent Calendar

All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and 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 Planning Commission votes on the action unless the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

A. Approval of January 15, 2026 Planning Commission Minutes

6. Public Hearings

Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Planning Commission Questions; 3) Public Comment; 4) Planning Commission Deliberation; and 5) Decision.

A. Capitola Mall Zoning Code Amendments for Housing Element Implementation

Project Description: Amendments to Capitola Municipal Code Title 17 Zoning for Capitola Mall properties located between Clares Street, 41st Avenue and Capitola Road. The proposed amendments implement the 6th Cycle Housing Element of the General Plan to facilitate residential development on Capitola Mall. 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). The Housing Element Implementation also includes amendments to the Capitola General Plan Land Use Element Action LU-9.3 regarding floor area ratio at the Capitola Mall site. The proposed amendments would increase allowed building height and floor area ratio (FAR) on the Mall property, establish objective design standards for Capitola Mall redevelopment, and modify development regulations to facilitate residential development on the Mall property consistent with the Housing Element. The amendments also include applying the Objective Standards within Chapter 17.82 to the Mixed-Use Village zoning district and Industrial zoning district. The Zoning Code is part of the City's Local Coastal Program (LCP) and amendments require certification by the California Coastal Commission prior to taking effect in the Coastal Zone.

Recommended Action: Consider amendments to the draft Zoning Code and General Plan and either 1) adopt resolutions recommending the City Council adopt the proposed Zoning Code and General Plan amendments or 2) continue the item to a Special Planning Commission Meeting on February 23, 2026.

7. Director's Report

8. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on March 5, 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: <https://www.youtube.com/@cityofcapitolacalifornia3172>

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Meeting link: <https://us02web.zoom.us/j/84412302975?pwd=NmlrdGZRU2tnYXRjeSs5SIZweUIOQT09>

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

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

Members of the public may provide public comments to the Planning Commission in-person during the meeting. If you are unable to attend the meeting in person, please email your comments to planningcommission@ci.capitola.ca.us and they will be included as a part of the record for that meeting. Emailed comments will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.

Appeals: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Design Permit, Conditional Use Permit, Variance, and Coastal Permit. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day. All appeals must be submitted in writing on an official city application form, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: <https://www.cityofcapitola.org/> . Need more information? Contact the Community Development Department at (831) 475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, 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 Community Development Department 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 envíe un correo electrónico a jgautho@ci.capitola.ca.us.

Televised Meetings: Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: <https://www.cityofcapitola.org/> .

City of Capitola

Planning Commission Meeting Minutes

Thursday, January 15, 2026 – 6:00 PM



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen

Vice Chair: Nathan Kieu

Commissioners: Paul Estey, Matthew Howard, TJ Welch

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance: Commissioners Howard, Kieu, Welch, and Vice Chair Christiansen. Absent: Chair Estey.*

2. **Additions and Deletions to the Agenda** – *The Deputy City Clerk announced that one staff memorandum and one email had been received as additional materials for Item 6B.*

3. New Business

A. Nomination and Appointment of Chair and Vice Chair

Motion to appoint Courtney Christiansen as Chair and Nathan Kieu as Vice Chair:
Commissioner Welch

Second: Commissioner Howard

Voting Yea: Commissioners Howard, Kieu, Welch, Christiansen

Absent: Commissioner Estey

4. Oral Communications

- Goran Klepic
- Tiffany Hsu

5. Planning Commission/Staff Comments - None

6. Consent Calendar

A. Approval of December 4, 2025, Planning Commission Minutes

B. 620 Monterey Avenue, New Brighton Middle School

Project Description: Application #25-0578. APN: 036-101-38, 035-151-19. Coastal Development Permit for field improvements to New Brighton Middle School, including an electronic scoreboard, and perimeter fencing. The project is located within the CF (Community Facility) zoning district. The Coastal Development Permit is not appealable to the California Coastal Commission. Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0578 and approve the project based on the Findings and Conditions of Approval.

Commissioner Welch requested that Item 6B be pulled for discussion.

Motion to approve Item 6A: Commissioner Welch

Second: Vice Chair Kieu

Voting Yea: Commissioners Howard, Welch, Kieu, Chair Christiansen

Absent: Commissioner Estey

7. Public Hearings

A. 1855 41st Avenue Ste. F02

Project Description: Application #25-0540. APN: 034-261-37. Conditional Use Permit for the sale and onsite consumption of beer and wine for a proposed restaurant to be located at the Capitola Mall within the C-R (Regional Commercial) zoning district. This project is not within the Coastal Zone. Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #25-0540 and approve the project based on the Findings and Conditions of Approval.

Associate Planner Sesanto presented the staff report.

The applicant addressed the Commission.

Public Comment: None

Motion to approve Application #25-0540 based on the Findings and Conditions of

Approval: Vice Chair Kieu

Second: Commissioner Howard

Voting Yea: Commissioners Howard, Welch, Kieu, Chair Christiansen

Absent: Commissioner Estey

Conditional Use Permit Findings:

A. The proposed use is allowed in the applicable zoning district.

The general sale of alcoholic beverages for onsite consumption is categorized as a conditional use within the C-R zoning district. The Community Development Department and Planning Commission have determined that alcoholic beverage consumption in conjunction with a restaurant use would be appropriate at the subject site with the issuance of the CUP. The sale of alcohol is accessory to the restaurant and will occur only when a complete restaurant menu is available.

B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

The proposed use is consistent with the goals, policies, and standards established by the City, and permitting the restaurant to serve alcohol in conjunction with meals allows the establishment to be competitive with other restaurants that are already permitted to sell alcoholic beverages.

C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.

The request to serve alcohol with food at the restaurant is not anticipated to have an adverse impact on surrounding land uses or create a special problem, because the project site is located within the Capitola Mall, which has a mix of restaurant and retail uses. The sale of alcohol would be accessory to the primary function of the restaurant. The proposed use is consistent with the existing and planned uses in the Capitola Mall.

D. The proposed use will not be detrimental to the public health, safety, and welfare.

The proposed business is in police responsibility area 4401 and U.S. census tract number 1217.02. The site is in a high crime area, and the census tract is over-concentrated (17 on-sale licenses) with off-sale alcohol outlets. Consideration was given to the over-concentration of on-sale licenses and crime rate in the area, and it was determined by the Capitola Police Department that the proposed CUP would not create a nuisance to the community or a burden on police services.

E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

The restaurant is existing and is adequately served by utilities, services, and infrastructure. The CUP for general sale of alcoholic beverages for onsite consumption will not require additional services or infrastructure.

F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15301 (Class 1-Existing Facilities) because the project consists of the operation and licensing of a restaurant in an existing commercial building, consistent with the property's zoning and General Plan designation. No adverse environmental impacts were discovered during project review.

Conditions of Approval:

1. The Conditional Use Permit allows a beer and wine establishment with on-site consumption at 1855 41st Avenue, Suite F02. The Conditional Use Permit is approved as outlined in the analysis of the staff report reviewed and approved by the Planning Commission on January 15, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The applicant shall maintain an active business license with the City of Capitola. The applicant shall maintain an active license through the California Department of Alcoholic Beverage Control (ABC) so long as alcohol is sold.
3. Prior to opening, all Planning fees associated with permit #25-0540 shall be paid in full.
4. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
5. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Capitola Municipal Code Chapter 17.156.
6. Conditional Use Permits are issued to the underlying property. An approved Conditional Use Permit may be assigned to future tenants of the same tenant space. The Conditional Use Permit shall expire and become void if the permitted use is abandoned or discontinued for one year or longer. The permit cannot be transferred off the site on which the approval was granted.

6. Consent Items Pulled for Discussion**B. 620 Monterey Avenue, New Brighton Middle School**

Project Description: Application #25-0578. APN: 036-101-38, 035-151-19. Coastal Development Permit for field improvements to New Brighton Middle School, including an electronic scoreboard and perimeter fencing. The project is located within the CF (Community Facility) zoning district. The Coastal Development Permit is not appealable to the California Coastal Commission. Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0578 and approve the project based on the Findings and Conditions of Approval.

Associate Planner Sesanto presented the staff report.

Public Comment:

- Lin Hsu

Motion to approve Application #25-0578 based on the Findings and Conditions of

Approval: Commissioner Welch

Second: Vice Chair Kieu

Voting Yea: Commissioners Howard, Welch, Kieu, Chair Christiansen

Absent: Commissioner Estey

Coastal Development Permit Findings:

A. The project is consistent with the LCP land use plan, and the LCP implementation program.

The project improves facilities serving the existing public-school use. Public and private schools are specifically identified as permitted uses within the CF (Community Facility) zoning district. The proposed development is consistent with the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

B. The project maintains or enhances public views.

The proposed project is located on an existing public school property at 620 Monterey Avenue. The project improves the quality of the school's open space and athletic amenities. There is no impact on public views.

C. The project maintains or enhances vegetation, natural habitats, and natural resources.

The proposed project is located at New Brighton Middle School. The project is not located in an area with natural habitats. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.

The project involves field upgrades to a school and will improve low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves a public school within the CF (Community Facility), involving enhancements to the existing open space for school use, which will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves a school within the CF (Community Facility) zone, involving enhancements to the existing open space for school use, which will not negatively impact coastal resources.

G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.

The proposed public-school facilities project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the CF (Community Facility) zone.

H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).

The project involves a school within the CF (Community Facility) zone, involving enhancements to the existing open space for school use. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the CF zoning district.

California Environmental Quality Act (CEQA) Findings:

A. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Section 15314 of the CEQA Guidelines exempts minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The proposed project involves upgrades to existing school grounds that will not result in the addition of student capacity within the CF (Community Facility) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

The Project is further exempt from CEQA pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures), which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. These include accessory (appurtenant) structures such as garages, carports, patios, swimming pools, and fences. The proposed scoreboard and fencing constitute small structures appurtenant to the main school building, and are therefore exempt.

Further, none of the exceptions listed in CEQA Guidelines section 15300.2 apply. There are no successive projects of the same type in the same place resulting in cumulative impacts, as the 2024 project dealt with a land swap which also had no impacts. There are no significant effects due to unusual circumstances, as the project is typical for a school conducting updates to its facilities. The project will not result in damage to scenic resources, or within a highway officially designated as a state scenic highway. The project does not involve a hazardous waste site or historical resource.

Conditions of Approval:

1. The project approval consists of a Coastal Development Permit to replace an existing grass field with a track and turf field, volleyball courts, digital scoreboard, bleachers, student security fencing, perimeter landscaping, the demolition of two portable buildings and ADA improvements. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 15, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community and Economic Development Department. Any significant changes to the plans may require Planning Commission approval.

8. Director's Report

Director Herlihy updated the Commission on the Capitola Wharf Long-Term Use Plan; provided an update on the improvements at the Jade Street Complex; provided an update on the Capitola Avenue overpass; and notified the Commission that the Capitola Mall Zoning Code amendments will be on the February 5, 2026, agenda.

- 9. Adjournment** – *The meeting adjourned at 6:32 PM. The next regularly scheduled meeting of the Planning Commission is on February 5, 2026, at 6:00 PM.*

ATTEST:_____

Rosie Wyatt, Deputy City Clerk

Capitola Planning Commission

Agenda Report

Meeting: February 4, 2026

From: Community and Economic Development

Subject: Capitola Mall Zoning Code Amendments for Housing Element Implementation



Project Description: Amendments to Capitola Municipal Code Title 17 Zoning for Capitola Mall properties located between Clares Street, 41st Avenue and Capitola Road. The proposed amendments implement the 6th Cycle Housing Element of the General Plan to facilitate residential development on Capitola Mall. 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). The Housing Element Implementation also includes amendments to the Capitola General Plan Land Use Element Action LU-9.3 regarding floor area ratio at the Capitola Mall site. The proposed amendments would increase allowed building height and floor area ratio (FAR) on the Mall property, establish objective design standards for Capitola Mall redevelopment, and modify development regulations to facilitate residential development on the Mall property consistent with the Housing Element. The amendments also include applying the Objective Standards within Chapter 17.82 to the Mixed-Use Village zoning district and Industrial zoning district. The Zoning Code is part of the City's Local Coastal Program (LCP) and amendments require certification by the California Coastal Commission prior to taking effect in the Coastal Zone.

Recommended Action: Consider amendments to the draft Zoning Code and General Plan and either 1) adopt resolutions recommending the City Council adopt the proposed Zoning Code and General Plan amendments or 2) continue the item to a Special Planning Commission Meeting on February 23, 2026.

Representatives: Ben Noble, Consultant

Katie Herlihy, Community and Economic Development Director

Background: On August 22, 2024, the City Council adopted amendments to the 2023-2031 Housing Element of the General Plan. 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 FAR calculations for mall redevelopment; and
- Adopt objective development standards to facilitate mall redevelopment.

The Capitola Mall Properties are the properties bound by Clares Street, 41st Avenue, and Capitola Road, as shown in Figure 1 below.

Figure 1: Capitola Mall Properties



Figure 1: Capitola Mall Properties

The Capitola Mall property is 46 acres in size, with 14 separate parcels and seven different property owners. MGP is the major property owner, controlling the enclosed mall and former Sears building (31.5 acres total).

The Capitola Mall property is currently zoned Regional Commercial (C-R) and is subject to the development standards in Zoning Code Chapter 17.24 (Commercial and Industrial Zoning Districts). The Capitola Mall property is also eligible for increased floor area ratio (FAR) and building heights as an incentive to provide community benefits (Chapter 17.88). Multifamily and mixed-use development on the

Capitola Mall property is subject to a conditional use permit in Chapter 17.124 and objective design standards in Chapter 17.82.

The current Zoning Code Amendments modify the review process for redevelopment of the Capitola Mall by removing the Capitola Mall from the Community Benefits Chapter 17.88 and creating new incentives for mall redevelopment in the added Section 17.24.035 (Capitola Mall Redevelopment) of the Commercial and Industrial Zone. The new section creates a three-tier system to support the redevelopment of the Capitola Mall and incentivize future housing, retail, and hotels on the site.

	Development Type	Units per Acre	Maximum Height	Maximum Floor Area Ratio
Tier 1	Housing Only 20% Affordable Housing (AH)	Minimum 20 Maximum 48	75 feet	2.0 Excludes parking garages
Tier 2	Mixed Use Housing (20% AH) 85 Room Hotel with 3,500 sf meeting space 40,000 sf Commercial	Minimum 20 Maximum 48	85 feet	2.0 Excludes parking garages, hotels, retail, and roof top decks
Tier 3	Mixed Use Housing (20% AH) and either: 125 Room Hotel with 5,000 sf meeting space 40,000 sf Commercial Or 200,000 sf Commercial	Minimum 20 Maximum 53	85 feet	2.0 Excludes parking garages, hotels, retail, and roof top decks

The draft updates include a new Chapter 17.57 of objective standards applicable to the Capitola Mall properties. As previously stated, the mall block includes 46 acres of land which is owned by multiple owners. To ensure organized redevelopment of the entire block, new objective standards have been created to include standards for streets and circulation, open space, parking and vehicle access, building placement and orientation, building massing, façade design, and other site features. Properties that develop within the Mall block will be subject to the new objective design standards of Chapter 17.57 in place of the objective design standards in Chapter 17.82.

The Planning Commission held study sessions on the draft code amendments on October 2, October 30, and November 19, 2025.

On October 8, 2025, the City hosted a community meeting at New Brighton Middle School, which was well attended.

Stakeholder meetings with all property owners within the mall block were also held in October and November of 2025.

On November 19, 2025, the Planning Commission reviewed the first draft of Section 17.24.035 (Capitola Mall Redevelopment) with development standards, land use regulations, and permit requirements for

development projects on the Capitola Mall property. The Commission provided feedback and initial direction for revisions to be incorporated into the next draft of Section 17.24.035.

On December 4, 2025, the Planning Commission reviewed the second draft of Section 17.24.035 and the first draft of the new Chapter 17.57 (Objective Design Standards for Capitola Mall Redevelopment). The Planning Commission received extensive additional comments from Merlone Geier Partners (MGP) the day of the meeting. At the December 4 meeting the Planning Commission directed staff to make revisions to the draft amendments described below and consider the additional input provided by MGP.

Since the December 4 Planning Commission meeting, staff have met with MGP to discuss comments received at the Planning Commission meeting. Many of the design related suggestions submitted by MGP have been incorporated into the most current draft. Policy requests, such as amount of retail required in Tier 2, have not been incorporated and will be decided upon by the Planning Commission on February 4, 2026. MGP's original comments are included as Attachment 4 and have staff notes identifying whether or not the suggestions were added to the current draft.

On January 7, 2026, at Director Herlihy's request, a meeting was scheduled with the State of California Housing and Community Development Division (HCD) to provide a progress report to HCD on the Mall zoning code updates. HCD expressed support for the ongoing work towards adopting updated development standards in collaboration with MGP as the property owner and anticipated developer.

On January 13, 2026, staff was contacted by an HCD Analyst in response to a technical assistance request made by a member of the public regarding the proposed Capitola Mall Properties Zoning Code and General Plan amendments. Staff and the City's consultant team met with HCD to discuss items raised in the request. HCD staff provided initial feedback asking the City to more strongly emphasize its commitment to facilitate housing production on the Mall properties; to clarify the standards associated with the Fiscal Impact Assessment and to consider exemptions for stand-alone affordable projects; and to clarify the interplay between the City's code deviation process and other benefits that may be separately requested by projects that qualify for the State Density Bonus Law. Staff has incorporated revisions into the current draft ordinance in response to these comments, as outlined below, and will continue to interface with HCD as the ordinance updates progress.

Also, Keyser Marston Associates, the City's economic development consultant, prepared a Capitola Mall Retail and Hotel Market Overview to help inform decision-making on the Zoning Code Amendments (Attachment 3). The report suggests that the Mall properties continue to have strong redevelopment potential, and the introduction of residential and hotel uses will help the overall retail environment within the block. The report finds that retail demand likely will be strongest in the food and beverage sector and would cater to smaller tenants, with an expected demand for new retail development ranging between 25,000 and 35,000 square feet. The report also finds that a hotel on the site would have the opportunity to exceed market average revenues with a strong operator and brand, with an 85-room hotel likely to support approximately 2,550 square feet of meeting and event space, and a 130-room hotel likely to support approximately 3,900 square feet of meeting and event space.

Proposed Amendments: Attachment 1 contains a draft Planning Commission resolution recommending the City Council adopt the corresponding/concurrent General Plan Land Use text amendment (Exhibit A to Attachment 1).

Attachment 2 contains a draft Planning Commission resolution recommending the City Council adopt the proposed Capitola Mall Zoning Code Amendments. Exhibit A to Attachment 2 contains the Zoning Code Amendments and Exhibit B contains the Local Coastal Program Consistency Analysis.

As noted above, on December 4, 2025, the Planning Commission reviewed new Section 17.24.035 (Capitola Mall Redevelopment), new Chapter 17.57 (Objective Design Standards for Capitola Mall Redevelopment) and amendments to existing Zoning Code Chapters 17.24, 17.82, 17.88 and 17.160. A summary of the Commission's feedback and subsequent revisions to the proposed draft follows below.

Section 17.24.035 and Amendments to Existing Zoning Code Chapters

In response to Planning Commission direction provided at the December meeting, the proposed Section 17.24.035 includes a new Tier 3 Mixed Use Project pathway for Capitola Mall Redevelopment. As drafted, a Tier 3 project must comply with one or both of the following options:

- Option 1: The project includes both a hotel with a minimum of 125 rooms and a minimum of 5,000 square feet of meeting space and 40,000 square feet or more of new commercial space.
- Option 2: The project includes 200,000 square feet or more of new commercial space

If a project meets the Tier 3 requirements, the project is eligible for an increased base density of 53 units per acre, which is an 5 additional units per acre as compared with Tier 2. The Commission also discussed whether a Tier 3 mixed-use project should be subject to the requirement that land dedicated for affordable units be restricted to occupancy by seniors aged 55 years or older; however, staff recommends that this provision not be made a mandatory requirement to (1) avoid imposing a new constraint on affordable housing development; and (2) comply with state and federal fair housing requirements that prohibit zoning rules that discriminate based on age or family status.

In addition to the Tier 3 pathway, Section 17.24.035 also includes the following substantive changes to the draft previously reviewed by the Planning Commission made in response to comments from the Commission, the property owner, the public, and HCD:

- Establishes rules for calculating the density of a Capitola Mall redevelopment project.
- Requires parking spaces for project residents to be in a parking structure
- For Tier 2 and 3 projects, excludes rooftop decks from the floor area calculation to incentivize this amenity.
- Allows elevator overruns, stair enclosures, mechanical equipment, and similar building infrastructure to project above the maximum permitted building height within any portion of a building footprint
- Clarifies that all Capitola Mall projects must comply with the City's inclusionary housing ordinance in Municipal Code Chapter 18.02 (Affordable (Inclusionary) Housing) with two exceptions:
 - All projects must meet the 20 percent affordability requirement in the Housing Element
 - For both rental and ownership projects, payment of in-lieu fees is not permitted. Affordable units must be provided within the proposed development or through a land dedication elsewhere on-site.

Chapter 17.57 (Objective Design Standards for Capitola Mall Redevelopment)

Attachment 2 contains the changes to the objective design standards in Chapter 17.57 in response to Planning Commission direction on December 4, 2025, discussion with Merlone Geier Properties, and further review of the proposed standards. Revisions made in response to Planning Commission direction, as well as in response to comments from the property owner, the public, and HCD, include the following:

- Reduces pedestrian clear path to 6 feet while maintaining total pedestrian realm width of 16 feet (internal streets) and 20 feet (perimeter streets).
- Identifies rooftop open space as a permitted type of publicly accessible open space.
- Narrows required facade identity width and aligns with massing break standard.
- Reduces ground-level transparency for residential uses.
- Eliminates required 2-foot elevation for ground-floor residential uses.
- Increased flexibility for Hotel development

Additional noteworthy revisions to Chapter 17.57 include the following:

- Reorganizes street frontage improvement section.
- Requires new internal streets to be privately owned and maintained.
- Clarifies when street frontage improvements are required.
- Allows deviation from street frontage dimensions in unique circumstances
- Adds maintenance agreement requirements for privately-owned streetscape and open space improvements.
- Clarifies rules for calculating publicly accessible open space.
- Increase paseo width required to count as publicly accessible open space.
- Adds standards for surface parking lot location adjacent to internal streets.
- Reduces ground-level commercial transparency requirement for secondary building facades.
- Replaces previous hotel design standards with requirement for one hotel building facade to front a street with no surface parking between this facade and the sidewalk.

General Plan Amendments

Attachment 1 contains a text amendment to the General Plan Land Use Element Action LU-9.3 needed for consistency with the proposed Zoning Code Amendments and Housing Element. No changes have been made to this amendment since it was reviewed by the Planning Commission on December 4, 2025.

Discussion: Staff is seeking direction from Planning Commission on policy decisions related to the three-tier development standards and minimum open space requirements.

Tiers. The following table includes the three tiers and minimum development required in order to achieve incentivized height, FAR, parking, and open space standards.

	Minimum Development
Tier 1	Housing Only, 20% Affordable
Tier 2	Housing with 20% Affordable 85 Room Hotel 3,500 sf meeting space 40,000 sf commercial
Tier 3	Housing with 20% Affordable and <ul style="list-style-type: none"> • 125 Room Hotel • 5,000 sf meeting space • 40,000 sf Commercial or <ul style="list-style-type: none"> • 200,000 sf Commercial

Within the Tier 2 mixed use project, the minimum new commercial space requirement of 40,000 square feet is the same as previously reviewed by the Planning Commission. Since this was last reviewed by the Planning Commission, the City's economic consultant Keyser Marston Associates prepared a Capitola Mall Retail and Hotel Market Overview that finds new retail demand on the Capitola Mall property likely ranges from 25,000 to 35,000 square feet.

At the December 4, 2025, meeting, the Planning Commission requested a Tier 3 option with additional hotel rooms, larger meeting space, and increased commercial space. The Planning Commission discussed commercial space which ranged from 25,000 to 100,000 square feet. Ultimately, the Commission directed staff to return with a Tier 3 option that incorporates the findings of the Capitola Mall Retail and Hotel Market Study once completed.

Upon receiving the findings of the study, staff and the consultant team recommend including two options within Tier 3, both having a housing requirement but one with a 125-room hotel, 5,000 square feet of meeting space, and 40,000 square feet of commercial; and a second with 200,000 square feet of new commercial space. The reasoning for the options is at least 200,000 square feet of new commercial space is needed to produce a fiscal benefit to City equivalent to a 125-room hotel. Also, with the retail demand ranging from 25,000 – 35,000 square feet, putting in a requirement of 100,000 square feet requirement in combination with a hotel, could make a Tier 3 Option infeasible.

In terms of meeting space, the Keyser Marston market study found local demand for a hotel and meeting space exists. The study estimated that meeting space could be successful at 25 – 30 square feet of meeting space per hotel room. Under these assumptions, an 85-room hotel could support 2,125 – 2,550 square feet of meeting space and a 125 room hotel between 3,125 – 3,750 square feet.

Given the analysis provided in the Capitola Mall Retail and Hotel Market Overview, staff is seeking further direction from the Planning Commission to confirm the minimum amounts of commercial area and meeting space for Tiers 2 and 3.

Open Space. The December 2025 draft included a requirement that open space must be a minimum of 3,000 square feet to count toward the public open space requirement. MGP requested the minimum size be decreased to 1,000 square feet. During the hearing, staff committed to returning with examples of small parks to assist Planning Commission with the minimum park size standard. Attachment 5 includes examples of a range of park sizes. Staff is seeking direction on the minimum park size which can count toward the open space requirement.

CEQA: The Capitola Mall Zoning Code Amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code 21080.085, which states that "This division does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code." Here, the Housing Element's Program 1.7 sets for a schedule of actions calling for the City to update the Zoning Code to facilitate Mall redevelopment by allowing up to 75 feet in height, excluding parking from FAR calculations, allowing development up to an FAR of 2.0, and adopting objective development standards. Because the proposed Zoning Code amendments implement this schedule of actions, its adoption is exempt from CEQA.

For the General Plan Amendment, the 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. The amendments bring the Land Use Element into conformance with the adopted Housing Element consistent with the proposed Zoning Code Amendments. There are no proposed changes to the General Plan 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.

Next Steps: If the Planning Commission recommends the City Council adopt the proposed Zoning Code amendments, the City Council will hold a public hearing to consider the proposed amendments on March 12, 2026. The Planning Commission may also continue the item to a special Planning Commission meeting on February 23, 2025.

Attachments:

1. Draft Resolution Recommending City Council Approval of Proposed General Plan Text Amendment
 - Exhibit A: General Plan Land Use Element Text Amendment
2. Draft Resolution Recommending City Council Approval of Proposed Capitola Mall Zoning Code Amendments
 - Exhibit A: Zoning Code Amendments
3. Keyser Marston Capitola Mall Retail and Hotel Market Overview.
4. Merlone Geier Partner 12.04.2025 Comments with Staff Notes
5. Park Size Examples

Report Prepared By: Ben Noble, Consultant

Reviewed By: Rosie Wyatt, Deputy City Clerk and Eric Phillips, Special Counsel, City Attorney's Office

Approved By: Katie Herlihy, Community and Economic Development Director

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CAPITOLA RECOMMENDING THAT THE CITY COUNCIL ADOPT TEXT
AMENDMENT TO THE GENERAL PLAN LAND USE ELEMENT
RESIDENTIAL ACTION LU-9.3 TO BE CONSISTENT WITH PROPOSED
CAPITOLA MALL ZONING CODE AMENDMENTS AND FIND THAT THE
PROJECT'S ENVIRONMENTAL EFFECTS WERE ADEQUATELY ANALYZED
IN A PREVIOUS EIR SUCH THAT CEQA REQUIRES NO SUPPLEMENTAL
OR SUBSEQUENT ENVIRONMENTAL REVIEW**

WHEREAS, on August 22, 2024, the City Council adopted amendments to 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 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, a text amendment to the General Plan Land Use Element Action LU-9.3 is necessary for consistencies with the proposed Zoning Code amendments;

WHEREAS, City staff prepared a text amendment to the General Plan Land Use Element Action LU-9.3 to implement Housing Element Program 1.7 and ensure consistency between the General Plan and Zoning Code;

WHEREAS, notice of the General Plan Amendment and associated Zoning Code Amendment availability was mailed on 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 General Plan Amendments and associated 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 General Plan Amendment 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 General Plan Amendment 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. No subsequent or supplemental environmental review is required pursuant to CEQA Guidelines Section 15162;

WHEREAS, at a duly noticed public hearing on February 5, 2026, the Planning Commission reviewed the proposed General Plan Amendment at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. Based on substantial evidence in the record, the Amendment is consistent with state and local law, including the Municipal Code subject to approval of the associated Capitola MLL Zoning Code amendments, and the other elements of the General Plan, including the City of Capitola Housing Element.
3. The Planning Commission recommends that the City Council:
 - a. Find that the General Plan Amendment 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, consistent with CEQA Guidelines section 15162. 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.

b. Adopt a resolution adopting the text amendment to the General Plan Land Use Element as set forth in Exhibit A attached hereto and incorporated herein.

SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

ADOPTED by the Planning Commission of the City of Capitola at a meeting this 5th day of February, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair

Attest: _____ Katie Herlihy, Community and Economic
Development Director

Action LU-9.2 Auto Plaza Signage. Amend the Zoning Ordinance to allow more prominent signage for the Auto Plaza.

