

City of Capitola Agenda

Mayor: Jacques Bertrand
Vice Mayor: Kristen Petersen
Council Members: Ed Bottorff
Yvette Brooks
Sam Storey



CAPITOLA CITY COUNCIL REGULAR MEETING

THURSDAY, NOVEMBER 14, 2019

7:00 PM

CITY COUNCIL CHAMBERS
420 CAPITOLA AVENUE, CAPITOLA, CA 95010

CLOSED SESSION – 6:30 PM CITY MANAGER'S OFFICE

An announcement regarding the items to be discussed in Closed Session will be made in the City Hall Council Chambers prior to the Closed Session. Members of the public may, at this time, address the City Council on closed session items only. There will be a report of any final decisions in City Council Chambers during the Open Session Meeting.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation Govt. Code § 54956.9(d)(2).
(One potential case)

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to Govt. Code § 54956.9(d)(4).
(One potential case)

REGULAR MEETING OF THE CAPITOLA CITY COUNCIL - 7:00 PM

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

All matters listed on the Regular Meeting of the Capitola City Council Agenda shall be considered as Public Hearings.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council Members Sam Storey, Kristen Petersen, Yvette Brooks, Ed Bottorff, and Mayor Jacques Bertrand

2. REPORT ON CLOSED SESSION

3. ADDITIONAL MATERIALS

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

4. ADDITIONS AND DELETIONS TO AGENDA

5. PUBLIC COMMENTS

Oral Communications allows time for members of the Public to address the City Council on any item not on the Agenda. Presentations will be limited to three minutes per speaker. 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. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the minutes. A MAXIMUM of 30 MINUTES is set aside for Oral Communications at this time.

6. CITY COUNCIL / STAFF COMMENTS

City Council Members/Staff may comment on matters of a general nature or identify issues for staff response or future council consideration. No individual shall speak for more than two minutes.

7. CONSENT CALENDAR

All items listed in the "Consent Calendar" will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Council votes on the action unless members of the public or the City Council request specific items to be discussed for separate review. Items pulled for separate discussion will be considered following General Government.

Note that all Ordinances which appear on the public agenda shall be determined to have been read by title and further reading waived.

- A. Consider the October 24, 2019, City Council Regular Meeting Minutes
RECOMMENDED ACTION: Approve minutes.

CAPITOLA CITY COUNCIL REGULAR MEETING AGENDA
November 14, 2019

- B. Consider the 2020 Meeting Schedule for the City Council/Successor Agency
RECOMMENDED ACTION: Adopt the recommended regular meeting schedule for 2020.
- C. Consider a Resolution Establishing Holidays and City Hall Closures for 2020
RECOMMENDED ACTION: Adopt the resolution.
- D. Consider the 2020 Planning Commission and Architectural and Site Committee Schedule
RECOMMENDED ACTION: Approve the schedule.
- E. Suspend Village Parking Meter and Pay Station Operation for the 2019 Holiday Season
RECOMMENDED ACTION: Authorize suspending parking meter and pay station operation to allow free three-hour parking in the Village Parking Meter Zone A(1) from November 28, 2019, through December 25, 2019.
- F. Set Appeal of Planning Commission Denial of Tree Removal Permit
RECOMMENDED ACTION: Schedule the appeal hearing for a tree removal permit at 1600 49th Ave. for the regular City Council meeting of December 19, 2019.
- G. Second Reading of an Ordinance Amending Chapter 15.04 of the Capitola Municipal Code Pertaining to Building and Fire Model Codes
RECOMMENDED ACTION: Adopt an Ordinance amending Municipal Code Chapter 15.04 to update building and fire codes reflecting 2020 state standards, by title only, waiving further reading.
- H. Second Reading of an Ordinance Amending Capitola Municipal Code Chapter 2.12, Planning Commission
RECOMMENDED ACTION: Adopt an ordinance amending section 2.12.010 regarding Planning Commission membership to require that commissioners reside within the City limits or sphere of influence, by title only, waiving further reading.

8. GENERAL GOVERNMENT / PUBLIC HEARINGS

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

- A. Capitola Town Square Conceptual Review
RECOMMENDED ACTION: Receive the presentation by mall owners Merlone Geier Partners of its conceptual plan for redevelopment of the Capitola Mall, receive public comment, and provide input and feedback on the project prior to submission of a formal application.

9. ADJOURNMENT

Note: Any person seeking to challenge a City Council decision made as a result of a proceeding in which, by law, a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is vested in the City Council, shall be required to commence that court action within ninety (90) days following the date on which the decision becomes final as provided in Code of

CAPITOLA CITY COUNCIL REGULAR MEETING AGENDA
November 14, 2019

Civil Procedure §1094.6. Please refer to code of Civil Procedure §1094.6 to determine how to calculate when a decision becomes “final.” Please be advised that in most instances the decision become “final” upon the City Council’s announcement of its decision at the completion of the public hearing. Failure to comply with this 90-day rule will preclude any person from challenging the City Council decision in court.

Notice regarding City Council: The City Council meets on the 2nd and 4th Thursday of each month at 7:00 p.m. (or in no event earlier than 6:00 p.m.), in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

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

Agenda Materials Distributed after Distribution of the Agenda Packet: Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda packet are available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

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

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



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 14, 2019

FROM: City Manager Department

SUBJECT: Consider the October 24, 2019, City Council Regular Meeting Minutes

RECOMMENDED ACTION: Approve minutes.

DISCUSSION: Attached for City Council review and approval are the minutes of the regular meeting of October 24, 2019.

ATTACHMENTS:

1. 10-24 draft minutes

Report Prepared By: Linda Fridy
City Clerk

Reviewed and Forwarded by:

A handwritten signature in black ink, appearing to be "J. Goldstein".

Jamie Goldstein, City Manager 11/7/2019

**DRAFT
CAPITOLA CITY COUNCIL
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 24, 2019**

Mayor Bertrand called the meeting to order at 7 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council Member Yvette Brooks: Present, Council Member Ed Bottorff: Present, Council Member Sam Storey: Present, Vice Mayor Kristen Petersen: Present, Mayor Jacques Bertrand: Present.

2. PRESENTATIONS

A. Presentation by Assembly Member Mark Stone

After leading the pledge of allegiance, Assembly Member Stone provided an overview of the state budget and the transition from Governor Brown to Governor Newsom. He noted California holds more money in reserves than 38 states' total general funds. It has been using some of this money to pay down certain debt and long-term obligations.

Governor Newsom has set aside funds to support children and young families through education and childcare. The state's housing market is 3.5 million units "short" and Assembly Member Stone is working to get support for local jurisdictions. The state has also been drawn into the results of PG&E infrastructure upgrades getting less attention than shareholder returns, and there is a desire to hold the utility to higher standards. In juvenile justice and the foster care system he is focusing on outcomes. The state also continues to look at sea level rise and other environmental concerns.

Council Member Bottorff thanked Assembly Member Stone for his efforts to help fund the historic wharf's preservation and Mayor Bertrand presented the Assembly Member with an image from the Historical Museum of the Wharf in the early 1900s.

B. Local Government Academy Introduction

City Manager Jamie Goldstein noted that registration will open in November for the Local Government Academy and provided an overview of the various session. Mayor Bertrand asked to include an understanding of what serving in an appointed or elected position entails. Several council members noted other local resources for such training, but it will be included briefly in the sessions.

3. ADDITIONAL MATERIALS - None

4. ADDITIONS AND DELETIONS TO AGENDA - None

5. PUBLIC COMMENTS

Brenda Barnett, 30-year resident, joined by neighbors of a 10-unit rental building, asked for any help the city can offer after receiving large rent increases and then eviction notices.

6. CITY COUNCIL / STAFF COMMENTS

In response to public comment, council members asked to consider an urgency ordinance to prevent any further evictions ahead of the state's rent control legislation.

CAPITOLA CITY COUNCIL REGULAR MEETING MINUTES
October 24, 2019

Council Member Brooks announced the October 26 “Breaking the Glass Ballot” workshop.

Council Member Storey reported the Arts Commission has agreed to review the Business Improvement Association’s Village street banners.

7. CONSENT CALENDAR

MOTION:	APPROVE ITEMS A-E AS RECOMMENDED
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ed Bottorff, Council Member
SECONDER:	Yvette Brooks, Council Member
AYES:	Brooks, Bottorff, Storey, Petersen, Bertrand

- A. Consider the September 26, 2019, City Council Regular Meeting Minutes
RECOMMENDED ACTION: Approve minutes.
- B. Planning Commission Action Minutes
RECOMMENDED ACTION: Receive minutes.
- C. Approval of City Check Registers Dated September 6, September 13, September 20 and September 27, 2019.
RECOMMENDED ACTION: Approve check registers.
- D. Consider a Resolution Accepting an Alcoholic Beverage Control Grant [500-10 A/C: California Alcoholic Beverage Control]
RECOMMENDED ACTION: Adopt **Resolution No. 4159** accepting a State of California Department of Alcoholic Beverage Control grant for \$13,500 to support training and enforcement, and authorize amending the Fiscal Year 2019/20 general fund operating budget to increase revenues and expenditures by \$13,500.
- E. Consider Awarding a Contract for the Restriping of 41st Avenue
RECOMMENDED ACTION: Award a contract to Safety Striping Service for \$29,975.25 plus a 20 percent contingency for restriping on 41st Avenue.
- F. Set Appeal of Planning Commission Denial of Tree Removal Permit
RECOMMENDED ACTION: Schedule the appeal hearing for a tree removal permit at 1600 49th Ave. for the regular City Council meeting of January 23, 2020.

This item was pulled by Council Member Storey and heard immediately following the Consent Calendar. He noted the appeal was about public safety and felt it was appropriate to hear sooner than late January. Staff explained the efforts to coordinate a date and Council requested another look at earlier dates.

MOTION:	CONTINUE THE ITEM TO THE NEXT REGULAR MEETING (NOV. 14, 2019)
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sam Storey, Council Member
SECONDER:	Ed Bottorff, Council Member
AYES:	Brooks, Bottorff, Storey, Petersen, Bertrand

8. GENERAL GOVERNMENT / PUBLIC HEARINGS

- A. Consider Afterschool Program Scholarships
RECOMMENDED ACTION:

CAPITOLA CITY COUNCIL REGULAR MEETING MINUTES

October 24, 2019

1. Approve a scholarship program for the Recreation Division afterschool program, and
2. Authorize a budget amendment to allocate \$4,000 from the dedicated early childhood and youth programs fund, and to accept a \$4,000 matching contribution for the scholarship program from the Soquel Union Elementary School District.

Recreation Supervisor Nikki Bryant LeBlond presented the staff report. She explained that families could apply for the four remaining sessions if scholarships are approved. Applications will be reviewed on a first-come, first-served basis.

There was no public comment.

Council Member Brooks requested a follow-up on usage.

MOTION:	APPROVE THE SCHOLARSHIP PROGRAM AND BUDGET AMENDMENT AS RECOMMENDED
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristen Petersen, Vice Mayor
SECONDER:	Sam Storey, Council Member
AYES:	Brooks, Bottorff, Storey, Petersen, Bertrand

- B. Introduction of an Ordinance Amending Chapter 15.04 of the Capitola Municipal Code Pertaining to Building and Fire Model Codes [570-10]
RECOMMENDED ACTION: Adopt the first reading of an Ordinance amending Municipal Code Chapter 15.04 to update building and fire codes reflecting 2020 state standards.

City Clerk Linda Fridy explained a minor change in the ordinance language to remove section one, which was a holdover from the previous update, and renumber the remaining sections. It will be reflected in the second reading.

Building Official Robin Woodman presented the staff report and offered update examples from various code sections.

In response to a question, Fire Marshall Mike DeMars explained that when necessary, Central Fire can work with or act as police to enforce codes, but added he has never used this option in his career.

There was no public comment.

Council Member Bottorff praised the cooperation between the City and Central Fire.

MOTION:	APPROVE THE FIRST READING AS CORRECTED
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ed Bottorff, Council Member
SECONDER:	Kristen Petersen, Vice Mayor
AYES:	Brooks, Bottorff, Storey, Petersen, Bertrand

- C. Introduce an Ordinance Amending Capitola Municipal Code Chapter 2.12, Planning Commission
RECOMMENDED ACTION: Approve the first reading of an ordinance amending section 2.12.010 regarding Planning Commission membership to require that commissioners reside within the City limits or sphere of influence.

CAPITOLA CITY COUNCIL REGULAR MEETING MINUTES
October 24, 2019

The City Clerk presented the staff report.

There was no public comment.

Mayor Bertrand expressed concern about the possibility of a majority of Planning Commission members living outside the City and requested a friendly amendment to limit the number of members from the sphere of influence to one. Council Member Brooks responded that she has faith in the judgement of Council Members to make appropriate appointments and did not accept the amendment.

MOTION:	APPROVE THE FIRST READING
RESULT:	ADOPTED [3 TO 2]
MOVER:	Yvette Brooks, Council Member
SECONDER:	Kristen Petersen, Vice Mayor
AYES:	Yvette Brooks, Ed Bottorff, Kristen Petersen
NAYS:	Sam Storey, Jacques Bertrand

D. Approve the Sole-Source Contract for CSG Consultants for On-Call Building Division Contract Services

RECOMMENDED ACTION: Approve a sole-source contract for on-call Building Division contract services with CSG Consultants in an amount not to exceed \$61,300 for Fiscal Year 2019/20 and \$39,600 for fiscal year 2020/21 and a budget amendment for fiscal year 2019/20 in the amount of \$78,300.

Community Development Director Katie Herlihy presented the staff report. She expressed the hope that administrative fees for contracts may help offset some of these costs. The remainder of funding would come from fund balance, the City Manager confirmed.

Council Member Storey asked if a Request for Proposals (RFP) was issued. Staff responded that due to the immediate need, none was used. City Manager Goldstein said once the mall project comes in, an RFP will be issued for additional support.

There was no public comment.

MOTION:	APPROVE THE CONTRACT AND BUDGET AMENDMENT AS RECOMMENDED
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ed Bottorff, Council Member
SECONDER:	Sam Storey, Council Member
AYES:	Brooks, Bottorff, Storey, Petersen, Bertrand

E. Consider Adding Streets within the Jewel Box Neighborhood to be Slurry Sealed as Part of the Jewel Box Sewer Project

RECOMMENDED ACTION: Authorize the Public Works Department to reimburse the County of Santa Cruz for slurry sealing additional streets within the Jewel Box neighborhood as part of the County’s Jewel Box Sewer Project at an estimated cost of \$84,750; and approve a budget amendment of \$93,000 transferring funds within the Capital Improvement Program.

Public Works Director Steve Jesberg presented the staff report. Earlier slurry work in the

Attachment: 10-24 draft minutes (Approval of City Council Minutes)

CAPITOLA CITY COUNCIL REGULAR MEETING MINUTES
October 24, 2019

area was postponed to prevent damage by the County sewer project and the slurry work was incorporated into that project. Costs will be covered from remaining funds from the prior slurry and another underbudget project. Any remaining funds can be made available for later projects.

Director Jesberg said he allowed the sealing of two streets since this contract approval was delayed by the canceled October 10 meeting.

There was no public comment.

Council supported the decision to proceed given the delay.

MOTION:	AUTHORIZE THE PAYMENT AND PROJECT AS RECOMMENDED
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ed Bottorff, Council Member
SECONDER:	Sam Storey, Council Member
AYES:	Brooks, Bottorff, Storey, Petersen, Bertrand

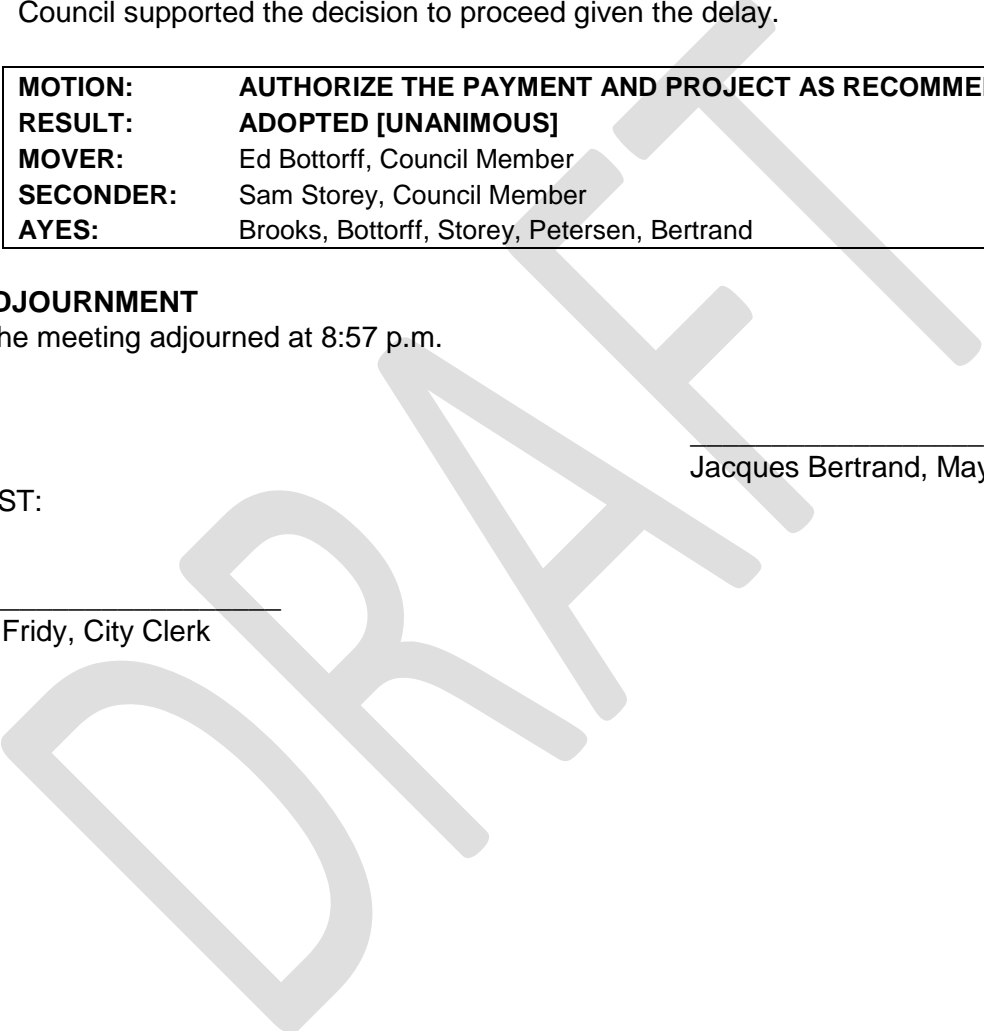
9. **ADJOURNMENT**

The meeting adjourned at 8:57 p.m.

Jacques Bertrand, Mayor

ATTEST:

Linda Fridy, City Clerk



Attachment: 10-24 draft minutes (Approval of City Council Minutes)



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 14, 2019

FROM: City Manager Department

SUBJECT: Consider the 2020 Meeting Schedule for the City Council/Successor Agency

RECOMMENDED ACTION: Adopt the recommended regular meeting schedule for 2020.

BACKGROUND: At the end of each calendar year staff prepares the regular meeting schedules for the following year. The City Council has traditionally held only one meeting in December and more recently approved schedules with one meeting in both July and August.

DISCUSSION: Attached is the proposed 2020 regular meeting schedule for the City Council/Successor Agency. Regular meetings of the City Council generally are held on the second and fourth Thursday of the month as required by the Municipal Code, and the 2020 schedule is similar to previous years'. The proposed schedule retains a meeting on the fourth Thursday in both July and August.

Council should note that 2020 is an election year and the deadline for ballot information for the November General Election falls on August 7. A special meeting may be called in the first week of August if all election business is not finished by the July regular meeting.

The Successor Agency meetings are held on an as-needed basis, generally immediately following a regular City Council meeting.

Upon approval, the meeting schedule will be posted on the City's website and at City Hall. It will also be distributed to newspapers and interested parties.

FISCAL IMPACT: None

ATTACHMENTS:

1. 2020 Meeting Schedule Council-Successor

Report Prepared By: Linda Fridy
City Clerk

Meeting Schedules for 2020
November 14, 2019

Reviewed and Forwarded by:



Jamie Goldstein, City Manager 11/7/2019

2020 CITY OF CAPITOLA City Council and Successor Agency Regular Meeting Dates

MEETING DATE ¹
JANUARY 9
JANUARY 23
FEBRUARY 13
FEBRUARY 27
MARCH 12
MARCH 26
APRIL 9
APRIL 23
MAY 14
MAY 28
JUNE 11
JUNE 25
JULY 23
AUGUST 27
SEPTEMBER 10
SEPTEMBER 24
OCTOBER 8
OCTOBER 22
NOVEMBER 12
TUESDAY, NOVEMBER 24▲▲
DECEMBER 10

Items received less than two weeks prior to the meeting date may be scheduled for the next available agenda.

NOTE: ▲▲ Due to Thanksgiving Holiday, the meeting will be held on Tuesday.

This schedule was approved at the November 14, 2019, City Council Meeting.

¹ Regular Meetings of the City Council/Successor Agency are held on the second and fourth Thursdays of each month. The Regular City Council meetings begin at 7 p.m. (or in no event earlier than 6 p.m.) in the Capitola City Hall Council Chambers, 420 Capitola Avenue, Capitola, CA.



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 14, 2019

FROM: City Manager Department

SUBJECT: Consider a Resolution Establishing Holidays and City Hall Closures for 2020

RECOMMENDED ACTION: Adopt the resolution.

BACKGROUND/DISCUSSION: Ordinance No. 497 allows the City Council to designate holidays and closures for City offices by resolution. A draft resolution for the 2020 calendar year is attached. As has been the practice for the past several years and consistent with employee Memoranda of Understanding, the proposed resolution also identifies the December holiday closure of City Hall offices.

FISCAL IMPACT: None

Report Prepared By: Linda Fridy
City Clerk

Reviewed and Forwarded by:

A handwritten signature in black ink, appearing to be "J. Goldstein".

Jamie Goldstein, City Manager

11/7/2019

RESOLUTION NO. _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA
ESTABLISHING DAYS FOR CLOSURE OF CITY OFFICES
DURING THE 2020 CALENDAR YEAR

WHEREAS, Ordinance No. 497 provides that days for closure of City offices may, from time to time, be set by Council Resolution; and

WHEREAS, it is the desire of the City Council of the City of Capitola to establish days for closure of City offices during the 2020 calendar year.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Capitola as follows: City Offices, except for essential City services such as the Police Department, shall be closed on the following days occurring in calendar year 2020, unless otherwise noted:

- | | |
|--|-----------------------------------|
| January 1 (Wednesday) | New Year's Day |
| January 20 (Monday) | Martin Luther King, Jr., Birthday |
| February 12 (Wednesday) | Lincoln's Birthday |
| February 17 (Monday) | Presidents' Day |
| May 25 (Monday) | Memorial Day |
| July 3 (Friday) | Independence Day |
| September 7 (Monday) | Labor Day |
| October 12 (Monday) | Columbus Day |
| November 11 (Wednesday) | Veterans Day |
| November 26 & 27
(Thursday & Friday) | Thanksgiving Holiday |
| December 21, 22, 23, & 24
(Monday, Tuesday, Wednesday,
Thursday) | Holiday Closure |
| December 25 (Friday) | Christmas Holiday |

The foregoing does not preclude the scheduling of any City Council or Planning Commission meetings on such days. For purposes of Government Code Section 6704, Saturdays and Sundays are also days for closure of the City business office.

The foregoing is not in any sense intended to define holidays, for which employees do or do not receive additional compensation. Employees paid holidays are defined in relevant Memoranda of Understanding.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 14th day of November, 2019, by the following vote:

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

Jacques Bertrand, Mayor

ATTEST: _____

2020 Holidays and Closures
November 14, 2019

Linda Fridy, City Clerk



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 14, 2019

FROM: City Manager Department

SUBJECT: Consider the 2020 Planning Commission and Architectural and Site Committee Schedule

RECOMMENDED ACTION: Approve the schedule.

BACKGROUND/DISCUSSION: Regular meetings of the Planning Commission are held on the first Thursday of the month at 7 p.m. in the City Hall Council Chambers. In 2020, the meetings for January, July, and August are recommended for the third Thursdays, January 16, July 16, and August 20, due to holidays.

Regular meetings of the Architectural & Site Review Committee generally are held on the second and fourth Wednesday of each month at 3:30 p.m., with only one in November and December. If there are no projects for review by the committee, meetings will be canceled and noticed accordingly.

FISCAL IMPACT: None

ATTACHMENTS:

1. Draft 2020 Meeting Schedule PC Arch and Site

Report Prepared By: Chloe Woodmansee
Records Coordinator

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

11/7/2019

CITY OF CAPITOLA
2020 REGULAR MEETING SCHEDULES
ARCHITECTURAL & SITE REVIEW COMMITTEE AND PLANNING COMMISSION

● SUBMITTAL	■ ARCH & SITE REVIEW	◆ PLANNING COMMISSION
NOVEMBER 22, 2019	DECEMBER 11, 2019	JANUARY 16**
DECEMBER 13, 2019	JANUARY 8	FEBRUARY 6
JANUARY 3	JANUARY 22	
	FEBRUARY 11	MARCH 5
FEBRUARY 7	FEBRUARY 26	
	MARCH 11	APRIL 2
MARCH 6	MARCH 25	
	APRIL 8	MAY 7
APRIL 3	APRIL 22	
	MAY 13	JUNE 4
MAY 1	MAY 27	
MAY 22	JUNE 10	
JUNE 5	JUNE 24	JULY 16**
	JULY 8	AUGUST 20**
JULY 3	JULY 22	
	AUGUST 12	SEPTEMBER 3
AUGUST 7	AUGUST 26	
	SEPTEMBER 9	OCTOBER 1
SEPTEMBER 4	SEPTEMBER 23	
	OCTOBER 14	NOVEMBER 5
OCTOBER 2	OCTOBER 28	
	NOVEMBER 10	DECEMBER 3
NOVEMBER 20	DECEMBER 9	

Meetings are held at Capitola City Hall, 420 Capitola Avenue, and are generally scheduled as follows:

- **Submittal Date:** Submitting an application by the deadline does **not** guarantee a hearing date. Application completeness, staff review, and analysis shall be completed prior to scheduling an application for a meeting date.
- **Architectural and Site Review Meetings:** Second and fourth Wednesday of each month at 3:30 p.m. in either the City Hall Council Chambers or Community Room. November and December have only one meeting a month.
- ◆ **Planning Commission Meetings:** First Thursday** of each month at 7 p.m. (or in no event earlier than 6 p.m.) in the City Hall Council Chambers.

NOTE: ** The January, July, and August Planning Commission meetings will be held on the **third** Thursday due to holiday schedules.



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 14, 2019

FROM: Capitola Police Department

SUBJECT: Suspend Village Parking Meter and Pay Station Operation for the 2019 Holiday Season

RECOMMENDED ACTION: Authorize suspending parking meter and pay station operation to allow free three-hour parking in the Village Parking Meter Zone A(1) from November 28, 2019, through December 25, 2019.

BACKGROUND: The Capitola Village and Wharf Business Improvement Area Board of Directors has submitted a request to the City Council to offer free parking in the Village from Thanksgiving through Christmas. The Capitola-Soquel Chamber of Commerce had previously requested, and the Council has authorized, free three-hour parking during the holiday season since 2001, with the exception of 2003.

DISCUSSION: The three-hour parking limit and the parking meters and pay stations encourage parking rotation, which benefits Village businesses. Although the Village is less congested in the late fall through early winter than in the late spring through early fall, the need for time-limited parking still prevails.

The Capitola Village and Wharf Business Improvement Area Board of Directors has submitted a letter requesting that the Council authorize suspending parking meter and pay station operation to allow free parking in the Village from November 28, 2019, through December 25, 2019, to encourage holiday shopping (Attachment 1). The three-hour limit would still be enforced.

FISCAL IMPACT: Staff estimates last year's suspension of the Village parking meters and pay stations reduced parking meter revenue by \$40,000 to \$50,000. The Fiscal Year 2019/2020 budget accounts for suspending Village meter and pay station operation for the holiday shopping period.

ATTACHMENTS:

1. 2019 Free Village Holiday Parking Request

Report Prepared By: Denice Pearson
Administrative Records Analyst

Suspend Village Parking Meter Operation
November 14, 2019

Reviewed and Forwarded by:



Jamie Goldstein, City Manager 11/7/2019

October 24, 2019

Mayor Jacques Bertrand
And City Council Members
City of Capitola
420 Capitola Ave.
Capitola, CA 95010

Dear Mayor Bertrand,

The Capitola Village and Wharf Business Improvement Area Board of Directors requests that parking in Capitola Village be free starting Thursday, November 28th through December 25, 2019.

Holiday shoppers, Capitola and Santa Cruz County residents have shown their appreciation for the free parking during the holiday season by supporting local small businesses.

These weeks are crucial to the businesses in the village and they truly appreciate your consideration of this item.

Anthony Guajardo
Chair of CVWBIA

Cc: Jamie Goldstein ✓

RECEIVED

OCT 28 2019

CITY OF CAPITOLA

CAPITOLA VILLAGE & WHARF BUSINESS IMPROVEMENT AREA
P.O. BOX 806, CAPITOLA, CA 95010

Attachment: 2019 Free Village Holiday Parking Request (Suspend Village Parking Meter Operation)



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 14, 2019

FROM: City Manager Department

SUBJECT: Set Appeal of Planning Commission Denial of Tree Removal Permit

RECOMMENDED ACTION: Schedule the appeal hearing for a tree removal permit at 1600 49th Ave. for the regular City Council meeting of December 19, 2019.

BACKGROUND: The requirements for tree removal permits are outlined in Capitola Municipal Code §12.12.180 and are generally granted administratively if staff can make findings outlined in the Code. Specifically, findings required are that the tree is a safety hazard, it is causing unreasonable property damage, or the tree's health is failing. Staff's decision can be appealed to the Planning Commission, and then to the City Council. Municipal Code §2.52 establishes that appeal process. Once an appeal is filed with the City Clerk's Office and any fees paid, it requires the City Council either to hear or schedule the appeal at its next regular meeting.

DISCUSSION: The Planning Commission heard an appeal of the Community Development Director's denial of permit to remove a large coastal redwood at 1600 49th Ave. at its October 3 meeting. One Commission member was recused due to proximity, and the vote tied at 2-2. According to Rosenberg's Rules, an action requires an affirmative vote, therefore the staff decision was upheld, and the permit denied. The applicants then submitted an appeal request to the City Clerk's Office on October 15 (Attachment 1).

Staff initially brought an appeal hearing date of January 23, 2020, to the City Council at its October 24, 2019, meeting. The item was continued with direction to see if an earlier date could be arranged. Since that time, the Council moved its December meeting to December 19 and the applicants have confirmed that date would work for their schedule.

FISCAL IMPACT: None. The applicants have given the City a deposit and will pay for staff time required to process the appeal.

ATTACHMENTS:

1. Oliver Appeal to Capitola City Council October 13 2019

Report Prepared By: Linda Fridy
City Clerk

Schedule appeal
November 14, 2019

Reviewed and Forwarded by:



Jamie Goldstein, City Manager 11/7/2019

OCT 15 2019

Appeal of findings to City Council of the City of Capitola
Re: Coast redwood (*Sequoia sempervirens*) at 1600 49th Avenue

Capitola City Council
Attention: Sean Sesanto, Assistant Planner
420 Capitola Avenue Capitola, CA 95010

To Capitola City Council;

We regret that City staff has denied our request to remove this tree for safety reasons a second time and that the planning commission did not have an odd number of commissioners to approve our appeal—the commission split 2-2 with one recusal so no action could be taken.

The fact that 50% of the commissioners believed the risk of branch failure is too great and poses a dangerous situation lends support that prudent individuals would remove this tree. Further, one commissioner worked with Registered Professional Foresters before and repeatedly stated that they were extremely knowledgeable about trees—perhaps more knowledgeable than arborists.

Additionally, one of the commissioners appeared to have his mind made up to save this tree prior to the meeting. I want to caution Councilmembers that have strong tree preservation beliefs, this is NOT about saving a tree; it is about creating a safe environment for my family, neighbors and those walking under this tree on the sidewalk. We cannot change where this tree is located, we wish it were in a forest where it belongs, all we can do at this point is remove the tree for safety reasons.

We tried to remove the tree in 2012 for safety reasons due to our neighbors expressing concerns over falling branches but were denied. After the 2012 denial, we hired Lewis Tree Service at a cost of about \$2,000 in late 2012 or early 2013 and worked with their arborist, Mike Hernandez, to prune and tip branches to minimize future branch failures. The fact that we are applying again to remove this tree indicates how ineffectual these strategies are in minimizing branch failure.

We are not asking to remove this tree lightly. We have landscaped to make the tree a focal point of our yard and were not considering removing this tree, even with the branches falling after the tree pruning, until the events of this year. We genuinely appreciate the beauty of the tree. With this said, **we do not believe we can ignore any longer that we, our neighbor's and those walking underneath the tree on the sidewalk face a serious safety issue with falling branches from our tree.**

The staff denial for removal is based upon their misunderstanding of a registered professional foresters (RPF) credentials and the belief that the City's arborist's, Mr. Allen, recommendation that pruning EVERY branch to reduce weight would be sufficient to minimize or eliminate branch failure. We feel that Mr. Allen is less qualified than Mike Jani, the RPF that evaluated our tree, and was working at a disadvantage when it came to evaluating our tree. That is, it seems Capitola/staff do not feel that evaluations of trees require the individual doing the evaluation talk to the owners to determine:

1. Past maintenance;
2. Number of events;
3. Conditions during events;
4. Danger in cleaning gutters 4-6 times a year; and
5. Other critical information (e.g., mold and root removal remedy that may further weaken tree).

I would like to think if Mr. Allen had spoken to us and our neighbors that he would have concluded to remove the tree due to the present condition of the tree, our level of risk tolerance and conditions that

Attachment: Oliver Appeal to Capitola City Council October 13 2019 (Schedule appeal)

resulted in branch failures. **How is it possible for anyone to properly evaluate the removal or other strategies of trees without having a complete history?** We paid Capitola \$1,000 to have a tree evaluation done that was inadequate due to the process and a **poor evaluation that was incomplete based upon ISA Tree Hazard Evaluation form (attached)**. We feel cheated out of that money.

In addition to Capitola's poor administrative process for tree removal that we believe handicapped the arborist from obtaining critical evidence, my wife and I have read James Allen letter dated May 2, 2019 and we have some very deep concerns about the letter and conclusions. I will attempt to describe what I believe both the registered professional forester (RPF), Mike Jani, and James Allen agree to about our redwood and the flaws in Mr. Allen's letter and conclusions.

Mr. Allen and Mr. Jani are of like mind in the following areas when Mr. Allen in his letter states that:

The assessment of this tree's condition by Mr. Michael Jani, RPF is accurate:

- This tree is quite healthy with minor influences of salinity burn do to proximity of ocean influences
- This tree has very large, long limbs due to genetics and excellent cultural growing conditions
- Past pruning; thinning, limb removal and topping along with branch breakage has created spaces/voids and opened wind corridors in the tree's canopy resulting in increased branch failure potential during strong wind events that are typical "during large winter storms". (Quotation marks added by Mr. Allen and not in Mr. Jani report)
- Branch failures will continue.

This past year our redwood tree had an estimated **18-20 branch failures**, twelve of these branches fell to the ground immediately while 8 others hung up in the tree. **One of these branches was suspended over the sidewalk**. After the March 13th branch failures I had Lewis Tree Service come out on an emergency call to clean up the fallen branches and remove the other 6-8 broken branches in the canopy at a cost of \$700. **It is important to remember that we had pruned and tipped the tree 6 years earlier to prevent branch failures.**

There is also agreement between the two that branch failures will be expected to continue; though, Mr. Allen qualifies this by saying only if proper pruning is not preformed. Unfortunately, this is where most agreement ends. Mr. Allen states that:

Mr. Jani inaccurately states that this species is not native to the area and has outgrown the neighborhood.

Mr. Jani knows the "natural" habitat of redwoods since he has worked 45 years with redwoods in Santa Cruz County, is chief forester over 440,000 acres of redwoods throughout the State and is on the California State Board of Forestry appointed by both Governors Brown and Newsom. It doesn't take much research to find the native habitat of coastal redwoods and, in fact, it is well known that these redwoods have not populated the marine terrace habitat found in Capitola (See maps (not included) of redwood habitat by Charles Sargent (1881), Madison Grant (1919); Griffin and Critchfield (1972)). It is important that coastal redwoods have not naturally populated the marine terrace in Capitola because it begs the question, Why not?

It seems the reason why redwoods do not naturally occur in Capitola is that:

Although many redwood stands are close to the sea, they do not seem to tolerate ocean winds or salts and so do not grow on exposed hillsides that face the ocean.

(https://ucanr.edu/sites/forestry/California_forests/http__ucanrorg_sites_forestry_California_forests_Tree_Identification_/Coast_Redwood_Sequoia_sempervirens_198/)

The fact that our redwood was planted in an area that can support incredible growth has added to the problem of being exposed to strong coastal winds and salt that results in redwoods failing. **During the planning commission hearing, Mr. Routh stated he has been walking 49th Ave corridor for decades and has noticed the wind tunneling effect up 49th Ave.**

Mr. Allen does not include in his letter the impact of past tree topping, pruning and the open canopy caused by six-seven branches breaking in the same area when assessing risk; though, he acknowledges that these issues increase risk of branch failures. **Mr. Jani pointed out that each of these acts (topping done prior to our purchasing the house, pruning done by Lewis Tree Service and canopy opening by multiple branch failures in same location) creates a situation where branch failure can be expected to accelerate. Not one of these issues was dealt with by Mr. Allen specifically; thus, the real risks of branch failures caused by past practices and events that CANNOT be undone are completely ignored in Mr. Allen's letter.**

That is, how do you restore a 20 foot hole in the middle of a tree canopy that allows winds to accelerate and cause further branch failures?

I paid Capitola \$1,000 to have an assessment of the tree as a hazard based upon Mr. Jani's identified issues; what I received was an incomplete assessment from Mr. Allen that did not address most of the issues listed in ISA's Tree Hazard Evaluation Form (2nd Edition, see appropriate tree assessment form attached):

1. Assess the top of the tree and risk of these branches failing because of lack of structural foundation;
2. Assess the open canopy and the risk of future branch failure caused by the wind increasing velocity/force due to tunneling effect;
3. Assess the enhanced risk of branch failure caused by past pruning of important structural branches that has left the remaining branches with weakened points; and
4. Determine past maintenance or conditions that resulted in branch failure.

It is for the above reasons that Mr. Jani concluded that our redwood tree has outgrown the neighborhood. Mr. Allen says Mr. Jani is wrong in this assertion but does nothing in his letter to indicate that these specific risks can be mitigated by branch shortening.

Further, Mr. Jani assesses redwood trees for failure all of the time with respect to roads, utility lines, buildings, etc. Mr. Jani is MORE qualified about the risks of redwoods than is Mr. Allen, since he has managed 100,000's of acres of redwood trees over decades.

Mr. Allen in his conclusion states:

*This tree is in a good state of vigor with long, **weighted branches that are prone to continued breakage.** The supporting roots and trunk appear solid and are not expected to fail in the foreseeable future, Branch failures that occurred during January and March of 2019 may have been triggered by **atypical** storm events with strong bursts of high velocity wind that increased the load on the large diameter, long branches. Wind load is a dynamic force imposed upon structural components by constantly changing pressure, direction and duration of wind events.*

It seems apparent to me that Mr. Allen did not fully read our letter submitted in the application to remove our redwood and was not allowed to communicate with us so that he understood the wind

conditions. Our concluding paragraph provides the light wind condition on March 13, 2019 during a sunny and warm day.

Mr. Allen's assertion that these branches failed during "atypical" storm events is neither accurate or a fair representation of the events that resulted in five large branches (we have all agreed these are abnormally large branches) failed on March 13, 2019. **Until someone can ascertain exactly why these five branches failed in light wind, there is no way of saying branch shortening will reduce future branch failings.**

Furthermore, storm conditions are predicted to get even stronger over the years, not decrease, thus, what Mr. Allen termed "atypical" storm events this year may be considered normal or mild in the future due to changes in climate.

The branches from this redwood tree came down in "typical" winter storm winds and "atypically" light wind. The branches did not fail in "atypically" strong storm winds as Mr. Allen suggests.

It should also be noted that Mr. Allen's examples of trees that have undergone branch reduction and not had branch failures are located 4-5 times further from the ocean than our house, are protected by more structures and trees and will not receive the strong storm winds that our tree does on a coastal bluff. Further, these tree examples are not comparable in terms of size or history of branch failure in low winds.

We started this process because after the March 13th event I believed that there was an emergency issue due to the number and size of branches that fell during a slight change in wind direction. The winds March 13 were not particularly strong; though, they brought down 5 large branches from this redwood tree onto my neighbor's property and over the sidewalk. For everyone's safety it is time to remove this tree that has outgrown the neighborhood in which it was planted.

We feel that City staff accepted Mr. Allen's letter because of the working relationship that they have with him. **His letter does not refute any of Mr. Jani's findings and, in fact, supports all of them with the exception of removing the tree for safety.** The difference between Mr. Jani and Mr. Allen is that Mr. Jani feels that past topping, pruning and recent wind events that opened the canopy make the tree unsafe; therefore, decided the best and safest course forward to protect everyone was tree removal. **Mr. Allen does not provide any evidence that the past events with the tree are NOT going to increase branch failure as indicated by Mr. Jani.**

Mr. Allen goes to great length to point out the difference in his certification and assumes that just because Mr. Jani is not an arborist that he cannot correctly assess risk with trees in which he is extremely knowledgeable. In addition, Mr. Allen states that proper maintenance will reduce risk to a tolerable level—whose risk is at a tolerable level. Certainly not mine, my wife's, our neighbors or those walking on the sidewalk under the tree.

I can understand why a person that does not live by this tree, does not walk on the sidewalk under the overhanging branches, does not have to go on the second story to remove redwood debris 4-6 times a year, or does not have house mold related to organic matter (i.e., redwood tree roots) in the crawl space may seem comfortable with the proposed remedy. **However, I think any prudent individual can also see that 30 foot long branches falling from a height of 30-80 feet in heavy or light winds may believe that a more acceptable solution is tree removal. Two planning commissioners agreed.**

It is critical to note that Mr. Allen, and all that deal with risk assessment, always put on a caveat that past results (branch shortening) may not predict future events (branches not falling) and nothing short of removal will reduce risk to zero. I find this language convenient, vague and, most likely, developed in

response to legal action against arborists that assessed risk incorrectly. **If Mr. Allen is so sure of his branch shortening strategy, will he accept liability after branch shortening if branches fail and harm individuals or property? Will Capitola accept liability for denying a second time the application to remove this tree?** That is, will Mr. Allen provide analysis about branch shortening that asserts it will **eliminate** future branch failures without adding the caveat of tolerable risk and removal is the only remedy that ensures safety? **Will Capitola create a policy that assumes risks of trees that they deny removal for safety reasons? Will Capitola take over maintenance costs of the redwood tree?**

If the answer to these questions is no, then I believe the risk tolerance reverts to the property owner. **My wife and I are not willing to accept the level of risk that Mr. Allen apparently is. Our neighbors are friends and I would feel horrible if something happened to them, their dog or their property because we accepted a risk level of "tolerable" when Mr. Jani, who is extremely knowledgeable of redwoods, said to remove the tree for safety and liability reasons.**

Council members, I have stated our position, rationale, and level of risk tolerance. We ask that you override the staff recommendation and permit us to remove the tree for safety reasons. Two planning commissioners agreed with the tree removal for safety reasons. **The fact that two commissioners believed the risk of branch failure is too great and the tree should be removed is evidence that prudent individuals would remove this tree. I do not feel that I could find a person willing to accept the inherent risk and liability of this tree given its history of past failures.**

Further, it seems that everything that has been done to our redwood (i.e., topping that was wholly wrong but cannot be undone, past pruning that we thought would help, or the branch failures that opened up the canopy to future failures) has only hurt it. I do not have faith that shortening every branch, pruning every branch to reduce weight, and root undercutting to prevent mold in our house will change the direction of interventions; the tree will end up being worse off and more of a risk – not less.

Thank you for your time, patience and deliberation. **It is not easy for us to ask you to do this but the tree possesses risks to us, our neighbors and those walking beneath this redwood.** You represent us as a check on government over-reach; this tree is our property, it is unsafe as stated by an extremely knowledgeable RPF that works with redwoods, and it is critical that you approve the tree approval application for tree removal for safety reasons—regardless of your own beliefs around tree preservation. **We hope that you understand that we ask for the removal of this tree because we feel the responsibility and obligation of protecting our neighbors.**

Sincerely,



Michael and Vickie Oliver
1600 49th Ave.
Capitola, Ca 95010

Pictured below is Mr. Oliver on second story of home to remove redwood debris in August 2019. This has to be done 4-6 times a year including after winter storms when the roof may still be wet. Just maintaining the gutters due to the redwood tree creates a safety issue—over 500,000 people fall off ladders and roofs each year. Cleaning gutters requires both climbing ladders and reaching over the roof line.



Attachment: Oliver Appeal to Capitola City Council October 13 2019 (Schedule appeal)



A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas
TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: _____
 Map/Location: _____
 Owner: public _____ private _____ unknown _____ other _____
 Date: _____ Inspector: _____
 Date of last inspection: _____

HAZARD RATING:

Failure Potential	+	Size of part	+	Target Rating	=	Hazard Rating
						_____ Immediate action needed
						_____ Needs further inspection
						_____ Dead tree

TREE CHARACTERISTICS

Tree #: _____ Species: _____
 DBH: _____ # of trunks: _____ Height: _____ Spread: _____
 Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed
 Crown class: dominant co-dominant intermediate suppressed
 Live crown ratio: _____ % Age class: young semi-mature mature over-mature/senescent
 Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts cabled/braced
 none multiple pruning events Approx. dates: _____
 Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics? Y N
 Foliage density: normal sparse Leaf size: normal small
 Annual shoot growth: excellent average poor Twig Dieback? Y N
 Woundwood development: excellent average poor none
 Vigor class: excellent average fair poor
 Major pests/diseases: _____

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest
 Landscape type: parkway raised bed container mound lawn shrub border wind break
 Irrigation: none adequate inadequate excessive trunk wetted
 Recent site disturbance? Y N construction soil disturbance grade change line clearing site clearing
 % dripline paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? Y N
 % dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%
 % dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%
 Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____° aspect: _____
 Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____
 Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow
 Prevailing wind direction: _____ Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines
 Can target be moved? Y N Can use be restricted? Y N
 Occupancy: occasional use intermittent use frequent use constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

Attachment: Oliver Appeal to Capitola City Council October 13 2019 (Schedule appeal)

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y N Mushroom/conk/bracket present: Y N ID: _____
 Exposed roots: severe moderate low Undersided: severe moderate low
 Root pruned: _____ distance from trunk Root area affected: _____% Buttress wounded: Y N When: _____
 Restricted root area: severe moderate low Potential for root failure: severe moderate low
 LEAN: _____ deg. from vertical natural unnatural self-corrected Soil heaving: Y N
 Decay in plane of lean: Y N Roots broken Y N Soil cracking: Y N
 Compounding factors: _____ Lean severity: severe moderate low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
 Inspection period: _____ annual _____ biannual _____ other _____ Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);
 Failure Potential + Size of Part + Target Rating = Hazard Rating 3 - 18-30" (45-75 cm); 4 - >30" (75 cm)
 _____ + _____ + _____ = _____ Target rating: 1 - occasional use; 2 intermittent use;
 3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape
 Cable/Brace: _____ Inspect further: root crown decay aerial monitor
 Remove tree: Y N Replace? Y N Move target: Y N Other: _____
 Effect on adjacent trees: none evaluate
 Notification: owner manager governing agency Date: _____

COMMENTS

Attachment: Oliver Appeal to Capitola City Council October 13 2019 (Schedule appeal)



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 14, 2019

FROM: City Manager Department

SUBJECT: Second Reading of an Ordinance Amending Chapter 15.04 of the Capitola Municipal Code Pertaining to Building and Fire Model Codes

RECOMMENDED ACTION: Adopt an Ordinance amending Municipal Code Chapter 15.04 to update building and fire codes reflecting 2020 state standards, by title only, waiving further reading.

BACKGROUND: The State of California has adopted new editions of the California Building Codes, which take effect throughout the state on January 1, 2020. The proposed Ordinance would amend Title 15 of the Municipal Code to adopt the most current version of the California Building Codes as required by California Health and Safety Code Section 18541.5.

DISCUSSION: The City of Capitola must amend Title 15 of the Capitola Municipal Code approximately every three years to incorporate the most recent editions of building codes that have been adopted by the California Building Standards Commission. Additionally, the Municipal Code will be amended to allow for the use of the International Building Codes as an alternative to the California Building Codes, if reviewed and approved by the City's Building Official. The proposed ordinance also incorporates Central Fire Protection District's updated code. (Attachment 1)

City Council passed the first reading at its meeting of October 24, 2019.

ATTACHMENTS:

1. 2019 Fire Code (PDF)

Report Prepared By: Linda Fridy
City Clerk

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

11/7/2019

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAPITOLA
AMENDING CHAPTER 15.04 OF THE CAPITOLA MUNICIPAL CODE
PERTAINING TO ADOPTION OF CALIFORNIA BUILDING CODES**

THE CITY COUNCIL OF THE CITY OF CAPITOLA HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Section 15.04.010 of the Capitola Municipal Code is amended to read as follows:

15.04.010 Adoption of California Building Codes. The City of Capitola adopts the following Codes or designated portions thereof:

- A. The California Building Code and appendices, 2019 edition, which edition incorporates the International Building Code, 2018 edition as published by the International Code Council and includes the Historic, Existing Building, and International Property Maintenance Codes.
- B. The California Electrical Code, 2018 edition, which incorporates the 2014 National Electrical Code as published by the National Fire Protection Association, NFPA 70.
- C. The California Mechanical Code, 2019 edition, which incorporates the 2018 Uniform Mechanical Code as published by the Association of Plumbing and Mechanical Officials.
- D. The California Plumbing Code, 2019 edition, which incorporates the 2018 edition of the Uniform Plumbing Code.
- E. The California Fire Code, 2019 edition as amended by the Central Fire Protection District Fire Code, 2018 edition.
- F. The California Residential Code, 2019 edition, which incorporates the International Residential Code, 2018 edition.
- G. The 2019 California Referenced Standards Code.
- H. The California Energy Code, 2019 edition.
- I. The California Green Building Standards Code, 2019 edition.
- J. The California Administrative Code, 2019 edition.
- K. The California Historical Building Code, 2019 edition.
- L. The California Existing Building Code, 2019 edition, which incorporates the International Existing Building Code, 2018 edition.

