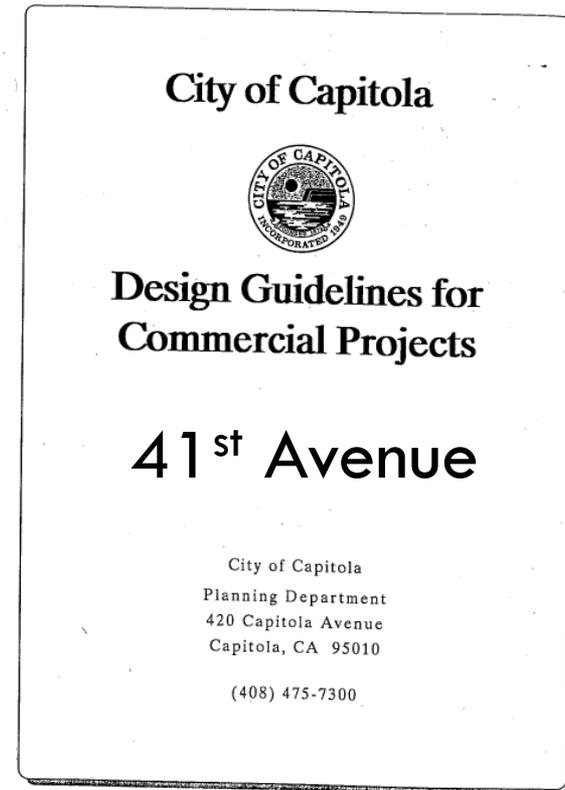


Issue #3: Accommodate High-Quality Development on 41st Avenue

Option 1: Maintain the existing regulations.

Community
Commercial
Zone

&



Issue #3: Accommodate High-Quality Development on 41st Avenue

Option 2: Increase parking flexibility.

Shared
Parking

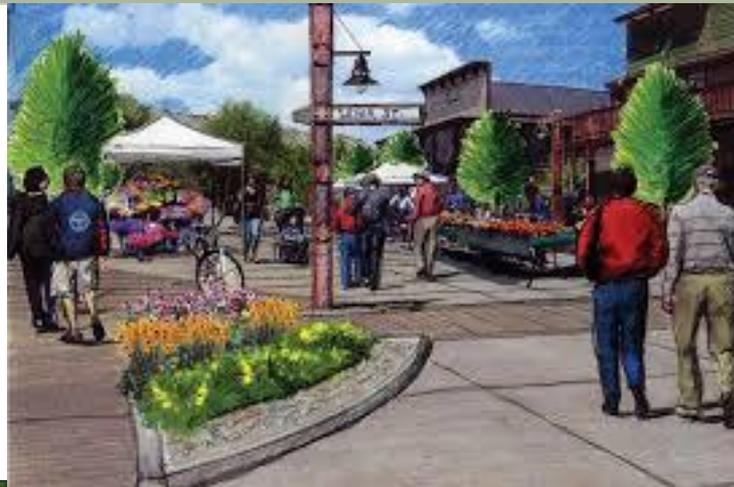
District
Parking

Mixed
Use
Parking



Issue #3: Accommodate High-Quality Development on 41st Avenue

Option 3: Create incentives for desired improvements.



