### 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, MARCH 14, 2019

7:00 PM

### CITY COUNCIL CHAMBERS 420 CAPITOLA AVENUE, CAPITOLA, CA 95010

### CLOSED SESSION - 6:30 P.M. 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.

#### CALL TO ORDER AND ROLL CALL

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

#### **CONFERENCE WITH LABOR NEGOTIATORS [Govt Code § 54957.6]**

Negotiator: Larry Laurent

Employee Organizations: (1) Association of Capitola Employees; (2) Confidential

Employees; (3) Mid-Management Group; and (4) Department Heads

#### **REGULAR MEETING OF THE CAPITOLA CITY COUNCIL - 7 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. PRESENTATIONS

Presentations are limited to eight minutes.

- A. Red Cross Month Proclamation
- B. Historical Museum Update

#### 3. REPORT ON CLOSED SESSION

#### 4. ADDITIONAL MATERIALS

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

#### 5. ADDITIONS AND DELETIONS TO AGENDA

#### 6. 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.

#### 7. 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.

#### 8. BOARDS, COMMISSIONS AND COMMITTEES APPOINTMENTS

A. Santa Cruz County Hazardous Materials Advisory Commission Appointment RECOMMENDED ACTION: Make appointment.

#### CAPITOLA CITY COUNCIL REGULAR MEETING AGENDA March 14, 2019

#### 9. 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 February 28, 2019, City Council Regular Meeting Minutes RECOMMENDED ACTION: Approve minutes.

#### 10. 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. Art and Cultural Commission Annual Report RECOMMENDED ACTION: Receive report.
- B. B. Consider General Plan Land Use Element and Land Use Map Update RECOMMENDED ACTION: Staff recommends the City Council take the following actions:
  - 1. Adopt the Addendum to the General Plan Update Environmental Impact Report;
  - 2. Approve a Resolution adopting amendments to the City of Capitola General Plan land use element and the General Plan land use map.
- C. Consider Fiscal Year 2019/20 Budget Principles and Goals <u>RECOMMENDED ACTION</u>: Adopt the Fiscal Year 2019/20 Budget Principles and Goals and identify related key projects.
- D. Update on the Capitola Branch Library Project RECOMMENDED ACTION: Receive report.

#### 11. 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 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.

#### CAPITOLA CITY COUNCIL REGULAR MEETING AGENDA March 14, 2019

**Agenda and Agenda Packet Materials:** The City Council Agenda and the complete Agenda Packet are available for review on the City's website: <a href="www.cityofcapitola.org">www.cityofcapitola.org</a> 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 <a href="www.cityofcapitola.org">www.cityofcapitola.org</a> 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 MARCH 14, 2019**

FROM: City Manager Department

SUBJECT: Red Cross Month Proclamation

<u>DISCUSSION</u>: Mayor Bertrand will present a proclamation declaring March 2019 as Red Cross Month in Capitola to American Red Cross Central Coast Board Members Rayvon Williams and Rick Martinez.

#### **ATTACHMENTS**:

1. Red Cross Month Proclamation

Report Prepared By: Linda Fridy

City Clerk

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

3/8/2019

# City of Capitola Mayor's Proclamation

### Designating March 2019 as American Red Cross Month

WHEREAS, the American Red Cross is one of the largest humanitarian organizations in the world, and each day delivers its mission to prevent and alleviate human suffering in the face of emergencies; and

WHEREAS, every year, the Red Cross responds to an average of more than 62,000 disasters across the country, from small home fires to devastating massive disasters. Last year's large crises included mudslides in California, a volcano in Hawaii, wildfires in Colorado and California, destructive hurricanes in Florida and the Carolinas, and a devastating typhoon in U.S. territories; and

WHEREAS, the Central Coast Chapter assisted with 66 local disasters in the past year alone and helped save lives through its Home Fire Campaign. Since the campaign launched in October 2014, the Central Coast Chapter has worked with community partners to install 1,795 smoke alarms and make 582 households safer; and

WHEREAS, in our area last year, the Red Cross handled 141 emergency military calls and collected 6,357 units of blood from our generous blood donors; and

WHEREAS, citizens of Capitola are among those volunteering and donating to assist their neighbors when they need a helping hand; and

WHEREAS, the Red Cross shelters, feeds, and provides emotional support to victims of disasters; supplies about 40 percent of the nation's blood supply; teaches skills that save lives; provides international humanitarian aid; and supports military members and their families; and

WHEREAS, each year we dedicate the month of March to recognize and thank the Red Cross volunteers and donors who give of their time and resources to help members of the community. The Red Cross depends on these local heroes to deliver help and hope during a disaster.

NOW, THEREFORE, I, Jacques Bertrand, Mayor of Capitola, do hereby proclaim March 2019 as American Red Cross Month.

Jacques Bertrand, Mayor Signed and sealed this 14<sup>th</sup> day of March, 2019



## CAPITOLA CITY COUNCIL AGENDA REPORT

#### **MEETING OF MARCH 14, 2019**

FROM: City Manager Department

SUBJECT: Historical Museum Update

<u>DISCUSSION</u>: Dave Peyton, vice president of the Capitola Historical Museum Board of Trustees, will provide an overview of recent and upcoming museum projects including this year's "Capitola Obscura" exhibit.

Report Prepared By: Linda Fridy

City Clerk

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

3/8/2019



# CAPITOLA CITY COUNCIL AGENDA REPORT

#### **MEETING OF MARCH 14, 2019**

FROM: City Manager Department

SUBJECT: Santa Cruz County Hazardous Materials Advisory Commission Appointment

RECOMMENDED ACTION: Make appointment.

<u>BACKGROUND/DISCUSSION</u>: Capitola holds a seat on the Santa Cruz County Hazardous Materials Advisory Commission, which advises the County Board of Supervisors on implementation of its hazardous materials ordinance. The seat has been filled by Mayor Jacques Bertrand, whose four-year term expires April 1, 2019. He does not wish to continue his representation, and a recruitment was posted in February. The City Clerk's Office received one application, from Nicholas Brown (Attachment 1).

#### **ATTACHMENTS:**

1. Brown Haz Mat advisory app

Report Prepared By: Linda Fridy

City Clerk

Reviewed and Forwarded by:

Soldstein, City Manager 3/8/2019



# CITY of CAPITOLA BOARDS AND COMMISSIONS APPLICATION

Ap	plication for:			
Q	Art & Cultural Commission [Artist; Arts Professional; At Large Member] Please circle category above	0	Architectural & Site Committee [Architect; Landscape Architect; Historian] Please circle category above	
	Finance Advisory Committee [Business Representative; At Large Member] Please circle category above	<b>A</b>	Planning Commission  Other Committee HAZARDOUS MATIERIALS ADVISITED	COMISSION
	Commission on the Environment		Check if applying as youth member to any board	
	Historical Museum Board			
Na	me:   ເອີດພາປ Last	<del></del>	NICHEAS First	
	sidential Neighborhood: <u>CAPHONA VILLAC</u> cupation: <u>EMERGENCY HEDICAL TECHNI</u>		4	
Des	IN EMERGENCY ADMINISTRATION AND PLAN WITH MY SKILLS AS AN EMT AND AS A JAMERICAN RED CROSS. EXPANDING MY EMERGENLY MANAGEMENT 15 A CONTINUO	OF NININ VOL KNO	ON this Board/Commission/Committee:  NORTH TEXAS WITH A BACHEUR'S DEGREE  IC. I'N PASSIONATE ABOUT SERVING MY COMMUNETY  WITTEER OF DISASTER CYCLE SERVICES WITH THE  PULLEPGE AND EXPERIENCE, IN THE FIELD OF  GOAL OF MINE, SERVING CAPITOLA ON THIS  ORTUNITY TO ME AS A FUTURE EMERGENCY MANAGER	2,
	(Use addit	iona	al paper, if necessary)	
with	ase Note: Appointment to this position <u>may</u> note that the City Clerk. This information is a public nuest.	reco	uire you to file a conflict of interest disclosure statement and and these statements are available to the public or	nt n
	入・ス1・2019 Date		N/K Signature of Applicant	I

Mail or Deliver Application to:
Capitola City Hall
Attn: City Clerk
420 Capitola Avenue, Capitola, CA 95010

All information contained in this page of the application is public data and will be made available for public review and copying for anyone requesting it, and may be posted on the website of the City of Capitola. All information in this page will be provided to the Capitola City Council in a public forum and will be reviewed in public. It will therefore be part of the public record.



# CAPITOLA CITY COUNCIL AGENDA REPORT

#### **MEETING OF MARCH 14, 2019**

FROM: City Manager Department

SUBJECT: Consider the February 28, 2019, City Council Regular Meeting Minutes

**RECOMMENDED ACTION**: Approve minutes.

<u>DISCUSSION</u>: Attached for City Council review and approval are the minutes of the regular meeting of February 28, 2019.

#### ATTACHMENTS:

1. 2-28 draft Minutes

Report Prepared By: Linda Fridy

City Clerk

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

3/8/2019

# DRAFT CAPITOLA CITY COUNCIL REGULAR MEETING MINUTES THURSDAY, FEBRUARY 28, 2019

#### 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

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

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. Update from Santa Cruz METRO

Alex Clifford, chief executive officer of the Santa Cruz Metropolitan Transit District, provided an overview of its budget and service highlights. METRO has resolved its structural deficit and now has a five-year projected balanced budget including money for capital. He thanked voters for preserving SB1 funding.

Its most pressing capital need is replacing buses, and about 50 percent of the fleet is outdated. The agency has been replacing diesel models with compressed natural gas buses, but the sate recently mandated that by 2040 the fleet must be 100 percent zero-emission and zero-emission buses are more expensive It plans to purchase four zero-emission models early next year.

The agency will be testing bus tracking monitoring for customers to see when a bus will arrive and to collect data for efficiencies. It is also investigating smart phone fare payment and on-demand services for areas with minimal coverage.

#### 3. ADDITIONAL MATERIALS - None

#### 4. ADDITIONS AND DELETIONS TO AGENDA - None

#### 5. PUBLIC COMMENTS - None

#### 6. CITY COUNCIL / STAFF COMMENTS

Council Member Bottorff recently attended the first Airport Roundtable meeting, which proved contentious. The bylaws require an all-elected membership, but participating counties selected staff representatives and if the counties do not participate, it may impact funding. He also noted that Santa Cruz Police Officers Baker and Butler were killed on duty six years ago and acknowledged the inherent danger of police positions.

Council Member Storey reported the Art and Cultural Commission selected the Twilight Concert bands and has a retreat this week focusing on public art.

Mayor Bertrand reported the Commission on the Environment heard a Pure Water Soquel presentation from the Soquel Creek Water District.

City Manager Jamie Goldstein said the 911 board approved a new cost-sharing model.

Public Works Director Steve Jesberg reported his department opened bids for speed tables at Jade Street and 42<sup>nd</sup> Avenue. The low bid was \$62,000, which is within budget and can be awarded. Area traffic monitoring starts in two to three weeks. He also said an eight-foot-diameter Monterey cypress in the lower Beach and Village Parking Lot, which was assessed in 2017 and found to have root rot, finally came down. It is so large removal will be a challenge and the lot has been closed temporarily.

#### 7. BOARDS, COMMISSIONS AND COMMITTEES APPOINTMENTS

A. Appointment and Swearing-In of New Standby Council Members <u>RECOMMENDED ACTION</u>: Approve nominations and issue Oath of Office to standby council members.

MOTION: APPROVE COUNCIL MEMBER STOREY'S NOMINATION OF BRUCE

ARTHUR AND COUNCIL MEMBER BROOKS NOMINATION OF MICHAEL

TERMINI AS STANDBY COUNCIL MEMBERS.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Ed Bottorff, Council Member

SECONDER: Sam Storey, Council Member

AYES: Brooks, Bottorff, Storey, Petersen, Bertrand

B. Appointments to Architectural and Site Committee, Commission on the Environment, and Area Agency on Aging Advisory Council RECOMMENDED ACTION: Make appointments.

Mayor Bertrand approved the reappointment of Daniel Gomez and Daniel Townsend as the alternate architects for the Architecture and Site Commission.

Council Member Storey appointed Meredith Keet as his representative to the Commission on the Environment.