The International Building Codes may be used as an alternative to the California Codes, when submitted, reviewed, and approved by the City's Building Official.

SECTION 2. In Seismic Design Categories D₀, D₁, and D₂, Method GB is not permitted and the use of Method PCP is limited to one-story single family dwellings and accessory structures.

Add the "e" footnote notation in the title of Table R602.10., after the four footnotes currently shown, to read:

TABLE R602.10.1.3(3)^{a,b,c,d,e}

- a) R602.10.4.4. Limits on methods GB and PCP. In Seismic Design Categories D₀, D₁, and D₂, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel

Second Reading Building and Fire Model Code Amendment
November 14, 2019

sheathing. In Seismic Design Categories D₀, D₁, and D₂, the use of Method PCP is limited to one-story single family dwellings and accessory structures.

SECTION 3. This Ordinance shall take effect and be in full force January 1, 2020.

This Ordinance was introduced on the 24th day of October, 2019, and was passed and adopted by the City Council of the City of Capitola on the 14th day of November, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Jacques Bertrand, Mayor

ATTEST:

Linda Fridy, City Clerk

**CENTRAL FIRE PROTECTION DISTRICT
OF SANTA CRUZ COUNTY**

ORDINANCE NO. 2019-01

An ordinance of the Central Fire Protection District adopting the 2019 edition of the California Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the Central Fire Protection District providing for the issuance of permits and collection of fees therefore; repealing Ordinance 2019-01 of the Central Fire Protection District and all other ordinances and parts of the ordinances in conflict therewith.

PART 1

The Board of Directors of the Central Fire Protection District does ordain as follows:

That portion of the 2019 California Fire Code that imposes substantially the same requirements as are contained in the International Fire Code, 2018 Edition published by the International Code Council and the California Building Standards Commission with Errata, together with those portions of the International Fire Code, 2018 Edition, including Appendices B, BB, C, CC, I, N and O as published by the International Code Council not included in the California Fire Code, as modified and amended by this ordinance, are adopted by this reference into this code, and are hereby collectively declared to be the Fire Code of the Central Fire Protection District, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees for same; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Central Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Part 2 of this ordinance.

PART 2

Ordinance No. 2019-01 of the Central Fire Protection District is hereby repealed and replaced with Ordinance 2019-01 to read as follows:

California Fire Code Adopted.

That portion of the 2019 California Fire Code that imposes substantially the same requirements as are contained in the International Fire Code, 2018 Edition published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the International Fire Code, 2018 Edition, including Appendices B, BB, C, CC, I, N and O published by the International Code Council not included in the 2019 California Fire Code, as modified and amended by this ordinance, are adopted by this reference into code, and are hereby collectively declared to be the Fire Code of the Central Fire Protection District for the purpose of regulating and governing the safeguarding of life, property and public welfare to a reasonable degree from the hazards of fire, hazardous materials release and explosion arising from the storage, use and handling of dangerous and hazardous materials, substances and devices, conditions hazardous to life or property in the occupancy and use of buildings and premises, the operation, installation, construction, location, safeguarding and maintenance of attendant equipment, the installation and maintenance of adequate means of egress not provided for by the building code, and providing for the issuance of permits and collection of fees for same.

Section 101.1 is amended – Title.

Section 101.1 of Chapter 1 of the Fire Code of the Central Fire Protection District is amended to read as follows:

101.1 - Title. These regulations shall be known as the Fire Code of the Central Fire Protection District, hereinafter referred to as “this code.”

Section 102.1 is amended – Construction and design provisions.

Section 102.1 of Chapter 1 of the Fire Code of the Central Fire Protection District is amended to read as follows:

102.1 - Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions where required in Chapter 11.
4. Existing structures, facilities and conditions that, in the opinion of the fire code official, constitute a distinct hazard to life or property.
5. Existing Structures, Alterations and Repairs. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

Section 102.9 is amended - Matters not provided for.

Section 102.9 of Chapter 1 of the Fire Code of the Central Fire Protection District is amended to read as follows:

102.9 - Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

The fire chief is authorized to render interpretations of this code and to make and enforce rules, supplemental regulations and standards in order to carry out the application and intent of its provisions. Such interpretations, rules, regulations and standards shall be in conformance with the intent and purpose of this code and shall be available to the public during normal business hours. Those standards promulgated by the Santa Cruz County Fire Chiefs Association shall be deemed as prima facie evidence of compliance with this code.

Section 103.5 is added – Law enforcement powers.

Section 103.5 of Chapter 1 of the Fire Code of the Central Fire Protection District is added to read as follows:

103.5 - Law enforcement powers. The fire code official and his/her deputies shall have the powers of law enforcement officers in performing their duties under this code. When requested to do so by the fire code official, the chief of police or county sheriff of the jurisdiction is authorized to assign such available law enforcement as necessary to assist the fire code official with enforcing the provisions of this code.

Section 105.1 is amended – General.

Section 105 of Chapter 1 of the Fire Code of the Central Fire Protection District is amended to read as follows:

105.1 - General. Permits shall be in accordance with Sections 105.1.1. through 105.7.18- or other provisions of this code as required by the jurisdiction having authority.

Section 107.2.1 is added – Inspection Requests.

Section 107.2.1 of Chapter 1 of the Fire Code Central Fire Protection District is added to read as follows:

107.2.1 – Inspection Requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the fire code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

Section 108.6 is added – Overcrowding.

Section 107.2.1 of Chapter 1 of the Fire Code Central Fire Protection District is added to read as follows:

108.6 – Overcrowding. Overcrowding or admittance of any person beyond the approved capacity of a building or a portion thereof shall not be allowed. The fire code official, on finding any overcrowding conditions or obstruction in aisles, passageways or other means of egress, or on finding any condition that constitutes a life safety hazard, shall be authorized to cause the event to be stopped until such condition or obstruction is corrected.

Section 109.1 is amended - Board of appeals established.

Section 108.1 of Chapter 1 of the Fire Code of the Central Fire Protection District is amended to read as follows:

109.1 - Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be the Board of Directors of the Central Fire Protection District or a sub-committee as appointed by the Board of Directors of the Central Fire Protection District. The fire code official shall be an ex-officio member of said board but shall have no vote on any matter before the board. The board may adopt additional rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Section 109.3 is deleted – Qualifications.

Section 108.3 of Chapter 1 of the Fire Code of the Central Fire Protection District is deleted.

Section 109.4 is added – Appeals process.

Section 108.4 of Chapter 1 of the Fire Code of the Central Fire Protection District is added to read as follows:

109.4.1 - Initiating appeal. Any beneficially interested party has the right to appeal the order served by the fire code official by filing a written "NOTICE OF APPEAL" with the office of the fire code official within fourteen (14) days after service of such order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is made.

109.4.2 - Stay of order. The filing of a properly completed notice of appeal shall have the effect of staying the implementation of the order appealed from, until the final decision of appeal.

Exception: Orders affecting acts or conditions which in the opinion of the fire code official, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion, or release.

109.4.3 - Hearing of appeal. Following is the process for establishing and hearing appeals:

1. The Board of Appeals, or the secretary thereof, shall set the matter to be heard at a date within thirty days of receipt of such notice of appeal. Written notice of the time and place set for hearing shall be served on the appellant by first class mail to the mailing address given in the notice of appeal at least five days prior to the date set for the hearing. The fire code official shall transmit to the Board of Appeals all records related to the appeal.
2. At the hearing on the appeal, the appellant shall, in the first instance present evidence in support of the grounds enumerated in her/his notice of appeal. The fire code official shall next present evidence in support of her/his order. The appellant and the fire code official shall each have one opportunity to rebut the evidence presented by the other. The hearing shall be de novo in all respects.

109.4.4 - Decision of the board of appeals. Upon hearing the appeal, the Board of Appeals may issue a decision affirming, modifying or vacating the order of the fire code official. The decision shall be in writing and shall be served upon the appellant by first class mail to the mailing address given in the notice of appeal.

109.4.5 - Time of decision. The Board of Appeals shall have the power to continue any hearing and may, in its discretion, take the appeal under submission. The Board of Appeals shall render a decision not later than the seventh day following the date the matter was taken under submission, and forthwith notify the interested parties as previously set forth.

Section 110.4 is amended – Violation penalties.

Section 109.4 of Chapter 1 of the Fire Code of the Central Fire Protection District is amended to read as follows:

110.4 - Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents, or of a permit or certificate used under provisions of this code, shall be guilty of an infraction.

Acts denominated as infractions shall not be punishable by imprisonment. Every violation determined to be an infraction is punishable by:

1. A fine not exceeding one hundred dollars for a first violation;
2. A fine not exceeding two hundred dollars for a second violation of the same provision of this code within one year;
3. A fine not exceeding five hundred dollars for each additional violation of the same provision of this code within one year.

A person charged with an infraction shall not be entitled to a trial by jury. A judgment that a person convicted of an infraction be punished by fine may also provide for the payment to be made within a specified time or in specified installments, contingent upon the person giving his written promise to either pay the fine as provided or to appear in court on the due date. Any person who willfully violates any such written promise is guilty of a misdemeanor.

Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 110.4.1 is amended – Abatement of violation.

Section 110.4.1 of Chapter 1 of the Fire Code of the Central Fire Protection District is amended to read as follows:

110.4.1 - Abatement of violation. In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises. Any violation of this code shall be deemed a public nuisance pursuant to Santa Cruz County Code Section 1.12.050 and/or the Cen

Fire Protection District's Fire Code. In the event that a public nuisance is not abated in accordance with the fire code official's order or the order of the Board of Appeals, if any, the fire code official may, upon securing approval of the Board of Directors of the Central Fire Protection District, proceed to abate the nuisance by force account, contract, or any other method deemed most expedient by the Board. The cost of such abatement may be charged to the owner of record or assessed to the property in a manner provided in Sections 1.14.040 through 1.14.080 of the County of Santa Cruz Code.

Section 110.4.2 is added – Enforcement.

Section 110.4.2 of Chapter 1 of the Fire Code of the Central Fire Protection District is added to read as follows:

110.4.2 - Enforcement. The fire code official and her/his delegated subordinates, pursuant to the provisions of Section 836.5 of the Penal Code of the State of California, are hereby authorized to arrest a person without a warrant whenever they have reasonable cause to believe that the person has committed a violation of any of the provisions of this Code in their presence. Upon making such an arrest, the fire code official or her/his delegated subordinate shall prepare a citation and release the person arrested pursuant to Section 853.6 of the Penal Code of the State of California, the provisions of which are hereby adopted by reference as part of this Section.

Section 112.4 is amended – Failure to comply.

Section 112.4 of Chapter 1 of the Fire Code of the Central Fire Protection District is amended to read as follows:

112.4 - Failure to comply. It is unlawful for any person, firm or corporation to violate or fail to comply with any lawful order of the fire code official; fail to comply with an order by the Board of Appeals; or, fail to comply with an order of the court of competent jurisdiction within the time fixed therein. Every such violation shall be deemed a misdemeanor and shall be punishable by a fine of not more than \$500.00 plus court assigned fees or by imprisonment not exceeding 1 year in the county jail, or both such fine and imprisonment.

Section 202 is amended – Definition of All-Weather Surface.

Definition of All-Weather Surface in Section 202 of Chapter 2 of the Fire Code of the Central Fire Protection District is added after Alcohol-Blended Fuels to read as follows:

ALL WEATHER SURFACE. An all-weather surface shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%. No grade shall be allowed to exceed 16% in State Responsibility Area (SRA) or 20% in Local Responsibility Area (LRA).

Section 202 is amended – Definition of Bridge.

Definition of Bridge in Section 202 of Chapter 2 of the Fire Code of the Central Fire Protection District is added after Bonfire to read as follows:

BRIDGE. A bridge shall be defined as a structure designed to carry a roadway over a depression or obstacle.

Section 202 is amended – Definition of De Novo.

Definition of De Novo in Section 202 of Chapter 2 of the Fire Code of the Central Fire Protection District is added after Deluge System to read as follows:

DE NOVO. adj. Latin for "anew," which means starting over, as in a trial de novo. For example, a decision in a small claims case may be appealed to a local trial court, which may try the case again, de novo.

Section 202 is amended – Definition of Fire Chief.

Definition of Fire Chief in Section 202 of Chapter 2 of the Fire Code of the Central Fire Protection District is amended to read as follows:

FIRE CHIEF. The Chief of the Central Fire Protection District.

Section 202 is amended – Definition of Greenhouse.

Definition of Greenhouse in Section 202 of Chapter 2 of the Fire Code of the Central Fire Protection District is added after Grandstand to read as follows:

GREENHOUSE. A greenhouse is a structure with walls and roof made chiefly of a non-combustible, transparent material, such as glass, in which plants requiring regulated climatic conditions are grown. Construction within the greenhouse is also of a non-combustible nature.

Section 202 is amended – Definition of Local Responsibility Area (LRA).

Definition of Local Responsibility Area (LRA) in Section 202 of Chapter 2 of the Fire Code of the Central Fire Protection District is added after Listed to read as follows:

LOCAL RESPONSIBILITY AREA (LRA). Shall mean lands on which neither the state nor the federal government has any legal responsibility for providing fire protection. Local responsibility areas include incorporated cities and cultivated agriculture lands. Local responsibility area fire protection is typically provided by city fire departments, fire protection districts, special districts, counties, and by CAL FIRE under contract to local government.

Section 202 is amended – Definition of Stage.

Definition of Stage in Section 202 of Chapter 2 of the Fire Code of the Central Fire Protection District is added after Spraying Space to read as follows:

STAGE. A space within a building utilized for entertainment or presentations, which includes overhead hanging curtains, drops, scenery or stage effects other than lighting and sound. Stage area shall be measured to include the entire performance area and adjacent backstage and support areas not separated from the performance area by fire-resistance rated construction. Stage height shall be measured from the lowest point on the stage floor to the highest point of the roof or floor deck above the stage.

Section 202 is amended – Definition of State Responsibility Area (SRA).

Definition of State Responsibility Area (SRA) in Section 202 of Chapter 2 of the Fire Code of the Central Fire Protection District is added after Standpipe, Types of to read as follows:

STATE RESPONSIBILITY AREA (SRA). Shall mean lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125-4127; and the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 1, Sections 1220-1220.5 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the State of California.

Section 202 is amended – Definition of Turnaround.

Definition of Turnaround in Section 202 of Chapter 2 of the Fire Code of the Central Fire Protection District is added after Tube Trailer to read as follows:

TURNAROUND. A roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Maximum grade in all directions may not exceed 5% and maximum distance from the structure is 150 feet (45,720 mm) or as approved by the fire code official. Design of such area may be found in Santa Cruz County Fire Prevention Officers Standards.

Section 202 is amended – Definition of Turnout.

Definition of Turnout in Section 202 of Chapter 2 of the Fire Code of the Central Fire Protection District is added after Turnaround to read as follows:

TURNOUT. A widening in a roadway to allow vehicles to pass. Design of such area may be found in Santa Cruz County Fire Prevention Officers Standards.

Section 304.1.2 is amended - Vegetation.

Section 304.1.2 of Chapter 3 of the Fire Code of the Central Fire Protection District is amended to read as follows:

304.1.2 - Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be maintained around and adjacent to buildings and structures. A firebreak shall be made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.

When required by state law, or local ordinance, rule or regulation, an additional fire protection zone or firebreak may be made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. This does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure.

Section 305.4 is added – Deliberate or negligent burning.

Section 305.4 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

305.4 - Deliberate or negligent burning. It shall be unlawful to deliberately or through negligence set fire to or cause the burning of combustible material in such a manner as to endanger the safety of persons or property.

Section 307.2 is amended – Permit required.

Section 307.2 of Chapter 3 of the Fire Code of the Central Fire Protection District is amended to read as follows:

307.2 - Permit required. When required by the fire chief, a permit shall be obtained in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such permit shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

The open burn season for Santa Cruz County unless otherwise declared shall be December 1st through April 30th of the calendar year. The dates may only be changed by the Monterey Bay Area Unified Air Pollution Control District.

Exception: During the “declared open burn season” (as declared by the Monterey Bay Area Unified Air Pollution Control District) pile burning is allowed, at the discretion of the fire chief, when the “Guidelines for Pile Burning” (published by the California Department of Forestry and Fire Protection or Monterey Bay Area Unified Air Pollution Control District) are strictly adhered to.

Section 307.2.1 is added – Authorization.

Section 307.2.1 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

307.2.1 - Authorization. Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

Section 307.3 is added – Extinguishment authority.

Section 307.3 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

307.3 - Extinguishment authority. The fire code official is authorized to order the extinguishment by the permit holder, another person responsible or the fire department of open burning that creates or adds to a hazardous or objectionable situation.

Section 307.4 is added - Location.

Section 307.4 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

307.4 – Location. The location for open burning shall not be less than 50 feet from any structure, and provisions shall be made to prevent the fire from spreading to within 50 feet of any structure.

Exceptions:

1. Fires in approved containers that are not less than 15 feet from a structure.
2. The minimum required distance from a structure shall be 25 feet when the pile size is 3 feet or less in diameter and 2 feet or less in height.

Section 307.4.1 is added – Bonfires.

Section 307.4.1 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

307.4.1 – Bonfires. A bonfire shall not be conducted within 50 feet (15240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions which could cause a fire to spread within 50 feet (15240 mm) of a structure shall be eliminated prior to ignition.

Section 307.4.2 is added – Recreational fires.

Section 307.4.2 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

307.4.2 – Recreational fires. Recreational fires shall not be conducted within 25 feet of a structure or combustible material. Conditions which could cause a fire to spread within 25 feet of a structure shall be eliminated prior to ignition.

Section 307.4.3 is added – Portable outdoor fireplaces.

Section 307.4.3 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

307.4.3 – Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet of a structure or combustible material.

Exception:

Portable outdoor fireplaces used at one- and two-family dwellings.

Section 307.5 is added - Attendance.

Section 307.5 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

307.5 – Attendance. Open burning; bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire – extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

Section 308.1.2 is added – Throwing or placing sources of ignition.

Section 308.1.2 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

308.1.2 - Throwing or placing sources of ignition. A person shall not throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.

Section 308.1.4 is deleted – Open-flame cooking devices.

Section 308.1.4 of Chapter 3 of the Fire Code of the Central Fire Protection District is hereby deleted:

~~**308.1.4 – Open-flame cooking devices.** Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.~~

Exceptions:

- ~~1. One and two family dwellings.~~
- ~~2. Where building, balconies and decks are protected by an automatic sprinkler system.~~
- ~~3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2-1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].~~

Section 308.1.6.3 is added – Sky lanterns.

Section 308.1.6.3 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

308.1.6.3 - Sky lanterns. A person shall not release or cause to be released an untethered sky lantern.

Section 308.1.7 is added – Religious ceremonies.

Section 308.1.7 of Chapter 3 of the Fire Code of the Central Fire Protection District is added to read as follows:

308.1.7 – Religious ceremonies. When, in the opinion of the fire code official, adequate safeguards have been taken, participants in religious ceremonies are allowed to carry hand-held candles. Hand-held candles shall not be passed from one person to another while lighted.

Section 311.5 is amended – Placards.

Section 311.5 of Chapter 3 of the Fire Code of the Central Fire Protection District is amended to read as follows:

311.5 – Placards. When required by the fire code official, any building or structure determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards shall be marked as required by Sections 311.5.1 through 311.5.5.

Section 403.12 is added – Special Requirements for Public Safety.

Section 403.12 of Chapter 4 of the Fire Code Central Fire Protection District is added to read as follows:

403.12 - Special Requirements for public safety shall be in accordance with Sections 403.12.1 through 403.12.3.3.

403.12.1 - Fire watch personnel. Where, in the opinion of the fire code official, it is essential for public safety in a place of assembly or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest or activity, the

owner, agent or lessee shall provide one or more fire watch personnel, as required and approved. Fire watch personnel shall comply with Sections 403.12.1.1 and 403.12.1.2

403.12.1.1 – Duty Times. Fire Watch personnel shall remain on duty while places requiring a fire watch are open to the public, or when activity requiring a fire watch is being conducted.

403.12.1.2 – Duties. On-duty fire watch personnel shall have the following responsibilities:

1. Keep diligent watch for fires, obstructions to means of egress and other hazards.
2. Take prompt measures for remediation of hazards and extinguishment of fire that occur.
3. Take prompt measures to assist in the evacuation of the public from the structure.

Section 501.3 is amended – Construction documents.

Section 501.3 of Chapter 5 of the Fire Code of the Central Fire Protection District is amended to read as follows:

501.3 – Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. When grading work is needed for the access road(s) within the jurisdiction of Santa Cruz County, application for a grading permit shall be made with the Santa Cruz County Planning Department pursuant to the Santa Cruz County Grading Ordinance. Such Permits shall be reviewed by the Santa Cruz County Environmental Coordinator as required.

Section 503 is added – Fire Apparatus Access Roads.

Section 503 of Chapter 5 of the Fire Code of the Central Fire Protection District is added and amended below.

Section 503.2.1 is amended – Dimensions.

Section 503.2.1 of Chapter 5 of the Fire Code of the Central Fire Protection District is amended to read as follows:

503.2.1 – Dimensions. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4572 mm).

Exceptions:

1. Within the State Responsibility Area (SRA) of Santa Cruz County, all driveways serving two or fewer habitable structures shall have an unobstructed width of not less than 12 feet (3658 mm) and an unobstructed vertical clearance of not less than 15 feet (4572 mm).
2. Within the Local Responsibility Area (LRA) of Santa Cruz County, access roads shall be a minimum of 18 feet (5486 mm) wide for all access roads or driveways serving more than two habitable structures, and 12 feet (3658 mm) for an access road or driveway serving two or fewer habitable structures. Where it is environmentally inadvisable to meet these criteria (due to excessive grading, tree removal or other environmental impacts), a 12-foot wide all-weather surface access road with 12-foot wide by 35-foot long turnouts located approximately every 500 feet may be provided with the approval of the fire code official.
3. Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved by the fire code official.

Section 503.2.1.1 is added – Vegetation clearance along access roads.

Section 503.2.1.1 of Chapter 5 of the Fire Code of the Central Fire Protection District is added to read as follows:

503.2.1.1 – Vegetation clearance along access roads. Areas within 10 feet (3048 mm) horizontal and 15 feet (4572 mm) vertical on each side of portions of highways, public and private streets, roads and driveways which are ordinarily used for vehicular traffic shall be cleared of flammable vegetation and other combustible growth. Design of such area may be found in Santa Cruz County Fire Prevention Officers Standards.

Exception: Single specimens of trees, ~~ornamental shrubbery~~ or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, are exempt provided they do not form a means of readily transmitting fire at the discretion of the fire code official.

Section 503.2.3 is amended – Surface.

Section 503.2.3 of Chapter 5 of the Fire Code of the Central Fire Protection District is amended to read as follows:

503.2.3 - Surface. An all-weather surface shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%. No grade shall be allowed to exceed 16% in State Responsibility Area (SRA) or 20% in Local Responsibility Area (LRA).

Section 503.2.4 is amended – Turning radius.

Section 503.2.4 of Chapter 5 of the Fire Code of the Central Fire Protection District is amended to read as follows:

503.2.4 – Turning radius. In the State Responsibility Area (SRA) no roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet. In the Local Responsibility Area (LRA) the minimum centerline radius shall be 35 feet.

Section 503.2.5.1 is added – New dead-end access roads.

Section 503.2.5 of Chapter 5 of the Fire Code of the Central Fire Protection District is added to read as follows:

503.2.5.1 – New dead-end access roads. New dead-end roads are prohibited, without secondary access, serving more than one parcel in new minor land divisions or subdivisions which exceed the following distances from an adequate through road unless approved by the applicable fire protection agency, the Department of Public Works, and by the Planning Commission; in no case shall a new dead-end road exceed ½ mile in length.

Urban & Suburban General Plan and LCP Land Use Plan designation	500'
Rural General Plan and LCP Land Use Plan designation	1000'
Mountain General Plan and LCP Land Use Plan designation	1500'

Section 503.2.6.1 is added – Width.

Section 503.2.6.1 of Chapter 5 of the Fire Code of the Central Fire Protection District is added to read as follows:

503.2.6.1 - Width. All bridges shall be a minimum of 20 feet of clear width. The fire code official may allow the width to be reduced for access to U or R-3 occupancies in accordance with Objective 6.5 – Fire Hazards of the Santa Cruz County General Plan.

Section 503.2.6.2 is added – Certification.

Section 503.2.6.2 of Chapter 5 of the Fire Code of the Central Fire Protection District is added to read as follows:

503.2.6.2 - Certification. Every private bridge hereafter constructed shall be engineered by a licensed civil or structural engineer and approved by the fire code official. Certification shall be provided by the licensed engineer in writing that the bridge complies with the design standard required by this section to the fire code official.

Section 503.2.6.3 is added – Recertification.

Section 503.2.6.3 of Chapter 5 of the Fire Code of the Central Fire Protection District is added to read as follows:

503.2.6.3 - Recertification. Every private bridge shall be recertified every ten years or whenever deemed necessary by the fire code official. Such recertification shall be in accordance with the requirements of 503.2.6.2.

Section 503.2.6.4 is added – Existing private bridges.

Section 503.2.6.4 of Chapter 5 of the Fire Code of the Central Fire Protection District is added to read as follows:

503.2.6.4 - Existing private bridges. An existing private bridge not conforming to these regulations may be required to conform when in the opinion of the fire code official, such repairs are necessary for public safety.

Section 503.2.6.5 is added – Fees.

Section 503.2.6.5 of Chapter 5 of the Fire Code of the Central Fire Protection District is added to read as follows:

503.2.6.5 - Fees. All fees charged for the purpose of certification or recertification shall be at the owner's expense.

Section 503.2.7 is amended – Grade.

Section 503.2.7 of Chapter 5 of the Fire Code of the Central Fire Protection District is amended to read as follows:

503.2.7 – Grade. The grade for all roads, streets, private lanes and driveways shall not exceed 16% in State Responsibility Area (SRA) and 20% in Local Responsibility Area (LRA).

Section 503.3 is added – Marking.

Section 503.3 of Chapter 5 of the Fire Code of the Central Fire Protection District is added to read as follows:

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Section 503.7 is added – Gates.

Section 503.7 of Chapter 5 of the Fire Code of the Central Fire Protection District is added to read as follows:

503.7 – Gates. All Gates providing access from a road to a driveway, or within any access road, shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least 2 (two) feet wider than the access road being secured, but in no case shall the width be less than 14 (fourteen) feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 (fifteen) feet. When gates are to be locked, the installation of a key box or other acceptable means for immediate access may be required as in Section 503.6.

Section 505.2 is amended – Street and road signs.

Section 505.2 of Chapter 5 of the Fire Code of the Central Fire Protection District is amended to read as follows:

505.2 - Street and road signs. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs. Posting of any road names and numbers not authorized by the Office of Street Naming and Numbering of the County of Santa Cruz, and the fire code official is prohibited.

Section 507.3 is amended – Fire flow.

Section 507.3 of Chapter 5 of the Fire Code of the Central Fire Protection District is amended to read as follows:

507.3 – Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method Appendix B, or Appendix BB (for school buildings as scoped in BB 101.1)

Parcels not within the boundaries of a public or private water purveyor shall have a minimum water supply capable of supplying a flow of 500 gallons per minute for 20 minutes (10,000 gallons) for all new fire sprinklered (NFPA 13D) dwellings, residential additions in excess of 500 square feet, and other structures classified as a residential accessory uses such as garages, storage buildings, barns, etc..

Privately owned water that is not supplied by a licensed water purveyor shall:

1. serve no more than two dwellings and no more than 10,000 square feet of habitable dwelling space, and;
2. be provided pursuant to a recorded covenant that runs with the land if the water supply originates from another parcel. If a water purveyor supplies the water, the applicant must submit with the building plan written verification from the licensed purveyor that the water supply meets the flow requirement.

Exception: A 2% reduction will be allowed for flow supplied by approved stationary water tanks, to account for the nominal standardized capacity of such tanks.

Section 507.5.7 is added – Painting.

Section 507.5.7 of Chapter 5 of the Fire Code of the Central Fire Protection District is added to read as follows:

507.5.7 – Painting. When required by the fire code official, fire hydrants shall be painted in accordance with NFPA 291 and Santa Cruz County Fire Prevention Officers Standards.

CFC Sections 903.1 through 903.2.7.1 are deleted and replaced – Automatic Sprinkler Systems.

Sections 903.1 through 903.2.7.1 of Chapter 9 of the Fire Code of the Central Fire Protection District are deleted and replaced to read as follows:

903.1 - General. Automatic sprinkler systems shall comply with this section.

903.1.1 - Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

903.2 - Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

903.2.1 - New structures. An automatic fire sprinkler system shall be provided in all new occupancies as defined in Chapter 3 of the California Building Code, regardless of type of construction and/or floor area,

unless otherwise pre-empted by the California Health and Safety Code. Any occupancy not specifically mentioned shall be included in the group that it most nearly resembles based on the proposed life and fire hazard;

Exceptions:

1. Private garages, carports, sheds not more than 1,000 square feet (93 m²) of total floor area shall not require fire sprinklers where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code.
2. Sheds exceeding 1,000 square feet, (93 m²) but not exceeding 3,000 square feet (278 m²) shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates that the applicant's proposal does not increase the fire hazard or fire load.
3. Agricultural buildings as defined in Appendix Chapter C, of the California Building Code having a clear unobstructed side yard exceeding 60 feet (18,280 mm) in all directions, not exceeding 25 feet (7620 mm) in height and located within an Agricultural zoned district, as defined in the Santa Cruz County Planning Code.
 - a. Not exceeding 2,000 square feet (186 m²) or as exempted by the fire chief, shall not require fire sprinklers.
 - b. Exceeding 2,000 square feet (186 m²) but not exceeding 5,000 square feet, shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates the applicant's proposal does not increase the fire hazard or fire load.
 - c. Greenhouses of non-combustible construction shall not require fire sprinklers.
4. Group B and Group M Occupancies not more than 500 square feet (46.5 m²) shall not require fire sprinklers where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code, Table 508.3.3.
5. For public school state-funded construction projects see CFC Section 903.2.19.

903.2.1.4 - Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing non-ambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with section 425.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code Section 13113 occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code Section 13143.6 occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

When not used in accordance with Section 504.2 or 506.3 of the California Building Code an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

903.2.1.5 - Group R-3 congregate residences. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 congregate living facilities with 16 or fewer residents.

903.2.1.6 - Care facilities. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with 5 or fewer individuals in a single-family dwelling.

903.2.2 - Existing buildings and structures except for one- and two-family dwellings. An automatic sprinkler system shall be installed in existing buildings and structures, except One- and Two-Family Dwellings, after the effective date of this code, when a building permit is issued to allow additions to be made, as follows:

1. For existing buildings less than 6,000 square feet in gross floor area when an addition to the building causes the structure to exceed 6,000 square feet, the entire structure shall be provided with an automatic sprinkler system.
2. For existing buildings larger than 6,000 square feet in gross floor area when an addition is equal to or greater than 10% of the existing square footage or when extensive renovation or remodeling is done to more than 50% of the gross floor area, the entire structure shall be provided with an automatic sprinkler system.

For the purposes of this section, extensive renovation or remodeling shall be defined as any change, addition or modification in construction or occupancy or structural repair or change in primary function to an existing structure made by, on behalf of or for the use of a public accommodation or commercial facility that affects or could affect the usability of the building or facility or part thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions.

All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

Exceptions to Section 903.2.2 (1 and 2)

- (a) Group A-2 occupancies exceeding 5,000 square feet shall have an automatic sprinkler system installed.
- (b) Group A-5 occupancies exceeding 1,000 square feet in the following areas: concession stands, retail areas, press boxes and other accessory use areas shall have an automatic sprinkler system installed.
- (c) Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
Exception: Open Parking garages of Type I or Type II construction.
- (d) Multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 300 or more.
- (e) Group F-1 occupancies exceeding 2,500 square feet used for the manufacture of upholstered furniture or mattresses shall have an automatic sprinkler system installed.
- (f) Woodworking operations exceeding 2,500 square feet in area that generate finely divided combustible waste or use finely divided combustible materials. *[SFM] A fire wall of less than 4-hour fire-resistance rating without openings, or any fire wall with openings, shall not be used to establish separate fire areas.*
- (g) Group H occupancies shall be provided with an automatic sprinkler system.
- (h) Group I fire areas shall be provided with an automatic sprinkler system.

Exceptions:

- (1) Those areas exempted by Section 407.6 of the California Building Code.

- (2) Group I-2 occupancies, or any alterations thereto, located in Type IA construction in existence on or before March 4, 1972 as required in California Health and Safety Code Section 13113(d).
- (i) *Group I-2 occupancies. An existing, unsprinklered Group I-2, nurses' stations open to fire-resistive exit access corridors shall be protected by an automatic sprinkler system located directly above the nurses' station. It shall be permitted to connect the automatic sprinkler system to the domestic water service.*
- (j) *Group I-3 Every building, or portion thereof, where inmates or persons are in custody or restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electrically supervised so that at least an audible and visual alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.*
- (k) *Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.*
- (l) *Group S-1 occupancies used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.*
- (m) *Group S-1 occupancies exceeding 2,500 square feet used for the storage of upholstered furniture or mattresses shall have an automatic sprinkler system installed.*
- (n) *Group S-1 fire areas exceeding 5,000 square feet used for the repair of commercial motor vehicles.*
- (o) *Structures where the area for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.*
- (p) *Group U occupancies exceeding 1,000 square feet shall have an automatic sprinkler system installed. Group U occupancies not exceeding 1,000 square feet are exempt where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code.*
- (q) *Sheds exceeding 1,000 square feet but not exceeding 3,000 square feet shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates that the applicant's proposal does not increase the fire hazard or fire load.*
- (r) Agricultural buildings as defined in Appendix Chapter C, of the California Building Code having a clear unobstructed side yard exceeding 60 feet (18,280 mm) in all directions, not exceeding 25 feet (7620 mm) in height and located within an Agricultural zoned district, as defined in the Santa Cruz County Planning Code.
- i. Not exceeding 2,000 square feet (186 m2) or as exempted by the fire chief, shall not require fire sprinklers.
 - ii. Exceeding 2,000 square feet (186 m2) but not exceeding 5,000 square feet, shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates the applicant's proposal does not increase the fire hazard or fire load.
 - iii. Greenhouses of non-combustible construction shall not require fire sprinklers.
- 3 Any alteration and/or repair within a building that contains an automatic fire sprinkler system requires that the automatic fire sprinkler system be extended/modified to the area of proposed work, thus, creating fire sprinkler protection throughout the entire building.
4. Any change in use or occupancy creating a more hazardous fire/life safety condition, as determined by the Fire Chief, requires that the entire structure be provided with an automatic sprinkler system.
5. Any combination of addition, alteration, repair and/or change of use shall comply with Sections 903.2.11 through 903.6.

Exceptions to Section 903.2.2:

- (a) Seismic or Accessibility improvements.
- (b) Any exemption otherwise allowable under the Fire Code, if in the discretion of the Fire Chief, the safety of the public is not compromised.
- (c) Exterior improvements and work not requiring permits as provided in the Building Code.
- (d) Work requiring only a mechanical, electrical, plumbing and/or demolition permit.

903.2.3 - Existing one- and two-family dwellings. An automatic sprinkler system shall be installed in existing one- and two-family dwellings, after the effective date of this code, when a building permit is issued to allow additions to be made, as follows:

1. Any addition is made which increases the total existing square footage by 50% or more.
2. The proposed total floor area exceeds the available fire flow as specified in Section 507.1 or APPENDIX B.
3. Any addition to a one- or two-family dwelling that contains an automatic fire sprinkler system requires that the automatic fire sprinkler system be extended/modified to the area of proposed work, thus, creating fire sprinkler protection throughout the entire dwelling.

Exceptions to Section 903.2.3:

- (a) Additions of 500 square feet or less when the proposed total floor area does not exceed the available fire flow are exempt from fire sprinklers unless the dwelling is already protected by a fire sprinkler system.

Section 903.3.1.3 is amended – NFPA 13D sprinkler systems.

Section 903.3.1.3 of Chapter 9 of the Fire Code of the Central Fire Protection District is amended to read as follows:

903.3.1.3 - NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses, non-habitable structures classified as accessory to a residential use and not intended for commercial usage or mercantile, shall be permitted to be installed throughout in accordance with NFPA 13D and installation guidelines as promulgated by the Santa Cruz County Fire Chiefs Association.

Section 903.3.7 is amended – Fire department connections.

Section 903.3.7 of Chapter 9 of the Fire Code of the Central Fire Protection District is amended to read as follows:

903.3.7 - Fire department connections. Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Buildings equipped with a fire sprinkler system in accordance with this chapter shall have a fire department connection located within 100 feet (183m). The location of the fire department connections shall be approved by the fire code official.

Exception: Single- and two-family dwellings protected by a fire sprinkler system in accordance with Section 903.3.1.3.

Section 1201.4 is added – Alternate power sources.

Section 1201.4 of Chapter 12 of the Fire Code of the Central Fire Protection District is added to read as follows:

1201.4 - Alternate power sources. All permanent installations of electrical generators, wind generators, solar photovoltaic cells, or other power sources shall be approved by the building code official. In addition to all applicable provisions of Title 24 CCR for any such installation, a sign reading:

“WARNING – This premise is provided with an Alternate Power Source. Disconnection of commercial power may not disable the electrical power source”

shall be permanently affixed. Sign shall be red in color with a minimum of ½” tall contrasting lettering and

shall be permanently affixed on each electrical panel subject to back-feed from alternate power sources. Any and all power disabling switches shall be clearly labeled.

Section 3905.1.3 is amended – Operation

Section 3905.1.3 of Chapter 39 of the Central Fire Protection District is amended to read as follows:

3905.1.3 – Operation. Activation of the gas detection system shall result in all of the following:

1. Initiation of distinct audible and visual alarm signals in extraction room.
2. Deactivation of all heating systems located in the extraction room.
3. Activation of the mechanical ventilation system, where the system is interlocked with gas detection.
4. For detection levels at or exceeding 25% of the LEL/LFL shall result in the activation of the building's fire alarm system.

Section 5303.5.3 is amended – Securing compressed gas containers, cylinders and tanks.

Section 5303.5.3 of Chapter 53 of the Fire Code of the Central Fire Protection District is amended to read as follows:

5303.5.3 - Securing compressed gas containers, cylinders and tanks. Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods:

1. Securing containers, cylinders and tanks to a fixed object with two or more non-combustible restraints. The object used to anchor the restraint to shall be capable of withstanding the anticipated load(s) imposed. Anchor(s) shall be attached to a structural framing member or similar.
2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.
3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in seller's warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress.
4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.

Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

CHAPTER 56 is amended - EXPLOSIVES AND FIREWORKS.

Chapter 56 of the Fire Code of the Central Fire Protection District is amended to read as follows:

5601.1.3 – Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the Central Fire Protection District.

Exception: The use of fireworks for fireworks displays, pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

5601.2 – Permit required. Permits shall be required as set forth in 105.6 and regulated in accordance with this Chapter. Permits for explosives as contained within this chapter, with the exception of display fireworks, shall be obtained by the Law Enforcement Agency of Jurisdiction.

5601.2.2 - Sale and retail display. Persons shall not construct a retail display nor offer for sale explosives, explosive materials or fireworks.

CHAPTER 90 is added – SUPPRESSION AND CONTROL OF FIRE IN WILDFIRE RISK AREAS.

Chapter 90 of the Fire Code of the Central Fire Protection District is added to read as follows:

9001 - SCOPE. The unrestricted use of grass-, grain-, brush- or forest-covered land in wildfire risk areas is a potential menace to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire which might be caused by recreational, residential, commercial, industrial or other activities shall be in accordance with Chapter 90.

9002 - RESTRICTED ENTRY. The fire code official shall determine and publicly announce when wildfire risk areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of wildfire risk areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the wildfire risk area is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within wildfire risk areas and their invitees and guests going to or being upon their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

9003 - TRESPASSING ON POSTED PROPERTY.

9003.1 - General. When the fire code official determines that a specific area within a wildfire risk area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

9003.2 - Signs. Approved signs prohibiting entry by unauthorized persons and referring to §9002 shall be placed on every closed area.

9003.3 - Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state and federal public officers and their authorized agents acting in the course of duty.

9004 - USE OF FIRE ROADS AND FIREBREAKS. Motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire roads or firebreaks beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner which obstructs the entrance to a fire road or firebreak.

Exception: Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or firebreaks unless located 16 feet (4877 mm) or more above such fire road or firebreak.

9005 - USE OF MOTORCYCLES, MOTOR SCOOTERS AND MOTOR VEHICLES. Motorcycles, motor scooters and motor vehicles shall not be operated within wildfire risk areas, without a permit by the fire code official, except upon clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

9006 - LIABILITY FOR DAMAGE. The expenses of fighting fires which result from a violation of this chapter shall be a charge against the person whose violation caused the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the fire code official in the same manner as in the case of an obligation under a contract, expressed or implied.

PART 3

The geographic limits referred to in certain sections of the Fire Code of the Central Fire Protection District are hereby established as follows:

Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited. The limits referred to in Sections 5704.2.9.6.1 and 5706.2.4.4 of the Fire Code of the Central Fire Protection District in which the storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is restricted are hereby established as the incorporated area of the political boundary of the Central Fire Protection District.

Exceptions: Such use is allowed in the following zoning districts:

1. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in A or A-1 Zones;
2. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in M-1, M-2 or M-3 Zones;
3. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in NR Zones.

Establishment of limits of districts in which storage of flammable cryogenic fluids in stationary containers is to be prohibited. The limits referred to in Section 5806.2 of the Fire Code of the Central Fire Protection District in which storage of flammable cryogenic fluids in stationary containers is prohibited are hereby established as the political boundary of the Central Fire Protection District.

Exceptions:

1. The storage of flammable cryogenic fluids in stationary containers is allowed in an M-2 Zone with a Conditional Use Permit issued by the Planning Department.
2. The storage of flammable cryogenic fluids in stationary containers is allowed in an M-3 Zone.

Establishment of limits for storage of Liquefied Petroleum Gas. The limits referred to in Section 6104.2 of the Fire Code of the Central Fire Protection District are hereby limited to a maximum of 2,000 gallons water capacity within the political boundary of the Central Fire Protection District.

PART 4

Ordinance No. 2019-01 of the Central Fire Protection District entitled "2019 Fire Code", and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

PART 5

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Directors of the Central Fire Protection District hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

PART 6

That nothing in this ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Part 4 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

PART 7

That the fire chief of the Central Fire Protection District is hereby ordered and directed to cause a notice of this ordinance to be published in a newspaper in general circulation in accordance with Section 6066 of the California Government Code.

PART 8

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2020 pursuant to Health

and Safety Code Section 18941.5. This Ordinance shall remain in full force and effect until a subsequent superseding ordinance becomes effective.

PASSED AND ADOPTED this 10th day of September, 2019 by the Board of Directors of the Central Fire Protection District by the following vote:

YES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

President of the Board of Directors

ATTEST:

Secretary of Said Board

APPROVED AS TO FORM:

District Council

DISTRIBUTION: Board of Supervisors

RATIFIED _____

DENIED _____

MODIFIED _____

this _____ day of _____, 2019, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: _____ SUPERVISORS

NOES: _____ SUPERVISORS

ABSENT: _____ SUPERVISORS

ABSTAIN: _____ SUPERVISORS

Chairperson of the Board of Supervisors

ATTEST:

Clerk of the Board

Attachment: 2019 Fire Code (Second Reading Building and Fire Model Code Amendment)



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 14, 2019

FROM: City Manager Department

SUBJECT: Second Reading of an Ordinance Amending Capitola Municipal Code Chapter 2.12, Planning Commission

RECOMMENDED ACTION: Adopt an ordinance amending section 2.12.010 regarding Planning Commission membership to require that commissioners reside within the City limits or sphere of influence, by title only, waiving further reading.

BACKGROUND: In 2000, the City Council adopted Ordinance No. 823, which included repealing language in Capitola Municipal Code Section 2.04.030 requiring residency for “boards and commissions” memberships. The November 29, 2000, meeting minutes for the hearing where the ordinance was introduced included a request for the City Attorney to return with an ordinance or resolution requiring residency for the Planning Commission and Finance Advisory Commission. That amendment was never brought forward, although the requirement was later added to the Finance Advisory Commission.

DISCUSSION: At its September 26, 2019, meeting, the City Council directed staff to prepare an ordinance adding a requirement that Planning Commissioners reside in either the city limits or the City’s sphere of influence as defined by the Santa Cruz Local Area Formation Commission. The first reading of the ordinance amending Section 2.12 was adopted by a 3-2 vote at the October 24 meeting.

FISCAL IMPACT: None.

Report Prepared By: Linda Fridy
City Clerk

Planning Commission Residency Ordinance
November 14, 2019

Reviewed and Forwarded by:



Jamie Goldstein, City Manager 11/7/2019

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAPITOLA AMENDING SECTION 2.12.010 OF THE CAPITOLA MUNICIPAL CODE REGARDING PLANNING COMMISSION MEMBERSHIP TO REQUIRE THAT COMMISSIONERS RESIDE WITHIN THE CITY LIMITS OR SPHERE OF INFLUENCE

WHEREAS, the City Council of Capitola does hereby find that one of the purposes of the Planning Commission is to make and advise on decisions that are in the best interests of the community of Capitola; and

WHEREAS, the City Council of Capitola does hereby find that many individuals who may reside in the sphere of influence of Capitola are invested in the community of Capitola; and

WHEREAS, the City Council of Capitola does hereby find that individuals who reside in the City of Capitola or the sphere of influence, as defined by the Santa Cruz Local Agency Formation Commission, are best positioned to make decisions that are in the best interests of the community of Capitola,

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

Section 1. Section 2.12.010 of the Capitola Municipal Code is hereby amended to read as follows:

“2.12.010 Members

The planning commission of the city shall consist of five members. Those commissioners serving at the time of adoption of the ordinance codified in this chapter may continue to serve until replaced in the manner provided in this chapter. All commissioners shall live within the City limits of Capitola or within the sphere of influence of Capitola, as defined by the Santa Cruz Local Area Formation Commission.”

Section 2. COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

The City Council hereby finds that the action to adopt this ordinance will not result in any change in the environment and thus is not a project subject to the requirements of CEQA.

Section 3. SEVERABILITY.

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

Section 4. EFFECTIVE DATE.

This Ordinance shall be in full force and effect thirty (30) days from its passage and adoption.

This ordinance was introduced on the 24th day of October, 2019, and was passed and adopted by the City Council of the City of Capitola on the 14th day of November, 2019, by the following vote:



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 14, 2019

FROM: Community Development

SUBJECT: Capitola Town Square Conceptual Review

RECOMMENDED ACTION: Receive the presentation by mall owners Merlone Geier Partners of its conceptual plan for redevelopment of the Capitola Mall, receive public comment, and provide input and feedback on the project prior to submission of a formal application.

APPLICANT PROPOSAL: The applicant is seeking preliminary feedback on a conceptual design for redevelopment of 31.44 acres of the 46.16-acre Capitola Mall with a mix of commercial, retail, and residential uses (Attachment 1). The anticipated future application will likely include a Planned Development Zoning District, a Vesting Tentative Tract Map, a Development Agreement, a Design Permit, and a Master Sign Program. The main components of the project description include the following:

- The existing building area on the project site is approximately 373,451 square feet. The project includes demolition of the former Sears building (approximately 110,000 square feet), a portion of the existing mall (approximately 124,936 square feet), and the former Takara restaurant building (approximately 8,000 square feet), for a total of 242,936 square feet.
- The proposed project includes approximately 339,131 square feet of commercial space, including retail, restaurants, fitness, and entertainment uses, for a net reduction of approximately 34,320 square feet, and 637 multi-family residential units within one seven-story building and one five-story building. Both buildings would have retail uses “wrapped” around two parking garages.
- The project includes reconfiguration of access to the site and creation of an internal street grid pattern within the site. This would include realignment of the existing main access drive on 41st Avenue approximately 300 feet to the south, and extension of a new 38th Street from Capitola Road north to Clares Street. An active main street with angled parking, wide sidewalks, and spaces for outdoor dining, informal seating, signage, and landscaping is proposed as part of the project.
- Relocation of the Santa Cruz Metro transit station to a new location between Macy's and Kohl's, which would be accessed from Clares Street.
- Development of at-grade surface and structured parking with a total of approximately 2,614 commercial parking spaces, yielding an overall commercial parking ratio of 4.3 spaces per

1855 41st Avenue Conceptual Review
November 14, 2019

1,000 square feet of commercial space. The project includes two residential parking garages that would provide approximately 1,098 dedicated residential parking spaces, yielding a ratio of 1.74 spaces per dwelling unit. The 3,712 spaces represent the parking provided on the Merlone Geier Partners portion of the site, not the entire mall.

- Construction of new stormwater infrastructure to treat all stormwater on-site through natural and engineered biofiltration systems and methods.
- Development of various pedestrian and bicycle improvements, along with new signage throughout the project.
- The proposed development would have a maximum height of 85 feet.
- The project applicant is also proposing exterior improvements to existing anchor stores, including Target, Kohl's, and Macy's which border the proposed new development.
- The applicant included a master sign program with the conceptual review, which includes monument signs, way finding signs, directional signs, wall signs, and Capitola Town Square signs (Attachment 2).

BACKGROUND: In 1975, the mall property was annexed into the City of Capitola and zoned to allow construction of an indoor mall. The first iteration of the Capitola Mall opened in 1977. The mall was renovated and expanded in the late 1980s to include four department stores and approximately 100 shops and restaurants.