Streetscape

Entertainment

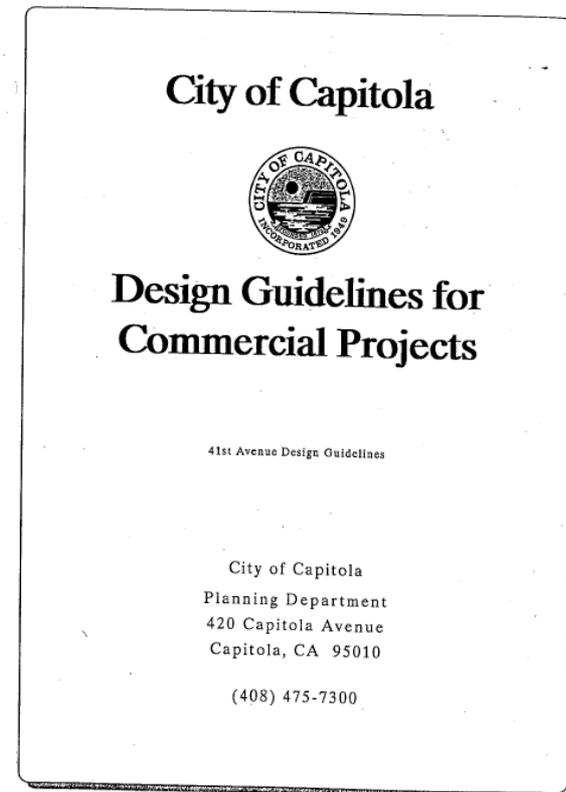
Public Gathering



Issue #3: Accommodate High-Quality Development on 41st Avenue

Option 4: Strengthen connection to 41st Avenue Design
Guidelines

**Add Design Permit
finding:
Consistency with
41st Avenue
Design Guidelines**



Issue #3: Accommodate High-Quality Development on 41st Avenue

Option 5: Streamline permitting process.

New Types of Permits (Issue #10)	Design Permits (Issue #12)
<ul style="list-style-type: none">• Administrative Permit• Minor Use Permit• Substantial Conformance Process	<ul style="list-style-type: none">• Require Design Permits only for exterior changes

Issue #3: Accommodate High-Quality Development on 41st Avenue

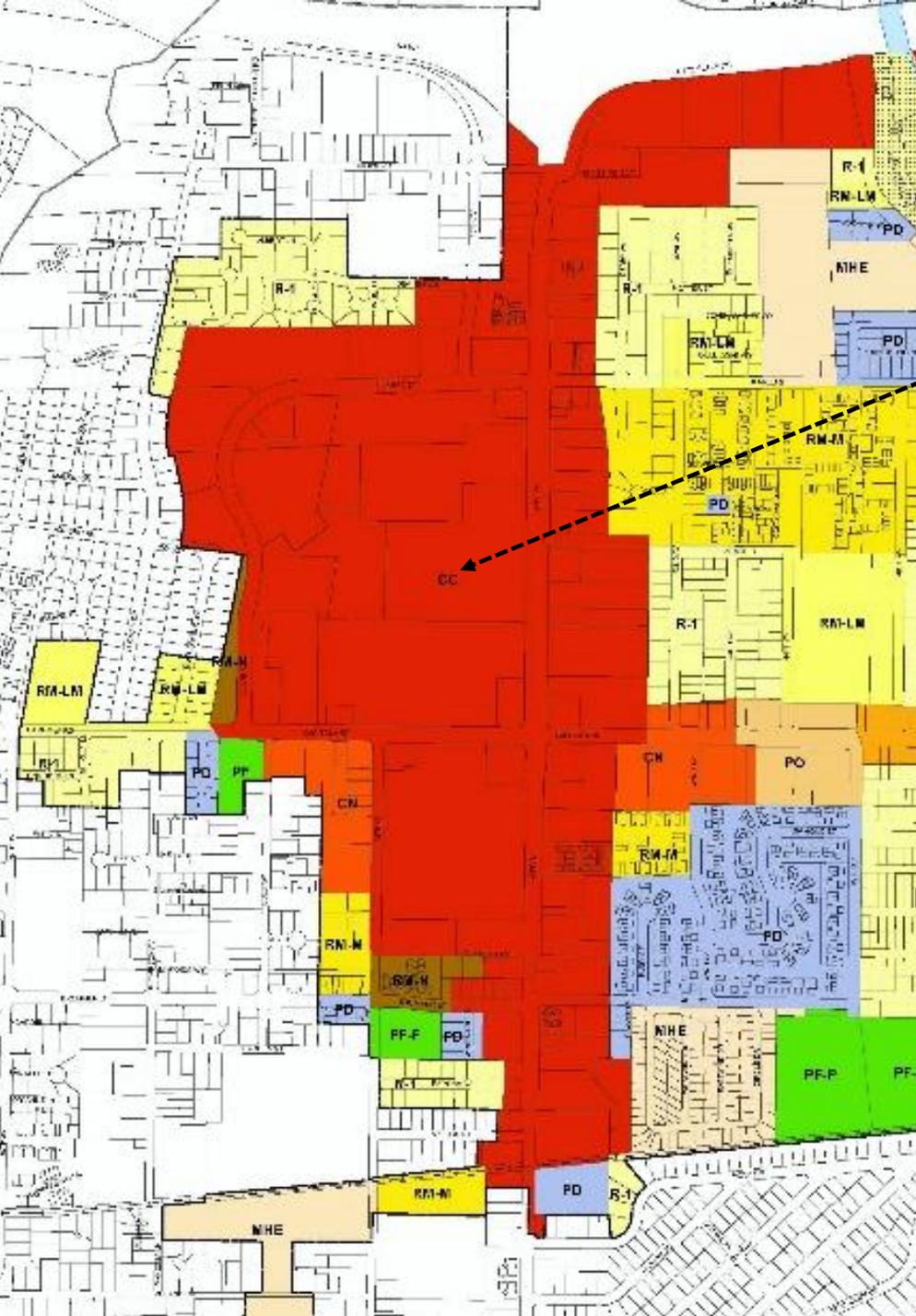
Option 1: Maintain existing regulations

Option 2: Increase Parking Flexibility (Issue 5)