MOTION: APPOINT MAYOR BERTRAND TO THE UNFINISHED TERM AS THE

REPRESENTATIVE TO THE ADVISORY COMMISSION FOR THE AREA

AGENCY ON AGING.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ed Bottorff, Council Member
SECONDER: Sam Storey, Council Member

AYES: Brooks, Bottorff, Storey, Petersen, Bertrand

#### 8. CONSENT CALENDAR

MOTION: APPROVE AS RECOMMENDED

RESULT: ADOPTED [UNANIMOUS]

MOVER: Sam Storey, Council Member

SECONDER: Ed Bottorff, Council Member

AYES: Brooks, Bottorff, Storey, Petersen, Bertrand

A. Consider the February 14, 2019, City Council Regular Meeting Minutes <u>RECOMMENDED ACTION</u>: Approve minutes.

- B. Planning Commission Action Minutes RECOMMENDED ACTION: Receive minutes.
- C. Approval of City Check Registers Dated January 4, January 11, January 18 and January 25, 2019 RECOMMENDED ACTION: Approve check registers.
- D. Second Reading of an Ordinance Amending Municipal Code Title 10 Vehicles and Traffic Pertaining to Bicycles and Personal Transportation Devices <u>RECOMMENDED ACTION</u>: Approve an Ordinance amending Municipal Code Title 10 Vehicles and Traffic to amend Chapter 10.04 General Provisions; repeal Chapter 10.44 Bicycles; and adopt Chapter 10.44 Bicycles and Personal Transportation Devices.
- E. Second Reading of an Ordinance Amending Chapters 2.04, 2.08 and 6.14 Pertaining to the Appointment and Duties of the City Treasurer <a href="RECOMMENDED ACTION"><u>RECOMMENDED ACTION</u></a>: Approve an Ordinance amending Municipal Code Chapters 2.04, 2.08 and 6.14.

#### 9. GENERAL GOVERNMENT / PUBLIC HEARINGS

A. Consider a Contract with Central Fire Protection District for Lifeguard Training <u>RECOMMENDED ACTION:</u> Authorize the City Manager to sign a one-year contract for \$12,085 between Central Fire Protection District and the City of Capitola to perform lifeguard testing and training services commencing March 2019.

Recreation Supervisor Nikki LeBlond presented the staff report including a history of efforts to meet Junior Guard training requirements. The proposed contract with Central Fire Protection District will allow it to conduct tests and provide training for the 2019 summer program. She praised the work toward a full lifeguard program with Central Fire.

Council Member Brooks confirmed that contract allows participation in regional competitions by Capitola Junior Guard. Mayor Bertrand asked about the tests, which Ms. LeBlond said is a common standard.

Fire Chief Steven Hall said this cooperation is natural expansion for Central Fire. Fire Captain Scott Harway leads the department's efforts on aquatic rescue and expansion to a full marine safety division. He has been working with Ms. LeBlond and the Junior Guards program.

There was no public comment.

Council Member Bottorff thanked Santa Cruz Marine Safety for stepping in during the training conflict and looks forward to this first step of a full Central Fire program.

MOTION: AUTHORIZE CONTRACT AS RECOMMENDED

RESULT: ADOPTED [UNANIMOUS]

MOVER: Sam Storey, Council Member

SECONDER: Yvette Brooks, Council Member

AYES: Brooks, Bottorff, Storey, Petersen, Bertrand

B. Mid-Year Budget Report [330-05] <u>RECOMMENDED ACTION</u>: Receive Mid-Year Budget Report, amend the Fiscal Year 2018-19 Budget based on the attached budget amendment request, authorize the staff changes, and provide direction to staff.

Finance Director Jim Malberg presented the staff report and offered highlights of slight increases in certain revenue categories and decreases in some expenditures. He noted that sales tax and business licenses come in after December, so revenue was slightly behind 50 percent at that time.

Direction is sought for new Measure J transient occupancy tax (TOT) funds and the impact on community grant funding, along with the extra \$12,000 for youth and childhood programs. Staff also wants direction for allocation of the additional restricted business group TOT revenue, both splitting between existing organizations and between marketing and community improvements in their budgets. Measure J could pay the \$15,000 payment balance for the Chamber of Commerce.

Not all community grant funding has been awarded, and an area of need that has arisen is county-wide homeless projects. Staff recommends about \$10,000 toward collaborative efforts.

Commissioner Storey asked about community grants holding back about \$35,000 and if there were requests for proposals for the remainder. Council Member Petersen explained the intent last summer was to develop a long-term effort to reevaluate the process and to allow new council members to have some say in awards.

In public comment, Karen Delaney of the Volunteer Center said the current budget is a cut to programming and services, and she is surprised there has been no further evaluation.

Dave Bianchi of the Human Care Alliance requested remaining funds go toward a wage equity study, which was last conducted in 2016.

Seth McGiven, Community Bridges, asked that additional Measure J youth funds be granted to the Live Oak Community Center for after-school tutoring, \$5,000 this year and \$10,000 the next. He would also support a wage survey.

Council Member Bottorff said Capitola did not cut funding from previous awards, but instead gave all groups a 2 percent increase from their previous amounts. He would like to see the extra money go to youth recreation. He does not wish to allocate money to a wage survey.

Council Member Brooks expressed excitement about the establishment of a dedicated youth funding stream. She would support funding the remaining youth grants obligations with the Measure J restricted funds along with new funding for the Boys and Girls Club and the Children's Museum of Discovery. Other savings should support the Recreation Division's long-term planning. She made a motion to this effect, seconded by Council Member Petersen, and they accepted friendly amendments addressing community grants during Council discussion.

Council Member Storey expressed disappointment that Measure J youth funds were not

in addition to existing grants. He does not support an allocation process study from grant monies, saying he has not seen it done successfully.

Council Member Bottorff noted the initial half-year of Measure J does not reflect the increase anticipated in future years.

Council Member Petersen noted that the plan was always to supplant the General Fund grant money for youth programs should Measure J pass. She acknowledged the need moving forward to address confusion about categorizing youth programs.

Mayor Bertrand supports the idea of reviewing how the grants are evaluated and emphasis on programs within the City's recreation program.

The Council supported the staff recommendation to allocate \$10,094 to regional homeless support efforts and an across-the-board increase to grantees.

MOTION: FUND REMAINING YOUTH GRANTS WITH RESTRICTED YOUTH FUNDS

(\$13,758)

ALLOCATE \$6,000 TO BOTH THE BOYS AND GIRLS CLUB AND THE CHILDREN'S MUSEUM OF DISCOVERY

REALLOCATE \$13,758 OF COMMUNITY GRANT GENERAL FUND MONEY TO THE RECREATION DIVISION FOR A FIVE-YEAR

STRATEGIC PLAN AND STAFFING NEEDS

ALLOCATE \$10,094 FROM THE UNSPENT COMMUNITY GRANTS TO REGIONAL HOMELESS NEEDS

REGIONAL HOMELESS NEEDS

ALLOCATE \$7,000 FROM THE UNSPENT COMMUNITY GRANTS TO DEVELOP A CAPITOLA COMMUNITY GRANT COMPREHENSIVE STUDY

GIVE ALL CURRENT COMMUNITY GRANT RECIPIENTS AN

ADDITIONAL 2 PERCENT IN BOTH THE CURRENT AND NEXT FISCAL YEAR

MAINTAIN THE LOCAL CRITICAL NEED FUND AT \$10,000

LEAVE REMAINDER IN GENERAL FUND FOR STREETS, ROADS, AND

OTHER COUNCIL-INDENTIFIED PRIORITIES

RESULT: ADOPTED [4-1]

MOVER: Yvette Brooks, Council Member SECONDER: Kristen Petersen, Council Member AYES: Brooks, Bottorff, Petersen, Bertrand

NOES: Storey

Moving on to the discussion of the restricted Measure J business funds, Mayor Bertrand said the City should hold private organizations to a high standard for use of tax dollars.

Council Member Bottorff supported splitting the funding evenly, setting a requirement that 25 to 33 percent of Measure J funding be used for Village enhancement/community improvements, and relying on the organizations to suggest specific projects. In Council discussion, members settled on a 25 percent minimum and Council review of the proposed budgets and projects.

Mayor Bertrand unsuccessfully sought an amendment seeking an accounting of services the City provides to the Village.

In public comment, Toni Castro of the Capitola-Soquel Chamber of Commerce said she

was seeking direction and welcomes the opportunity to describe its programs and promotional efforts.

MOTION: DIRECT STAFF TO SPLIT MEASURE J RESTRICTED BUSINESS

REVENUES 50-50 BETWEEN THE CAPITOLA-SOQUEL CHAMBER OF COMMERCE AND THE CAPITOLA WHARF AND VILLAGE BUSINESS

**IMPROVEMENT ASSOCIATION** 

REQUIRE THAT AT LEAST 25 PERCENT OF THESE FUNDS BE USED

FOR COMMUNITY IMPROVEMENTS OR ENHANCEMENTS

REQUIRE THAT THE RECIPIENTS PREPARE A DETAILED BUDGET FOR USE OF THESE FUNDS AND SUBMIT IT FOR CITY COUNCIL

APPROVAL PRIOR TO DISBURSEMENT

RESULT: ADOPTED [UNANIMOUS]

MOVER: Ed Bottorff, Council Member

SECONDER: Yvette Brooks Council Member

AYES: Brooks, Bottorff, Storey, Petersen, Bertrand

The Council expressed support for the recommended mid-year revisions.

MOTION: APPROVE THE OVERALL MID-YEAR BUDGET AMENDMENT AND

**AUTHORIZE STAFFING CHANGES** 

RESULT: ADOPTED [UNANIMOUS]

MOVER: Ed Bottorff, Council Member

SECONDER: Kristen Petersen, Council Member

AYES: Brooks, Bottorff, Storey, Petersen, Bertrand

C. Consider a Resolution Ratifying a State Division of Boating and Waterways Grant Application for the Capitola Jetty and Flume Rehabilitation Project <u>RECOMMENDED ACTION</u>: Consider ratification and approval of a resolution authorizing a grant application to the California State Park Division of Boating and Waterways for the Capitola Beach Flume and Jetty Rehabilitation Project.

Director Jesberg presented the staff report. Although the resolution is due by April 1, 2019, the grant would not be announced until June 2020 and work cannot begin until the grant is awarded. Approval would require delaying construction until the flume is dry again in November 2020.

Council Member Storey asked if it is possible to do half the work early and was told the City can't be reimbursed for any work done before the grant award.

Council Member Bottorff asked if permits will still be active if the project is delayed, and was told all permits are good through 2020. Council also confirmed that there is no immediate worry about structural failure.

There was no public comment.

MOTION: APPROVE THE RESOLUTION AS RECOMMENDED

RESULT: ADOPTED [UNANIMOUS]

MOVER: Ed Bottorff, Council Member

SECONDER: Sam Storey, Council Member

AYES: Brooks, Bottorff, Storey, Petersen, Bertrand

#### 10. ADJOURNMENT

The meeting adjourned at 10 p.m.

ATTEST:	Jacques Bertrand, Mayor
Linda Fridy, City Clerk	



# CAPITOLA CITY COUNCIL AGENDA REPORT

#### **MEETING OF MARCH 14, 2019**

FROM: City Manager Department

SUBJECT: Art and Cultural Commission Annual Report

RECOMMENDED ACTION: Receive report.

BACKGROUND: According to Capitola Municipal Code §2.56.050, each year the Art & Cultural Commission (Commission) is required to offer an assessment of the Commission's annual goals, plans, and objectives from the prior year, and recommend a Commission work plan for the upcoming year for Council consideration.

<u>DISCUSSION</u>: In 2018 the Commission organized many successful events to enhance the cultural and artistic environment of Capitola.

Annual events included 13 Twilight Concerts and six "Sunday Art at the Beach" events. The Commission increased the number "Movies at the Beach" from three to four, taking over the Labor Day weekend movie that previously had been put on by the Begonia Festival.

The Commission hosted Opera at the Beach in September. The Bay Shore Lyric Opera Company, accompanied by a live orchestra, performed Mozart's *Cosi fan Tutte*.

Capitola Plein Air, an outdoor, judged painting event, took place November 1-4, 2018, throughout Capitola. More than 40 artists created their artwork in the open air throughout Capitola. The public was able to watch artists create their work on Friday and Saturday, and on Sunday each artist displayed his or her works for judging and sale at New Brighton Middle School. The Commission increased the number of panels available to the artists for displaying their work, which increased the sales by the artists. The event was a success for the artists and the community. The Commission added the first and second place winners of the plein air competition to its permanent art collection for display in the City Council Chambers.

In addition to the Capitola Plein Air winning paintings in the Council Chambers, art teacher Roy Segura has continued the exhibition of the works by student artists from New Brighton Middle School.

In 2018, the Commission completed three significant public art projects: the replacement of the guardrail and the addition of a handrail along the east side of the 300 Block of Capitola Avenue, a mural at the Monte Family Skate Park, and a climbable sculpture at Esplanade Park.

For 2019, the Commission will continue to offer free public entertainment events and the art

Art & Cultural Commission Annual Report March 14, 2019

exhibitions in Capitola government buildings. The Commission will continue to look into public art opportunities for the City.