Over the past decade, the City has consistently focused on the long-term viability of the Capitola Mall and created specific goals, policies, and actions within the new General Plan (adopted in 2014) to both incentivize and guide redevelopment at the site.

In 2013, the previous mall owner, the City of Capitola, and Santa Cruz Metro began working together to identify an appropriate location to relocate the transit center. In 2014, all parties conceptually agreed the location between Kohl's and Macy's was the best site for the future transit center, however the project was not implemented.

In 2018, the City adopted a new zoning code which implements the actions outlined in the General Plan to incentivize redevelopment at the mall site, as discussed below.

On August 27, 2019, the City received a conceptual review application for the redevelopment of the Capitola Mall.

On November 7, 2019, the Planning Commission reviewed the Capitola Mall redevelopment concept. The Planning Commission direction is summarized within Attachment 3.

DISCUSSION: The Capitola Mall is 46.16 acres in total and is located on the west side of 41st Avenue between Clares Street and Capitola Road. The existing mall contains a total of 640,631 square feet of building area on 10 parcels and is surrounded by a mix of existing commercial development.

The proposed project site consists of the 31.44 acres of the mall owned by the applicant, Merlone Geier Partners. The existing buildings on the project site consist of the indoor mall

1855 41st Avenue Conceptual Review
November 14, 2019

(181,320 square feet), the former Sears building (110,000 square feet), Kohl's (74,131 square feet), and the former Takara restaurant (8,000 square feet).

The existing mall building, which was constructed in the 1970s and expanded in 1989, is approximately 35 feet high and currently includes 68 retail tenants. The Target, Macy's, and Kohl's buildings are larger anchor retail stores which range from 30 to 40 feet in height.

This staff report will first focus on the project description, then the regulatory framework for mall redevelopment, and conclude with proposed comments from the City's technical review team and other public agencies.

Project Description

The project proposes demolishing the main interior spine of the mall and Sears building and creating a new open-air town center with a new street grid pattern through the site. Target, Macy's and Kohl's, three major retail anchors within the existing mall, would be retained and incorporated into the site design. As proposed, the project would introduce a mix of new retail and entertainment space (339,131 square feet) and 637 new dwelling units (784,074 square feet). The description of the project design is broken down into the following five zones shown on the site plan.



Zone 1 - 41st Avenue Frontage (Gateway)

1855 41st Avenue Conceptual Review
November 14, 2019

Along 41st Avenue, the project would be accessed through a new gateway entrance to the site at a new signalized intersection with Town Square Way. Four new retail buildings are proposed on the eastern portion of the site along 41st Avenue, ranging from 3,700 to 6,800 square feet in size, with surface parking. The new retail buildings are single story ranging from 33 feet to 40 feet in height.

Zone 2 – Southeast Block (Sears Block)

The area between 40th Avenue and 38th Avenue (including the former Sears building), is proposed to include a mix of commercial retail uses, with 384 dwelling units, up to seven stories in height. The residential building would be built above proposed retail uses and would be wrapped around an eight-level parking structure. The proposed residential units would consist of studio, one-bedroom, and two-bedroom units. Building heights on this portion of the site would be up to 85 feet and blocks would extend for approximately 500 feet along 38th Avenue and 300 feet along Capitola Road. The new residential building is proposed 15 feet from Capitola Road and 40th Avenue and 12.5 feet from 38th Avenue measured from back of curb.

Zone 3 – Southwest Block (Target Block)

In the southwest quadrant of the site, west of 38th Avenue, the project proposes 253 dwelling units, up to five stories in height, with retail uses along the new interior Town Square Way. The residential building would wrap around a six-level parking garage. Building heights on this portion of the site would be up to 60 feet. The block along 38th Avenue would extend for approximately 600 feet and approximately 220 feet along Capitola Road. The new residential building is proposed 15.5 feet from Capitola Road and 12 feet from 38th Avenue measured from back of curb. The existing Target building and parking structure would remain.

Zone 4 – Northwest Block (Macy's Block)

In the northwest quadrant of the development site, the project proposes two new retail buildings, totaling approximately 8,400 square feet, sidewalk and plaza/public realm improvements in front of Macy's, and the relocated Metro transit station. Building heights would be up to 45 feet.

Zone 5 - Northeast (Kohl's Block)

In the northeast quadrant of the site, between 41st Avenue and 38th Avenue, north of the proposed Town Square Way, the project proposes renovation of a portion of the existing mall, and development of a new 7,900 square foot retail building. Exterior improvements to the existing Kohl's building are also proposed. Building heights would be up to 40 feet.

Roadways and Public Spaces

38th Avenue would serve as the main north-south gateway entrance from Capitola Avenue to the proposed residential units and Town Square Way, extending north to Clares Street. Town Square Way would extend from 41st Avenue west through the site to Clares Street. Town Square Way would be designed as an active main street with angled parking, wide sidewalks, and areas for outdoor dining, informal seating and gathering, signage, and landscaping.

A direct access from 41st Avenue to the Target building is accommodated through a driveway underneath the building in Zones 2 and 3. This pedestrian and auto circulation has been designed to provide vehicular access from the eastern part of the site to the Target building on the southwest portion of the site.

Regulatory Framework

General Plan

1855 41st Avenue Conceptual Review
November 14, 2019

In 2014, the Capitola City Council adopted an updated General Plan to replace the City's previous 1989 General Plan. The General Plan includes goals to maintain and enhance Capitola's distinctive identity and unique sense of place. The project site is designated as *Regional Commercial (C-R)* in the Capitola General Plan. The C-R designation is intended for general retail and services for Capitola residents and regional visitors. Permitted land uses include shopping malls, auto sales, general retail, personal and business services, restaurants, offices, similar commercial uses, and mixed-use residential projects. The maximum permitted FAR in the C-R designation is 1.5, with a FAR of 2.0 permitted if special criteria are met. The Capitola Mall was identified as a special study area warranting focused attention by the community in an effort to encourage redevelopment. Specific General Plan goals and policies regarding the mall are identified in Attachment 4.

Zoning Code

The Capitola zoning code was updated in 2018 and incorporates the policies established in the General Plan. As acknowledged in the development standards of Chapter 17.24, when the Capitola Mall site was zoned Regional Commercial (C-R), it was 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. The code specifically requires that when an application includes fewer than all parcels within the mall property, the applicant shall demonstrate that the development type, pattern, and site design will be compatible and not unreasonably interfere with future redevelopment of the remaining parcels.

All applications seeking a Planned Development within Chapter 17.36 require conceptual review by both Planning Commission and City Council prior to the submittal of a formal PD application. The current conceptual review application fulfills this requirement.

Planned Development Zoning District Process

The purpose of the Planned Development (PD) Zoning District (Chapter 17.36) is to allow for high quality development that deviates from standards and regulations applicable to the other zoning districts (Attachment 5). The PD zoning district is intended to promote creativity in building design, flexibility in permitted land uses, and innovation in development concepts. The PD zoning district provides land owners with enhanced flexibility to take advantage of unique site characteristics and develop projects that will provide public benefits for residents, employees, and visitors.

PD applications must illustrate how the proposed development will be superior to development that could occur under the existing zoning standards, and how it will achieve substantial public benefits. Examples of substantial public benefits identified in Chapter 17.36 include:

1. Affordable housing;
2. Public plazas, courtyards, open space and other public gathering places;
3. New or improved pedestrian and bicycle pathways that enhance circulation;
4. Green building and sustainable development features;
5. Preservation, restoration, or rehabilitation of a historic resource;
6. Public art that exceeds minimum requirements and is placed in a prominent and publicly accessible location;
7. New or enlarged businesses that increase the supply and/or diversity of jobs available to Capitola residents;
8. Increased transportation options for residents and visitors to walk, bike, and take public transit;

1855 41st Avenue Conceptual Review
November 14, 2019

9. Public parking in excess of the required number of parking spaces for use by the surrounding commercial district;
10. Publicly accessible parks, open space, and/or recreational amenities beyond the minimum required; and
11. Habitat restoration and/or protection of natural resources beyond the minimum required.

In order to approve a PD application, the Planning Commission and City Council will need to make a finding that the proposed development is superior to development that could occur under the standards applicable in the existing zoning districts.

Also of note, Chapter 17.88: Incentives for Community Benefits is an entirely new zoning chapter that was created to incentivize redevelopment along 41st Avenue, including the mall site (Attachment 6). This chapter identifies mechanisms to allow for an increased floor area ratio of 2.0 and increased height of 50 feet on the site in conjunction with the property owner providing community benefits. In order to receive these incentives of height and massing, projects must provide a substantial benefit to the community that exceeds the minimum requirements of local, state, and federal law and advance the goals of the general plan, have adequate public services and infrastructure, and minimize adverse impacts to neighboring properties to the greatest extent possible. The applicant chose to process the application as a Planned Development to request additional height to concentrate the majority of the development on one area of site. Although the application will not be reviewed under this chapter, it provides guidance in terms of desired community benefits as outlined in section 17.88.040 (refer to Attachment 6).

Specific community benefits for the Capitola Mall are identified within section 17.88.040.B as follows:

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.
2. Surface Parking Lot Redevelopment. Redevelopment of existing surface parking lots fronting 41st Avenue and Capitola Road while introducing new sidewalk-oriented commercial buildings that place commercial uses along the street frontage.
3. Transit Center. Substantial infrastructure improvements to the transit center on the Capitola Mall property that are integrated with a possible future shuttle system in Capitola. The transit center may be moved to an alternative location consistent with the operational requirements of Santa Cruz Metro.
4. Affordable Housing. Affordable housing that meets the income restrictions applicable in the affordable housing (AH) overlay zone.

According to the information submitted by the applicant, the exact public benefits will be developed based on feedback provided by the City during the current conceptual review. During the conceptual review public hearings, the City Council should identify desired public benefits, which could include: pedestrian and bicycle pathways, attracting new or larger businesses, green building and sustainability features, a hotel, public art, enhanced transportation options, and additional open or public space.

Proposed Planned Development Standards

The applicable development standards under the existing *Regional Commercial* designation, as compared to proposed *Planned Development* standards for the site, are shown in the table below.

1855 41st Avenue Conceptual Review
November 14, 2019

	C-R Zone	PD Request
Parcel Area, Minimum	5,000 square feet	2 acres
Floor Area Ratio (FAR), Maximum	Up to 1.5*	1.19
Height, Maximum	40 feet	85 feet
Residential Density, Maximum	20 du/acre***	
Setbacks, Minimum		
Front		
38 th Avenue	15 feet (with minimum 10-foot sidewalk)	12 ft. min. setback
40 th Avenue		<u>5 ft. min. sidewalk</u>
Town Square Way		15 ft. min setback <u>5 ft. min sidewalk</u> 15 ft. min setback 6 ft. min sidewalk
Rear	0 feet***	0 feet
Interior Side	0 feet***	0 feet
Street Side (Capitola Road)	15 feet	15 feet
Landscaped Open Space, Minimum	5%	21.7%
Residential Open Space, Common Area		15.7%
Residential Landscape Open Space		11.3%
Parking and Loading		
Shared Parking subject to 17.76.050.E	Parking Study required	4.3 spaces per 1,000 sq. ft. commercial 1.74 spaces per residential unit
* A FAR of up to 2.0 may be allowed if special criteria are met as established in General Plan Action LU-9.3.		
** Density limit for Regional Commercial removed from General Plan and pending removal from Zoning Ordinance.		
*** Unless adjacent to a residential zoning district.		

Affordable Housing

The Capitola Town Square concept includes 637 residential rental units. Capitola's affordable housing requirements are outlined in Chapter 18.02 of the municipal code. Pursuant to 18.02.030.A, a housing development creating rental housing is required to pay affordable housing in-lieu fees to the City's housing trust fund. The developer has verbally suggested providing affordable housing onsite, rather than the in-lieu fee. For onsite affordable units, the City requires 15 percent of the total housing units be reserved to accommodate moderate-, low-, or very low-income households. Within the development agreement for the project, affordable housing can be negotiated including whether or not the housing is developed onsite.

The 2015-2023 Housing Element was adopted by the Capitola City Council on November 25, 2015, and certified by the California Department of Housing and Community Development (HCD) on February 4, 2016. The Housing Element identifies current issues relating to housing and the policies and programs that will be used to address them. A portion of the Housing Element is dedicated to identifying opportunity sites that will satisfy the Regional Housing Needs Allocation (RHNA) requirement from the State Housing and Community Development Department (HCD). HCD requires that each local jurisdiction plan for a certain number of housing units that are affordable to all income groups. The following table includes the City's

1855 41st Avenue Conceptual Review
November 14, 2019

2015-2023 RHNA Obligation. The City will be receiving updated RHNA numbers in the next year.

Affordability	RHNA	# Units Already Developed	Remaining Units to be Developed
Extremely Low	17	0	17
Very Low	17	0	17
Low	23	0	23
Moderate	26	1	25
Above Moderate	60	49	11
Total	143	5	93

According to the Federal Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD), the area median income for a four-person household in Santa Cruz County was \$98,000 in 2019.

California law and some federal housing programs define several income categories based on a percentage of the area median income (AMI) determined by HUD and HCD, as follows:

1. Extremely Low Income – less than 30 percent of the area median income
2. Very Low Income – less than 50 percent of the area median income
3. Lower Income - between 51 and 80 percent of the area median income
4. Moderate Income – between 81 and 120 percent of the area median income
5. Above Moderate Income – more than 120 percent of the area median income

Sign Package

The applicant submitted a master sign program with the conceptual review. The master sign plan identifies the proposed signage on the site and includes specific requests for maximum sign area per tenant, two types of monument signs, and various wayfinding/directional signs. In the interest of time and providing meaningful feedback on the conceptual review, the master sign program will be brought to the Planning Commission and City Council separate from the conceptual review application. City Council may provide general feedback on signs shown in the conceptual review.

Subsequent Processing

As described above, because the project includes a PD rezoning, conceptual review must be completed prior to formal application submittal and processing. Environmental review in accordance with the California Environmental Quality Act (CEQA) must be conducted for the project, after the conceptual review process is completed. The City has contracted with a consultant (Dudek) to prepare an Environmental Impact Report for the project. Initial work will begin on the EIR at this time, however, the bulk of the EIR process and work will be completed upon submittal of the formal application.

Technical Review and Other Public Agencies

City staff from each department reviewed the conceptual review application and provided feedback to the applicant team in the form of an incompleteness letter dated September 25, 2019 (Attachment 7). The letter identified project issues and items to be further addressed in subsequent submittals.

Design Review

1855 41st Avenue Conceptual Review
November 14, 2019

New multi-family residential structures and new nonresidential structures require a Design Permit pursuant to Zoning Code section 17.120.030. The design permit process ensures high-quality design, harmony with existing community character, and minimized impacts to surrounding land uses. All design permit applications require review by City staff and City-contracted design professionals including a landscape architect and architect. The City has contracted with architecture/landscape architecture firm RRM Design Group to provide comprehensive peer review of the Capitola Mall PD application. The current contract with RRM Design Group includes two rounds of design review. Although the conceptual review process does not require peer design review, the City commissioned a review to obtain early feedback on the design prior to the applicant's submittal of an official application. The second peer design review will occur upon complete submittal of an official PD application, which is anticipated in January 2020.

On October 18, 2019, RRM met with City staff to complete a site tour and discuss potential issues and comments on the conceptual project plans. Following the meeting, RRM provided the City with feedback related to the: 1) site planning and layout, 2) architecture, 3) public realm and landscape architecture, 4) livability, and 5) engineering. RRM's memo is attached to this report (Attachment 8). Overall, RRM was very impressed with the overall concept of transforming the mall into an open-air, mixed-use town square. The main design comments and issues identified by City staff and RRM are highlighted below.

Site Planning

1. Proposed long block lengths relative to context of blocks within the Central Village.
2. 38th Avenue: Applicant must consider how 38th Avenue will function and what the experience will be for residents and visitors. Need to consider building width, heights, and articulation, pedestrian and bicycle facilities and connections. Other items to consider for 38th Avenue include:
 - a. Consider options for this roadway through the site to reinforce the north-south travel and street grid through the site to an intersection on Clares and ultimately Brown's Ranch.
 - b. Consider best alignment and location of transit stop.
3. Alignment of Town Square Way with 41st Avenue and Clares Street. Consider the connection of Town Square Way both now and in the long-term to provide best connection with Brown Ranch and Whole Foods plaza access points.
4. Consider rotating buildings located along the frontage of 41st Avenue (P-5 and P-4) to be included along the entry of Town Square Way (east of A-5), so they are not orphaned and there is no void in between these buildings. This would create a continued pedestrian space and experience along Town Square Way.
5. Plans do not show much improvement to the 41st and Capitola Road site frontages. Add improvements/elements to make these more modern and improved.
6. Pedestrian circulation seems sparse at exterior of the site, and the overall design creates long paths of travel for pedestrians and bicyclists. Project should include enhanced pedestrian connections to the site and circulation between the uses on the site. For example, include pedestrian connection to the Kohl's building from Town Square Way.

7. Solar Access: The taller proposed buildings south of Town Square Way have potential to shade the roadway and the shorter buildings north of Town Square Way.

Architecture

1. Concern with 38th Avenue buildings not fitting with style and development within Capitola. The 700 linear feet of repetitive design should have increased articulation through use of materials to create a scale and pattern that fits Capitola's eclectic architecture.
2. Architectural features such as corners and open space elements should be enhanced. The transition from common space to residential private open space should be enhanced to create a sense of arrival and privacy (front doors/stoops).
3. Residential Buildings: RRM identified concerns with the lack of architectural connection from the upper stories to the ground plane. The design of these buildings appears as residential buildings placed on top of commercial buildings. Pursue opportunities to continue the exteriors of the upper stories to ground plane.
4. Large graphics lack connection to place. Break up or enhance building design in areas shown with applied graphics and/or introduce authentic art and use to reinforce local character and placemaking.

Public Realm/Landscape Architecture

1. Landscaping for various areas throughout the site could be enhance and expanded. Suggest using consistent and cohesive elements throughout the site, such as benches and pedestrian lighting. Expand upon and carry forward beach theme into project amenities. Pursue opportunities to integrate public art within the pedestrian realm.
2. The proposed courtyards at ground level provide good street presence. There is a concern with solar access to the podium level common open space areas within the residential. Opportunity to refine and improve solar access.
3. Ensure pedestrian realm amenities are sized to accommodate intended activity. For example, the identified dog park area appears undersized.
4. Name of project is Capitola Town Square. The project lacks a true town square or common open space of adequate size to evoke a town square concept/experience.
5. Opportunities to integrate or enhance pedestrian circulation, internal pedestrian pathways, connected bicycle path's etc. Anticipating future resident use, lack of clear, well defined and safe path of travel portrayed for project. Opportunity to create exercise or walk path around/within site.
6. Maintain viable, healthy trees.
7. Shading for outdoor dining areas. Proposed Metro bus station lacks adequate shade trees and landscaping.

Livability

1. Concern with the layouts of some residential unit floor plans shown on Sheets A-36 and A-37. Capitola has strong connection to the outdoors, and as shown, a number of the unit floor plans, including bedrooms, lack adequate layouts and windows to provide adequate natural lighting and outdoor connection.
2. Explain the diversity of project enhancements for different age groups, including families, seniors, young professionals, etc.

Civil and Public Works

1. Clarify the proposed site drainage concepts and how the water will transition to retention basins and storage features.
2. Verify the dimensions of primary roadways through the site are adequate. For example, roadway width of 28 feet adjacent to diagonal parking on Town Square Way may be undersized.
3. Concerns with the location of commercial loading/delivery areas adjacent to and underneath proposed residential units.
4. Intersection of Clares Street and Town Square Way should be signalized with pedestrian crossings, relocating the existing signal on Clares Street by the corner of Macy's.
5. Add a new signal on Clares Street to provide improved access (vehicle and pedestrian) between Capitola Town Square and Brown Ranch Marketplace.
6. At the intersection of Town Square Way and 41st Avenue, the proposed signalized intersection being relocated must align with a driveway and access road for the commercial developments to the east.
7. The proposed development should provide bicycle ingress/egress to the site with bicycle storage options.
8. The proposed development should include active public park space on the site.

Stormwater

The conceptual plans were sent to the City's stormwater consultant, HydroScience, which provided preliminary comments on the project and design (Attachment 9). HydroScience indicated the project's Preliminary Stormwater Control Plan (Sheet C-55) includes elements of stormwater controls which could be successful for this site; however, additional detail and analysis will be required to determine whether the improvements proposed are consistent with post-construction performance requirements. HydroScience also noted that stormwater runoff retention and infiltration was a challenging constraint for the recent Olive Garden Restaurant due to near surface soils with low infiltration rates. This should be considered early in the project's design and development.

Stakeholder Agencies

1855 41st Avenue Conceptual Review
November 14, 2019

In addition, staff shared the conceptual application with certain stakeholder agencies which provide services to the site. Initial feedback from the agencies/districts are listed below.

City of Santa Cruz Water Department: The project proposes over 500 residential units and therefore requires completion and adoption of a Water Supply Assessment and verification of water supply by the City of Santa Cruz Water Department, in accordance with SB 610 and SB 221. A Water Supply Assessment is a technical analysis, which documents and evaluates the sufficiency of projected water supply to serve a proposed project, required as part of the environmental review process. City staff intends to continue to meet with the City of Santa Cruz Water Department to coordinate the WSA process.

County of Santa Cruz Sanitation District: Reviewed the conceptual plans and commented that Sanitation staff believes it is likely that the increase in flows associated with the project will require some downstream sewer mains to increase in size. The flows from the Capitola Mall appear to flow directly to the large East Cliff pump station, which Sanitation staff anticipates will be able to handle the increase in flows.

City staff has reached out to staff of the Central Fire District and Soquel Union Elementary School Districts regarding the concept, who have not had input at this time.

Fiscal Impact

City Staff contracted with Kosmont Companies to prepare a Fiscal Impact Analysis of the conceptual project (Attachment 10). The proposed redevelopment of the site with a mix of retail and residential uses will improve the economic health of the overall shopping center, but depending on the growth in taxable retail sales, it may result in either a slight fiscal benefit or deficit to the City, as compared to the existing mall.

The total annual incremental fiscal revenues from the proposed project are estimated to range from \$850,000 to \$1.2 million per year. The Town Square project would increase the population of the City by approximately 1,115 to 1,275 people, roughly a 12 percent increase above the current population of 10,080. This increase in population would increase the City's expenditures to provide services to the project by approximately \$875,000 to \$1 million per year. As shown in the fiscal analysis, the project's fiscal impact could range from a positive impact of \$50,000 per year to a negative impact of \$75,000 per year.

Recent trends in retail sales being captured by e-commerce and big box discounters provide dismal projections of future retail sales not keeping pace with inflation, resulting in greater risk to the General Fund. Diversification of uses on the site combined with possible new financial tools would ensure a stable fiscal project. The Fiscal Impact Analysis identifies the following tools available to increase the potential revenues generated and help diversify the revenue base:

- Build a new hotel on the site
- Establish a Community Facilities District (CFD) Maintenance Fee
- Enact an Entertainment Tax

GUIDANCE REQUESTED:

1855 41st Avenue Conceptual Review
November 14, 2019

Conceptual review allows an applicant to receive preliminary, nonbinding input from the City Council on a proposed project prior to receipt of a formal permit application. Specifically, staff and the applicant are seeking input on the following:

1. Architectural design, massing, and articulation;
2. Site layout, circulation within the site, and connectivity to adjacent properties;
3. Proposed land uses;
4. Desired public benefits; and
5. Affordable Housing.

These items would be reviewed in a future application and may be negotiated within a development agreement. At this stage, the City Council can provide high-level input and guidance on the above items to inform the applicant's future formal PD application. Also of note, the submitted plans are conceptual and lack necessary detail for a complete zoning review. Additional details will be required at time of official application submittal.

Questions for City Council: Staff is seeking City Council input on the following questions:

1. Does the City Council support the guidance provided by RRM Design regarding the general massing, character, and architectural design proposed?
2. Does the City Council support the guidance provided by RRM Design regarding site circulation, connectivity to adjacent properties, and improved pedestrian/bicycle facilities?
3. Provide general feedback on the proposed mix of uses on the site.
4. What public benefits are desired as part of this project?
5. Provide guidance on affordable housing. Should the affordable housing be provided onsite or in-lieu?
6. Provide feedback about the importance of the project's fiscal impacts on the City.

ATTACHMENTS:

1. Conceptual Review Plans of Capitola Mall Redevelopment
2. Draft Master Sign Program
3. Planning Commission Comments
4. General Plan Applicable Goals and Policies
5. Chapter 17A.36 Planned Development Zoning District
6. Chapter 17A.88 Incentives for Community Benefits
7. Capitola Mall - Incompleteness Letter for Conceptual Review - Final Scanned -- 9-25-19
8. RRM Design Group Peer Review of Concept Plan
9. 2019.09.11 HydroScience Stormwater Memo
10. Kosmont Capitola Fiscal Impact - 11-8 Final
11. PDF of all additional materials

Report Prepared By: Katie Herlihy
Community Development Director

1855 41st Avenue Conceptual Review
November 14, 2019

Reviewed and Forwarded by:



Jamie Goldstein, City Manager 11/8/2019

SHEET INDEX

ARCHITECTURAL

- A-1. COVER SHEET
- A-2. EXISTING SITE PLAN
- A-3. DEMOLITION PLAN
- A-4. OVERALL SITE PLAN - GROUND LEVEL
- A-5. OVERALL SITE PLAN - UPPER LEVEL
- A-6. BUILDING A - GROUND LEVEL PLAN
- A-7. BUILDING A - LEVEL 03 PLAN
- A-8. BUILDING A - LEVEL 04 PLAN
- A-9. BUILDING A - ELEVATIONS
- A-10. BUILDING A - ELEVATIONS
- A-11. BUILDING A - ELEVATIONS
- A-12. BUILDING A - MATERIALS & FINISHES
- A-13. BUILDING A - MATERIALS & FINISHES
- A-14. BUILDING A - MATERIALS & FINISHES
- A-15. BUILDING A - MATERIALS & FINISHES
- A-16. BUILDING B - GROUND LEVEL PLAN
- A-17. BUILDING B - UPPER LEVEL PLAN
- A-18. BUILDING B - ROOF PLAN
- A-19. BUILDING B - ELEVATIONS
- A-20. BUILDING B - ELEVATIONS
- A-21. BUILDING B - ELEVATIONS
- A-22. BUILDING B - ELEVATIONS
- A-23. BUILDING B - MATERIALS & FINISHES
- A-24. BUILDING B - MATERIALS & FINISHES
- A-25. BUILDING B - MATERIALS & FINISHES
- A-26. BUILDING C - GROUND LEVEL PLAN
- A-27. BUILDING C - ELEVATIONS
- A-28. BUILDING C - MATERIALS & FINISHES
- A-29. BUILDING D - GROUND LEVEL PLAN
- A-30. BUILDING D - ELEVATIONS
- A-31. BUILDING D - MATERIALS & FINISHES
- A-32. BUILDING D - MATERIALS & FINISHES
- A-33. BUILDING EFGH - GROUND LEVEL PLAN
- A-34. BUILDING EFGH - ELEVATIONS
- A-35. BUILDING EFGH - ELEVATIONS
- A-36. RESIDENTIAL UNIT PLANS
- A-37. RESIDENTIAL UNIT PLANS
- A-38. BUILDING SECTIONS
- A-39. MATERIALS AND FINISHES

LANDSCAPE

- L-40. OVERALL SITE PLAN
- L-41. ENTRY - ENLARGED PLAN
- L-42. ENTRY - SECTIONS
- L-43. THE ESTUARY - ENLARGED PLAN
- L-44. THE ESTUARY - SECTIONS
- L-45. THE TIDES - ENLARGED PLAN
- L-46. THE TIDES - SECTIONS
- L-47. BLDG A - ENLARGED PLAN
- L-48. BLDG A - ENLARGED PLAN
- L-49. BLDG B - ENLARGED PLAN
- L-50. TRANSIT STATION - ENLARGED PLAN
- L-51. PLANTING PLAN

CIVIL

- C-52. PRELIMINARY EROSION CONTROL PLAN
- C-53. PRELIMINARY GRADING PLAN
- C-54. PRELIMINARY CUT AND FILL PLAN
- C-55. PRELIMINARY STORMWATER CONTROL PLAN

VESTING TENTATIVE MAP

- T-57. COVER SHEET
- T-58. EXISTING BOUNDARY
- T-59. PROPOSED BOUNDARY
- T-60. EXISTING CONDITIONS
- T-61. PROPOSED SITE PLAN



Capitola Town Square
Capitola, California

MerloneGeier
Partners



Kimley»Horn



A-01

Scale: 1/8" = 1'-0"

8.A.1

PROJECT SUMMARY

	acres	square feet
OVERALL SITE AREA:	20.93 ac	911,867 sf
EXISTING MALL:	10.51 ac	458,023 sf
FORMER SEARS:	2.84 ac	114,843 sf
TARGET:	5.62 ac	245,019 sf
MACY'S:	4.86 ac	211,811 sf
ROSS:	0.48 ac	20,836 sf
CITI BANK:	0.64 ac	27,886 sf
OLIVE GARDEN:	0.64 ac	20,836 sf
BANK OF AMERICA:	46.16 ac	2,010,921 sf

	acres	square feet
MCP DEVELOPMENT CONTROL SITE AREA:	20.93 ac	911,867 sf
EXISTING MALL:	10.51 ac	458,023 sf
FORMER SEARS:	2.84 ac	114,843 sf
TOTAL DEVELOPMENT SITE AREA:	31.44 ac	1,369,690 sf

	square feet
OVERALL EXISTING BUILDING AREA:	181,320 sf
EXISTING MALL:	74,131 sf
KOHL'S:	110,000 sf
SEARS:	102,000 sf
MACY'S:	93,214 sf
TARGET:	50,327 sf
ROSS:	4,910 sf
CITI BANK:	8,000 sf
OLIVE GARDEN:	8,000 sf
VACANT P/FORMER TAKARRA:	8,000 sf
BANK OF AMERICA:	8,729 sf
TOTAL OVERALL SITE BUILDING AREA:	640,631 sf

	square feet
MCP DEVELOPMENT CONTROL EXISTING BUILDING AREA:	181,320 sf
EXISTING MALL:	74,131 sf
KOHL'S:	110,000 sf
SEARS:	110,000 sf
VACANT P/FORMER TAKARRA:	8,000 sf
TOTAL DEVELOPMENT BUILDING AREA:	373,451 sf

OVERALL SITE PARKING	3,023 stalls
EXISTING RETAIL PARKING:	4,771,000 sf
OVERALL PARKING RATIO:	



EXISTING SITE PLAN

Capitola Town Square
Capitola, California

MerloneGeier Partners

Kimley»Horn
URBAN ARENA

A-02
LOCAL PLAN No. 008

PROJECT SUMMARY

SITE AREA:	acres	square feet
TOTAL OVERALL SITE AREA:	46.16 ac	2,010,920 sf
DEVELOPMENT SITE AREA:	31.44 ac	1,369,890 sf
MGP DEVELOPMENT CONTROL EXISTING BUILDING AREA:		
EXISTING MALL:		181,320 sf
KOHL'S:		74,131 sf
SEARS:		110,000 sf
VACANT PD(FORMER TAKARA):		8,000 sf
TOTAL BUILDING AREA:		373,451 sf
PROPOSED DEMOLISHED/RETROFITTED BUILDING AREA:		
EXISTING MALL:		124,936 sf
SEARS:		110,000 sf
VACANT PD(FORMER TAKARA):		8,000 sf
TOTAL DEVELOPMENT DEMOLISHED BUILDING AREA:		242,936 sf
EXISTING MALL TO BE RETROFITTED:		
		56,384 sf



DEMOLITION PLAN

Capitola Town Square
Capitola, California

MerloneGeier
Partners

Kimley»Horn

URBAN
ARENA



A-03
Scale: as Shown

8.A.1

PROJECT SUMMARY

DESCRIPTION	acres	square feet
TOTAL OVERALL SITE AREA	46.16 ac	2,010,920 sf
DEVELOPMENT SITE AREA	31.44 ac	1,369,690 sf
DEVELOPMENT FLOOR AREA RATIO (FAR)		0.82
DEVELOPMENT DWELLING UNITS PER ACRE (DU/AC)		20 DU/AC
EXISTING BUILDING AREA - DEVELOPMENT		373,451 sf
PROPOSED RETAIL BUILDING AREA - DEVELOPMENT		339,131 sf
NET LOSS OF RETAIL BUILDING AREA - DEVELOPMENT		34,320 sf

OVERALL BUILDING AREA	square feet	square feet	
BUILDING A-1:	30,300 sf	BUILDING S-4:	6,700 sf
BUILDING A-2:	11,300 sf	BUILDING S-5:	2,400 sf
BUILDING A-3:	7,500 sf	BUILDING S-6:	6,000 sf
BUILDING A-4:	11,900 sf	BUILDING S-7:	7,900 sf
BUILDING A-5:	23,000 sf	BUILDING S-8:	5,700 sf
BUILDING A-6:	54,100 sf	BUILDING S-10e (Mall):	18,600 sf
BUILDING A-7:	38,800 sf	BUILDING P-1e (Bank of America):	8,729 sf
BUILDING A-10e (Kohl's):	74,131 sf	BUILDING P-2:	3,700 sf
BUILDING A-12e (Macy's):	102,000 sf	BUILDING P-4:	4,800 sf
BUILDING A-14e (Target):	93,214 sf	BUILDING P-5:	6,800 sf
BUILDING A-20e (Ross):	50,327 sf	BUILDING P-6:	4,200 sf
BUILDING S-1:	5,500 sf	BUILDING P-8e (Citibank):	4,910 sf
BUILDING S-2:	5,800 sf	BUILDING P-10e (Olive Garden):	8,000 sf
BUILDING S-3:	10,200 sf		

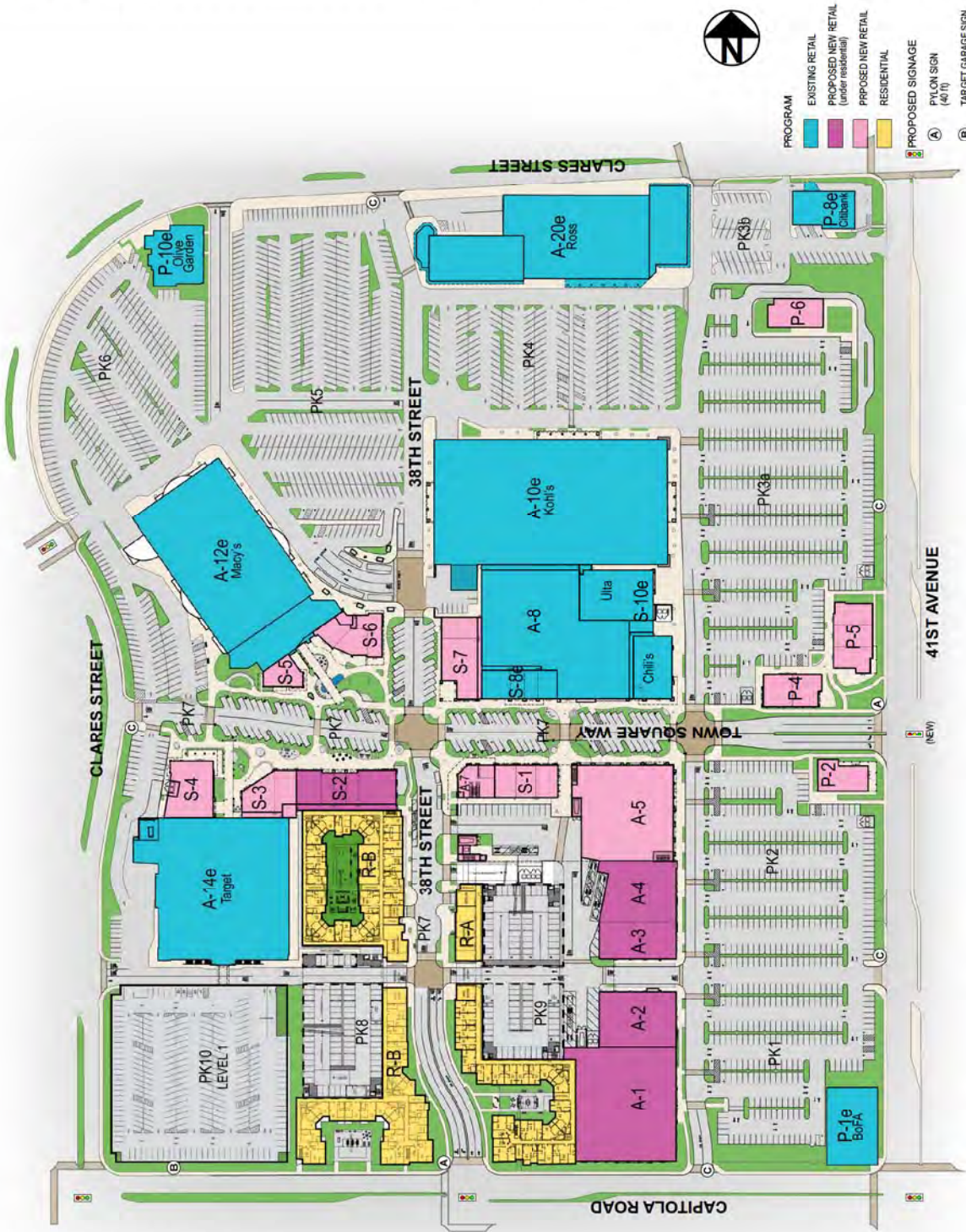
TOTAL RETAIL BUILDING AREA - OVERALL:	606,311 sf
EXISTING RETAIL - OVERALL:	365,611 sf
PROPOSED NEW RETAIL - OVERALL:	240,700 sf

MGP CONTROLLED BUILDING AREA	
RETAIL	
TOTAL RETAIL BUILDING AREA - MGP DEVELOPMENT	339,131 sf
RESIDENTIAL	
RESIDENTIAL UNIT - A	794,074 sf
RESIDENTIAL UNIT - B	384 du
TOTAL RESIDENTIAL COUNT	253 du
TOTAL BUILDING AREA - MGP DEVELOPMENT	637 du
TOTAL BUILDING AREA - OVERALL:	1,123,205 sf

RETAIL PARKING SUMMARY	
PARKING AREA-PK1:	180 stalls
PARKING AREA-PK2:	256 stalls
PARKING AREA-PK3:	416 stalls
PARKING AREA-PK3b:	58 stalls
PARKING AREA-PK4:	187 stalls
PARKING AREA-PK5:	413 stalls
PARKING AREA-PK6:	232 stalls
PARKING AREA-PK7:	219 stalls
PARKING AREA-PK10:	166 stalls
PARKING AREA-PK11:	455 stalls

TOTAL RETAIL PARKING - OVERALL	2,614 stalls
PARKING RATIO - DEVELOPMENT RETAIL	3.8 / 1000 sf
PARKING RATIO - OVERALL RETAIL	4.3 / 1000 sf

RESIDENTIAL PARKING SUMMARY	
PARKING STRUCTURE - PK8(a)	453 stalls
PARKING STRUCTURE - PK8(b)	845 stalls
TOTAL RESIDENTIAL PARKING	1,098 stalls
DEVELOPMENT RESIDENTIAL PARKING RATIO	1.72 stalls/du



PROGRAM

- EXISTING RETAIL
- PROPOSED NEW RETAIL (under residential)
- PROPOSED NEW RETAIL
- RESIDENTIAL
- PROPOSED SIGNAGE
- PYLON SIGN (40' T)
- TARGET GARAGE SIGN
- MONUMENT SIGN (20')

OVERALL SITE PLAN
Ground Level

MerloneGeier Partners
Capitola, California

Kimley»Horn
URBAN

A-04

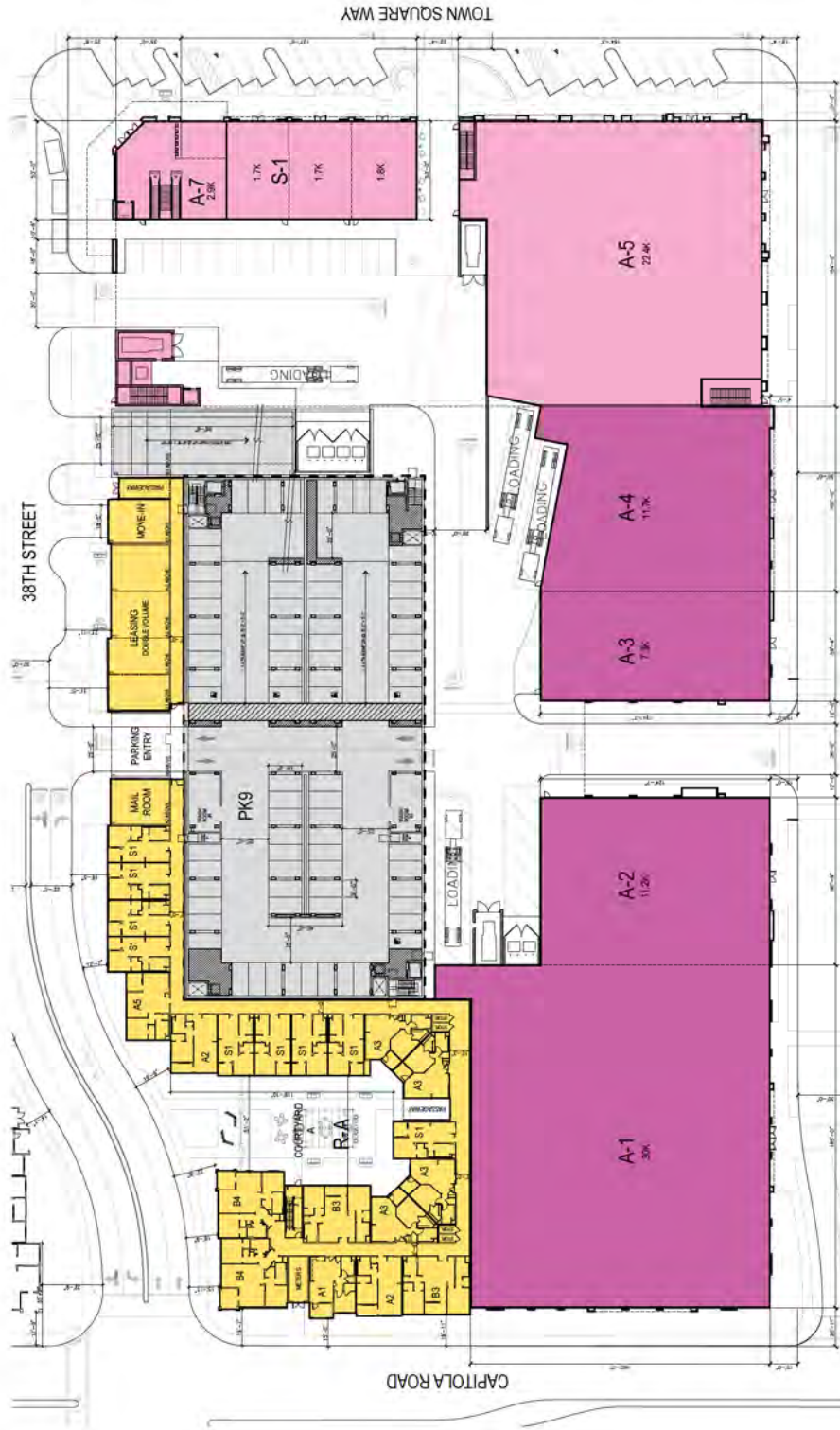
8.A.1



OVERALL SITE PLAN
Upper Level

Capitola Town Square
Capitola, California

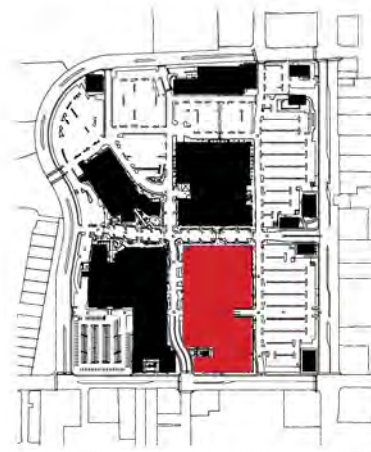




BUILDING A
Ground Level Plan

Capitola Mall
Capitola, California

oneGeier
Partners

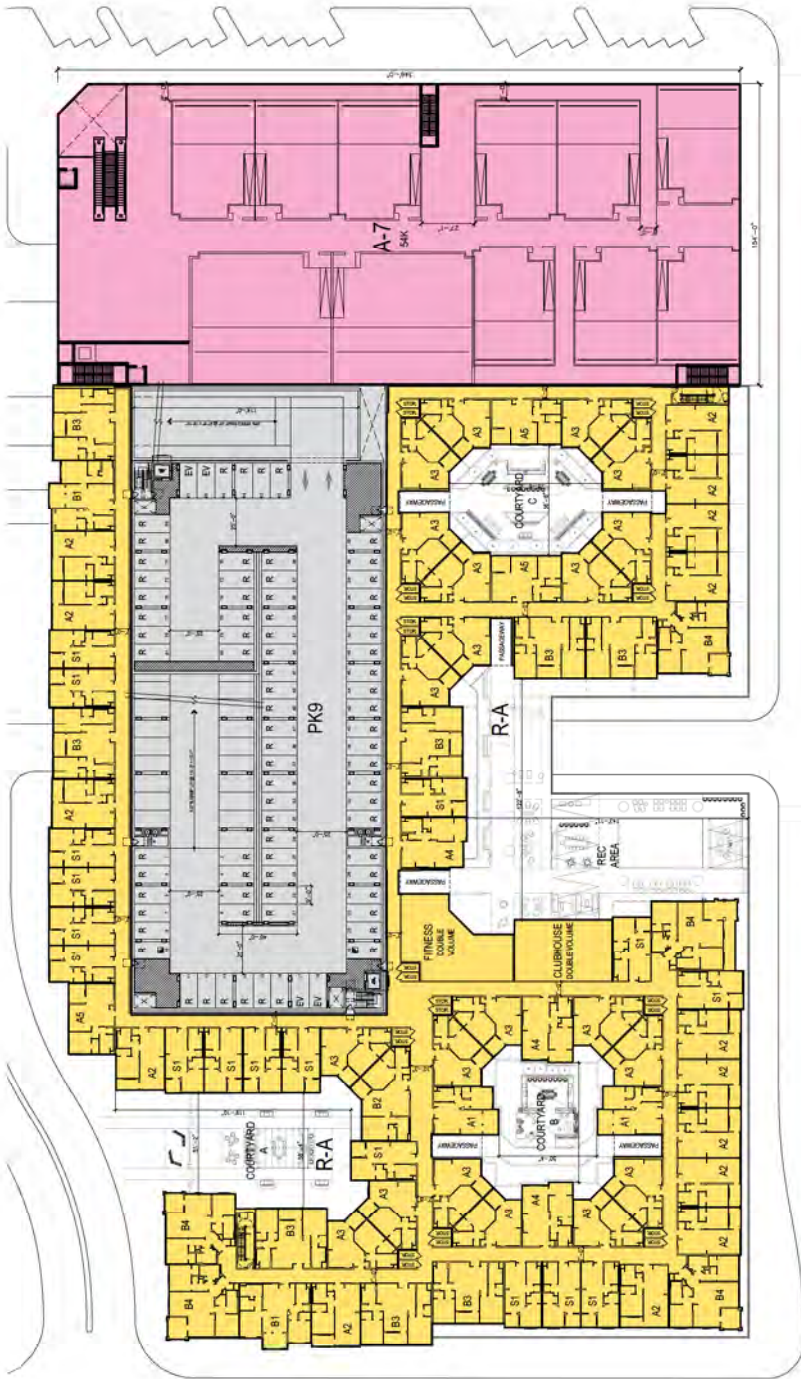


A-06

144 Hayes Orange Street, Orange, California 92668
Tel: (714) 934-9999
www.onegeier.com

Scale: 1/8" = 1'-0"
Job No: A-06
Date: 08/20/2018

38TH STREET



TOWN SQUARE WAY



Capitola Mall
Capitola, California

BUILDING A
Level 03 Plan



A-07
144 Hayes Orange Blvd, Orange, California 92668
714.334.9999
www.hayesorange.com

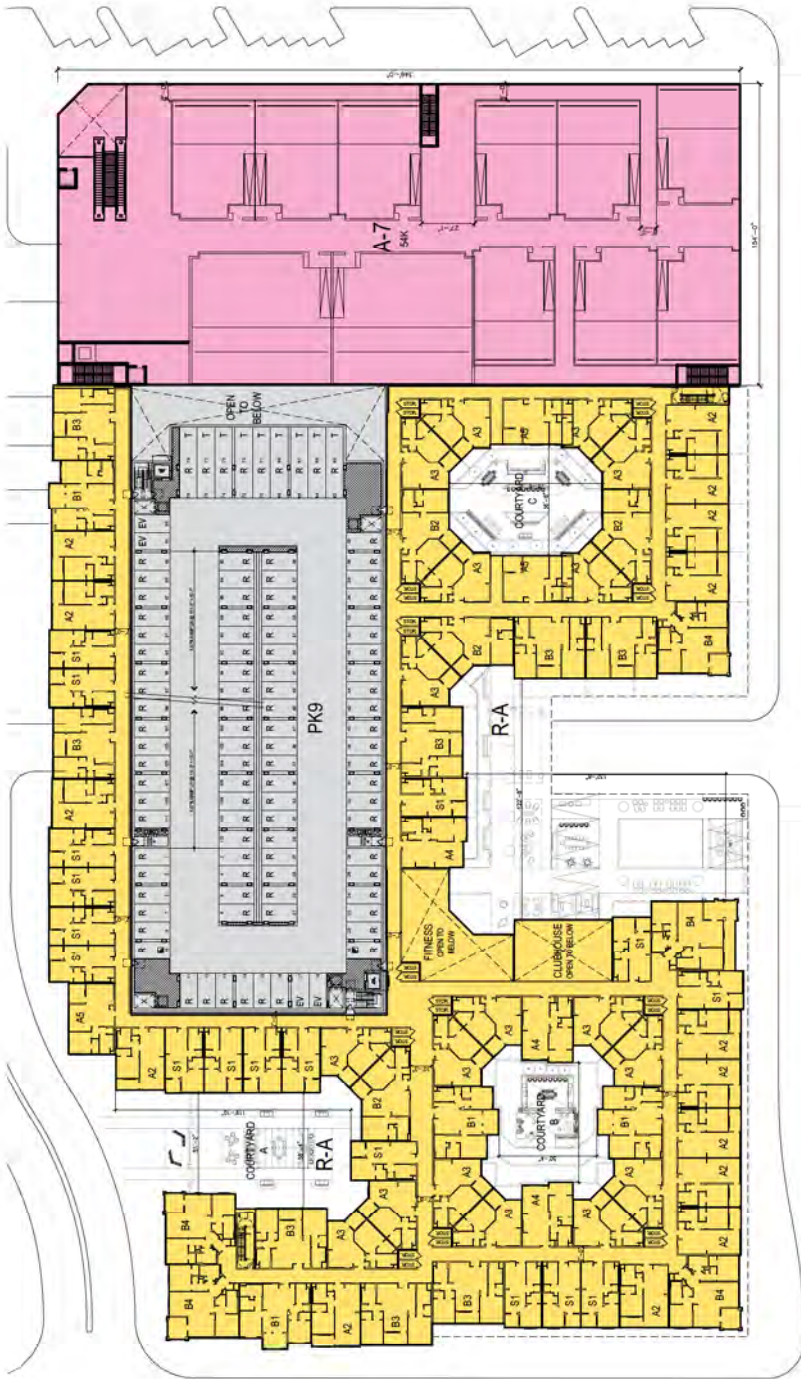
8.A.1

McOneGeer
Partners

Packet Pg. 79

Attachment: Conceptual Review Plans of Capitola Mall Redevelopment (1855 41st Avenue Conceptual Review)