Option 3: Create incentives for desired improvements

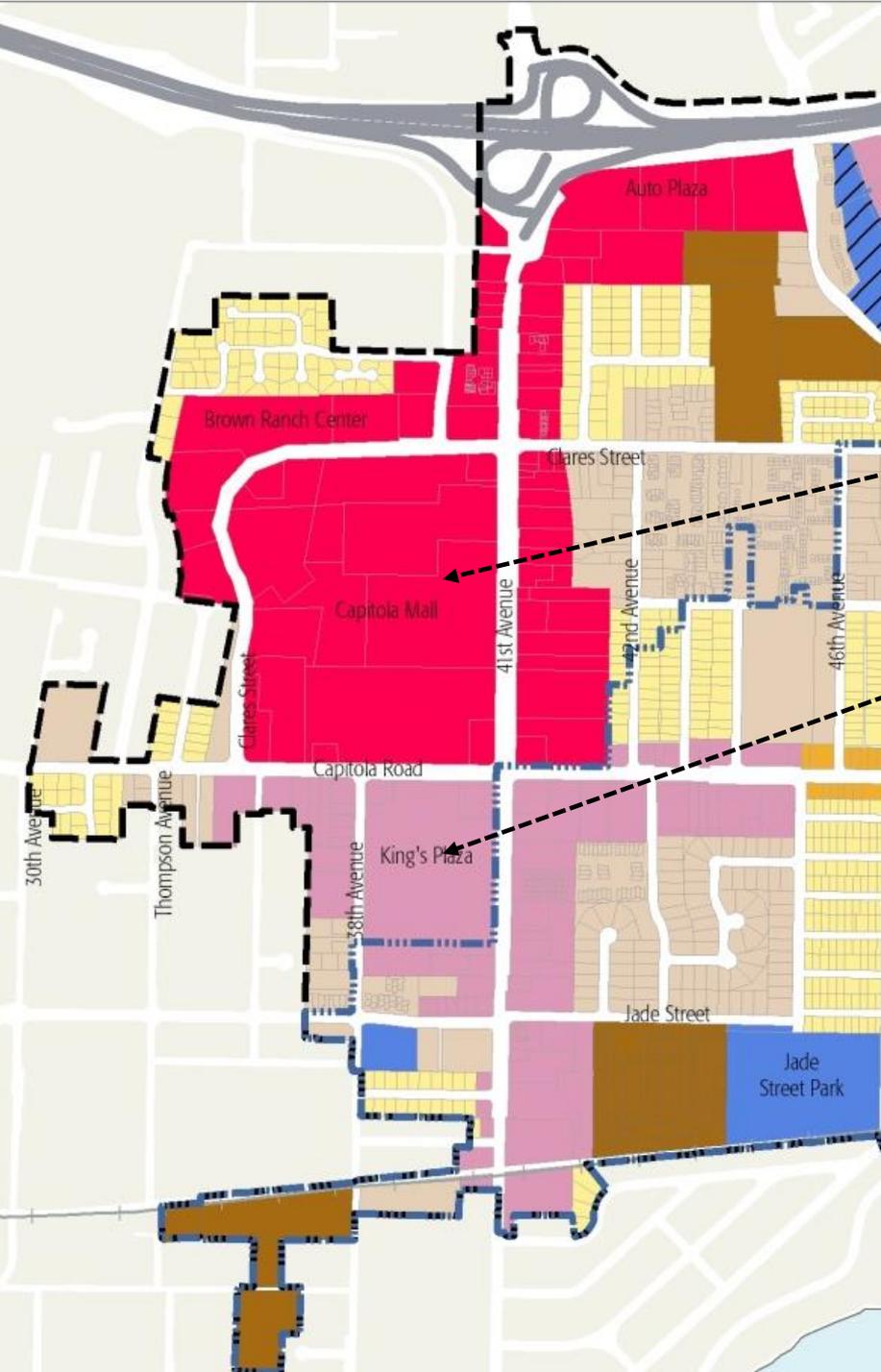
Option 4: Strengthen connection to 41st Avenue Design Guidelines

Option 5: Streamline permitting process (Issue 10 & 12)



Existing Zoning Map

- Community Commercial (CC)



General Plan Land Use Map

- Regional Commercial
- Community Commercial

Zoning Map will be updated to be consistent with General Plan Land Use Map

Issue #4: Protecting Retail Vitality on 41st Avenue

Option 1: Maintain existing regulations.