3/8/2019

#### **ATTACHMENTS**:

1. Art & Cultural Annual Report 2018

Report Prepared By: Larry Laurent

Assistant to the City Manager

Reviewed and Forwarded by:

Jamie Goldstein, City Manager



Capitola Art & Cultural Commission 420 Capitola Ave. Capitola, CA 95010 831-475-7300

# CAPITOLA ART & CULTURAL COMMISSION ANNUAL REPORT 2018

#### **Background:**

The Capitola Art & Cultural Commission's purpose is to advise the City Council as to the allocation of public funds for the support and encouragement of existing and new programs in the arts; acquire by purchase, gift or otherwise, works of art subject to City Council approval; initiate, sponsor or direct special programs which will enhance the cultural climate of the City; establish close liaison with other commissions and civic organizations in order to foster public interest in the arts; and implement the Art & Cultural Master Plan.

The Art and Cultural commission is composed of the following: One (1) City Council Member; One (1) Planning Commissioner; One (1) Artist or Arts Organization Representative Member; One (1) Arts Professional Member and Five (5) "At-Large" Members. Appointments are made by the City Council. The commission is staffed by a ½ time administrative assistant and the Assistant to the City Manager.

The Art & Cultural Commission meetings are on the 2nd Tuesday of the month. In addition, the commission holds a planning retreat in the beginning of the year.

#### Members during 2018:

Mike Termini (Chair & City Council Representative), Roy Johnson (Vice-Chair), Mary Jo Connolly (Artist), Sam Storey (Planning Commission Member), Rick Gross (At Large Member), Mary Beth Cahalen (At Large Member), and Laurie Hill (At Large Member)

#### 2018 Highlights: Events & Entertainment:

#### **Twilight Concerts:**

The Art and Cultural Commission organized the 34th annual Twilight Concerts Series. This annual series offered 13 free concerts in Capitola Village on Wednesday evenings during last summer months. The free, family concerts attract over 1,000 attendees to each of the free, family friendly. Every concert is sponsored by a private donor in the amount of \$1,400. The sponsorship amount was increased in 2018 to help cover the increased costs of putting on the concerts. The performing bands are paid either \$1,000 or \$1400, depending on the number of band members. A sound engineer is contracted to provide the sound for the concerts.

Promotion of the concerts includes the distribution of over 8,000 postcards, as well as press releases to the local newspapers. The concerts are also advertised on the City's website and social media outlets. The Friends of the Art and Cultural Commission sold clothing and other merchandise in 2018

<u>2018 Sponsors:</u> Earthworks Paving Contractors, Ow Family Properties, Devcon Construction, Britannia Arms, The Sand Bar Capitola, Gayle's Bakery & Rosticceria, Marriott-Fairfield Inn – Capitola, Zelda's, Lanai Financial Solutions-Christine McBroom, Toyota of Santa Cruz, Capitola Mall, Capitola Beach Suites, Left Coast Sausage Worx and Mijo's Taqueria (shared sponsorship).

<u>2018 Bands:</u> Wooster, Mambo Tropical, Todd Morgan & the Emblems, Big City Revue, Joint Chiefs, Extra Large, Mark Russo and the Classy Cats, Blackouts, The Houserockers, St. Gabriel's Celestial Brass Band, Digbeats, Everyday People, Long Train Runnin'

<u>Planned/Considered Changes</u>: Work with sound engineers to improve sound quality.

#### Movies at the Beach:

Organized the 14<sup>th</sup> annual Movies at the Beach event. The free Movies on the Beach series was comprised of four movies for the first time in 2018. The Commission took over the Labor Day Weekend Movie which had been put on by the Begonia Festival in the past. The movies regularly attract over 500 people, with the animated movies brining the largest crowds, weather depending. The entire movie series was sponsored by Pizza My Heart for \$3,000, which covers the cost of hiring a projectionist and the rental of the movies. The movies are promoted on the event postcard, as well as the City website, scroll, social media, and banners.

 Movie Event Evaluation: In the past, the Commission hosted three movies as part of the Movies at the Beach event and the Begonia Festival hosted a fourth movie. All movies were shown on a screen secured to the bandstand stage. These free family friendly events continue to grow in popularity. Cinelux Capitola Café and Lounge donated popcorn was provided free to attendees. Volunteers and students served the popcorn to the audience.

Movies: Sing, Cars 3, Zootopia, A Wrinkle in Time

Sponsors: Pizza My Heart sponsored the all four movies.

Planned/Considered Changes:

#### **Sunday Art and Music at the Beach:**

The Commission helped organized the Sunday Art and Music at the Beach Events. This event takes place on six Sunday's during the summer months. This event is free to attend. The Sunday Art and Music at the Beach program continues to be coordinated by Leslie Fellows on a contract basis. Artists pay for booth rentals to display and sell their arts and the funds are used to pay the program coordinator.

Live music was added in 2010 and requires securing sponsors for the music costs. The bands provide their own sound amplification and the music styles are geared toward quieter sound than the Twilight Concerts.

<u>Music and Art at the Beach Evaluation:</u> GreenWaste Recovery donated \$2400 to cover all band cost for the bands at all six dates in 2018. The bands continue to bring in positive reviews from beach goers as well as art buyers and sellers alike.

<u>Musicians</u>: Ron Kaplan, Simple Creation, Singing Wood Marimba, Samba Cruz, Speakeasy 3, 7<sup>th</sup> Wave

Sponsor: GreenWaste Recovery, Inc.

#### Planned/Considered Changes:

- Find new artists
- Use social media to promote the event

#### Opera at the Beach

In 2015, the Art and Cultural Commission hosted an inaugural opera production by the Bay Shore Lyric Opera. In 2018, Opera at the Beach took place for the fourth time, the performance of Mozart's Cosi Fan Tutte was accompanied by conductor Michael DiGiacinto and members of the Winchester Orchestra. Attendance was higher in 2018,

but will continue to find avenues to promote to the community. The opera took place at 12 p.m. to reduce the amount of direct sun on the stage and the musicians.

Sponsor: Arranged by the Bay Shore Lyric Opera

<u>Planned/Considered Changes:</u> Use social media to better promote opera. Look for partnerships in the art community. Secure additional sponsorship.

#### The Magic of Capitola - En Plein Air

The Art and Cultural Commission added a Plein Air event in 2015. In, 2018, the event took place November 1-4. Artists painted throughout the City, but primarily along the coast and Soquel Creek. Nearly 100 artists applied for the event, and 40 were selected to take part in the juried competition, exhibition and sale. The artists created art in the open air throughout Capitola. People had the opportunity to watch artists create art throughout the weekend. The judging and sale took place on the November 4<sup>th</sup> at New Brighton Middle School and was a tremendous success. Artists sold over \$15,000 in paintings at the event.

In 2018, the City of Capitola contracted with Jenny Shelton to co-coordinate the Plein Air event with Laurie Hill. In addition, it took many volunteer hours to put on the even, with many commissioners assisting. Special acknowledgement needs to go to Commissioner Laurie Hill, who has served as the co-chair since 2016 as well as Commissioners Mary Jo Connolly and Rick Gross who all donated a significant number of hours to ensure the event took place and was a tremendous success.

The City Council approved \$3500.00 to produce the Plein Air event and \$2250.00 to purchase the first and second place winners in the professional division. The winning paintings will remain part of the City's permanent art collection. Artists were charged entry fees and contributed a portion of sales for future children's art in the community. Additional sponsors were secured to help put on the event.

First place winner in 2018 was "Good Morning Capitola" by Wendy Brayton and second place winner was "Jacks Place, Pleasure Point" by Scott Hamill.

#### **Good Morning Capitola" by Wendy Brayton**

<u>Sponsors:</u> Gayle's Bakery & Rosticceria, Fairfield Inn and Suites -Capitola, Palace Arts, Lenz Arts, Good Times, Shadowbrook Restaurant, San Lorenzo Floors, Capitola Soquel Chamber of Commerce, Capitola Village and Wharf Business Improvement Association, Local Santa Cruz, Santa Cruz County Association of Realtors, Times Publishing Group,

<u>Planned/Considered Changes</u>: Commission needs to form a subcommittee to plan and secure sponsors.

#### **Public Art Project & Improvements:**

In 2004, the City Council approved the implementation of a Public Arts Fee. The purpose was to ensure that 2% of the cost of eligible municipal capital improvement, renovation, or restoration projects funded in whole or in part by the City of Capitola, or any private, non-residential development project with a total building permit valuation of \$250,000 or more be set aside for the acquisition of works of art to be displayed in or about public places within the City. For a private development, there is an "in lieu" option to contribute 1% of the total budget of the project to the Public Arts Program. Fees collected are placed in a restricted Public Arts fund.

The Art and Cultural Commission is working on finding appropriate public art projects and locations for public art.

The following is a list of projects funded in 2018 by the Public Art Fee:

• Professional winning paintings from Plein Air Event. Will be displayed in the City Council chamber and become part of the City's permanent collection.

In 2018, the Commission completed three public art projects.

- Capitola Avenue Railing by Lois and Ernest Rich
- Esplanade Park Sculpture by Kim Chavez
- McGregor Park Mural by Taylor Reinhold and Jimbo Phillips

### Capitola Avenue Railing





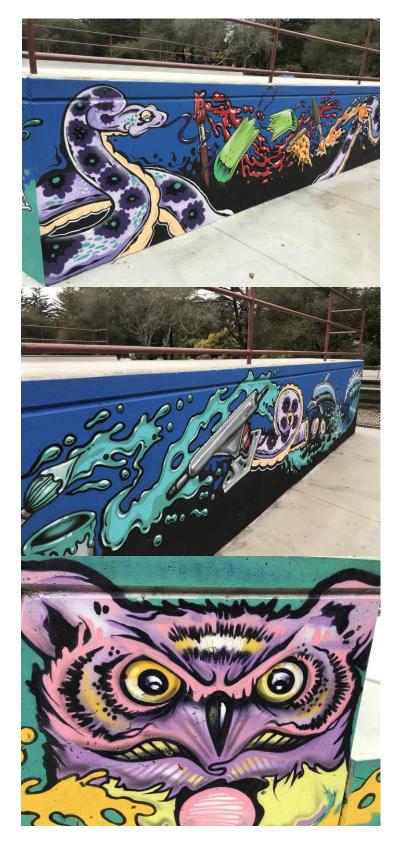
### **Esplanade Park Sculpture**







### McGregor Park Mural



#### **Continuing in 2019:**

#### **Events & Entertainment:**

- Twilight Concerts-35<sup>th</sup> annual concert series offer 13 free concerts in Capitola Village on Wednesday evenings during the summer months.
- Movies at the Beach event-15<sup>th</sup> annual event offered 4 free movies on the beach.
- Sunday Art and Music at the Beach events-6 Sunday's during the summer months several artists display and sell their arts. Offer live music during all the events. Musician costs are covered by sponsorship.
- Capitola Opera at the Beach
- Capitola Plein Air

Goals and Activities (Based on 2018 retreat)

### **GOAL 1:** Collaborate with the City of Capitola on specific art & cultural projects while educating on the value of art and culture in Capitola

- The Wharf:
  - Interpretive art
  - Employ technology (Hi and Low)
  - Sponsor
  - Interactive
  - o Representing the diversity of local marine life
    - Meet with Seymour to plan project
- Jetty project:
  - Ensure it is accessible and artistic
  - Place art where it is visible
- Murals and Signs:
  - New "Welcome to Capitola" signs
  - Murals at identified spots
- Esplanade Park:
  - Explore opportunities including but not limited to:
    - Showers
    - Shade umbrellas
    - Removal of trees and planters
    - Entry to Jetty
- Rispin as a focal point:
  - Performing arts
  - Fountain, working with the City
  - o Install art

#### GOAL 2: Support public art in the 41st Avenue and Capitola Road area

- Increase the number of pieces of art in the area
- Coordinate with existing art

### **GOAL 3**: Promote Capitola as a culturally rich community with one-time and ongoing Festivals, Events, Performing Arts and programs

- Memorialize and celebrate the Begonia Festival
  - o Choose and install a commemorative village sculpture or mosaic
  - Seal
- Explore new festival possibilities
- Support current activities and programs

### **GOAL 4:** Ensure that art is central to Capitola by acquiring and curating public art projects

- Identify where art installations are needed in Capitola:
  - Library
  - Park Avenue mural
  - o Balls
  - Capitola Avenue hill
  - Capitola Mall
  - City Hall
- Establish timeline of future locations:
  - Trestle
  - Parking lot
  - Depot Hill
  - Stairs
  - Rail/Trail
  - Carousel
  - Roundabout

### **GOAL 5**: Expand people's involvement in the art and culture of Capitola and implement the Master Plan

- Acquire and engage volunteers:
  - Identify volunteer opportunities within Capitola Art & Cultural Commission activities and programs
    - Invite the public to make suggestions on art programs
    - Artist Selection Panels
    - Opportunities within events
      - Plein Air
      - Performances
  - Engage volunteers by establishing a system for capturing and maintaining their contact information with a database and by following up with all potential volunteers
    - Work with staff to maintain list of interested volunteers
    - Send invitations
    - Use newsletter
- Evaluation of impact of the Commission's projects and programs:
  - Add a question to the City survey
  - Analyze survey results for future planning
  - Review the Master Plan to determine desired outcomes
- Art education of Capitola's children and youth:
  - Cultural activities
  - Youth artwork displayed

#### **TIMELINE**

2018/2019	2020	2021
Begonia commemorative	41st Avenue projects	Rispin Fountain (working with the
(Laurie)		City)
Murals and signs	Wharf (working with City)	Rispin Performing Arts
Library	Jetty (working with City)	Esplanade (working with the City)
Review Master Plan	Grow Plein Air (Laurie)	Roundabout art
Add question to City survey		
Volunteer engagement		
Sponsorships		
Meet with Seymour about		
Wharf (Roy)		



# CAPITOLA CITY COUNCIL AGENDA REPORT

#### **MEETING OF MARCH 14, 2019**

FROM: Community Development

SUBJECT: Consider General Plan Land Use Element and Land Use Map Update

RECOMMENDED ACTION: Staff recommends the City Council take the following actions:

- 1. Adopt the Addendum to the General Plan Update Environmental Impact Report;
- 2. Approve a Resolution adopting amendments to the City of Capitola General Plan land use element and the General Plan land use map.