38TH STREET



TOWN SQUARE WAY

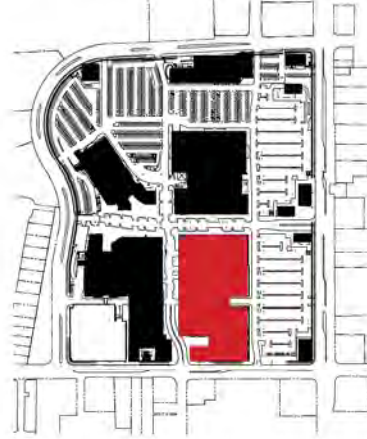


BUILDING A
Level 04 Plan

Capitola Mall
Capitola, California

oneGeier
Partners

Packet Pg. 80



A-08

144 Hayes Orange Blvd, Orange, California 92668
Tel: (714) 934-9999
www.onegeier.com

Scale
Job No.
Date

8.A.1

Attachment: Conceptual Review Plans of Capitola Mall Redevelopment (1855 41st Avenue Conceptual Review)



Elevation A-1A

TOP OF PARAPET +75.1'

TOP OF PARAPET +24.0'
TOP OF PODIUM +20.0'

+00.0'



Elevation A-1B

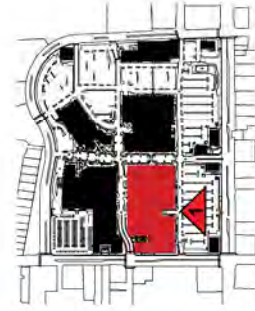
TOP OF PARAPET +75.1'

TOP OF PARAPET +24.0'
TOP OF PODIUM +20.0'

+00.0'

Capitola Mall
Capitola, California

oneGeier
Partners



A-09
144 North Orange Street, Orange, California 92668
1/11/2019
Architect/Engineer: [Redacted]
Scale: [Redacted]
Job No.: [Redacted]
Date: [Redacted]



Elevation A-2A

- TOP OF PARAPET +78'-1"
- TOP OF PARAPET +85'-0"
- TOP OF PARAPET +89'-0"
- TOP OF PARAPET +87'-11"
- TOP OF PODIUM +30'-0"
- +00'-0"



Elevation A-2B

- TOP OF PARAPET +78'-1"
- TOP OF PODIUM +30'-0"
- +00'-0"

Capitola Mall
Capitola, California

oneGeier
Partners



A-10

144 North Orange Street, Orange, California 92668
Tel: 714.939.9999
www.onegeier.com

Scale: 1/8" = 1'-0"
Date: 08/14/18



Elevation A-3

TOP OF PARAPET +65'-0"
 TOP OF PARAPET +57'-11"
 TOP OF PODIUM +30'-0"
 +00'-0"

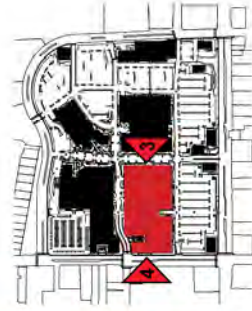


Elevation A-4

TOP OF PARAPET +78'-11"
 TOP OF PODIUM +26'-0"
 +00'-0"

Capitola Mall
 Capitola, California

BUILDING A
 Elevations



8.A.1

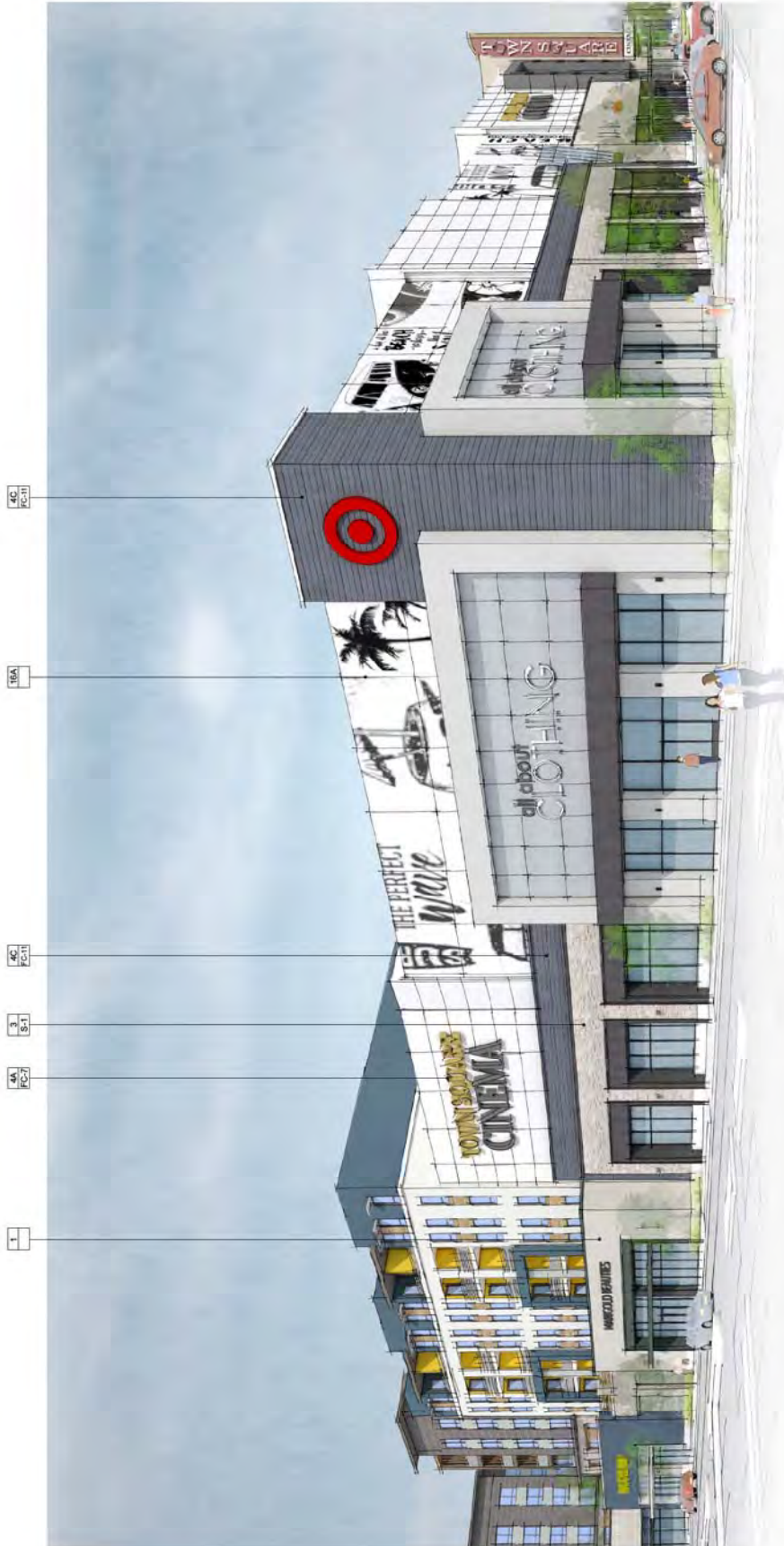


- 9 CORRUGATED METAL PANEL
- 3 STONE VENEER STACKED LEDGESTONE
- 19 PERFORATED METAL PANEL RAILING
- 20 VERTICAL METAL BATTEN W/ WOOD FINISH
- 21 TILE SIDING W/ WOOD FINISH
- P01
- P07
- M-3
- P06
- P08



BUILDING A
MATERIALS AND FINISHES
Kimley-Horn

MerloneGeier Partners
Capitola Town Square
Capitola, California



4C
FC-11

16A

4C
FC-11

3
S-1

4A
FC-7

1



16A
PAINTED GRAPHICS / WALL MURALS



FC-11



4C
SIMULATED LAP SIDING



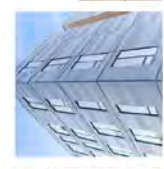
S-1



3
CRAFT URBAN KINGS



FC-7



4B
SIMULATED METAL SIDING

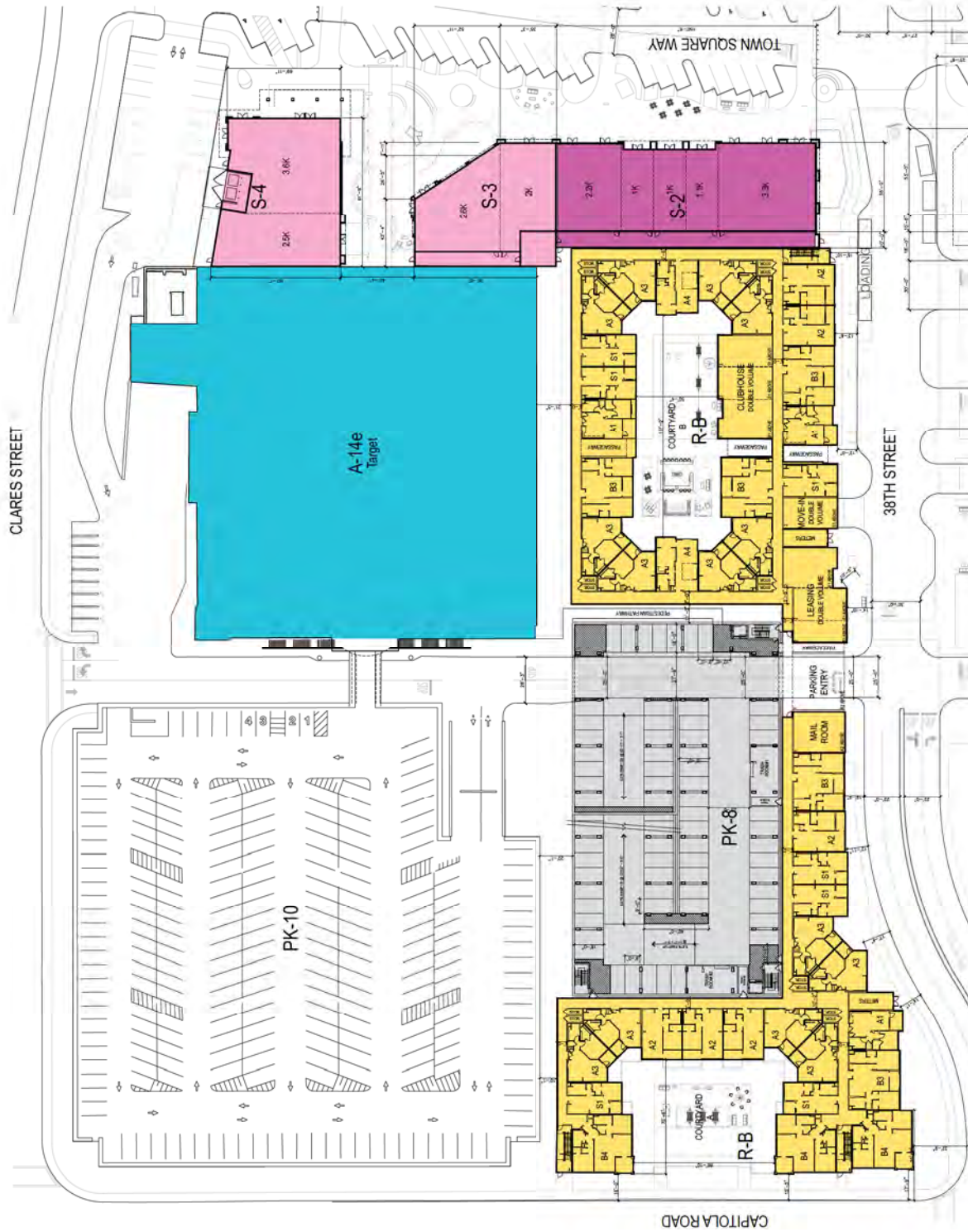


1
LIGHT DASH PLASTER FINISH



URBAN ARENA
Kimley»Horn
 BUILDING A
 MATERIALS AND FINISHES

MerloneGeier Partners
Capitola Town Square
 Capitola, California



Capitol Mall
Capitola, California

oneGeier Partners

BUILDING B
Ground Level Plan

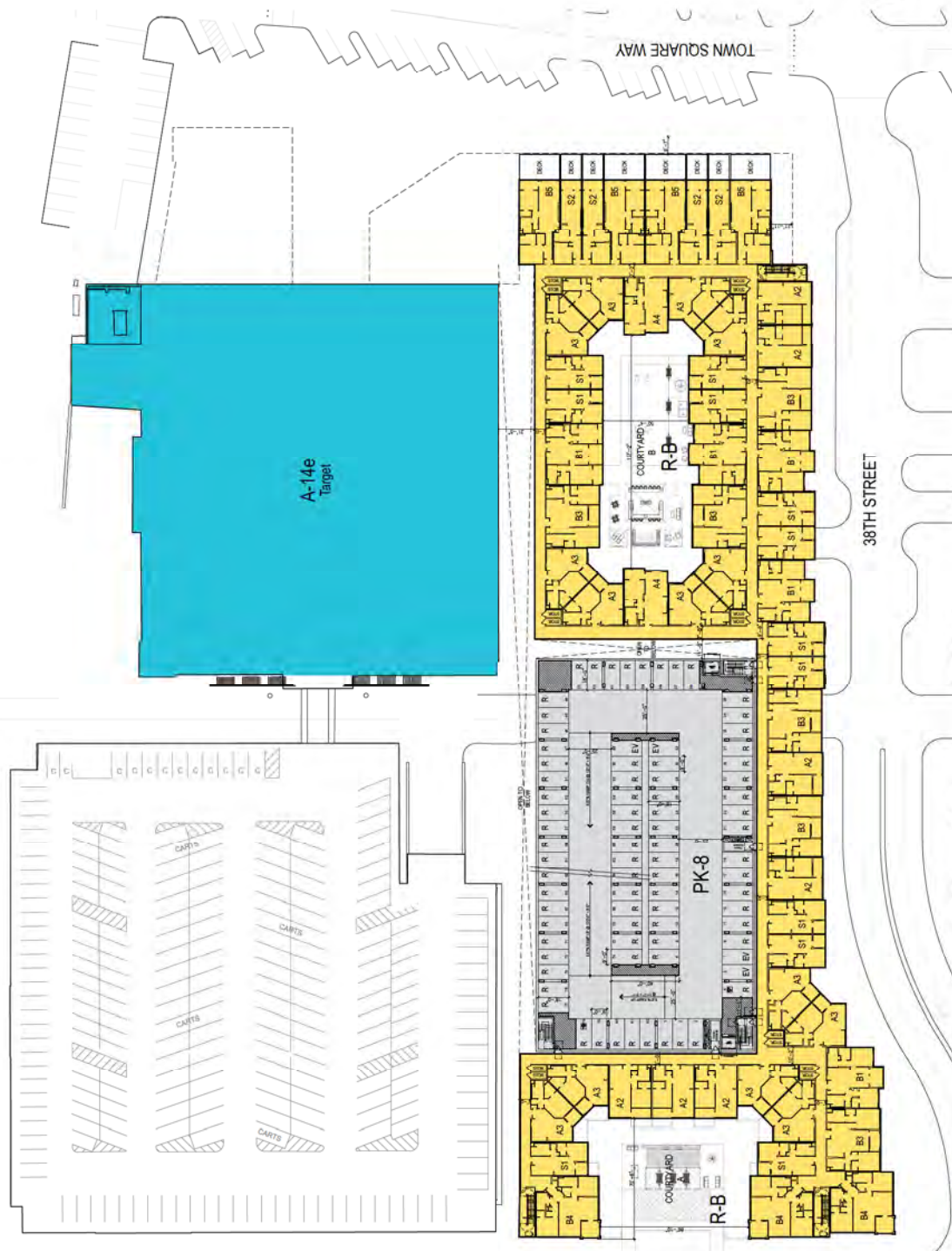
A-16
144 North Orange Street, Orange, California 92667
714.733.6000
www.a16development.com

8.A.1

Packet Pg. 88

Attachment: Conceptual Review Plans of Capitol Mall Redevelopment (1855 41st Avenue Conceptual Review)

CLARES STREET



Capitola Mall
Capitola, California

oneGeier
Partners

BUILDING B
Upper Level Plan

A-17
144 Hayes Orange Blvd, Orange, California 92668
Tel: (714) 944-9999
www.onegeier.com

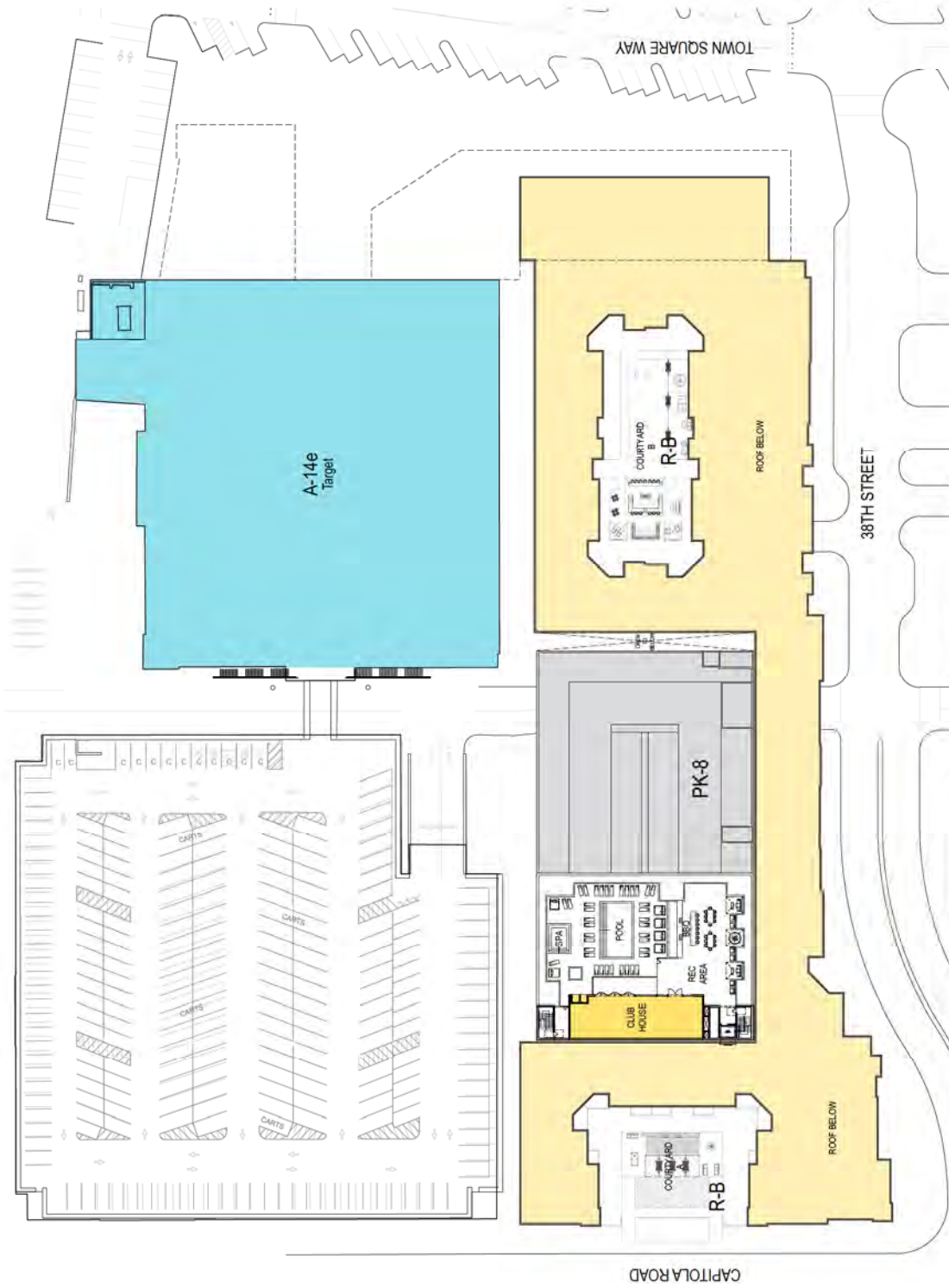
8.A.1

CAPITOLA ROAD

Packet Pg. 89

Attachment: Conceptual Review Plans of Capitola Mall Redevelopment (1855 41st Avenue Conceptual Review)

CLARES STREET



CAPITOLA ROAD

TOWN SQUARE WAY

38TH STREET



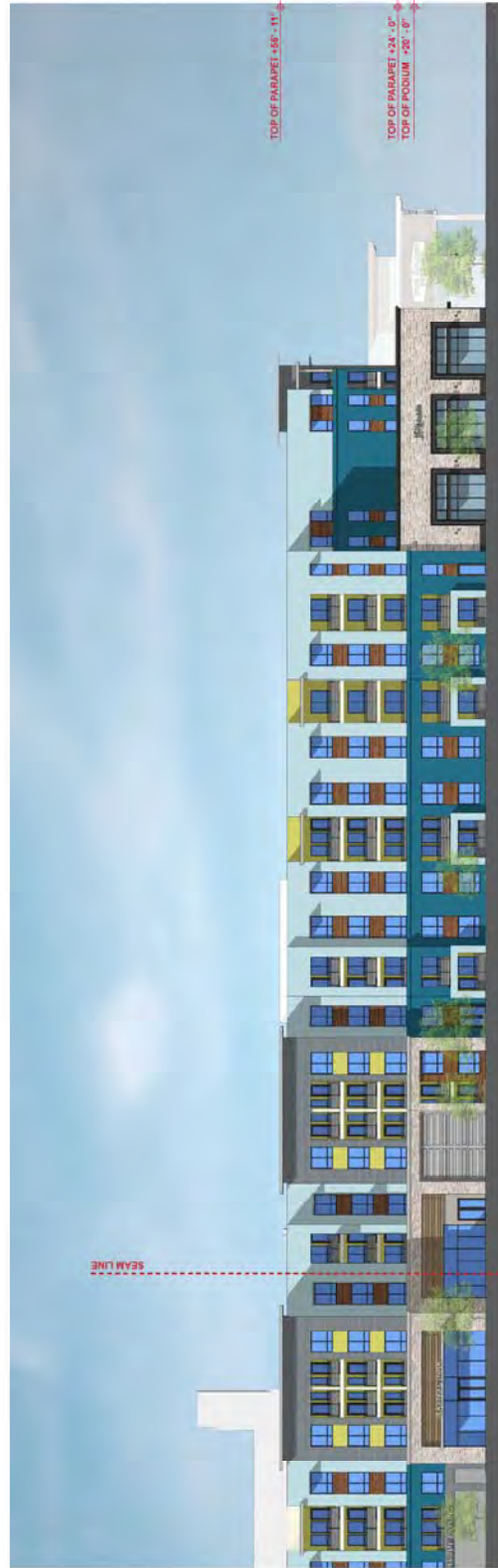


Elevation B-1A

TOP OF PARAPET +87' - 1"
TOP OF PARAPET +76' - 1"

TOP OF PARAPET +24' - 0"
TOP OF PODIUM +20' - 0"

+80' - 0"



Elevation B-1B

TOP OF PARAPET +84' - 11"

TOP OF PARAPET +24' - 0"
TOP OF PODIUM +20' - 0"

+89' - 0"

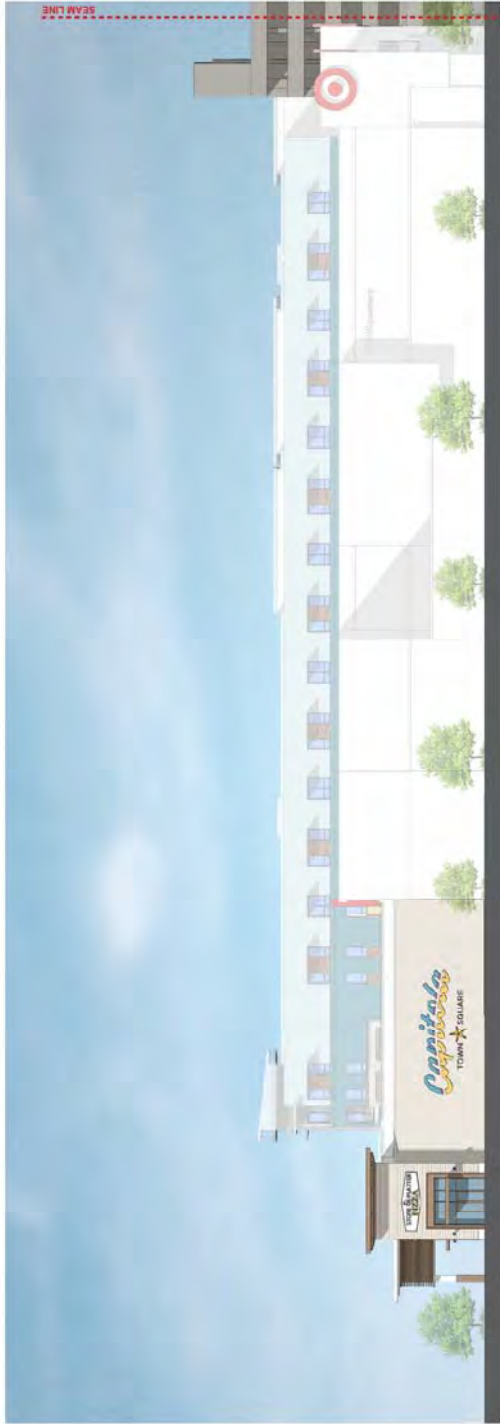
Capitola Mall
Capitola, California

oneGeier
Partners

BUILDING B
Elevations

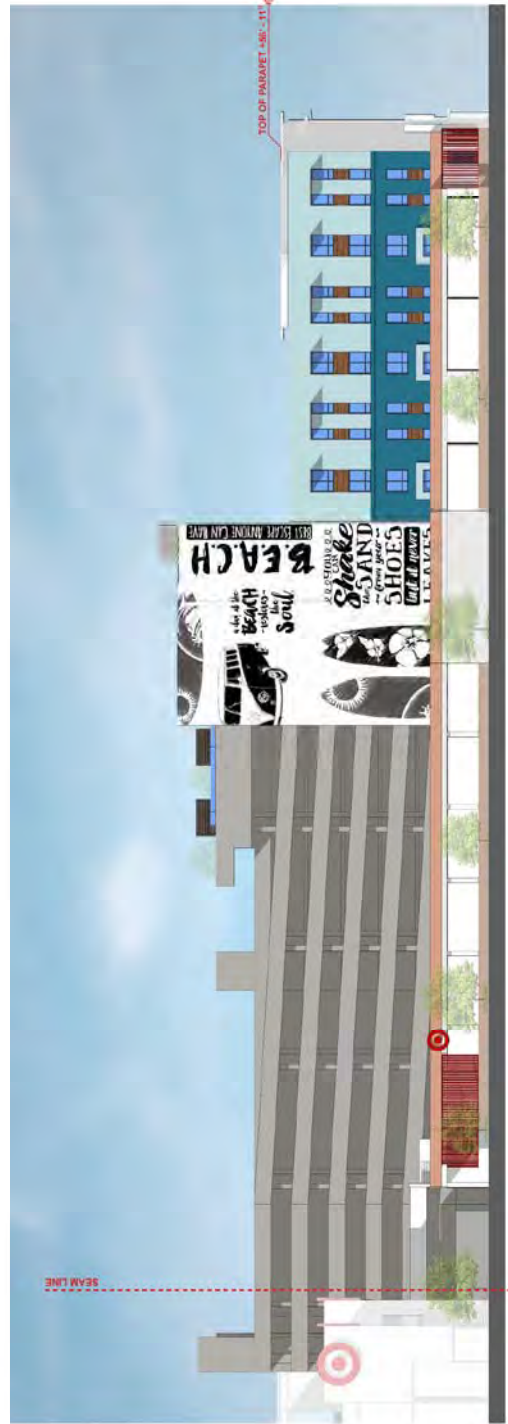
144 North Orange Street, Orange, California 92668
714 / 334-9999
architect@onegeier.com





Elevation B-2A

TOP OF PARAPET +00'-0"
 TOP OF PARAPET +25'-0"
 +00'-0"



Elevation B-2B

TOP OF PARAPET +55'
 TOP OF PARAPET +15'-11"
 +00'-0"



A-20
 144 North Orange Street, Orange, California 92668
 Jack
 714 / 934-9999
 jack@mcgheerpartners.com

BUILDING B
 Elevations

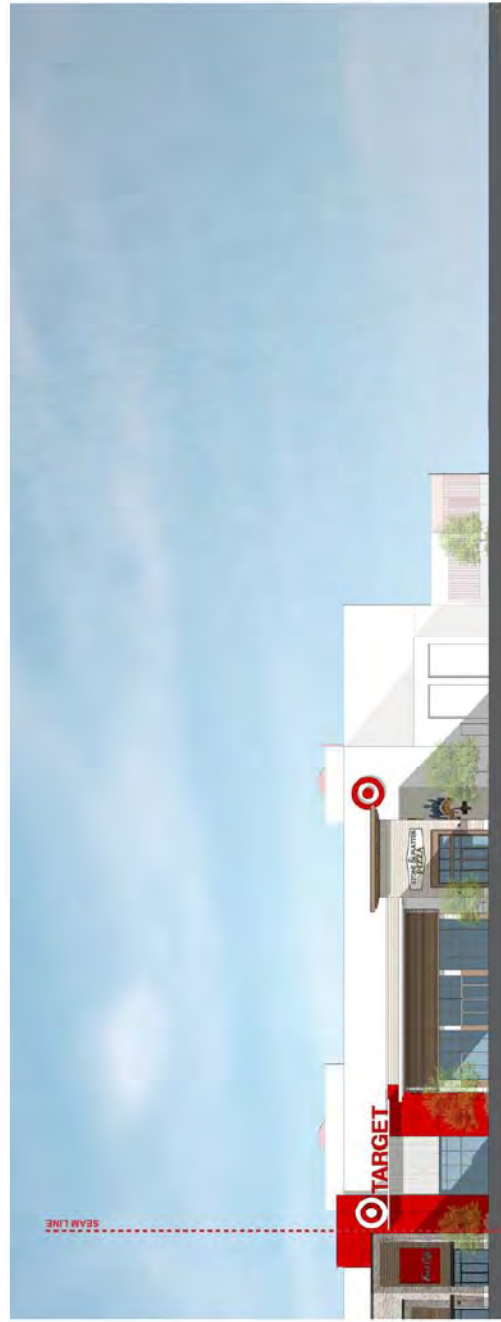
Capitola Mall
 Capitola, California

McGheer Partners



Elevation B-3A

- ↕ TOP OF PARAPET +85'-1"
- ↕ TOP OF PARAPET +86'-1"
- ↕ TOP OF PARAPET +84'-0"
- ↕ TOP OF PODIUM +28'-5"
- ↕ +00'-0"



Elevation B-3B

- ↕ TOP OF PARAPET +82'-3"
- ↕ TOP OF PODIUM +28'-1"
- ↕ +00'-0"

Capitola Mall
Capitola, California

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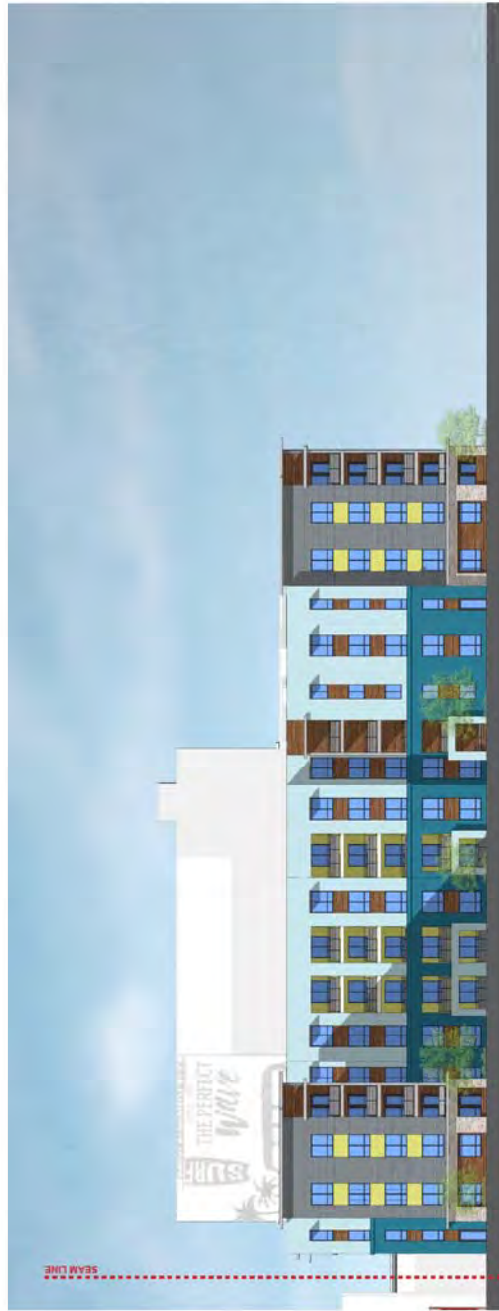
A-21

144 North Orange Street, Orange, California 92668
Tel: (714) 939-9999
www.onegeier.com



Elevation B-4A

TOP OF PARAPET +48'-0"
 +60'-0"



Elevation B-4B

TOP OF PARAPET +48'-0"
 TOP OF PARAPET +57'-11"
 TOP OF PARAPET +60'-0"
 TOP OF PARAPET +24'-0"
 TOP OF FORIUM +20'-0"
 +60'-0"



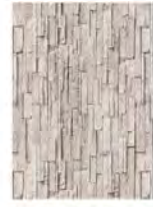
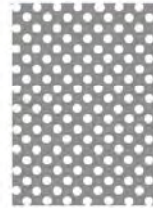
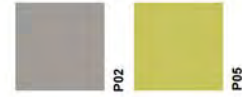
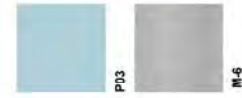
A-22
 144 North Orange Street, Orange, California 92668
 714 / 334-9999
 architect@onegeier.com

8.A.1

BUILDING B
 Elevations

Capitola Mall
 Capitola, California

oneGeier
 Partners



- 9 CORRUGATED METAL PANEL
- 3 STONE VENEER STACKED LEDGERSTONE
- 19 PERFORATED METAL PANEL RAILING
- 5 TILE SIDING W/ WOOD FINISH



4 FC-2

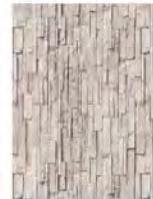
1

9 M-4

1

11 M-3

3 S-1



3 CRAFT URBAN KINGS



S-1



11 METAL REVEALS TRIMS, STEEL PLATE & CHANNEL SURROUNDS



1 LIGHT DASH PLASTER FINISH



9 CORRUGATED METAL PANEL



M-4



4 SIMULATED LAP SIDING



FC-2





Capitola Town Square
 Capitola, California

MerloneGeier
 Partners

BUILDING B
 MATERIALS AND FINISHES | **Kimley»Horn**



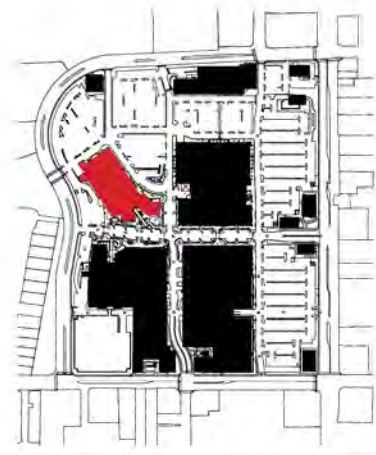
8.A.1



BUILDING C
Ground Level Plan

Capitola Mall
Capitola, California

McGeer Partners



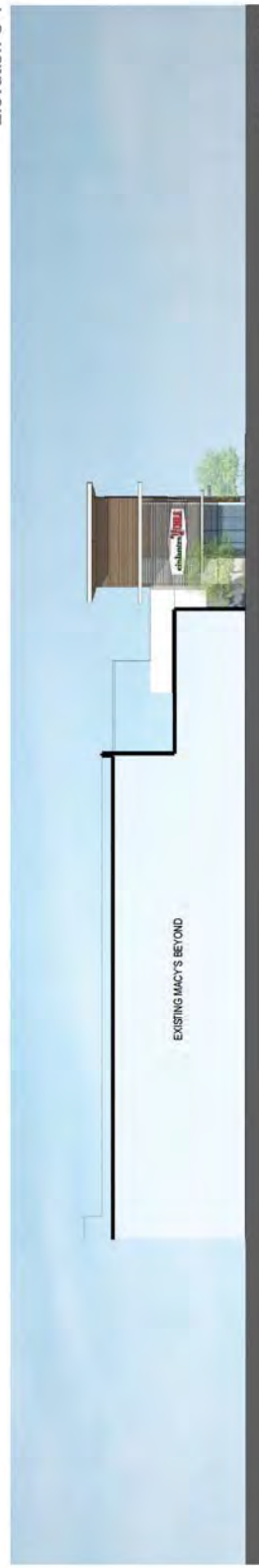
A-26
114 Hayes Orange Blvd, Orange, California 92668
714/334-9999
mcp@mcgeerpartners.com

8.A.1



Elevation C-1

- ◆ TOP OF PARAPET +44.2'-2"
- ◆ TOP OF PARAPET +35.8'-8"
- ◆ TOP OF PARAPET +24.0'-0"
- ◆ +00.0'-0"



Elevation C-2

- ◆ TOP OF PARAPET +44.2'-2"
- ◆ TOP OF PARAPET +29.3'-3"
- ◆ +00.0'-0"



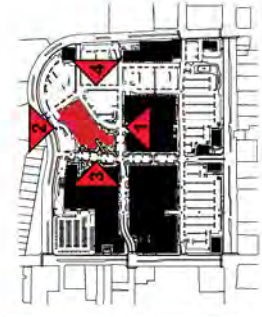
Elevation C-3

- ◆ TOP OF PARAPET +44.2'-2"
- ◆ TOP OF PARAPET +29.3'-3"
- ◆ +00.0'-0"



Elevation C-4

- ◆ TOP OF PARAPET +44.2'-2"
- ◆ TOP OF PARAPET +29.3'-3"
- ◆ +00.0'-0"





- 4C** SIMULATED LAP SIDING
- FC-3**
- 1** LIGHT DASH PLASTER FINISH
- 3** CRAFT URBAN KINGS
- 11** METAL REVEALS TRIMS, STEEL PLATE & CHANNEL SURROUNDS
- M-3**
- 4D** SIMULATED BOARD & BATTEN



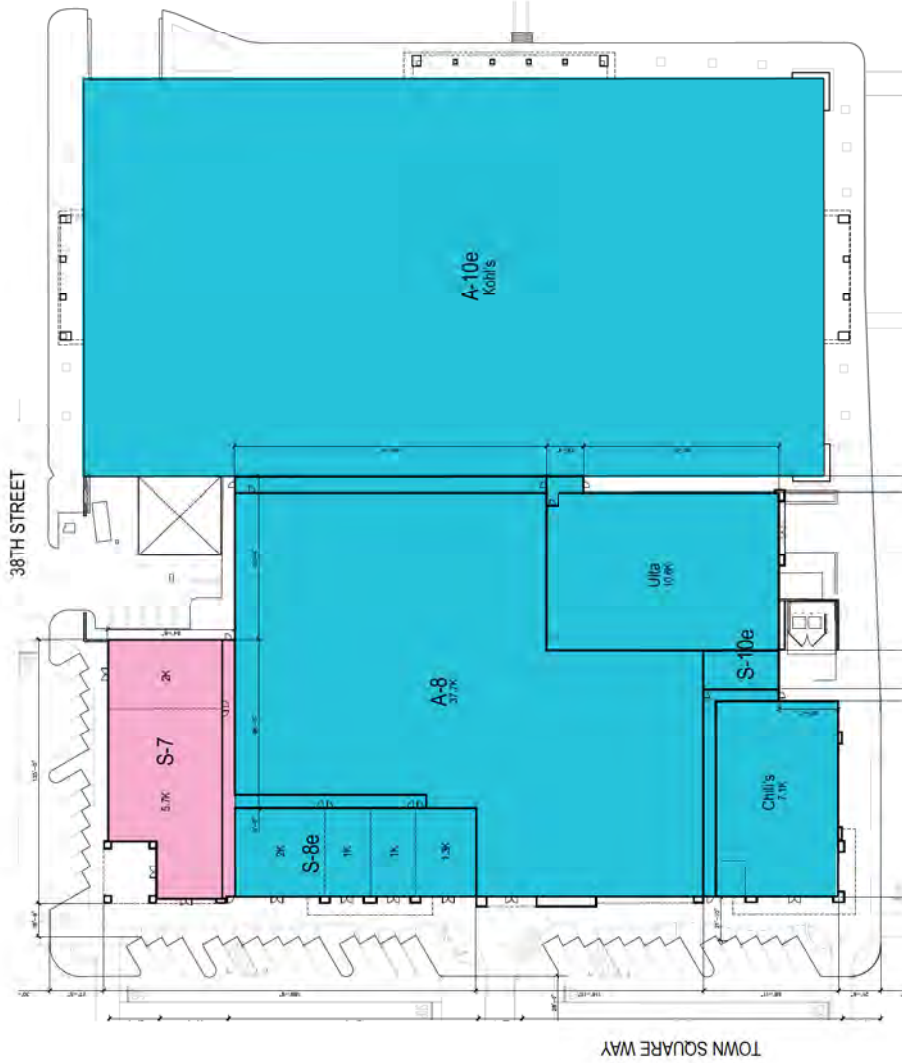
MATERIALS AND FINISHES

BUILDING C

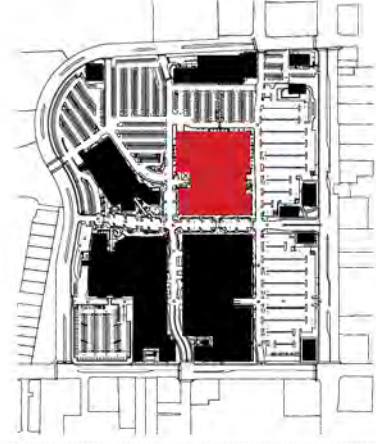
Kimley»Horn

MerloneGeier Partners

Capitola Town Square
Capitola, California



BUILDING D
Ground Floor Plan



A-29

144 Hayes Street, Orange, California 92668
Tel: (714) 951-9999
www.mharc.com

Job No. 144000000
Rev. 02/14/14

Capitola Mall
Capitola, California

McOneGeer Partners



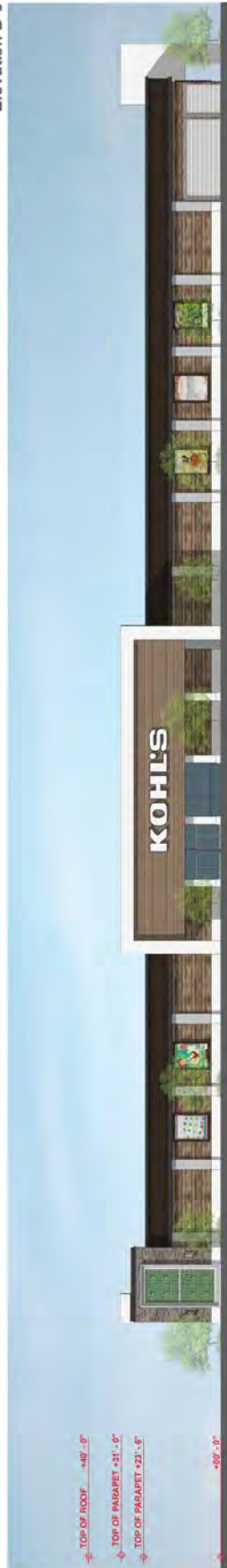
Elevation D-1



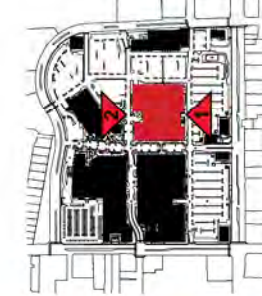
Elevation D-2



Elevation D-3



Elevation D-4





4B
FC-7

4C
FC-3

3
S-1

4D

12
R-3

9



9
CORRUGATED METAL PANEL



12
METAL ROOF



R-3



4D
SIMULATED BOARD & BATTEN



3
CRAFT URBAN KINGS



S-1



4C
SIMULATED LAP SIDING



FC-3



4B
SIMULATED METAL SIDING



FC-7





- 1 LIGHT DASH PLASTER FINISH
- 4C SIMULATED LAP SIDING
- FC-3
- P09
- 3 CRAFT URBAN KINGS
- S-2
- 21 RECLAIMED WOOD
- 15 'GREEN SCREEN' SYSTEM
- 168 BEGONA FESTIVAL POSTERS TO BE SELECTED



MerloneGeier
Partners

Capitola Town Square
Capitola, California

BUILDING D
MATERIALS AND FINISHES

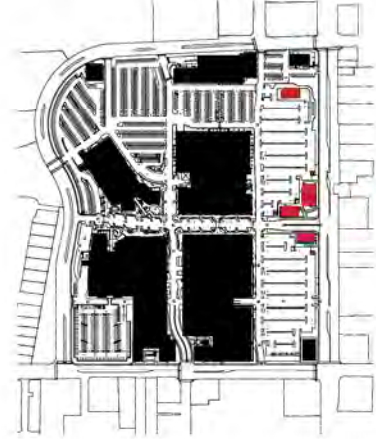
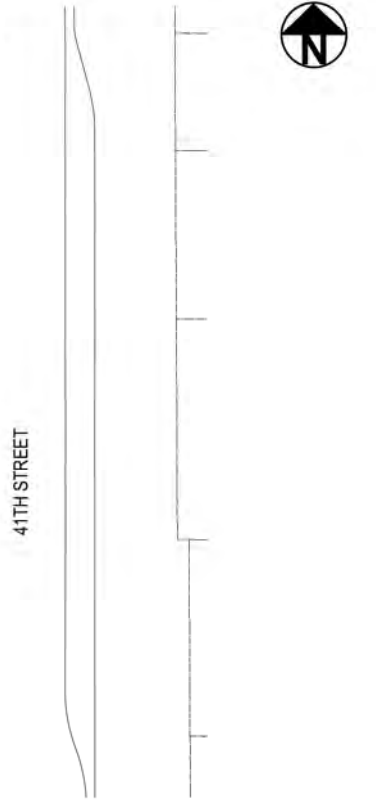
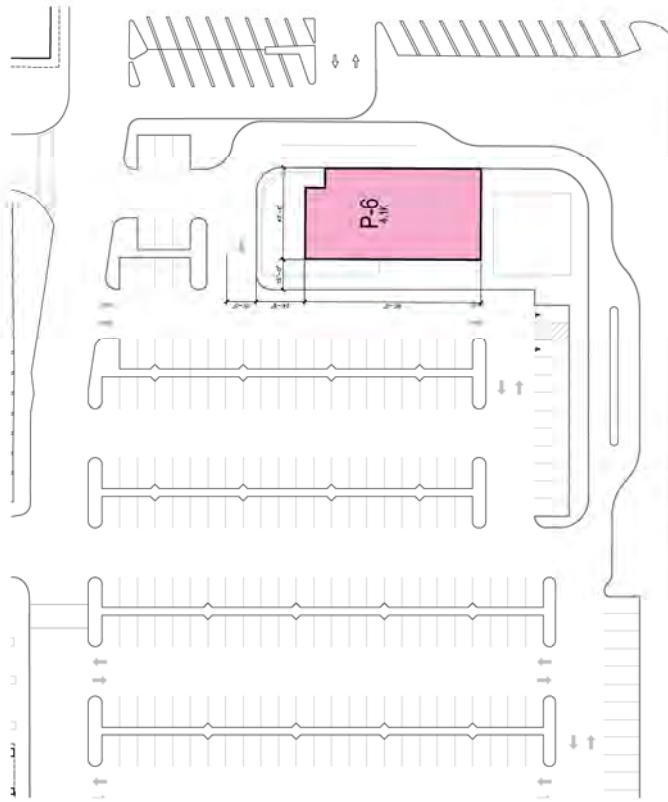
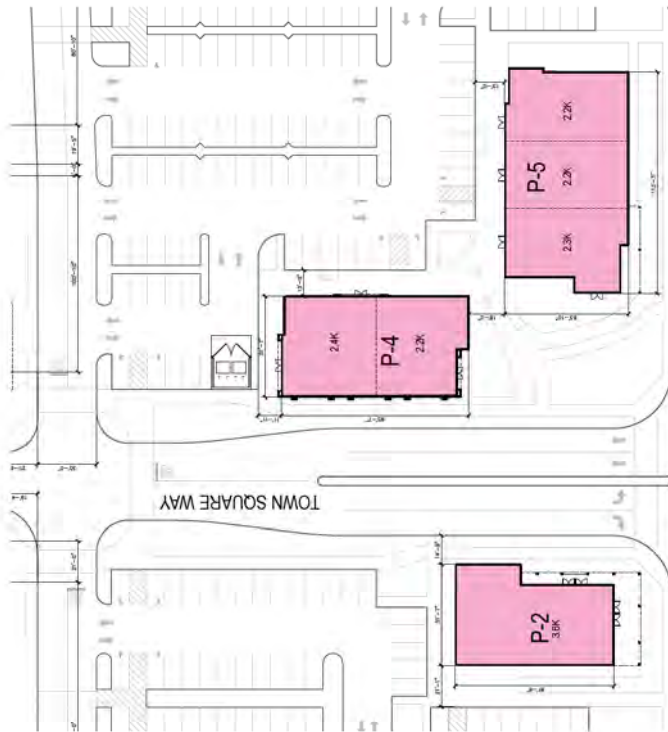
Kimley»Horn

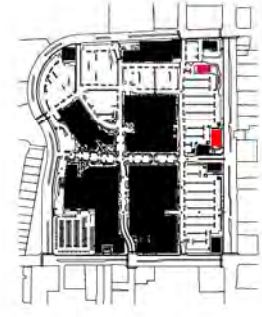
URBAN ARENA

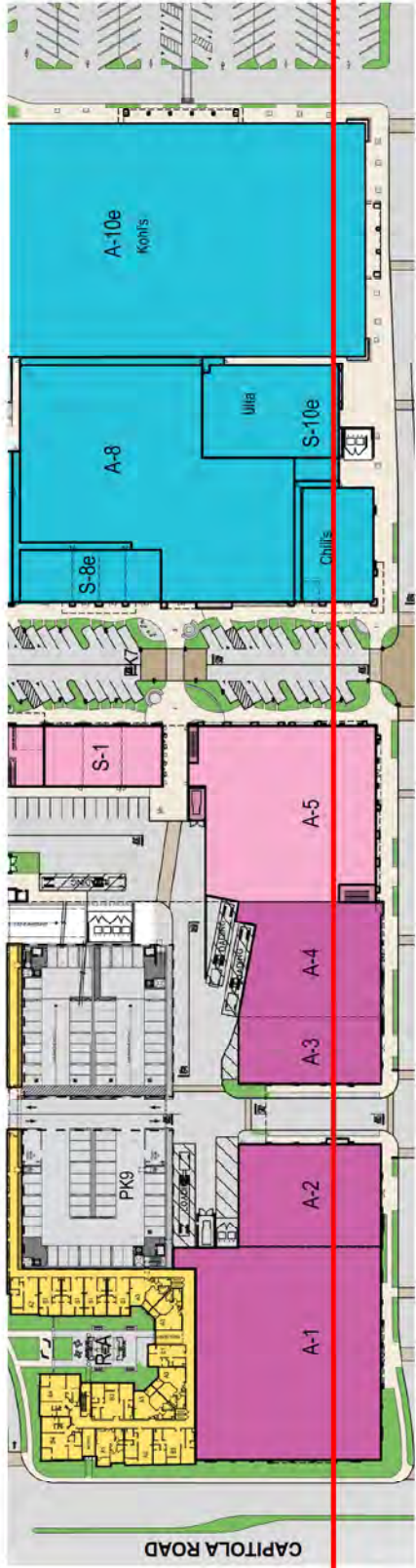
A-32

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Packet Pg. 104



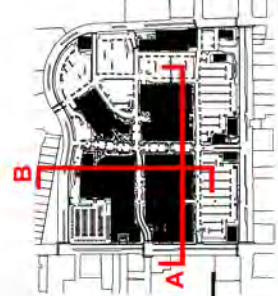




North-South Section A



East-West Section B



1 LIGHT DASH PLASTER FINISH	2 FACE BRICK VENEER	3 STONE VENEER STACKED LEDGERSTONE	4A SIMULATED WOOD SIDINGS & CONCRETE CEMENT PANELS	4B SIMULATED METAL SIDING	4C SIMULATED LAP SIDING	4D SIMULATED BOARD & BATTEN	8 ALUMINUM STILE, MULLION & MOUNTS	10 CURTAIN WALL
5 PORCELAIN TILE, LARGE FORMAT	6A METAL TUBE SLATS	6B VERTICAL HORIZONTAL SLATS	6C TRELLIS	7 EXPOSED STRUCTURAL STEEL FRAMING	8 FAUX WOOD	15 "GREEN" SCREEN SYSTEM	15 "GREEN" SCREEN SYSTEM	15 "GREEN" SCREEN SYSTEM
9 CORRUGATED METAL PANEL	10A METAL LOUVRE	10B METAL TOP ROOF	11 METAL REVEALS TRIMS, STEEL PLATE & CHANNEL SURROUNDS	12 METAL ROOF	13 BRAKE METAL COLUMN, PILASTER CLADDING	14 EIFS CORNICE, TRIMS & SHAPES	14 EIFS CORNICE, TRIMS & SHAPES	14 EIFS CORNICE, TRIMS & SHAPES
16A METAL GRAPHICS / WALL MULLIONS TO BE DESIGNED	16B METAL GRAPHICS / WALL MULLIONS TO BE SELECTED	17 EXTERIOR LIGHTING	19 DECORATED METAL PANEL RAILING	20 VERTICAL METAL BATTEN W/ WOOD FINISH	21 RECLAIMED WOOD	R-3	R-3	R-3
FC-1	FC-2	FC-3	M-3	M-4	M-5	M-6	M-7	M-8
FC-1	FC-2	FC-3	M-3	M-4	M-5	M-6	M-7	M-8
FC-1	FC-2	FC-3	M-3	M-4	M-5	M-6	M-7	M-8
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FC-1	FC-2	FC-3	M-3	M-4	M-5	M-6	M-7	M-8
FC-1	FC-2	FC-3	M-3	M-4	M-5	M-6	M-7	M-8



LEGEND

- 1 TOWN SQUARE- ENTRY
- 2 TOWN SQUARE- THE ESTUARY
- 3 TOWN SQUARE- THE TIDES
- 4a OUTDOOR LIVING BUILDING A
- 4b OUTDOOR LIVING BUILDING B
- 5 OUTDOOR LIVING BUILDING C
- 6 TRANSIT STATION

CONTEXT MAP



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Partners

Capitola Town Square
Capitola, California

Kimley»Horn
URBAN ARENA

L-40
Scale: 1/8" = 1'-0"
Date: 08/14/18

ENTRY

The Entry welcomes people into Capitola Town Square. People are met with swaths of planting and seating for dining and rest. Amenities within this area include a vegetated streetscape, an open pedestrian walk and enhanced intersection paving, outdoor dining and seating, informational kiosks and signs for pedestrian and vehicular way-finding.