	Permitted By Right	Conditional Use Permit
Community Commercial Zone	Office less than 3,000 sf	Office 3,000 sf or more

Issue #4: Protecting Retail Vitality on 41st Avenue

Option 2: Add new findings for professional and medical office use.

FINDING:

Proposed use will not individually or cumulatively detract from the economic viability of the district and/or shopping center where it is located.

Apply: throughout the CC or specified locations

Option 3: Encourage professional and medical office uses in certain locations.



Existing
Office
Space

Option 3: Encourage professional and medical office uses in certain locations.



Create Office Overlay
Identify area where
Office is
Principally Permitted Use.

Existing
Office
Space

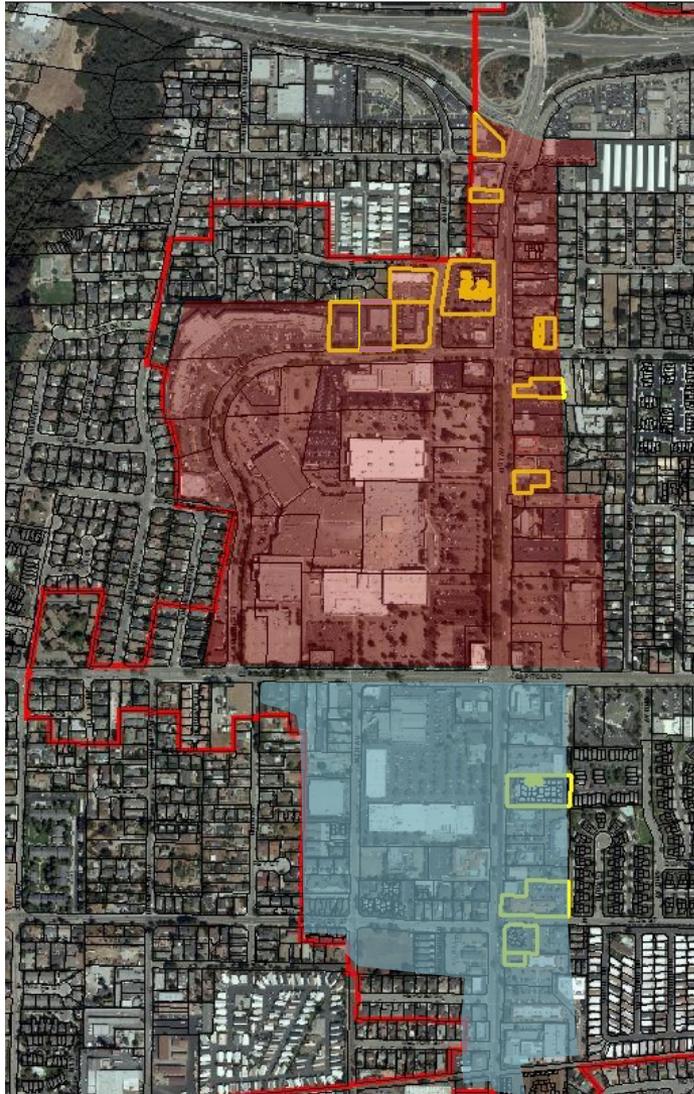
Office
Overlay

Option 4: Introduce new limitations for professional and medical offices.



Existing Office Space

Option 4: Introduce new limitations for professional and medical offices.



Existing Office Space

	Permitted By Right	Conditional Use Permit
NORTH	Existing 2 nd & 3 rd Story	New 1 st Story
SOUTH	Existing Office New office less than 3000 sf 2 nd & 3 rd Story	1 st Story greater than 3000 sf

Issue #4: Protecting Retail Vitality on 41st Avenue

Option 4: Introduce new limitations for professional and medical office uses.