<u>BACKGROUND</u>: The General Plan Update, completed in 2014, represented a comprehensive overhaul of the City's previous 1989 General Plan. The new plan included revised goals, policies, actions, and an amended land use map.

Following adoption of the General Plan, staff turned its focus to updating the City's Zoning Code. Over the next three years, the City conducted extensive public outreach, held dozens of public hearings, and prepared several drafts of the new Zoning Code. The Zoning Code Update process culminated on January 25, 2018, when the new code was adopted by City Council.

Since adoption of the zoning code, staff has identified a number of General Plan amendments to clean up inconsistencies, better reflect existing conditions, and add clarity. Staff presented the proposed General Plan amendments to the Planning Commission on March 1, 2018. At that hearing the commission endorsed staff's proposed changes, which included:

- Clarify that additional floor area ratio in the Village apply only to a future hotel at the former Capitola theater property.
- Change naming conventions for General Plan land use designations to align with the Zoning Code update; namely changing the R-SF (Single-Family Residential) designation to R-1 and the R-MF (Multi-family Residential) designation to R-M.

The City Council reviewed the proposed changes on March 22, 2018. Council echoed the recommendations of the Planning Commission and asked that the public review be extended to 60 days.

On October 5, 2018, staff initiated the 60-day review period of the General Plan Amendment. Letters of notification were sent to public agencies with a packet of information outlining the proposed changes. The proposed modifications were also posted on the City's website for public review. No comments were received from the public or any of the public agencies. One question was received related to the modification on page LU-14 regarding development

General Plan Map Update March 14, 2019

intensity controls, highlighting a discrepancy between the newly adopted Zoning Code and the proposed amendment to the General Plan.

On December 6, 2018, the Planning Commission reviewed proposed amendments to the General Plan, including a recommended change to fix the discrepancy regarding now residential density in commercial and mixed uses zones is controlled. At that hearing, the Planning Commission continued the item to the next meeting with the request for analysis on how the state density bonus law would be applied if changes were made to residential density in the commercial and mixed-use zones.

During the February 7, 2019, the Planning Commission provided a positive recommendation to the City Council on the proposed land use map and General Plan land use element redlines with one suggested modification to not limit Action LU-7.3, which allows increased FAR for a hotel in the Central Village, to a future hotel on the Capitola theater site. The Planning Commission requested the City Council consider applying LU-7.3 to any potential hotels in the Central Village.

<u>DISCUSSION</u>: Regular maintenance of the General Plan and Zoning Code is essential to ensure the City's regulatory framework remains consistent with state and federal law and current with City's goals and policies. Since the 2014 adoption of the General Plan Update, there have been physical and regulatory changes that should be reflected in the General Plan. Accordingly, staff proposes a General Plan Amendment to update outdated information, provide clarifications, and to correct minor inconsistencies with the new Zoning Code.

The proposed General Plan Amendment requires Planning Commission recommendation and City Council adoption.

The proposed General Plan Amendment would include the following revisions (see Attachment 1 for redlines all proposed changes):

- 1. Land Use Map (page LU-16, Attachment 2): The zoning designations for several properties were changed during the Zoning Code update process resulting in inconsistencies between the zoning map and General Plan Land Use Map. In addition, staff has identified several errors in the current land use map which should be corrected. A complete list of properties with inconsistent zoning and land use designations is provided in Attachment 3. The General Plan Land Use Map is also the Local Coastal Program Land Use Map for the properties located within the coastal zone. Following adoption by the City Council, the map will be submitted with the Zoning Code update and zoning map for adoption by the California Coastal Commission.
- Table LU-1, Existing Parks (page LU-9): Staff proposes to revise this table to add the planned Rispin Park and to delete the word "planned" from the now-completed McGregor Park.
- 3. Figure LU-3, Public Facilities and Parks (page LU-10): This figure would be revised to show the planned Rispin Park location.
- 4. Development Intensity Controls (page LU-14): The purpose of the proposed change is to clarify how residential development intensity in a commercial or mixed-use land use designation is calculated. The General Plan stipulates that building intensity for residential uses are calculated through density limits (dwelling units per gross acre) and building

intensity for commercial uses are defined by maximum floor area ratio (FAR) and the zoning development standards (height, setbacks, parking). FAR is a ratio of the gross building square footage permitted on a lot relative to the gross square footage of the lot. For example, on a site with 10,000 square feet of land area, a FAR of 1.0 will allow 10,000 gross square feet of floor area to be built. On the same site, a FAR of 2.0 would allow 20,000 square feet of floor area. The General Plan does not explain how residential density is regulated within mixed-use and commercial land-use districts.

The proposed edit will clarify that residential development in commercial and mixed-use designations is regulated by FAR and the zoning development standard. The proposed language to be added to page LU-14 states, "Residential uses in commercial and mixed-use land use designations shall be subject to FAR limitations. General Plan density limits shall not apply to residential uses in commercial or mixed-use land use designations."

Prior Capitola general plans and zoning codes did not include density limits for the Neighborhood Mixed-Use (MU-N) and Community Commercial (CC). The Regional Commercial (RC) land use designation was created in the recent General Plan and Zoning Code updates for the area along 41<sup>st</sup> Avenue north of Capitola Road, previously zoned CC. The new zoning code establishes a maximum density limit in the RC zone and CC zone of 20 units per acre, but none in the MU-N Zone. The new maximum density limits of 20 units per acre in the CC and RC zones were included in the original draft zoning code released in January 2016. The previous zoning code did not have a maximum density limit for the CC zone. This change was not highlighted during the update process and likely represents a conversion error that occurred when drafting the old code into the update format.

If the proposed General Plan language is adopted, staff will follow up with an amended ordinance to remove the maximum density in the CC and RC zones within the zoning code.

The form-based planning approach of not having a maximum density for residential is to allow mixed-use to develop within the defined building massing limitations, rather than as a specific number of units. Essentially the massing of development is controlled through the FAR, height, setbacks, and parking standards.

This provides more flexibility to program the uses inside the building. A form-based approach emphasizes site design and building form, rather than density. If density limits were removed, the developer would have the option to develop more, smaller residential units within the regulated building envelope and parking. Keeping the density limits of 20 units per acre will likely result in larger unit sizes and fewer total residential units.

State Density Bonus Law and Floor Area Ratio: The California density bonus law allows developers to attain increased density and concessions to development standards in exchange for providing a qualifying "community benefit." Under State law qualifying community benefits include affordable housing, senior housing, childcare facilities, transitional foster youth housing, disabled veterans housing, and homeless person housing. The Planning Commission asked how removing the density limits would impact state density bonus law. It the density limits are removed in the General Plan, it is unlikely that a developer would pursue a density bonus because flexibility in the number and size of units exists within the FAR limits.

The Planning Commission recommended accepting the redlines to clarify that residential development in commercial and mixed-use designations is regulated by FAR and the

zoning development standard. The zoning code will also be updated to reflect this recommendation and remove dwelling units per acre in the CC and CR zones.

Multi-Family Residential Designation Description (page LU-17 and LU-18): The General Plan establishes a maximum density of 20 dwelling units per acre (du/ac) for all properties with a R-MF (Multi-Family Residential) land use designation. The zoning code establishes three different multi-family zones: RM-L, RM-M, and RM-H (Multi-Family Low, Medium, and High). These zoning designations allow densities of 10 du/ac, 15 du/ac, and 20 du/ac, respectively.

While processing a recent application which included a state density bonus request, it was revealed the City is obligated under state law to allow the highest density permitted by either the General Plan or Zoning Code. For example, if a property had a R-MF general plan land use designation and a RM-L zoning classification, the property owner would be entitled to 20 du/ac rather than the more restrictive 10 du/ac limit established by the Zoning Code.

To close this loophole, staff proposed to add a statement on page LU-17 and LU-18 that more restrictive density limits established by the zoning code shall prevail. The Planning Commission supported closing the loophole by specifying the RM-L at 10 du/ac, RM-M at 15 du/ac, and RM-H at 20 du/ac maximums within the General Plan.

- 6. Visitor Accommodations Land Use Designation (page LU-19): The new zoning map eliminates the previous VS (Visitor-Serving) zoning district and adds a VS overlay zone to properties with important visitor serving amenities. There are currently three properties designated as VA (Visitor Accommodations) under the General Plan: Monarch Cove, Shadowbrook, and Depot Hill Inn. Staff proposes to eliminate the VA designation and replace the land use designation for these three properties to the corresponding zoning designation and a VS overlay (as applicable) as shown in Attachment 3.
- 7. Action LU-7.3, Hotel Floor Area Ratio (page LU-27): During a previous Planning Commission hearing, one or more commissioners commented that the additional floor area ratio provision was intended to apply only to a future hotel on the former Capitola theater property. As written, however, this action item suggests the additional floor area ratio could be granted to any potential new hotel project in the Village. During the General Plan update, the discussion on additional FAR for a future hotel was specifically tied to former Capitola theater site. Policy LU-7.5 for "Hotel Guiding Principles" specifies the principles are applicable to a new hotel on the site of the former Capitola theater site and the Figure LU-5 for Potential Hotel Site Locations identifies the former Capitola theater site. The Planning Commission recommended leaving the language as drafted to support additional FAR on all potential future hotel sites within the Village.

Staff is seeking direction from the City Council on whether this language should remain as is or be modified to explicitly limit the additional FAR to the former theater property.

**8.** Action LU-9.3, Increased Floor Area Ratio (page LU-39): Staff proposes to add clarification that the increased FAR allowance for properties within the 41<sup>st</sup> Avenue corridor applies to the entire mall property.

<u>CEQA</u>: An Addendum to the 2014 General Plan Environmental Impact Report has been drafted and was circulated for 60-day public review (Attachment 5). The addendum was also reviewed

General Plan Map Update March 14, 2019

by the Planning Commission and recommended for adoption. The addendum shall be adopted with the General Plan Update through resolution by the City Council in compliance with CEQA.

<u>FISCAL IMPACT</u>: There are no fiscal impacts related to the adoption of the General Plan amendments and updated General Plan Land Use map.

### **ATTACHMENTS**:

- 1. General Plan Land Use Element with Redlines
- 2. 2018 Draft General Plan Land Use Map with proposed changes 10.04.2018
- 3. Summary of Land Use Map Revisions
- 4. 2014 Capitola Adopted General Plan Land Use Map
- 5. GPU EIR Addendum GP2018
- 6. General Plan Amendment Resolution

Report Prepared By: Katie Herlihy

Community Development Director

### Reviewed and Forwarded by:

Jamie Goldstein, City Manager

3/8/2019

### INTRODUCTION

The Land Use Element establishes core policies to guide land use and development in Capitola. It identifies permitted land uses within the city and the allowed intensity of new development. The Land Use Element also describes the desired form and character of development, and how land uses can best preserve and enhance Capitola's unique sense of place.

The Land Use Element describes a pattern of development in Capitola consistent with the General Plan Guiding Principles found in Chapter 2. The Element provides a roadmap for growth, conservation, and enhancement in Capitola consistent with basic community values. Like all elements in this General Plan, the Land Use Element is guided by the principle of sustainable development. The Land Use Element supports a pattern of development that protects natural resources, supports economic development, and promotes access to opportunity for all residents.