Action LU-9.3 Increased Floor Area Ratio. The City Council may authorize increased FAR for properties located within the 41st Avenue corridor as follows:

- ◆ Properties fronting 41st Avenue or the 41st Avenue/Capitola Road intersection, including excluding the Capitola Mall property bound by 41st Avenue, Capitola Road, and Clares Street, with a Regional Commercial or Community Commercial land use designation may be developed at a maximum FAR of 2.0.
- ◆ Structures on properties fronting the east side of 41st Avenue must be set back a minimum of 100 feet from the property line abutting a residential property.

To approve a request for an increased FAR, the City Council must find that 1) the additional FAR results in a superior project with substantial community benefit; 2) the project enhances economic vitality; and, 3) the project is designed to minimize adverse impacts to neighboring properties.

On the Capitola Mall property, a maximum FAR of 2.0 is permitted for residential and mixed-use development that complies with objective standards in the Zoning Code.

Action LU-9.4 Retail/Office Mix. Take action to maintain an appropriate mix of retail and non-retail uses along the 41st Avenue corridor. These actions will include:

- ◆ Continuing to require a Conditional Use permit for offices, medical services, and other non-retail uses in the Regional Commercial designation.
- ◆ Amending the Zoning Code to require the Planning Commission to specifically find that a proposed non-retail use will not detract from the economic viability of the corridor.
- ◆ Preparing a study to examine the optimal socio-economic mix of retail and office/professional uses on 41st Avenue.

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CAPITOLA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN
ORDINANCE AMENDING MUNICIPAL CODE TITLE 17 (ZONING) FOR THE
CAPITOLA MALL PROPERTY, AND FINDING THE PROJECT EXEMPT FROM
CEQA**

WHEREAS, on August 22, 2024, the City Council adopted amendments to 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 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, 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 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.

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.

WHEREAS, at a duly noticed public hearing on February 5, 2026, the Planning Commission reviewed the proposed Zoning Code Amendments at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. Pursuant to Capitola Municipal Code Section 17.144.040 and 17.144.060 and based on substantial evidence in the record:
 - 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.
3. The Planning Commission 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.
4. The Planning Commission recommends that the City Council:

a. Find 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.

b. Adopt an ordinance amending Capitola Municipal Code Title 17: Zoning set forth in Exhibit A attached hereto and incorporated herein, subject to the adoption of the associated General Plan text amendment.

SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

ADOPTED by the Planning Commission of the City of Capitola at a meeting this 5th day of February, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair

Attest: _____

Katie Herlihy, Community and
Economic Development Director

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	C-C	C-R	I	Additional Requirements
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
—	Use not allowed				
Residential Uses [12]					

Key		Zoning District			
P	Permitted Use	C-C	C-R	I	Additional Requirements
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
–	Use not allowed				
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	C-C	C-R	I	Additional Requirements
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
–	Use not allowed				
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	C-C	C-R	I	Additional Requirements
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
–	Use not allowed				
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



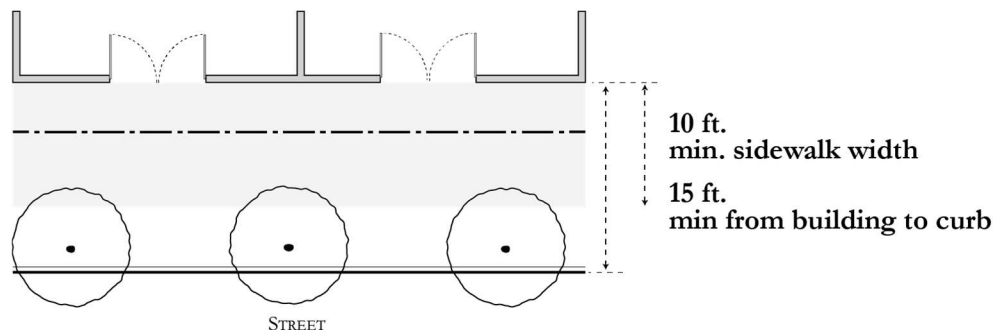
- ii. Before planning commission and city council review, the applicant shall host at least one community workshop to solicit community input on preliminary project plans.

- 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 setbacks 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



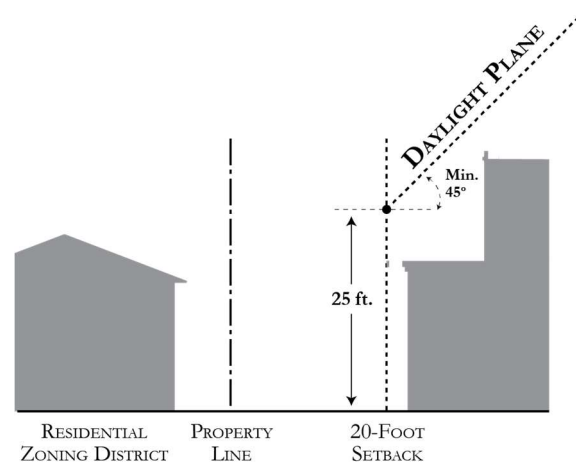
D. Increased Floor Area and Height in C-C and C-R Zoning Districts. As provided in Chapter 17.88 (Incentives for Community Benefits), the city council may approve exceptions to height and floor area ratio (FAR) limits shown in Table 17.24-3 for proposed projects in the C-C and C-R zoning districts. These 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, 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

Note to reader: This entire section will be new when adopted. Underline strikethrough text indicates substantive changes to prior draft reviewed by Planning Commission on December 4, 2025.

A. Purpose. This section establishes standards ~~forte facilitate~~ residential and mixed-use development on the Capitola Mall ~~property~~. These standards aim to promote and facilitate housing production that is affordable to all income levels in a vital, mixed-use environment. ~~Housing Element Sites~~ 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~~ Housing Element Site.

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

~~1. "Affordable housing requirement" means a minimum of 15 percent of the dwelling units are 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.~~

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.

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

54. “Perimeter zone” means all areas on the Capitola Mall property that are within 125 feet of a property line abutting 41st Avenue, Capitola Road and Clares Street.

65. “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.

76. “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 ~~as defined~~ specified in ~~this s~~Section 17.24.035.D.7. Inclusionary Housing Requirement).

a. A ~~qualifying~~ hotel with a minimum of 85 rooms and a minimum of 3,500 square feet of meeting space and conference facilities.

b. 40,000square feet or more of new commercial space, ~~which may consist of substantially improved existing commercial space which includes both full interior and exterior tenant improvements.~~

8. “Tier 3 mixed-use project” means a proposed mixed-use development project that:

a. Meets or exceeds the affordability requirements specified in Section 17.24.035.D.7. Inclusionary Housing Requirement); and

b. Complies with one or both of the following options:

Option 1: The project includes both a hotel with a minimum of 125 rooms and a minimum of 5,000 square feet of meeting space and 40,000 square feet or more of new commercial space.

Option 2: The project includes 200,000 square feet or more of new commercial space

7. ~~“Qualifying hotel” means a hotel with a minimum of 85 rooms and a minimum of 3,500 square feet of meeting space and conference facilities.~~

D. Development Standards.

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

Notes:

[1] A ~~qualifying~~ 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) Private streets, sidewalks, pathways and other similar private circulation improvements except where dedicated for public use consistent with paragraph iii below ; and

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

(d) 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.

iii. The land area used to calculate density excludes public rights of way, public easements, and public open space dedicated to the City

iv. The “density” definition in Section 17.160.020.D.6 does not apply to the Capitola Mall property.

c. 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.

43. 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.

54. 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.

65. 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.

76. 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 a Capitola Mall Housing Element Site shall comply with the affordable housing requirement described in Subsection C (Definitions) above and is not subject to the City’s inclusionary housing ordinance in Municipal Code Chapter 18.02 (Affordable (Inclusionary) Housing).~~ 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~~aHousing Element Site~~, except as follows:

1. Within a Tier 2 or Tier 3 mixed-use project, the following land uses are permitted “P” uses ~~provided that they do not exceed 50 percent of the total floor area of the project:~~

- 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. On a Housing Element Site, a project with ~~a density of less than 20 units per acre and/or with~~ less than 50 percent of the new floor area occupied by residential uses is prohibited.

E. 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 ~~when reviewing and acting on the proposed development 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.

FG. 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.

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



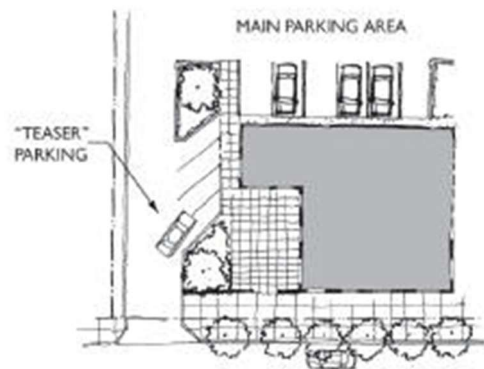
7. **Retail Depth.** Ground-floor commercial space shall have a depth of at least forty-five feet or two-thirds of the parcel depth, whichever is less. Where possible, sixty-foot depths are encouraged to accommodate a wider range of tenants, especially food tenants. The planning commission may grant 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 ensure-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 ~~requires~~ 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~~ed~~ is needed due to unique site conditions and/or to provide for a superior project design.
2. 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 is not eligible 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.


HCD
Edit

17.57.050 Standards

A. Streets and Circulation.

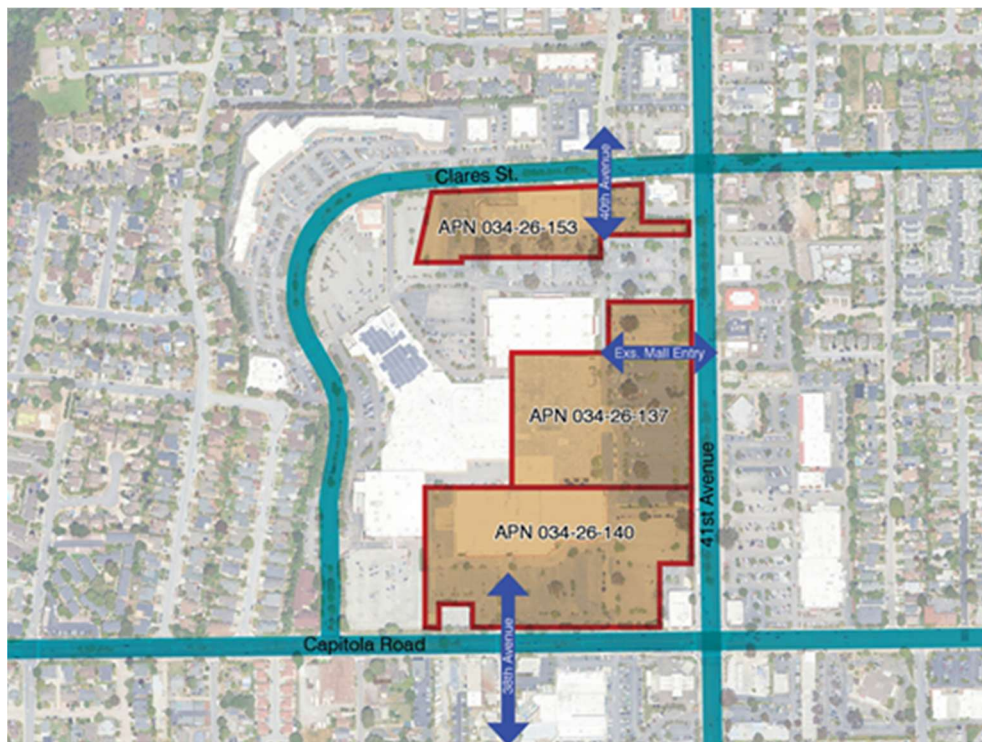
1. **Intent.** The intent of the streets and circulation standards is to:
 - a. Establish a block pattern on the mall property that maximizes public access and connectivity for vehicles, bicycles, and pedestrians;
 - b. Provide for infrastructure improvements that enable and encourage residents and visitors 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.

a-b. New Streets Intersecting Mall Property Boundary.

- (1) **Capitola Road.** A mall redevelopment project on APN 034-26-1-40 shall establish a new internal street connecting to the signalized intersection at ~~intersecting~~ 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 intersecting-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.

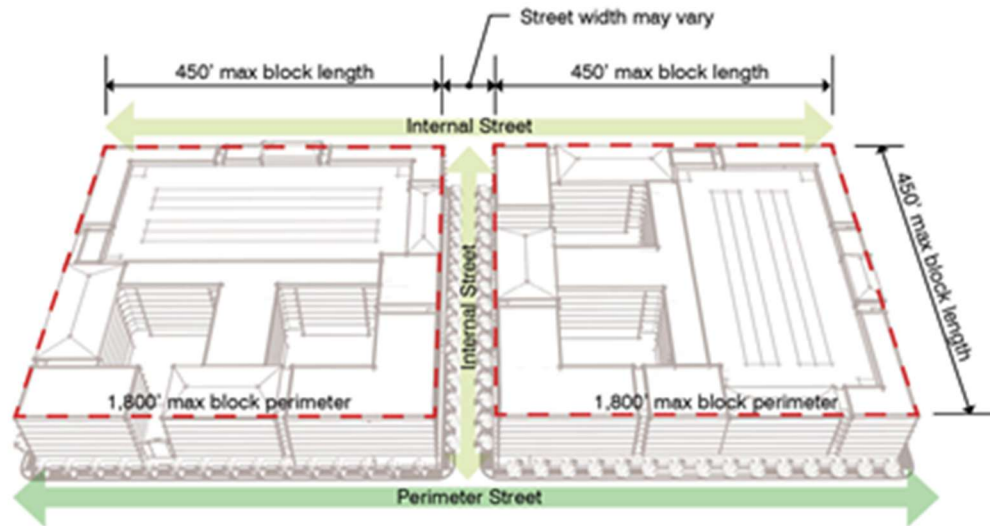
b-c. Internal Street Connectivity.

- (1) A mall redevelopment project shall create new internal streets that provide a vehicular connection between all perimeter streets abutting the development site.
- (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, ~~install signage indicating that the street is open to the public, and grant a public access easement~~ 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.
- (8) The City may grant an exception to the standards in this Paragraph b (Internal Street Connectivity) in cases where existing structures and improvements physically preclude compliance with these standards.

~~e.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, and applicable state or federal design guidance (e.g., Caltrans Complete Streets Guide and Caltrans Bikeway Facility Design Manual) and may be supplemented by adopted City circulation or streetscape plans.~~

~~d.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

(1)(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.

(2)(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.

e.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 City circulation or streetscape 41st Avenue and Clares Street Corridor Plans. Where sidewalk and pedestrian realm standards in this chapter conflict with the Public Improvement Design Standards, this chapter governs, and applicable state and federal design guidance including but not limited to the Caltrans Complete Streets Design Guidance and the Caltrans Bikeway Facility Design Manual.
- (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.

f.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. Internal 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 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.

(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 ~~The pedestrian realm 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.
- ~~g.~~(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: **Internal** Street Frontages

<u>Pedestrian Realm</u>	<u>Internal Street</u>	<u>Perimeter Street</u>
<u>Total Minimum Width [1]</u>	<u>16 ft.</u>	<u>20 ft.</u>
<u>Component Minimum Width</u>		
Building Frontage Zone	4 ft.	<u>6</u>4 ft.
Pedestrian Clear Path	<u>6</u>8 ft.	<u>6</u>8 ft.
Landscape/Street Furniture Zone <u>[2]</u>	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.

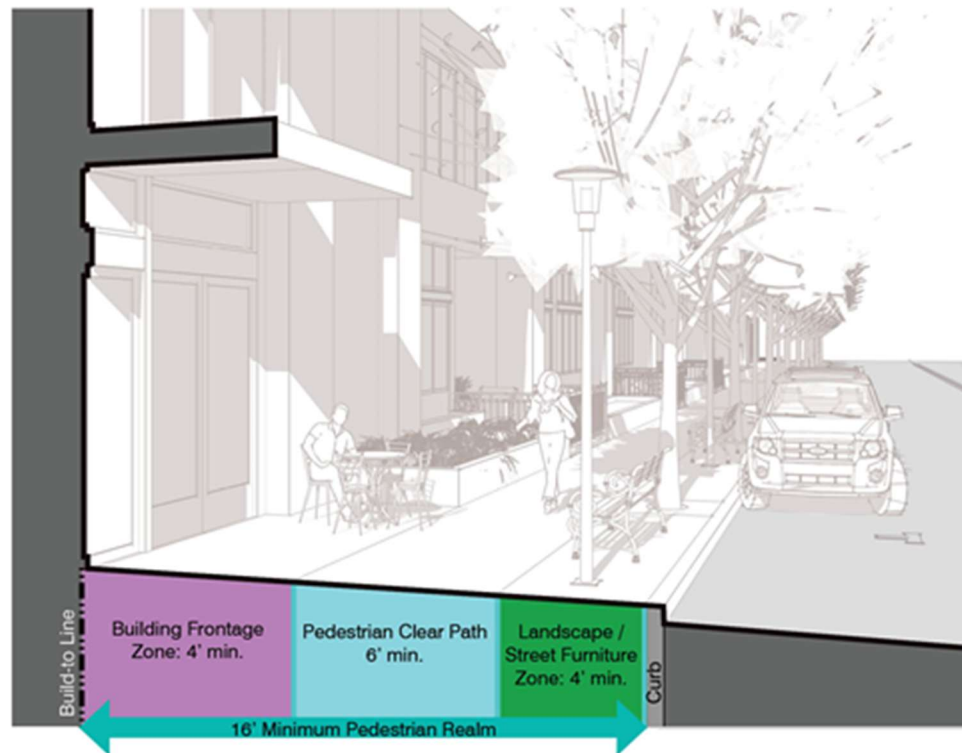
Figure 17.57-**31**: **Internal Street** Pedestrian Realm

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.

~~(a)~~

(b) The building frontage zone ~~adjacent to a ground floor residential uses~~ shall be landscaped, except for:

- i. Areas required for vehicular or pedestrian access to the ~~property~~ building; and

- 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
 - ii-iv. An expanded public sidewalk when adjacent to ground-floor commercial uses.
- (c) A ~~residential~~ building frontage zone may include green stormwater infrastructure to comply with Municipal Regional Stormwater Permit requirements.
- ~~(d) The building frontage zone for ground floor commercial (or live work) uses shall comply with the following:~~
- i. ~~The frontage zone for ground floor commercial uses may be used for outdoor dining and seating and may contain landscaping and/or raised planter boxes, expanded circulation (wider sidewalk).~~
 - ii. ~~The paving surface in the frontage zone shall be distinct to the length of the building facade.~~
- iii.(6) **The Pedestrian Clear Path.** The developer shall install a sidewalk with the minimum pedestrian clear path shown in Table 17-57-1. ~~The sidewalk shall be constructed consistent with the City of Capitola Public Improvement Design Standards.~~
- ~~(2)(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 18-20 inches, height of 17-19 inches, and length of 4-6 ~~inches~~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.

~~(e) **Green Infrastructure.** Green stormwater infrastructure to capture and treat runoff may be incorporated into the landscape/street furniture zone to comply with the Municipal Regional Stormwater Permit requirements. Consolidated shared treatment areas are also allowed in other locations on the site.~~

~~(d)~~(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, ~~and other furnishings.~~
- 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.

~~viii.~~

(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.~~

~~h. 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.~~Add Jess sentence. **Perimeter Street Frontages.**

~~(1) A mall redevelopment project abutting a perimeter street shall install the required street frontage improvements identified in City of Capitola Corridor Plan for 41st Avenue, Capitola Road, and Clares Street and as shown in Table 17-57-2.~~

Table 17.57-2: Perimeter Street Frontages

Pedestrian Realm—	Minimum Width
Building Frontage Zone—	6 ft. <u>4 ft.</u>
Pedestrian Clear Path	8 ft.
Landscape/ Street Furniture Zone	6 ft.

~~(2) The building frontage zone abutting a perimeter street shall be landscaped, except for:~~

~~(a) Areas required for vehicular or pedestrian access to the property;~~

~~(b) Areas for residential patios, porches, stoops, stair landings, fire escapes, and other similar entry features;~~

~~(c) Publicly accessible open space; and~~

~~(d) Courtyards, outdoor seating areas, and other similar outdoor spaces serving a commercial use.~~

~~(3) If the existing public right of way area between the curb and the property line is insufficient to meet the minimum frontage improvement standards above, extension of the sidewalk onto the property, with corresponding public access easement or dedication, shall be provided.~~

~~(4) Required perimeter street frontage improvements shall be installed for the entire parcel frontage when one or both of the following occur:~~

~~(a) Redevelopment occurs on the parcel.~~

~~The parcel area is included in the calculation of the development project's maximum permitted density.~~

~~(b) (5) Required internal street frontage improvements shall be installed...~~

B. Publicly Accessible Open Space

1. **Intent.** The intent of the publicly accessible open space standards is to:

- 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;
- Ensure that open spaces are designed for comfort, accessibility, and year-round use by people of all ages and abilities;
- 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
- Facilitate housing production with objective open space standards that allow for feasible mall redevelopment projects.

Standards.

- When Required.** A mall redevelopment project shall provide publicly accessible open space as required by this section.

b. Permitted Types.



~~b.~~(1) Required publicly accessible open space may be provided in the form of plazas, squares, parks, parklets, and paseos/pedestrian paths as described below.

~~(1)~~(a) **Plaza:** A plaza is primarily composed of hardscape surfaces, designed to support social gathering, pedestrian activity, and civic life within an urban context.

~~(2)~~(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.

~~(3)~~(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.

~~(4)~~(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.

~~(5)~~—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 passive-outdoor recreation, leisure, and/or public gathering functions.

c. Total Amount.

~~e.~~(1) —The minimum amount of publicly accessible open space shall be:

~~(1)~~(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)~~ Street 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.

~~(2)~~—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 ~~required~~ 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.

~~(3)~~—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. ~~A minimum of one tree shall be planted per 400 square feet of the open space area.~~



- (1) For Tier 1 projects, a minimum of 50 percent of the required open space area shall be landscaped.
- ~~(4)(2)~~ A minimum of one tree shall be planted per 400 square feet of open space, unless – otherwise specified within this section.)
- ~~(5)(3)~~ The open space shall be publicly accessible for a minimum 12 consecutive hours per day or during daylight hours, whichever is longer.
- ~~(6)(4)~~ The open space shall be directly accessible and visible from a public ly accessible street or pathway right-of-way.
- ~~(7)(5)~~ The open space shall have a minimum area of 3,000 square feet and a minimum dimension of 20 feet in any direction.
- ~~(8)(6)~~ The open space shall have permanent seating (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps).
- ~~(9)(7)~~ The open space shall include lighting for nighttime use.

d.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.

e.f. Central Gathering Place.

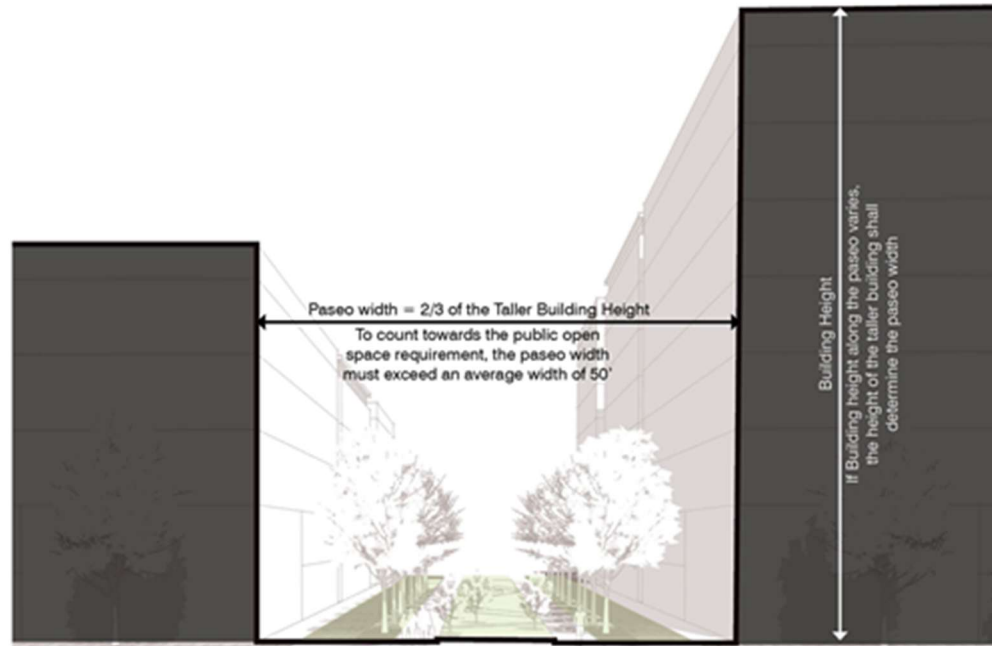
- (1) A project on a development site greater than 10 acres must include a central gathering place that:
 - (a) Supports civic and commercial activities such as farmers' markets, performances, and seasonal events; and
 - (b) Serves as a flexible gathering space for all ages and abilities.
- (2) The minimum 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.

- ~~(6)(1)~~ The paseo/pedestrian path must comply with all standards in 17.57.050.B.2.d (General Standards).
- ~~(7)(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.
 - ~~(a) Minimum 20 feet for all conditions.~~
 - ~~(b) For any segment of a paseo/pedestrian path with adjacent buildings greater than 35 feet in height, the building-to-building dimension shall not exceed an average building height to width ratio of 1.5 to 1. For example, a 35-foot building height requires a 23.3-foot path width and a 65-foot building height requires a 43.3-foot path width. However, the minimum required building-to-building width shall not exceed 50 feet regardless of adjacent building heights.~~
- ~~(8)(3)~~ Minimum clear pedestrian walkway width: 68 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.
- ~~(9)~~ Minimum public access easement width: 8 feet or one-third of overall width, whichever is greater.

~~C. Residential stoops, porches and similar entry features may encroach up to 3 feet into the paseo/pedestrian path, provided a continuous 8-foot minimum clear walkway is maintained.~~

Figure 17.57-5: Paseo Width**D.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.
 - e.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, 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.
 - Except for hotel, no parking between buildings and street. Next to building ok.
 - Frontage improvements section required if parking lot is adjacent to a street.
 - a.(2) Perimeter Streets.

~~(1) A mall redevelopment project may not establish a new surface parking lot between a new building and a perimeter street.~~

(2)(a) Existing surface parking lots located between a building and a perimeter street may continue to be used by new and existing uses.

(3)(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.

(4)(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 ~~public~~-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.

~~are prohibited on building frontages abutting a street, a publicly accessible pedestrian path, or publicly accessible open space.~~

E.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; ~~and~~
 - 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.



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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 17.57.0501.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 17.57.0501.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.

F.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; ~~and~~
 - 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.**



HCD
Edit

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.

~~a.(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 ~~261~~~~50~~~~200~~ feet in length: none required.

(b) Buildings ~~200~~~~260~~~~150~~ to ~~4~~300 feet in length: minimum one required.

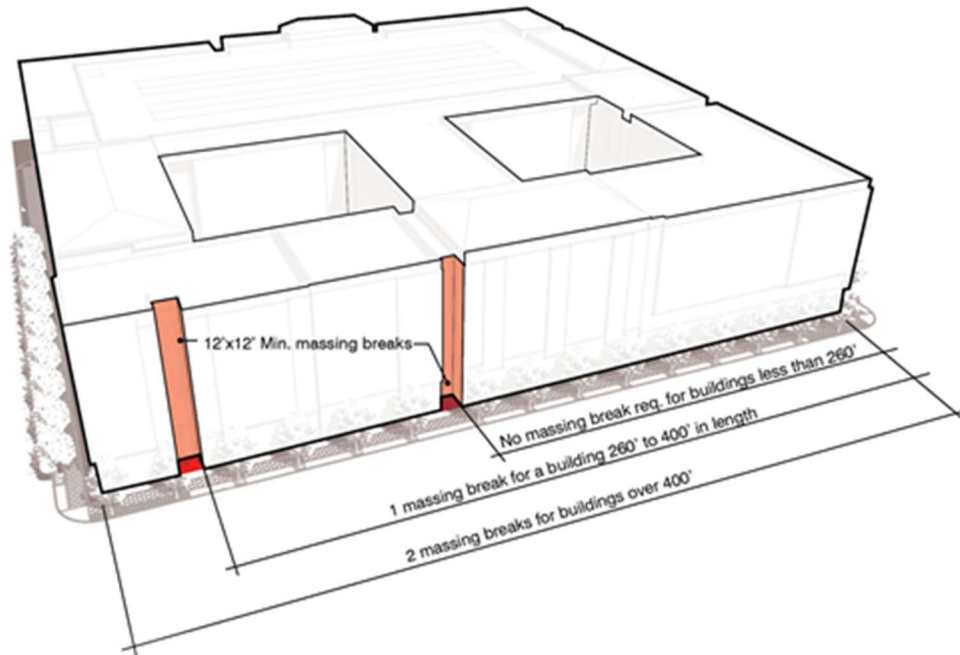
(c) Buildings ~~greater than 4300~~ ~~to 4500~~ feet: minimum two required.

~~(d) Buildings 400 to 450 feet: minimum three required.~~

(2) Required massing breaks shall feature a horizontal change in the building plane 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.