1 ENLARGEMENT 1: ENTRY
1" = 20'-0"

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Capitola, California



1 Raised Plaza Entry



3 Outdoor Dining



4 Outdoor Seating



6 Signage

7 Entry Signage

KEY MAP N.T.S.



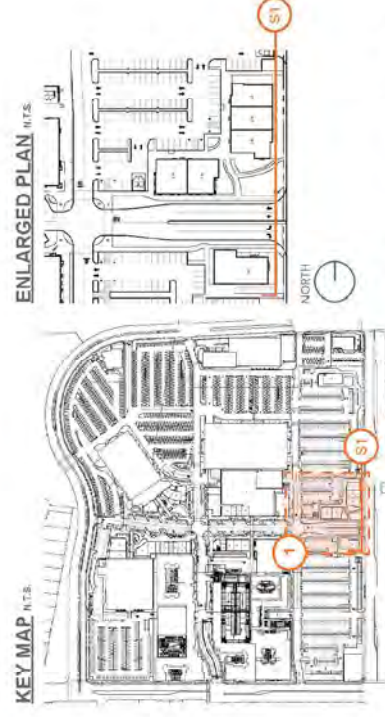
Kimley»Horn
URBAN AGENA

L-41
Scale: 1/8" = 1'-0"
Date: 10/15/2014

ENTRY

Amenities include:

- Intersection paving slows vehicles and enhances safety at key entries. Signage and informational kiosks welcome both the vehicles and pedestrians.
- Vegetated planters offer a greened urban streetscape welcoming pedestrians into Capitola Town Square.
- Flexible seating at retail spaces and restaurants offers the opportunity for recreating and outdoor dining.



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Capitola, California

Kimley»Horn

URBAN ARENA

L-42

Book No. _____
Job No. _____
Date _____



THE ESTUARY

The Estuary exemplifies an extension of the urban core of Capitola Town Square. The estuaries of the coast are known for enhancing diversity and dissipating energy from tidal storms. As The Tides' central core becomes inundated with energy during peak hours, the estuary provides additional public space. When The Tides' central core is less active, The Estuary leads people into the central core.



1 Main Street Pedestrian Walkway



2 Flexible Seating



4 Fixed Seating



5 Street Adjacent Planters



6 Enhanced Vehicular/Pedestrian Paving



8 Festoon Lighting

6 Outdoor Dining

2 ENLARGEMENT 2: THE ESTUARY
1" = 20'-0"

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Capitola Town Square
Capitola, California

Kimley»Horn
URBAN AGENA

L-43
Scale: 1/8" = 1'-0"
Date: 10/15/15



THE ESTUARY

NORTH

THE ESTUARY

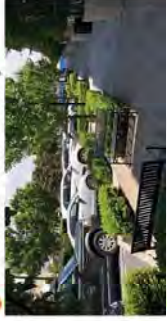
Amenities include:

- A large and open pedestrian walk, enhanced entry into a major retail center, street adjacent planters, ample outdoor seating, way-finding kiosks, and enhanced vehicular paving
- This area provides a corridor focused on the pedestrian experience. Enhanced vehicular paving creates a pedestrian friendly environment, slowing vehicles and increasing public safety. Large walkways accommodate groups of two or more. Seating opportunities along key walkways accommodate recreation and public interaction



1 Main Street Pedestrian Walkway

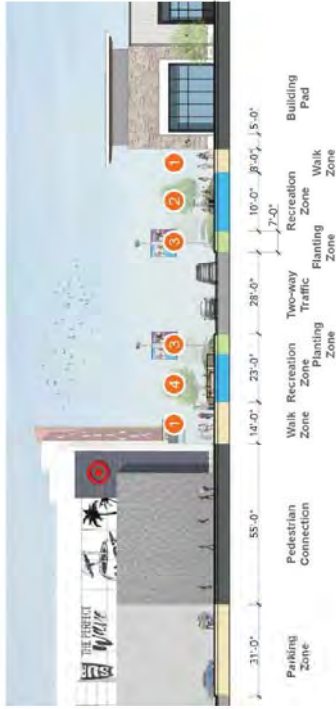
2 Flexible Seating



3 Street Adjacent Planters



4 Fixed Seating



S1 SECTION 1
1" = 20'-0"

KEY MAP N.T.S



ENLARGED PLAN N.T.S



THE ESTUARY

Kimley»Horn

URBAN
AGENDA



L-44

Scale
Job No.
Date

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Capitola Town Square
Capitola, California

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3 ENLARGEMENT 3: THE TIDES
1" = 20'-0"

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Capitola, California

THE TIDES

The Tides becomes the active core for Capitola Town Square. The Tides is inspired by the coastal tide—just as the sea has peaks and valleys of energy, seen through high and low water levels, The Tides has different qualities of space based on the influx of people and, therefore, energy on the site. People are driven to the site's core, based on temporal forces. During the space's peak hours the core teems with energy.



1 Street and Pedestrian Walkway

2 Boardwalk

3 Outdoor Dining

4 Play Area

5 Outdoor Seating

6 Lawn Area

7 Community Events and Celebrations

8 Signage

9 Kiosk

10 Bollard Pedestrian Street

11 Dog Run

12 Art Piece / Salfie Spot

KEY MAP A1E



THE TIDES

Kimley»Horn
URBAN
AGENDA

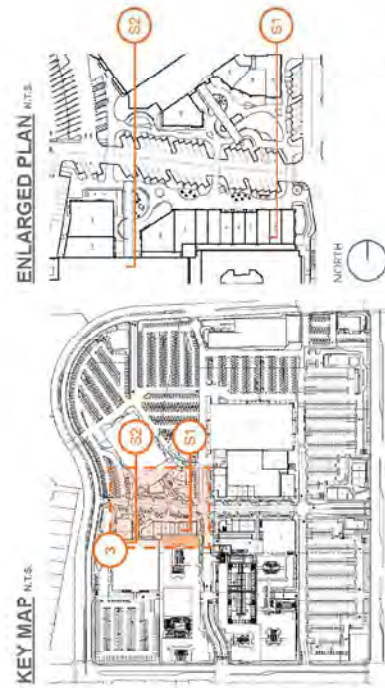
L-45
LOCAL
JOB No.
DATE

Amenities include:

- a large and open pedestrian walk, outdoor dining and seating, a playground space, a dog walk space, water features, boardwalk entries into major retail centers, and a public lawn area.

- Wide Pedestrian walkways with vegetated planters provide a greened urban walkway condition. This large path accommodates both visiting groups and local families alike.

- Pneumatic bollards as well as turf and flexible open space provide areas for active public events.



THE TIDES
Kimley»Horn
URBAN
ARENA
L-46
Mark Job No. 2017

8.A.1

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Capitola, California

Attachment: Conceptual Review Plans of Capitola Mall Redevelopment (1855 41st Avenue Conceptual Review)



OUTDOOR LIVING BUILDING A

Outdoor Living Building A exemplifies a healthy and balanced lifestyle for residents including three community courtyard spaces and a recreation deck. These areas offer Capitolia Town Square residents relaxing green space, ample seating, outdoor games and activities, and cozy group gathering spaces.

Amenities include:

- Courtyard A offers expansive bar seating and prep space for group dining
- Courtyard B offers relaxing lounge nooks complete with movable furniture and outdoor fire tables
- The Recreation Deck allows residents opportunities for active outdoor play and exercise



1 Outdoor Dining

2 Bar Seating & Prep Space

3 Pool Deck

4 Gathering Space



5 Lounge Space

6 Fire Lounge

7 Fitness Sculpture

KEY MAP



4a ENLARGEMENT 4a: OUTDOOR LIVING BUILDING A
1" = 20'-0"

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Capitolia Town Square
Capitolia, California

Kimley»Horn
URBAN
AGENDA

L-47
Scale
Date

OUTDOOR LIVING BUILDING A (continued)

Outdoor Living Building A exemplifies a healthy and balanced way of life for its residents. Amenities within Building A include three courtyard spaces and a recreation deck. These spaces offer their residents green space, seating, games, and gather spaces.

- Courtyard C features group gathering spaces along a central corridor. A fire lounge with built-in seating frames one portion of the space while the other side of the space is made up of communal outdoor dining, bar seating, and a prep space.



4b ENLARGEMENT 4b: OUTDOOR LIVING BUILDING A - Courtyard C
1" = 20'-0"

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Capitola Town Square
Capitola, California



1 Outdoor Dining
2 Bar Seating & Prep Space
3 Fire Lounge
4 Gathering Space
5 Outdoor Dining
6 Fire Lounge



OUTDOOR LIVING BUILDING A - COURTYARD C

Kimley»Horn
URBAN AGENA

L-48
Scale: 1/8" = 1'-0"
Date: 10/15/18



5 ENLARGEMENT 5: OUTDOOR LIVING BUILDING B
1" = 20'-0"

OUTDOOR LIVING BUILDING B

Outdoor Living Building B also embodies a well-balanced lifestyle for residents. Amenities within Building B include two courtyard spaces and a roof deck that offer residents open green space, a pool lounge, and outdoor seating, games, and group gathering spaces.

- Courtyard A accommodates recreation and gathering among small groups of residents. Amenities include hammocks, turf area, outdoor kitchen space, games, and lounge seating.
- The Pool Deck offers a pool and spa along with lounges, kitchen and meal prep space, bar seating, game space, and turf gather space.
- Courtyard B serves passive and active recreation requirements. A variety of seating options, a fire feature, an outdoor kitchen with bar seating, and a central games turf make up the space.

KEY MAP N.T.S.



1 Pool Deck & Spa



2 Kitchen Bar & Prep Space



3 Gathering Spaces



4 Fire Lounge



5 Game Space



1 ENLARGEMENT 6: TRANSIT STATION
1" = 20'-0"



S1 SECTION 1
1" = 20'-0"

TRANSIT STATION

The Transit Station exemplifies the emphasis of community connections for The Tides at Capitola. Capitola residents and visitors are able to visit the space through public transit or personal vehicle use.

- Six city coordinated bus shelters are placed along a bus-only road.
- Paving slows vehicular traffic and increases safety in the area
- Planters line the streetscape along the bus shelters
- The Santa Cruz Metro Logo is used in conjunction with signage artwork to emphasize the branding of The Tides with public transit usage & facilitates way-finding.



1 City Coordinated Transit Shelter



2 Enhanced Paving



4 Way-finding Signage

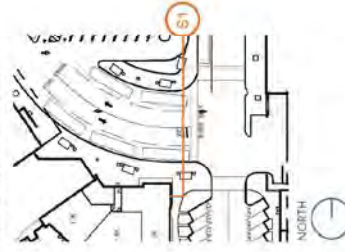


5 Logo Art Work

KEY MAP N 1:5

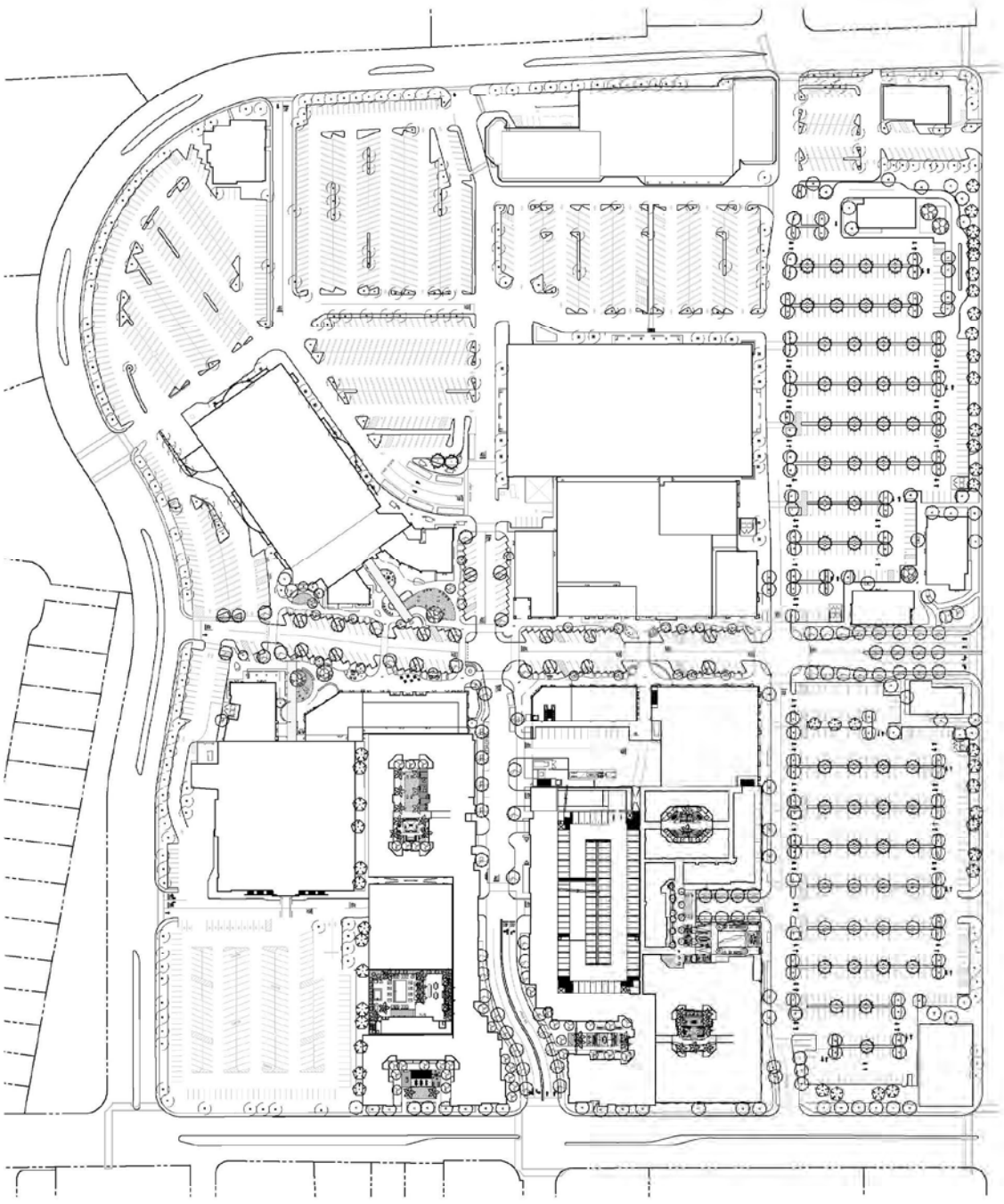


ENLARGED PLAN N 1:5



TRANSIT STATION

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Partners
 KimleyHorn
 URBAN AGENA
 L-50
 Scale: Job No. Date



CONCEPTUAL PLANT SCHEDULE

EXISTING TREES TO REMAIN AND BE PROTECTED IN PLACE SPECIES, SIZE, SET EXISTING TREE PLANT BY SYMBOL

PROPOSED PLANTING: LOT TREES SUCH AS:
 ULMUS PARVIFLORA / TYLE GREEN / CHINESE EVERGREEN ELM
 ABUTILUS HIBANA / N.C. C.
 QUERCUS LAEVIS / HOLY OAK

PROPOSED SECONDARY TOWN SQUARE BLDG. TREES SUCH AS:
 QUERCUS LAEVIS / HOLY OAK
 MAGNOLIA GRANDIFLORA / NEW ZEALAND CHRISTMAS TREE
 LAGERSTRÖMIA X MASCOFFI / CHAMP MYRTLE

PROPOSED TOWN SQUARE BLDG. TREES SUCH AS:
 QUERCUS AGROFOLIA / COAST LIVE OAK
 PLATANUS BACATA / CALIFORNIA STYCAMORE
 COPRINUS MACROCARPA / MOUNTAIN CYPRESS

PROPOSED PARKING LOT ACCENT TREES SUCH AS:
 PALMIUM ALCORNIA / COLUMBIAN / DOGWOOD PLANE TREE
 QUERCUS AGROFOLIA / COAST LIVE OAK
 PRUNUS SPINOSA / BRISBANE BOX

PROPOSED PARKING LOT TREES SUCH AS:
 ABUTILUS X HIBANA / ABUTILUS SPANARDI
 PODOCARPUS GNAULON / TERN PINE
 RHUS LANCEA / AFRICAN SUMAC

PROPOSED BUILDING FRONT AND COURTYARD TREES SUCH AS:
 LOPHOSTYCHON CONFERTUS / BRISBANE BOX
 CUPRESSUS ANGLICANUS / CARBONWOOD TREE
 MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
 PRUNUS CANADENSIS / CHERRY BLOSSOM

PROPOSED BUILDING FRONT TREES SUCH AS:
 ELAEAGNUS PARVIFLORA / RED TWIG DOGWOOD
 PRUNUS SPINOSA / BRISBANE BOX
 PRUNUS SPINOSA / BRISBANE BOX
 ABUTILUS UNDOO / STRAWBERRY TREE

PROPOSED STORMWATER TREATMENT BASIN TREES SUCH AS:
 QUERCUS AGROFOLIA / COAST LIVE OAK
 QUERCUS AGROFOLIA / COAST LIVE OAK
 ACACIA SPECIES

PROPOSED STORMWATER TREATMENT BASIN TREES SUCH AS:
 ACACIA SPECIES
 ANACARDIUM X BIG RED / KINGWOOD PALM
 BAMBUSA VULGARIS / WEAVERS BANBAND
 BAMBUSA VULGARIS / WEAVERS BANBAND
 ABUTILUS UNDOO / STRAWBERRY TREE
 DANIELA TAMARICA / CAJA BULE / FACULTY
 DIETES VEGETA / AFRICAN IRIS

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 Capitola Town Square
 Capitola, California

Kimley-Horn URBAN

L-51

Packet Pg. 123

PLANT SCHEDULE

- IRRIGATION NOTES:**
- ALL IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 2" DEPTH OF SCHEDULED WATER WEEKLY.
 - NON-IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 1" DEPTH OF SCHEDULED WATER WEEKLY.
 - NON-IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 1" DEPTH OF SCHEDULED WATER WEEKLY.
 - NON-IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 1" DEPTH OF SCHEDULED WATER WEEKLY.

MAINTENANCE NOTES:

- ALL IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 2" DEPTH OF SCHEDULED WATER WEEKLY.
- NON-IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 1" DEPTH OF SCHEDULED WATER WEEKLY.
- NON-IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 1" DEPTH OF SCHEDULED WATER WEEKLY.
- NON-IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 1" DEPTH OF SCHEDULED WATER WEEKLY.

WORTHY PLANTING NOTES:

- ALL IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 2" DEPTH OF SCHEDULED WATER WEEKLY.
- NON-IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 1" DEPTH OF SCHEDULED WATER WEEKLY.
- NON-IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 1" DEPTH OF SCHEDULED WATER WEEKLY.
- NON-IRRIGATED AREAS, EXCEPT TURF, ARE TO RECEIVE A 1" DEPTH OF SCHEDULED WATER WEEKLY.

- LEGEND**
- PROPERTY LINE
 - EASEMENT
 - LIMITS OF WORK
 - EXISTING CONTOURS AND ELEVATIONS
 - PROPOSED CONTOURS AND ELEVATIONS
 - PROPOSED BUILDING
 - SURFACE FLOW DIRECTION
 - PROPOSED LANDSCAPE
 - PROPOSED FLORE TENTION
 - PROPOSED STORMWATER INFILTRATION WALL
 - PROPOSED OVERFLOW INLET FOR PEAK STORM



GRAPHIC SCALE IN FEET
 0 40 80 160

PRELIMINARY GRADING PLAN

Kimley»Horn
 URBAN ARENA

C-53
 Issue: 08/16/2011
 Date: 08/16/2011

MerloneGeier Partners
 Capitola, California

LEGEND

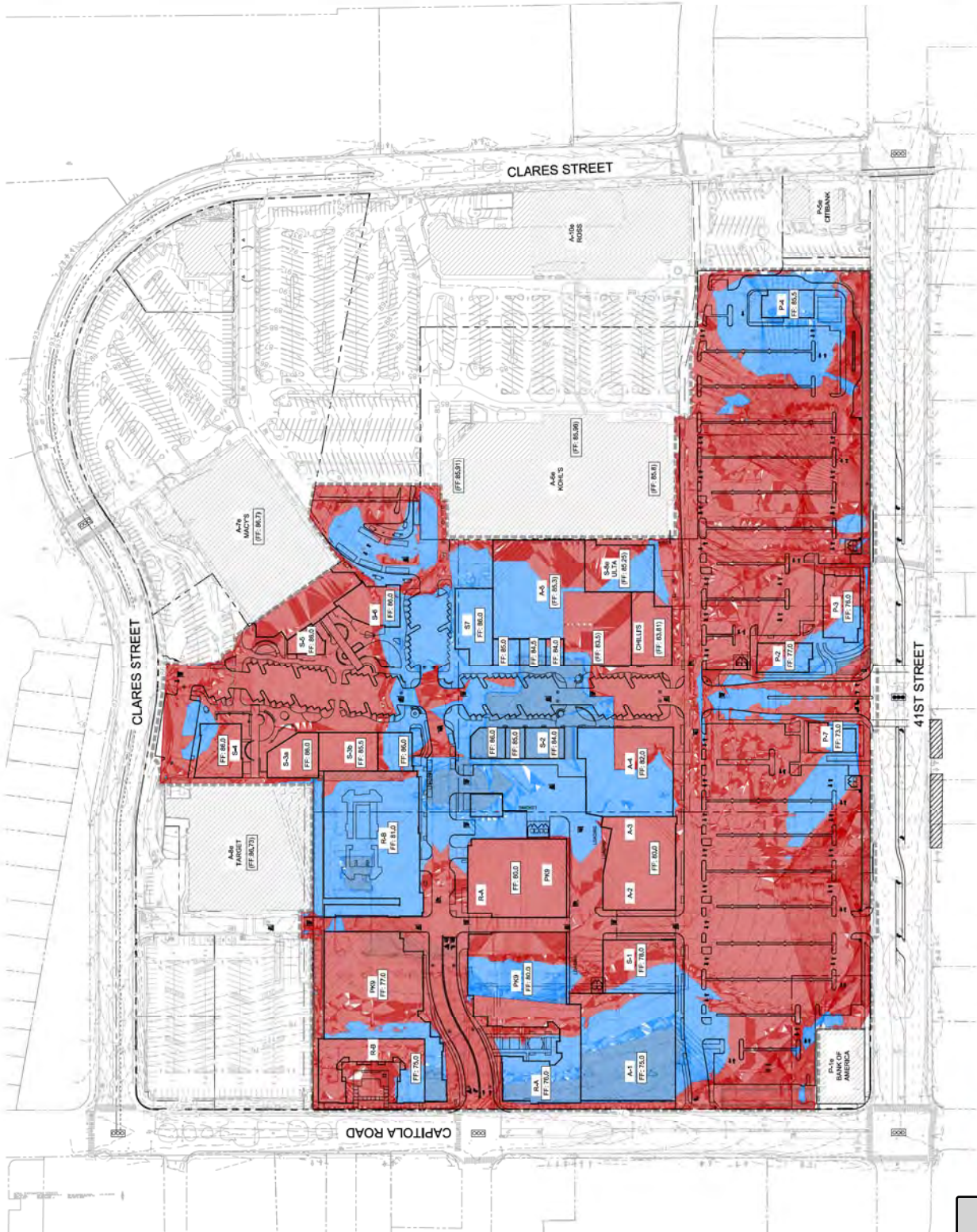
- PROPERTY LINE
- LIMITS OF WORK
- PROPOSED BUILDING

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Aves.	Color
1	-5.73	-2.00	8088.72	Red
2	-2.50	0.50	777008.81	Red
3	-0.50	0.00	271186.16	Red
4	0.00	0.50	24454.74	Blue
5	0.50	2.50	327703.66	Blue
6	-2.00	-3.91	103680.15	Blue

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

CUT: 51,786 CY
 FILL: 24,563 CY
 NET: 10,781 CY (FILL)
 NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GRADES TO THE PROPOSED FINISHED GRADE ASSUMING ORIGINAL SETBACKS BY THE AS SHOWN ON THE GRADING PLANS.
 THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN VERIFIED BY A REGISTERED CIVIL ENGINEER. ANY CONSTRUCTION METHODS, MATERIALS, OR SCHEDULES WILL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.



8.A.1

C-54

URBAN ARENA

Kimley»Horn

PRELIMINARY CUT AND FILL PLAN

Capitola Town Square
 Capitola, California

MerloneGeier Partners

GRAPHIC SCALE IN FEET
 0 40 80 160

NORTH



LEGEND

- PROPERTY LINE
- EASEMENT
- LIMITS OF WORK
- DRAINAGE MANAGEMENT AREAS
- PROPOSED BUILDING
- ROOF DRAIN PATH
- SURFACE FLOW DIRECTION
- PROPOSED LANDSCAPE
- PROPOSED INFILTRATION
- PROPOSED UNDERGROUND STORMWATER STORAGE CHAMBERS
- PROPOSED STORMWATER INFILTRATION WALL

PROPOSED STORMWATER TREATMENT SUMMARY TABLE

DMA	REMOVED AREA (ACRES)	REPLACED SURFACE (SF)	NEW SURFACE (SF)	TREATMENT METHOD	TREATMENT CAPACITY (CF)	TREATMENT EFFICIENCY (%)
A	2.97	12,795	80,208	INFILTRATION	2,317	2,592
B1	13.58	47,423	21,107	INFILTRATION	11,976	17,576
B2	18.73	120,024	10,000	INFILTRATION	11,976	17,576
TOTAL	35.28	180,242	111,315	INFILTRATION	25,269	37,744

*STORMWATER CONTROL MEASURES SHALL COMPLY WITH LOW IMPACT DEVELOPMENT BMP'S OUTLINE IN THE RESOURCE CONSERVATION DISTRICT OF SANTA CRUZ COUNTY.



MerloneGeier Partners
Capitola, California

Kimley»Horn
URBAN ARENA

C-55
Scale: 1/8" = 1'-0"

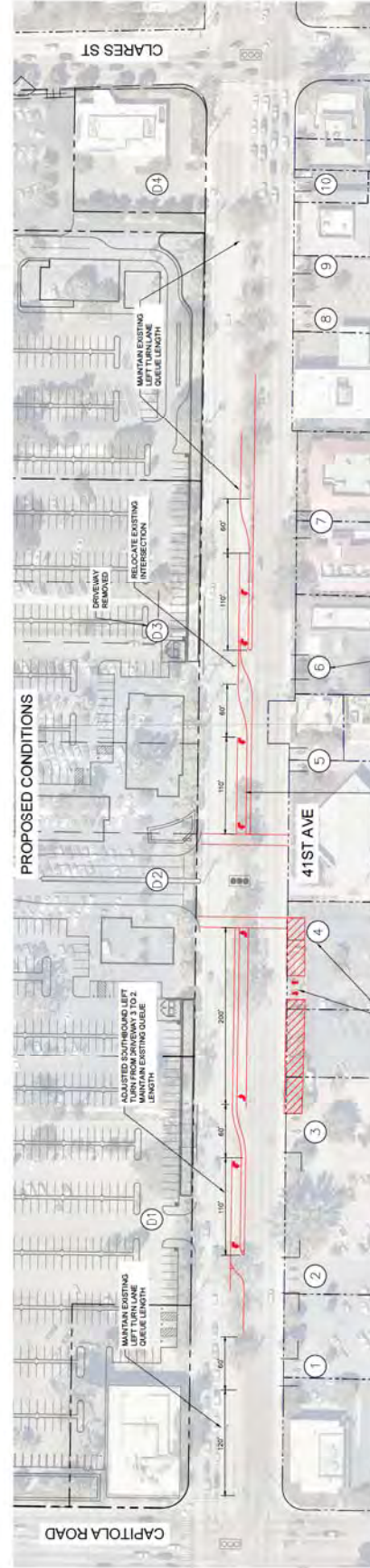
PRELIMINARY STORMWATER CONTROL PLAN

Capitola Town Square
Capitola, California

Attachment: Conceptual Review Plans of Capitola Mall Redevelopment (1855 41st Avenue Conceptual Review)



EXISTING CONDITIONS



PROPOSED CONDITIONS

- LEGEND**
- ① EXISTING OFF-SITE DRIVEWAY
 - ② PROPOSED CAPITOLA MALL DRIVEWAY
 - ③ PROPOSED 41ST MEDIAN IMPROVEMENTS
 - ④ PROPOSED SIGNAL 1200 INTERSECTION

NOTES

1. LEFT TURN QUEUE LENGTHS TO BE REVISIT PENDING TRAFFIC STUDY.



GRAPHIC SCALE IN FEET
0 30 60 120

MerloneGeier Partners
Capitola, California

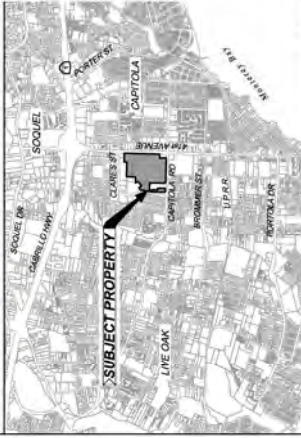
Kimley»Horn
URBAN ARENA

C-56
Book Job No. 2021-001

41ST STREET MEDIAN PLAN

Capitola Town Square
Capitola, California

VICINITY MAP



SCALE 1" = 2000'



CAPITOLA TOWN SQUARE VESTING TENTATIVE MAP

PROPOSED SUBDIVISION OF 5 SURFACE PARCELS OF LAND AND 5 AIRSPACE PARCELS IN THE CITY OF CAPITOLA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

AUGUST 2019

SHEET INDEX

SHEET NO.	DESCRIPTION
T-1	COVER SHEET
T-2	EXISTING BOUNDARY
T-3	PROPOSED BOUNDARY
T-4	EXISTING CONDITIONS
T-5	PROPOSED SITE PLAN

PROJECT TEAM

OWNER/APPLICANT
 4885 EXECUTIVE DRIVE
 SAN DIEGO, CA 92121

ARCHITECT
 14 N. ORANGE STREET
 ORANGE, CA 92666
 (714) 858-8860

CIVIL ENGINEER
 524 BAY AVENUE
 CAPITOLA, CA 95010
 (408) 338-1428

GEOTECHNICAL ENGINEER
 SUITE B
 531 CAPITOLA AVE
 CAPITOLA, CA 95010
 (408) 338-1428

SURVEYOR
 1141 HARRIS COURT
 BAYVIEW, CA 94040
 (415) 944-0022

LANDSCAPE ARCHITECT
 3100 SOMERSET VALLEY ROAD
 SAN DIEGO, CA 92121
 (619) 444-0222

SITE SUMMARY

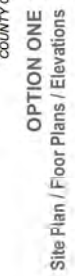
DESCRIPTION	ORIGINAL AREA	ADJUSTED AREA
PARCEL A	0.49	5.32
PARCEL B	5.66	5.65
PARCEL C	10.51	8.62
PARCEL D	8.87	5.94
PARCEL E	5.31	5.31
TOTAL PROJECT AREA	31.44	31.44

ABBREVIATIONS / LEGEND

ABBREVIATION	DESCRIPTION	PROPOSED	EXISTING
AC	ACRE		
BLDG	BUILDING		
CON	CONCRETE		
DU	DRAINAGE UNIT		
EX OR EXIST	EXISTING		
EVA	EMERGENCY VEHICLE ACCESS		
FC	FURNISH FLOOR ELEVATION		
FB	FLOOR BREAK		
IP	INCHES		
IT	JOINT TRENCH		
JT	JUNCTION		
L	LANDSCAPE		
LS	LANDSCAPE		
PL	PROPOSED		
PCL	PROPOSED		
R	RETAINING		
RF	RIGHT OF WAY		
RFM	RIGHT OF WAY		
SF	SQUARE FEET		
SFPM	SANITARY SEWER FORCE MAIN		
SPR	SANITARY SEWER PUMP STATION		
TC	TOP OF CURB		
W	WATER		
W	WATER		
WSE	WATER SURFACE ELEVATION		

SUBDIVISION NOTES

- PROPERTY DATA: 054-26-07, 07, 08, 49 & 50 (04-26-07-08 LEASE PARCELS)
 1855 41st AVENUE, CAPITOLA, CA 95010
 EXISTING ZONING: C-R - REGIONAL COMMERCIAL
 SITE AREA: 31.44 ACRES
 VESTING: SANTA CRUZ COUNTY
 STORM DRAIN: SANTA CRUZ COUNTY WATER DISTRICT
 WATER: SANTA CRUZ COUNTY WATER DISTRICT
 GAS & ELECTRIC: SANTA CRUZ COUNTY SANITATION DISTRICT
 CABLE: NONE
- NOTES:
 1. FINAL MAPS FOR THIS PROJECT MAY BE RECORDED IN 3 PHASES IN ACCORDANCE WITH ARTICLE 4, SECTION 0606.1 OF THE SUBDIVISION MAP ACT.
 2. FINAL LOCATION, ELEVATION GRADES, AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO REVISION.
 3. PROPERTY IS LOCATED IN ZONE K (AREA OF MINIMAL FOOD HAZARD) PER FIRM 08/07/2007 DATED SEPTEMBER 29, 2017.
 4. EXISTING AERIAL TOPOGRAPHY IS BASED ON AN AERIAL SURVEY BY AERIAL PHOTOGRAMMETRY SERVICES (APPS) DATED MAY, 10 2019.



DRAFT VESTING TENTATIVE MAP CAPITOLA TOWN SQUARE

PROPOSED SUBDIVISION OF 5 SURFACE PARCELS OF LAND AND 5 AIRSPACE PARCELS IN THE CITY OF CAPITOLA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

T-57
 SHEET NO. 57 OF 57
 Kimley-Horn
 URBAN ARENA
 OPTION ONE
 Site Plan / Floor Plans / Elevations

8.A.1



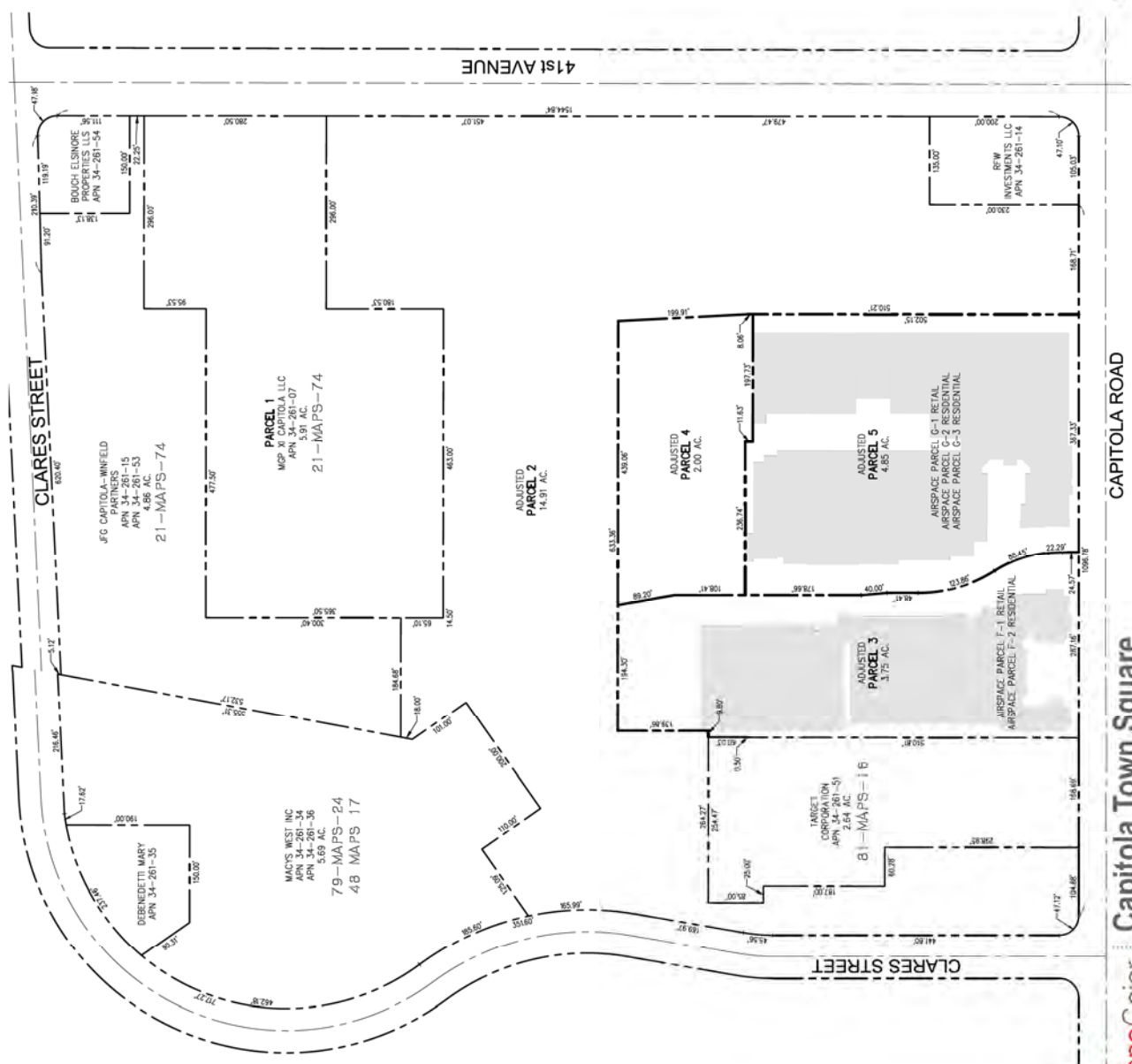
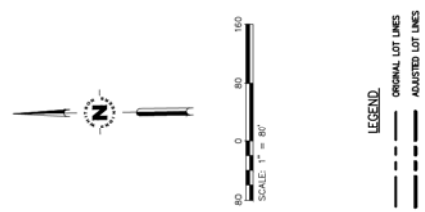
VESTING TENTATIVE MAP
Proposed Boundary

Capitola Town Square
Capitola, California



Attachment: Conceptual Review Plans of Capitola Mall Redevelopment (1855 41st Avenue Conceptual Review)

DRAFT
PROPOSED BOUNDARY
VESTING TENTATIVE MAP
CAPITOLA TOWN SQUARE
PROPOSED SUBDIVISION OF 5 SURFACE PARCELS OF LAND
AND 5 AIRSPACE PARCELS IN THE CITY OF CAPITOLA,
COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA



CLARES STREET

41ST AVENUE

CAPITOLA ROAD

CLARES STREET

BOUCH ELSNORE
PROPERTIES LLS
APN 34-281-54

G C CAPITOLA-WINFIELD
PARTNERS
APN 34-281-15
APN 34-281-53

PARCEL 1
MGP XI CAPITOLA LLC
3.91 AC.
21-MAPS-74

ADJUSTED
PARCEL 2
14.31 AC.

ADJUSTED
PARCEL 4
2.00 AC.

ADJUSTED
PARCEL 5
4.85 AC.

AIRSPACE PARCEL G-1 RETAIL
AIRSPACE PARCEL G-2 RESIDENTIAL
AIRSPACE PARCEL G-3 RESIDENTIAL

ADJUSTED
PARCEL 3
3.75 AC.