The Land Use Element is divided into three sections, which cover:

- ♦ Land Use Background. This section provides background information about existing land use patterns, historic resources, natural spaces, and parks and recreation, topics addressed in this element.
- ◆ Land Use Map and Designations. This section presents the citywide land use map and describes the land use designations that apply in Capitola. Land use designations identify the permitted land uses and intensity of development allowed in all areas of the city.
- ♦ Goals, Policies, and Actions. This section presents the goals, policies, and actions to guide land use and development in Capitola.

### **BACKGROUND INFORMATION**

## **Existing Land Use**

Within a small area of 1.7 square miles, Capitola contains a diversity of land uses. As shown in Table LU-1, over half of Capitola is occupied by residential uses. Single-family detached units make up 36 percent of the City's housing stock. The remaining 64 percent of the City's housing stock is comprised of apartments, condominium projects, and mobile home parks. There are more renter households than owner households in Capitola. Commercial and industrial uses occupy 21 percent of the city, primarily located along the 41st Avenue corridor. Open

TABLE LU-1 EXISTING LAND USE

	Acres	Percent
Residential	442	52%
Commercial and Industrial	176	21%
Open Space and Recreational	118	14%
Other	109	13%
Total	845	

Source: Santa Cruz County Assessor, 2010.

space and recreational uses, including New Brighton State Park and Capitola Beach, occupy 14 percent of the city.

### Residential Neighborhoods

Residential uses in Capitola are grouped together in neighborhoods, each with their own special character. The general boundaries of these neighborhoods are shown in Figure LU-1. Each neighborhood has a unique identity defined by its history, design character, land use mix, and natural setting.

◆ 41<sup>st</sup> Avenue/West Capitola. The 41<sup>st</sup> Avenue/West Capitola neighborhood is comprised of an assortment of detached single-family homes, multi-family housing, and three mobile home parks. The area is known by some as the "North Forties" and includes the Trotter Street area. Housing constructed in the 1970s and 1980s creates a more modern feel to the neighborhood. The Rispin property, the Shadowbrook property, and the Capitola Library are located along the eastern edge of the neighborhood.

FIGURE LU-1 RESIDENTIAL NEIGHBORHOODS



Source: City of Capitola, 2010. \*Neighborhood boundaries are approximate.

land use element capitola general plan

- ◆ Cliffwood Heights. The Cliffwood Heights neighborhood consists primarily of detached single-family homes as well as multi-family housing on Monterey Avenue and Park Avenue. Homes are typically one or two stories occupying relatively large lots. Wider streets with sidewalks and newer homes contribute to a more contemporary feel to the neighborhood. Monterey Park, Cortez Park, and New Brighton Middle School are also located within the Cliffwood Heights neighborhood.
- ◆ Depot Hill. The Depot Hill neighborhood is nestled along Capitola's shoreline and overlooks Capitola Village. Detached single-family homes on relatively small lots create an intimate feel. A high concentration of historic single-family homes, a variety of architectural styles, and a sidewalk exemption allowance contributes to the neighborhood's coastal village feel. The Inn at Depot Hill and Monarch Cove Inn (formerly El Salto Resort)
- ◆ Jewel Box. The Jewel Box neighborhood is tucked in the northerly cliff, bounded by the Prospect bluff overlooking the Wharf and Village, located south of Capitola Road and east of 41st Avenue. East of 45th Avenue detached single-family homes occupy quaint lots. Vintage beach cottages and bungalows contribute to a coastal village feel in this community. Multi-family condominiums line the west side of 45th Avenue, with lawns between buildings. The Jewel Box neighborhood includes the West Cliff neighborhood and also contains two mobile home parks, the 10-acre Jade Street Park, School, and Community Center, and a few commercial establishments along Capitola Road.

are located in the Depot Hill neighborhood.



Residences in the Depot Hill (top) and Jewel Box (bottom) neighborhoods

◆ Riverview Terrace. The Riverview Terrace neighborhood is bordered by Soquel Creek, Capitola Avenue, Bay Avenue, and Center Street. The neighborhood contains a high concentration of historic homes, including many smaller cottages and bungalows. Many homes occupy small lots, with minimal setbacks and structures in close proximity to

one another and the street. Narrow streets with on-street parking and no sidewalk contribute to a compact and intimate feel.

◆ Upper Village. The Upper Village neighborhood contains a variety of housing types, including single-family homes, multi-family apartment complexes, and three mobile home parks. In many cases these different land uses are adjacent to or facing one another. Homes located closer to the Village tend to have a more historic and intimate character than those located closer to Highway 1.

# Capitola Village

Capitola Village is the "heart" of Capitola and possesses the charm of an intimate coastal village. The Village is a true mixed-use district with a diversity of visitor-serving commercial establishments, public amenities, and residential uses. During the summer months, the Village is a popular tourist destination. Visitors are attracted by Capitola Beach, unique accommodations, and the historic village character. Village residents enjoy these amenities year round. The Village is pedestrian friendly, with human-scale architecture and a diversity of public gathering places. Capitola Village contains a high concentration of landmark destinations such as the Esplanade Park, Capitola Beach, the Six Sisters, the Venetian, and the historic Capitola Wharf.



Capitola Village

### Mixed-Use and Commercial Districts

Beyond the Village, commercial areas in Capitola are focused around a number of mixed-use and commercial districts as shown in Figure LU-2. These districts vary widely in terms of their function, mix of uses, and general character. Some of these districts are primarily resident serving (Capitola Avenue, Bay Avenue), while others are more region

land use element capitola general plan

serving (41st Avenue north of Capitola Road). All of these districts contribute to the economic vitality of Capitola and contribute to the community's unique sense of place.

◆ 41<sup>st</sup> Avenue/Capitola Mall. The 41<sup>st</sup> Avenue/Capitola Mall commercial district north of Capitola Road contains a number of region-serving shopping centers, including the Capitola Mall and Kings Plaza shopping center. Other land uses include the Brown Ranch Shopping Center, the Auto Plaza at the northern end of the corridor, the Whole Foods Market, the New Leaf Community Market, and a variety of other retail, office, and

FIGURE LU-2 MIXED-USE AND COMMERCIAL DISTRICTS



land use element capitola general plan

service establishments. South of Capitola Road, 41st Avenue transitions to a smaller scale neighborhood serving commercial district which is beach-oriented and reflective of its proximity to the ocean. This corridor features the Fairfield Inn and Best Western hotels and is home to the O'Neill surf shop.

- ◆ Bay Avenue. The Bay Avenue area is a neighborhood-serving commercial district with stores and services for Capitola residents and some regional shopping destinations. Land uses include the recently renovated Nob Hill shopping center, a large vacant parcel north of the Nob Hill shopping center, the Capitola Plaza shopping center, the Quality Inn hotel, and Gayle's Bakery.
- ◆ Capitola Avenue. The Capitola Avenue mixed-use district is characterized by an eclectic assortment of small-scale offices, personal services, retail, multi-family housing, a mobile home park, and single-family homes. The Capitola City Hall, police station, fire station, and historic museum border the Village at the southern end of this district.
- ◆ Kennedy Drive. The Kennedy Drive industrial district is occupied by light industrial and service establishments and the City corporation yard.

Mobile Home Park (top) and the Capitola Library

### **Public Facilities**

Public facilities, such as schools, libraries, and emergency service facilities, are an important part of Capitola's land use pattern. The location of key public facilities is shown in Figure LU-3. These facilities serve Capitola residents, visitors, and workers within the community.

### Parks and Recreation

As shown in Table LU-2, there are eight City parks in Capitola, totaling over 18 acres. Seven of these parks are smaller neighborhood parks, and one park (Jade Street) is a larger park with a community center intended to serve the entire community. Although not a City park, New Brighton State Beach is also located within Capitola. The Soquel Union Elementary School District (SUESD), which owns the Jade Street park property, intends to construct a new elementary school on a portion of the Jade Street park property. Table LU-2 generally describes the amenities provided at each park. The location of these parks is shown in Figure LU-3.

TABLE LU-2 EXISTING PARKS

Name	Size	Type	<u>Amenities</u>
Cortez Park	1.1 acres	Neighborhood Park	Open field and playground equipment
Esplanade Park	1.2 acres	Neighborhood Park	Oceanfront seating and grassy field
Jade Street Park*	9.9 acres	Community Center and Park	Community center, open field, and athletics fields, tennis courts, playground equipment
McGregor Park	1 acre	Community Park	Planned bBicycle, skateboard, and dog run amenities
Monterey Park	4.0 acres	Neighborhood Park	Baseball diamond and athletic fields
New Brighton State Beach**	86.5 acres	State Park	Picnic areas, camping, and trails
Noble Gulch Park	1.3 acres	Neighborhood Park	Open field and picnic tables
Peery Park	0.8 acres	Neighborhood Park	Soquel Creek wooded area
Stockton Bridge Park	2,500 sq. ft.	Neighborhood Park	Walking trail, bench, interpretive signage
Total	105 acres		

<sup>\*</sup> Property owned by SUESD.

land use element capitola general plan

Commented [GR1]: Add Rispin Mansion Park

<sup>\*\*</sup>State park area within Capitola city limit

Source: City of Capitola, 2011.

FIGURE LU-3 PUBLIC FACILITIES AND PARKS



ource: Santa Cruz County and RBF Consulting, 2011.

Commented [GR2]: Add Rispin Mansion Park and I "future" from McGregor

### Historic Resources

Historic and potentially historic resources in Capitola are described in detail in the Capitola Historic Context Statement and Architectural Survey. Preservation and enhancement of these resources is an important goal for the City of Capitola.

A significant number of historic places and structures contribute to Capitola's unique identity and coastal village charm. Many of these structures are commercial and visitor-serving buildings located in the central Village, such as the historic Superintendant's Building. Capitola also has many historic homes in residential neighborhoods, and even historically significant public infrastructure such as the Trestle and Stockton Bridge, and historic Capitola Wharf. Preservation of these resources is essential



Historic trestle crossing Capitola Avenue

to retain Capitola's community character and historical context. Preservation of historically significant resources promotes tourism, enhances property values, and defines a community's sense of place.

Many of the officially designated historic structures are located in four National Register Historic Districts:

- ◆ Old Riverview Historic District. This district is located along the Soquel Creek just north of the Stockton Bridge and contains cottages adjacent to the Creek and the Riverview Pathway. The District includes houses on both sides of Riverview Avenue from Stockton Avenue to Bluegum Avenue.
- ♦ Rispin Historic District. The Rispin property is located along Wharf Road and Soquel Creek. The historic Rispin Mansion, currently vacant, is located within this district.

land use element capitola general plan

- Six Sisters and Lawn Way Historic District. The Six Sisters duplexes located on the Esplanade in the Village were originally built in 1903 and provide vacationers with oceanfront rental housing. The Lawn Way subdivision, located in the village center, was completed in 1911 and today features a high concentration of historic structures.
- ◆ Venetian Court Historic District. Located at the juncture of the Soquel Creek and the Capitola Beach, the Venetian Court was built in 1924 and consists of 24 residential units and a 19-unit hotel.

There are a number of designated historic structures in Capitola. Designated historic structures are historic structures that are listed or eligible for listing on the National Register of Historic Places, the California Historic Resources Inventory, or the Capitola Register of Historic Features. The majority of designated historic structures are located in the Village or along the Soquel Creek immediately north of the Trestle. Past surveys also have found many additional potential historic structures in Capitola. Many of these structures are concentrated in the Village and the Depot Hill neighborhood, in addition to structures found in the Jewel Box and Upper Village neighborhoods.





Rispin Mansion, circa 1936

Capitola Hotel and the Six Sisters, circa 1904

#### **Land Use Map and Designations**

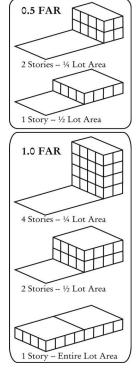
This section outlines land use designations for land within city limits, as shown in Figure LU-4. All new development in the city must conform to these designations.

This General Plan defines various land use designations by their allowable uses and maximum densities and intensities. The land use designations in the Land Use Element establish a range of densities and intensities of use in order to provide flexibility for development while still maintaining Capitola's existing character. The development levels listed here do not create entitlements to a specific number of dwelling units or amount of floor area. Densities on individual parcels may be lower due to site constraints or other City regulations such as minimum lot sizes as specified in the zoning code.

In this General Plan, standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre; this means that the number of allowable units on a parcel can be calculated by multiplying the total number of acres by the allowable density. The zoning code also establishes maximum floor area ratios for residential uses.