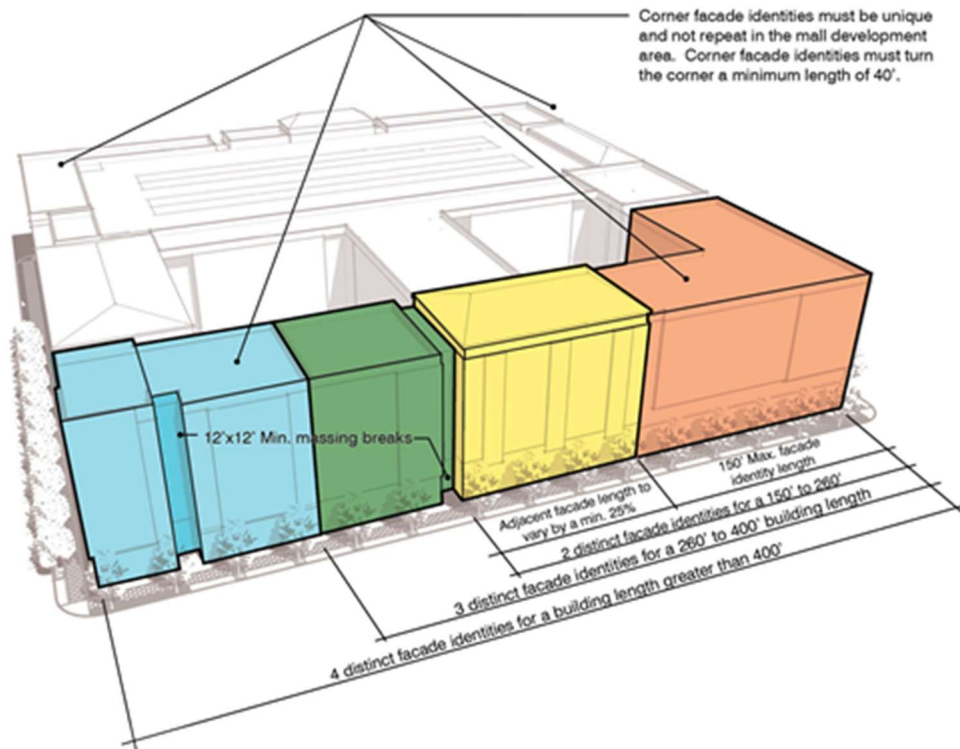
G.F. Facade and Roof Design.

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~~200 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 <u>200</u> ft and ≤ 260 <u>325</u> 300 ft	2 facade identities
> 260 <u>325</u> 500 ft and ≤ 400 ft	3 facade identities
> 400 ft and ≤ 450 ft	4 facade identities

Figure 17.57-72: 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 ~~r~~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.
 - ~~(b)(c)~~ Each facade identity must be visually unique.
 - Corner facade identities may not repeat within the mall redevelopment area.
 - Mid-block facade identities may not repeat on the same side of a block.

~~(e) Each facade identity on a block must be visually unique and may not repeat on a block or within the mall redevelopment area.~~

~~(d)(f)~~ A facade identity at the end of a block must turn the corner and continue for a minimum of 40 feet ~~and maximum of 160 feet from the corner.~~

(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. the separation between identities shall

~~(5)~~:

~~(a) Be expressed as a minimum recess of 18 inches in depth;~~

~~(b) Extend a minimum of 5 feet in width; and~~

~~(c) Be carried through all floors of the building facade.~~

b. Residential Ground-Floor Design. See Figure 17.57-8.

Figure 17.57-8: Residential Ground-Floor Design



~~(d)(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 ~~as follows:~~ for a minimum 32.50 percent of ground-floor frontage located between 3 feet 8 inches and 7 feet 8 inches above the finished floor when facing a publicly-accessible open space required by Subsection B (Publicly Accessible Open Space.)

~~(e) Minimum 35 percent of ground floor frontage in all other locations.~~

~~(6)(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. ~~Service, utility, or parking garage spaces is limited to 25 feet or 25 percent of the frontage length, whichever is less.~~

~~(7)(3)~~ **Finished Floor Level.** The finished floor level of ground floor residential units ~~must be a minimum of 2 feet and shall be no greater than~~ maximum of 4 feet above the adjacent sidewalk grade.

~~(8)(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: dimensions: 5 ft.
 - ~~ii. 60 square feet for buildings up to 55 feet in height, and 80 square feet for buildings up to 85 feet in height.~~
- (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.
 - iii. Fenestration pattern that contrasts with surrounding window treatment.
 - iv. Projecting architectural elements surrounding the entrance, such as awnings, canopies, columns, and porticos.

~~(9)(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.

— **Commercial Ground-Floor Design (Excludes Hotels).** The following standards apply to both vertical mixed-use and stand-alone commercial buildings.

b.c. See Figure 17.57-9.

- (1) **Ground Floor Height.** The ground level shall have minimum floor to floor height of 186 feet. For single-story buildings, minimum ground floor height is measured to top of structure.

(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 for a minimum of 65 percent of the building frontage located between 3 and 10 feet above the sidewalk See Figure 17.57-9):

- 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 17.57-9: Commercial Ground-Floor Transparency



~~(2)~~(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.

~~(3)~~(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 ~~15~~ 25 feet.

~~(4)~~(5) **Tenant Space Depth.** Ground floor commercial buildings shall provide a minimum tenant space depth of 35 feet.

~~(5) Transparency on Corners and Key Public Spaces.~~

- ~~(a) Corner windows: For buildings on street corners or facing publicly accessible open space, at least 50 percent of the building facade must be glazed.~~
- ~~(b) Public space interaction: Ground floors facing parks, plazas, or transit stops must include at least one entrance or window per 30 linear feet of building facade.~~

(6) **Signs.** Signs must comply with standards in Chapter 17.80 (Signs).

d. ~~Hotel Ground-Floor Design-Street Presence.~~ A minimum of one hotel building facade shall front a perimeter street or internal street in compliance with the following requirements:

(1) Surface parking lots are prohibited between the building facade and the sidewalk.

(2) ~~Street parking and porte-cochères drop-off areas are permitted between the building facade and the street.~~

(3) A building entrance accessed from the sidewalk shall provide ~~direct entry~~ access to the hotel lobby.

e.(4) Loading docks and service areas may not front the street.

~~(1) **Ground Floor Height.** The ground level shall have minimum floor to floor height of 15 where lobbies and conference facilities are provided.~~

~~(2) **Transparency.** A ground floor building wall that faces and is within 20 feet of a street or publicly accessible open space shall provide transparent windows or doors with views into the building for a minimum of 50 percent of the building frontage located between 3 and 10 feet above the sidewalk.~~

~~(3) **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 20 feet.~~

~~(4) **Entrance Design.** The primary hotel entrance shall include one of the following weather protection features:~~

- ~~(a) A projecting awning, canopy, extended eave, or other similar feature above the entry with a minimum outward projection or recess of 4 feet and minimum width sufficient to clear the entrance on both sides.~~
- ~~(b) A recess in the building wall or vestibule with a minimum width of 8 feet and depth of 4 feet.~~

~~(5) **Drop-Off Area.** When provided, hotel porte-cochères shall be located to the side or rear of the building or integrated into the building. A porte-cochère shall not be located on the building facade facing the primary street unless the drop-off area is provided at the street curb.~~

~~d.e.~~ **Windows and Doors.** All windows above the ground floor, shall include trim, reveals, recesses, or other detailing ~~to that provides a minimum 2-inch change in plane and contrasting material or color~~ to define the window openings.

~~e.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.

~~f.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).

H.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:

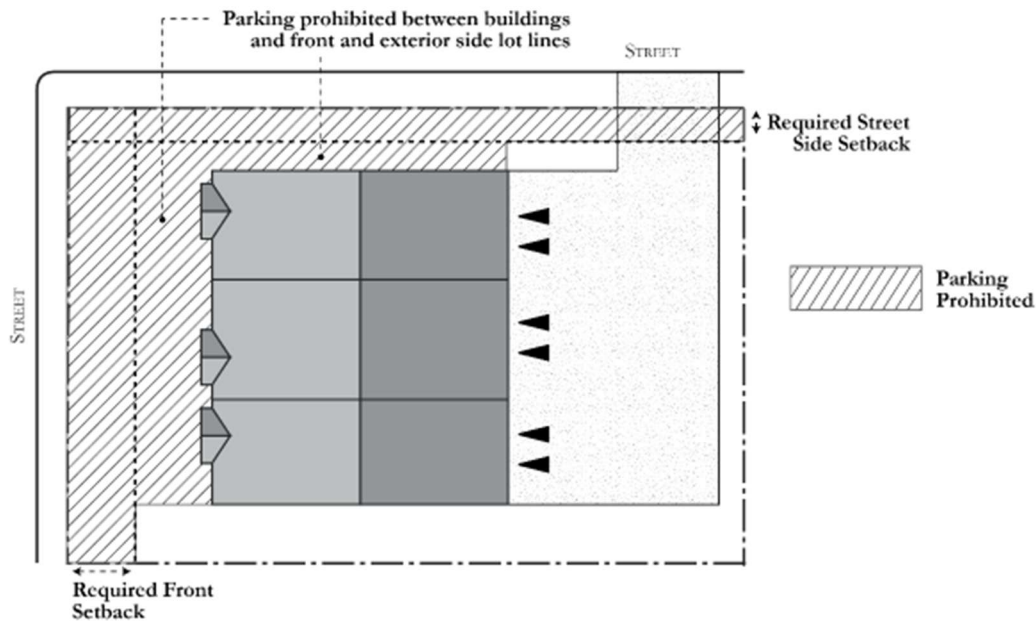
i. In a required front or street side setback area; or

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

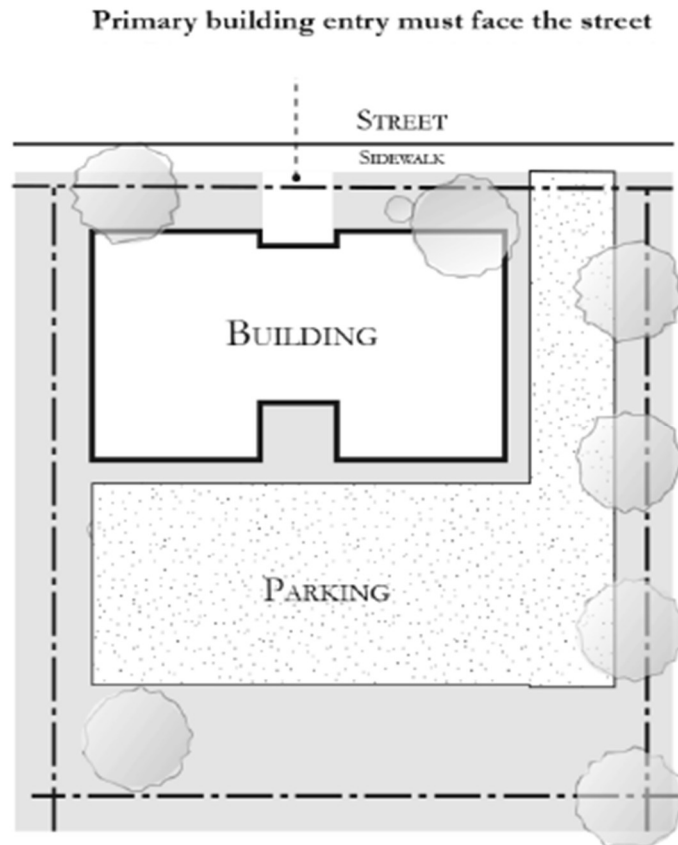
ii. Courtyards, outdoor seating areas, and other similar outdoor spaces for residents, customers and/or the general public.

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.

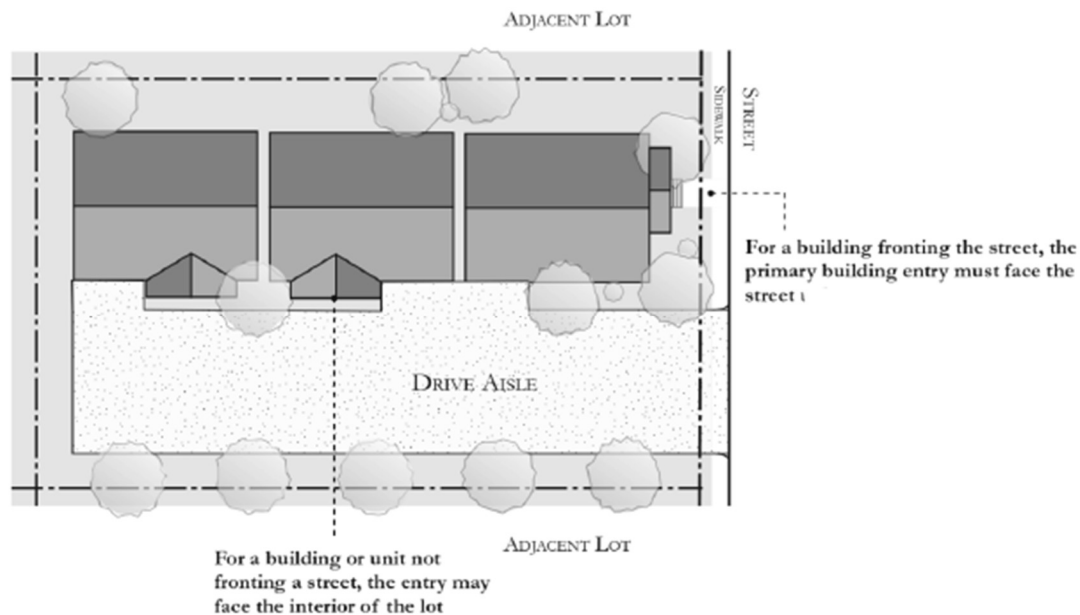
3. Building Entrances.

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.

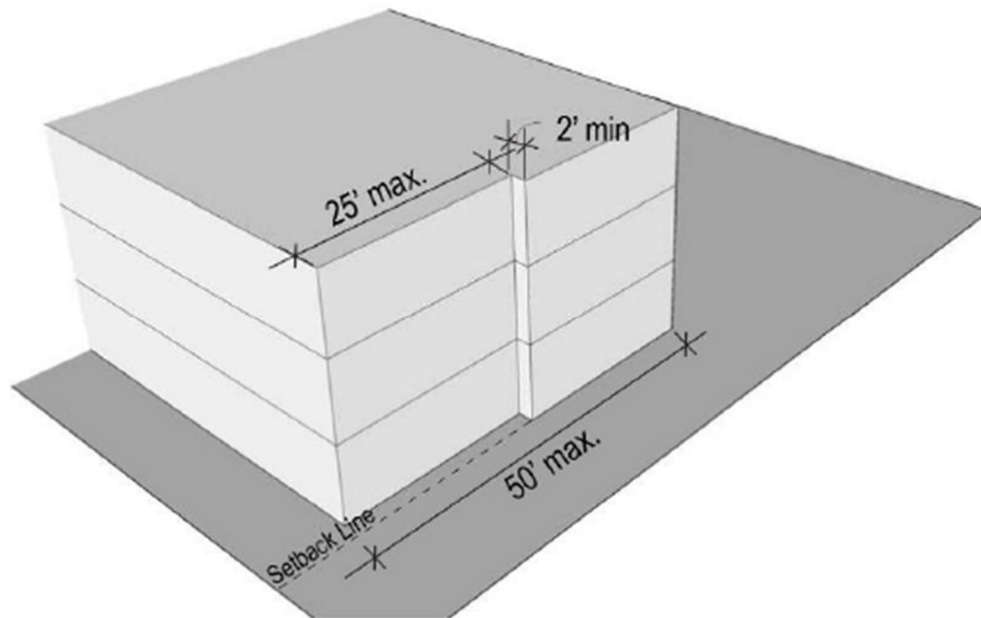
A. Intent. The intent of the building massing and open space standards is to:

- 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.

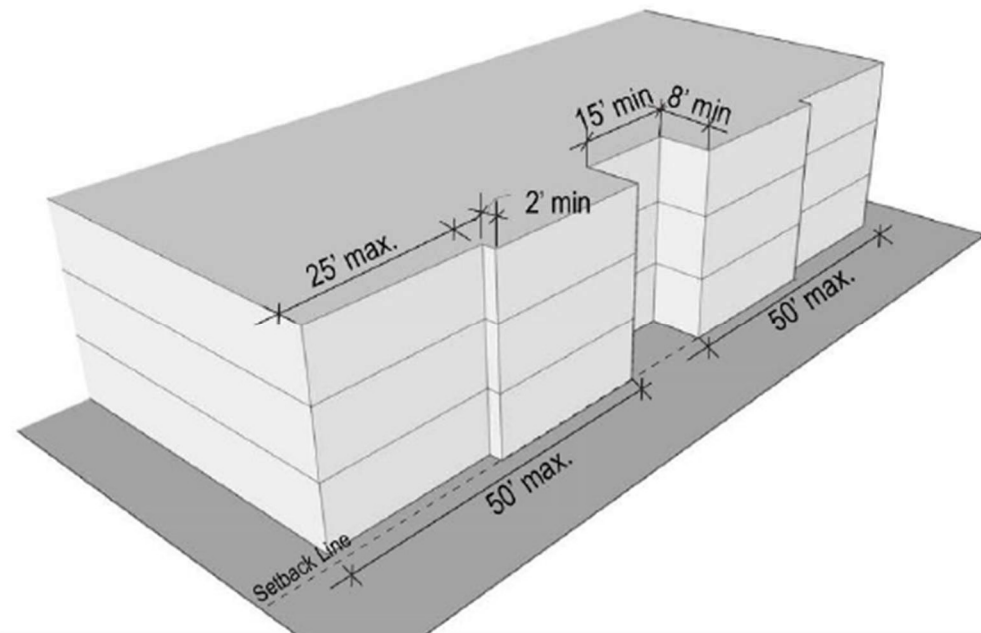
B. Standards.

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

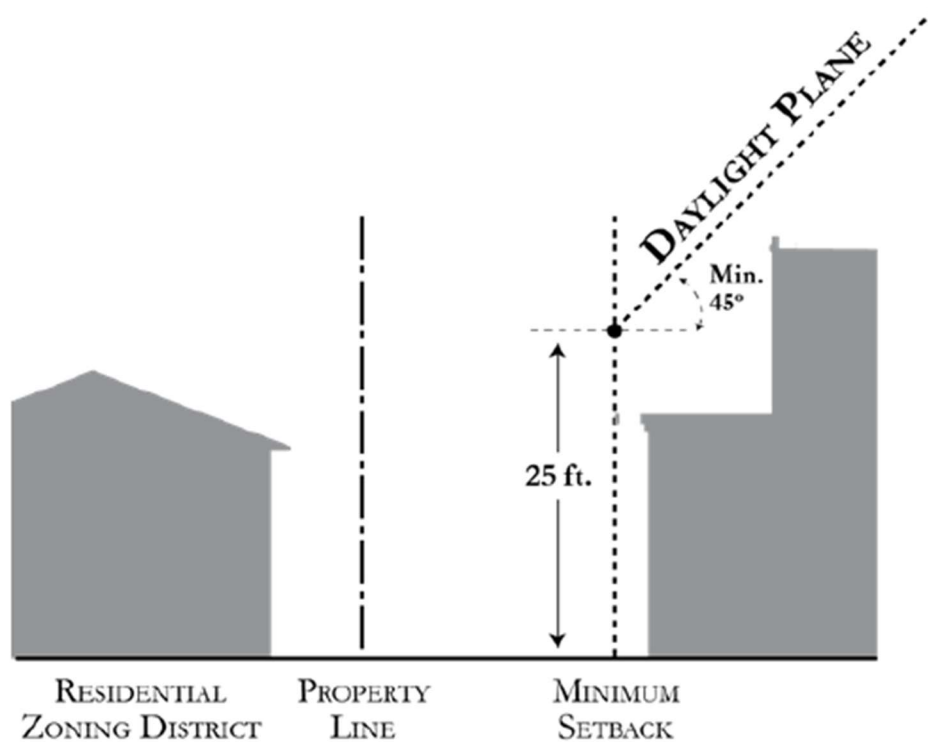
- b. Buildings that exceed fifty feet in length along a street facade shall provide a prominent recess at intervals of fifty feet or less. The recess shall have a minimum of depth of eight feet and minimum width of fifteen feet. See Figure 17.82-5.

Figure 17.82-5: Massing Breaks – Fifty-Foot Module

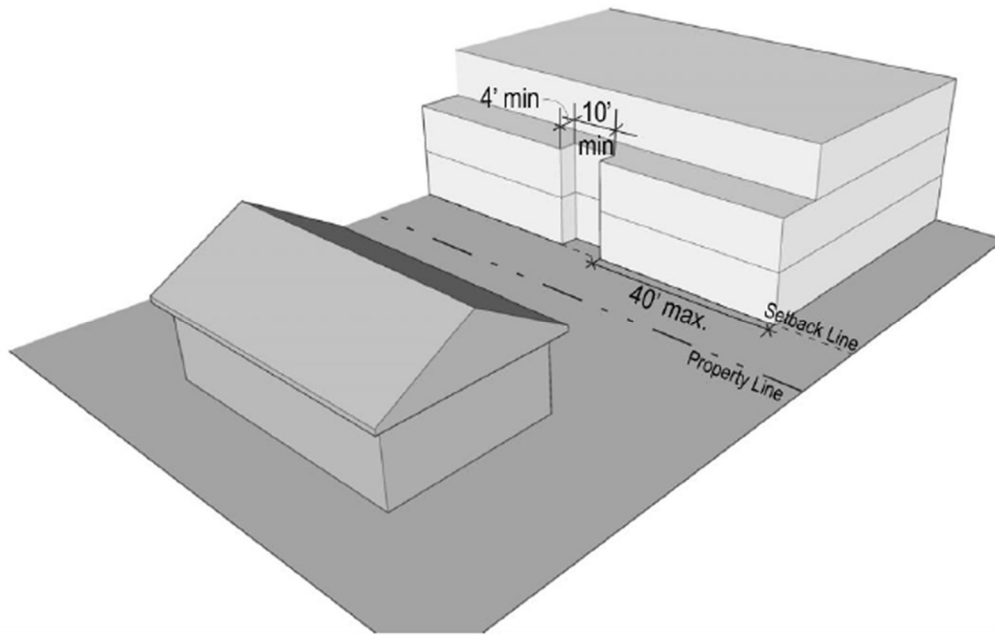
2. Residential Transitions. Development sharing a side or rear lot line with the R-1 district shall comply with the following:

- 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.~~

12. 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.~~

~~24. 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 wall 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.

4207. 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 plasma 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

176. “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.

City of Capitola

Capitola Mall - Retail & Hotel Market Overview



KEYSER MARSTON
ASSOCIATES

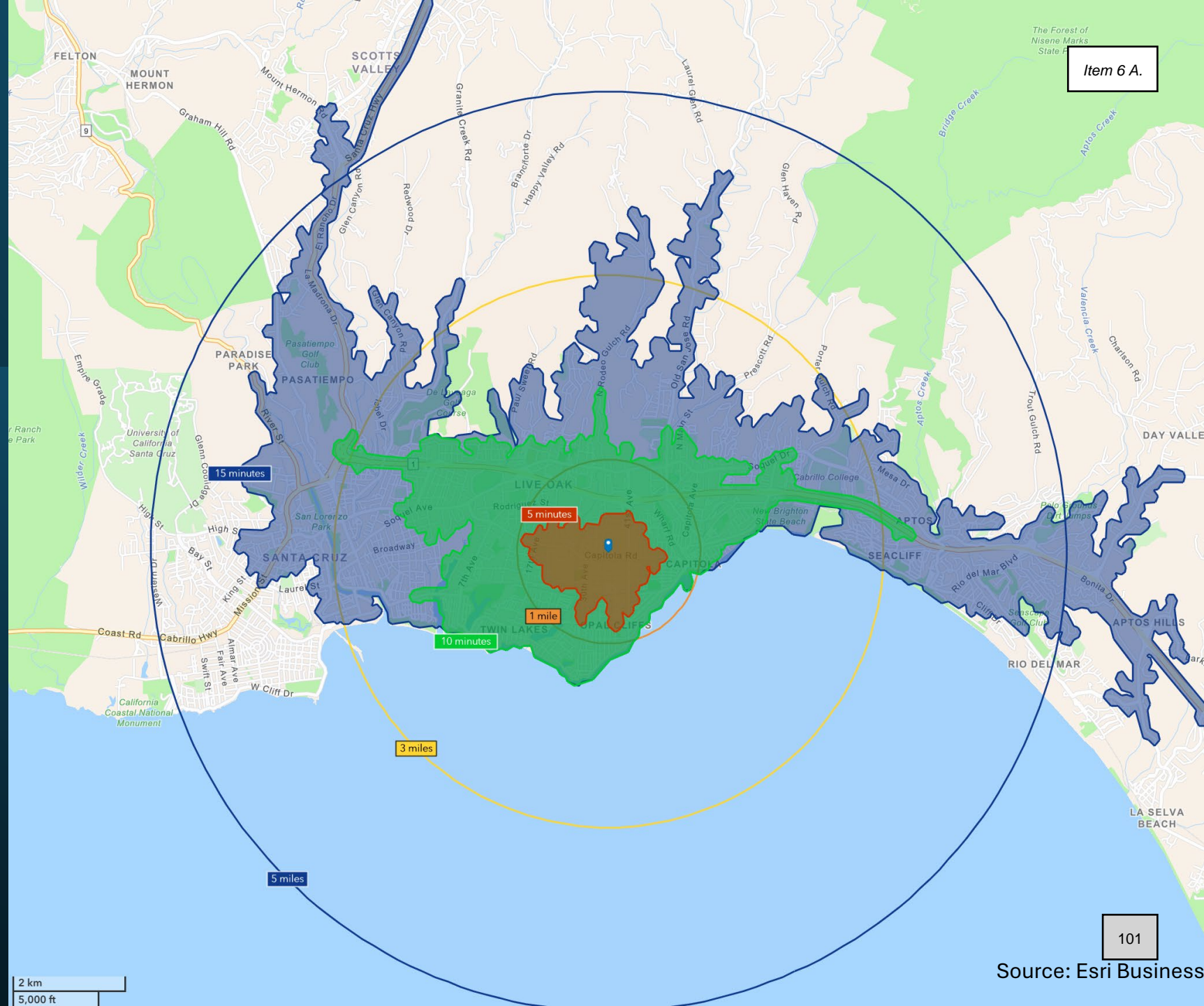


Item 6 A.

January 2026

100

Study Area – Site Radius and Drive-Time



Population

Population & Households 2025 - 2030

Item 6 A.

