



CITY OF CAPITOLA

COASTAL DEVELOPMENT PERMIT INFORMATION

CITY OF CAPITOLA COMMUNITY DEVELOPMENT DEPARTMENT
420 CAPITOLA AVENUE, CAPITOLA, CA 95010
831-475-7300 WWW.CITYOFCAPITOLA.ORG

Coastal Development Permit Overview

The purpose of a Coastal Development Permit is to ensure that development complies with provisions of the City of Capitola's Local Coastal Program and the California Coastal Act.

Coastal Development Permit Applicability

Any person, partnership, state or local government agency who develops property within the coastal zone is required to obtain a Coastal Development Permit unless their project is determined to be exempt.

Where is the Coastal Zone?

The coastal zone in Capitola generally occupies the Village, Riverview Terrace, Cliffwood Heights, and the Jewel Box neighborhoods. 41st Avenue, north of Capitola Road, and the northern extent of Bay Avenue are located outside the coastal zone. See the attached coastal zone map for reference.

Application Requirements

Applicants must submit a [Master Application](#) and submit necessary fees as established in the City's adopted [Fee Schedule](#). Coastal Development Permits are typically associated with another discretionary permit, such as a Design Permit, Conditional Use Permit, or a subdivision and do not usually require submittal of any additional information.

Time and Cost

Coastal Development Permits are processed concurrently with other associated permit applications. Stand-alone Coastal Development Permits typically require 45-90 days to process. A Coastal Development Permit requires a \$794 fee.

Coastal Development Permit Process

City staff will process a Coastal Development Permit application concurrently with any other

discretionary permits. Coastal Development Permits require a public notice and a public hearing before the Planning Commission.

Coastal Development Permit Findings

A number of findings as outlined in [Municipal Code](#) section 17.46.090(D) must be made in order to approve a Coastal Development Permit.

Public Hearing Process

Applicants for a Coastal Development Permit should attend the public hearing with their architect or designer, as applicable, and be prepared to present information to support their request. City staff will present its analysis of the request with a recommendation to approve or deny the application. The applicant and their representatives will then have an opportunity to present their case. The public will also have an opportunity to comment, either in support or in opposition of the proposal. After the hearing body receives all public testimony, the public hearing is closed and the decision-maker(s) deliberate the merits of the proposal. The decision-maker then renders a decision to approve or deny the proposal. The decision-maker may approve a modified project or condition the project as necessary to ensure high quality design and compatibility with existing neighborhood character.

Planning Commission decisions on a Coastal Development Permit may be appealed to the City Council. City Council decisions to approve a Coastal Development Permit may be appealed to the California Coastal Commission if the project site is located in the Coastal Appeal Zone.

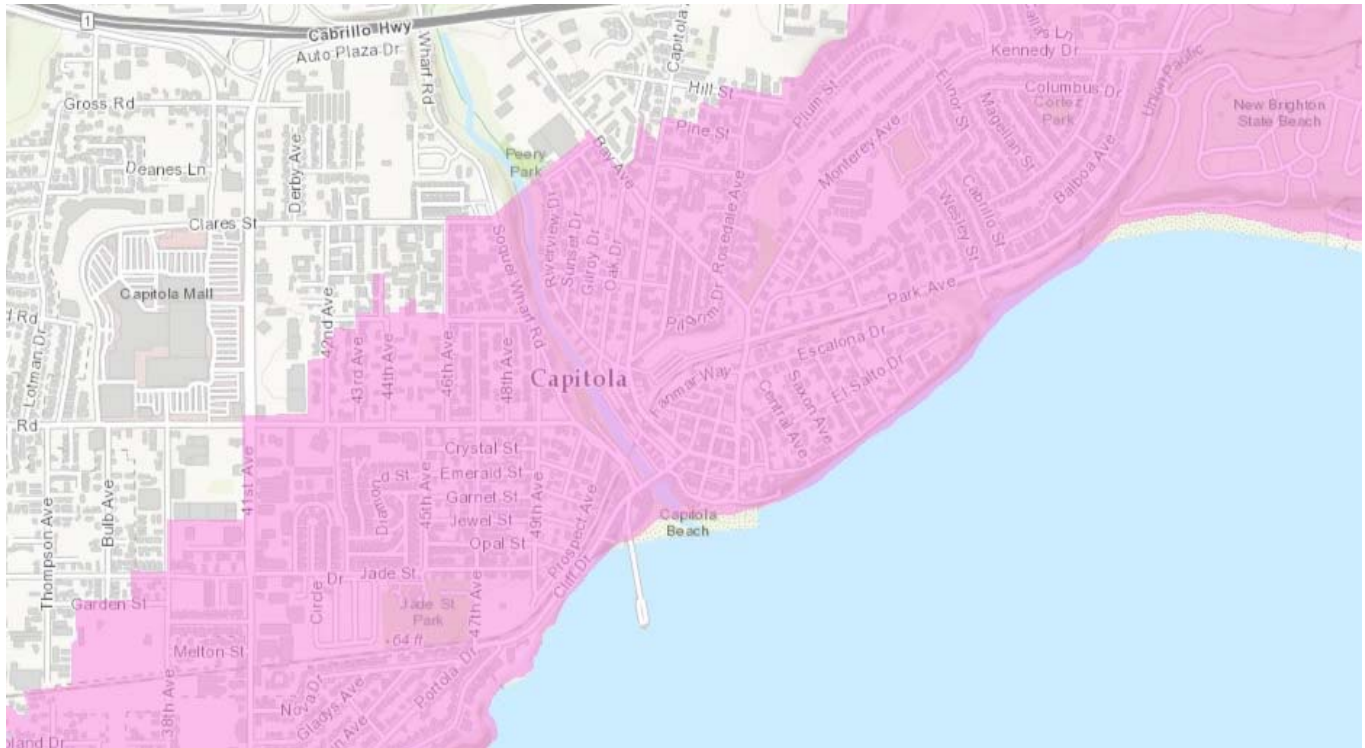


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Capitola Coastal Zone



NOTE: coastal zone boundaries are approximate