Standards of building intensity for non-residential uses are stated as maximum floor-area ratio (FAR) based on gross acreage. FAR is a ratio of the gross building square footage permitted on a lot to the gross square footage of the lot. Generally, FAR decreases as lot size increases. For example, on a site with 10,000 square feet of land area, a FAR of 1.0 will allow 10,000 gross square feet of building floor area to be built. On the same site, a FAR of 2.0 would allow 20,000 square feet of floor area. This could take the form of a two-story building with 100 percent lot coverage, or a four-story building with 50 percent lot coverage. A FAR of 0.4 would allow 4,000 square feet of floor area.

Residential uses in commercial and mixed-use land use designations shall be subject to FAR limitations. General Plan density limits shall not apply to residential uses in commercial or mixed-use land use designations.



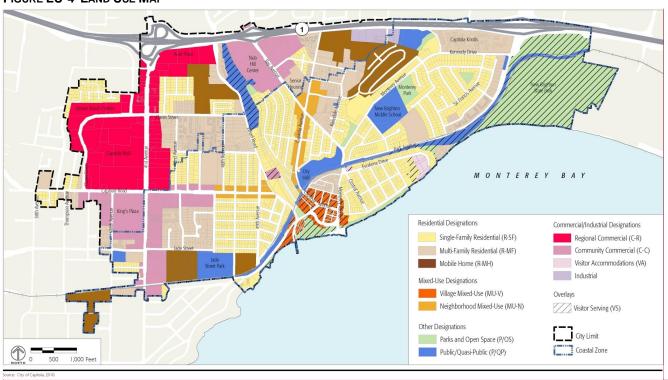
Examples of floor-area ratio (FAR) calculation. FAR does not regulate building placement or form, only the spatial relationship between building size and lot size.

land use element capitola general plan

Maximum FAR's for a land use designation are an absolute ceiling, not an entitlement. Other controls in the zoning code, such as maximum permitted height, building coverage, and parking, also limit building intensity. Variances for FAR limits established by the General Plan are not permitted.

land use element capitola general plan

FIGURE LU-4 LAND USE MAP



Commented [GR3]: Insert revised map

The goals, policies, and actions contained in this Element provide direction on how the various land use designations should be developed to contribute to the overall character of Capitola. Allowed uses are generally characterized within each land use designation description of this General Plan. Additional use types may be permitted as specified by the zoning ordinance.

## **Residential Designations**

- ◆ Single-Family Residential (R-SF). The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes. Permitted land uses include single-family homes and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is 10 dwelling units per acre.¹
- ◆ Multi-Family Residential (R-MF). The R-MF designation applies to areas primarily intended for multi-family residential development. All residential uses are permitted in the R-MF designation, including single-family homes, duplex homes, townhomes, and multi-family structures. Public facilities, such as schools, religious institutions, parks, and other community facilities appropriate within a multi-family residential setting are also permitted. The maximum permitted residential density in the R-MF designation is between 10 and 20 dwelling units per acre\_depending upon the





Jewel Box homes in the R-SF designation (top) and Fanmar Way homes in the R-MF designation (bot-

zoning classification (RM-L at 10 du/ac, RM-M at 15 du/ac, and RM-H at 20 du/ac maximums).

land use element capitola general plan

<sup>&</sup>lt;sup>1</sup> Maximum densities prescribed by the General Plan are not entitlements and may not be realized due to other development regulations, including but not limited to, minimum lot size, setbacks, height, and parking requirements.

• Mobile Home Park (MH). The MH designation provides areas for use as mobile home parks, a valuable source of affordable housing for Capitola residents. Mobile home coaches and other land uses typically associated with mobile home parks are permitted within the MH designation. A maximum of 20 mobile homes per acre are permitted in the MH designation.

# Mixed-Use Designations

- ◆ Village Mixed-Use (MU-V). The MU-V designation applies to the central Capitola Village area and supports a vibrant pedestrian-friendly environment that is the heart of Capitola. A fine-grain mixture of commercial, residential, visitor-serving, recreational, and public uses are permitted in the MU-V designation. The maximum permitted FAR in the MU-V designation is 2.0, with an FAR of 3.0 permitted for a hotel if special criteria are met as established in Action LU-7.3.
- ◆ Neighborhood Mixed-Use (MU-N). The MU-N designation applies to pedestrian-oriented mixed-use areas with an emphasis on resident-serving stores and services. Permitted uses in the MU-N designation include single-family homes, multi-family developments, retail, personal services, community facilities, and other uses compatible with an eclectic neighborhood-oriented mixed-use district. The maximum permitted FAR in the MU-N designation is 1.0.

# Commercial and Industrial Designations

 Regional Commercial (C-R). The C-R designation provides an area for general retail and services for Capitola residents and regional visitors. Permitted land uses include shopping malls, auto



land use element capitola general plan

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 an FAR of 2.0 permitted if special criteria are met as established in Action LU-9.3.

- Community Commercial (C-C). The C-C designation provides an area for commercial uses primarily serving Capitola residents. Permitted land uses include general retail, personal services, restaurants, offices, and multi-family housing as part of a mixed-use project. The maximum permitted FAR in the C-C designation is 1.0, with an FAR of 2.0 permitted if special criteria are met as established in Action LU-9.3.
- Visitor Accommodations (VA). The VA designation applies to areas that provide overnight visitor accommodations. Permitted land uses in the VA designation include hotels, motels, hostels, bed and breakfast lodgings, campgrounds, resorts, and ancillary visitorserving food and service establishments. The maximum permitted FAR in the VA designation is 0.5.
- ◆ Industrial (I). The I designation provides an area in Capitola for light industrial and other employment uses. Permitted land uses include manufacturing facilities, vehicle repair, research and development laboratories, administrative offices, warehouses, and homeless shelters. The maximum permitted FAR in the I designation is 0.5.

### Other Designations

Parks and Open Space (P/OS). The P/OS designation applies to public natural space, parks, and open space intended for recreational use and/or natural resource preservation. Parks, playgrounds, trails, recreational facilities, visitor centers, and other similar uses are permitted in the P/OS designation. There is no maximum permitted FAR in the P/OS designation.





land use element capitola general plan

• Public/Quasi-Public Facility (P/QP). The P/QP designation provides areas for public and community facilities serving Capitola residents and visitors. Permitted land uses in the P/QP designation include governmental offices, police and fire stations, community centers, schools, libraries, churches, and other similar uses. There is no maximum permitted FAR in the P/QP designation.

Capitola Historical Museum in the P/QP designation (top) and a Kennedy Drive building in the I designa-

# **Overlay Designations**

◆ Visitor Serving (-VS). The -VS overlay designation applies to areas where additional visitor-serving uses are permitted in addition to the land uses permitted by the base designation. Additional visitor-serving uses permitted in the -VS designation include hotels, motels, hostels, bed and breakfast lodgings, campgrounds, resorts, and ancillary visitor-serving food and service establishments. The maximum permitted development intensity within the -VS overlay designation is determined by the applicable base designation.

# **GOALS, POLICIES, AND ACTIONS**

#### **COMMUNITYWIDE**

Goal LU-1 Maintain and enhance Capitola's distinctive identity and unique sense of place.

#### **Policies**

- Policy LU-1.1 Community Character. Ensure that historic and cultural resources are maintained and that all new development enhances Capitola's neighborly feel, coastal village charm, and welcoming character.
- Policy LU-1.2 Design Quality. Require all new development to feature high quality design that enhances the visual character of the community.
- **Policy LU-1.3** Compatible Development. Ensure that all new development is compatible with neighboring land uses and development.
- Policy LU-1.4 Community Involvement. Encourage land uses that promote civic engagement, community interaction, and a sense of pride in Capitola.



Capitola's coastal village charm draws residents and visitors

**Policy LU-1.5** Inclusiveness. Provide for a mixture of land uses that cater to the needs of people of all ages, backgrounds, and abilities.

- **Policy LU-1.6 Balanced Community.** Ensure that land use decisions balance the needs, interests, and concerns of Capitola's residents, visitors, and workers.
- **Policy LU-1.7 Economic Viability.** Ensure that land use patterns and new development enhance Capitola's long-term economic viability and promotes sustainable (green) businesses.
- **Policy LU-1.8 Public Involvement.** Encourage project applicants to consult with neighbors early in the project application review and approval process.

#### **Actions**

- Action LU-1.1 Design Guidelines. Develop commercial and residential design guidelines that preserve Capitola as a unique coastal community and allow for development that will enhance the long-term economic viability of all of Capitola. Design Guidelines will address topics such as:
  - ♦ Unique characteristics and identity of specific residential neighborhoods.
  - ◆ Transitions between residential and non-residential land uses.
  - ♦ Sustainable building techniques.
  - ◆ Pedestrian-friendly commercial and mixed-use building design.
- **Action LU-1.2 Kennedy Drive**. Require new development projects in the Kennedy Drive industrial area to make physical improvements that enhance the visual qualities of the area.

# Goal LU-2 Preserve historic and cultural resources in Capitola.

### **Policies**

- **Policy LU-2.1 Historic Structures.** Encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse of important historic structures in Capitola.
- **Policy LU-2.2 Modification Standards.** Use the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties as a guide for exterior modifications to identified historic resources.

land use element capitola general plan

- Policy LU-2.3 Preservation Incentives. Promote the maintenance, restoration, and rehabilitation of historical resources through the use of Federal Rehabilitation Tax Credits, State incentives including the Mills Act and the California Cultural and Historical Endowment, and the California State Historical Building Code and other incentives as they arise.
- Policy LU-2.4 Public Awareness. Work with the Capitola Museum Curator to encourage public education and awareness of Capitola's history and historical and cultural resources through public outreach, promotional materials, and other similar initiatives.



#### <u>Actions</u>

updates to the City of Capitola Historic Structures

List as new information becomes available, for

Home on Depot Hill that contributes to Capitola's identity as a quaint coastal village

example, during project review or if historic research yields additional information

- **Action LU-2.2 Public Outreach.** Continue to work with schools, public agencies, and community organizations through contacts with Capitola Historical Museum Curator and the museum archives.
- **Action LU-2.3 Historic Preservation Guidelines.** Develop Historic Preservation Guidelines to enhance and protect Capitola's historic resources. Guidelines will clarify:
  - ◆ Process and criteria to determine the historic significance of properties.
  - ♦ Permits and approvals needed to make modifications to identified historic resources.
  - ◆ Design standards and guidelines for modifications to a historic resource

- ♦ Incentives for historic preservation such as the federal/State Certified Local Government Program
- Action LU-2.4 Local Register. Establish a local register of historic resources and a historic district on Depot Hill.
- **Action LU-2.5 Historic Preservation Program.** Develop a comprehensive historic preservation program to strengthen the tools and resources available to protect historic resources in Capitola.
- Goal LU-3 Promote sustainable land use patterns that encourage transportation alternatives and reduce greenhouse gas emissions.

#### **Policies**

- **Policy LU-3.1** Land Use Diversity. Encourage the most diverse mixture of land uses that the market will support within the mixed use and commercial land use designations.
- **Policy LU-3.2 Walkability.** Encourage development and land uses that enhance a pedestrian-oriented environment.
- **Policy LU-3.3** Infill Development. Support well-designed infill development on vacant and underutilized sites that enhances Capitola's quality of life.
- **Policy LU-3.4** Transit and Pedestrian Access. Encourage new residential and employment development in areas well served by transit and within walking distance of stores, services, and public facilities.
- **Policy LU-3.5** Pedestrian and Bicycle Connections. Require new development to provide for pedestrian and bicycle connections between residential and commercial areas.
- **Policy LU-3.6 Street Closures.** Allow occasional street closures to create public spaces for temporary community activities. Plan and manage street closures to avoid diversion of traffic and parking into adjacent residential neighborhoods.

land use element capitola general plan

- **Policy LU-3.7** Regional Outlook. Support land uses in Capitola that contribute to a more environmentally sustainable regional development pattern in Santa Cruz and the Monterey Bay area. Consider the benefits and impacts of new development in Capitola to neighboring jurisdictions and the region as a whole.
- **Policy LU-3.8** Intensity. Within the Village Mixed-Use (MU-V), Regional Commercial (C-R), and Community Commercial (CC) designations, allow additional FAR only when the project provides substantial benefits to the community and minimizes or mitigates adverse impacts on adjacent properties as described in this General Plan.

RESIDENTIAL NEIGHBORHOODS

Goal LU-4 Protect and enhance the special character of residential neighborhoods.

#### **Policies**

- Policy LU-4.1 Quality of Life. Ensure residential neighborhoods are walkable, safe, friendly, and provide a high quality of life for residents of all ages. Minimize unwanted noise and spillover parking in neighborhoods.
- Policy LU-4.2 Neighborhood Diversity. Support diverse and inclusive neighborhoods for residents of all ages and back grounds.
- **Policy LU-4.3 Existing Housing.** Encourage the maintenance, rehabilitation, and improvement of the existing housing stock in Capitola.
- Policy LU-4.4 Public Facilities. Ensure that adequate public infrastructure, facilities, and services are maintained in residential neighborhoods.