Limitation	Example
Concentration	Medical office is limited to 20 percent of each multi-tenant building or shopping center in the CC zone
Separation	There shall be a minimum distance of 2,500 feet between medical offices occupying separate buildings in the CC zone
Cap	There shall be no more than 10 medical office establishments in the CC zone

Issue #4: Protecting Retail Vitality on 41st Avenue

Option 1: Maintain existing regulations.

Option 2: Add new findings for professional and medical office use.

Option 3: Encourage professional and medical office uses in certain locations. (overlay)

Option 4: Introduce new limitations for professional and medical office uses.

Issue #5A: Number of Required Parking Spaces

Option 1: Maintain the existing regulations.

Land Use	Required Off-Street Parking Spaces	
Single-Family Homes	2- 4 spaces per unit, depending on unit size	
Multi-Family Units	2.5 spaces per unit	
Retail	1 space per 240 sf	CC Zone: 1 space per 300 sf.
Restaurant	1 space per 60 sf	CC Zone: 1 space per 60 sf dining area. 1 space per 300 sf kitchen area.
Office	1 space per 240 sf	CC Zone: 1 space per 300 sf

Issue #5A: Number of Required Parking Spaces

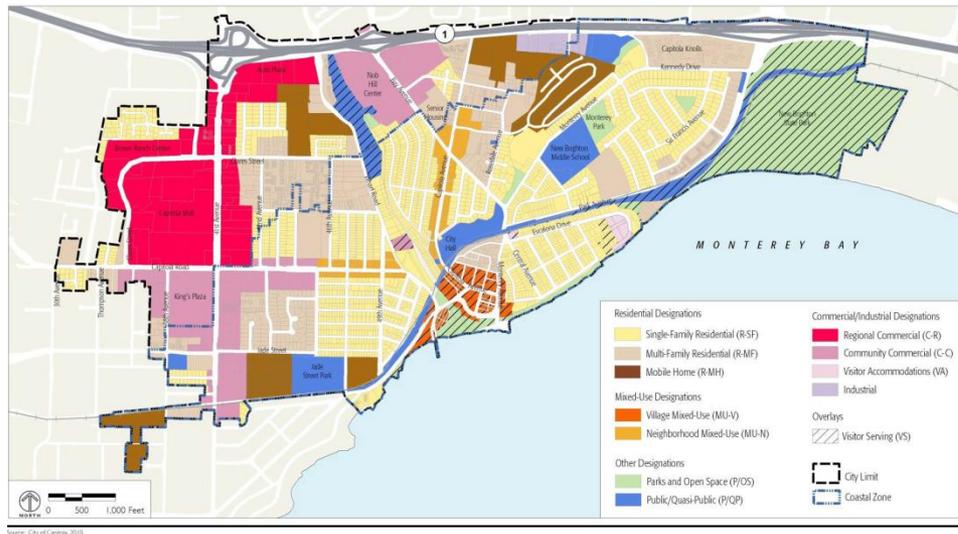
Option 2: Modify Parking Requirements for Certain Land Uses in All Areas.

City Parking Requirements

City	General Retail	Office	Residential Single Family Detached**	Residential - Multi-Family**	Government	Hotel	Restaurant
Capitola	1 per 240 sf	1 per 240 sf	2 per SFD under 2,000 Sq. Ft.	2 per unit or 2.5 per unit if more than 4 units on site	N/A	1 per room	1 per 60 sf
			3 per SFD 2,001 to 2,600 Sq. Ft.				
			4 per SFD 2,601+ Sq. Ft.				
ITE	1 per 300 sf	1 per 300 sf	2.14 per SFD	1.46 per unit	1 per 163 sf	1.14 per room	1 per 53 sf
Santa Cruz	1 per 250 sf	1 per 300 sf	2 per SFD	1.5 per 1 bdrm unit	N/A	1 per room	1 per 120 sf + 1 per 50 sf space devoted to takeout
				1 per bdrm for units over 1.5 bdms			

Issue #5A: Number of Required Parking Spaces

Option 3: Create Location-Based Parking Standards.



Land Use	Required Off-Street Parking Spaces			
Zone	Central Village	Neighborhood Commercial	Industrial	Community Commercial
Retail	1 space per 240 sf	1 space per 240 sf	1 space per 300 sf	1 space per 300 sf

Issue #5A: Number of Required Parking Spaces

Option 4: Allow for reductions with Planning Commission approval.

Special Findings
Required

Low Parking Demand

Transportation Demand Management
Plans

Bus Stop/Transportation Facility Credit

Mixed Use Projects

Issue #5A: Number of Required Parking Spaces

Option 5: Allow for reductions By-Right.