	2025	2030	% Change
Capitola			
Population	9,598	9,410	-1.96%
Households	4,574	4,548	-0.52%
5-mile Radius			
Population	120,724	120,273	-0.37%
Households	49,549	48,870	-0.77%
Santa Cruz County			
Population	262,934	260,654	-0.87%
Households	95,037	95,204	0.18%

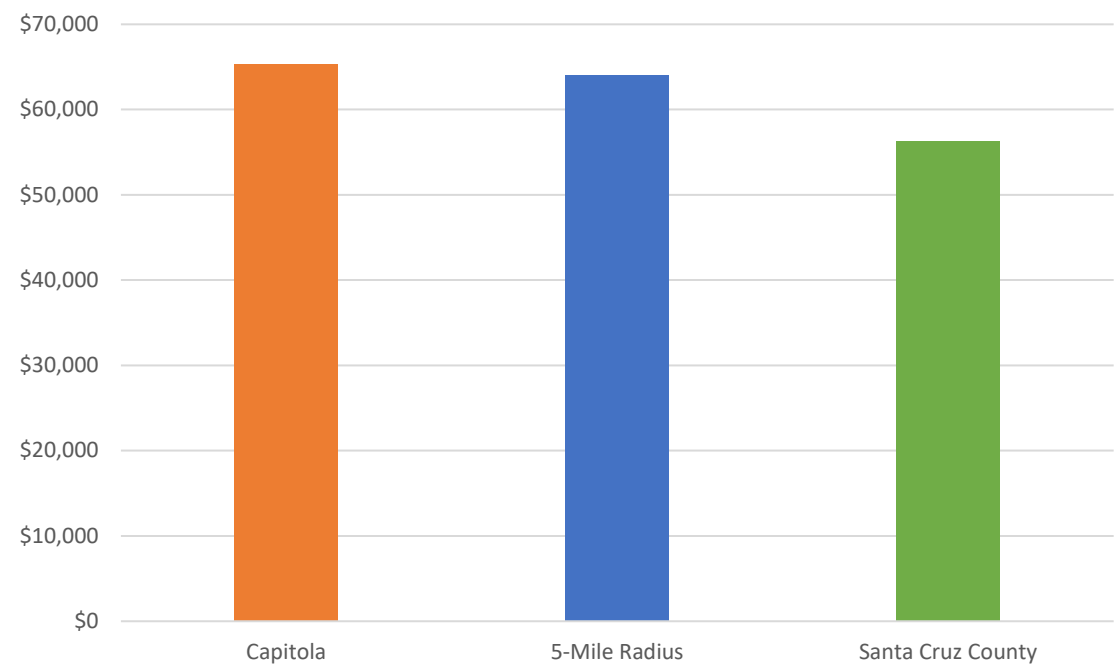
Average Persons per Household

Capitola	2.11
5-mile Radius	2.37
Santa Cruz County	2.62

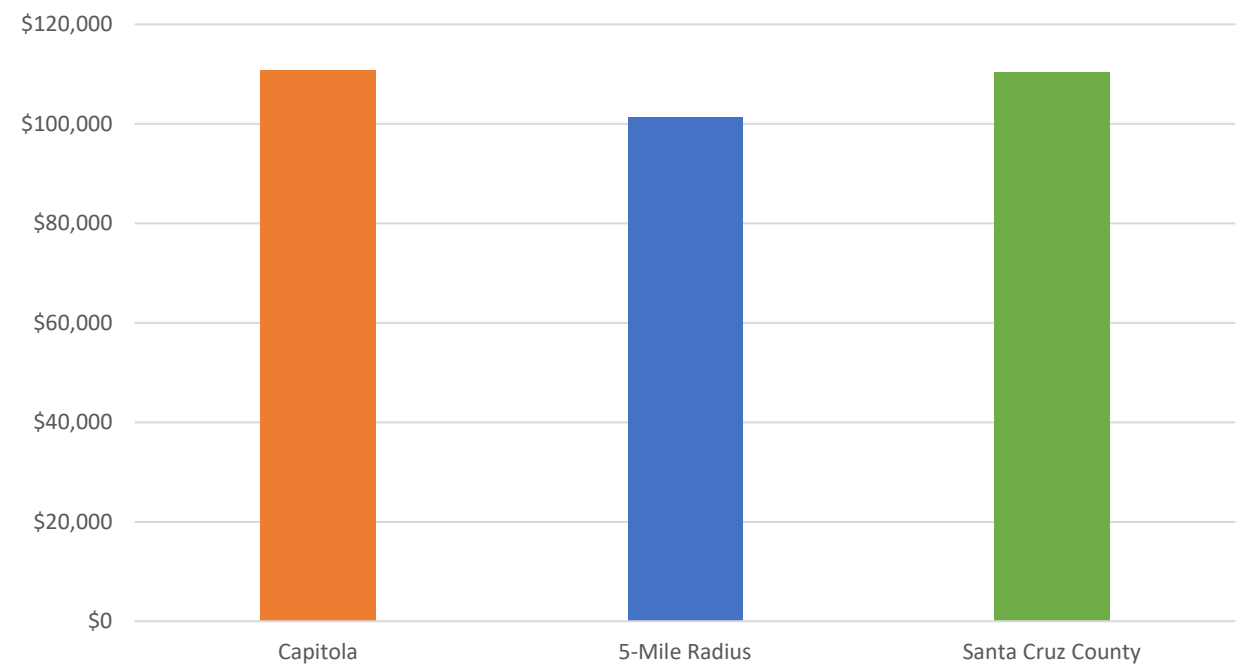


Income

Per Capita Income



Median Household Income

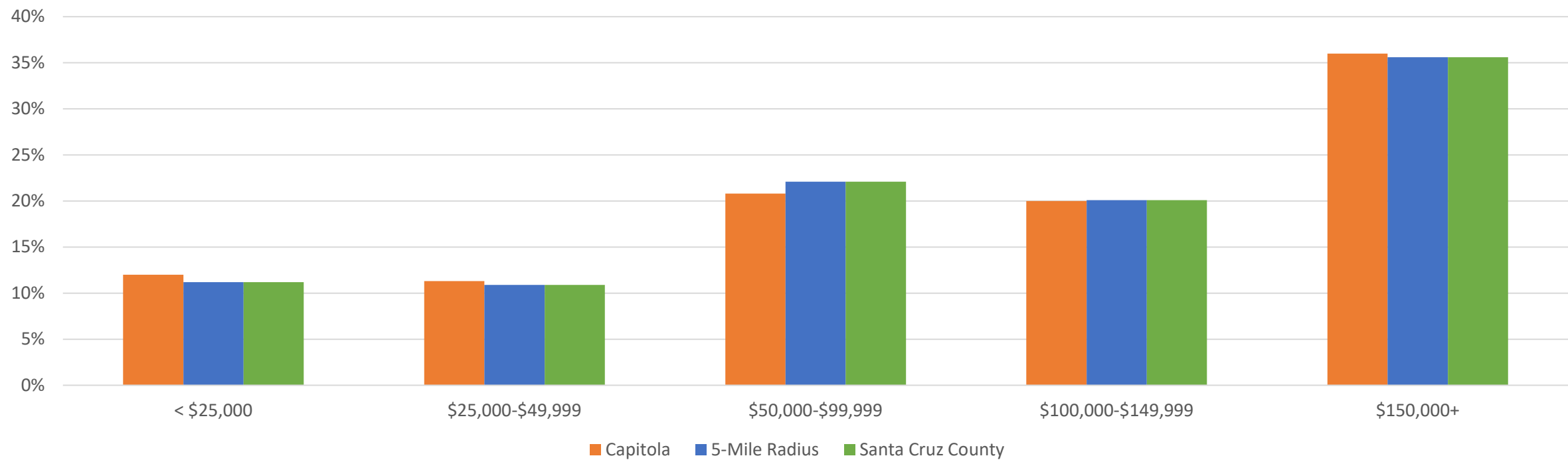


<i>Income (2025)</i>	Per Capita	Median Household
Capitola	\$65,271	\$110,864
5-mile Radius	\$64,064	\$101,409
Santa Cruz County	\$56,250	\$110,320



Income Distribution

Income Distribution



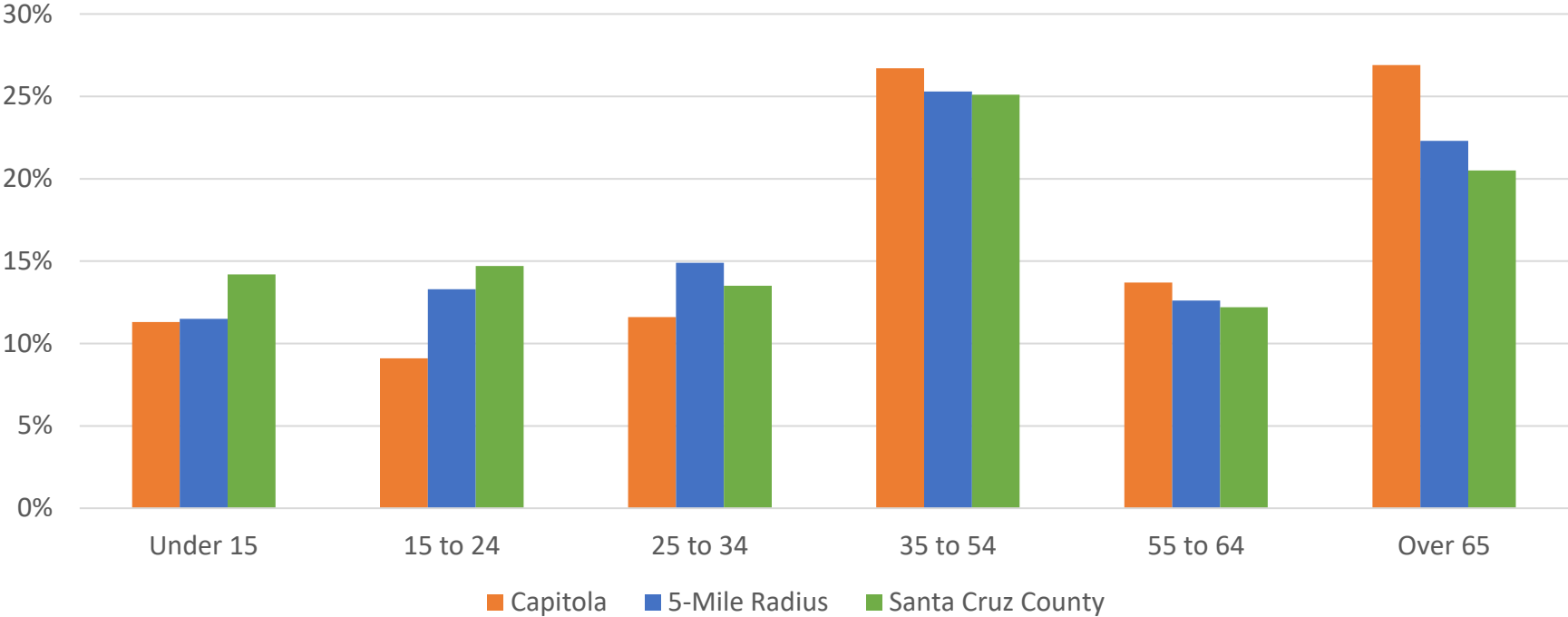
Household Income Distribution	< \$25k	\$25k-\$49k	\$50k-\$99k	\$100k-\$149k	\$150k+
Capitola	12%	11%	21%	20%	36%
5-mile Radius	10%	12%	27%	25%	26%
Santa Cruz County	11%	11%	22%	20%	36%



Age Distribution

47.6

City
Median Age

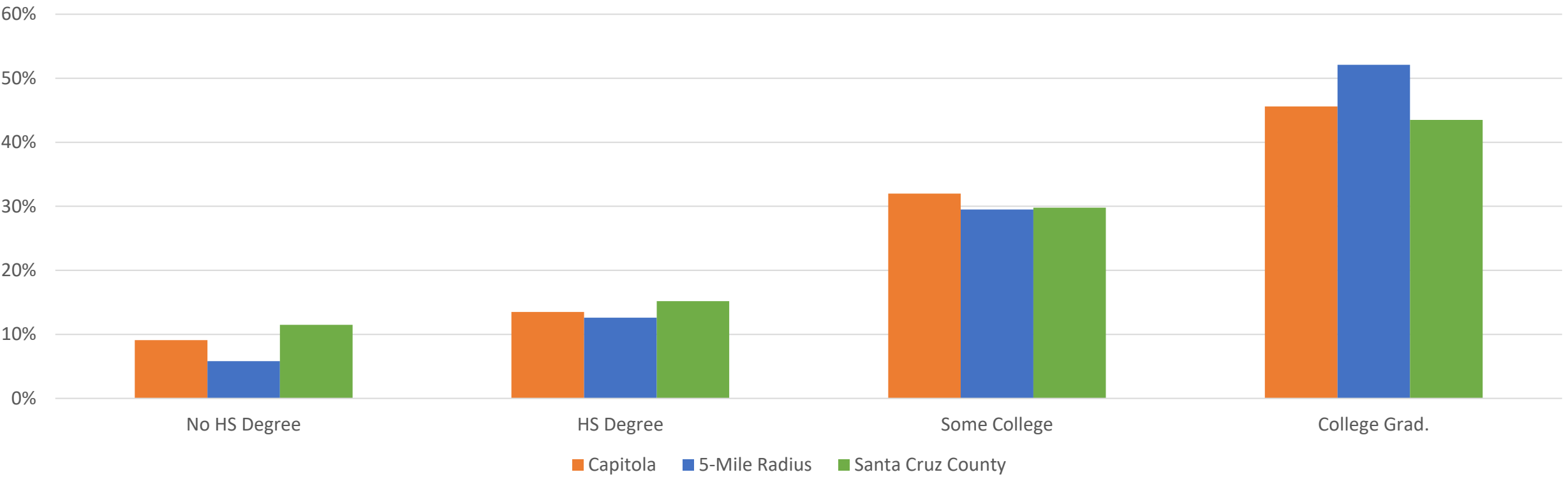


Age Distribution	Under 15	15 to 24	25 to 34	35 to 54	55 to 64	Over 65
Capitola	11%	9%	12%	27%	14%	27%
5-mile Radius	12%	13%	15%	25%	13%	22%
Santa Cruz County	14%	15%	14%	25%	12%	21%



Educational Attainment

Item 6 A.

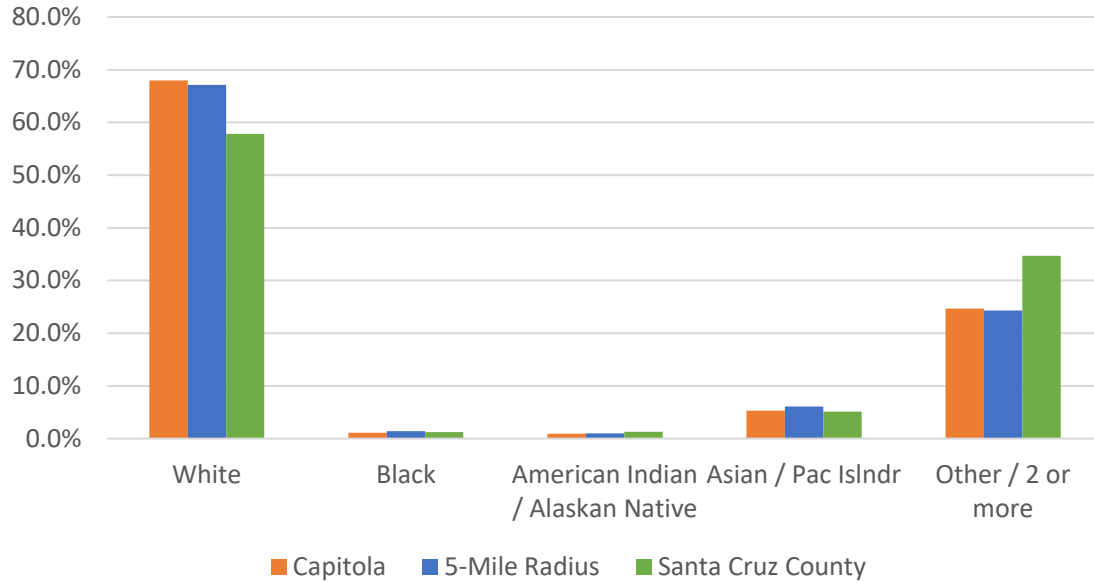


	No HS Degree	HS Degree	Some College	College Grad
Capitola	9%	14%	32%	46%
5-mile Radius	6%	13%	30%	52%
Santa Cruz County	12%	15%	30%	44%

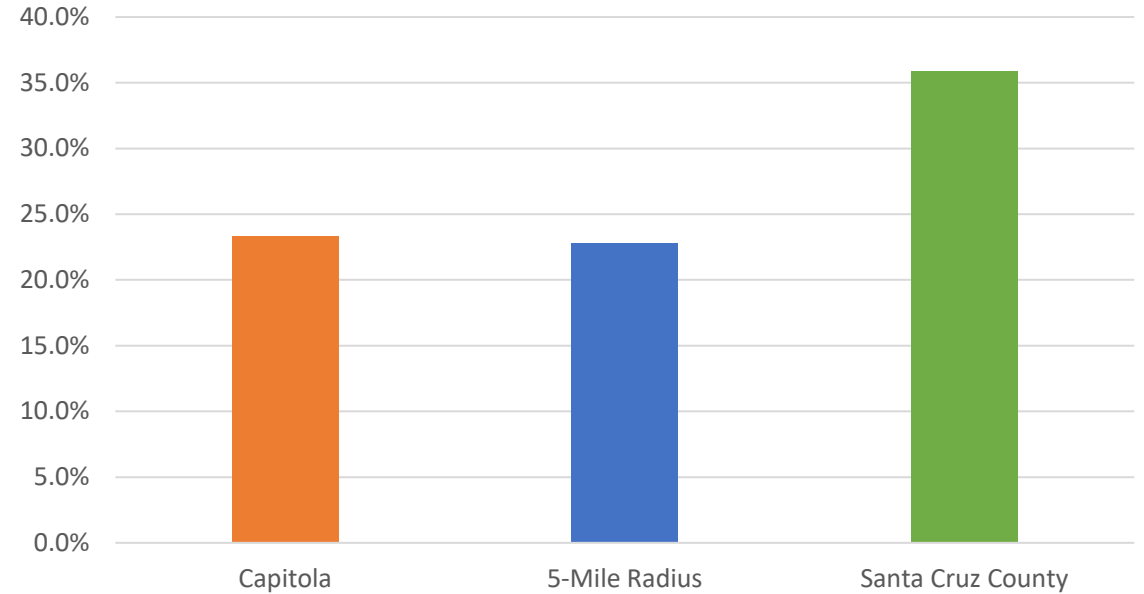
Race & Ethnicity

Item 6 A.

Race Classification



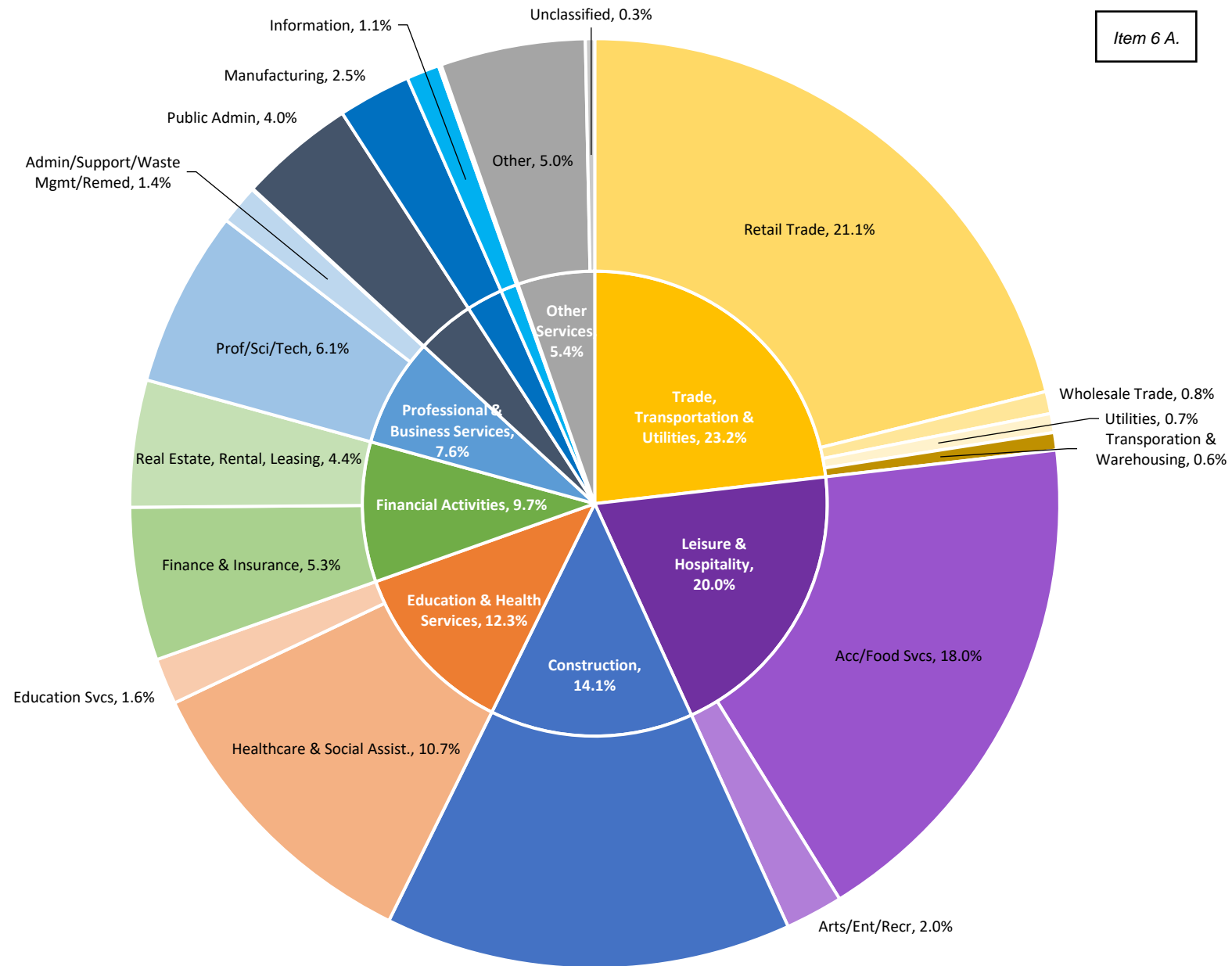
% Hispanic



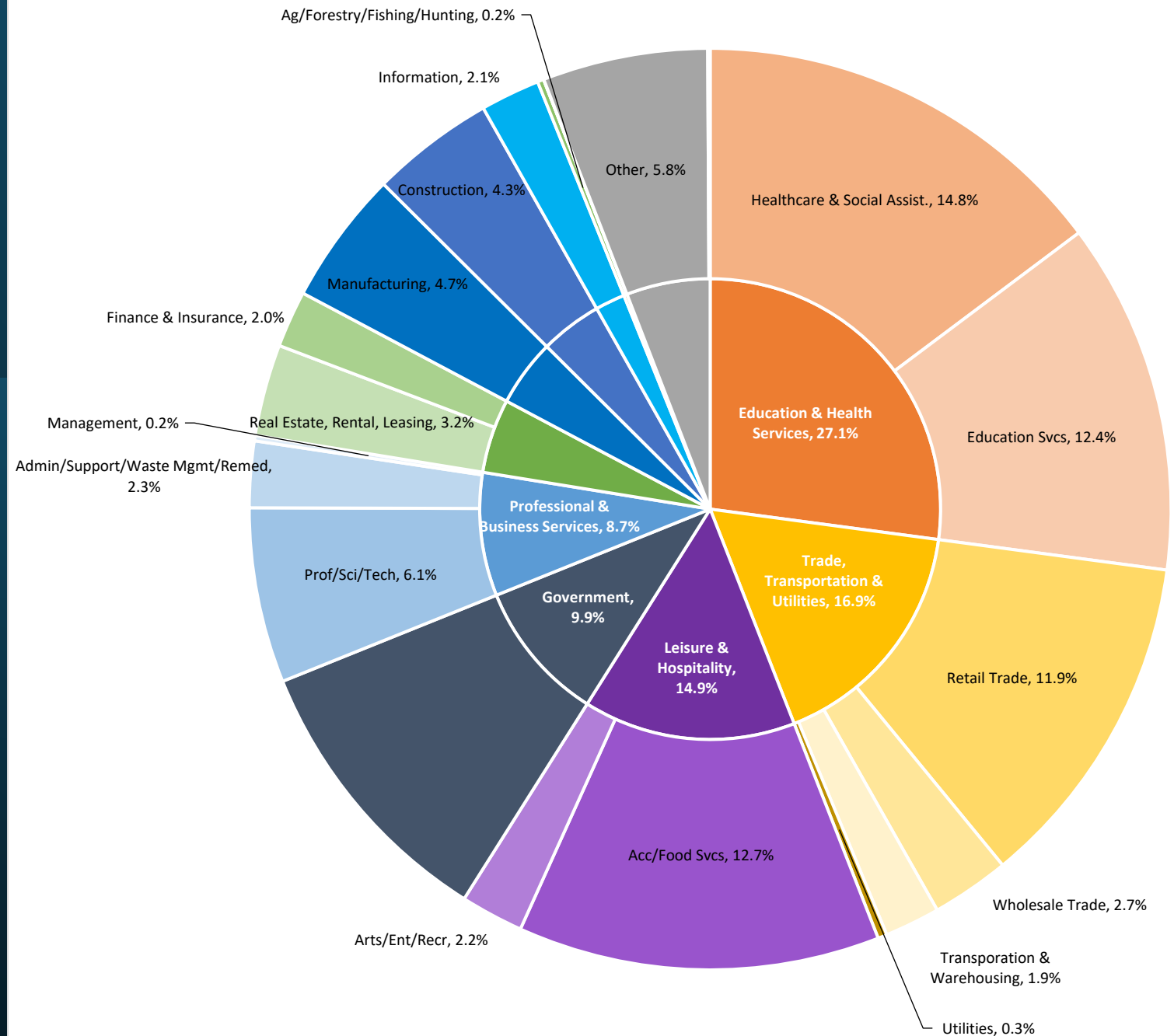
<i>Race & Ethnicity</i>	White	Black	AIAN	AAPI	Other / 2+	% Hispanic
Capitola	68.0%	1.1%	0.9%	5.3%	24.7%	23.3%
5-mile Radius	67.1%	1.4%	1.0%	6.1%	24.3%	22.8%
Santa Cruz County	57.8%	1.2%	1.3%	5.1%	34.7%	35.9%



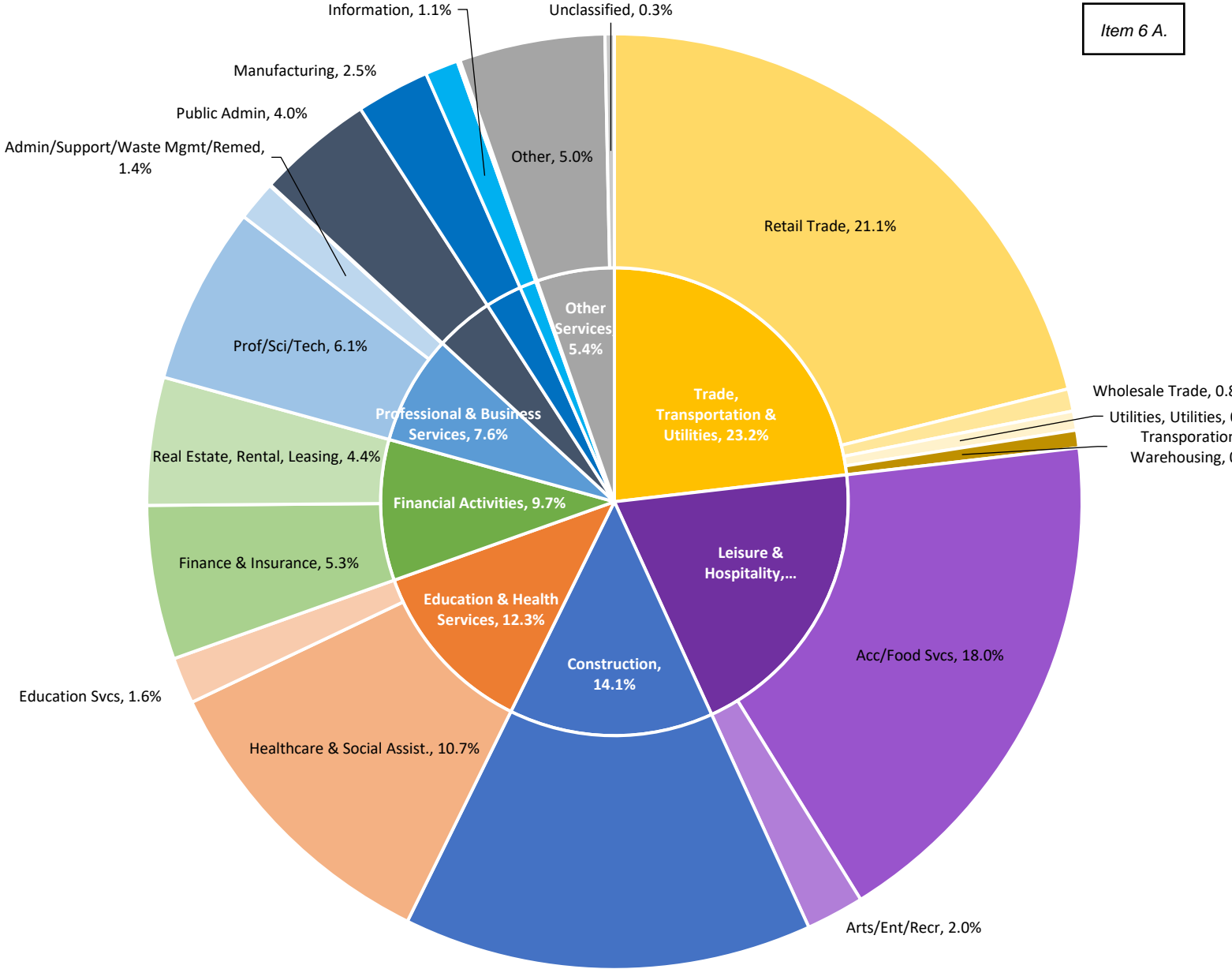
Employment – City



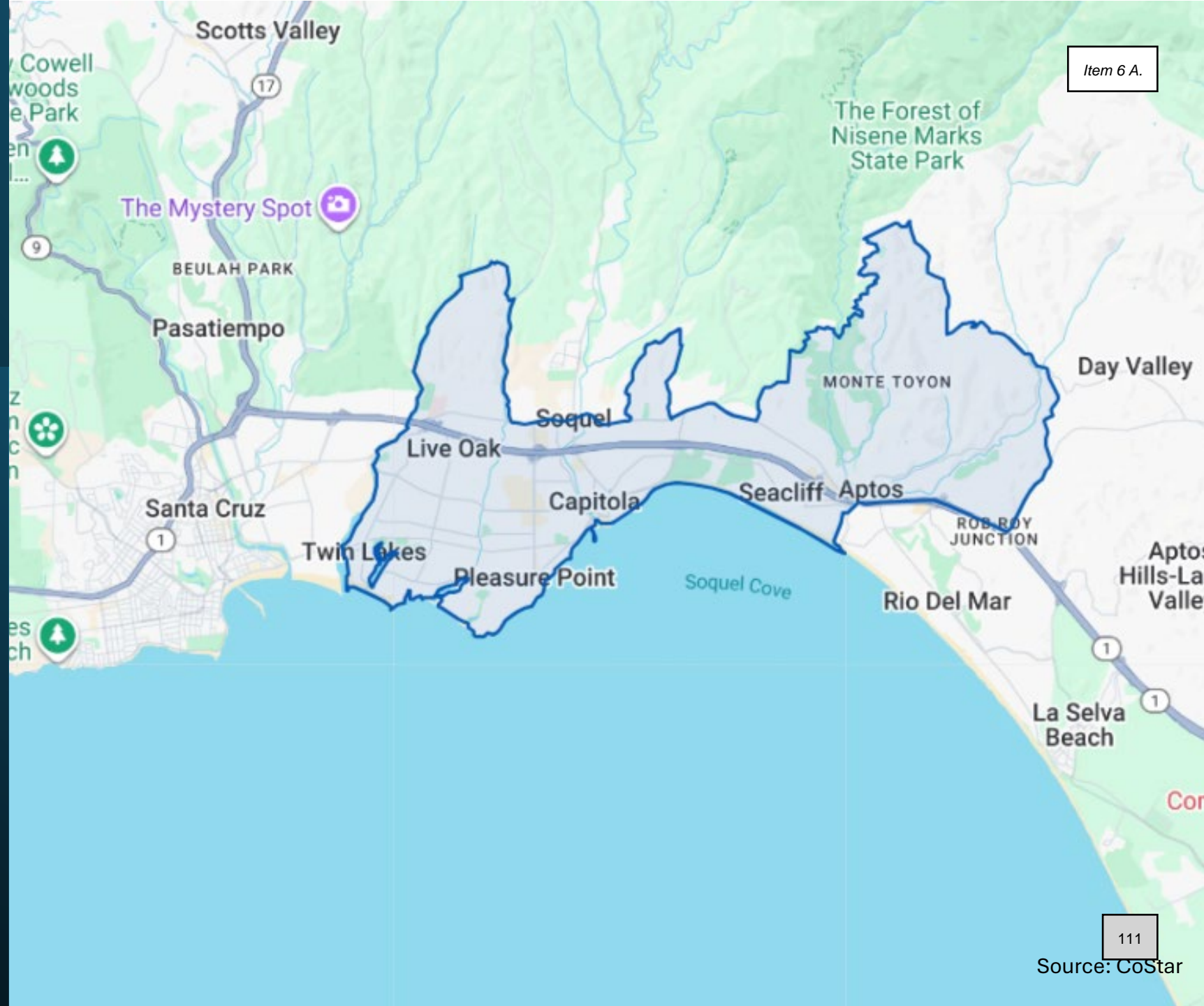
Employment – 5-Mile Market Area



Employment – County



Study Area – CoStar Mid-County Retail Submarket



Item 6 A.