- Policy LU-4.5 Neighborhood Amenities. Provide amenities within neighborhoods that support complete neighborhoods with unique identities.

  High-quality residential architecture contributes to residents' qualities.
- **Policy LU-4.6 Natural Features.** Protect and enhance natural features, including trees, hillsides, natural habitat, and riparian areas, that contribute to the unique identity of individual neighborhoods.
- **Policy LU-4.7** Planning Projects. Ensure that future planning efforts for non-residential areas carefully consider potential impacts on adjacent residential neighborhoods.
- Goal LU-5 Ensure that new residential development respects the existing scale, density, and character of neighborhoods.

#### **Policies**

- **Policy LU-5.1 Neighborhood Characteristics.** Require new residential development to strengthen and enhance the unique qualities of the neighborhood in which it is located. Residential neighborhood boundaries are identified in Figure LU-1.
- **Policy LU-5.2 Development Impacts.** Ensure that new commercial and residential development, both within and adjacent to neighborhoods, minimizes impacts to residential neighborhoods through incorporation of design standards and mitigation measures.
- **Policy LU-5.3 Mass and Scale.** Ensure that the mass, scale and height of new development is compatible with existing homes within residential neighborhoods.
- **Policy LU-5.4 Multi-Family Transitions.** Ensure that new multi-family housing located adjacent to single-family homes respects the size, scale, massing, and appearance of neighboring properties.

- **Policy LU-5.5** Architectural Character. Ensure that the architectural character of new development and substantial remodels complements the unique qualities of the neighborhood in which it is located and the overall coastal village character of Capitola.
- **Policy LU-5.6 Minimized Traffic.** Encourage new housing to be located and designed in a manner that minimizes increased vehicle traffic on local roads within residential neighborhoods.
- **Policy LU-5.7 Transportation Alternatives.** Encourage new housing that supports increased walking, biking, and use of transit, and that minimizes increased vehicle trips in Capitola.

#### **Actions**

**Action LU-5.1 Design Review.** Development applications should be reviewed by a City appointed design review group (e.g., Architectural and Site Review Committee) as part of the approval process to ensure high quality design, harmony with existing community character, and to avoid or minimize impacts to surrounding land uses.

COMMERCIAL AND MIXED-USE DISTRICTS

Goal LU-6 Strengthen Capitola Village as the heart of the community.

#### **Policies**

- Policy LU-6.1 Village Character. Maintain the Village as a vibrant mixed-use district with residences, visitor accommodations, restaurants, shops, and recreational amenities.
- Policy LU-6.2 Residential/Commercial Balance.

  Maintain and protect a healthy balance of commercial and residential uses in the Village.
- Policy LU-6.3 Businesses Diversity. Attract and retain a diverse assortment of small-scale businesses that appeal to local residents, and visitors. Encourage family-friendly businesses and activities that appeal to people of all ages.



Pedestrian activity in the Village

- Policy LU-6.4 Public Spaces. Provide high quality public spaces available for the use and enjoyment of visitors and residents. Prioritize pedestrian access to these spaces and maintain amenities, such as seating areas, drinking fountains, restrooms, and land-scaping, that invite and encourage pedestrian activity.
- **Policy LU-6.5 Housing Types.** Maintain a diverse supply of housing types to support the Village as an area enjoyed by residents and visitors.
- **Policy LU-6.6 Vertical Mixed-Use.** Encourage vertical mixed use (i.e. housing above ground floor commercial) as a way to increase the vitality and activity in the Village.
- **Policy LU-6.7** Community Events. Support and actively encourage community events that attract visitors and residents to the Village, including the historic Begonia Festival. Encourage events that occur during the winter months and in the early evening to attract visitors and increase activity during these times. Plan and manage community events to minimize impacts on residential neighborhoods.

land use element capitola general plan

- **Policy LU-6.8 Quality of Life.** Continue to maintain a high quality of life in the Village by keeping sidewalks clean and proactively addressing noise, odor, and safety issues.
- **Policy LU-6.9** Capitola Wharf. Maintain the historic Capitola Wharf as a free access public fishing pier for the use and enjoyment of Capitola residents and visitors.
- Policy LU-6.10 Village Hotel. Consider the establishment of an appropriately designed new hotel in the Village to enhance the vitality of the area.

#### <u>Actions</u>

- Action LU-6.1 Entertainment and Recreational Opportunities. Pursue opportunities to increase the amount of entertainment and recreational amenities in the Village, particularly those that strengthen a connection to the natural environment and coastal setting.
- Action LU-6.2 Residential Overlay. Continue to enforce the Residential Overlay Zone, which restricts certain areas of the Village to residential uses.



Human-scale development pattern in the Village

### Goal LU-7 Ensure a high quality and distinctive design environment in Capitola Village.

#### **Policies**

- **Policy LU-7.1 New Development Design.** Require all new development to enhance the unique character of the Village.
- **Policy LU-7.2 Public Infrastructure.** Ensure that all improvements to public infrastructure, including roadways, parking, sidewalks, bicycle facilities, public signage, and street trees, support a pedestrian-friendly environment and a distinctive sense of place.
- **Policy LU-7.3 Scenic Resources**. Protect and enhance significant scenic views and resources that contribute to the unique identity and public enjoyment of the Village. Scenic resources include:
  - ◆ The general pedestrian-oriented and coastal village character of existing development in the Village.
  - ◆ Public and semi-public gathering places, including Esplanade Park, Lawn Way, Capitola Beach, Soquel Creek path, and the historic Capitola Wharf.
  - ◆ Landscaping and streetscape amenities.
  - ♦ Historic structures, including structures contributing to Capitola's four National Register Historic Districts and structures listed on the official City of Capitola Historic Structures List.
  - ♦ Natural features such as Capitola Beach, Soquel Creek and Lagoon, cliffs and bluffs, and vegetated banks.
- **Policy LU-7.4** Parking and Transportation Alternatives. Provide for additional parking and alternative transportation systems such as an in-lieu parking fee program, a shuttle bus, remote parking, a new parking structure on the Beach and Village Parking Lot #1, and valet parking to allow additional development and investment that increases vitality and activity in the Village.
- **Policy LU-7.5 Hotel Guiding Principles.** Require any new hotel proposed on the site of the former Capitola Theatre to be consistent with the following core principles:

- ♦ The design of the hotel should respect the scale and character of neighboring structures and enhance Capitola's unique sense of place.
- ◆ The hotel should contribute to the economic vitality of the Village and support an active, attractive, and engaging pedestrian environment.
- The maximum height of the hotel should remain below the elevation of the bluff behind. The bluff behind the hotel should remain legible as a green edge with existing mature trees maintained on site.
- ◆ The hotel design should minimize impacts to public views of the beach and Village from Depot Hill.
- Parking for the hotel should be provided in a way that minimizes vehicle traffic in the Village and strengthens the Village as a pedestrian-oriented destination. This could be achieved through remote parking, shuttle services, and valet parking arrangements.

#### Actions

Action LU-7.1 Village Design Guidelines. Update the Village Design Guidelines to reflect current conditions and to encourage new development that will enhance the unique qualities of the Village. These guidelines will help to protect scenic resources, support economic development, and enhance the Village as an area for both residents

and visitors. Guidelines will also address increased hazards from climate change, including sea level rise.

**Action LU-7.2 Village Parking.** Develop a program to provide alternative parking arrangements for visitor-serving uses in the Village.



Action LU-7.3 Hotel Floor Area Ratio. A Hotels in the Village at the former Capitola Theater site may be developed with a maximum FAR of 3.0 if authorized by the City Council. To approve a request for an increased FAR, the City Council must find that 1) the additional FAR results in a superior project with substantial community benefit; 2) the project enhances economic vitality; and, 3) the project is designed to minimize adverse impacts to neighboring properties.

Goal LU-8 Support 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.

#### **Policies**

Policy LU-8.1 Phased Mall Redevelopment. Encourage 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 41<sup>st</sup> Avenue. These early improvements shall not conflict with the ultimate vision for the property, as represented in the 41<sup>st</sup> Avenue/Capitola Mall Vision Plan (see Figure LU-6).

Policy LU-8.2 Parking Lot Redevelopment. Encourage 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 pad 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. Ensure that parking lot redevelopment does not result in an inadequate supply of on-site parking that results in overflow parking in adjacent residential neighborhoods.



Surface parking lot at Capitola Mall

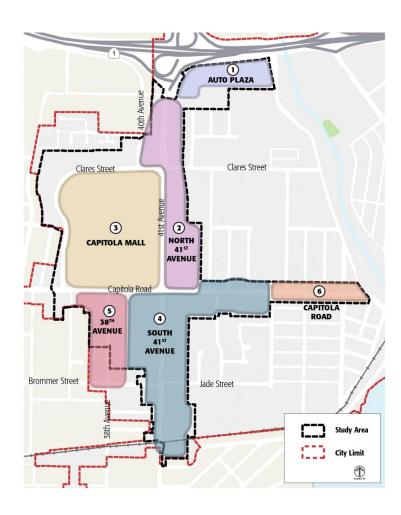
### Policy LU-8.3 Metro Center Relocation. Support the

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 design goals for the Capitola Mall. Encourage the Metro Center to become a multi-modal facility with amenities for bicycles and integration with a possible future shuttle system in Capitola.

**Policy LU-8.4 Public Gathering Places**. Encourage the establishment of public gathering places on the Mall property—such as outdoor dining and courtyards—that provide space for people to informally meet and gather.

FIGURE LU-6 41st AVENUE/CAPITOLA MALL VISION

 Auto Plaza. Support the long-term presence of auto dealers in areas adjacent to Highway 1.



- North 41st Avenue. Encourage new regional retail development along 41st Avenue that enhances the design character of the corridor.
- 3 Capitola Mall. Encourage the transformation of the Mall into a pedestrianfriendly commercial destination
- (4) South 41<sup>st</sup> Avenue. Encourage residential serving commercial, residential uses, and mixed-use development to increase pedestrian activity and support local businesses.
- (5) **38**th **Avenue.** Activate 38th Avenue with new multi-family housing, vertical mixed use, sidewalk-oriented commercial uses, and streetscape and infrastructure improvements.
- © Capitola Road. Strengthen connections to Capitola Village by improving pedestrian and bicycle facilities into the Village. Encourage uses that are compatible with the adjacent residential neighborhood.

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

#### **Actions**

- **Action LU-8.1 Transit Center Relocation Funding.** Work with Capitola Mall owners and Santa Cruz Metro to identify funding for the relocation of the Transit Center.
- Action LU-8.2 Infrastructure Improvement Funding. 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.
- **Action LU-8.3 Design Guidelines.** Update the 41<sup>st</sup> Avenue Design Guidelines to reflect the vision for Capitola Mall as described in this General Plan.
- Goal LU-9 Encourage high quality development within the 41st Avenue corridor that creates an active and inviting public realm.

### **Policies**

- Policy LU-9.1 Public Amenities. Encourage new development to provide amenities that enhance the vitality of the corridor, such as outdoor dining and courtyards, public art, publically accessible or semi-public gathering places, and bicycle and pedestrian facilities.
- Policy LU-9.2 Entertainment Uses. Within the corridor, encourage the establishment of new entertainment and commercial recreation uses, and the expansion of existing entertainment uses.



Whole Foods Shopping Center on 41st Avenue

- **Policy LU-9.3 Destination.** Establish 41st Avenue as an attractive destination with activities for families and people of all ages that occur throughout the day and night. Where feasible, incorporate public art into public spaces.
- **Policy LU-9.4 Retail Protection.** Discourage professional and medical offices in key locations that may displace retail establishments and diminish the economic vitality of the corridor.
- Policy LU-9.5 Neighborhood Impacts. Minimize negative impacts particularly traffic, parking, and noise on residential neighborhoods adjacent to the corridor. Incorporate design or mitigation measures into projects to avoid or minimize neighborhood impacts.



Capitola Mall

- **Policy LU-9.6 Residential Uses**. Minimize residential exclusive uses north of Capitola Road to protect this area as a regional retail destination.
- **Policy LU-9.7 Village Connections**. Provide pedestrian and bicycle improvements along Capitola Road east of 41<sup>st</sup> Avenue to strengthen connections between 41<sup>st</sup> Avenue and Capitola Village. Encourage uses on Capitola Road east of 41<sup>st</sup> Avenue that complement adjacent residential neighborhoods.
- **Policy LU-9.8** Public Spaces and Amenities. Encourage new development at the 41st Avenue/Capitola Road intersection to include public spaces and amenities to strengthen the intersection as a focal point and activity center for the corridor.
- **Policy LU-9.9 Streetscape Improvements.** Improve the physical appearance of 41<sup>st</sup> Avenue through the installation of additional landscaping in the public right-of-way, enhanced Highway 1 interchange features, and improved bicycle and pedestrian facilities.