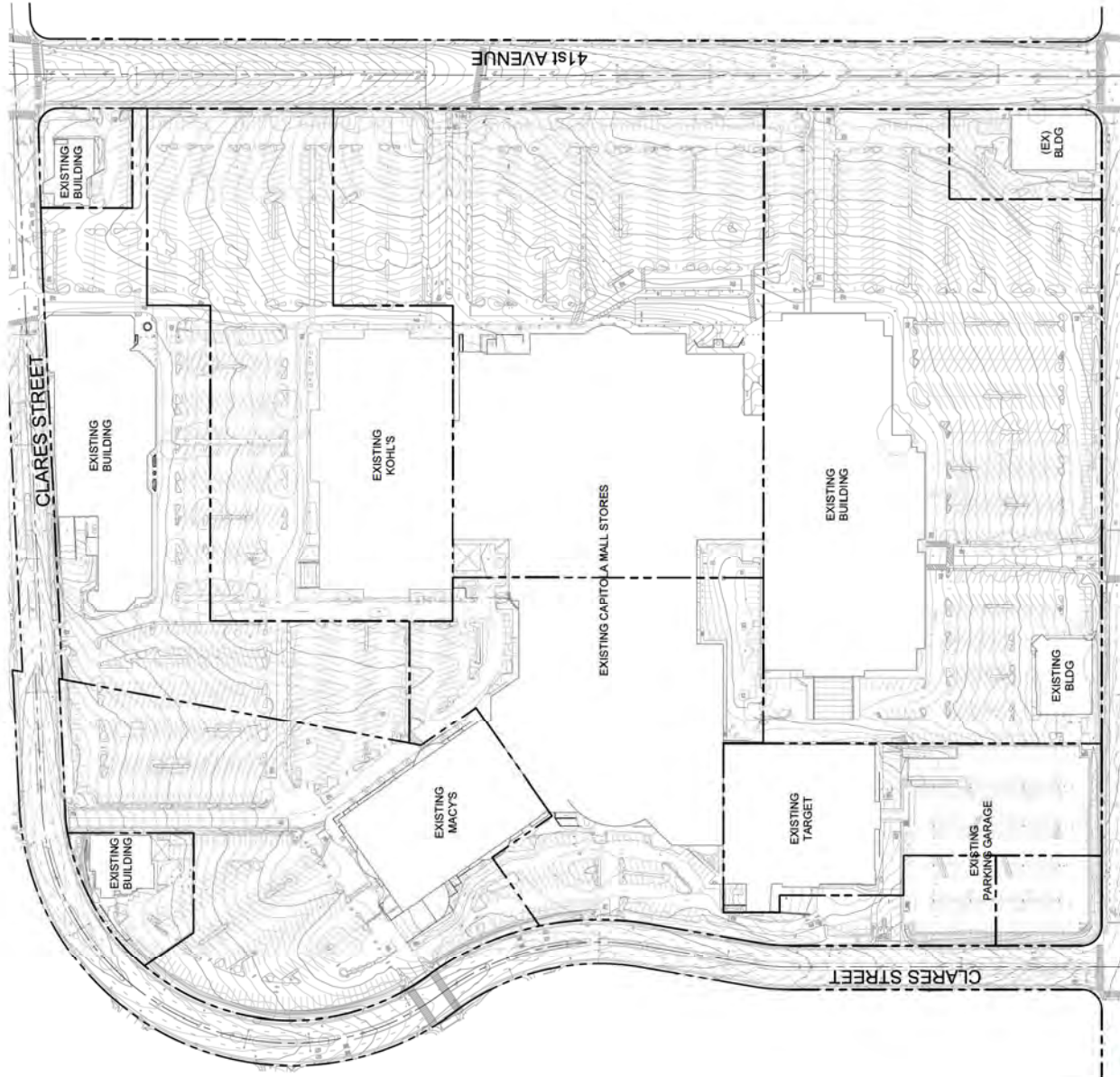
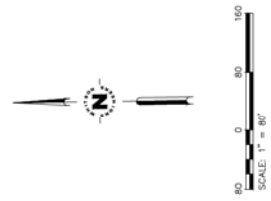
AIRSPACE PARCEL F-1 RETAIL
AIRSPACE PARCEL F-2 RESIDENTIAL

1100000
COMPOSITION
APN 34-281-51
2.64 AC.
a-1-MAPS-16

MAC'S WEST INC
APN 34-281-34
APN 34-281-36
5.69 AC.
79-MAPS-24
48 MAPS 17

DEBENEDETTI MARY
APN 34-281-35

INVESTMENTS LLC
APN 34-281-14



DRAFT
EXISTING CONDITIONS
VESTING TENTATIVE MAP
CAPITOLA TOWN SQUARE
 PROPOSED SUBDIVISION OF 5 SURFACE PARCELS OF LAND
 AND 5 AIRSPACE PARCELS IN THE CITY OF CAPITOLA,
 COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

VESTING TENTATIVE MAP
 Existing Conditions

Kimley»Horn

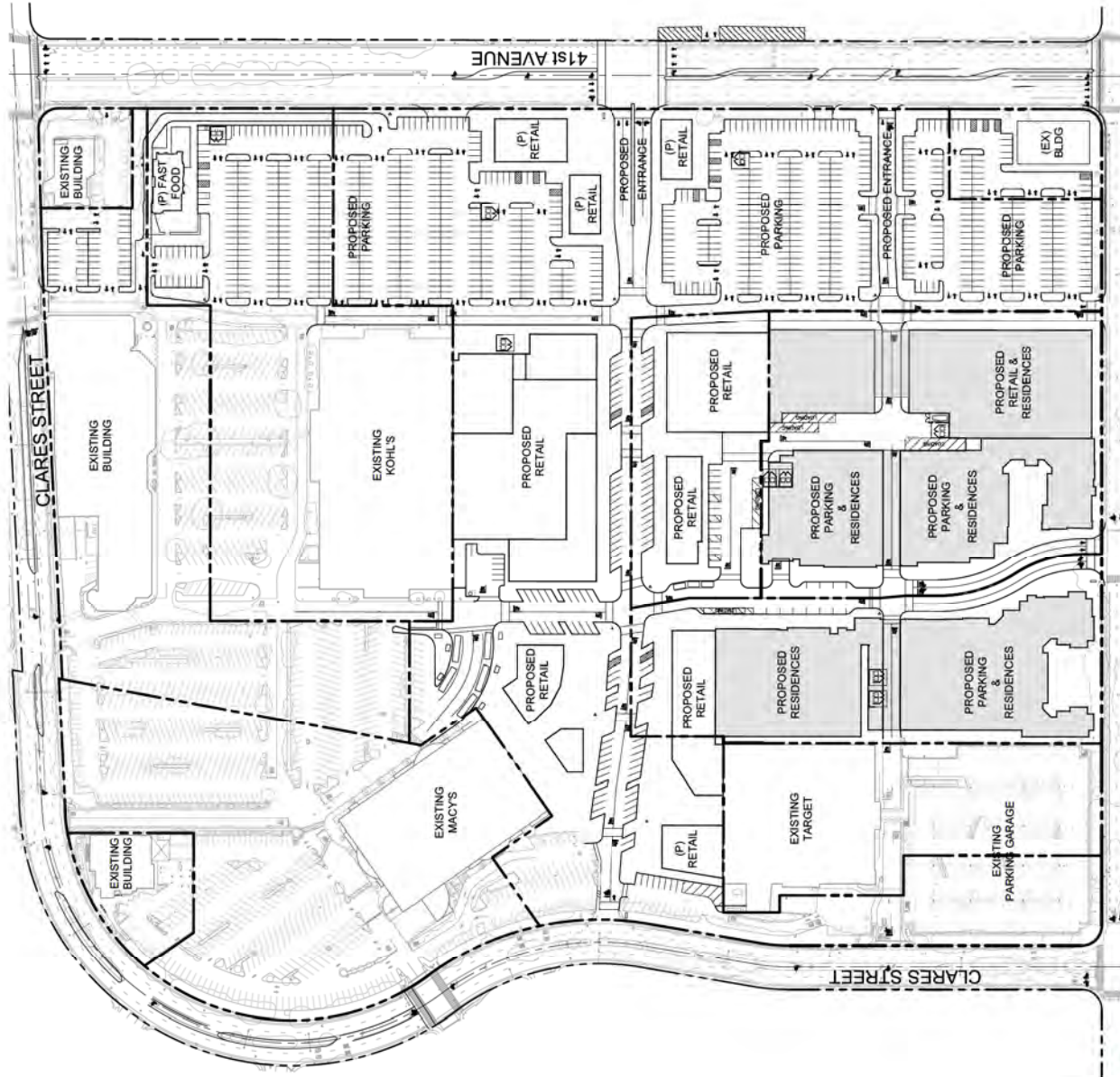
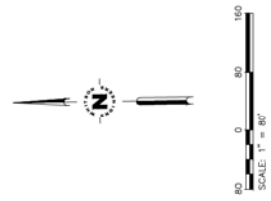
URBAN ARENA

T-60

Scale: 1" = 80'

Capitola Town Square
 Capitola, California

MerloneGeier
 Partners



DRAFT
PROPOSED SITE PLAN
VESTING TENTATIVE MAP
CAPITOLA TOWN SQUARE
 PROPOSED SUBDIVISION OF 5 SURFACE PARCELS OF LAND
 AND 5 AIRSPACE PARCELS IN THE CITY OF CAPITOLA,
 COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

VESTING TENTATIVE MAP
 Proposed Site Plan

Kimley»Horn

URBAN ARENA

T-61

Scale: 1/8" = 1'-0"

Capitola Town Square
 Capitola, California

MerloneGeier
 Partners

CAPITOLA TOWN SQUARE

MASTER SIGN PROGRAM AUGUST 27, 2019

Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)

INDEX

Colors, materials, fonts, logos	03
Written criteria	04
Site plan	08
Sign designs	
Existing signage	09
Pylon signs	10
Monument signs	11
Vehicular wayfinding	12
Advertising kiosks/pedestrian wayfinding	12
Wall-mounted / projecting wayfinding signs	12
Project ID signs	12

Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)

COLORS & MATERIALS



Navy



Gold



Medium blue



Magenta



Soft gold



Composite material to simulate beachwood

PROJECT FONT

Serifa Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ

0123456789

LOGOS

Capitola Town Square has several logo variations.



Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)

GENERAL INFORMATION & REQUIREMENTS

The signage drawings within this Master Sign Program are intended for the signage fabricator, who is responsible for developing construction drawings based on the design intent within, acquiring all necessary permits, and ensuring adherence to this Master Sign Program and all applicable laws and regulations. The drawings and written language also clearly define what signage will be acceptable to both Property Owner and the City of Capitola's Planning & Community Development Department.

All location plans and elevations represented in this Master Sign Program may not be representative of the existing built conditions. Sign fabricator is responsible for verifying all existing conditions prior to fabrication and installation. Any conflicts between existing conditions and this package should be discussed with the Property Owner prior to a resolution being implemented. Any tenant signage shown on architectural elevations is illustrative only. Tenants to refer to written criteria to determine allowed signage locations, size, etc.

Where a conflict exists in this Master Sign Program between a conceptual drawing and measurements given, written content (including measurements) is to be followed.

It is the responsibility of any sign fabricator hired by Property Owner or Tenant to:

- Coordinate all sign installations with Property Owner, construction manager, and/or general contractor.
- Remove and legally dispose of all existing signs prior to installation of new.
- Patch and repair any damage to wall surfaces, surrounding finished floor or hardscape, and landscaping. Includes existing damage and any damage caused by removal of existing sign.
- Remove legal, warning, code required, or ADA signs only when replacement sign is to be installed; temporary signs to be provided as needed for safety measures.
- Verify all final sign messaging and locations with Property Owner prior to fabrication.
- Ensure shop drawings include layout of all seams, attachments, and messaging on all signs.

- Confirm all exterior signs have appropriate water proofing and weep holes. Weep holes to have baffles to prevent light leakage.

- Provide all ventilation required for signs to prevent overheating or condensation from building up. Property Owner to be notified if vent locations necessitate alteration of design.

- Provide all footings and structure as required to support freestanding signs. All sign structural design to be prepared by a licensed structural engineer. If sign location is on a slope, special care should be taken to design a footing so that sign is mounted at an appropriate height. Property Owner approval of footings to be given during the shop drawing review process.

Sign fabricator's shop drawings (which will be used for permitting and construction) must include and clearly document all of the following:

- Internal structure
- Construction details and joints
- All visible attachments and material seams
- Venting
- Lighting details
- Waterproofing and water drainage
- Electrical locations
- Access panels
- Foundation/footing details
- Engineered structural members
- Material thicknesses
- Color samples sprayed on actual materials

All drawings produced by the fabricator (for Property Owner approval, permitting, etc) are the sole responsibility of the fabricator. Fabricator is responsible for obtaining all permits.

DESIGN OWNERSHIP

All designs and related details shown in these drawings are the property of Merlone Geier Partners and Designer. They are only to be used by the Property Owner and tenants of this shopping center and shall not be copied for use on another project.

CONSTRUCTION REQUIREMENTS

No labels to be visible on exposed surface of signs, except as required by local ordinance. Required labels to be placed on concrete location.

Fasteners and clips to be made of galvanized stainless steel, brass, or bronze. Fasteners to be installed so as to be hidden from view.

Tenant signage design to be complimentary to the design of the shopping center. Materials, colors, and textures should all be considered. Design of any adjacent shopfronts, buildings, and signage to also be considered.

No exposed raceways, conductors, crossover conduits, or conduits shall be permitted.

Tenant signage design, materials, size, position, and construction to conform to the rules outlined within this Master Sign Program.

Should there be a difference between the written content of this Master Sign Program and any architectural drawings, the written content is to take precedence.

Property Owner reserves the right to approve signage notwithstanding all requirements, restrictions, and directions given in this program to address unique circumstances (e.g. unique architectural features, unusual tenant logo shape, etc). Approval by Property Owner does not guarantee approval by the local City government. Property Owner approval is required prior to submittal for City approval. If a tenant like to propose signage that does not conform to the Master Sign Program, the tenant should include both their preferred content as an option that does conform to all Master Sign Program requirements in their submittal for Property Owner's approval.

Project signage with tenant signage panels or locations must be allocated to individual tenants per their lease. Property Owner may require that the tenant use a particular signage fabricator to fabricate their signage on select complicated sign types. Property Owner can also recommend signage fabricators for shopfront signage, signage on panels on project signage, or other specialty signage upon tenant request. Tenants to electronically submit set of drawings to Property Owner. Property Owner may request one or more printed sets of drawings. Drawing set should include:

- 1) Format: 8 1/2"x11" or 11"x17" in size with title block showing preparer information.

Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)

- 2) Plan of tenant space with shopfront dimensions given and signage locations identified.
- 3) Elevations of each area where signage is proposed. Can be an architectural drawing or a straight-on photograph with annotations as described below. Proposed signage should be shown on the elevation.
- 4) Dimensions of the sign band (area available for signage) and proposed signage shown on the elevation(s). The position of the proposed sign should also be indicated with dimensions.
- 5) In addition to showing proposed signage on the elevation(s), there should be separate, detailed drawings of the proposed signage. These should include a face-on drawing and a section cut showing construction methods, materials, colors, lighting, and attachment methods.
- 6) A total proposed square footage calculation for shopfront signage. This should show the maximum allowed square feet of signage and the square footage of your proposed sign(s). For example:
 - If the Tenant Signage Criteria (TSC) allows 1.5 SF/LF and your space has a 37 ft wide shopfront, you would show maximum allowed as: $1.5 * 37 = 55.5$ SF.
 - If your proposed sign is 13 ft x 2.5 ft, you would show your proposed sign area as: $13 * 2.5 = 32.5$ SF. This clearly shows that your proposed signage is within the maximum allowed size.
 - Please also list any other size restrictions to illustrate clearly that your sign is in compliance with the TSC. These other restrictions may include maximum height and maximum width (this is often a calculation similar to: 80% of shopfront width = $37 * 0.8 = 29.6$ ft is the maximum width of your sign; the sign proposed in this example is in compliance).
- 7) Size, materials, color, and logo information given for any tenant panels that will be added to project signage (as allowed in the tenant's lease).

SIGNAGE INSTALLATION & MAINTENANCE

All signs to be designed, constructed, and installed in compliance with all local codes and ordinances. All sign permits required to be obtained prior to installation. This Master Sign Program will supersede local codes wherever conflict exists between the two documents.

All costs associated with design, fabrication, installation, electrical connections, and permitting to be paid for by tenant after approval by Property Owner.

Any signs installed without Property Owner's explicit approval and/or with the appropriate permits shall be removed or corrected by tenant at tenant's expense.

Tenant to repair any damage caused by the removal, repair, or installation of tenant signage. When signage is removed, the area should be returned to its original condition and all resulting debris removed.

Installation to take place with minimal disruption to traffic flow around and within the shopping center. Installation to not impede foot traffic from accessing all of shopping center's businesses. Should lane closures be required to complete the installation, tenant to acquire any necessary approvals and permits from the City.

Tenant's signage to remain in good working order and free from rust or corrosion. Should signage need repairs to be made, tenant will do so at tenant's expense within 30 days. If repairs are not made within 30 days, Property Owner may perform corrections at tenant's expense.

Tenants with doors for non-customer use (staff entry, merchandise receiving) may apply the tenant's name in a neutral contrasting color to the door. The tenant name should be in the project font (not the tenant's brand font or logo), 4 inches high, and mounted 6 feet above the ground.

ALLOWED SIGNAGE TYPES

All possible signage types will be described in this section of the Master Sign Program. Each sign will be given a letter that will be referenced in the following sections.

- A Individual face-lit channel letters
- B Individual halo-lit letters
- C Individual dual-lit channel letters
- D Non-illuminated dimensional aluminum channel letters
- E Freestanding face-lit letters with aluminum returns (including trim caps) mounted on canopy
- F Mixed media signs (employing two or more fabrication and/or illumination methods)
- G Aluminum panel with cut-thru letters backed with acrylic
- H Flat cut-out aluminum letters and logos with painted inserts
- J Push-thru acrylic letters and logos

Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)

TENANT SIGNAGE RULES & CALCULATIONS:
MULTI-TENANT BUILDINGS, RETAIL TENANTS

Shopfront signage types allowed (refer to page 5 of this document): Types A, B, C, D, E, F

Shopfront signage maximum area: 2 SF per lineal foot of shopfront

Shopfront signage maximum width: 80% of sign band width (see definition in Notes below)

Maximum number of shopfront signs: 1 sign per elevation, maximum 2 total signs.

Blade signs: 1 sign permitted to left side of tenant's customer entrances, maximum quantity: 2. Max area: 5 SF.

Mounting height: 8'0" min to underside of blade sign; top of blade sign to not sit higher than the shopfront signage's sign band.

Blade signs may not be illuminated.

Drive-thru signs: Tenants with drive-thrus may have 1 double-sided sign at each entry or exit to the drive-thru area with maximum width: 1'6", maximum height: 4'0", and a maximum messaging area of 1.5 SF per side. Tenants are allowed 1 single-sided menu board sign with maximum area of 50 SF. Tenants may install branded clearance bar signage for their drive-thru. Menu board signs may be illuminated, all other drive-thru signs to be non-illuminated.

Notes: Shopfront signs shall be mounted directly onto the building facade/fascia or to architectural metal storefront canopy where existing. No visible raceways permitted for any sign types.

Sign band: The area above the shopfront glazing where shopfront signage will logically be placed; it is bound by architectural features including the top of the shopfront glazing, building parapet, changes in material or fascia setback depth, or others. Most sign bands will be the full width of the shopfront, however some may be narrowed by architectural features of the building.

TENANT SIGNAGE RULES & CALCULATIONS:
SINGLE-TENANT PAD BUILDINGS, RETAIL TENANTS

Shopfront signage types allowed (refer to page 5 of this document): Types A, B, C, D, E, F

Shopfront signage maximum area: 2 SF per lineal foot of shopfront

Shopfront signage maximum width: 80% of sign band width (see definition in Notes below)

Maximum number of shopfront signs: 1 sign per elevation, maximum 4 total signs.

Blade signs: Not permitted.

Drive-thru signs: Tenants with drive-thrus may have 1 double-sided sign at each entry or exit to the drive-thru area with maximum width: 1'6", maximum height: 4'0", and a maximum messaging area of 1.5 SF per side. Tenants are allowed 1 single-sided menu board sign with maximum area of 50 SF. Tenants may install branded clearance bar signage for their drive-thru. Menu board signs may be illuminated, all other drive-thru signs to be non-illuminated.

Notes: Shopfront signs shall be mounted directly onto the building facade/fascia or to architectural metal storefront canopy where existing. No visible raceways permitted for any sign types.

Sign band: The area above the shopfront glazing where shopfront signage will logically be placed; it is bound by architectural features including the top of the shopfront glazing, building parapet, changes in material or fascia setback depth, or others. Most sign bands will be the full width of the shopfront, however some may be narrowed by architectural features of the building.

Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)

TENANT SIGNAGE RULES & CALCULATIONS:
SINGLE-TENANT BUILDINGS, RESIDENTIAL BUILDINGS

Primary identity signage types allowed
(refer to page 5 of this document): Types A, B, C, D, E, F

Primary identity signage maximum area: 2 SF per lineal foot of building footprint

Primary identity signage maximum width: 50% of building elevation width

Maximum number of primary identity signs: 2 signs per elevation, with signs on the same elevation positioned a minimum 50'0" distance apart.

Primary identity sign locations: At top of building, either centered or left/right-justified on the building elevation.

Blade signs: 1 sign permitted to left side of each customer entry, parking entry, or similar public use access entry. Max area: 5 SF per sign.

Mounting height: 8'0" min to underside of blade sign; top of blade sign to not sit higher than the shopfront signage's sign band.

Blade signs may not be illuminated.

Wall-mounted pedestrian or vehicular entry signs: Signage over entries to building lobbies, vehicular parking areas, and other public use access point mounted directly on the building fascia or onto an architectural metal canopy are permitted. May include the building name, brand, "Lobby", "Resident Parking Entry", or similar, or building address as its message.




1 sign per public use access entry is permitted. Maximum area of 20 SF per sign, maximum width is 80% of the sign band area or the full width of an architectural canopy. May be illuminated.

Additional non-illuminated messaging identifying the building name, address, or "Lobby" messaging may be installed on the shopfront glazing or doors. This messaging may be vinyl or painted metal letters maximum 1/4" thick.








Notes: Shopfront signs shall be mounted directly onto the building facade/fascia or to architectural metal storefront canopy where existing. No visible raceways permitted for any sign types. Cabinet signs not allowed for any sign types.

Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)

Map Legend

-  Upper levels
-  Ground level buildings
-  Green space
-  Driving paths and parking aisles
-  City streets
-  Signalized intersections

Signage Legend

-  Existing tenant-specific monument/entry signs
-  Existing Shopping Center Monument signs
-  Existing vehicular wayfinding signs
-  Existing vehicular wayfinding signs with tenant panels
-  New P Pylon signs
-  New M Monument signs
-  New vehicular wayfinding signs with tenant panels



Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)

SIGNAGE FAMILY - EXISTING SIGNAGE

Existing monument and vehicular wayfinding signage may remain on the property. Existing signage may be painted, refaced, or otherwise updated to match the design of the development's new signage. Updates to existing signage are not allowed to increase the size or add illumination to signs that were previously not illuminated.

SHOPPING CENTER IDENTITY MONUMENTS, WAYFINDING WITH TENANTS



Monument sign at property entry from 41st Avenue (to be demolished)



Monument sign at multiple property entries



Vehicular wayfinding signs at several locations within the shopping center



Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)

WAYFINDING, TRAFFIC CONTROL



Vehicular wayfinding sign at 2 street-facing locations adjacent to parking structure at corner of Capitola Road and Clares Street

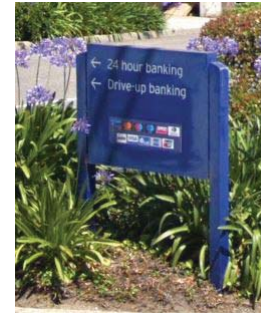


Typical sign design for on-site stop signs, speed limit signs, and other traffic control signage

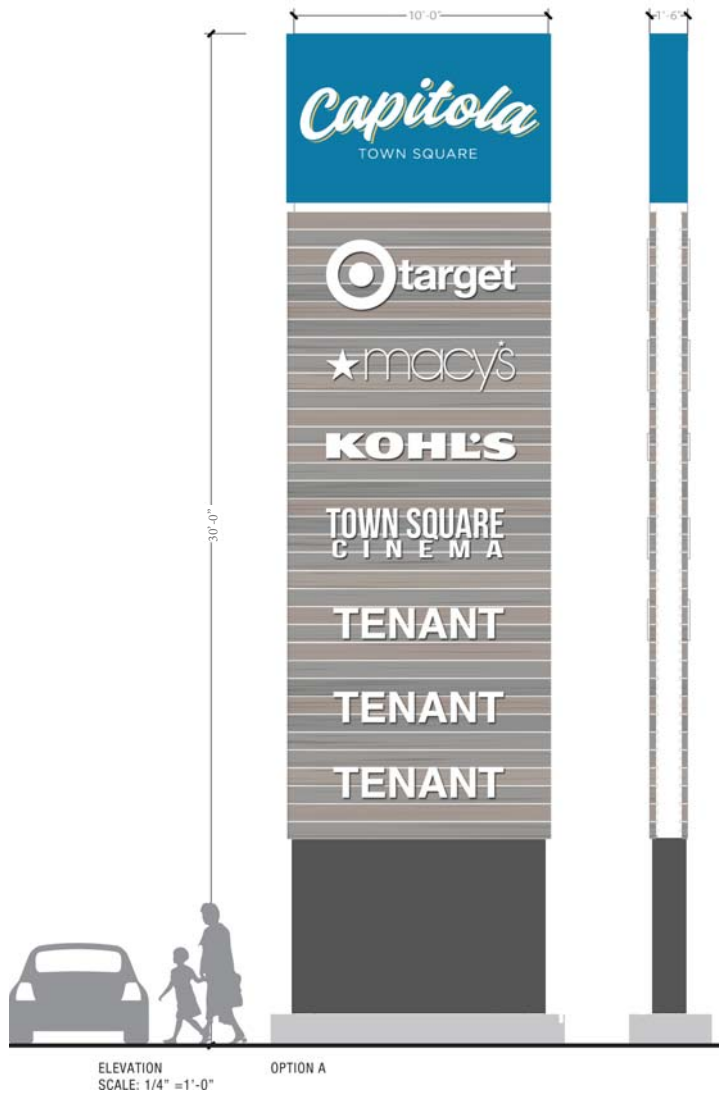
UNIQUE SINGLE-LOCATION MONUMENT SIGNS



Monument sign at single location within shopping center near Ross Dress For Less



Monument sign at single location, Citibank entry from 41st Avenue



PYLON SIGNAGE

10'W x 30'H

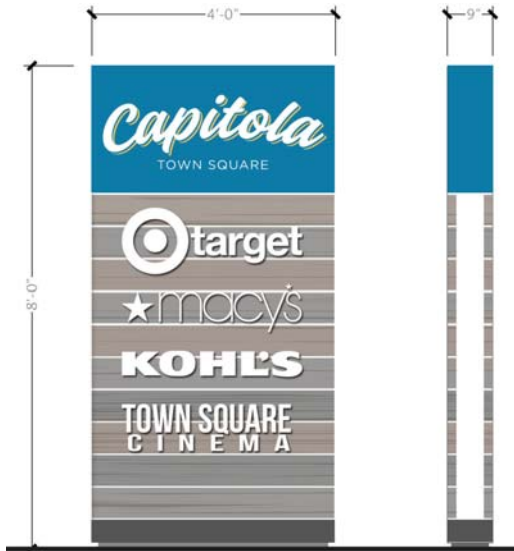
Tenant logos: Maximum 7 total per side with maximum height of 2'6"H each. Other than the property logo as well as the tenant logos are illuminated push-thru letters. The property logo may be in color, while the tenant logos are only allowed to be white acrylic.

Quantity: 3 double-sided pylon signs.

Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)



Existing or new monument sign shown with new finishes applied.



New monument sign design

MONUMENT SIGNAGE - EXISTING

Existing monument signage will be allowed to remain in place. Finishes may be updated to complement the design scheme of the property and its new signage. Overall dimensions not allowed to increase.

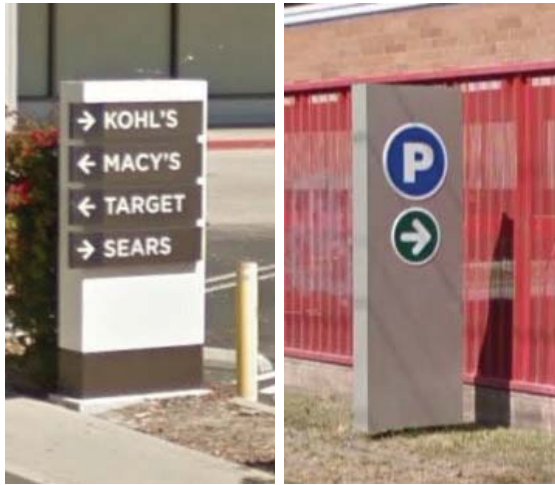
MONUMENT SIGNAGE - NEW

8'W x 4'H

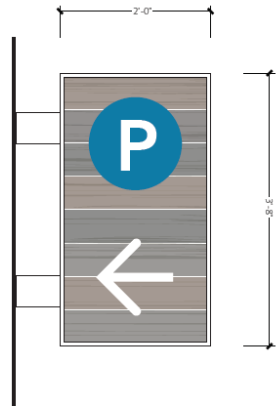
Tenant logos: 4 tenants per side, 1'6"H maximum. Both the property logo as well as the tenant logos are illuminated push-thru letters. The property logo may be in color, while the tenant logos are only allowed to be white acrylic.

Quantity: Maximum 8 double-sided monument signs (new or existing) allowed on the property.

Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)



Existing vehicular wayfinding signage



Projecting wayfinding signage



Example of typical advertising kiosk

VEHICULAR WAYFINDING SIGNAGE

Existing vehicular wayfinding signage will be allowed to remain in place. Finishes may complement the design scheme of the property and its new signage. Overall dimensions increase.

dated to allowed to

Additional vehicular wayfinding signage allowed at interior of property (i.e. not at vehicular entrances from surrounding roads). Not to exceed 3'W x 6'H if monument style. Flag on pole signage also allowed.

entrances also allowed.

ADVERTISING KIOSK / PEDESTRIAN WAYFINDING SIGNAGE

4'W x 8'H double-sided digital advertising kiosk units.

Some units will serve dual purpose as a pedestrian directory with 1 of the 2 screens serve use with an integrated site plan and tenant listing. Units to be located at project interior for customer

for customer

Quantity: Maximum 25 advertising kiosks.

WALL-MOUNTED OR PROJECTING WAYFINDING SIGNAGE

Wayfinding signage in wall-mounted or projecting design. Both applications have a maximum area of 20 SF.

m area of 20

Signs may be illuminated and should be scaled and placed according to their location, by vehicles or pedestrians, and adjacent architectural conditions. Signs may indicate directions within the shopping center, including tenants. Designs shown here are examples, but encouraged. Signs should use materials and design to complement the building architecture.

signage visible locations designs are

Quantity: As needed, maximum 10 wall-mounted and 10 projecting wayfinding signs quantities do not include existing vehicular wayfinding signage, which is allowed to remain.

Allowed

PROJECT ID SIGNAGE

Project ID signage can take a variety of forms. When a projecting sign, a wall-mounted sign with a solid color backing panel, or similar, the maximum area is 200 SF. When it is a logo applied directly onto a building face, either with three-dimensional channel lettering, painted flat, or signage not limited. Creative applications that complement the building architecture and reflect the shopping center's personality are encouraged.

sign with directly the size is shopping

Quantity: As needed, maximum 4 total wall-mounted or projecting signs permitted. Local applications are unlimited.

only

Attachment: Draft Master Sign Program (1855 41st Avenue Conceptual Review)

November 7, 2019, Planning Commission Comments

Commissioner Newman

- Terrific response to revisioning property. Great Start.
- Will lean on our design experts RRM regarding design revisions.
- Name should be reconsidered. We are a village not a town.
- Affordable housing is need here. Rental product is better than ownership. Be creative in the breakdown the affordable housing. Look to Capitola Villas as an example.
- Public spaces to be considered. Height not an issue.

Commissioner Wilk

- Kosmont economic analysis is disturbing. The project cannot result in no economic gain for mall redevelopment.
- Concentrate 12% population increase in one area.
- Town square way has emphasis on the public realm. This should be distributed throughout the project. Concern with 38th Avenue and 40th Avenue.
- Need to have eyes on the sidewalks like author Jane Jacobs explains in her book *Death and Life of Great American Cities*. The concept of an activated first floor to keep eyes on the street. Also activate through multiple uses, multiple ages, and multiple incomes.
- Visited San Antonio Place in Mountain View. Dog Park there is great. Housing there was thriving. Interviewed residents and they feel safe in the development but the connections to get across the street are scary. Should have planned safer sidewalk crossings.
- Agree with RRM massing concerns along Capitola Road

Commissioner Christiansen

- Appreciate and agree with RRM design feedback on the project.
- Is there an opportunity to move some of the massing toward the Kohl's building?
- Have you considered decreasing/setting back/articulating upper stories of the tallest buildings?
- Would like to see a hotel considered on the site.
- Circulation to adjacent uses/neighboring properties should be improved.
- Do not like the signs as proposed.

Commissioner Routh

- Mall needs to remain an economic driver for the city. Find a way to make the economics work, consider decreasing amount of residential and adding a hotel.
- We do not want too much open space as it can be problematic.
- Concern with massing on Capitola Road
- Concern with traffic.
- Concern with overall height.
- Concern with moving the entrance off 41st closer to the 41st Avenue/Capitola Road intersection. That light currently functions well and moving the entrance closer could have impacts.
- Remove barriers on 40th Avenue in the county.

TJ Welch

- Appreciate work done by RRM
- Consider having the ability to close off 38th Avenue to allow pedestrians/cyclists with no cars.
- Town Square name does not fit.

- Consider size of open space. Not too big as it can attract homeless and become problem.
- Would like to see more of an internal focus for the site. Think about incorporating a water feature into the site. Example of restaurant with outdoor seating that overlooks water fountains.
- Capitola enjoys the outdoors. We need more outdoor gathering areas. High demand for restaurants with outdoor seating.
- The new development should have an emphasis on pedestrians and bicycles. Create a connection to the future rail trail from the site.

APPLICABLE GENERAL PLAN GOALS AND POLICIES RELATED TO CAPITOLA MALL PROPERTY

General Plan Goal LU-8 supports the long-term transformation of Capitola Mall into a more pedestrian-friendly commercial district with high quality architecture and outdoor amenities attractive to shoppers and families.

General Plan Policy LU-8.1 (Phased Mall Redevelopment) encourages a phased approach to redevelopment of the Mall property. Early phases may include improvements to the Mall façade and front entrance, and new retail pads fronting 41st Avenue. These early improvements shall not conflict with the ultimate vision for the property, as represented in the 41st Avenue/Capitola Mall Vision Plan.

General Plan Policy LU-8.2 (Parking Lot Redevelopment) encourages the development of commercial and mixed-use structures on existing Capitola Mall surface parking lots located adjacent to 41st Avenue and Capitola Road, including both sides of 41st Avenue. New development along 41st Avenue should enhance the design character of 41st Avenue and support the long-term vision for the Mall as a pedestrian-friendly commercial destination. This policy also seeks to ensure that parking lot redevelopment does not result in an inadequate supply of on-site parking that leads to overflow parking in adjacent residential neighborhoods.

General Plan Policy LU-8.3 (Metro Center Relocation) supports the relocation of the Metro Center to an alternative location on the Capitola Mall property that meets the operational requirements of Santa Cruz Metro and advances the design goals for the Capitola Mall. This policy encourages the Metro Center to become a multi-modal facility with amenities for bicycles and integration with a possible future shuttle system in Capitola.

General Plan Policy LU-8.4 (Public Gathering Places) encourages the establishment of public gathering places on the Mall property, such as outdoor dining and courtyards, which provide space for people to informally meet and gather.

General Plan Policy LU-8.5 (New Interior Street) supports the addition of a new interior street within the Mall property lined with sidewalk-oriented retail, outdoor dining, and pedestrian amenities as a long-term vision for Capitola Mall. This new street should be connected with the existing street network surrounding the Mall property to enhance mall access for all modes of transportation.

General Plan Action LU-8.1 (Transit Center Relocation Funding) calls for working with Capitola Mall owners and Santa Cruz Metro to identify funding for the relocation of the Transit Center.

General Plan Action LU-8.2 (Infrastructure Improvement Funding) seeks to identify funding sources for infrastructure improvements that will stimulate investment and redevelopment of the Capitola Mall property and provide urban amenities attractive to residential and mixed-use development.

General Plan Action LU-8.3 (Design Guidelines) calls for updating the 41st Avenue Design Guidelines to reflect the vision for Capitola Mall as described in this General Plan.

General Plan Policy LU-9.1 (Public Amenities) encourages new development near 41st Avenue to provide amenities that enhance the vitality of the corridor, such as outdoor dining and courtyards, public art, publicly accessible or semi-public gathering places, and bicycle and pedestrian facilities.

General Plan Policy LU-9.2 (Entertainment Uses) encourages the establishment of new entertainment and commercial recreation uses within the 41st Avenue corridor and the expansion of existing entertainment uses.

General Plan Action LU-9.3 (Increased Floor Area Ratio) allows the City Council to authorize increased FAR for properties located within the 41st Avenue corridor as follows:

- Properties fronting 41st Avenue or the 41st Avenue/Capitola Road intersection 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.

Chapter 17.36 PLANNED DEVELOPMENT ZONING DISTRICT Revised 6/18

Sections:

17.36.010 Purpose of the planned development zoning district. Revised 6/18

17.36.020 Where allowed. Revised 6/18

17.36.030 Permitted land uses. Revised 6/18

17.36.040 Development standards. Revised 6/18

17.36.050 Required approvals. Revised 6/18

17.36.060 Conceptual review. Revised 6/18

17.36.070 Planned development rezoning. Revised 6/18

17.36.080 Development plans. Revised 6/18

17.36.010 Purpose of the planned development zoning district. Revised 6/18

The purpose of the planned [development](#) (PD) zoning district is to allow for high quality [development](#) that deviates from standards and regulations applicable to the other zoning districts in Capitola. The PD zoning district is intended to promote creativity in [building](#) design, flexibility in permitted [land uses](#), and innovation in [development](#) concepts. The PD zoning district provides land owners with enhanced flexibility to take advantage of unique [site](#) characteristics and develop projects that will provide public benefits for residents, employees, and visitors. [Development](#) within each PD zoning district is regulated by a [development](#) plan approved by the city council. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.36.020 Where allowed. Revised 6/18

The PD zoning district may be applied to any property in Capitola with an area of twenty thousand square feet or more except for those designated as single-family residential on the zoning map and general plan [land use](#) map. Planned [developments](#) are prohibited in the single-family residential zoning district. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.36.030 Permitted land uses. Revised 6/18

Permitted [land uses](#) in each PD zoning district shall conform to the applicable general plan [land use](#) designation and to the [development](#) plan that applies to the property. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.36.040 Development standards. Revised 6/18

A. Established in [Development](#) Plan. [Development standards](#) (e.g., height, [setbacks](#), [building coverage](#)) for each PD zoning district shall be established in the applicable [development](#) plan.

B. Maximum Intensity. The maximum permitted [floor area ratio](#) and residential [density](#) shall not exceed maximums established in the general plan for the applicable [land use](#) designation.

C. Public Improvements. Public infrastructure and improvements in the PD zoning district shall conform to the city's standard specifications as maintained by the public works director. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.36.050 Required approvals. Revised 6/18

A. [Development](#) Plan and Zoning Map Amendment. Establishment of a PD zoning district requires approval of a [development](#) plan, zoning map amendment, and [LCP](#) amendment if the proposed PD zoning district is in the [coastal zone](#).

B. [Design Review](#). A proposed [development](#) must receive a design permit as required by Chapter [17.120](#) (Design Permits). All [development](#) and [land uses](#) within a PD zoning district shall be consistent with the approved [development](#) plan. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.36.060 Conceptual review. Revised 6/18

Prior to submittal of an application for a PD rezoning and [development](#) plan, an [applicant](#) must complete the conceptual review process as described in Chapter [17.114](#). The planning commission and city council shall each hold at least one noticed public hearing on the project as part of the conceptual review process. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.36.070 Planned development rezoning. Revised 6/18

A. General Procedures and Requirements. Establishing a PD zoning district requires city council approval of a zoning map amendment consistent with Chapter [17.144](#) (Zoning Code Amendments). All procedures and requirements for zoning map amendments in Chapter [17.144](#) apply to the establishment of a PD zoning district.

B. Timing. The city council shall act on the zoning map amendment concurrently with the [development](#) plan. A PD zoning district may be established only with concurrent approval of a [development](#) plan.

C. Reference to [Development](#) Plan. The ordinance adopted by the city council establishing a PD zoning district shall reference the [development](#) plan approved concurrently with the zoning map amendment. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.36.080 Development plans. Revised 6/18

A. [Review Authority](#). The city council takes action on [development](#) plan applications following recommendation from the planning commission.

B. Timing. A [development](#) plan application shall be submitted within one year of conceptual review for the proposed project. If an application is not submitted within one year of conceptual review, the [applicant](#) shall complete a second conceptual review process prior to submitting the [development](#) plan application.

C. Application Submittal and Review.

1. [Development](#) plan applications shall be filed and reviewed in compliance with Chapter [17.112](#) (Permit Application and Review). The application shall include the information and materials required by the community [development](#) department and the information required by subsection D of this section (Application Materials).

2. If the property is not under a single ownership, all owners must join the application, and a map showing the extent of ownership shall be submitted with the application.

D. Application Materials. It is the responsibility of the [applicant](#) to provide evidence in support of the findings required by subsection G of this section (Findings). Applications for approval of a [development](#) plan shall include the following information and materials:

1. [Project Description](#). A written description of the project proposed within the PD zoning district. The project description shall include a narrative statement of the project objectives and a statement of how the proposed project will comply with general plan goals and policies for the applicable [land use](#) designation. An overview of the proposed [land use](#), densities, open space, and parking should be included in the project description.

2. [Community Benefits](#). A description of how the proposed [development](#) is superior to [development](#) that could occur under the standards in the existing zoning districts, and how it will achieve substantial public benefits as defined in subsection H of this section.

3. [Site Plan](#). [Site](#) plan depicting the existing topography, on-site [structures](#) and natural features, mature trees, and other significant vegetation and drainage patterns. The [site](#) plan shall show the proposed PD zoning district boundaries and all properties within five hundred feet of the [site](#) boundary. The [site](#) plan shall be to scale and based on a stamped survey prepared by a registered civil engineer or licensed land surveyor.

4. Concept Plan. An overall diagram of the project concept. This diagram shall illustrate the overall [development](#) concept, including proposed [land uses](#), [buildings](#), circulation, open space, and any other significant elements in the proposed project. Phases shall be clearly indicated if multiple phases are proposed.
5. [Land Use](#). A map showing the location of each [land use](#) proposed within the [site](#), including open space and common areas. The [land use](#) map shall be accompanied by a narrative description of permitted [land uses](#), allowable [accessory uses](#), and uses allowed [by right](#) or with a conditional use permit.
6. Subdivision Map. If the project involves the subdivision of land, a tentative [parcel](#) map or tentative map required by Title [16](#) (Subdivisions).
7. Circulation. A map and descriptions of the major circulation features within the [site](#) including vehicular, bicycle, pedestrian facilities; traffic flow of internal traffic; and existing and proposed public [streets](#) and sidewalk improvements.
8. Public Facilities and Open Space. The amount (in square feet or acres) and percentage of [site area](#) that will be dedicated for all types of open space, including proposed recreational facilities and amenities; and any public facilities, including public utility easements, public [buildings](#) and public [land uses](#).
9. [Development Standards](#). All [development standards](#) that apply within the project, including:
 - a. [Land use](#);
 - b. Circulation of traffic;
 - c. [Landscaping](#);
 - d. Architecture;
 - e. [Density](#) and/or intensity;
 - f. Minimum [building](#) site;
 - g. Minimum lot dimensions;
 - h. Maximum [building coverage](#);

- i. Minimum [setbacks](#);
- j. Maximum [building](#) or [structure](#) heights;
- k. Maximum height of [fences](#) and [walls](#);
- l. [Signs](#);
- m. Off-street parking; and
- n. Other items as deemed appropriate by the planning commission and city council.

E. Planning Commission Review and Recommendation.

1. The planning commission shall hold a public hearing on the [development](#) plan application as required by Chapter [17.148](#) (Public Notice and Hearings).
2. The planning commission shall recommend to the city council the approval, approval with [modification](#), or denial of the [development](#) plan application. The recommendation shall be based on the findings in subsection G of this section (Findings).

F. City Council Review and Decision. Upon receipt of the planning commission's recommendation, the city council shall conduct a public hearing and either approve, approve in modified form, or deny the [development](#) plan. The city council may approve the application only if all of the findings in subsection G of this section (Findings) can be made.

G. Findings. The city council may approve an application for a [development](#) plan if all of the following findings can be made:

1. The proposed [development](#) is consistent with the general plan, [local coastal program](#) (if applicable), and any applicable specific plan or area plan adopted by the city council.
2. The proposed [development](#) is superior to the [development](#) that could occur under the standards applicable in the existing zoning districts.
3. The proposed project will provide a substantial public benefit as defined in subsection H of this section (Substantial Public Benefit Defined). 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.

4. The [site](#) for the proposed [development](#) is adequate in size and shape to accommodate proposed [land uses](#).
5. Adequate transportation facilities, infrastructure, and public services exist or will be provided to serve the proposed [development](#).
6. The proposed [development](#) will not have a substantial adverse effect on surrounding property and will be compatible with the existing and planned [land use](#) character of the surrounding area.
7. Findings required for the concurrent approval of a zoning map amendment can be made.

H. Substantial Public Benefit Defined. When used in this chapter, “substantial public benefit” means a project feature not otherwise required by the zoning code or any other provision of local, state, or federal law that substantially exceeds the city’s minimum [development standards](#) and significantly advances goals of the general plan. A project must include one or more substantial public benefits to be rezoned as a planned [development](#). The public benefit provided shall be of sufficient value as determined by city council to justify deviation from the standards of the zoning district that currently apply to the property. Examples of substantial public benefits include but are not limited to:

1. Affordable housing that meets the income restrictions applicable in the affordable housing (-AH) [overlay zone](#).
2. Public plazas, courtyards, open space, and other public gathering places that provide opportunities for people to informally meet and gather. 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 for the public. 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 agencies.
3. New or improved pedestrian and bicycle pathways that enhance circulation within the property and connectivity to the surrounding neighborhood.
4. Green [building](#) and sustainable [development](#) features that substantially exceed the city’s green [building](#) award status.
5. Preservation, restoration, or rehabilitation of a [historic resource](#).
6. Public art that exceeds the city’s minimum public art requirement and is placed in a prominent and publicly accessible location.

7. New or enlarged businesses that increase the supply and/or diversity of jobs available to Capitola residents. Types of jobs may include jobs that improve environmental quality or reduce energy or resource consumption (“green jobs”), high-tech sector jobs, and jobs in industries focusing on the generation and utilization of intellectual property (“creative jobs”).
8. Increased transportation options for residents and visitors to walk, bike, and take public transit to destinations and reduce greenhouse gas emissions.
9. Public [parking lot](#) that provides [parking spaces](#) in excess of the required number of [parking spaces](#) for use by the surrounding commercial district.
10. Publicly accessible parks, open space, and/or recreational amenities beyond the minimum required by the city or other public agency.
11. Habitat restoration and/or protection of natural resources beyond the minimum required by the city or other public agency.

I. Conditions of Approval.

1. The city council may attach conditions of approval to a [development](#) plan to achieve consistency with the general plan, [local coastal program](#), zoning code, and any applicable specific plan or area plan adopted by the city council.
2. The city council shall condition approval of the [development](#) plan on the completion of public improvements and grants of easement shown on the [development](#) plan.

J. Post-Decision Procedures. Post-decision procedures and requirements in Chapter [17.156](#) (Post-Decision Procedures) shall apply to [development](#) plans.

K. Effect of [Development](#) Plan. All future [development](#) and [land uses](#) within a PD zoning district shall comply with the approved [development](#) plan.

1. [Land Uses](#). New [land uses](#) may be added in a PD zoning district provided the [development](#) plan identifies the use as a permitted or conditionally permitted [land use](#). Establishing a [land use](#) not specifically permitted by the [development](#) plan would require an amendment to the PD zoning district.
2. [Structures](#). New [structures](#) may be added in a PD zoning district provided the [structures](#) comply with [development standards](#) established in the [development](#) plan (e.g., height, [setback](#), [floor area](#) ratio). [Design review](#) consistent with Chapter [17.120](#) (Design Permits) is required for

all new [development](#) that was not approved with the [development](#) plan. [Development](#) that exceeds [development standards](#) in the [development](#) plan is allowed only with an amendment to the PD zoning district. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

The Capitola Municipal Code is current through Ordinance 1030, passed April 25, 2019.

Disclaimer: The city clerk's office has the official version of the Capitola Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.cityofcapitola.org/>

City Telephone: (831) 475-7300

[Code Publishing Company](#)

Chapter 17.88 INCENTIVES FOR COMMUNITY BENEFITS Revised 6/18

Sections:

- 17.88.010 Purpose.** Revised 6/18
- 17.88.020 Incentives restricted to added benefits.** Revised 6/18
- 17.88.030 Eligibility.** Revised 6/18
- 17.88.040 Allowable benefits.** Revised 6/18
- 17.88.050 Available incentives.** Revised 6/18
- 17.88.060 Relationship to state density bonus law.** Revised 6/18
- 17.88.070 Application submittal and review.** Revised 6/18
- 17.88.080 Findings.** Revised 6/18
- 17.88.090 Post-decision procedures.** Revised 6/18

17.88.010 Purpose. Revised 6/18

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. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.88.020 Incentives restricted to added benefits. Revised 6/18

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 goals and/or incorporate a project feature that substantially exceeds the city's minimum requirements. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.88.030 Eligibility. Revised 6/18

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; or
- b. Front Capitola Road between Clares [Street](#) and 42nd Avenue; or
- c. Are located on the Capitola Mall [site](#).

2. A hotel on the former Capitola Theater [site](#) (APN 035-262-04, 035-262-02, 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. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.88.040 Allowable benefits. Revised 6/18

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. Transportation Options. Increased transportation options for residents and visitors to walk, bike, and take public transit to destinations and reduce greenhouse gas emissions.
5. [Historic Resources](#). Preservation, restoration, or rehabilitation of a [historic resource](#).

6. Public Parking. 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.

7. Green [Building](#). Green [building](#) and sustainable [development](#) features that exceed the city's green [building](#) award status.

8. Public Art. Public art that exceeds the city's minimum public art requirement and is placed in a prominent and publicly accessible location.

9. 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 or on the Capitola Mall [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](#).

2. Surface [Parking Lot](#) Redevelopment. Redevelopment of existing surface [parking lots](#) fronting 41st Avenue and Capitola Road while introducing new sidewalk-oriented commercial [buildings](#) that place commercial uses along the [street](#) frontage.

3. Transit Center. Substantial infrastructure improvements to the transit center on the Capitola Mall property that are integrated with a possible future shuttle system in Capitola. The transit center may be moved to an alternative location consistent with the operational requirements of Santa Cruz Metro.

4. Affordable Housing. Affordable housing that meets the income restrictions applicable in the affordable housing (-AH) [overlay zone](#). (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.88.050 Available incentives. Revised 6/18

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 the

Capitola Mall [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](#) (APN 035-262-04, 035-262-02, 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 remains below the elevation of the [bluff](#) behind the hotel; and
 - b. The [bluff](#) behind the hotel remains visible from the Capitola wharf as a green edge with existing mature trees maintained on [site](#). (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.88.060 Relationship to state density bonus law. Revised 6/18

The incentives allowed by this section are in [addition](#) to any [development](#) incentive required by Section [65915](#) of the California Government Code. (Ord. [1017](#) § 2 (Exh. A) (part), [2018](#))

17.88.070 Application submittal and review. Revised 6/18

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 [applicant](#) shall 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. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.88.080 Findings. Revised 6/18

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.

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. The hotel design minimizes impacts to public views of the beach and Village from vantage points outside of the Village.

4. Parking for the hotel is provided in a way that minimizes vehicle traffic in the Village and strengthens the Village as a pedestrian-oriented destination. (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

17.88.090 Post-decision procedures. Revised 6/18

Post-decision procedures and requirements in Chapter [17.156](#) (Post-Decision Procedures) shall apply to decisions on incentives for [community benefits](#). (Ord. [1017](#) § 2 (Exh. A) (part), 2018)

The Capitola Municipal Code is current through Ordinance 1030, passed April 25, 2019.

Disclaimer: The city clerk's office has the official version of the Capitola Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.cityofcapitola.org/>

City Telephone: (831) 475-7300

[Code Publishing Company](#)



420 Capitola Avenue
 Capitola, CA 95010
 Telephone: (831) 475-7300
 FAX: (831) 479-8879
 Website: www.cityofcapitola.org

September 25, 2019

David Geiser, Managing Director, Design & Construction
 Merlone Geier Management, LLC
 4365 Executive Drive, Suite 1400
 San Diego, CA 92121

Subject: Capitola Town Center, Conceptual Review, #19-0240

Dear Mr. Geiser:

The City of Capitola Community Development Department has completed its review of your application for Conceptual Review submitted on August 27, 2019, to redevelop a substantial portion of the Capitola Mall property, located at 1855 41st Avenue, with a mix of commercial, retail, and residential uses.

Consistent with Section 17.114.070 of the Capitola Municipal Code, following completion of the conceptual review process, you will be required to submit an application for your proposed development project. At that time, the Community Development Department will review the development project application for completeness consistent with the Permit Streamlining Act. This letter applies only to your application for Conceptual Review, and the City reserves all of its rights regarding review of your development application at the time that the application is submitted.

To help you prepare for the Conceptual Review hearings and to identify known areas that will need to be addressed in your subsequent submittals, the Community Development Department is providing you with the following information as a guide for further processing of your application.

PROJECT DESCRIPTION

Below is the project description that staff has developed based on the information submitted in your application package. Please review this project description carefully. If the description is inaccurate or incomplete, please contact your assigned planner immediately to correct the information.