Retail Market - Submarket

Item 6 A.

Mid-County Submarket

<i>Product Type</i>	Total Inventory (sf)	SF Vacant	Vacancy Rate	Net Absorption (sf)	SF Under Construction	Market Rent/mo
Malls	679,068	143,962	21.2%	6,643	-	\$2.35
Power Centers	-	-	-	-	-	-
Neighborhood Centers	697,918	35,594	5.1%	9,757	-	\$2.52
Strip Centers	300,339	4,205	1.4%	(222)	-	\$2.56
General Retail	1,857,854	22,294	1.2%	(7,015)	-	\$2.74
Other	-	-	-	-	-	-
Total	3,535,179	206,055	5.8%	9,163	-	\$2.61



Retail Market - County

Item 6 A.

Santa Cruz County

<i>Product Type</i>	Total Inventory (sf)	SF Vacant	Vacancy Rate	Net Absorption (sf)	SF Under Construction	Market Rent/mo
Malls	679,068	143,962	21.2%	6,643	-	\$2.35
Power Centers	-	-	-	-	-	-
Neighborhood Centers	2,863,945	137,469	4.8%	45,604	4,770	\$2.31
Strip Centers	876,043	24,529	2.8%	(222)	-	\$2.32
General Retail	7,363,229	125,175	1.7%	1,021	-	\$2.22
Other	72,760	11,496	15.8%	-	-	\$2.38
Total	11,855,045	442,632	3.7%	53,046	4,770	\$2.26



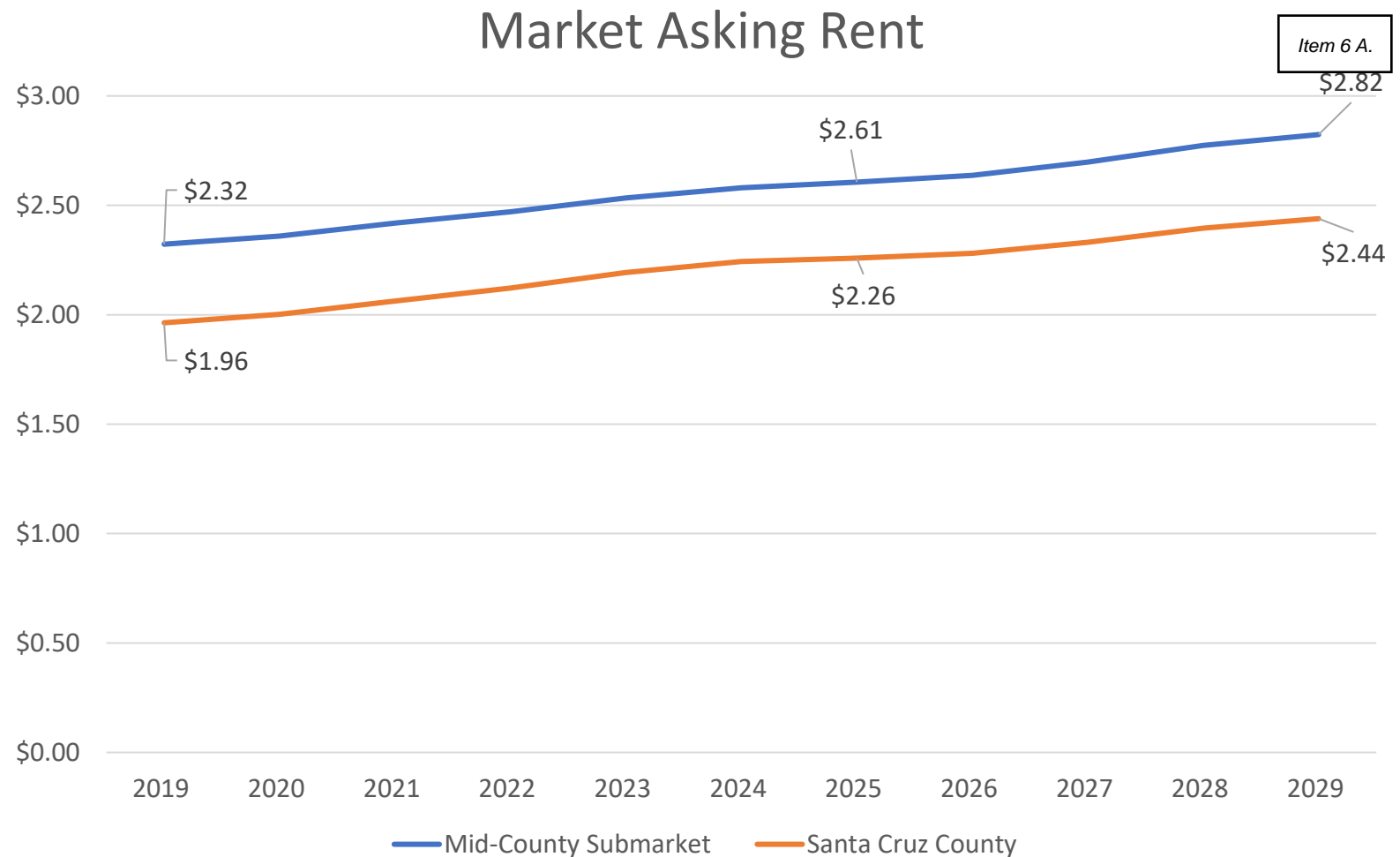
Retail Market Inventory

Market Inventory (sf) 2025 YTD

	Capitola	Mid-County	Santa Cruz County
Total Retail SF	1,661,979	3,555,677	11,883,610
Net SF Leased	29,248	50,600	128,514
Net SF Built	-	14,060	29,532
SF Under Construction	-	-	-



Rent Trends



Market Asking Rent /sf per Month			
	2019	2025	2029
Mid-County Submarket	\$2.32	\$2.61	\$2.82
Santa Cruz County	\$1.96	\$2.26	\$2.44



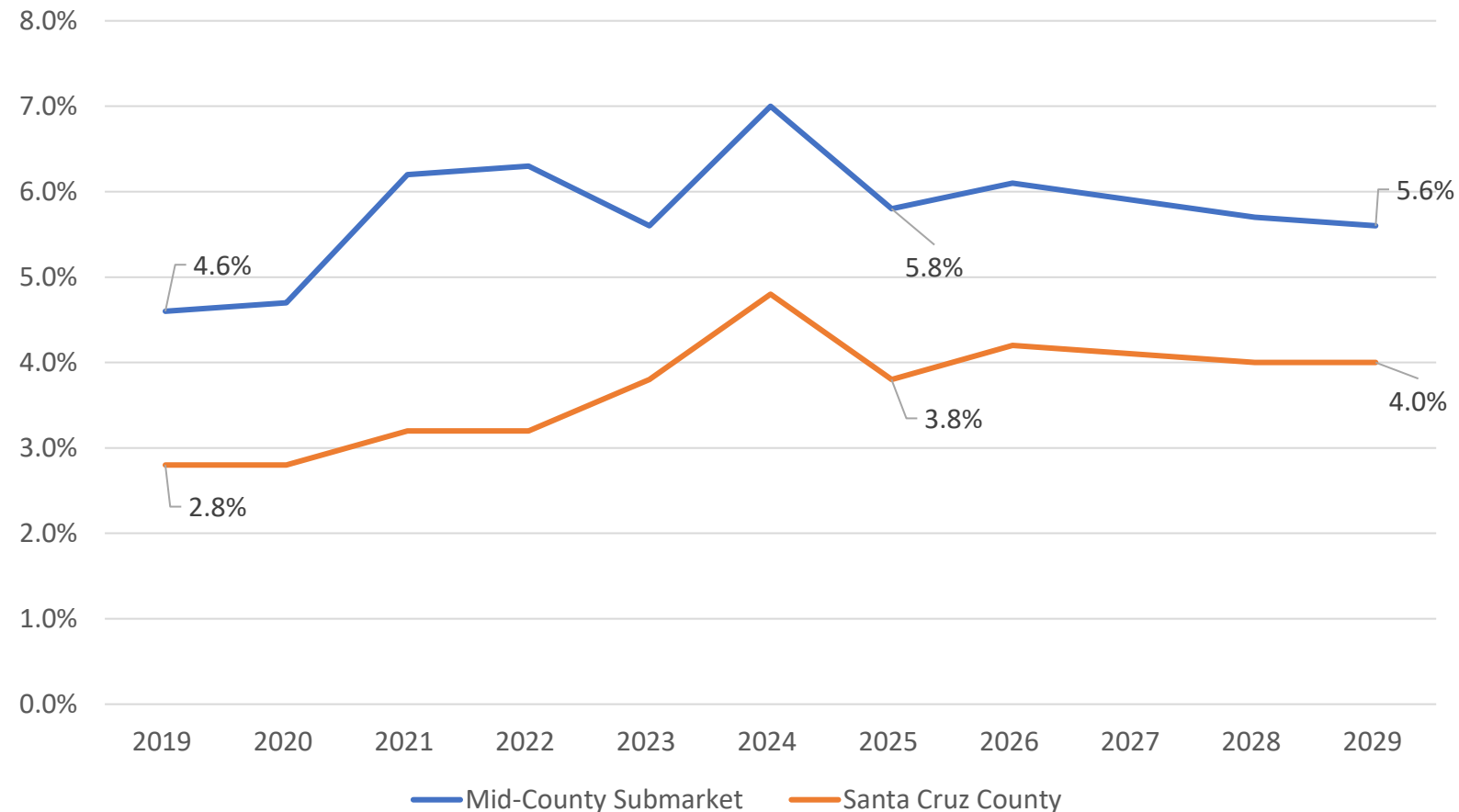
Retail Rent Survey



Retail Vacancy Trends

Retail Vacancy Rate

Item 6 A.



Retail Vacancy Rate			
	2019	2025	2029
Mid-County Submarket	4.6%	5.8%	5.6%
Santa Cruz County	2.8%	3.8%	4.0%

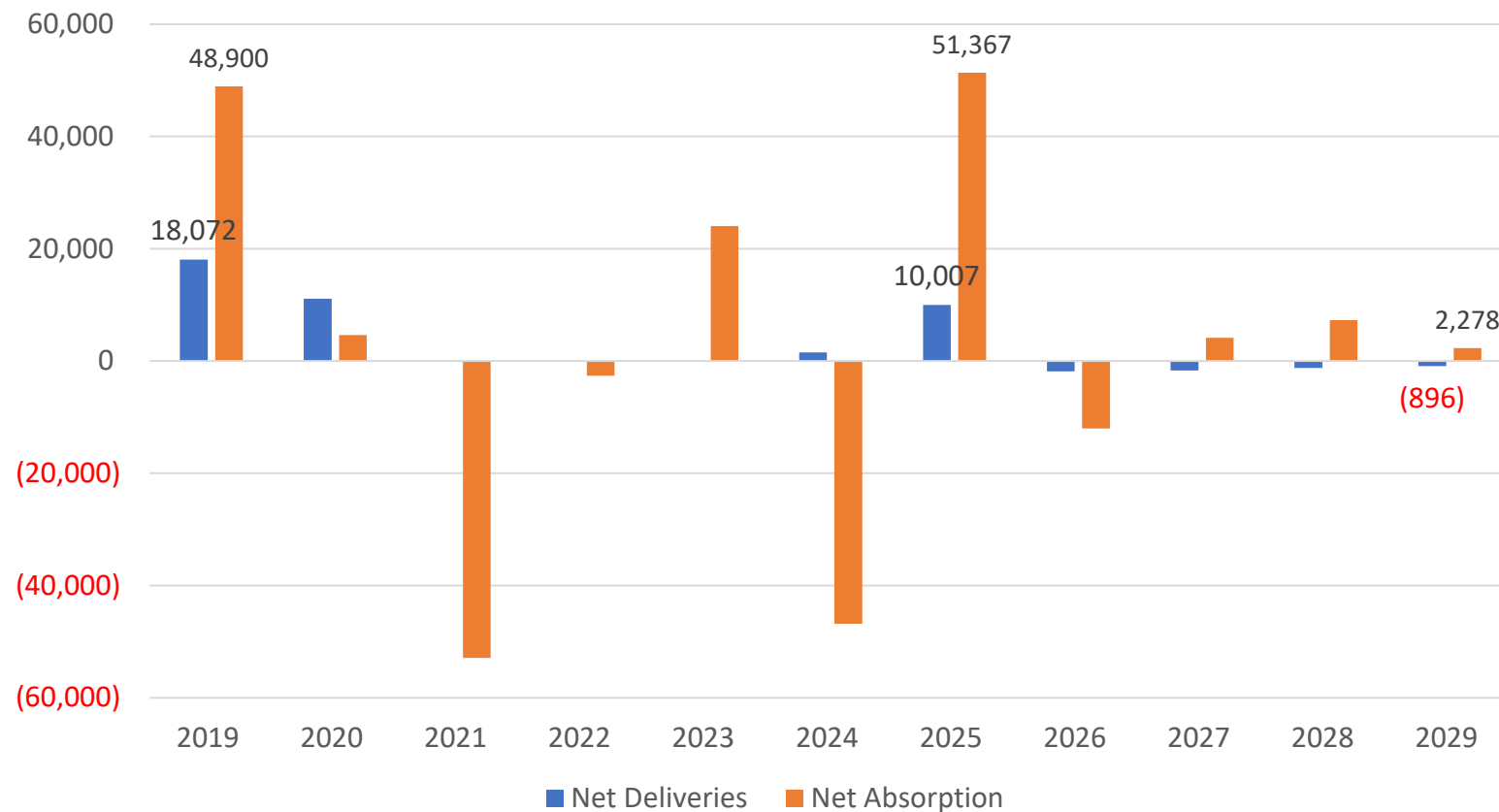
Retail Delivery & Absorption:

Mid-County Submarket



Net SF Delivered & Absorbed

Item 6 A.



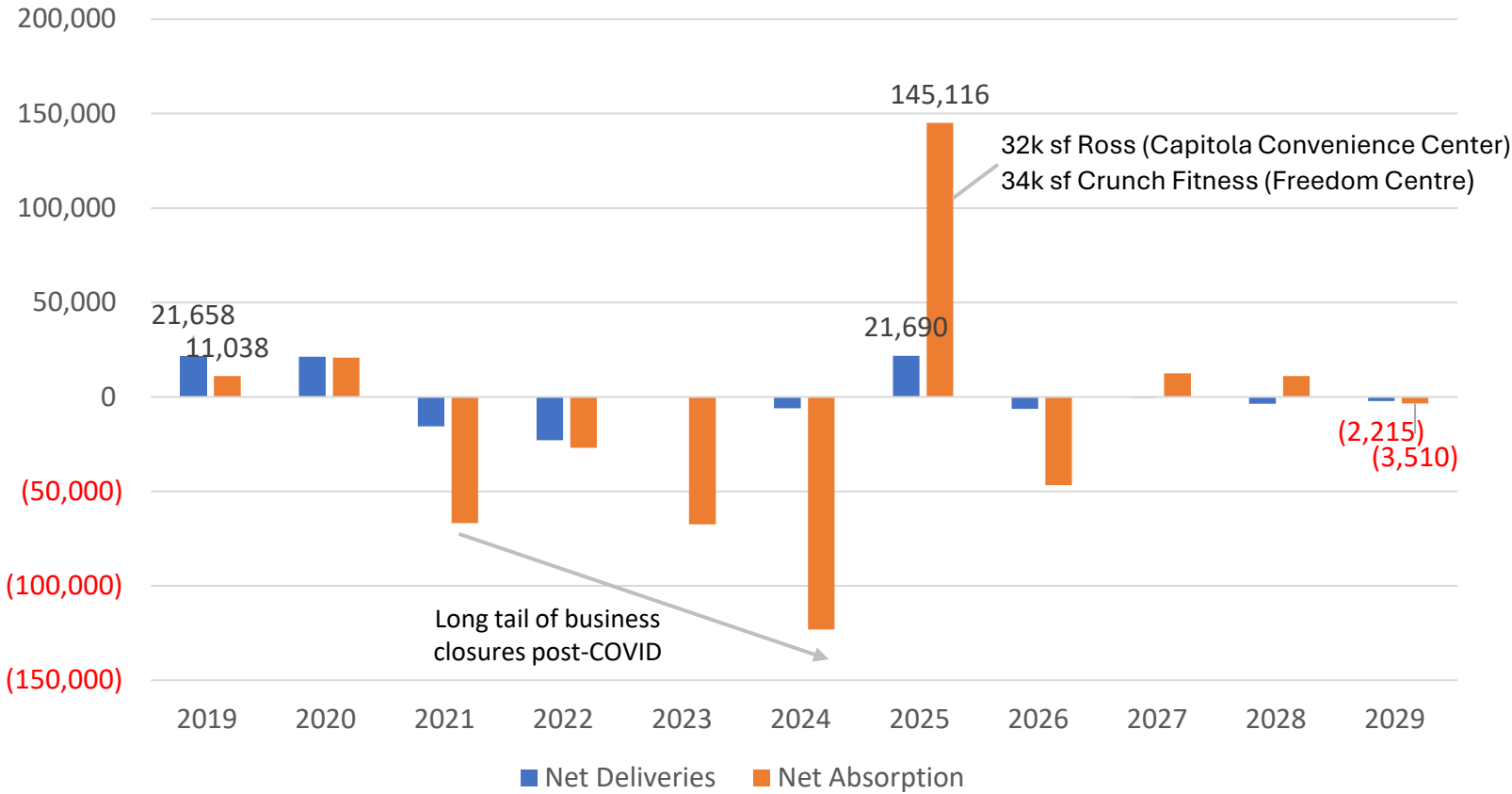
Net Retail Delivery & Absorption

	Net Deliveries (SF Built)	Net Absorption (SF Leased)
2019	18,072	48,900
2025	10,007	51,367
2029	(896)	2,278

Retail Delivery & Absorption: Santa Cruz County

Net SF Delivered & Absorbed

Item 6 A.

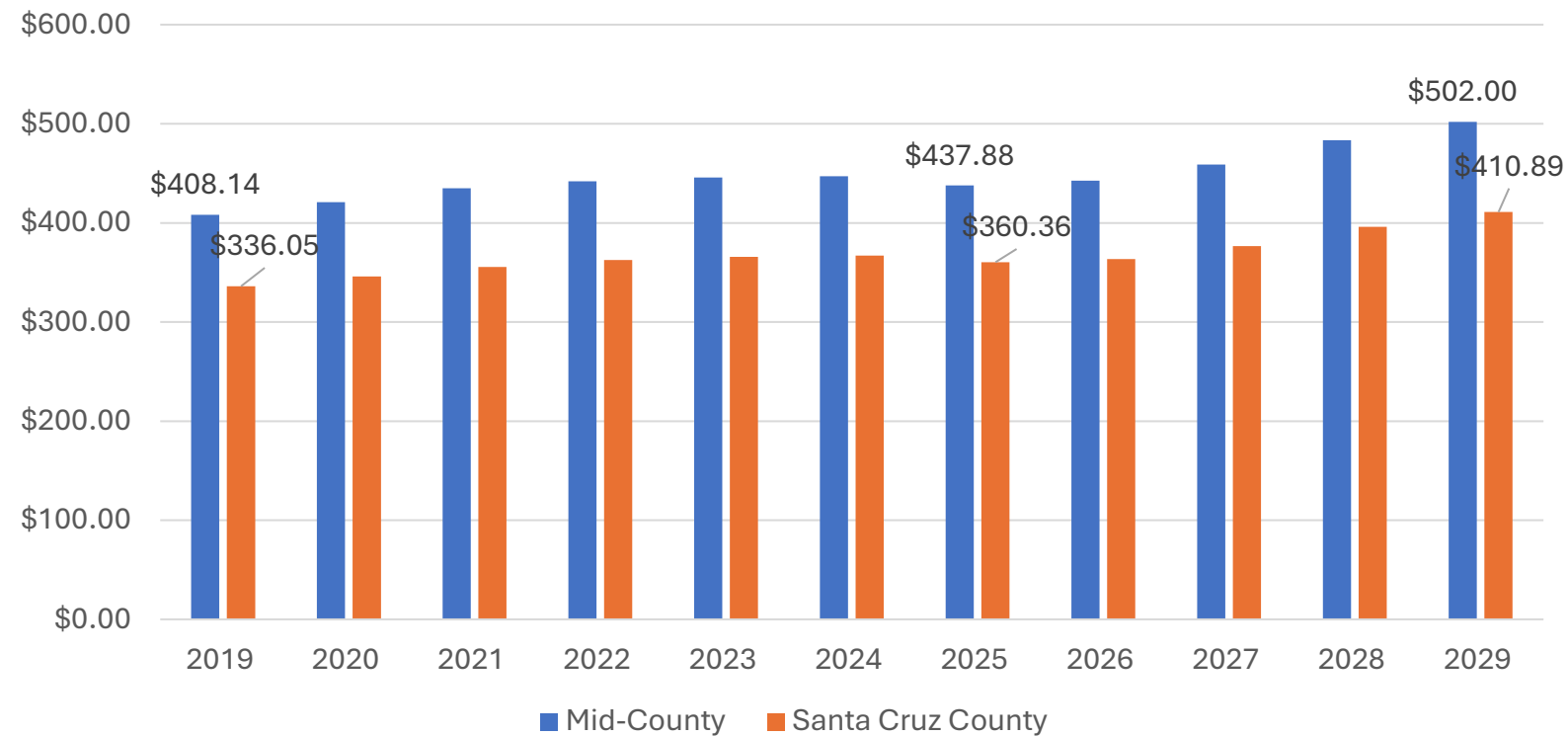


Net Retail Delivery & Absorption		
	Net Deliveries (SF Built)	Net Absorption (SF Leased)
2019	21,658	11,038
2025	21,690	145,116
2029	(2,215)	(3,510)

Retail Property Sales

Retail Property Sales Price /sf

Item 6 A.

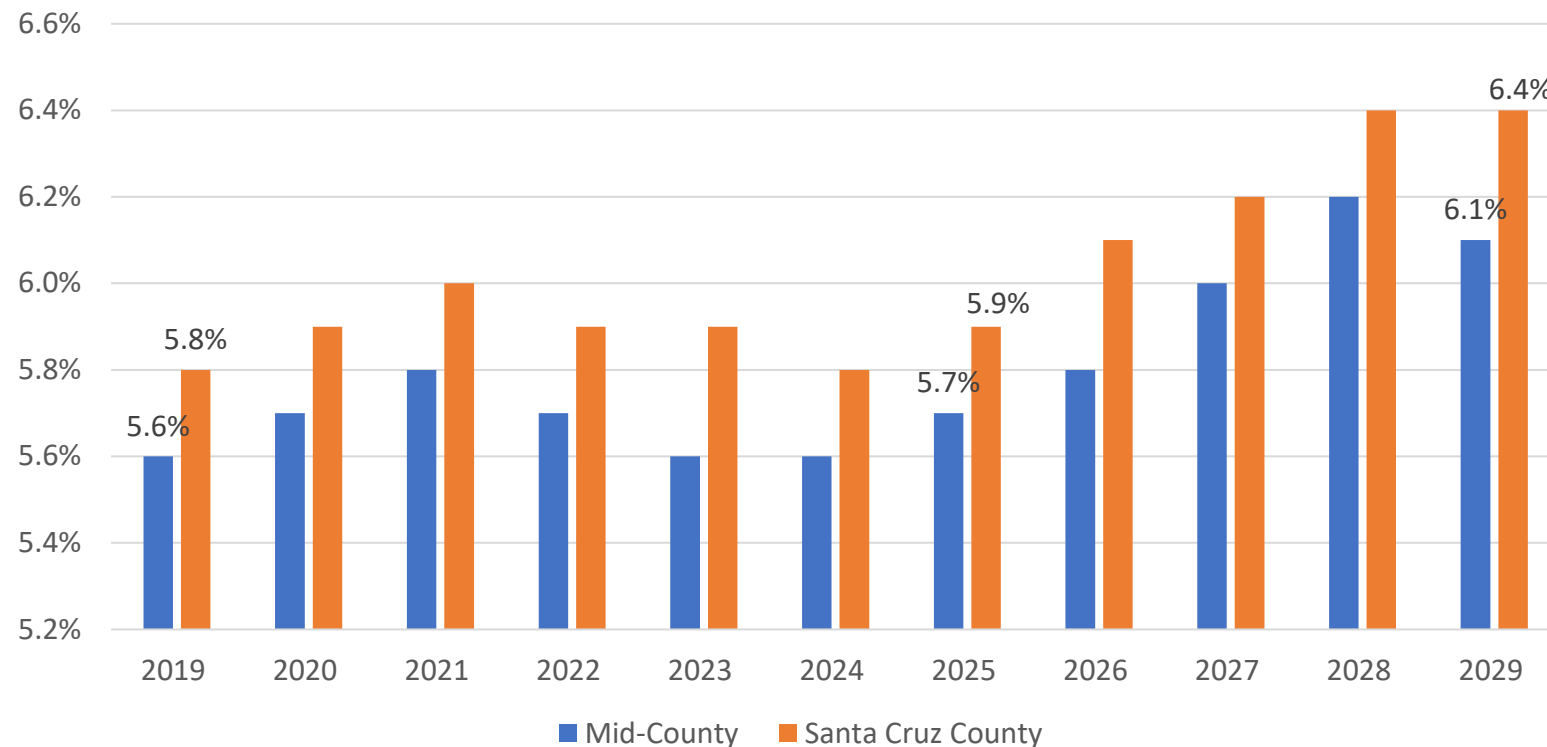


Market Pricing Trends – Retail Property Sales Price (/sf)		
	Mid-County Submarket	Santa Cruz County
2019	\$408.14	\$336.05
2025	\$437.88	\$360.36
2029	\$502.00	\$410.89

Retail Property Sales

Capitalization Rate

Item 6 A.



Market Pricing Trends Capitalization Rate

	Mid-County Submarket	Santa Cruz County
2019	5.6%	5.8%
2025	5.7%	5.9%
2029	6.1%	6.4%

Capitalization Rate is the anticipated annual return on investment on an investment property.



Retail Property Sales Survey

Item 6 A.