EXAMPLE:
20 % reduction for
all development on
the Mall Property.

Issue #5A: Number of Required Parking Spaces

Option 1: Maintain the existing regulations.  VILLAGE

Option 2: Modify Parking Requirements for Certain Land Uses in All Areas.

Option 3: Create Location-Based Parking Standards. 

Option 4: Allow for reductions with Planning Commission approval.

Option 5: Allow for reductions By-Right.

Issue #5B: Village Hotel Parking

Policy LU-7.5 “Parking for the hotel should be provided in a way that minimizes vehicle traffic in the Village and strengthens the Village as a pedestrian-oriented destination. This could be achieved through remote parking, shuttle services, and valet parking arrangements.

Policy MO-6.4 “maintain a balanced approach to parking in the Village that addresses the parking needs of residents, merchants, and visitors.”

Issue #5B: Village Hotel Parking



Future Village Hotel

65-70 Parking Spaces



Issue #5B: Village Hotel Parking

Option 1: Maintain the existing regulations.

Existing Code:

1 space per guest room & additional spaces as determined by Planning Commission for owners and employees.

Issue #5B: Village Hotel Parking

Option 2: Specific On-Site Parking standard for Village Hotel.

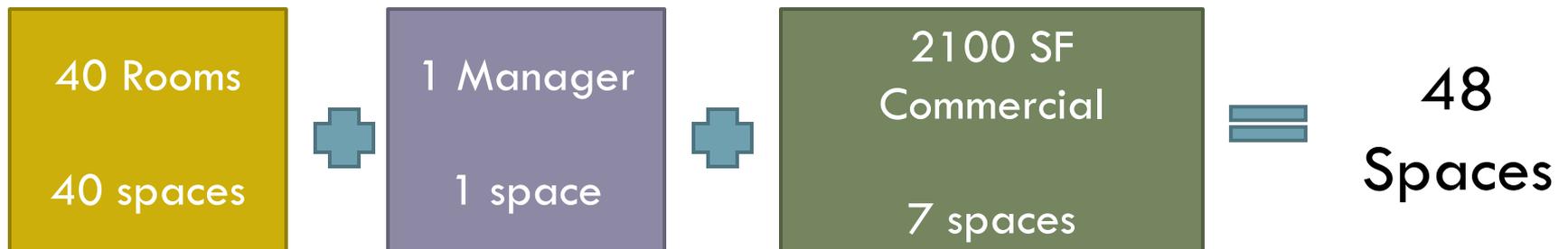
Example:

Hotel :