This is a request for a Conceptual Review of a future application including a Planned Development Zoning District, a Vesting Tentative Tract Map, a Development Agreement, a Design Permit, and a Master Sign Program in order to allow for redevelopment of 31.44 acres of the 46.16-acre Capitola Mall with a mix of commercial, retail, and residential uses. The property is located at 1855 41st Avenue, west of 41st Avenue, between Clares Street and Capitola Road, in the CR (Regional Commercial) zoning district. Specifically, the main components of the concept include the following:

- *Demolition of the former Sears building (approximately 110,000 square feet), a portion of the existing Mall (approximately 124,936 sf), and the former Takara restaurant building (approximately 8,000 sf), for a total of 242,936 sf.*
- *The existing building area within the development site is approximately 373,451 sf. The project proposes redevelopment with a total of approximately*

339,131 sf of commercial space, including retail, restaurants, fitness, and entertainment uses, for a net reduction of approximately 34,320 sf. The proposed density of this area would be a floor area ratio (FAR) of 0.82.

- *Development of approximately 637 multi-family residential units within one seven-story building and one five-story building. Both buildings would have retail uses “wrapped” around two parking garages. The density of the residential development would be approximately 20 dwelling units per acre.*
- *Roadway improvements to improve access to the site and to create an internal grid street pattern within the site. This would include realignment of the existing main access drive on 41st Avenue approximately 300 feet to the south, and extension of a new 38th Street from Capitola Road north across Clares Street. An active main street with angled parking, wide sidewalks, and spaces for outdoor dining, informal seating, signage, and landscaping is proposed within the site.*
- *Relocation of the Santa Cruz Metro transit station to a new location between Macy’s and Kohl’s, which would be accessed from Clares Street.*
- *Development of grade surface and garage parking with a total of approximately 2,614 commercial parking spaces at an overall Mall parking ratio of 4.3 spaces per 1,000 sf of commercial space. The two residential parking garages would provide approximately 1,098 dedicated residential parking spaces at a ratio of 1.74 spaces per dwelling unit.*
- *Construction of new stormwater infrastructure to treat all stormwater on-site through natural and engineered biofiltration systems and methods.*
- *Development of various pedestrian and bicycle improvements, along with new signage throughout the Mall.*
- *The proposed development would have a maximum height of 85 feet.*
- *The project applicant is also proposing exterior remodel and improvements to certain Mall anchor stores, including Target and Macy’s which are not within the project site.*

PROJECT ISSUES/CORRECTIONS

The following project issues and/or corrections to submitted plans and documents must be completed prior to scheduling your project for a Conceptual Review public hearing.

Conceptual Review Project Issues:

1. **Community Benefits:** As part of the PD process, the City will require substantial community benefits as part of the project, see Capitola Municipal Code Section 17.36.080.G.3. A definition of “Substantial Public Benefit” is provided in Section 17.36.080.H, and it is anticipated that this will be discussed as part of the conceptual review. The Application Narrative you provided does not adequately describe the community benefits you intend to propose as part of the project. Please provide details regarding the required community benefits proposed (such as affordable housing, park improvements, infrastructure improvements, etc.) as part of the project.

Subsequent Processing

1. As described above, because the project includes a PD rezoning, conceptual review must be completed prior to formal application submittal and processing.
2. Environmental review in accordance with the California Environmental Quality Act (CEQA) must be conducted for the project, after the conceptual review process is completed. As you know, the City has contracted with a consultant to prepare an Environmental Impact Report for the project under CEQA. Initial work will begin on the EIR at this time, however, the bulk of the EIR process and work will be completed upon submittal of your formal application.

Plan Corrections/Additional Information

At a minimum, the following additional information will be necessary for the development application submittal after conceptual review, in order to continue processing your application. The Community Development Department may require additional information following Conceptual Review hearings and submittal of your development application.

1. Include a cover sheet with the project team identified and general notes on the front of the plan set, similar to the notes that are shown on Sheet T-057.
2. Survey:
 - a. Include a stamped survey of existing conditions by licensed surveyor.
 - b. Identify locations of all additional existing features not shown, including buildings, utility lines, trees and shrubs, and structures on adjacent lots.
3. Cut and fill locations are shown in the appropriate shading on sheet C-54. Please also provide detailed topographic survey maps of the existing and proposed conditions. All topographic maps shall be prepared by a registered civil engineer, or licensed surveyor.
4. Floor Plans, Roof Plan, and Elevations:
 - a. Provide the floor plans for the missing floors of Buildings A and B, which were not included in the conceptual review plan set.
 - b. Provide roof plan for Building A and confirm maximum height of rooftop equipment and screening.
5. Additional, specific details and dimensions of the proposed active outdoor areas, including The Entry, The Estuary, The Tides, and the residential outdoor living areas, will be required for the next submittal.
6. Landscape Plan:
 - a. The irrigation plan is mentioned in concept. Additional detail regarding the proposed irrigation will be required during review of the next submittal package.
 - b. Landscape plan must show plant type, size, and quantity of plants and trees. Exact location should be shown on the landscape plan. Identify the locations, species, sizes, and health conditions of all trees on and immediately adjacent to the site, as well as which trees would be removed or retained on the site. A tree removal permit will be required.
7. Open Space and Public Places. Provide common and private open space calculations for the multi-family residential. Also, for commercial development provide calculations of public and semi-public open space including plazas and courtyards.
8. Lighting. Exterior lighting fixtures, location, positioning to minimize illumination of the sky and adjacent properties in compliance with §17.96.100.

9. Mechanical Equipment, Trash Receptacles, and Utilities. Show all mechanical equipment, trash receptacles, and utilities are contained within architectural enclosures or fencing, sited in unobstructive locations, and/or screened by landscaping.
10. Public Works: The following comments were generated by the Public Works Department.
- Transit Station: Additional detail and discussion will be necessary regarding the relocation and design of the transit station.
 - Connectivity to Adjacent Sites: Additional detail and discussion will be necessary regarding the connectivity to the east side of 41st Avenue and connectivity to Brown's Ranch.
 - Erosion Control Plan: The preliminary erosion control plan identifies the proposed erosion control measures at a conceptual level. This information is sufficient for conceptual review, but additional detail regarding these measures will be required in the next formal submittal.
 - Grading and Drainage Plan: The preliminary grading and drainage plan identifies the proposed erosion control measures at a conceptual level. This information is sufficient for conceptual review, but additional detail regarding these measures will be required in the next formal submittal.
 - Stormwater Control Plan: The preliminary Stormwater Control Plan (Sheet C-55) shows the proposed stormwater control features at a conceptual level. Submit a new Storm Water Application form with the current proposal impervious and pervious areas. The figures in the form and the plans need to be the same.

Please resubmit the above listed information as soon as feasible upon conclusion of the conceptual review process. Please note that any delays in providing revised documents to the City may also result in your public hearings being delayed.

ESTIMATED PROCESSING COST

Based upon our preliminary review of your application, your initial deposit of \$120,000 may be sufficient to complete the processing of your conceptual review application. As discussed, staff will require a positive balance of \$100,000 throughout the entire application processes including conceptual review and planned development application review. The City will provide monthly billing statements to keep your account up to date and ensure the balance remains funded. Please note that any cost estimate is only for your planning applications and will not include building permit costs, outside agency fees, or private engineering, architecture, or contractor costs.

ESTIMATED PROCESSING TIMELINE

Based upon your application status as a conceptual review, we estimate design review by City staff and a City-contracted design professional will occur in October of 2019, followed by Planning Commission and City Council conceptual review on November 7, 2019, and November 14, 2019, respectively. Once the conceptual review process is completed, and a Planned Development application is submitted, staff will conduct the formal completeness review of your application.

OTHER REQUIRED PERMITS

Please be aware that in addition to a Planned Development Zoning District, a Vesting Tentative Tract Map, a Development Agreement, a Design Permit, and a Master Sign Program, you will also be required to obtain other permits/approvals as listed below prior to initiating construction. These permits/approvals typically require additional fees which are not covered by your planning applications.

- Building Permit from the City of Capitola (rwoodman@ci.capitola.ca.us)
- Will-serve letter from the Santa Cruz Water Department (831-420-5200)
- Will-serve letter from the Soquel Union School District (831-464-5639)
- Will-serve letter (or plan approval) from the Central Fire Protection District (831-479-6843)

- Approval from County of Santa Cruz Sanitation District (831-454-2160)
- Approval from County of Santa Cruz Department of Environmental Health (food establishments) (831-454-2022)

If you have any questions or require additional information, please contact me at 831.475.7300 or by email at jschwarz@ci.capitola.ca.us.

Respectfully,

John Schwarz
Contract Planner



MEMORANDUM

Date: November 1, 2019	
To: Katie Herlihy, AICP Community Development Director	Organization: City of Capitola
From: RRM Design Group	Title: Design Review Team
Project Name: Capitola Mall Design Peer Review	Project Number: 1783-01-UR19
Topic: Capitola Mall Conceptual Review	

Dear Katie,

We have reviewed the proposed Capitola Mall project design for compliance with the City of Capitola’s Zoning Code (CZC), specifically Section 17.120.070. For greater policy context, we have also reviewed the City General Plan (GP) as it relates to the Capitola Mall property.

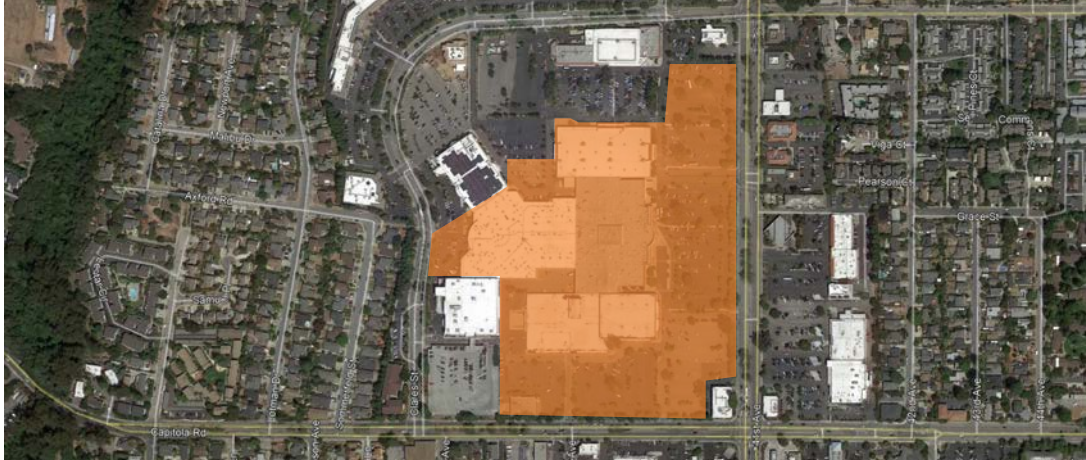
Project documents reviewed are dated August 26, 2019 and include Sheet Index Sheet A-01, Existing Site Plan Sheet A-02, Demolition Plan Sheet A-03, Overall Site Plan Ground Level Sheet A-04, Overall Site Plan Upper Level Sheet A-05, Building A Sheet A-06, Building A Ground Level Sheet A-07, Building A Level 04 Sheet A-08, Building Elevations Sheet A-09, Building Elevations Sheet A-10, Building Elevations Sheet A-11, Building A Materials and Finishes Sheet A-12, Building A Materials and Finishes Sheet A-13, Building A Materials and Finishes Sheet A-14, Building A Materials and Finishes Sheet A-15, Building B Ground Level Sheet A-16, Building B Upper Level Sheet A-17, Building B Roof Plan Sheet A-18, Building B Elevations Sheet A-19, Building B Elevations Sheet A-20, Building B Elevations Sheet A-21, Building B Elevations Sheet A-22, Building B Materials and Finishes Sheet A-23, Building B Materials and Finishes Sheet A-24, Building B Materials and Finishes Sheet A-25, Building C Ground Level Sheet A-26, Building C Elevations Sheet A-27, Building C Materials and Finishes Sheet A-28, Building D Ground Floor Sheet A-29, Building D Elevations Sheet A-30, Building D Materials and Finishes Sheet A-31, Building D Materials and Finishes Sheet A-32, Building E, F, G, H Ground Level Sheet A-33, Building E & F Elevations Sheet A-34, Building G & H Elevations Sheet A-35, Residential Unit Plans Sheet A-36, Residential Unit Plans Sheet A-37, Building Sections Sheet A-38, Materials and Finishes Sheet A-39, Overall Site Plan Sheet L-40, Entry Sheet L-41, Entry Sheet L-42, The Estuary Sheet L-43, The Estuary Sheet L-44, The Tides Sheet L-45, The Tides Sheet L-46,

Attachment: RRM Design Group Peer Review of Concept Plan (1855 41st Avenue Conceptual Review)

Outdoor Living Building A Sheet L-47, Outdoor Living Building A-Courtyard C Sheet L-48, Outdoor Living Building B Sheet L-49, Transit Station Sheet L-50, Plant Schedule Sheet L-51, Preliminary Erosion Control Plan Sheet C-52, Preliminary Grading Plan Sheet C-53, Preliminary Cut and Fill Plan Sheet C-54, Preliminary Stormwater Control Plan Sheet C-55, 41st Avenue Median Plan Sheet C-56, Vesting Tentative Map Option One Sheet T-57, Vesting Tentative Map Existing Boundary Sheet T-58, Vesting Tentative Map Proposed Boundary Sheet T-59, Vesting Tentative Map Existing Conditions Sheet T-60, and Vesting Tentative Map Proposed Site Plan Sheet T-61. Additional project materials reviewed for reference include Application Cover Letter, Application Narrative, and Master Sign Program.

Neighborhood Character and Patterns

According to the City of Capitola Zoning Map, the project site is zoned Regional Commercial (C-R). The project site currently contains portions of the Capitola Mall and is located adjacent to 41st Avenue, Capitola Road, and Clares Street. The area immediately surrounding the project site is characterized by a variety of land uses, including Regional Commercial (C-R) to the north, Community Commercial (C-C) to the south, Regional Commercial (C-R) to the east, and Regional Commercial (C-R), Multi-Family Residential High Density (RM-H) and Multi-Family Residential Low Density (RM-L) to the west.



Project Location

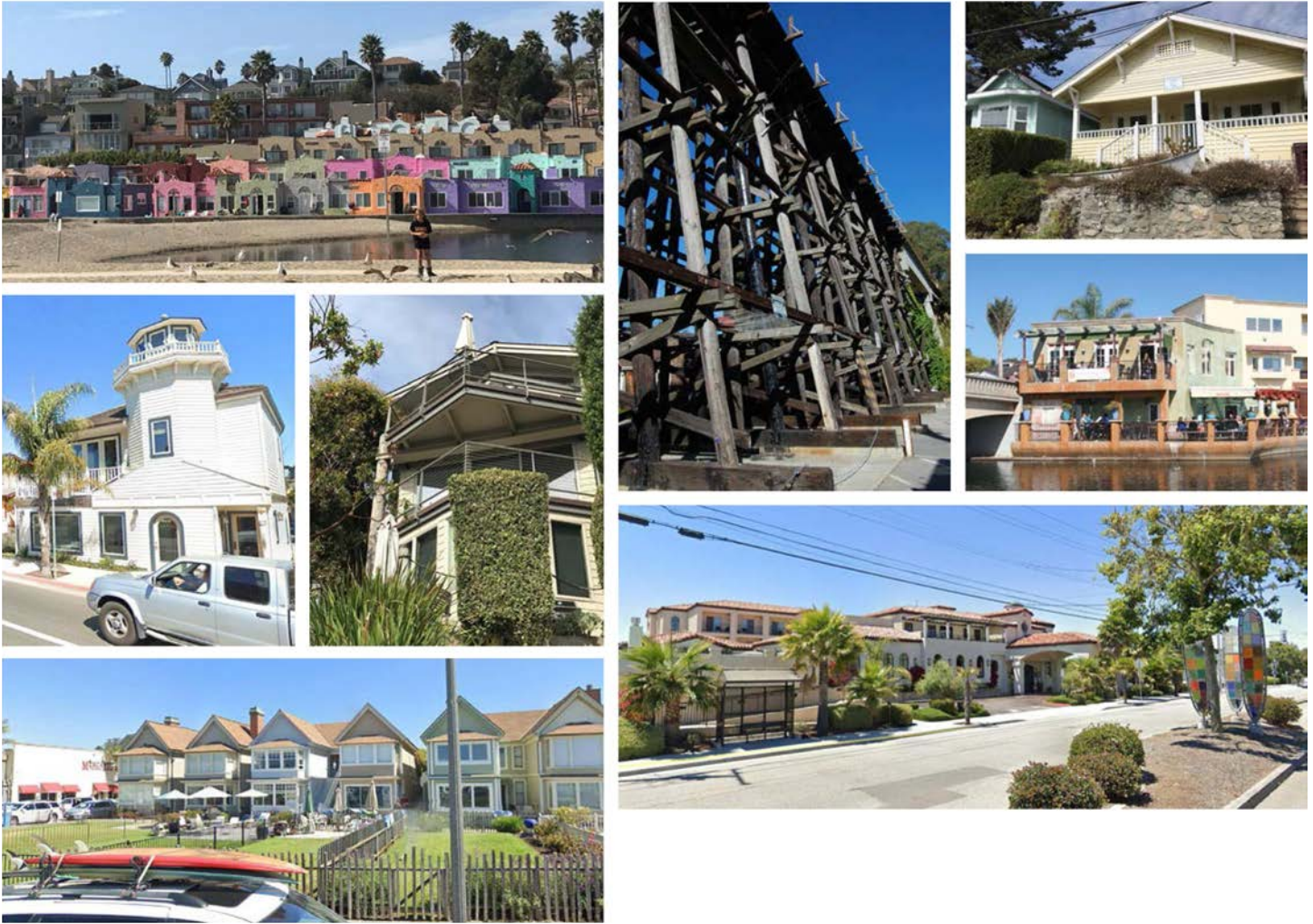
Project Design Review

The project proposal comprises 31.44 acres and includes the development of 339,131 square feet of commercial/retail space and 637 residential units. Parking for the project is proposed in two new parking structures as well as existing surface parking lots which collectively includes 2,614 parking spaces for the commercial/retail spaces and 1,098 parking spaces for the residential units. The project proposes a number of separate architectural styles in varying configurations that most closely resemble “Main Street”, “Agrarian”, and “Contemporary” and will be referred to as such going forward within this review.

Community Character

The idea of community character in and of itself can often times be difficult to describe and adequately captured within an individual project design. Rather than having only one reference point or element to refer to that is emblematic of the character of a place, it is more often than not a series or collection of elements – the natural environment, a sequence of buildings at varying heights, public spaces, juxtaposed materials and colors, landscape placement and selection, among others – that collectively create the setting for the creation of a distinctive sense of place.

Examples of Existing Community Character within Capitola.



As indicated in the City's General Plan, one of the primary guiding principles for the City is Community Identity. Community Identity highlights the desire of the Capitola community to ensure new development enhances the small-town feel and coastal village charm while also ensuring that all areas of the City possess a unique, memorable, and high-quality identity (GP-2). Moreover, CZC Section 17.120.070.A takes this further, identifying that a development's site plan, height, massing, architectural style, materials, and landscaping all collectively contribute to the unique coastal village character and distinctive sense of place.

In reviewing the provided conceptual plan set for the Capitola Town Square project, it is clear the applicant has begun to weave in a variety of elements throughout the project site plan, building architecture, as well as the public realm and landscape design to create the community's desired unique, high-quality identity while also fostering the village character and distinctive sense of place that is Capitola. However, as further discussed in greater detail within this conceptual review below, there are a number of opportunities for the applicant to individually address that would collectively begin to create a project that more closely exudes the unique coastal village character and distinctive sense of place that is Capitola.

Site Planning

The current site planning configuration at the Capitola Mall site is one in which the primary mall buildings are centrally located on the property with surface parking located

at the periphery. Under existing conditions, access to these parking areas is provided at a number of signalized and unsignalized points along Clares Street, Capitola Road, and 41st Avenue. This current configuration limits the ability of pedestrian and vehicular movements to efficiently pass through the site. As part of the proposed project, the applicant has appropriately introduced new streets - 38th Avenue, 40th Avenue, and Town Square Way - as well as reconfigured secondary access points along Clares Street, Capitola Road, and 41st Avenue to enhance access for both pedestrians and vehicles through the site. However, in reviewing the conceptual plan set, we have initial

- Refine primary street configuration to accommodate bicycle access, considering surrounding City bicycle network.
- 38th Ave. alignment jogs multiple times. Consider refinement of layout to provide more direct connection through project and to Clares St.
- Narrow and tunnel-like street. Lacks pedestrian access and amenities to feel like a true street. Enhance street design to provide more inviting pedestrian experience and integration within street network.
- Town Square Way appears to conflict with existing building at east side of 41st Ave. Clarify design intent and location.



concerns with the proposed alignments of these new streets as it relates to the surrounding context of the project site (CZC 17.120.070.L). For example, it appears the Town Square Way alignment with 41st Avenue conflicts with existing properties/buildings at the east side of 41st Avenue, while the 38th Avenue alignment could provide a more direct connection to the Capitola Town Square and ultimately provide enhanced north/south access through the site. Moreover, in considering the secondary access points within the project, the applicant has proposed creating a more direct route to the existing Target traveling east to west from 41st Avenue to Clares Street. This alignment is proposed to traverse surface parking, loading areas, parking structures, and cross 38th Avenue and is anticipated to create a tunnel-like affect that appears to lack adequate pedestrian access. It is recommended that the applicant look for opportunities to enhance this direct street route to Target in order to enhance pedestrian access and create a more inviting, integrated experience within this portion of the project. In addition, it appears the primary street alignments are not proposed to accommodate

bicycle users. Going forward, the applicant should refine the proposed street configuration to accommodate bicycle facilities through the site, considering the existing surrounding bicycle network within the vicinity of the project (CZC 17.120.070.L).

In considering the introduction of new streets within the project, the emergence of block lengths, or the distance between one street and the next, was reviewed to determine appropriateness of pedestrian access and walkability. In other areas of the City that exhibit a more walkable environment, such as the Village, typical block lengths range from 250- and 350-feet. Alternatively, areas that are more automobile centric, such as in the immediate vicinity of the project site, typical block lengths range from 350-feet to 750-feet in length. As currently proposed, block lengths along a number of the primary streets appear to range from 600- to 700-feet in distance and lack more pedestrian-friendly lengths that would facilitate greater pedestrian activity. Going forward, the applicant should evaluate other areas within the City for cross-comparison and design direction of block lengths in order to create a more walkable, pedestrian environment while also looking for opportunities to better connect the blocks on-site to the surrounding context of the project site.

Block Lengths - Walkable Environment



Block Lengths - Autocentric Environment



Layout of the project provides pedestrian emphasis along 38th Avenue and Town Square Way, with some emphasis also provided along 40th Avenue. This focus is represented through the inclusion of wider sidewalks and more generous pedestrian amenities. While the more centrally located areas along these primary streets are anticipated to provide for adequate pedestrian connectivity, the applicant should look for opportunities to further enhance pedestrian connections to the rest of the mall site as well as to the project site periphery. Moreover, applicant should clarify variations in width of sidewalks along 38th Avenue, Town Square Way, and 40th Avenue, such as shown on Sheet L-44, and should look for opportunities to ensure consistent design treatment and design is utilized going forward. New pedestrian connections have also been appropriately proposed adjacent to the existing Target and Macys buildings as well as mid-block paseos providing access to the primary streets from parking areas. However, the applicant should pursue additional opportunities to further enhance the pedestrian connectivity within the project site. For example, the long alley at the east side of Target

Attachment: RRM Design Group Peer Review of Concept Plan (1855 41st Avenue Conceptual Review)

Site Plan



Paseos create opportunities for enhanced pedestrian connectivity as well as outdoor dining and seating options.

Introduce additional paseos to enhance on-site pedestrian network.

Primary pedestrian emphasis.

Expand pedestrian emphasis to better connect with rest of malls tie and project periphery.

presents an opportunity to introduce an additional pedestrian paseo within the project, while the mall buildings to remain adjacent to and including Kohls, could be better integrated into the overall project concept through the introduction of additional pedestrian access points or enhanced pedestrian amenities and landscaping.

The applicant has appropriately oriented buildings within the project towards the adjacent streets in which they are located. This is further exhibited through the placement of primary building entrances that are oriented towards and are visible from adjacent streets (CZC 17.120.070.E). Orientation of primary building entries towards adjacent streets, rather than on the side or back of a building, supports an active public realm by creating enhanced visibility and activity on the street while also creating a more inviting and interesting pedestrian environment (CZC 17.120.070.E). However, in reviewing the site plan as a whole, it appears that the three proposed pad buildings located adjacent to 41st Avenue and Town Square Way lack adequate orientation of primary building entrances and connection with the larger Capitola Town Square project. To further enhance the presence of these buildings along these primary streets and to



Termination of primary pedestrian area.

Pad buildings at project entry on 41st Avenue lack adequate connection to rest of project.

Primary building entries lack orientation towards adjacent public streets to support active public realm.



Building entries oriented toward the street create enhanced visibility and activity on the street.

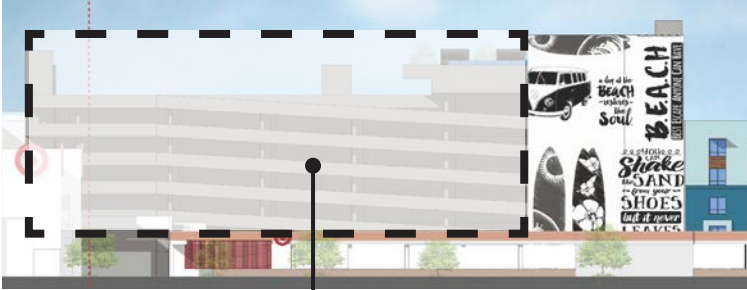
Site Plan

facilitate a more active, interconnected pedestrian environment, the applicant should look for opportunities to better connect these buildings to the adjacent streets while also further fostering the proposed pedestrian environment located elsewhere on Town Square Way.

Considering solar access within the public realm is an important component of projects where taller building heights are proposed. It is anticipated that portions of Town Square Way, or the “main street” of the project, will have limited solar access due to the adjacency to and height of the residential buildings. It is recommended that the applicant look for opportunities to enhance or increase solar access year around within the public realm of the project, particularly along Town Square Way due to its orientation and adjacency to taller buildings within the project.

Proposed parking for the project is to be accommodated through a combination of both new parking structures as well as reconfigured surface parking lots. Of note, the new parking structures are proposed to accommodate both commercial/retail customers as well as the adjacent residential units. To minimize potential visual impacts, the applicant has appropriately wrapped the new parking structures in residential and commercial/retail space and begun to include some level of large graphics/murals (CZC 17.120.070.L). However, we have concerns with the visual qualities of the proposed parking structure west of 38th Avenue, shown on Sheet A-20, as portions are anticipated to be highly visible. Given the planned height and scale of this structure, the applicant should look for opportunities to minimize this parking structure appearance through the integration of additional building elements/materials, murals/screens, landscaping, and/or other design interventions. As shown on the provided landscape sheets, new landscaping areas at the project periphery are anticipated to minimize the visual impact of the large surface parking areas continued forward within the project (CZC 17.120.070.L). In considering proposed on-street parking configurations along Town Square Way and 38th Avenue, the applicant has proposed both parallel and diagonal parking configurations; no on-street parking is proposed along 40th Avenue. While not inappropriate, applicant should consider providing a more balanced mix of diagonal and parallel parking spaces along these main streets through the project, particularly when considering the usability of Town Square Way as a community event space and in areas where sidewalk dimensions could be increased to create a more enjoyable pedestrian environment.

Building B Elevations



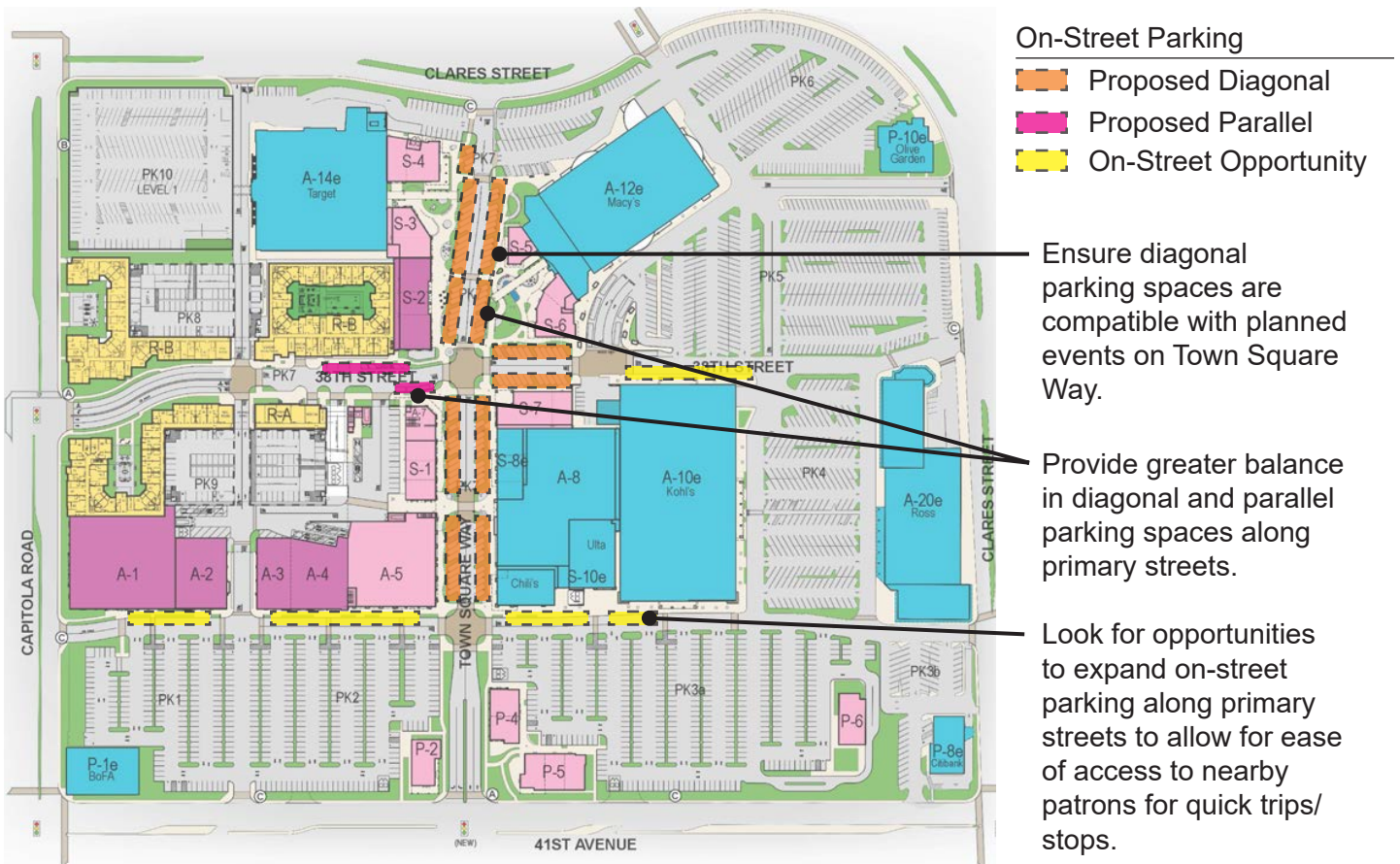
Large, unscreened parking structure anticipated to be very visible along Capitola Road and Clares Street.



One example of option for screening large parking structure.

Attachment: RRM Design Group Peer Review of Concept Plan (1855 41st Avenue Conceptual Review)

Site Plan

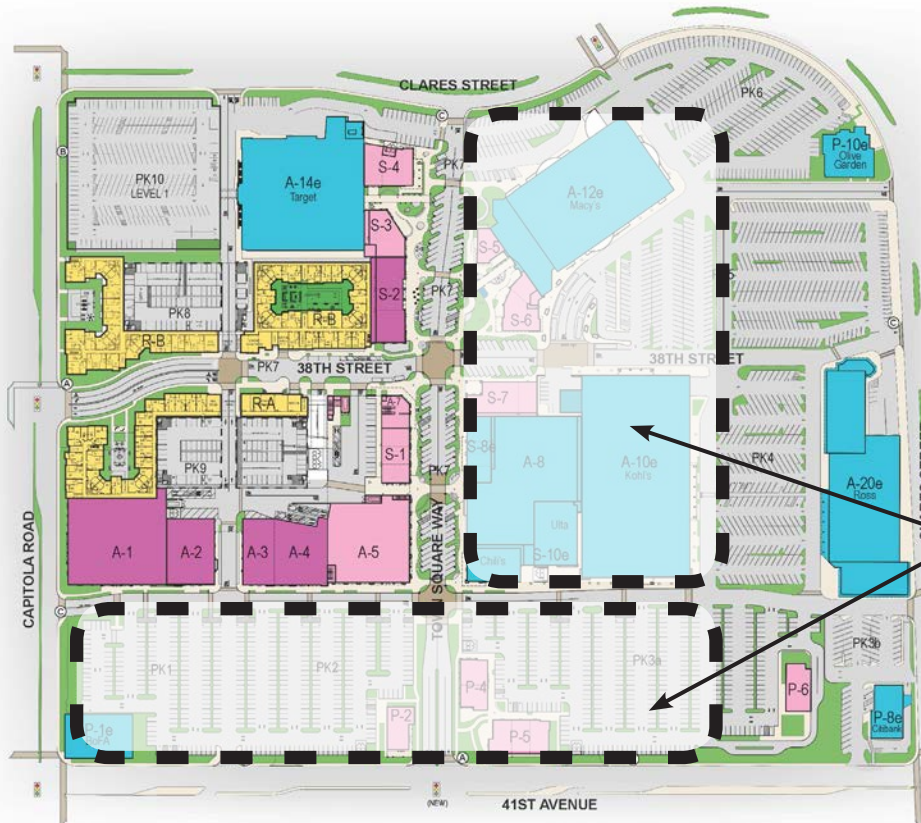


Loading, deliveries, and trash service for the project are proposed in a number of locations throughout the project site. Conceptually, the applicant has appropriately located these critical operational elements of the project internal to or behind buildings so as to minimize their appearance within the public realm (CZC 17.120.070.S). However, we have initial concerns with the placement and location of loading, delivery, and trash enclosures at the ground level below residential building R-A, east of 38th Avenue. It is anticipated that these activities will create ongoing noise, odors, emissions, and other operational activities that could be of concern to future residents and site patrons. Applicant should clarify how these potential concerns will be addressed to ensure they are not an issue for future residents and site patrons.

Acknowledging that the Capitola Mall site is much larger than the currently proposed project and that portions of the existing mall are to remain into the foreseeable future, it is recommended that the applicant look for opportunities to provide indications or leave direction for the ultimate, long-term build-out of the mall property so that once complete, it appears as a collective, unified vision. The applicant has begun to address this concern within the current site plan configuration, such as providing a secondary entry at the existing Target building while flanking it with new commercial/retail spaces or including sidewalks on one side of the street along portions of 40th Avenue. However, additional attention could be given to the areas north of Town Square Way and east of 40th Avenue as part of the proposed project. This could include continuing of sidewalks, creating a more street-like environment, introducing streetscape elements, providing pedestrian paseos, and/or other design interventions.

Attachment: RRM Design Group Peer Review of Concept Plan (1855 41st Avenue Conceptual Review)

Site Plan



Provide indications or leave direction within the Capitola Town Square project design to inform or hint at the ultimate, long-term built out of the mall property so that once complete, it appears as a collective, unified vision.

Architecture

The City of Capitola as a whole, and the Village in particular, has an eclectic mix of architectural styles and detailing that have evolved organically over the years and that contribute to the unique coastal village character. Section 17.120.070.I of the Zoning Code articulates that buildings should have an architectural style(s) that is compatible with the surrounding building and natural environment, is an authentic implementation of established architectural styles, and reflect Capitola’s unique coastal village character. As previously discussed above, the styles portrayed in the conceptual plan set include characteristics of “Main Street”, “Agrarian”, and “Contemporary” styles. In reviewing the styles associated with the commercial/retail portion of the project, the applicant has appropriately created the appearance of a number of different structures through massing and height variation, articulation and detailing, and color/material application (CZC 17.120.070.I). Of note, the proposed theater portion feels distinct and unique from other proposed buildings within the project and the applicant should continue to refine



Examples of some of the variety of architectural styles found within the City today.

Attachment: RRM Design Group Peer Review of Concept Plan (1855 41st Avenue Conceptual Review)

the commercial/retail portion of project, including the theater building, with stylistic appropriate elements to further enhance the chosen architectural styles and to more closely exemplify the overall character of Capitola. Separately, the residential portion of the project most closely resembles a "Contemporary" architectural style. While not inappropriate, the residential portions lacks the stylistic variety portrayed within the commercial/retail portion of the project as well as a level of applied design elements that would further enhance the unique coastal village character of the community. Going forward, the applicant should look for opportunities to further enhance the architectural style of the residential portion of the project by providing enhanced articulation/detailing, greater variation in material/color application, and/or introducing additional architectural styles that reflect the unique coastal village character.

Building A Perspective



Elevation B-3A (north)

Theater design appears distinct and unique and should be continued to be refined with stylistic appropriate elements to exemplify Capitola character.



Appropriate integration of materials/colors to provide appearance of individuality in commercial/retail spaces. Continue to refine through integration of additional stylistic appropriate element to create greater identity of individual of commercial/retail spaces.

Elevation B-1A (west)



Subtle changes in articulation, detailing, roofline, material/color application enhance individual building appearances.



Style continues for greater than 700-feet without significant changes in architectural design.

Enhance architectural style of residential portion through enhanced articulation/detailing, variation in color/material application, and/or introducing additional architectural styles that reflect the coastal village character.



Example of development where varying styles have been appropriately integrated to minimize appearance of one large building.

The Town Square project includes a variety of desirable massing elements, including variation in wall planes, variation in wall heights, and roofs located at different levels (CZC 17.120.070.H). In considering the commercial/retail portion of the project, applicant should pursue opportunities to expand the appearance of two-story massing elements, such as shown on Sheet A-31, to better complement the mass and scale found elsewhere in the project design while also maintaining a human scaled design. Moreover, applicant should integrate meaningful wall plane variations within the project design, rather than furred out elements. Separately, the residential portion of the project lacks an appropriate level of variation in wall planes, wall heights, and roofs located at

Building D Perspective



Expand appearance of two-story buildings at commercial/retail spaces to provide greater transitioning of adjacent building heights.



Example of single-story commercial/retail spaces with two-story appearance.

Elevation A-4 (South)



Residential portion of project lacking adequate pedestrian-scaled elements. Introduce additional, appropriately scaled two- and three-story elements to break down monumental mass of buildings.

different levels to adequately correspond to the human scale, appearing more monumental in scale. While the applicant has begun to break down the residential buildings through introduction of one- and two-story elements, additional refinements are needed to better address the human scale within the building design. As currently proposed, portions of the project which contain a residential component mixed with

commercial/retail space, appear as two separate projects – a residential building above and a commercial/retail building below – lacking adequate cohesion and connection to the ground plane. Applicant should look for opportunities to continue upper story building wall planes down to the ground level so as to enhance the massing of the project. Massing relief has been provided in a number of locations within the project along the primary streets, such as along 40th Avenue with the recessed vehicular drive and common open space areas. This aides in minimizing the overall bulk and scale of the project when viewed from the street level. However, other areas of the site lack adequate relief in proposed building elevations, leading to the appearance of long, monotonous wall planes. Applicant should pursue opportunities to integrate similar massing relief in areas of the project where wall planes continue for long stretches without significant relief or offset, such as along 38th Avenue.

Building A Perspective



Examples of upper story massing carried to ground plane.



Project appears as two separate projects - residential above and commercial/retail below. Look for opportunities to continue residential building to ground plane to better integrate overall project design.

CZC 17.120.070.B highlights the importance of ensuring new projects are designed to respect and complement adjacent properties. In reviewing the surrounding context of the project site along Capitola Road, we have concerns with the neighborhood compatibility of the residential portions of the proposed project. Both the height, massing, and intensity of this portion of the project is out of scale with the surrounding neighborhood context. In reviewing the conceptual elevations fronting Capitola Road, the design lacks adequate height, massing, setbacks, and/or other design interventions that would create the appearance of greater neighborhood compatibility along Capitola Road. Going forward, the applicant should refine the design of the project along Capitola



Existing context along 41st Avenue and Capitola Road.

Elevation A-4 (South)



Project frontage along Capitola Road lacks adequate height, massing, setbacks, and other design interventions to create provide sense of neighborhood compatibility.

Road. Going forward, the applicant should refine the design of the project along Capitola Road to better reflect and complement the adjacent properties through additional height refinement, massing variation, building and story setbacks, and/or other design interventions (CZC 17.120.070.B).

Building articulation adds to the visual interest of a project, its distinctiveness, and its human scale (CZC 17.120.070.J). To provide articulation within the project, the applicant has introduced a variety of elements including trim, louvers, brackets, roof types, varying doors and windows, among other elements within the conceptual design. As the applicant continues to refine the overall articulation and detailing of the individual buildings within the project, the applicant should look for opportunities to use articulation/detailing to create greater individuality and uniqueness within the overall project design as well as at the individual residential unit and commercial/retail space scale. For example, rather than using the same window type for the whole residential portion of the project, adding in additional window types would further enhance the individual residential unit and overall project design. Likewise, where simple roofline detailing is proposed at the commercial/retail spaces more articulated parapet detailing could be integrated.

Intersection corners present opportunities to create strong and informative elements within a development and in a building design. As currently proposed, while the applicant has begun to introduce some level of material/color changes and height variation within the building designs at intersection corners, additional design enhancements, such as increased height or material/color change, should be pursued so as to create a stronger identity and informative element within the overall project framework and building designs.



Example of enhanced building design at intersection corner at Riverview Drive and Stockton Avenue. The Capitola light house is an iconic building in the central village. Increased height, articulation, and distinctive design creates a strong and informative element in the overall development framework.

In reviewing the residential orientation of the project, a number of individual units have their private open space located at ground level along 38th Avenue and Capitola Road. Placement of units at ground level provides a certain level of activity along the street, however at the same time it creates limited privacy opportunities and generally lacks a desirable street presence. Going forward, the applicant should integrate strategies to address privacy concerns for the residential units at ground level while also looking for opportunities to create greater street presence along these primary streets of the project. Greater street presence could be achieved through integration of front doors/stoops on the street, relocation of gym and other common area amenities to the ground level, and/or other design interventions.

Building B Perspective



Residential units proposed at ground level lack street presence and adequate sense of privacy. Bedrooms located close to or on 38th Avenue and Capitola Road.



Stoop at unit entry provides delineation of public and private space and enhances public realm.

More so than other architectural characteristics within a project design, colors and materials provide the opportunity to truly foster the unique coastal village character and distinctive sense of place that is Capitola. As shown on Sheet A-39, the applicant has provided a comprehensive list of proposed colors and materials to be integrated within the overall project design. In general, this compilation of colors and materials is anticipated to be high quality, durable, enhances building articulation, and is generally compatible with the surrounding development (CZC 17.120.070.K). That said, we have concerns with a number of the selected colors for the project as they appear to be bright and overly applied or the combination of separate colors on a given building appears inconsistent with one another. Going forward, the applicant should ensure selected colors are appropriate to the chosen architectural style in which they are applied and are used in conjunction with other, complementary colors and materials in a cohesive manner. While the applicant has begun to apply colors and materials to the commercial/retail portion that creates individuality within the design, the applicant should look for opportunities to integrate additional materials/colors within the residential portion of the project, particularly along 38th Avenue, in order to create greater individuality and uniqueness within the residential building designs; rather than appearing as one large building as currently shown. Lastly, as the applicant refines the project materials palette, additional materials that are emblematic of a coastal character should be integrated, such as shingles and/or other materials.



Examples of colors/materials used to create individuality within a single building design. Note alignment of residential wall planes with ground floor commercial/retail, while individuality of commercial/retail spaces is maintained.

A number of what would otherwise be large blank wall planes within the project have been minimized through the use of applied wall plane graphics and/or murals. While not inappropriate, the wall plane graphics and murals shown lack a strong connection to Capitola and present an opportunity to foster the community's desired unique coastal village character and distinctive sense of place. To provide a greater connection to place and to further minimize large blank wall planes, the applicant should introduce authentic art that reinforces the local character and sense of place within the project. Additional building design enhancements could also aide in minimizing blank wall plane spaces in order to ensure large graphics, murals, art, etc. are not overly applied.

Building A Perspective



Graphics/murals shown throughout project aide in minimizing blank wall space however lack connection to place and appear overly applied. Consider integration of timeless design features that further enhance overall design while not dating the project design into the future.

Example of large mural that minimizes blank wall space and portrays coastal characteristics.

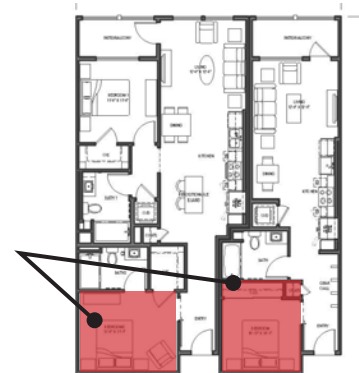
Floor Plans/Livability

Capitola as a whole has a strong connection to the outdoors, whether to the Pacific Ocean or the adjacent Santa Cruz Mountains, connection to the outdoors is an inherent part of the community. In considering the proposed residential unit floor plans, we have concern with a number of the layouts shown on Sheet A-36 and A-37, as many lack adequate layouts and windows to provide natural daylighting and connection to the outdoors. Going forward, the applicant should look for opportunities to revise proposed residential unit floor plans in a manner that provides greater opportunities for interior natural daylighting as well as connection to the outdoors. In addition, from the provided plan set, it is unclear the proposed proportions of public and private open space breakdown within the residential portion of the project. Applicant should provide additional information on common and private open spaces proposed as well as articulate planned common open space amenities that accommodate different age groups (e.g. families, seniors, young professionals, etc.) who may inhabit these residential units in the future.



Minimal natural daylighting and connection to outdoors within primary living area.

Bedrooms without windows, lack connection to outdoors and natural daylighting of interior spaces.



Floor Plan Excerpts

Public Realm/Landscape Architecture

The public realm and the associated landscape design is a critical project component of expanding upon the City’s existing coastal village character and distinctive sense of place (CZC 17.120.070.M & .O). In addressing the landscape design for the project, the applicant has appropriately begun to break out the individual areas into themes that are focused around topics related to the coast. This includes areas named ‘The Estuary’ and ‘The Tides’, which not only help to inform the story of the project but also aide in locating the project in and of place. Within portions of these themed areas, the applicant has proposed integrating a boardwalk concept – or pier on land– and while this is a step in the right direction, the applicant should expand upon these larger area concepts to further integrate coastal theming opportunities within the project public realm and landscape design (CZC 17.120.070.M). This could be portrayed through landscape plantings, natural materials, paving patterns/materials, water features, playground equipment, stage area, among other elements. At the same time, the conceptual landscape plan also identifies a number of other elements to be included within the public realm and common open space areas. These include but are not limited to seating, pedestrian lighting, signage, and trash cans. To create a certain level of consistency within the overall project design, the applicant should look for opportunities to create a cohesiveness through the public realm design, with similar elements continued in the different, individual areas of the project to inform future residents and visitors that they are within the Capitola Town Square (CZC 17.120.070.O).

The Tides Area Site Plan



Boardwalk concept strong connection to place. Further expand upon individual public realm concepts to enhance coastal character and sense of place.



Examples of coastal themed elements that could be integrated into the public realm and open space areas.

The conceptual name of the project itself evokes a certain visual character in one’s mind as it relates to the public realm and open space areas - Capitola Town Square. In reviewing the provided conceptual plan set, while a larger central plaza type space has been included at the northwest corner of the Town Square Way and 38th Street intersection that is anticipated to support pedestrian activity and an active public realm, a true town square has not been proposed as part of the project (CZC 17.120.070.O).

Attachment: RRM Design Group Peer Review of Concept Plan (1855 41st Avenue Conceptual Review)

Going forward, applicant should clarify intended vision of town square concept within project design and look for opportunities to expand this concept as a potential primary element in fostering the unique coastal village character and distinctive sense of place desired by the community. This could include expanding upon the currently proposed large central plaza space to provide additional open landscape space and informal gathering spaces.

Example of town square concept in Arcata, CA.



Example of town square concept in Paso Robles, CA.



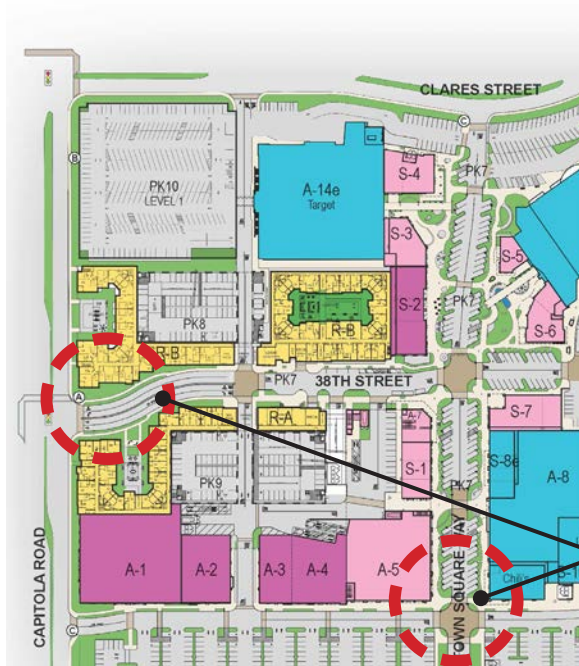
A number of public realm open space concepts have been proposed as part of the conceptual project design. This includes a dog run, playground area, informal lawn spaces, movie space, and temporary closures of portions of Town Square Way west of 38th Street for events such as a weekly farmers market. In reviewing the layout and configuration of these public realm open space concepts, it appears a number are inadequately sized to accommodate the intended activities. For example, the dog run is estimated to be about 20-feet by 40-feet and inadequate to allow for adequate dog exercise. Going forward, the applicant should ensure these proposed public realm spaces are appropriately sized and located so as to accommodate the intended activities while also considering the appropriateness of their location within the overall project concept (CZC 17.120.070.O). To further expand upon the public open space concepts proposed, the applicant should look for opportunities to integrate additional public realm open space concepts that accommodate both future residents and visitors (CZC 17.120.070.O). For example, an enhanced exercise path around the periphery or within the property could create public realm open spaces that are more active focused, rather than the currently non-active focus as shown.