Retail Surplus/ Leakage

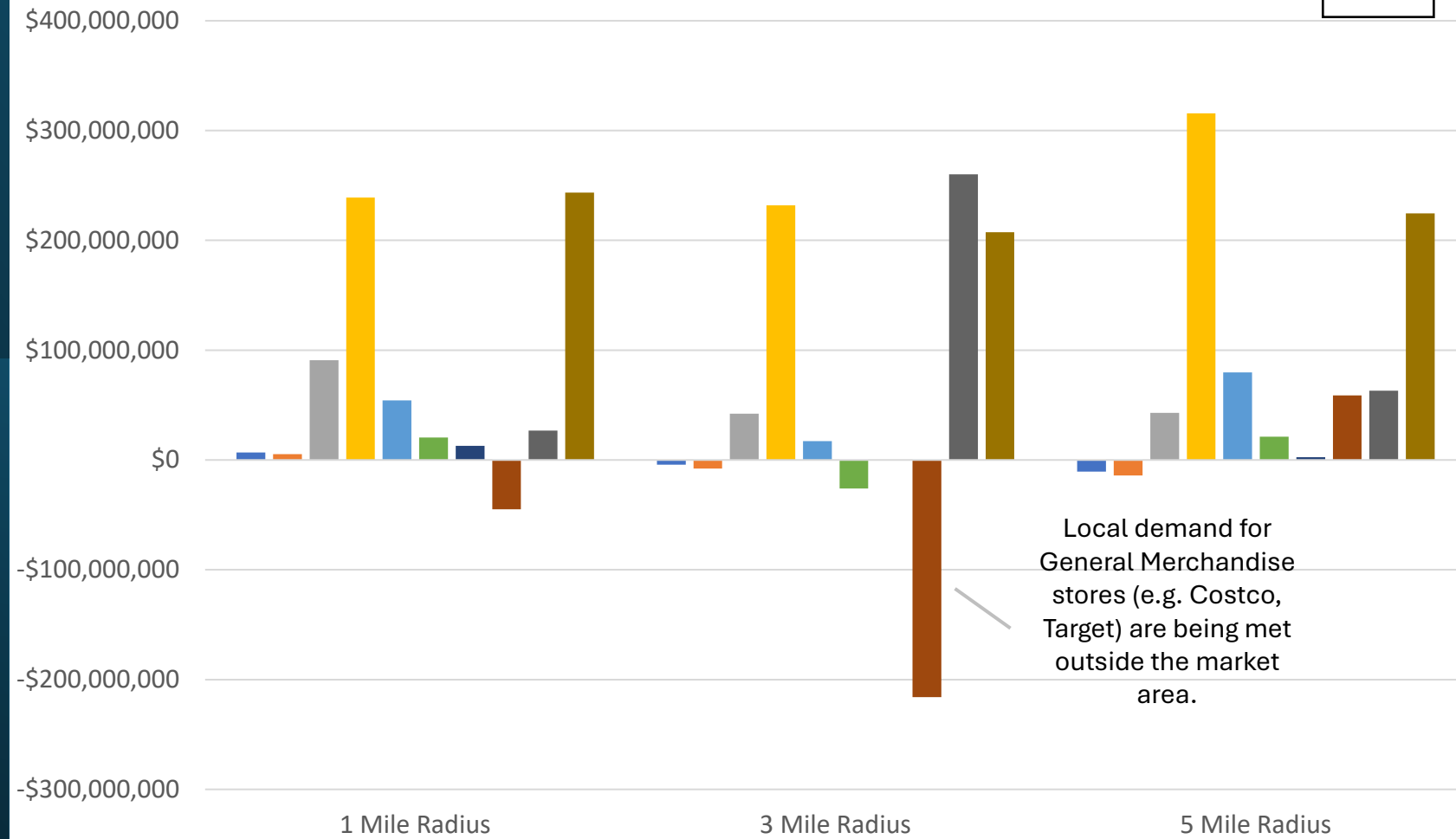
- **Retail Surplus:** Retail sales in an area greater than the anticipated spending by area residents. **Customers are traveling into the area to purchase this good/service.**
- **Retail Leakage:** Retail sales in an area below than the anticipated spending by area residents. **Customers demand is not being met by existing establishments. Demand exists in the area for businesses providing this good/service.**



Retail Surplus/ Leakage

Retail Sales Surplus (+) / Leakage (-)

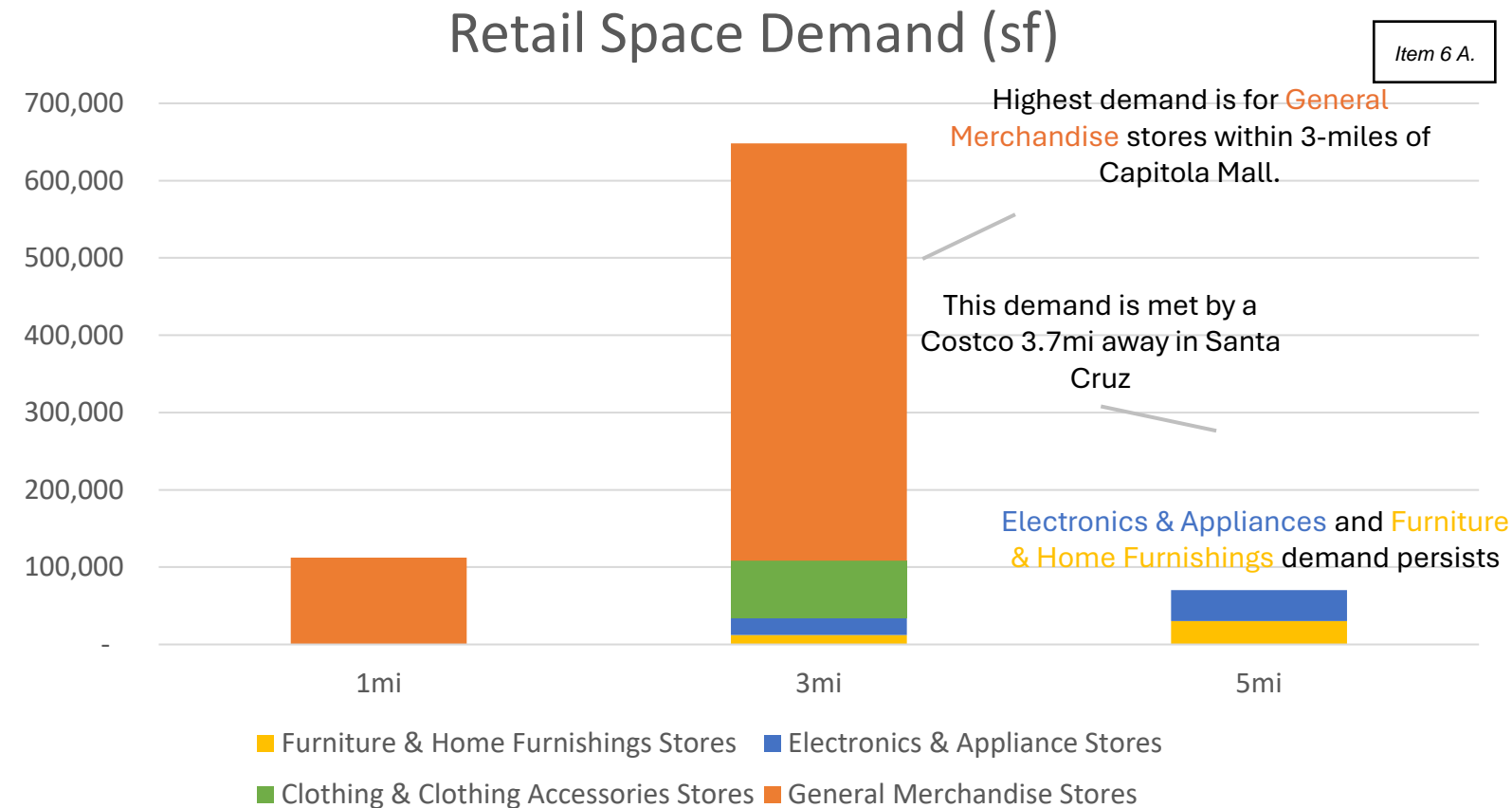
Item 6 A.



- Furniture & Home Furnishings Stores
- Bldg Materials, Garden Equip. & Supply Stores
- Health & Personal Care Stores
- Sporting Goods, Hobby, Book & Music Stores
- Miscellaneous Store Retailers
- Electronics & Appliance Stores
- Food & Beverage Stores
- Clothing & Clothing Accessories Stores
- General Merchandise Stores
- Food Services & Drinking Places



Retail Leakage – Space Demand



Retail Space Demand (sf)			
	1mi Radius	3mi Radius	5mi Radius
Furniture & Home Furnishing	-	12,264	30,229
Electronics & Appliances	-	22,179	39,995
Clothing & Accessories	-	73,862	-
General Merchandise	112,468	539,762	-



Broker Perspectives – Market Overview

- KMA reached out to over 20 brokers active in the local market area to gain insights into current and future commercial opportunities at the Mall.
- Retail demand is modest Countywide– vacancies are low, but so are rents
- Santa Cruz County is perceived to be a seasonal market, with greater summer sales.
- The Mall is well-situated for redevelopment. 41st Ave is a regional retail destination that draws visitors from across the County.
- Local brokers are skeptical of retail demand at the site.
- Brokers recommended mixed-use development with high residential density and some food service tailored to the site plan

Item 6 A.



Broker Perspectives – Retail Product

- Market demand greatest for small space
- Unfortunately, small space is financially more challenging to develop
- Limited interest from national and regional tenants for large space.



Broker Perspectives – Tenant Types

- Food service is a highly desirable retail use for the site.
- Development types demonstrating potential include:
 - Small cafes with outdoor seating
 - Indoor/outdoor food hall with live entertainment programming,
 - Quick-serve restaurant.



Broker Perspectives - Challenges

- Mall area and County as a whole have low daytime populations, which can prove challenging.
- Smaller local tenants may not have strong credit.
- Limited national/credit/larger scale retail demand.



Broker Perspectives – Development Patterns

- Hotel – Existing demand. Development would support retail. Likely mid/select service property type.
- Residential – The large number of proposed residential units will support retail at the site and across the region.
- Mixed-Use - Highest and best use for the site, with many brokers citing Santana Row as an example the site could replicate.



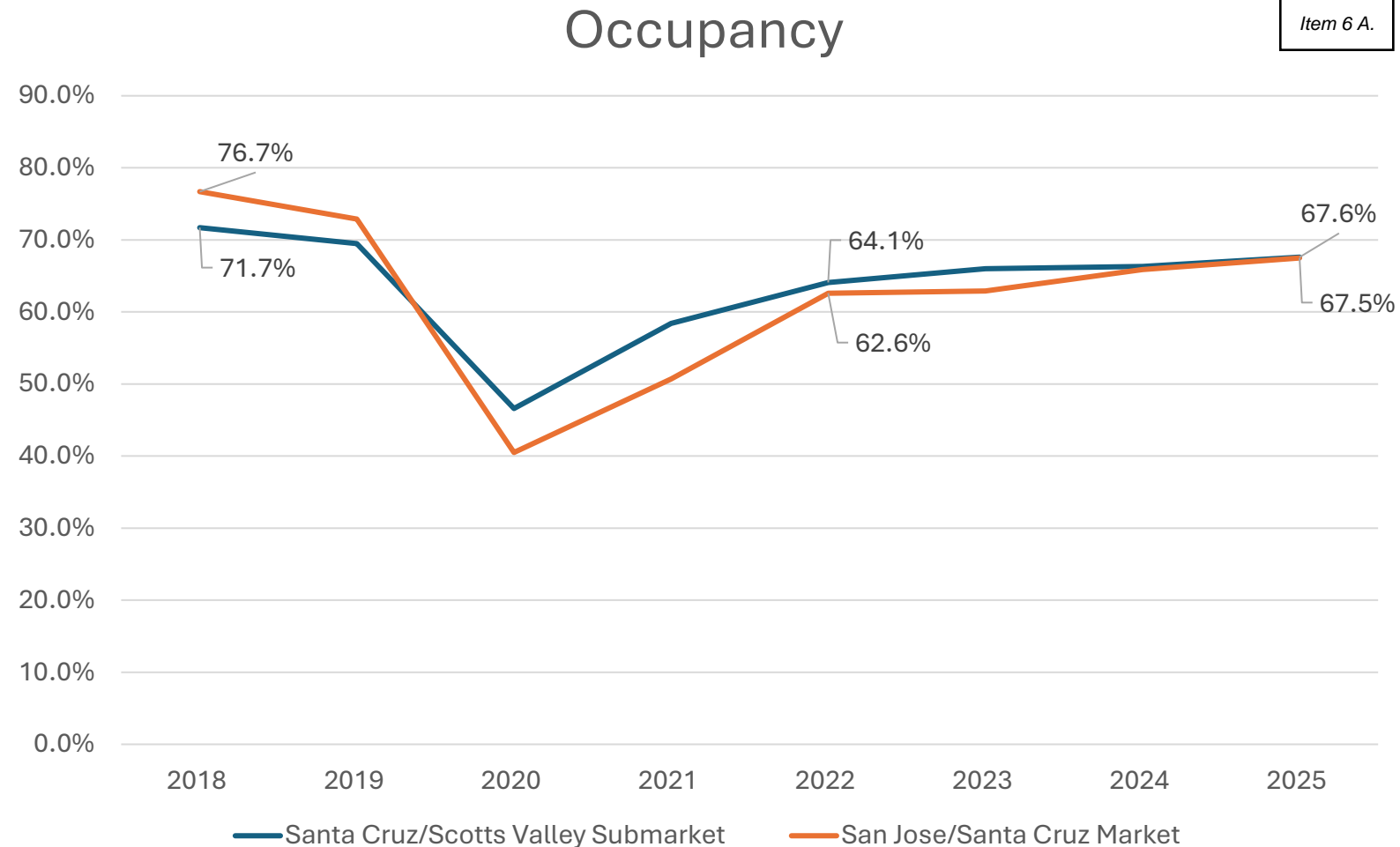
Study Area – CoStar Santa Cruz / Scotts Valley Hospitality Submarket



Study Area – CoStar San Jose / Santa Cruz Hospitality Market

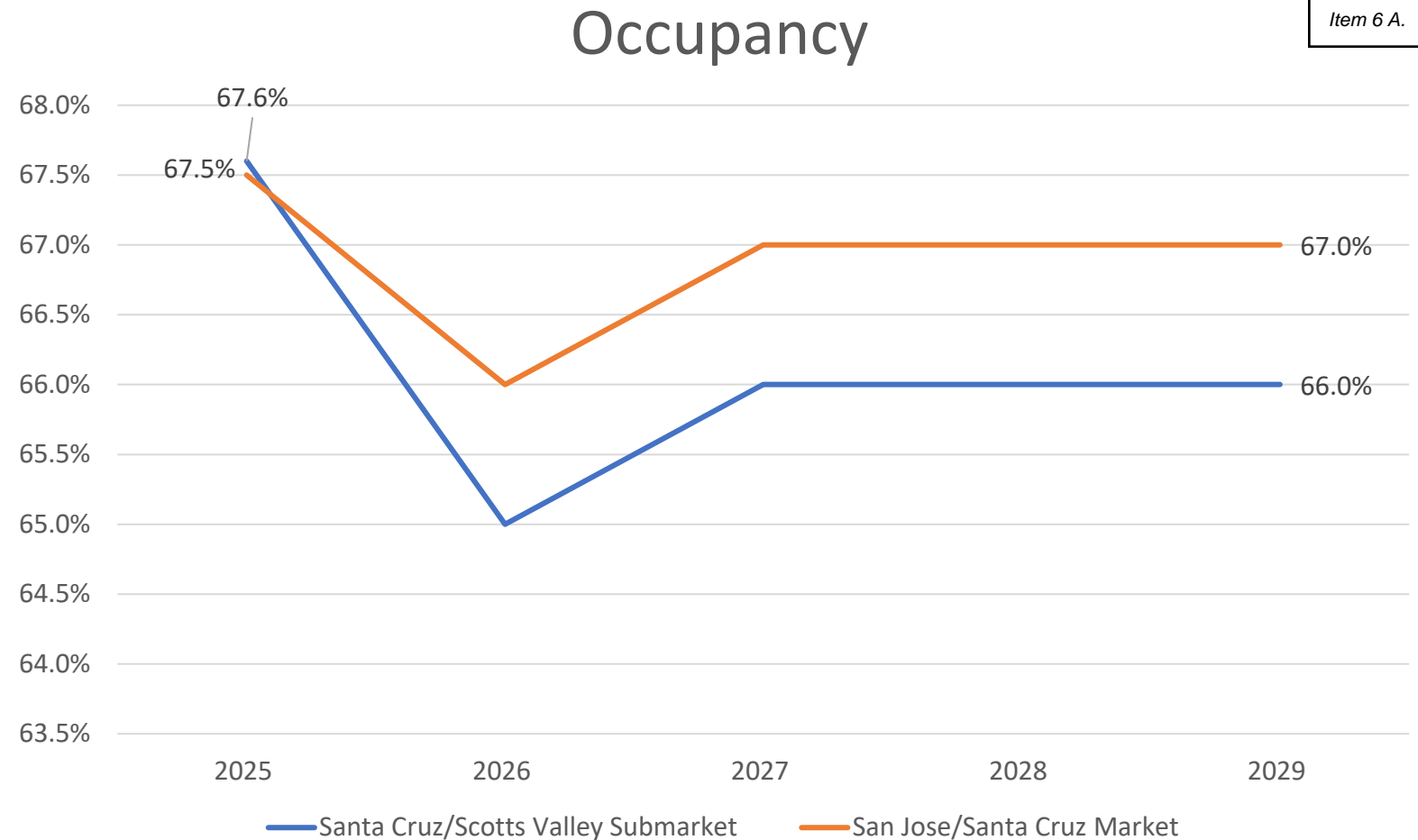


Hotel Performance – Occupancy



Occupancy			
	2018	2022	2025
Santa Cruz/Scotts Valley Submarket	71.7%	64.1%	67.6%
San Jose/Santa Cruz Market	76.7%	62.6%	67.5%

Hotel Performance – Occupancy Projection

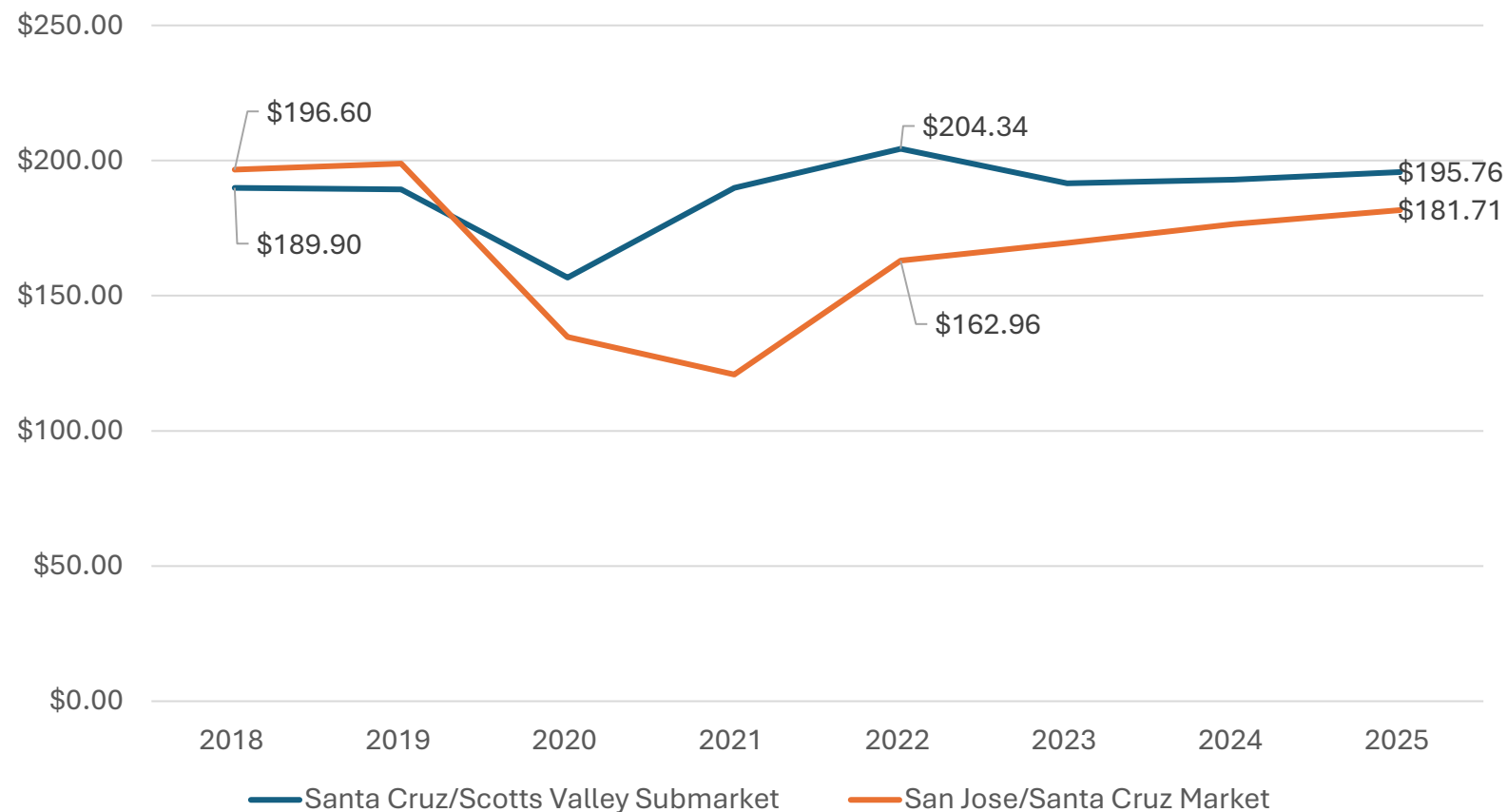


Occupancy		
	2025	2029
Santa Cruz/Scotts Valley Submarket	67.6%	67.0%
San Jose/Santa Cruz Market	67.5%	66.0%

Hotel Performance – ADR

ADR

Item 6 A.



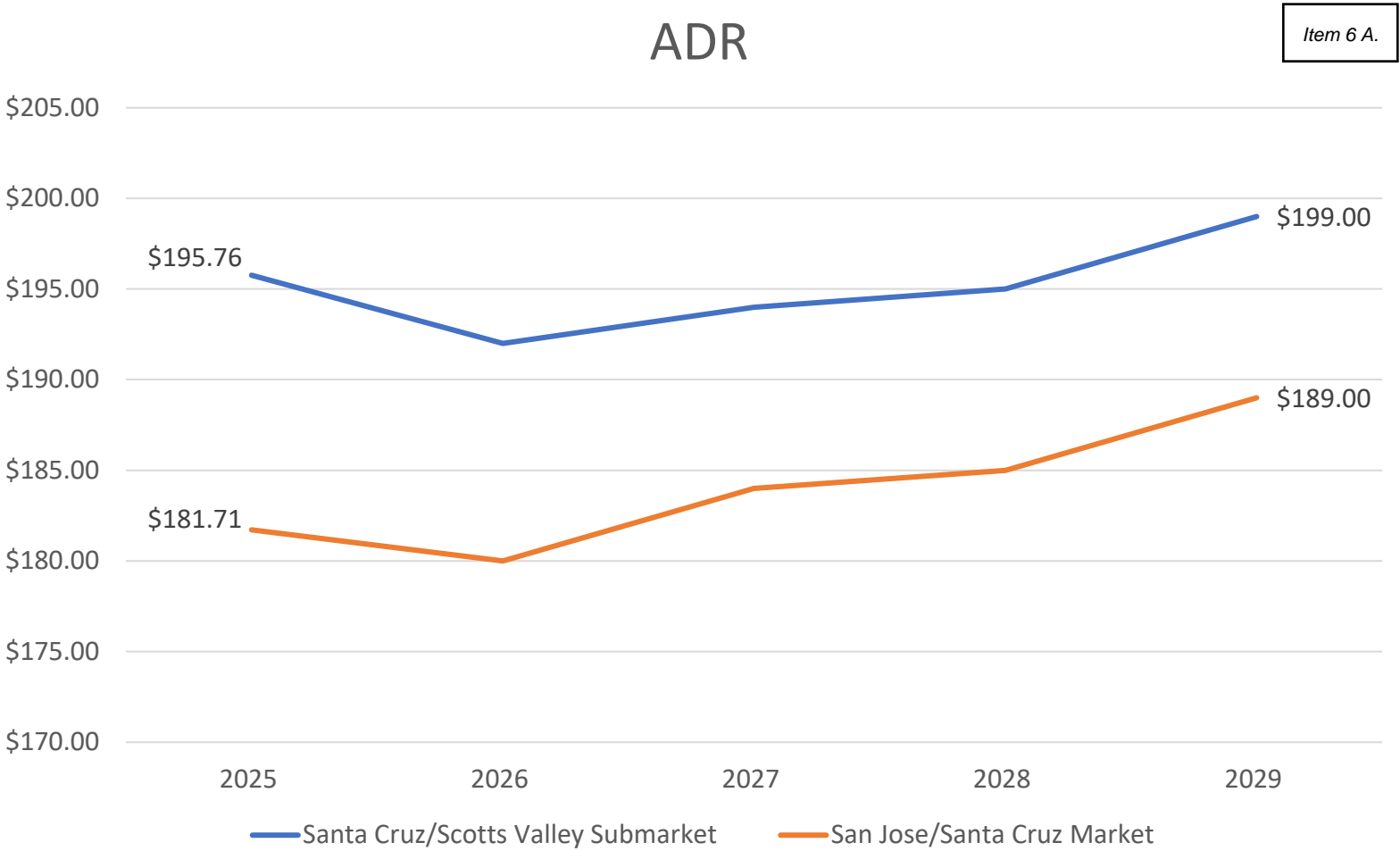
Average Daily Rate (ADR)

	2018	2022	2025
Santa Cruz/Scotts Valley Submarket	\$189.90	\$204.34	\$195.76
San Jose/Santa Cruz Market	\$196.60	\$162.96	\$181.71

Average Daily Rate (ADR) is the average price guests pay per night for a hotel room.



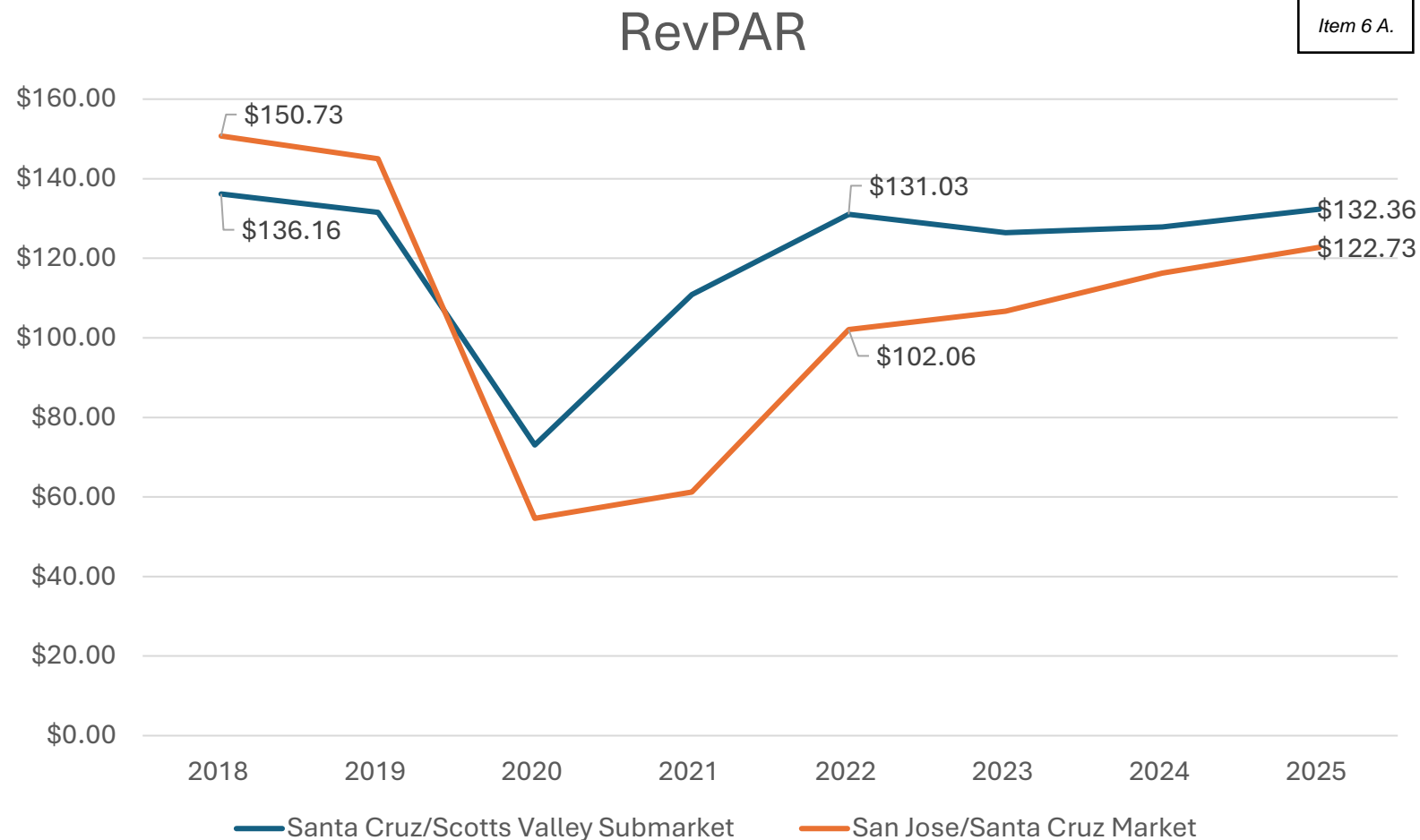
Hotel Performance – ADR Projection



Average Daily Rate (ADR)		
	2025	2029
Santa Cruz/Scotts Valley Submarket	\$195.76	\$199.00
San Jose/Santa Cruz Market	\$181.71	\$189.00



Hotel Performance – RevPAR



Revenue Per Available Room (RevPAR)

	2018	2022	2025
Santa Cruz/Scotts Valley Submarket	\$136.16	\$131.03	\$132.36
San Jose/Santa Cruz Market	\$150.73	\$102.06	\$122.73

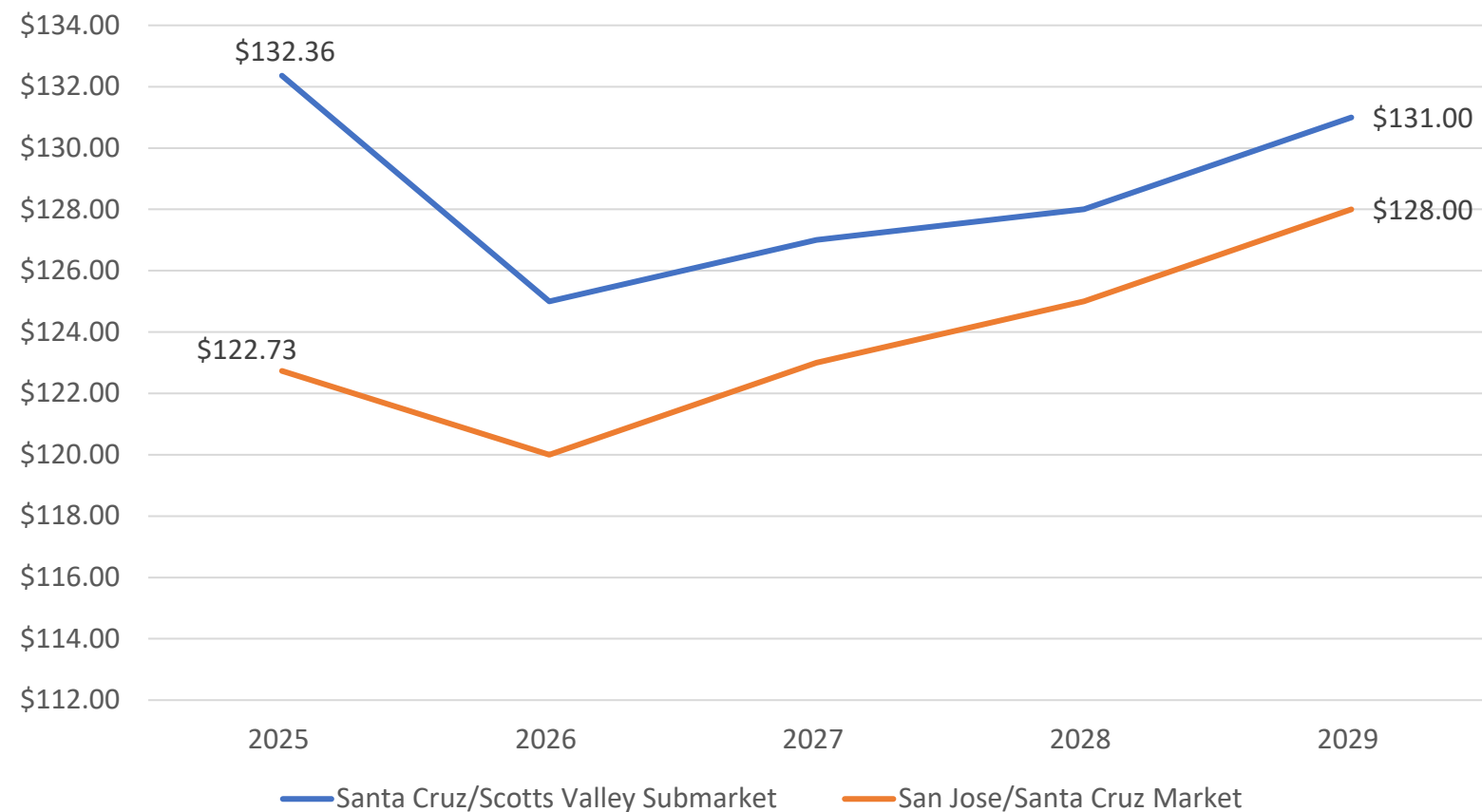
Revenue Per Available Room (RevPAR) is calculated as follows: Average Daily Rate * Occupancy