1 space per room or suite

1 space for resident owner or manager

1 space per 300 sf of separately leasable commercial space



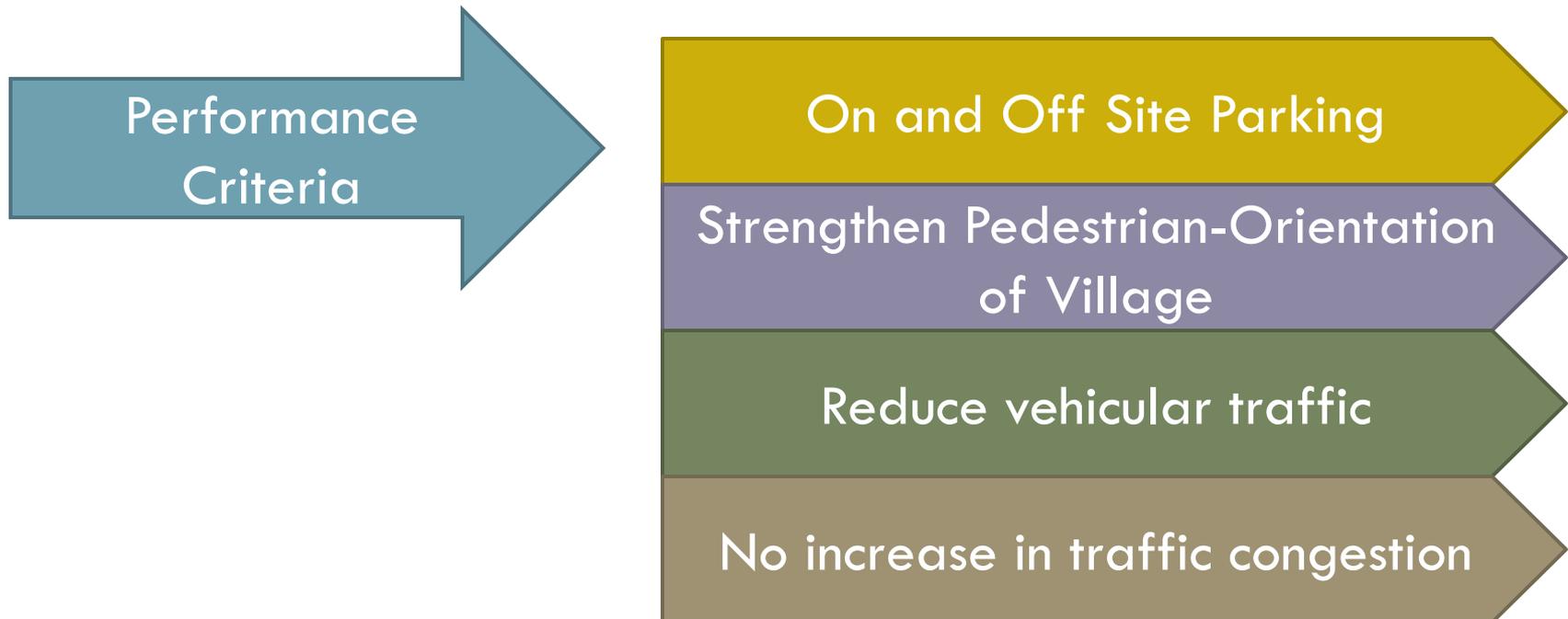
Issue #5B: Village Hotel Parking

Option 3: Base Standard on a Parking and Traffic Study prepared for the hotel development project application.



Issue #5B: Village Hotel Parking

Option 4: Allow Planning Commission and/or City Council to establish parking standards for an individual project based on performance criteria.



Issue #5B: Village Hotel Parking

Option 1: Maintain the existing regulations.

Option 2: Specific On-Site Parking standard for Village Hotel.

Option 3: Base Standard on a Parking and Traffic Study  prepared for the hotel development project application.

Option 4: Allow Planning Commission and/or City Council to establish parking standards for an individual project based on performance criteria.

Issue #5C: Efficiency

POLICY MO-5.2:

“Support the efficient use of land available for parking through shared parking, valet parking, parking lifts, and other similar methods”

Issue #5C: Efficiency

Option 1: Maintain the existing regulations.