As discussed above as part of the building architecture, intersections present an opportunity to both enhance and inform a building design but also to introduce enhancements within the public realm. The applicant has begun to build upon this concept at the intersection of 38th Avenue and Town Square Way with the introduction of plaza space, landscaping, bulb outs, and pedestrian amenities. However, other

Attachment: RRM Design Group Peer Review of Concept Plan (1855 41st Avenue Conceptual Review)

primary street intersection locations where the project interfaces with the surrounding roadway network appears to be lacking and leave much to be desired within the public realm design of the project (CZC 17.120.070.O). For example, the 38th Avenue and Capitola Road intersection presents an opportunity to introduce additional plaza space with pedestrian amenities such as seating, decorative paving, wayfinding signage, and accent plantings at this primary project intersection.

Site Plan



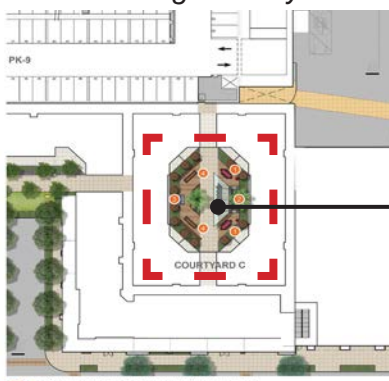
Example of plaza space integrated at intersection corner with pedestrian amenities. Corner of Stockton Avenue and Monterey Avenue in the Village.



Integrate additional plaza spaces at intersection corners to highlight location within project design. Plazas could include seating, decorative paving, wayfinding signage, and accent plantings.

Solar access for both public and private open space areas is important to the enjoyment of these spaces. At the same time, areas of shade within both public and private open space areas provide a respite from the elements. In reviewing the private, common open space areas for the residential portion of the project, a number of these spaces have been placed and oriented that it is likely they will get little to no sun access during the course of a winter/summer day. The applicant should explore opportunities to enhance solar access into these common open space areas for future residents, such as varying building heights, relocating to the building edge, and/or continuing to the ground plane as shown elsewhere. In looking at shade opportunities within the public open space and public realm areas, there appears to be adequate shading opportunities associated with outdoor seating and dining areas that will have more direct sun access. Applicant should look for opportunities to integrate additional trees within the public open space and public realm areas to create greater shade opportunities and enjoyment of these spaces.

Outdoor Living - Courtyard C



Internal private common spaces at podium level anticipated to receive little to no sunlight. Enhance solar access through varying building heights, relocating to building edge, or continuing to ground plane at building edge.

Attachment: RRM Design Group Peer Review of Concept Plan (1855 41st Avenue Conceptual Review)

To foster the unique coastal character and sense of place, public art has become a recognizable element across Capitola, particularly within public spaces. Public realm areas within the project create new opportunities to expand the arts and to further foster the sense of place of the proposed development. While the applicant has indicated that art pieces will be integrated within two locations in the public realm (Sheet L-45), the applicant should pursue additional opportunities to further integrate public art within the public realm as an additional layer of coastal theming and creating a distinctive sense of place (CZC 17.120.070.A).



Examples of public art that exudes a coastal character and fosters a distinctive sense of place.



The project site contains a number of mature trees that helps to create shade and enhance the appearance of an established development. In reviewing the conceptual plan set, no information has been provided regarding whether or not any existing trees will be maintained or relocated within the project. Applicant should clarify if any existing trees are to remain or be relocated on-site going forward to allow for adequate staff review (CZC 17.120.070.M).

In moving forward towards a formal project submittal, the applicant should review and revise the proposed Planting Plan as necessary to ensure the proposed plantings are appropriate for the Capitola climate, can accommodate seasonal inundation if located within vegetated swales, minimize messy litter and fruit drop, contains species that can tolerate dense shade conditions where they will exist on-site, and includes their WUCOLS designations (CZC 17.120.070.M).

Civil Engineering

Limited information is provided within the August 29, 2019 dated plan set as it relates to new roads/access points proposed within the project site and their connection to the existing, surrounding City context. Applicant should clarify widths/alignments of surrounding streets versus transitions onto the project site to ensure adequate alignment as well as right-of-way widths, as there appears to be opportunities for refinement. Moreover, dimensions of on-site streets appear to be undersized in some locations, such as 28-feet on Town Square Way adjacent to diagonal parking, and the applicant should verify that intended design is adequate to accommodate efficient traffic movement within the project. Applicant should also consider opportunities to integrate secondary vehicular entry points within the project site to eliminate potential traffic pinch points at primary entries. For example, an additional secondary entry point may be appropriate on 41st Avenue north of Town Square Way.

The applicant has appropriately provided preliminary grading concepts for the project, as shown on Sheets C-53 and C-54. However, we have concerns with the proposed project grading concept as portions of the project site appear to be too steep for the intended use. For example, proposed surface parking lots shown at greater than 5% grade. Going forward, applicant should refine grading concept to ensure intended future use can be appropriately accommodated while minimizing potentially unnecessary grade changes across the site.

Our understanding of the current drainage conditions on-site today is that there is minimal to no capturing, treating, and infiltrating of stormwater on the project site, as the existing development predates the current California mandated stormwater requirements. Sheet C-55 conceptually details proposed on-site drainage conditions for the proposed project, which portrays the flow patterns and directions of the project. Sheet C-55 also details conceptual methods in which the anticipated stormwater will be captured and infiltrated on-site, such as to permeable landscape areas and underground retention areas, as well as drainage to the surrounding streets at Clares Street, Capitola Road, and 41st Avenue. While not inappropriate, we have concerns with the current drainage design as it creates high volumes of sheet water flow and it is unclear how stormwater will transition to larger retention basins and underground storage chambers proposed on-site (CZC 17.120.070.N). In addition, applicant should clarify and/or provide further documentation as to the need for including infiltration wells on-site, as it appears underground storage chambers will allow adequate infiltration as long as soil conditions allow (CZC 17.120.070.N).

Applicant has appropriately relocated METRO transit center to the north of the proposed Town Square Way. This adjacency to the primary commercial and residential areas within the project is anticipated to maintain ease of access by current and future transit users. However, we have concerns with the alignment and layout as it relates to ease of bus access and use by transit riders as well as pedestrian amenities provided within the adjacent Transit Station plaza. Applicant should work with METRO to ensure current alignment is adequate for bus access and transit rider use while also looking for opportunities to enhance the Transit Station plaza through additional seating, landscaping, bicycle racks and lockers, and/or other pedestrian amenities.

General Comments

Given the conceptual stage in which this project was reviewed, minimal information was provided regarding the sustainability aspects of the project. Going forward, the applicant should clarify any intended project features related to sustainability, such as on-site energy generation, passive solar design, enhanced energy efficiencies, water conservation measures, and/or other green building techniques to allow for adequate staff review (CZC 17.120.070.D).

Applicant has identified a preliminary exterior building lighting fixture as part of the conceptual plan set packet, as noted on Sheet A-39. Additional exterior building light fixtures can be seen on a number of the individual plan set sheets, however they are not identified or called out. As noted in the CZC, exterior lighting should be considered an integral part of a project design, with light fixtures being designed, located, and positioned in order to minimize illumination of the sky and adjacent properties (CZC 17.120.070.Q). As part of the next submittal, applicant should clearly identify type and location of proposed site and building light fixtures for the project while also ensuring selected fixtures minimize illumination of the sky and nearby properties.

Additional Information Needed

The following project information is needed to ensure adequate staff review going forward:

1. Perspective View at Street Level on 38th Avenue at Capitola Road
2. Elevations that portray surrounding both on- and off-site context, if not shown
3. Shadow Study

Design Recommendations

The following recommendations are made to better respond to the proposed “Main Street”, “Agrarian”, and “Contemporary” architectural styles and to enhance the overall project design.

Community Character

1. Pursue opportunities to further integrate a variety of individual elements within the project design that collectively would begin to more closely exude the unique coastal village character and distinctive sense of place that is Capitola (CZC 17.120.070.A).

Site Planning

2. Review alignments of new streets proposed as they relate to the surrounding context of the project site (CZC 17.120.070.L). For example, it appears the Town Square Way alignment with 41st Avenue conflicts with existing properties/building at east side of 41st Avenue, while the 38th Avenue alignment could provide a more direct connection to the Capitola Town Square and ultimately provide enhanced north/south access through the site.
3. Enhance internal east-west street route, or tunnel, that provides direct access to Target in order to enhance pedestrian access and to create a more inviting, integrated experience within the overall project (CZC 17.120.070.L).
4. Refine proposed street configuration to accommodate bicycle facilities through the site, considering the existing, surrounding bicycle network within the vicinity of the project site (CZC 17.120.070.L).
5. Evaluate block lengths in other areas of the City for cross-comparison and design direction for the project site. Integrate appropriate block lengths that create a walkable, pedestrian environment while also looking for opportunities to better connect the blocks on-site to the surrounding context.
6. Pursue opportunities to enhance pedestrian connections to the remaining portions of the existing mall and to the project site periphery.
7. Clarify variations in sidewalk width along 38th Avenue, Town Square Way, and 40th Avenue, such as shown on Sheet L-44, and should look for opportunities to ensure consistent sidewalk treatment and design is utilized going forward.
8. Integrate additional pedestrian connections within the project site. For example, the long alley at the east side of Target presents an opportunity for an additional pedestrian paseo, while the mall buildings to remain adjacent to and including Kohls, could be better integrated into the overall project concept through additional pedestrian access points and enhanced pedestrian amenities and landscaping.
9. Orient entries of pad buildings at 41st Avenue and Town Square Way towards the adjacent street while also looking for opportunities to expand the pedestrian environment to better connect with the larger Town Square project.

10. Enhance or increase solar access year around along Town Square Way and other areas of the project site where solar access will be limited due to the streets orientation and adjacency to taller buildings within the project.
11. Minimize appearance of parking structure west of 38th Avenue through integration of additional building elements/materials, murals/screens, landscaping, and/or other design interventions, as portions are anticipated to be highly visible.
12. Look for opportunities to provide a more balanced mix of diagonal and parallel parking spaces along the main project streets, particularly in considering the usability of portions of Town Square Way as a community event space and in areas where sidewalk dimensions could be increased (CZC 17.120.070.L).
13. Clarify how concerns with noise, odors, emissions, and other operational activities will be addressed within the project to ensure they are not an issues for future residents and site patrons (CZC 17.120.070.S).
14. Provide additional indication or leave direction for the ultimate, long-term build-out of the mall property so that once complete, it appears as a collective, unified vision. Attention should be given to the areas north of Town Square Way and east of 40th Avenue and could include continuation of sidewalks, creating more street-like environments, introducing streetscape elements, providing pedestrian paseos, and/or other design interventions.

Architecture

15. Expand appearance of two-story massing elements within the commercial/retail portion of the project to better complement the mass and scale found elsewhere within the project design while also maintain a human scaled design (CZC 17.120.070.H).
16. Integrate meaningful wall plane variation within the project, rather than furred out elements as shown.
17. Provide additional refinements to the massing and scale of the residential portion of the project in order to better address the human scale within the building design. This could include introduction of additional and/or refinement of one-, two-, and three-story elements within the project design.
18. Integrate similar massing relief to that shown along 40th Avenue at the vehicular drive/residential common open space in areas of the project where wall planes continue for long stretches without significant relief or offset, such as 38th Avenue.
19. Look for opportunities to continue upper story wall planes down to ground level so as to enhance the massing of the project and minimize the appearance of two separate projects – residential above and commercial/retail below.
20. Refine design of the project along Capitola Road to better reflect and complement the adjacent properties through additional height refinement, massing variation, building and story setbacks, and/or other design interventions.
21. Expand articulation/detailing to create greater individuality and uniqueness within the overall project design as well as at the individual residential unit and commercial/retail space scale. For example, rather than using the same window type for the residential portion, add in an additional window design type. Likewise, where simple roofline is proposed at commercial/retail space, provide more articulated parapet design.
22. Create a stronger identity and informative elements within buildings at intersection corners through increase height or material/color change, among other design interventions.

23. Integrate strategies within the project design that address privacy concerns for the residential units at ground level while also looking for opportunities to create greater street presence along these primary streets of the project. This could be achieved through integration of front doors/stoops on the street, relocation of gym and other common area amenities to the ground level, and/or other design interventions.
24. Ensure selected colors are appropriate to the chosen architectural style in which they are applied and are used in conjunction with other, complementary colors and materials in a cohesive manner (CZC 17.120.070.K).
25. Integrate additional materials/colors within the residential portion of the project, particularly along 38th Avenue, in order to create greater individuality and uniqueness within the residential building designs; rather than the appearance of one large building as currently shown (CZC 17.120.070.K).
26. Integrate additional materials that are emblematic of coastal character, such as shingles (CZC 17.120.070.K).
27. Introduce authentic wall plane graphics and art murals that reinforce the local character and sense of place within the project design. Additional building design enhancements could also aide in minimizing blank wall plane space in order to ensure large graphics, murals, art, etc. are not overly applied.

Floor Plans/Livability

28. Revise floor plans that lack adequate layouts and windows to provide natural daylighting and connection to the outdoors.
29. Provide breakdown of public and private open space proposed within residential portion of the project.
30. Provide additional information on common and private open spaces proposed within the residential portion of the project as well as articulate planned common open space amenities that accommodate different age groups (e.g. families, seniors, young professionals, etc.) who may inhabit these residential units in the future.

Public Realm/Landscape Architecture

31. Expand upon the themed public realm/landscape areas to further integrate coastal theming opportunities within the project (CZC 17.120.070.M). This could be portrayed through landscape plantings, natural materials, paving patterns/materials, water features, playground equipment, stage area, among other elements.
32. Pursue opportunities to create a cohesiveness through the public realm design, with similar elements continued into different individual areas of the project to inform future residents and visitors that they are within the Capitola Town Square (CZC 17.120.070.O).
33. Clarify intended vision of the town square project within the project design and look for opportunities to expand this concept as a potential primary focal element in fostering the unique coastal village character and distinctive sense of place desired by the community (CZC 17.120.070.O).
34. Ensure public realm spaces are appropriately sized and located to accommodate the intended activities while also considering the appropriateness of their location within the overall project concept (CZC 17.120.070.O). For example, the dog run is estimated to be 20-feet by 40-feet and inadequate to allow for adequate dog exercising.

35. Expand upon public open space concepts that accommodate both residents and visitors to the project (CZC 17.120.070.O). For example, more active spaces, such as an exercise path at the project periphery could expand upon the currently non-active focus of the public realm spaces.
36. Enhance primary street intersection locations within the project, such as 38th Avenue and Capitola Road, with additional plaza spaces with pedestrian amenities such as seating, decorative paving, wayfinding signage, and accent plantings (CZC 17.120.070.O).
37. Explore opportunities to enhance solar access to the private, common open space areas within the residential portion of the project that are internal to the buildings and anticipated to received limited to no year around sun exposure. This could be achieved by varying building heights, relocating common open space to building edge, and/or continuing common open space to ground plane.
38. Integrate additional trees within the public open space and public realm areas to create greater shade opportunities and enjoyment of these spaces.
39. Pursue integration of additional public art within the public realm of the project as an additional layer of coastal theming and creating a distinctive sense of place (CZC 17.120.070.A).
40. Clarify if any existing trees are to remain or be relocated on-site going forward to allow for adequate staff review (CZC 17.120.070.M). It should be noted that mature trees help create immediate shade and the appearance of an established development.
41. Review and revise proposed Planting Plan for project to ensure the plantings to be used are appropriate to the Capitola climate, can accommodate seasonal inundation if located within vegetated swales, minimizes messy litter and fruit drop, contains species that can tolerate dense shade conditions where they will exist on-site, and includes their WUCOLS designations (CZC 17.120.070.M).

Civil Engineering

42. Clarify road widths/alignments of surrounding streets versus transitions onto the project site to ensure adequate alignment as well as right-of-way widths.
43. Verify design of on-site streets is adequate to accommodate efficient traffic movement within the project, as they appear to be undersized in some locations. For example, 28-feet along Town Square Way appears undersized adjacent to diagonal parking.
44. Look for opportunities to integrate secondary vehicular entry points within the project site to eliminate potential traffic pinch points at primary entries. For example, and additional secondary entry point may be appropriate along 41st Avenue north of Town Square Way.
45. Refine grading plan concept to ensure intended future use can be appropriately accommodated while minimizing potentially unnecessary grade changes across the site. For example, proposed surface parking lots shown at greater than 5% grade.
46. Clarify proposed drainage design for project. Proposed design creates high volumes of sheet water flow and it is unclear how stormwater will transition to larger retention basins and underground storage chambers proposed on-site (CZC 17.120.070.N).

47. Clarify or provide further documentation as to the need for including infiltration wells on-site, as it appears underground storage chambers will allow adequate infiltration as long as soil conditions allow (CZC 17.120.070.N).
48. Work with METRO to ensure current transit center alignment is adequate for bus access and transit rider use while also looking for opportunities to enhance Transit Station plaza through additional seating, landscaping, bicycle racks and lockers, and/or other pedestrian amenities.

General Comments

49. Clarify any intended project features related to sustainability, such as on-site energy generation, passive solar design, enhanced energy efficiencies, water conservation measures, and/or other green building techniques (CZC 17.120.070.D).
50. Identify type and location of proposed site and building light fixtures for the project while also ensuring selected fixtures minimizes illumination of the sky and nearby properties as part of the next submittal (CZC 17.120.070.Q).

Overall, we feel the applicant has proposed a conceptual project that is appropriate to the Capitola Mall location. However, as addressed above, we have a number of concerns regarding community character, site planning, architectural style specifics, massing and height adjacencies, and materials/colors, among others, that will have to be adequately addressed by the applicant to ensure a project that appropriately addresses the existing site context while also being consistent with community's desire for new development projects to exemplify the City's unique coastal village character and distinctive sense of place. We look forward to the project's design progression.

Sincerely,

RRM DESIGN GROUP

Memo

Sacramento • Berkeley • Concord • San Jose

To: Danielle Uharriet Environmental Projects Manager, City of Capitola
From: Leonard Osborne, HydroScience
Subject: Capitola Town Square, Preliminary Stormwater Control Plan Review and Suggestions
Date: September 11, 2019

HydroScience has conducted a cursory review of the Capitola Mall Redevelopment “Capitola Town Square” preliminary project documents consisting of a Preliminary Stormwater Control Plan (SWCP) and supporting documents, received September 3, 2019 via email, per City of Capitola request September 3, 2019. We have grounded our review in the State Resolution No. R3-2013-0032.

The Preliminary Stormwater Control Plan (Sheet C-55) shows elements of stormwater controls that could be successful for this site. However, there is not adequate information on the preliminary drawing to conclude that the improvements proposed are consistent with PCR performance requirements. This holds for both the runoff retention requirement and peak flow management. The planning, analysis, design and calculations required to complete the Stormwater Control Plan (SWCP) document and associated exhibits will be needed to complete assessment of proposed PCR performance.

Regarding the parcel containing the Kohl’s building, review of the regulations indicates that the entire parcel (project site) is to be included in PCR development. See the project site definition below from Resolution No. R3-2013-0032, Attachment 1, page 25 and page 7 iii) (1) from 4) Performance Requirements No. 3: Runoff Retention d), iii)(1) for clarity.

Resolution No. R3-2013-0032
ATTACHMENT 1

-25-

Pre-Project – Stormwater runoff conditions that exist onsite immediately before development activities occur. This definition is not intended to be interpreted as that period before any human-induced land activities occurred. This definition pertains to redevelopment as well as initial development.

Project Site – The area defined by the legal boundaries of a parcel or parcels of land within which the new development or redevelopment takes place and is subject to these Post-Construction Stormwater Management Requirements.

Resolution No. R3-2013-0032 - Excerpt from page 7

- Avoid excessive grading and disturbance of vegetation and soils
- iii) Delineation of discrete Drainage Management Areas (DMAs) – The Permittee shall require each Regulated Project to delineate DMAs to support a decentralized approach to stormwater management.
 - (1) The Permittee shall require the applicant for each Regulated Project to provide a map or diagram dividing the entire **project site** into discrete DMAs
 - (2) The Permittee shall require the applicant for each Regulated Project to account for the drainage from each DMA using measures identified in Sections B.4.d.iv. and B.4.d.v., below.

The following comments are provided to aid the developer in Post Construction Requirements “PCR” compliance:

1. Design storm runoff retention – infiltration was a challenging constraint for Olive Garden Restaurant in the NW'ly area of the Mall due to near surface soils with low infiltration rates. Consideration of this early in SWCP development may prove helpful. See paragraph 4) Performance Requirement No. 3: Runoff Retention in Resolution No. R3-2013-0032, Attachment 1 on page 5.
2. Peak Flow management is required in Watershed Zone 1. See paragraph 5) Performance Requirement No. 4: Peak Management in Resolution No. R3-2013-0032, Attachment 1 on page 10.
3. For redevelopment projects outside of an approved Urban Sustainability Area, the total amount of replaced impervious surface area shall be multiplied by 0.5 when calculating the Retention Tributary Area. See Resolution No. R3-2013-0032, Attachment D, paragraph 1)b)(i), page 27.
4. HydroScience is available to discuss these items with the developer upon your approval.

Please call me or Alexandra Watson at 925-332-5221 if you have any further questions.



MEMORANDUM

To: Jamie Goldstein, City Manager City of Capitola

From: Ken K. Hira, President Kosmont Companies
Tom Jirovsky, Senior Advisor Kosmont Companies

Date: November 7, 2019

Re: **Capitola Town Square – Analysis of Fiscal Impact**

Kosmont & Associates, Inc. doing business as Kosmont Companies (“Consultant” or “Kosmont”) is pleased to present our findings from a Fiscal Impact Analysis (“Analysis”) in connection with proposed 637 residential units and 600,000 square feet of commercial in the proposed mixed/blended use Capitola Town Square (“Project”).

BACKGROUND

Merlone Geier Partners (“MGP”), owner of the Capitola Mall (“Mall”) are seeking approval of a major redevelopment plan. As part of ongoing discussions / negotiations between MGP and the City for a new Project Concept Application and Development Agreement, it is important to understand the marginal impact the residential and commercial components will have on General Fund revenues and expenditures.

For purposes of this analysis only, Kosmont assumes that the average household size, based on the proposed average unit sizes ranging from 600 to 800 square feet, will range from 1.75 to 2.0 persons per unit. Prospective renters are expected to range from UC Santa Cruz students sharing units, to young professional, to empty nester households.

The City has compiled historic retail sales data for the Mall and surrounding block to help establish a base year amount. The data shows a significant annual decline in retail sales throughout the entire mall area since 2016. The 2018-19 annual sales for the entire mall area were approximately \$130 million, or a little more than \$200 per square foot.

- The 3rd party anchor stores (Macy’s, Target, Ross Center, Olive Garden) totaling 270,000 square feet generated approximately \$65 million in sales.
- The 370,000 square feet within MGP control generated \$65 million in sales

The MGP Project calls for a reduction of 34,000 square feet of retail space versus the 640,000 square feet currently contained within in the Mall block. In order to finance construction of new retail, MGP has estimated gross annual sales will average \$300 per square foot for MGP’s



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336,000 square feet (including Kohl's) of retail space following redevelopment. Assuming a 10% bump in sales at the major stores, the total annual mall block sales could reach \$180 million, a \$50 million increase. However, with no new tenants under contract, this should be considered a somewhat optimistic forecast.

SUMMARY

The proposed reconfiguration of the mall into a mix of residential and retail uses will improve the economic health of the overall shopping center, but depending on the growth in taxable retail sales, it may result in annual fiscal deficit to the City, as compared to the 2018 Mall fiscal impact.

FISCAL REVENUE ANALYSIS

Property Tax & In-Lieu of VLF

Secured property tax revenues are estimated based on the anticipated assessed value of the Project upon full build-out and the applicable property tax rates for the City. Acquisition costs were not included as part of the analysis, as the subject property is already on the tax rolls and title is vested under MGP's name. The City general fund receives an approximate 7.5% share of the annual 1.0% secured property tax general levy placed by the County.

Prior to 2004, a percentage of State motor vehicle license fees (VLF) were distributed to cities and counties. In 2005, the State of California instituted a revenue swap, guaranteeing that municipalities and counties within California receive a distribution equal to the VLF collected the prior year, plus a percentage equal to the annual increase in assessed value. Property tax in-lieu of VLF resulting from the Project is estimated based on the incremental amount of assessed value will add to the City; thereby increasing the City's apportionment. Based on review of the City CAFR, Kosmont estimates VLF will add an amount equal to 4.3% of assessed value.

Kosmont's survey of higher-end apartments in the area indicates monthly rents of +\$4.00 psf, which would support assessed value of \$400,000 to \$500,000 per unit. At an average of \$450,000, the total assessed value from new residential would be \$290 million. With a combined tax of 0.113%, the City General Fund would receive an additional \$325,000 annually from property taxes.

Sales Tax (Off-Site / Indirect)

Off-site / indirect sales tax revenue is based on the taxable sales generated by the Citywide spending of Project residents, based on average household incomes and BLS Consumer Expenditure Survey data.

Kosmont's preliminary analysis indicates that the 637 residential units are expected to spend an average of \$10,000 to \$15,000 per unit on local serving goods and services, excluding the general merchandise expenditures at Macy's, Kohl's and Target that would be captured irrespective of



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the resident location. At an average of \$12,500, this would result in approximately \$8 million in incremental taxable sales, which would result in an estimated \$80,000 in annual sales tax revenues for the City.

Measure O District Tax of 0.25% will result in an additional \$20,000 in annual offsite sales taxes to City, while Measure F's 0.25% tax will yield additional \$20,000 per year thru Dec. 2027.

On-site Sales Taxes

For this analysis, Kosmont is illustrating the impact from growth in retail sales above the 2018-19 base year. As mentioned earlier, the optimistic forecast for retail sales is a gain of \$50 million, which could result in an additional \$500,000 in annual sales taxes to the City.

Measure O District Tax of 0.25% could result in an additional \$125,000 in annual offsite sales taxes to City, while Measure F's 0.25% tax could yield additional \$125,000 per year thru 2027, for a potential total of \$750,000.

Since the actual tenant mix is not determined and to allow for potential non-taxable uses such large tenants as movie theater and fitness center, Kosmont suggests using a more conservative \$30 million increase in mall retail sales, which would yield \$450,000 annually (including Measure O and Measure F).

Franchise Taxes

For 2019-20 budget, the City is estimated to collect \$560,000 in Franchise taxes. For purposes of preliminary estimates, incremental franchise taxes are estimated on a per capita basis assuming 50% of revenue comes from non-residential uses. Based on estimated population of 10,100, the Franchise tax revenue factor is \$28 per resident. Therefore, at full Project buildout of 637 units, Franchise taxes are estimated to bring \$30,000 to the City General Fund annually.

Total Annual Fiscal Revenue

The total annual incremental fiscal revenues from the mall redevelopment are estimated to range from \$900,000 (to \$1.2 million per year under MGP optimistic forecast).

	<u>Annual Taxes</u>
Property Taxes	\$325,000
Offsite Sales	120,000
Onsite Sales	450,000 /1
Franchise Taxes	<u>30,000</u>
Subtotal	\$925,000

/1 Assumes 30% growth in onsite sales

Attachment: Kosmont Capitola Fiscal Impact - 11-8 Final (1855 41st Avenue Conceptual Review)

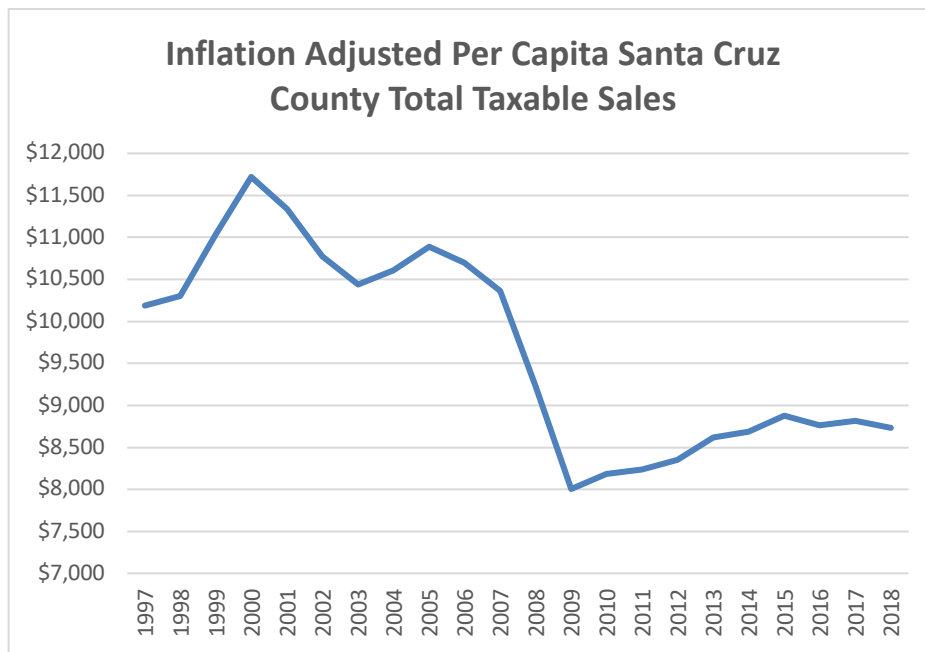


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Long Term Growth

Given the national trends in retail sales being captured by e-commerce and big box discounters, it is likely that the future retail sales may not keep pace with cost inflation, resulting in greater risk to the City General Fund. In addition to the risks of economic recession, this potential long term deterioration is evidenced by historic Santa Cruz County per capita taxable sales, adjusted for inflation, have declined by 20 percent in the past 20 years.

Exhibit 1



For these reasons, it may be prudent for Capitola to conservatively estimate sales tax growth when considering the impact of a large-scale long-term project, such as mall redevelopment.

FISCAL EXPENDITURE ANALYSIS

The proposed Capitola Town Square project will substantially increase the population of the City. As noted earlier, the 637 units are estimated to increase the resident population by 1,115 to 1,275 people, a 12% increase above current population of 10,080, which has remained relatively flat for years.

Over 80% of the City’s total expenditures represent salaries, benefits and contract services, indicating a high degree of sensitivity to increased service demands from the new population. Expenditures such as police/protective services, public safety, and other fiscal expenditures are usually measured on a per capita basis based on the City’s Budget, and the relevant resident and employee populations within the City. However, complicating the analysis is the impact of tourists.

For this analysis, Kosmont interviewed City department heads. It was determined that the appropriate method to determine incremental per capita costs is to examine current budget by major category,



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and factor in current population of 10,080 plus an estimated 5,700 employees who work in the City, plus summer tourism. For each category, excluding police and public works, it was assumed that per capita incremental cost is derived by dividing the annual budget by 10,080 residents plus 5,700 employees x 50% (reflect reduced demand as compared to a resident).

The Police Chief estimated that 50% of annual cost is derived from resident population, while the Public Works Director estimated that 40% of costs during summer are related to residents and 70% of costs the rest of the year, for an average of 60%.

General Fund expenditures and allocated per resident cost estimates are summarized below:

General Fund Expenditures

	<u>Annual</u>	<u>New Resident</u>
Administrative	\$2,582,000	\$200
Police	6,152,000	305
Public Works	2,879,000	171
Community Development	363,000	28
CIP Funding	650,000	50
Recreation, Arts and Cultural	398,000	31
Subtotal (Before Transfers)	\$13,024,000	\$785

With 1,115 to 1,275 net new residents in Capitola Town Square, there could be an increase in General Fund cost of \$875,000 to \$1 million per year, assuming a similar level of service.

NET FISCAL IMPACT

To give the City a better understanding of the potential impact, Kosmont provided a table that summarizes the net fiscal impact to the City using a range of net new residents. As shown in Exhibit 2, the Project could generate a \$50,000 per year positive fiscal impact to a **negative** fiscal impact of **\$75,000 per year**. The deficit can be attributed to the extremely low property tax share the City receives and nominal off-site sales taxes.

Exhibit 2
Capitola Town Square
Based on Net New Residents

	1,115 Residents	1,275 Residents
GF Revenues	\$925,000	\$925,000
GF Expenditures	(\$875,000)	(\$1,000,000)
Net Fiscal Surplus (Deficit)	\$50,000	(\$75,000)



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OTHER TOOLS TO GENERATE REVENUES

There are several potential financial tools available to improve the City's revenue picture:

1. Build New Hotel
2. Establish a (Community Facilities District (CFD) Maintenance Fee
3. Enact an Entertainment Tax
4. Negotiate Sales Tax Assessment Revenues Upfront Payment

Hotel

While no hotel is included in the initial plan, it is our understanding that MGP has preliminarily explored a 105-room select service hotel concept. Kosmont and the City have done preliminary market research indicating a 105 room upscale hotel could be supported within the next few years. Assuming a range of \$160 to \$190 Average Daily Rate (ADR) and 75% to 80% occupancy, Kosmont projects hotel tax revenues of over \$550,000 to as much as \$700,000 per year at 12% Transient Occupancy Tax (TOT) rate.

CFD Maintenance Fee

When large projects result in an increase in municipal service costs, some cities require a CFD maintenance district. A nominal \$25 per month fee for each residential unit would generate almost \$190,000 per year.

Entertainment Tax

Many new commercial uses, such as theaters, bowling alleys, arcades etc. do not generate taxable retail sales. By establishing a 5% tax on admission to such entertainment uses the City might generate \$50,000 to \$100,000 per year.

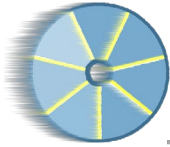
Sales Tax Assessment Revenue (STAR*)[®]

The City stands to lose \$500,000 or more each year during the estimated three year demolition and reconstruction of the retail shops. Under a Development Agreement process, the City can negotiate an upfront payment from MGP to offset that loss, and protect themselves in the event that the redevelopment is delayed.



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Campaign for Sustainable Transportation

Rick Longinotti, Co-chair PO Box 7927, Santa Cruz, Ca. 95061

November 8, 2019

Dear City Council Members,

Could you please give feedback to the developers of the Capitola Mall that you would like them to use this opportunity to create safe bicycle infrastructure as part of the project?

[California's Office of Traffic Safety](#) rates Capitola as having the 8th highest rate of injuries to bicyclists of 102 California cities of similar size (2016). In 2015, the ranking was also 8th.

The [guidelines of the National Association of City Transportation Officials](#) (NACTO) recommend that a boulevard with the quantity of traffic of 41st Ave. have a protected bike lane. I urge the City Council to condition project approval on installation of protected bike lanes on 41st Ave. fronting on this project. In addition, there is a need for bike lanes on Claires St., which is currently intimidating to bicyclists. And there's a need for protected bike lanes on Capitola Rd.

Let's make the Capitola Mall project bicycle friendly to families and children!

Thank you,

Woodmansee, Chloe

From: Benjamin Ow <benjaminmow@gmail.com>
Sent: Thursday, November 07, 2019 3:34 PM
To: PLANNING COMMISSION
Cc: Goldstein, Jamie (jgoldstein@ci.capitola.ca.us); Herlihy, Katie (kherlihy@ci.capitola.ca.us); Karen Ow; Terryowsc; owdavid@hotmail.com; Ow, George,Jr.; Andrew Ow; Jasmine Ow Hurst
Subject: OW FAMILY LETTER REGARDING MERLONE GEIER’S PROPOSED REDEVELOPMENT OF THE CAPITOLA MALL

Dear Capitola Planning Commissioners,

This Letter is on behalf of Ow Family Trusts, the owners of King’s Plaza Shopping Center at 1601 41st Avenue in Capitola, regarding Merlone Geier’s proposed redevelopment of the Capitola Mall. We have been in direct communication with Merlone Geier’s representatives about their proposed redevelopment of the Capitola Mall and how the redevelopment can work in synergy with King’s Plaza Shopping Center and its tenants. Based on our discussions with Merlone Geier and representations that Merlone Geier has made to us, we are optimistic there is the potential for the proposed redevelopment to greatly improve on the existing Capitola Mall, benefit the community by creating needed housing and improved retail space that offers a net positive tax outcome for the city, and creates a destination that enhances surrounding properties and existing businesses in the area.

One thing we wanted to note is that because the amount of overall retail space will be decreasing with the new proposed Mall plan, and the square footage of high tax revenue generating retail space may be further reduced if a theatre and a gym are part of the development, the remaining retail space should be required to be filled with uses that are new, additive, tax generating uses that will benefit the city and overall community; uses like quality home goods stores, sporting goods stores, quality soft goods retailers and boutiques, etc. Since Capitola already benefits from numerous quality grocery stores within very close proximity (Target, Whole Foods, Lucky, New Leaf, Trader Joe’s, Nob Hill, and Safeway just across the city line), we believe that a grocer use as part of the new Mall would be counterproductive in that a grocer would not bring in new shoppers to the area, would be cannibalistic to existing grocers, would not expand the economic pie, and would be a net negative tax outcome for the city. We believe that it would be wise for the Planning Commission and City Council to specify that there shall be no new grocer use allowed at the Mall for at least the first 10 years after it is redeveloped.

We thank the Planning Commission and staff for their hard work and service to Capitola, and we respectfully request that you consider placing a moratorium on new grocers at the redeveloped Capitola Mall for 10 years after the completion of construction.

Sincerely,

George Ow, Jr., David Ow, Terry Ow, Karen Ow, Benjamin Ow, and Andrew Ow, Esq. for King’s Plaza Shopping Center

--
Benjamin Ow | Principal

Ow Commercial | 1601 41st Avenue #202 | Capitola | CA 95010

T 831.247.1175 | F 831.426.5772 | benjamin@owcommercial.com | www.owcommercial.com

Attachment: PDF of all additional materials (1855 41st Avenue Conceptual Review)

Woodmansee, Chloe

From: Bob Edgren <agren7@yahoo.com>
Sent: Thursday, November 07, 2019 8:35 AM
To: Goldstein, Jamie (jgoldstein@ci.capitola.ca.us)
Cc: PLANNING COMMISSION; City Council
Subject: NO on Mall

As a city we must decide on the Capitola mall proposal. Do we want to introduce hundreds of more vehicles on the already congested bottleneck Clares, 41st., and Capitola Rd., with mall co owners ambitious plans to build cheap housing at our mall? Do we really want to significantly add to emissions to this area, which will effect all of Capitola?

Do we really want to increase our population by 10 percent?

Do we really want to replace revenue generating retail square footage with 640 sardine packed housing units that will only drain our city resources?

If you are against this project, please email me as i am forming a group to block it. SAY NO TO THE CAPITOLA PROJECTS.

Bob Edgren
agren7@yahoo.com

Attachment: PDF of all additional materials (1855 41st Avenue Conceptual Review)

Gina Cole <director@bikesantacruzcounty.org>
New Town Center for Capitola? Where are the bicycles?

Dear Commissioners,

I read with much anticipation about the redevelopment of the Capitola Mall area in the agenda packet for tonight's meeting. This sounds like a very ambitious and exciting project and will give Capitola and the County much of what it needs in a space that we seem not to need so much anymore.

As I flipped through the pages of the conceptual plan, it is obvious, as it should be, that much study and detail went into creating this document. There has been much effort to show this new development as car and pedestrian friendly with "enhanced vehicular and pedestrian paving" along both the 38th Street extension and the new Town Square entry off 41st Avenue. However, one thing struck me as obviously missing from the plan. Where are the bicycles? Where are the bicycle lanes? Where are the bicycle racks or other bicycle storage?

I did notice in the staff report, that City Staff has also noticed that bicycle lanes and facilities are missing from this plan. This gives me great encouragement that this oversight will be addressed as the project moves forward, especially with a great cycling resource (and existing local business) literally across the street in Brown Ranch Marketplace, Bicycle Trip Capitola.

Kind regards,

Gina Cole
Gina Gallino Cole
Executive Director
Bike Santa Cruz County
333 Soquel Ave.,
Santa Cruz, CA 95062
(831) 425-0665 office
(831) 840-1884 cell
bikesantacruzcounty.org

Lowell Hurst <lowell.hurst@cityofwatsonville.org>
Including bicycles in Capitola Mall redevelopment

Dear Commissioners,
Please include a bike friendly approach to the redevelopment planning of the Capitola Mall. Hopefully your planning will encompass green and neighborhood friendly access for active transportation in a multimodal fashion.

Good luck!
Lowell Hurst
Council Member District 3
Former Mayor
275 Main St Suite 400
Watsonville CA. 95076
Office 831-768-3008

Mike Pisano mpisanoful@gmail.com
 Capitola Mall Redevelopment

Hello Capitola Planning Commission,

This is a perfect area in Capitola to add more housing & retail – with retail & housing walking & biking distance from each other there will be much less traffic in the area.
 No need to hop in the car to go shopping when you live there...

Please approve this Capitola Mall Redevelopment...

Thank you for approving, and doing your part to approve this vital addition to housing in our Santa Cruz County.

Agenda Item;

A. 1855 41st Avenue#19-0240APN: 034-261-07,-37,-38,-39, -40, &-52

Regards

Michael Pisano – Live Oak (I Shop Local First!!!)

Gregory Braithwaite <ghbraithwaite@gmail.com>
 Including bicycles in Capitola Mall redevelopment

Hello--

I am unable to attend this evening's Planning Commission meeting, however, I feel strongly about making sure my voice is heard concerning adequate bicycle infrastructure in the Capitola Mall re-design.

1. It's an exciting project for all of Santa Cruz County!
2. Currently, as a bicycle commuter, I would rank Capitola (especially the roads near the site, low in terms of "bicycle friendliness" and safety. That said, I appreciate the beginnings of adequate attention to bicycle safety in terms of added green lanes.
3. Every new development is ESPECIALLY IMPORTANT to put other-than-car-transportation as a TOP PRIORITY as to not inadvertently recreate infrastructure that is entirely car-centered (and problematic). I don't think the plans in the Agenda Packet (as I interpret them) do this.

Thank you for your time. Please know I am a member of several cycling advocacy groups, active in promoting cycling safety, and also own/drive an automobile.

-Greg Braithwaite

--

G. H. Braithwaite--Teacher, Work, and General Business

John Kreisa <john_kreisa@hotmail.com>
Including bicycles in Capitola Mall redevelopment

To Whom It May Concern,

Having reviewed initial plans for the Capitola Mall redevelopment I as a resident of the area am concerned with the apparent lack of bike friendly infrastructure in and around the mall project. As a major piece of infrastructure we must take an eco and bike friendly forward looking approach to design.

I encourage you to review the plans and make sure it is bike friendly for a cycle heavy community. It will encourage usage by more people and make it safe for all involved.

John Kreisa
Santa Cruz

Brian Corser <bcorser@calcentral.com>
Including bicycles in Capitola Mall redevelopment

Dear Planning Commissioners:

I'm writing to you to express my concern about the need for safe bicycle travel and bicycle facilities for future residents and visitors to the proposed new town center. If you would please consider these items for the future safety and convenience of cycling public it would be most appreciated!

Thank you,
Brian Corser
114 Ladera Drive
Santa Cruz, CA 95060

Richard Roullard <richardroullard@gmail.com>
Including bicycles in Capitola Mall redevelopment

Dear commissioners,
Please include bicycle infrastructure in any plans for redevelopment of Capitola Mall.

Prentice Steffen <prentice.steffen@gmail.com>
Including bicycles in Capitola Mall redevelopment

Please, please, please make the redevelopment of the Capitola Mall bike friendly!!!

Thanks :)

Grace Voss <gracevoss@sbcglobal.net>
Including bicycles in Capitola Mall redevelopment

November 7, 2019

Dear Capitola Planning Commissioners:

It is critical that you include, as mentioned on p. 42 of the Capitola Mall remodel (Planned Development Zoning District Process) the phrase “new and improved pedestrian and bicycle pathways that enhance circulation.”

Regarding those “new and improved ped/bike pathways to enhance circulation”, I suggest you consider the following ideas:

First floor bicycle storage within the residential areas of the development.

- Bicycle racks throughout the area for day–users of the development.
- Green lanes and/or green–striped lanes along access roads for safe biking and illuminated walk signs where appropriate for pedestrian travel to and from the development.
- Appropriate signage within the development relating to bicycle storage racks.

Congratulations on this future development with many attractive features to the public and much–needed affordable housing. Please remember the needs of public members who plan to ride bikes or walk to this development!

Sincerely, Grace Voss, Santa Cruz

Diane Koenig <dimarvin@cruzio.com>
Including bicycles in Capitola Mall redevelopment

Dear Planning Commission of Capitola,

While I applaud your efforts to make the Capitola Mall more pedestrian friendly, I urge you to consider making it more bicycle friendly as well.

Bicycle travel is increasing in our area as more people are using electric bicycles to commute and do errands around town. Our household has two that we use for shopping and local trips. Young people will be using bicycles more in the future as the cost of owning a car is prohibitive and as traffic makes car travel increasingly difficult.

Please look to the future and include bicycle planning for the future of Capitola and the Capitola Mall.

Thank you,

Diane Koenig
2417 Shoreview Dr
Santa Cruz, Ca 95062

W B <webnowparent@hotmail.com>
Including bicycles in Capitola Mall redevelopment

Dear Planning Commission,

Capitola is blessed with a world class climate. This climate allows people of all ages to utilize bicycles as alternative modes of transportation to automobiles. Please include any and all designs that include, promote and make it easier for bicycles to access and enjoy the redevelopment of Capitola Mall.

Thank you,

William E. Bachar
536 Frederick St.
Santa Cruz, CA 95062

John Ware <jwware@gmail.com>
Including bicycles in Capitola Mall redevelopment

Dear Planning Commission,

I'm truly excited for this project to move forward and transform what is for all intent and purposes is a "dead" mall. Such a valuable property needs to work harder for our community and the planned mixed use of residential and commercial will bring new life to this area, I fully support the malls transformation.

As a Santa Cruz homeowner and resident I continue to frequent the mall and want to be sure that there is thoughtful consideration given to accommodate safe bicyclist's use of the new development. Besides my regular visit to the Target and Trader Joes in the area, i cycle regularly to the Faust Hair Salon for haircuts. I find the area already challenging from a ride safety standpoint but fortunately I'm able to wheel my bike into the mall and park it within the salon while getting my hair cut.

I have to be honest that after reviewing the excellent development plans available to the public I am very concerned by the lack of consideration being provided for cyclist.

These concerns are in the following three key areas:

1. The apparent **lack of any protected or green bike lanes** indicated on the plans. Cyclist appear to be left to co-mingle with automobile and bus traffic or engage in the pedestrian system, which seems to be designed to mix walking and socializing well, but are not well geared for flow through cyclist traffic.
2. As far as I could tell there is **not any accommodation for bicycle parking**. With the increasing popularity and use of e-assisted rideshare bikes and the high theft rate for bicycles in Santa Cruz County, secure bicycle parking is a must.
3. My last concern is the **heavy usage of pull-in diagonal parking**. This type of parking, especially on narrow higher volume streets present a serious hazard to cyclist. Having taken several urban cycling safety courses on the streets of San Francisco, I can tell you that drivers ability/willness to turn and look over their shoulder while backing out is an extreme danger to cyclist. What is normally a 3-4 foot strike

zone for cyclist being injured from car doors swinging open, now becomes a full lane of a reverse moving mass of metal that threatens the bike rider.

Clearly with our moderate climate, smaller city size, the increased popularity of ride-share bikes and the rapid adoption of ebikes makes Santa Cruz County an ideal community to work towards the reduction of traffic and fossil fuel consumption through the thoughtful planning and incorporation of bicycle centric transportation. I respectfully implore you not to miss this opportunity to design for a healthier and safer community that actively supports multiple means of transportation.

John Ware
Life long cyclist and Santa Cruz resident

Kymerly Lacrosse <kymberlylacrosse@gmail.com>
Including bicycles in Capitola Mall redevelopment

Dear Planning Commission-
Please consider including bike infrastructure and green bike lanes in the Capitola Mall redevelopment. It is critical to build an environment that is safe for all to navigate and travel in. In addition, bike infrastructure is critical to support our community to ride bikes as a form of transportation, which is good for our health, environment and can help to reduce the intense traffic we experience here in Santa Cruz County. Lastly, safe bike parking is very important as we have such an incredible theft problem here. Bike storage will be CRITICAL in encouraging people to ride their bikes.
Thanks for building a future we can grow into!

Thanks for your time and service!!
All the best,

Steve Lustgarden <slustgarden@gmail.com>
Including bicycles in Capitola Mall redevelopment

Hello,
I have reviewed the redevelopment plan and would respectfully request that the plan be augmented to provide substantial bicycle infrastructure. I would like the plan to include clearly marked bike lanes on roadways and through parking areas and bicycle storage options.
Many thanks,
Steve Lustgarden, Santa Cruz County

Eva <evacyclassf@yahoo.com>
Including bicycles in Capitola Mall redevelopment

Please include safe bicycle routes in your plans.
As an avid cyclist, commuter and touring, Capitola Mall is not bike friendly.
I drive to Trader Joe's instead of bicycling, during commuter time, because cycling is not safe.

Mike Pisano <mpisanoful@gmail.com>

FW: Capitola Mall RedevelopmentHello Capitola Planning Commission,

Weather you believe in climate change or not – The shading of streets helps reduce heat reflection from the black tar streets, and thus reduces climate change in its own small way.

Just a wish:

Please add a IMAX movie theater to the West Village Mall – as the nearest large screen IMAX is in San Jose, and it should be a unique added draw to the West Village Mall – as we have plenty of normal sized movie theaters in our County. <https://www.imax.com/content/imax-difference>

Please add baseball & softball batting cages with pitching machines (I would pay for that) at the West Village Mall – I don't think we have any public batting cages in our County anymore.

Regards

Michael Pisano – Live Oak (I Shop Local First!!!)