Hotel Performance – RevPAR Projection

RevPAR

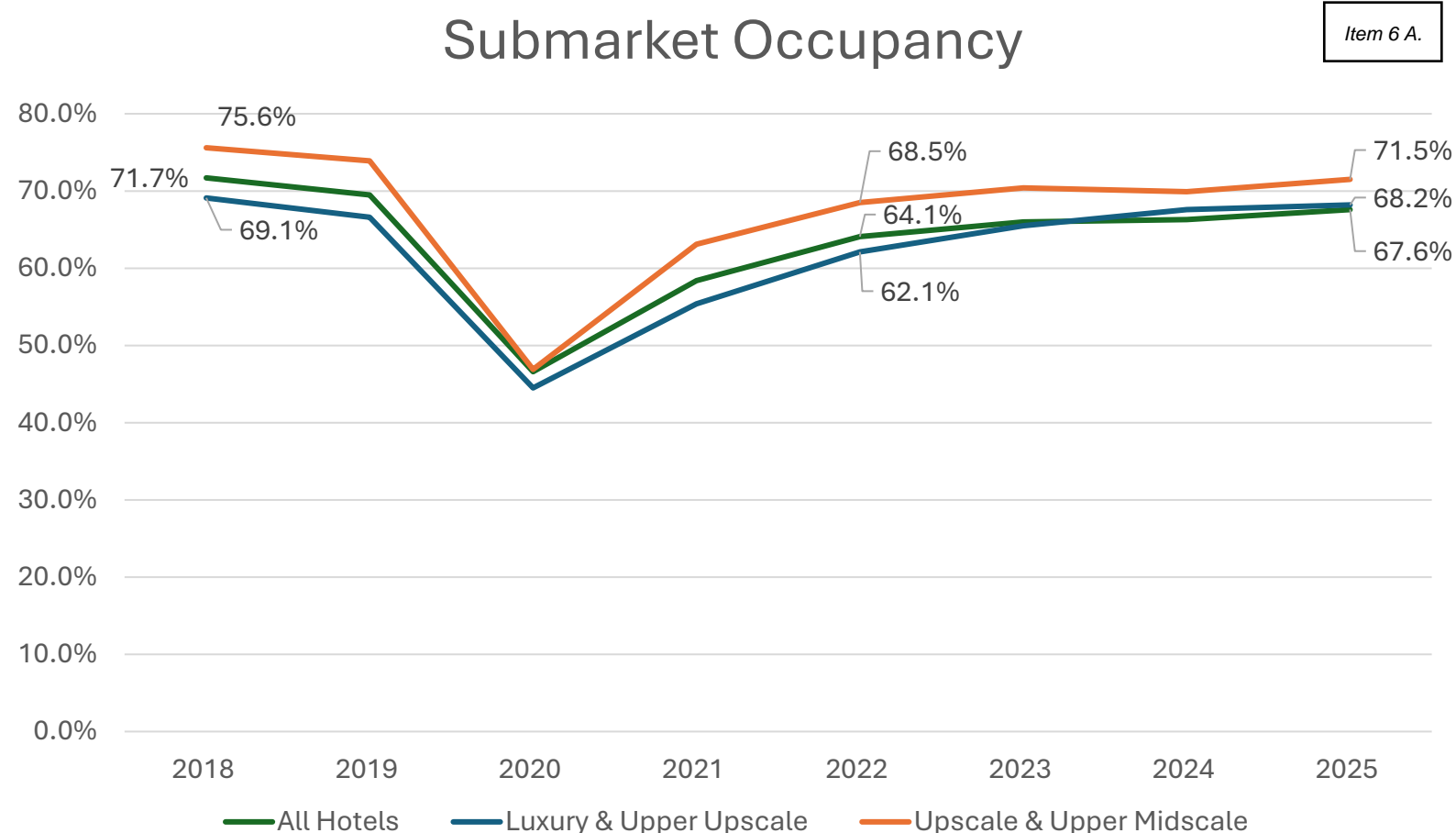
Item 6 A.



Revenue Per Available Room (RevPAR)		
	2025	2029
Santa Cruz/Scotts Valley Submarket	\$132.36	\$131.00
San Jose/Santa Cruz Market	\$122.73	\$128.00



Hotel Performance – Submarket Occupancy



Santa Cruz / Scotts Valley Submarket Occupancy			
	2018	2022	2025
All Hotels	71.7%	64.1%	67.6%
Luxury & Upper Upscale Hotels	69.1%	62.1%	68.2%
Upscale & Upper Midscale Hotels	75.6%	68.5%	71.5%

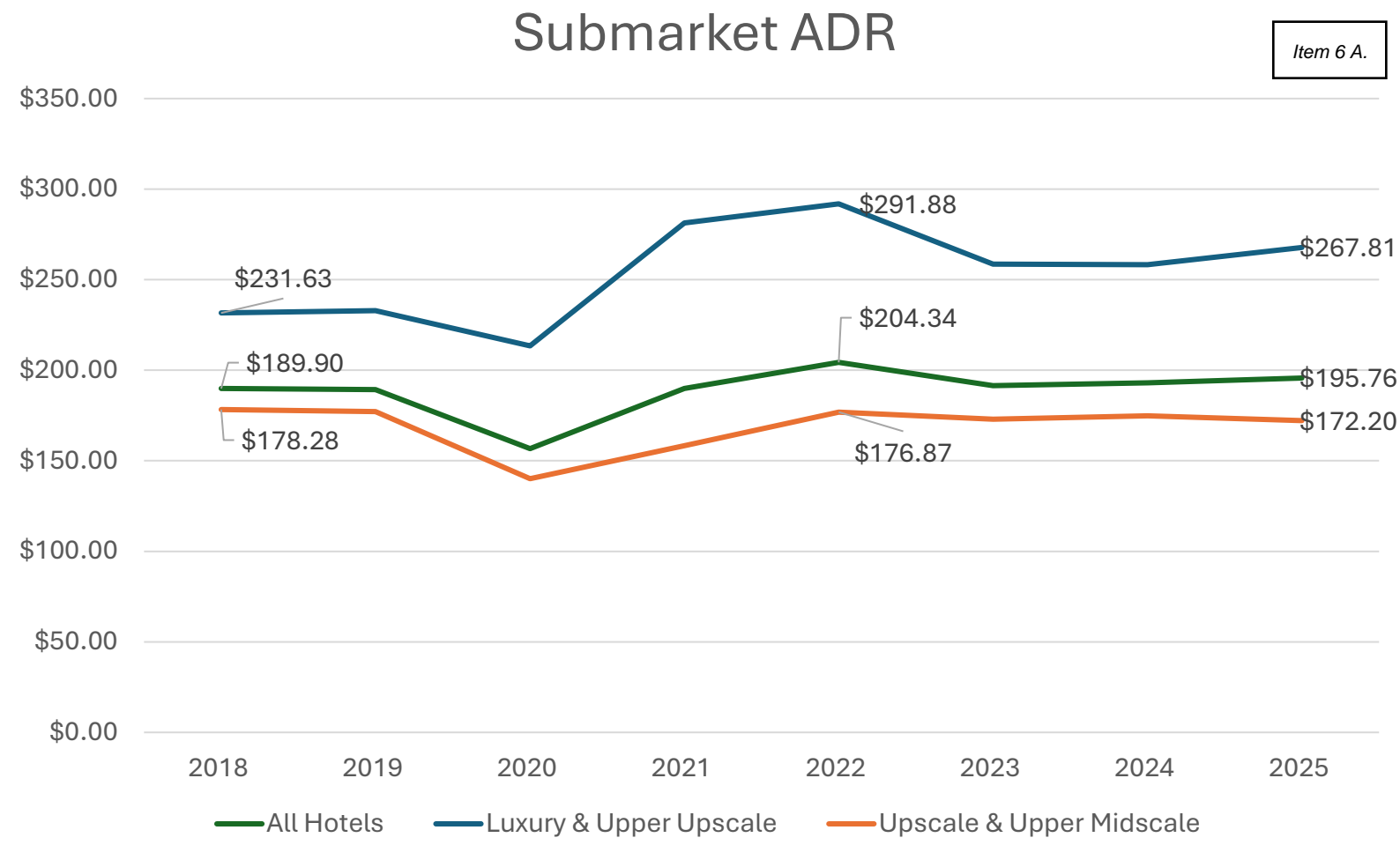
Luxury Hotels: Four Seasons, Ritz Carlton, St. Regis, Chaminade, La Bahia

Upscale: Marriott, Sheraton, Hilton

Upper Midscale: Courtyard by Marriott, Fairfield Inn & Suites, Hotel Paradox



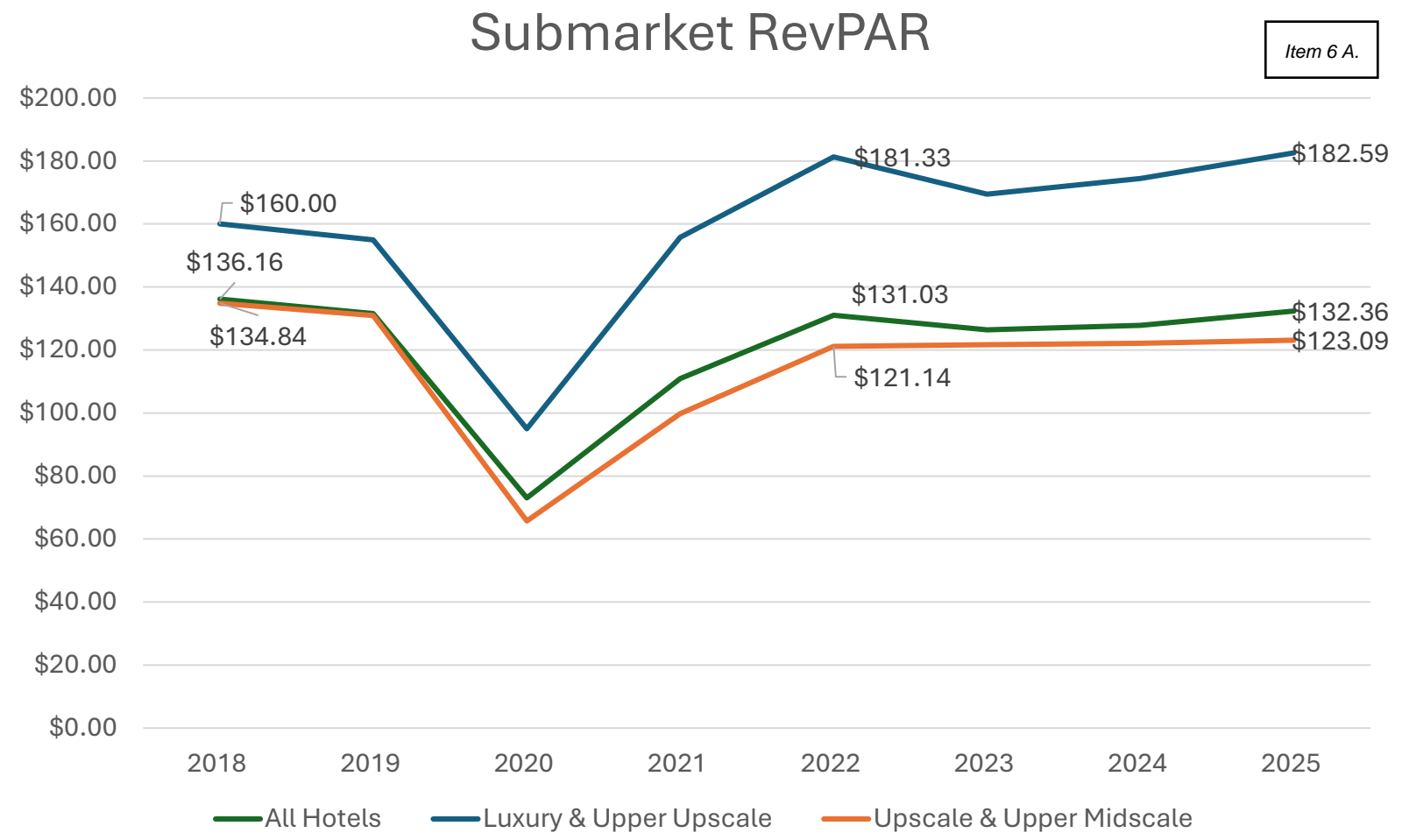
Hotel Performance – Submarket ADR



Santa Cruz / Scotts Valley Submarket ADR			
	2018	2022	2025
All Hotels	\$189.90	\$204.34	\$195.76
Luxury & Upper Upscale Hotels	\$231.63	\$291.88	\$267.81
Upscale & Upper Midscale Hotels	\$178.28	\$176.87	\$172.20



Hotel Performance – Submarket RevPAR



Santa Cruz / Scotts Valley Submarket RevPAR			
	2018	2022	2025
All Hotels	\$136.16	\$131.03	\$132.36
Luxury & Upper Upscale Hotels	\$160.00	\$181.33	\$182.59
Upscale & Upper Midscale Hotels	\$134.84	\$121.14	\$123.09

Event Space Trends

Item 6 A.

Santa Cruz / Scotts Valley Submarket

	Rooms	Meeting Space (sf)	Meeting Space (sf) /Room
Minimum	54	990	12
Median	128	2,600	23
(Weighted) Average	122	4,027	30
Maximum	178	9,210	72

National

	Meeting Space per Guest Room	Typical Total for a 150-room Hotel
Upper Upscale	50 – 75+ sq. ft	7,500 – 11,000+ sq. ft
Upscale	20 – 40+ sq. ft.	3,000 – 6,000 sq. ft
Upper Midscale	5 – 15 sq. ft	750 – 2,250 sq. ft.



Event Space Trends

- Meeting rooms are generally categorized by capacity, but physical footprint varies based on set-up (theater-style vs. boardroom)
- **Boardroom (8-12 people):** 250 – 400sf
 - *Upscale:* Usually have permanent boardroom tables and high-end AV.
 - *Upper Midscale:* Often a “flex” room with a standard table
- **Small Breakout (20-40 people):** 500 – 800sf
 - Common in both segments for team training or small workshops
- **Large Meeting Room/Junior Ballroom (100-150 people):** 1,500 – 2,500sf
 - Found frequently in *Upscale* hotels. These are often divisible by a “partition” wall



Findings

- Population is projected to contract throughout the region.
- Capitola has high incomes, education levels and median age
- The largest employment sectors include Retail Trade, Accommodation & Food Service, and Construction.



Findings

- Retail vacancy rates are healthy with modest rents in the market area.
- Rents projected to increase 8% over next five years, with vacancy rates remaining stable
- Limited retail market area development with *11,500 SF* of new commercial construction during past 5 years. The market area is projected to see a net loss of 5,700 SF of retail space by 2029.



Findings

- Three-mile retail leakage is primarily General Merchandise (Costco, Marshalls, World Market, etc.).
- Five-mile shows no leakage, indicating greater market is in balance.
- Mall repositioning will likely benefit Target and additional general merchandise on site is challenging.



Findings

- Food Service industry weathered pandemic well and continues to expand.
- Site residential will enhance demand for Food Service (i.e. restaurants) and Food & Beverage (i.e. grocery stores)
- Quantitative analysis and broker feedback indicates challenging retail environment.



Findings

- Opportunities likely limited to smaller tenants, primarily food & beverage
- Modest amount of new retail demand for site reflecting current and future market conditions.
- Retail demand likely ranges from 25,000 – 35,000 SF. Only 11,500 SF was delivered over the past 5 years.
- Financial feasibility will be challenging due to modest rents, non-credit tenants and smaller spaces



Findings

- Average occupancy of higher quality hotels (Upper Midscale+) in submarket approaches 70%
- Average ADR of higher quality hotels exceeds \$200 per night with a \$145 RevPAR
- Modest amount of meeting space in local hotels.



Findings

- Without a brand or operator, hotel performance is difficult to project.
- Assuming a strong operator and brand, a hotel on Site could hypothetically exceed market average
- Hypothetical performance assuming a 10% - 20% premium over the market area average would suggest a RevPAR of \$165 to \$180 per key with 25 – 30 SF of meeting space per key
- Meeting space in hotels likely range from 25-30 SF per key, indicating up to 2,550 SF for an 85 room hotel and 3,900 SF for a 130 room hotel



12/4/25

Capitola Staff Response in
 Courier Text identifying which
 requested edits were including
 in 2/5/2026 draft update

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	C-C	C-R	I	Additional Requirements
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
–	Use not allowed				
Residential Uses [12]					
Single-Family Dwellings		–	–	–	

Key		Zoning District			
P	Permitted Use	C-C	C-R	I	Additional Requirements
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
–	Use not allowed				
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	
Restaurants and Cafes		M [2]	M [2]	C	

Key		Zoning District			
P	Permitted Use	C-C	C-R	I	Additional Requirements
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
–	Use not allowed				
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	
Recycling Collection Facilities		C	C	C	Section 17.96.130

Key		Zoning District			
P	Permitted Use	C-C	C-R	I	Additional Requirements
A	Administrative Permit required				
M	Minor Use Permit required				
C	Conditional Use Permit required				
—	Use not allowed				
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. 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 Capitola Mall Housing Element Sites. For development standards that apply to Capitola Mall Housing Element Sites, 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
Parking and Loading	See Chapter 17.76			

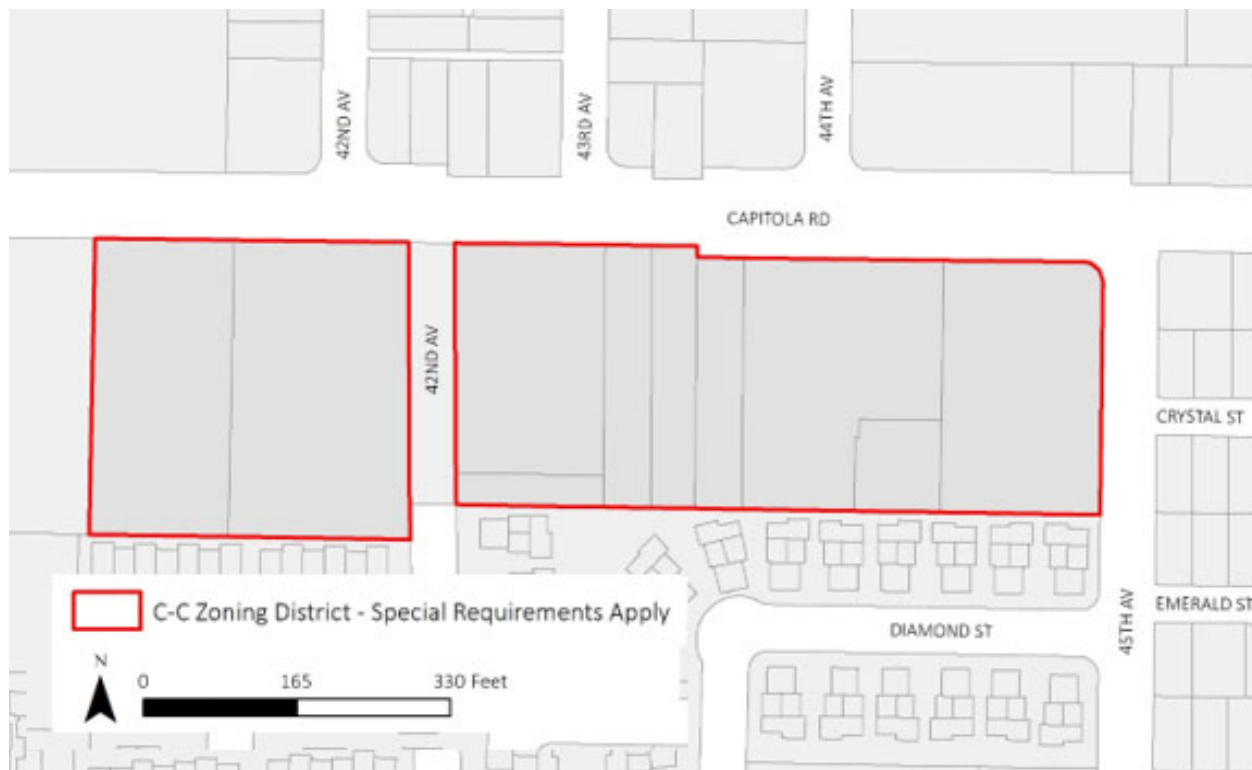
Notes:

[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.

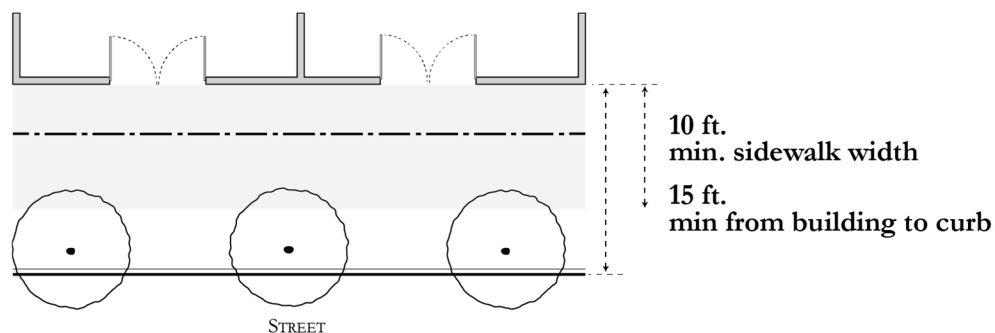
c. Findings. To approve the application, the city council shall make all of the following findings in addition to findings for the required permits:

- 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



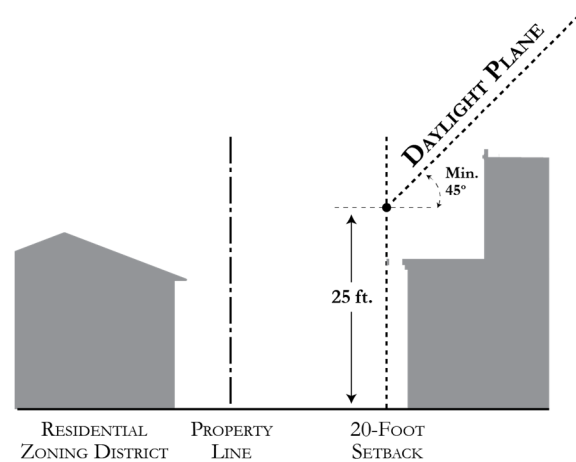
D. Increased Floor Area and Height in C-C and C-R Zoning Districts. As provided in Chapter 17.88 (Incentives for Community Benefits), the city council may approve exceptions to height and floor area ratio (FAR) limits shown in Table 17.24-3 for proposed projects in the C-C and C-R zoning districts. These 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. ~~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 to facilitate residential and mixed use development on the Capitola Mall Housing Element Sites 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 a Capitola Mall Housing Element Site.

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

~~1. "Affordable housing requirement" means a minimum of 15 percent of the dwelling units are 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.~~

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

3. "Tier 1 project" means all proposed development projects with new residential uses that do not meet the "Tier 2 mixed-use project" definition in this section.

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

5. "Perimeter zone" means all areas on the Capitola Mall property that are within 75 feet of a property line abutting 41st Avenue, Capitola Road and Clares Street.

6. "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 affordable housing requirements as defined in this section.

b. A qualifying hotel.

~~c. 40,000~~ 40,000 square feet or more of new commercial space, which may consist of substantially improved existing commercial space which includes both full interior and exterior tenant improvements.

7. "Qualifying hotel" means a hotel with a minimum of 85 rooms and a minimum of 3,500 square feet of meeting space and conference facilities.

D. Development Standards.

75ft is reasonable and would allow a building along the frontage to have interior height not visible from perimeter while providing potential economic benefit that will help support additional costs required by these design standards

Planning Commission considered perimeter zone height on 12/5/25. 125 feet to remain.

Minimum retail area to be considered on 2/5/2026 by Planning Commission.

1. General. Table 17.24-6 identifies the development standards that apply to development on a Capitola Mall Housing Element Site.

Table 17.24-6: Mall Redevelopment Development Standards

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

Notes:

[1] A qualifying 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] Density for Capitola Mall Housing Element Sites shall be calculated consistent with Section 17.24.035(D)(2).

2. 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 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 Mixed-Use Projects

<u>Unit Size</u>	<u>Minimum Spaces per Unit</u>
<u>Studio</u>	<u>0.8</u>
<u>1 bedroom</u>	<u>1.0</u>
<u>2 bedroom</u>	<u>1.6</u>
<u>3 bedroom</u>	<u>2.0</u>

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

3. 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.

b. Permitted height projections include the following:

i. Corner building elements.

ii. Tower or vertical accent features.

Replace with the following:
5. Affordable Housing Requirement: Any residential development will comply with the requirements of Municipal Code Chapter 18.02, provided, however, that in addition to satisfying any obligation to deliver affordable units or pay in-lieu fees, the developer may elect to dedicate land to the City for the construction of affordable housing units sufficient to develop an equivalent number of affordable units that would otherwise be required under Municipal Code Chapter 18.02. Affordable housing requirements updated including allowance to dedicate land.

Item 6 A.

Replace
iv. with
new c.

iii. Parapets or roofline projections with distinctive architectural treatment.

c. Elevator overruns, stair enclosures, mechanical equipment, and similar building infrastructure shall be allowed to project beyond maximum building heights within any portion of a building footprint.
Included in 2/5/2026 draft.

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

5. Inclusionary Housing Requirement. New residential development on a Capitola Mall Housing Element Site shall comply with the affordable housing requirement described in Subsection C (Definitions) above and is not subject to the City's inclusionary housing ordinance in Municipal Code Chapter 18.02 (Affordable (Inclusionary) Housing).

Moved to
17.24.03
5 (D)(3).

6. Density - Other Mall Parcels. The maximum residential density on Capitola Mall parcels not included in the Housing Element Sites Inventory (APNs 034-261-07 and 034-261-52) is 20 dwelling units per acre.

Included
in 2/5/26
draft
E. D. 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 Capitola Mall Housing Element Site, except as follows:

1. Within a Tier 2 mixed-use project, the following land uses are permitted "P" uses provided that they do not exceed 50 percent of the total floor area of the project:

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

Inconsistent with
17.57.040 where only
design permit
required

Not
included.
This is
related to
the land
use not the
design.

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

3. On a parcel listed in Housing Element Appendix D Table D-1, a project with a density of less than 20 units per acre and/or with less than 50 percent of the new floor area occupied by residential uses is prohibited.

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.

2. Contents of Fiscal Impact Analysis. Each FIA shall include, at a minimum:

a. 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).

b. 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.

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

d. Supporting assumptions, data sources, and methodology.

However, the following shall apply: Included in 2/5/2026 draft.

3. Review and Approval.

(a) Compliance with this requirement will be evaluated on a project-wide basis to the extent that an applicant proposes residential-mixed use on multiple parcels; and (b) if an owner of multiple parcels within Capitola Mall Housing Sites first proposes a building or project that does not meet these minimum density standards, including but not limited to a commercial-only building or commercial-only project, the applicant may demonstrate compliance by recording a covenant, to the City Attorney's reasonable satisfaction, that establishes an increased minimum residential density on other parcels under the applicant's control within the Capitola Mall Housing Sites to ensure an overall minimum density of twenty units per acre across the affected parcels."

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. Requested change not included.

d. The City shall consider the findings of the FIA when reviewing and acting on the proposed development project. Requested change not included.

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. F. Permit Application and Review. A proposed project with new residential uses on a Capitola Mall 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.

c. 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.

d. 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.

e. 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.

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

g. 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.

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



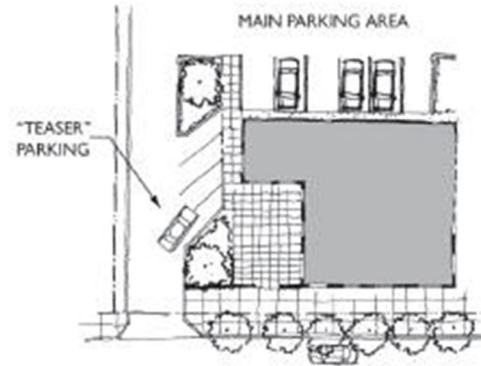
7. **Retail Depth.** Ground-floor commercial space shall have a depth of at least forty-five feet or two-thirds of the parcel depth, whichever is less. Where possible, sixty-foot depths are encouraged to accommodate a wider range of tenants, especially food tenants. The planning commission may grant 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 ensure 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.