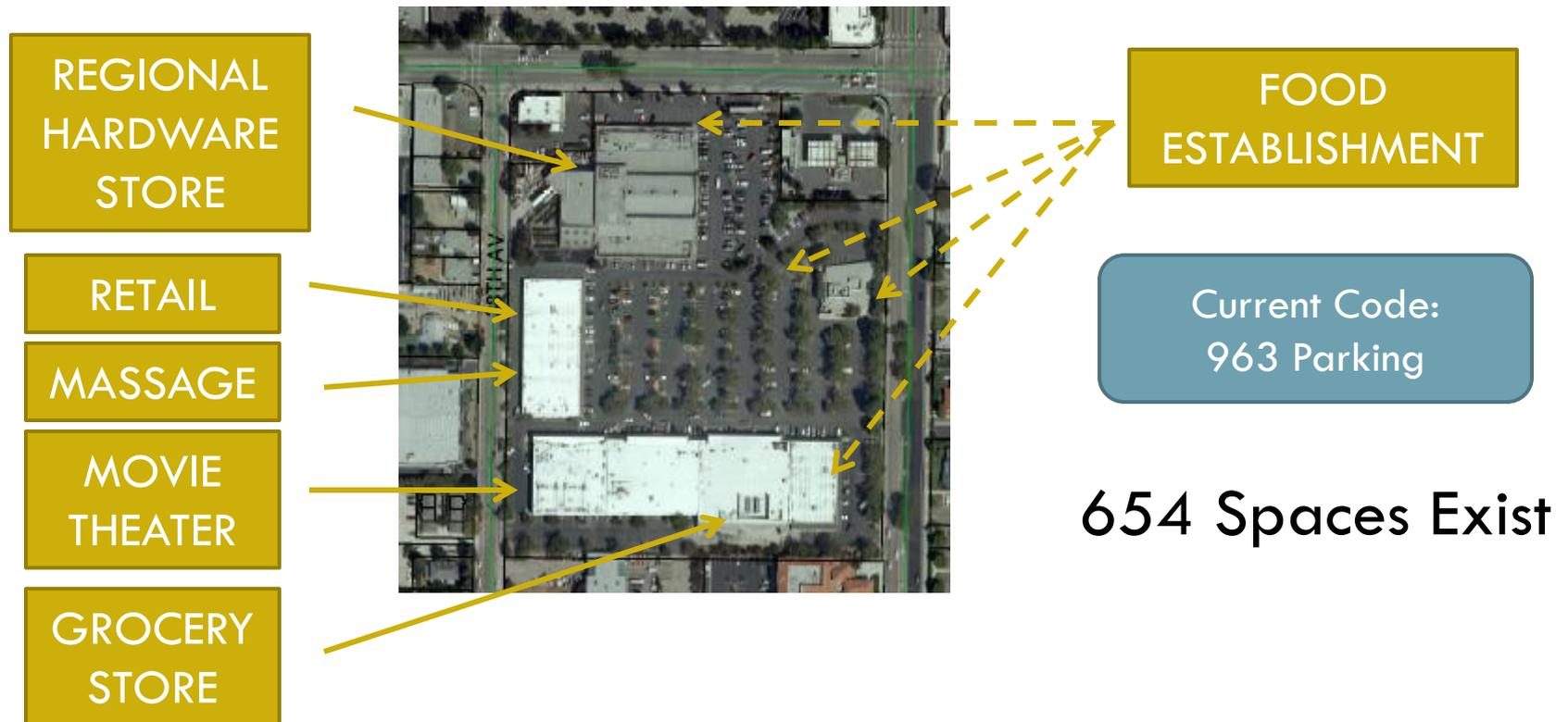
Shared Parking
Adjacent
Properties OK

Multi-Use
Parking Study

Parking Lifts

Issue #5C: Efficiency

Option 2: Add existing practices: Shared Parking



Issue #5C: Efficiency

Option 3: Add existing practice:
Add Parking Lift Provisions



Issue #5C: Efficiency

Option 1: Maintain the existing regulations.

Option 2: Add existing practices:

Shared Parking Provisions



Option 3: Add existing practice:

Add Parking Lift Provisions



Issue #5D: Garages

1 500 sf Single Family Home =
Covered Parking Required



Issue #5D: Garages

1 500 sf Single Family Home =
Covered Parking Required



Issue #5D: Garages

1 500 sf Single Family Home =
Covered Parking Required

Option 1: Maintain the existing regulations.

Option 2: Add design standards for carports. 

Option 3: Limit covered spaces to garages only. 

Option 4: Eliminate covered parking requirements.

Height



Issue #16A: Height in Residential Neighborhoods

Option 1: Maintain the existing standards.



27 Feet
Half story
& Historic Design

25 Feet Limit

Issue #16A: Height in Residential Neighborhoods

Option 2: Eliminate 27 foot exceptions.
(Max height of 25 feet.)



Issue #16A: Height in Residential Neighborhoods

Option 3: Allow greater variation based on existing neighborhood character.



Issue #1 6A: Height in Residential Neighborhoods

Option 1: Maintain the existing standards.

Option 2: Eliminate 27 foot exceptions

Option 3: Allow greater variation based on existing neighborhood character.

Issue #16B: Capitola Village

Option 1: Maintain the existing standards. 27'



Issue #16B: Capitola Village

Option 2: Expand exception provisions



Superior Design

**Substantial
Community Benefit**

Issue #16B: Capitola Village

Option 3: Increase maximum height limit to accommodate 3 stories.



Issue #16B: Capitola Village

Option 3: Increase maximum height limit to accommodate 3 stories.



FINDINGS:

Compatible

No Negative Impact to Surrounding

Issue #16B: Capitola Village

Option 1: Maintain the existing standards.

Option 2: Expand exception provisions

Option 3: Increase maximum height limit to accommodate 3 stories.

Issue #16C: Village Hotel

Option 1: Apply Central Village standard. (27')



Issue #16C: Village Hotel

Option 2: Establish Performance Standards

“The maximum height of the hotel should remain below the elevation of the bluff behind. The bluff behind the hotel should remain legible as a green edge with existing mature trees maintained on site.”

Issue #16C: Village Hotel

Option 3: Establish a Numerical Standard Unique to Hotel



X Feet
Above
Sea Level

Issue #16C: Village Hotel

Option 1: Apply Central Village standard. (27')

Option 2: Establish Performance Standards

Option 3: Establish a Numerical Standard Unique to Hotel