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.

A drive thru would require a deviation to the objective standards.

17.57.030 Definitions

Purpose met. Internal streets definition modified so they are private. Kept the term internal. Included in 2/5/2026 draft.

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. **"Private drive"** internal private drive
“Internal street” means any new 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.

- Updated. Removed "requires"
1. A design permit is required for development on the Capitola Mall property ~~requires as specified in Section 17.120.030 (When required).~~ Not deleted. This references a section.
 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). Not deleted. This references a section.
 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 requested is needed due to unique site conditions and/or to provide for a superior project design.
2. A project requesting a deviation is not eligible for streamlined approval under Government Code Section 65913.4, Government Code Chapter 4.1, or other state law providing a ministerial approval process for qualifying projects.
3. Notwithstanding subsections (B)(1) or (B)(2), an applicant may deviate from any objective design that the applicant documents is within twenty percent of any of the quantifiable standards in Section 17.57.050 and is otherwise consistent with the requirements of Section 17.24.035.

17.57.050 Standards Implemented with different approach. Added new allowances for deviations

Private Drives within specific standards rather than a blanket 25%.

A. Streets and Circulation.

- private drives
1. Intent. The intent of the streets and circulation standards is to:
 - a. Establish a block pattern on the mall property that maximizes connectivity for vehicles, bicycles, and pedestrians;
 - b. Provide for infrastructure improvements that enable and encourage residents 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.

GLOBAL CHANGE: All references to streets when referring to internal streets should be changed to "private drives".

 - a. New Streets Intersecting Mall Property Boundary.

private drive connecting to the signalized intersection at

 - (1) Capitola Road. A mall redevelopment project on APN 034-261-40 shall establish a new ~~street~~ private drive intersecting Capitola Road that aligns and connects with 38th Avenue.
 - (2) Clares Street. A mall redevelopment project on APN 034-26-153 shall establish a new ~~street~~ private drive intersecting Clares Street that aligns and connects with 40th Avenue.
 - (3) 41st Avenue. A mall redevelopment project on APN 034-26-137 shall establish a new ~~street~~ private drive intersecting 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 17.57.050.A.2.1 for global change related to private drives

Public access rights are granted within the private party covenants, conditions and restrictions as is currently the case - no dedication or public streets onsite - would conflict with leases to remain and result in inability to control / enforce private property rights

All private streets to do not need to meet a City standard sections

(4) **Additional Streets.**

private drives

(a) A mall redevelopment project shall establish new streets beyond those specified above as needed to comply with the maximum block length standard in Paragraph d (Maximum Block Lengths) below.

private drives

(b) New streets are required only on parcels on which mall redevelopment occurs.

Internal Street Connectivity.

private drives

(1) A mall redevelopment project shall create new streets that provide a vehicular connection between all perimeter streets abutting the development site.

(2) A mall redevelopment project application shall include a circulation diagram that shows how future potential streets on adjacent parcels can:

private drives

private drives

(a) Connect to new streets on the development site; and

(b) Provide a vehicular connection to perimeter streets that do not abut the development site.

private drives

(3) New 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, install signage indicating that the street is open to the public, and grant a public access easement to ensure permanent, unrestricted public access.

Removed section requiring signs. All else remains the same.

(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.

(8) The City may grant an exception to the standards in this Paragraph b (Internal Street Connectivity) in cases where existing structures and improvements physically preclude compliance with these standards.

Street Standards. All streets shall comply with street design standards and requirements of the City of Capitola, the Central Fire District of Santa Cruz County, and applicable state and federal design guidance (e.g., Caltrans Complete Streets Guide and Caltrans Bikeway Facility Design Manual) and may be supplemented by adopted City circulation or streetscape plans.

Maximum Block Lengths.

endeavor to Not included in 2/5/26 draft

private drives

(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.

(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.

"new streets" should be "private drives". THIS DEFINITION AND LANGUAGE NEEDS TO CHANGE ALL "NEW STREETS" IN INTERNAL STREET CONNECTIVITY SECTION AND THROUGHOUT

This would conflict with leasehold interests that will remain beyond redevelopment

Streets will not be public and they cannot conform to any of these standards. The one requirement is that they have to be signed off by fire. (Cannot meet Federal standards for view triangles, etc. on an internal private drive.) This is an unreasonable requirement. Modified to require compliance with City and Fire standards.

- (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 that will remain on the property, such as existing ingress/egress points at perimeter streets that are to remain.

e. **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, adopted City circulation or streetscape plans, and applicable state and federal design guidance including but not limited to the Caltrans Complete Streets Design Guidance and the Caltrans Bikeway Facility Design Manual.

- (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 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.

Updated to say bike lane or bike path.
Not removed in 2/5/2026 draft

f. **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.

- g. **Internal Street Frontages.** All internal streets shall provide a pedestrian realm between the street curb and the adjacent building. The pedestrian realm 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 Figure 17.57-1.

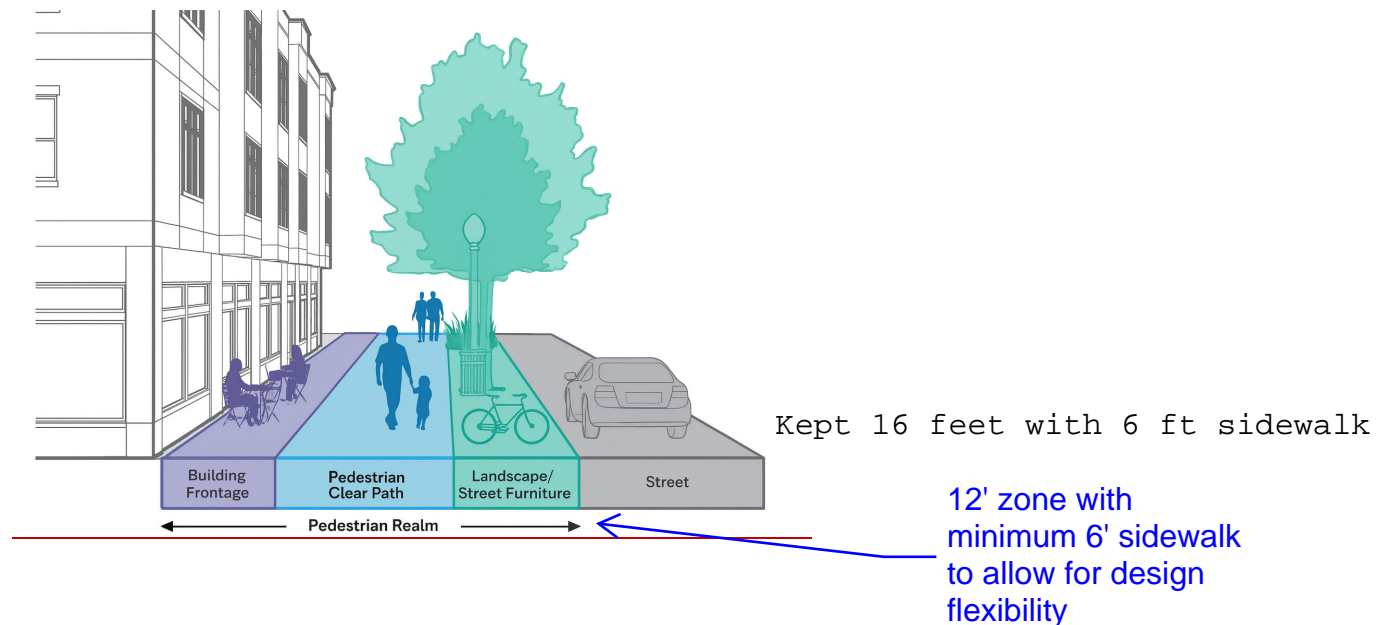
Table 17.57-1: Internal Street Frontages

<u>Pedestrian Realm</u>	<u>Minimum Width</u>
<u>Building Frontage Zone</u>	<u>4 ft.</u>
<u>Pedestrian Clear Path</u>	<u>8 ft.</u>
<u>Landscape/Street Furniture Zone</u>	<u>4 ft.</u>

16' minimum width with 4ft Landscape Zone

Need design flexibility based on the design guidelines

Decreased pedestrian clear path to 6 ft but kept 16 ft. total. The remaining 2 feet provides added flexibility.

Figure 17.57-1: Pedestrian Realm**(1) 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 adjacent to a ground-floor residential uses shall be landscaped, except for:
 - i. Areas required for vehicular or pedestrian access to the property; and
 - ii. Areas for residential patios, porches, stoops, stair landings, and other similar entry features.
- (c) A residential building frontage zone may include green stormwater infrastructure to comply with Municipal Regional Stormwater Permit requirements.
- (d) The building frontage zone for ground-floor commercial uses shall comply with the following:
 - i. The frontage zone for ground-floor commercial uses may be used for outdoor dining and seating and may contain landscaping and/or raised planter boxes.
 - ii. The paving surface in the frontage zone shall be distinct to the length of the building facade. Removed in 2/5/26 draft **consistent with the pedestrian zone and continue along**
 - iii. The paving surface in the frontage zone shall be visually distinct from the sidewalk and shall extend the full length of each building frontage. Variation in paving materials, colors, or patterns may occur between individual commercial tenant spaces. Removed in 2/5/26 draft **consistent**

Reorganized
section in
2/5/2026 draft

NEED DESIGN
FLEXIBILITY
HERE

- (2) **Pedestrian Clear Path.** The developer shall install a sidewalk with the minimum pedestrian clear path shown in Table 17-57-1. The sidewalk shall be constructed consistent with the City of Capitola Public Improvement Design Standards.
- (3) **Landscape/Street Furniture Zone.**

- (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 18-20 inches, height of 17-19 inches, and length of 4-6 inches. ~~feet~~ Included in 2/5/26 draft
- 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.

Overly prescriptive.

- (c) **Green Infrastructure.** Green stormwater infrastructure to capture and treat runoff may be incorporated into the landscape/street furniture zone to comply with the Municipal Regional Stormwater Permit requirements. Consolidated shared treatment areas are also allowed in other locations on the site. Included within the Pedestrian Realm including sub-grade in 2/5/26 draft

- (d) **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, intersections, and other furnishings. ~~and~~
- 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.
- 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.

Good to have bench/trash receptacles/bike racks under a light

Included in 2/5/26 draft

- h. **Perimeter Street Frontages.**

- (1) A mall redevelopment project abutting a perimeter street shall install the required street frontage improvements identified in City of Capitola Corridor Plan for 41st Avenue, Capitola Road, and Clares Street and as shown in Table 17-57-2.

Total Width 20 ft

Zones updated to:

Table 17.57-2: Perimeter Street Frontages

<u>Pedestrian Realm</u>	<u>Minimum Width</u>
<u>Building Frontage Zone</u>	6 ft.
<u>Pedestrian Clear Path</u>	8 ft.
<u>Landscape/ Street Furniture Zone</u>	6 ft.

4ft 4 ft
6ft 6 ft
6ft 4 ft

6 ft sidewalk is ideal and sufficient unless a heavily trafficked urban area

- (2) The building frontage zone abutting a perimeter street shall be landscaped, except for:
- (a) Areas required for vehicular or pedestrian access to the property;
 - (b) Areas for residential patios, porches, stoops, stair landings, fire escapes, and other similar entry features;
 - (c) Publicly accessible open space; and
 - (d) Courtyards, outdoor seating areas, and other similar outdoor spaces serving a commercial use.
- (3) If the existing public right-of-way area between the curb and the property line is insufficient to meet the minimum frontage improvement standards above, extension of the sidewalk onto the property, with corresponding public access easement or dedication, shall be provided.
- (4) Required perimeter street frontage improvements shall be installed for the entire parcel frontage when one or both of the following occur:
- (a) Redevelopment occurs on the parcel.
 - (b) The parcel area is ~~in~~ included in the calculation of the development project's maximum permitted density.

Publicly Accessible Open Space

1. Intent. The intent of the publicly accessible open space standards is to:

- a. Establish a cohesive network of 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; and
- c. Create a connected and vibrant public realm that enhances community identity, supports social interaction, and contributes to the overall livability of a mall mixed use redevelopment project with high density housing.

2. Standards.

- a. **When Required.** A mall redevelopment project shall provide publicly accessible open space as required by this section.
 - b. **Permitted Types.** Required publicly accessible open space may be provided in the form of plazas, squares, parks, parklets, and paseos/pedestrian paths as described below.
- (1) **Plaza:** A plaza is primarily composed of hardscape surfaces, designed to support social gathering, pedestrian activity, and civic life within an urban context.

For all open space that exceeds the minimum size requirements these standards should not apply.

Updated in
17.57.050.B.2.d

- (2) **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.
- (3) **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.
- (4) **Parklet:** A parklet is a small-scale space providing a place for rest, social interaction, and greenery within an urban or commercial environment.
- (5) **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.

Total Amount. The minimum amount of publicly accessible open space shall be:

- (1) 2.5 percent of project site area for a Tier 2 mixed-use project as defined in Section 17.24.035.C (Definitions); and
- (2) 5 percent of project site area for a Tier 1 as defined in Section 17.24.035.C (Definitions).

d. **General Standards.** The following standards apply to all required publicly accessible open spaces:

- (1) For all open space in a Tier 2 mixed-use project a minimum of 25 percent of the open space area shall be planted with ground cover and/or shrubs. A minimum of one tree shall be planted per 400 square feet of the open space area.
- (2) For Tier 1 projects, a minimum of 50 percent of the required open space shall be landscaped.
- (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 public right-of-way.
- (5) The open space shall have a minimum area of 1,000 square feet and a minimum dimension of 20 feet in any direction. Minimum open space will be discussed 2/4/26.
- (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.

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.
- (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.

Future phases may want to have an interior park or parklet or paseo - would it not count towards POPA space requirement?

Updated in
17.57.050.B.2.d.4

- (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 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 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 (building-to-building):
 - (a) Minimum 20 feet for all conditions.
 - (b) For any segment of a paseo/pedestrian path with adjacent buildings greater than 35 feet in height, the building-to-building dimension shall not exceed an average building height to width ratio of 1.5 to 1. For example, a 35-foot building height requires a 23.3-foot path width and a 65-foot building height requires a 43.3-foot path width. However, the minimum required building-to-building width shall not exceed 50 feet regardless of adjacent building heights.
- (3) Minimum clear pedestrian walkway width: 8 feet. Updated to 6 feet minimum.
- (4) Minimum public access easement width: 8 feet or one-third of overall width, whichever is greater. conditional public access rights
- (5) Residential stoops, porches and similar entry features may encroach up to 3 feet into the paseo/pedestrian path, provided a continuous 8-foot minimum clear walkway is maintained.

C. Parking and Vehicle Access.

2:1 is architectural standard

40 ft building has a 20ft path width

60ft bldg a 32.5ft path

Updated with 2/3 standard.

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.
2. **Standards.**
 - a. **Surface Parking Lots.**
 - (1) A mall redevelopment project may not establish a new surface parking lot between a new building and a perimeter street.
 - (2) Existing surface parking lots located between a building and a perimeter street may continue to be used by new and existing uses.
 - (3) Existing surface parking lots may be reconfigured as necessary to facilitate connectivity to new streets or land uses part of a mall redevelopment project.
 - (4) 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 ^{private drive} 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.** ^{new} The following standards apply to 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 ^{new} public ^{or private drive} 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.

Then where are they
to be located?

Updated to require on secondary streets.

- e. **Loading and Servicing.** Loading docks and service areas are prohibited on building frontages abutting a ~~street~~, a publicly-accessible pedestrian path, or publicly-accessible open space.

D. **Building Placement and Orientation.**

1. **Intent.** The intent of the building placement and orientation standards is to:

- Ensure that new buildings adjacent to perimeter streets are appropriately integrated into the surrounding community fabric;
- Support a pedestrian-oriented public realm with an attractive and welcoming streetscape character; and
- Support cohesive neighborhoods and social interaction internally and along perimeter streets through building placement and orientation.

2. **Standards.**

- 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).
- 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 17.57.050/A.2.g (Internal Street Frontages).
Private Drive *private drive*
- 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:
 - Maximum projection into building frontage zone: 3 feet.
 - 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.
 - No more than 50 percent of the facade area may have these elements project into the building frontage zone.
- Entrance Orientation.** *private drive*
 - Primary building entrances shall face an adjacent ~~street~~, publicly accessible pathway, or publicly accessible open space.
 - 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:

- Break down large building volumes to reduce the perceived mass and box-like appearance of buildings;
- Create visual interest on street-facing building facades; and
- Minimize impacts on adjacent lower-intensity uses outside of the Capitola Mall property.

2. **Standards.**

- Maximum Building Length.** The length of a building, measured parallel to the adjoining street or publicly accessible open space, shall not exceed 450 feet *unless modified pursuant to* 17.57.050.A.2.d.(3).
updated to allow up to 25%
if specific conditions exist.

b. **Massing Breaks.**

- (1) Buildings facing a street or publicly accessible open space shall provide massing breaks as follows:

- (a) Buildings less than 200 feet in length: none required.
- (b) Buildings 200 to 300 feet in length: minimum one required.
- (c) Buildings 300 to 400 feet: minimum two required.
- (d) Buildings 400 ^{or greater} to 450 feet: minimum three required.

Updated to align
with unique
facade requirements

- (2) ~~Required massing breaks shall feature a horizontal change in the building plane 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.

- 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.**

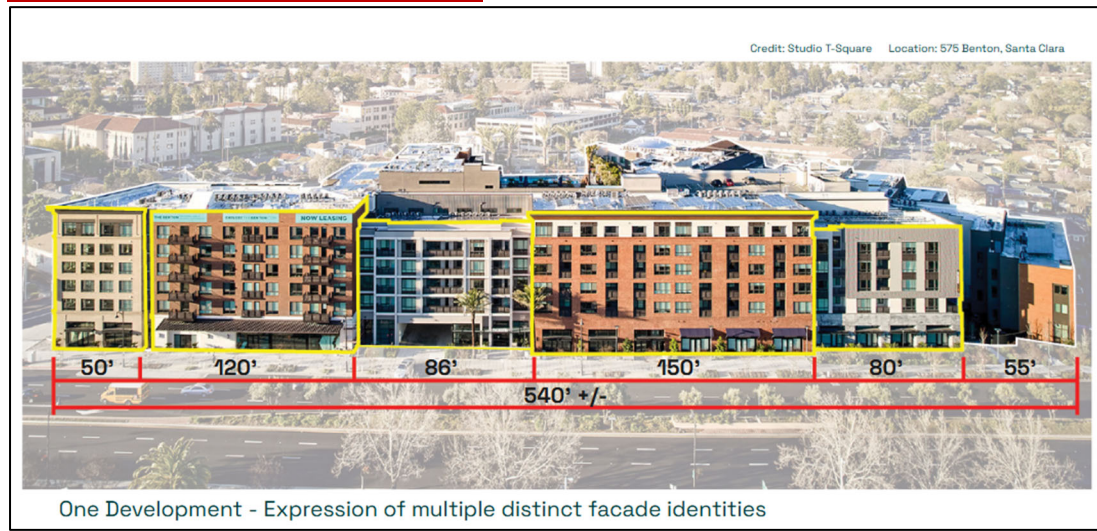
1. **Intent.** The intent of the facade and roof design standards is to:

- 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 facade 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. See Figure 17.57-2.

Figure 17.57-2: Unique Facade Identities

- (2) A building facade greater than 200 feet facing a street or publicly accessible open space shall include multiple unique facade identities as shown in Table 17.57-3:

→ **Table 17.57-3: Required Distinct Facade Identities**

<u>Building Length</u>	<u>Minimum Facade Identities Required</u>
<u>> 200 ft and ≤ 300 ft</u>	2 facade identities 1 required
<u>> 300 ft and ≤ 400 ft</u>	3 facade identities 2 required
<u>> 400 ft and ≤ 450 ft</u>	4 facade identities 3 required

Updated to align with massing

AS LONG AS THERE IS DIFFERENTIATION IN THE BASE AND UPPER LEVEL - WANT TO AVOID ENTIRE BLOCK LOOKING LIKE ONE BIG BUILDING

- (3) To qualify as a distinct facade 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 and may not repeat on a block or within the mall redevelopment area.
 - (d) A facade identity at the end of a block must turn the corner and continue for a minimum of 40 feet and maximum of 160 feet from the corner.

Updated removing C and adding new standards to not repeat on corners and mid-block within same block

- (5) To ensure each facade identity reads as a distinct architectural element, the separation between identities shall:

Is this feasible? →

Changed to 12" x 12"

- (a) Be expressed as a minimum recess of 18 inches in depth;
 (b) Extend a minimum of 5 feet in width; and
 (c) Be carried through all floors of the building facade.

b. **Residential Ground-Floor Design.**

Per TCA both
 should be
 28-32% is
 standard (more
 glass does not =
 better)

Updated to
 32%

- (1) **Transparency.** A residential ground-floor building facade shall include transparent windows, entries, and/or clear glazing as follows:

- (a) ^{32%} Minimum 50 percent of ground-floor frontage when facing a publicly accessible open space required by Subsection B (Publicly Accessible Open Space)
 (b) ^{32%} Minimum 35 percent of ground floor frontage in all other locations.

- (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. Service, utility, or parking garage spaces is limited to ~~25 feet~~ ^{35 feet} or 25 percent of the frontage length, whichever is less.

- (3) **Finished Floor Level.** The finished floor level of ground floor residential units must be a minimum of ~~2 feet~~ ^{0 feet minimum} and a maximum of 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 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 dimensions: 60 square feet for buildings up to 55 feet in height, and 80 square feet for buildings up to 85 feet in height.

- (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.
 iii. Fenestration pattern that contrasts with surrounding window treatment.
 iv. 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:

Very very
 expensive to
 raise the entire
 building and for
 what??!! Will
 increase
 required rental
 rate for
 something
 tenant will get
 no benefit from.

Removed elevated
 finished floor
 requirement.

overly prescriptive -
 already code required

Modified to minimum
 projection/recess
 of 5 feet depth.

- (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.

Modified to 18 feet.

c. **Commercial Ground-Floor Design (Excludes Hotels).**

For non-restaurant
should be able to do
14 ft which is
sufficient

Modified
Primary 65%
Secondary 40%

- (1) **Ground Floor Height.** The ground level shall have minimum floor to floor height of ~~16~~ ¹⁴ feet.
- (2) **Transparency.** 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 for a minimum of ~~65~~ ⁴⁰ percent of the building frontage located between 3 and 10 feet above the sidewalk.
- (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 ~~15~~ ^{25 ft (need flexibility)} feet. Modified to 25 feet
- (5) **Tenant Space Depth.** Ground floor commercial buildings shall provide a minimum tenant space depth of 35 feet.
- (6) **Transparency on Corners and Key Public Spaces.**
 - (a) Corner windows: For buildings on street corners or facing publicly accessible open space, at least ~~50~~ ⁴⁰ percent of the building facade must be glazed. 3 to 10 ft above sidewalk
 - (b) Public space interaction: Ground floors facing parks, plazas, or transit stops must include at least one entrance or window per 30 linear feet of building facade.
- (7) **Signs.** Signs must comply with standards in Chapter 17.80 (Signs).

d. **Hotel Ground Floor Design.** Simplified section on hotel to be more flexible

This section is
overly
problematic.
We will want to
be able to do a
prototypical
design based on
the flag that
wants to come
into this market
to have the
greatest chance
of landing the
highest quality
flag.

- (1) **Ground Floor Height.** The ground level shall have minimum floor to floor height of 15 where lobbies and conference facilities are provided.
- (2) **Transparency.** A ground-floor building wall that faces and is within 20 feet of a street or publicly accessible open space shall provide transparent windows or doors with views into the building for a minimum of 50 percent of the building frontage located between 3 and 10 feet above the sidewalk.
- (3) **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 20 feet.
- (4) **Entrance Design.** The primary hotel entrance shall include one of the following weather protection features:

updates require one facade along a street
and allows surface parking lots.

Some only
need 14 ft

Hotels have
significant
back of
house on
ground floor

Some
hotels have
entries
facing
parking lots
- likely the
case.

Problematic

Need max flexibility for their prototype

Some porte-cochères face surface parking lot/entrance

Need flexibility

ok

- (a) A projecting awning, canopy, extended eave, or other similar feature above the entry with a minimum outward projection or recess of 4 feet and minimum width sufficient to clear the entrance on both sides.
- (b) A recess in the building wall or vestibule with a minimum width of 8 feet and depth of 4 feet.
- (5) **Drop-Off Area.** When provided, hotel porte-cochères shall be located to the side or rear of the building or integrated into the building. A porte-cochère shall not be located on the building facade facing the primary street unless the drop-off area is provided at the street curb.
- (6) **Street Wall.** A minimum of one facade of the hotel shall front a perimeter street or internal street directly with an entry to the lobby.
- e. **Windows and Doors.** All windows above the ground floor, shall include trim, reveals, recesses, or other detailing that provides a minimum 2-inch change in plane and contrasting material or color to define the window opening.
- 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).
- H. **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).

Open Space Land Area Examples

Lawn Way, Capitola: 1,350 sq. ft.

Item 6 A.



World War Memorial Plaza: 2,500 sq. ft.

Item 6 A.



Front St and Pacific Ave, Santa Cruz
Includes landscaped area, measured to curb

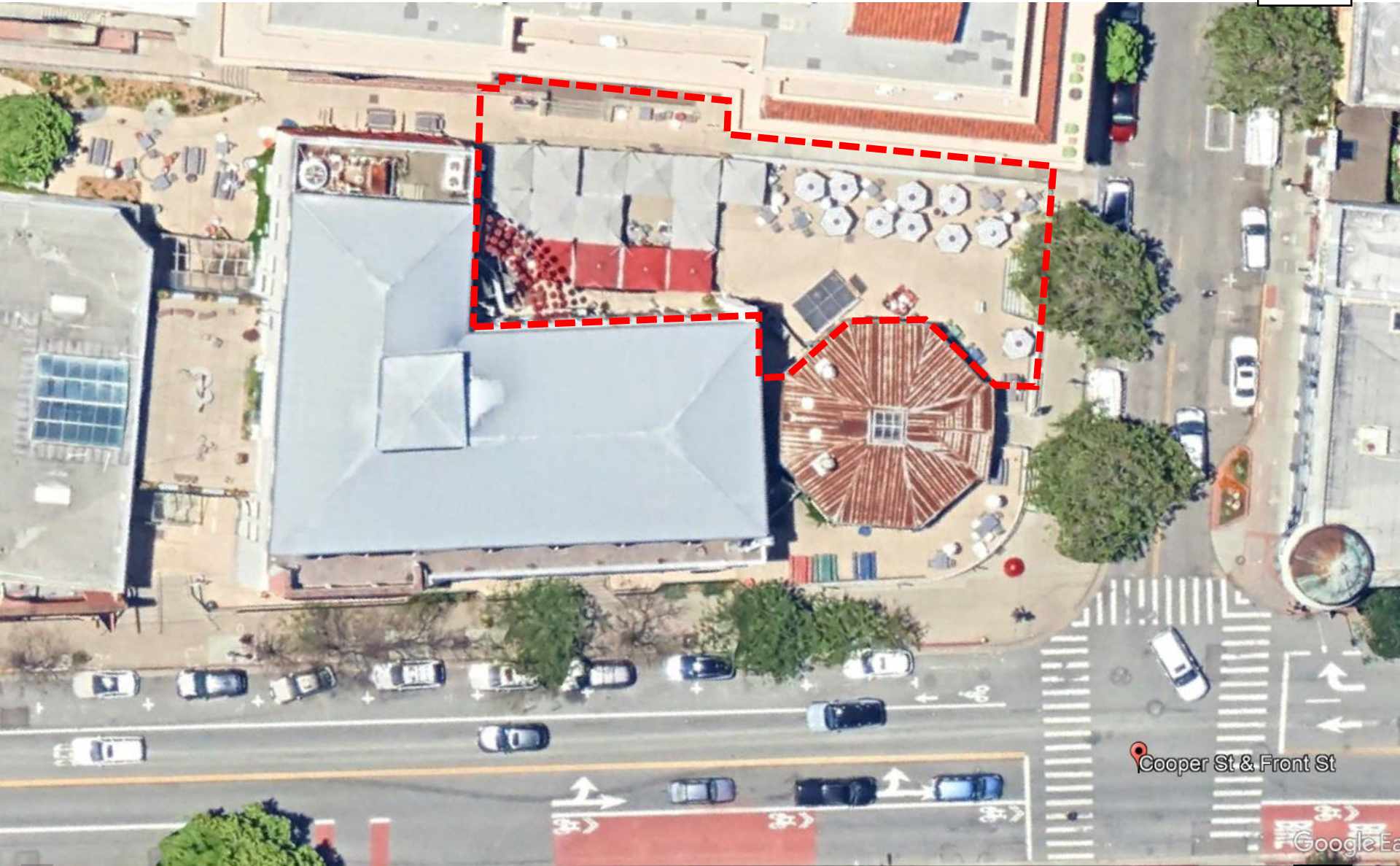
Esplanade Park, Capitola: 9,250 sq. ft.

Item 6 A.



Abbott Square: 6,000 sq. ft.

Item 6 A.



Cooper and Front Streets, Santa Cruz

Aptos New Leaf: 14,000 sq. ft.

Item 6 A.



Valenica Park Santana Row – 15,000 sq. ft. (excluding retail kiosks, including outdoor dining)

Item 6 A.