#### <u>Actions</u>

- Action LU-9.1 Auto Plaza Access. During the Highway 1 High Occupancy Vehicle (HOV) lane project design phase, work with Caltrans to identify ways to enhance visibility from 41st Avenue. Possible improvements include improved signage and pedestrian connections.
- Action LU-9.2 Auto Plaza Signage. Amend the Zoning Ordinance to allow more prominent signage for the Auto Plaza.
- **Action LU-9.3 Increased Floor Area Ratio.** The City Council may authorize increased FAR for properties located within the 41<sup>st</sup> Avenue corridor as follows:
  - Properties fronting 41<sup>st</sup> Avenue or the 41<sup>st</sup> Avenue/Capitola Road intersection, including the Capitola Mall property bound by 41<sup>st</sup> Avenue, Capitola Road, and Clares Street, with a Regional Commercial or Community Commercial land use designation may be developed at a maximum FAR of 2.0.
  - ♦ Structures on properties fronting the east side of 41<sup>st</sup> Avenue must be set back a minimum of 100 feet from the property line abutting a residential property.

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

- **Action LU-9.4 Retail/Office Mix.** Take action to maintain an appropriate mix of retail and non-retail uses along the 41<sup>st</sup> Avenue corridor. These actions will include:
  - ♦ Continuing to require a Conditional Use permit for offices, medical services, and other non-retail uses in the Regional Commercial designation.
  - ♦ Amending the Zoning Code to require the Planning Commission to specifically find that a proposed non-retail use will not detract from the economic viability of the corridor.
  - ♦ Preparing a study to examine the optimal socio-economic mix of retail and office/professional uses on 41st Avenue.

land use element capitola general plan

# **Enhancing Capitola's Commercial and Mixed-Use Districts**

The General Plan envisions commercial and mixed-use districts to be vibrant and inviting areas that contribute to a high quality of life. To achieve this vision, these areas will need to become attractive destinations with a design character that is safe and inviting for pedestrians. New development in these areas, when it occurs, will need to be carefully designed to enhance Capitola's unique identity, minimize impacts to neighboring properties, promote transportation alternatives, and create a safe and welcoming environment for pedestrians. Mixed-use districts in Capitola include the Village and areas along Capitola Avenue and Capitola Road east of 41<sup>st</sup> Avenue. Below are general strategies that can be used in these areas to achieve these goals.

- ◆ **Compatibility.** The height, massing, setbacks, and design character of buildings should be sensitive to impacts on surrounding development.
- ◆ Unique Identity. Buildings should be designed to reinforce Capitola's unique identity in a way that complements the community's historic character.
- ◆ Visual Interest. New development should incorporate finely detailed building façades that contribute visual interest to the streetscape.
- ◆ Pedestrian Orientation. Buildings should be oriented towards the pedestrian realm with active ground floor uses and inviting storefronts facing the sidewalk.

- ◆ Plazas and Open Space. Semi-public outdoor spaces, such as plazas and courtyards, should be integrated into commercial development to help support pedestrian activity and connections to the public realm.
- ◆ Connections to Adjacent Properties. Shared facilities such as driveways, parking areas, plazas, and walkways should be used to improve connections and integration of adjacent properties.
- Parking Location and Design. Surface parking areas should not be located adjacent to a public street. If unavoidable, surface parking areas should be visually screened with buildings, landscaping, or low walls and fencing along the edge to the sidewalk. Parking should be designed in



Windows, landscaping, and architectural detail add visual interest to the Nob Hill shopping center on Bay Street

clusters, encouraging walking between multiple destinations. Parking lots should incorporate safe pedestrian walkways between buildings.

- ♦ Vehicle Access. Points of vehicle access (curb cuts) from the street to the property should be limited to the minimum number necessary to serve the property.
- ◆ Pedestrian and Bicycle Access and Circulation. Clear, safe points of access to sites should be provided for pedestrians and bicyclists as well as vehicles.
- ◆ Public Transit Access. Bus stops should be evaluated for convenience, safety, visibility, and covered shelter.

◆ Sustainable Design. Sustainable design practices should be incorporated into new development, including climate-appropriate plant materials, sustainable stormwater solutions, and solar orientation.



Buildings oriented towards the sidewalk support a pedestrian-friendly environment in the Village

Goal LU-10 Maintain and enhance the Bay Avenue commercial district as a thriving destination with businesses that serve Capitola residents and visitors.

#### Policies

- Policy LU-10.1 New Development. Ensure that new development enhances the design character of the district, strengthens existing businesses, and minimizes impacts on adjacent residential neighborhoods. New development should occur in a manner consistent with Figure LU-7.
- Policy LU-10.2 Bay Avenue Streetscape. Enhance the Bay Avenue streetscape in a way that improves the appearance of Bay Avenue, increases safety for bicyclists and pedestrians, and stimulates private investment within the area.



Capitola Produce Market

Policy LU-10.3 Tree-Lined Boulevard. Encourage a

tree-lined boulevard streetscape character along Bay Avenue north of the Capitola Produce property. Encourage installation of drought tolerant and non-invasive street trees and landscaping along the Bay Avenue property frontage in conjunction with capital improvement or redevelopment projects.

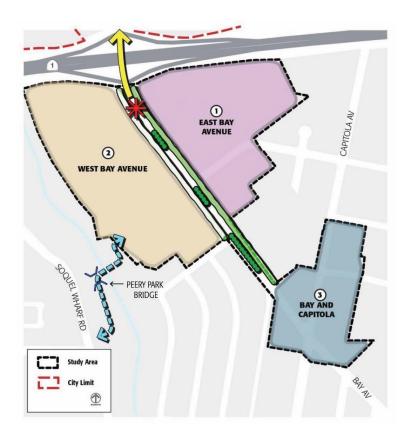
**Policy LU-10.4 Highway 1 Interchange.** Encourage Caltrans to incorporate an attractive landscaped gateway element and improved bicycle and pedestrian facilities as part of any significant renovation to the Bay Avenue/Highway 1 interchange.

**Policy LU-10.5** Recreation Access. Maintain, and where feasible, enhance access to Soquel Creek, Peery Park, and the non-vehicular bridge over Soquel Creek, which serves as an important link to natural open spaces, the Rispin property, the Capitola Library, and Capitola Mall.

land use element capitola general plan

#### FIGURE LU-7 BAY AVENUE VISION

- ① East Bay Avenue. New development fronting Bay Avenue should incorporate street trees and landscaping to strengthen a landscaped boulevard streetscape character. Buildings should be oriented toward the street to support an active public realm along Bay Avenue and Hill Street.
- West Bay Avenue. Minimize new driveways on Bay Avenue through shared parking arrangements and joint use of existing Bay Avenue access points. Ensure that development on the Grimes property is carefully integrated with other uses in the area.
- 3 Bay and Capitola. Encourage a more urban design character with new development that invites pedestrian activity. Provide enhanced pedestrian amenities such as widened sidewalks and improved crosswalks. Where feasible, consider permeable surfaces for pedestrian improvements. If the Bay Avenue and Capitola Avenue intersection is reconfig-



ured as a traffic circle, orient new development toward this new neighborhood focal point.

land use element capitola general plan

#### Actions

- **Action LU-10.1 Medians.** Explore opportunities to install medians on Bay Avenue in locations where left turn movements for vehicles would not be restricted.
- **Action LU-10.2** Roundabout. Conduct a public process to study the feasibility of installing a roundabout at the Bay Avenue/Capitola Avenue intersection. The study shall consider impacts on traffic speeds, delays, and air quality.
- **Action LU-10.3 Streetscape Master Plan.** Prepare a streetscape master plan for Bay Avenue that presents a unified design theme for the corridors and identifies specific improvements needed to implement this vision.

**PUBLIC FACILITIES** 

Goal LU-11 Utilize the City Hall/Village and Beach Parking Lot area for the benefit of the community.

#### **Policies**

- Policy LU-11.1 Area Vision. Support the long-term use and improvement of the City Hall/Village and Beach Parking Lot area as described in Figure LU-8.
- Policy LU-11.2 Parking Solution. Prioritize City efforts to utilize the Village and Beach Parking Lot /City Hall site as the location for additional parking to serve the Village.



Capitola City Hall

**Policy LU-11.3 Multi-Use Parking Structure.** Maximize year-round use of the parking structure by considering multiple uses in the structure, such as for special events in the off-peak season.

land use element capitola general plan

- (1) Capitola Avenue. Consider renovating the existing City Hall and Police Department building to elevate governmental offices and police facilities out of the flood plain. Also, consider moving City Hall to a new location, either to a higher elevation portion of the property or to an entirely new site within the city. If City Hall is relocated, redevelopment of the current City Hall site shall be consistent with the character of the Central Village and in accordance with the Village-Mixed Use land use designation.
- ② Upper Pacific Cove. Utilize this area for additional parking to serve the Village, preferable in the form of a multi-story parking structure. The parking structure should be sensitively designed to be compatible with the surrounding neighborhood. Providing additional parking in this area to meet Village and surrounding area needs should be one of the City's highest priorities.
- (3) Lower Pacific Cove. Use this area for temporary parking to serve the Village. When additional parking is provided in the Upper Pacific Cove area, consider converting the Lower Pacific Cove area to a park/recreational/natural open space area. To the extent possible, daylight the stream that currently flows through a pipe under the site. Maintain the option that a portion of the site, particularly near

land use element capitola general plan

FIGURE LU-8 CITY HALL/PACIFIC COVE VISION



Bay Avenue, could be utilized for a public or community facility.

4 Monterey Avenue. In the short term, maintain this area as undeveloped open space. Maintain the option to allow a public or community facility within some or all of this area.

land use element capitola general plan

#### <u>Actions</u>

- **Action LU-11.1 Parking Structure**. Design, approve, finance, and construct a new parking structure in the location of Beach and Village Parking Lot #1 to serve residents and visitors to Capitola Village and Beach. The design of the parking structure should minimize impacts on neighboring properties, improve pedestrian connectivity between the parking structure and the central Village, and incorporate sustainable design features. This can be done by:
  - ♦ Minimizing structure mass and reducing visibility from surrounding areas by constructing the structure below grade of the adjacent railway.
  - ♦ Locating the main pedestrian gateway to the parking structure on Capitola Avenue as close to the central Village as possible, and designing this gateway to have an inviting presence on Capitola Avenue.
  - ◆ Providing a secondary pedestrian entrance to the parking structure from Monterey Avenue.
  - ♦ Enhancing pedestrian and bicycle connections from Monterey Avenue to Capitola Avenue and the central Village. .
  - ♦ Accommodating the needs of persons with disabilities to access the parking structure and to get to and from the central Village.
  - ◆ Making sidewalk, lighting, and other improvements to Capitola Avenue and Monterey Avenue between the parking structure and the Village.
  - ◆ Providing a shuttle connection between the parking structure and the central Village and beach.
  - ♦ Incorporating photovoltaic panels and electric vehicle charging stations into the parking structure design.
- **Action LU-11.2 Multi-Use Parking Structure.** Evaluate the possibility of using a new parking structure to host special events in light of cost implications and neighborhood impact issues.
- **Action LU-11.3 Phased Open Space Plan.** Develop a phased plan to convert the temporary surface parking on the Beach and Village Parking Lot #2 to open space, park, or other public use during the process of constructing a new parking structure.

Goal LU-12 Utilize key public facilities and properties in a manner that enhances the quality of life of Capitola residents.

#### **Policies**

- **Policy LU-12.1 Rispin Property.** Utilize the Rispin property (APN 035-371-01 & 02) as a site for park and natural open space uses that serve both residents and visitors.
- **Policy LU-12.2** Library. Utilize City library funds to construct and maintain a new public library within Capitola that is appropriately sized and located to serve the entire community. Consider relocating the library from its current location on Wharf Road if a superior site becomes available.
- **Policy LU-12.3 Police Station.** Maintain the Capitola Police Station in a central location with easy access to all areas within Capitola. Consider relocating the Police Station from its current location on Capitola Avenue to a location outside of the floodplain if an alternative site becomes available.
- **Policy LU-12.4** Fire Station. Support the continued operation of a Fire Station in a central location in Capitola with easy access to all areas within the community.
- **Policy LU-12.5** Capitola Wharf. Maintain the historic Capitola Wharf as a free access public fishing pier with a restaurant for the use and enjoyment of Capitola residents and visitors.
- Policy LU-12.6 McGregor Property. Utilize the McGregor property (APN 036-341-02 at McGregor Drive and Park Avenue) as a location for park and recreational uses and natural spaces to serve residents and visitors. Consider development of the site with visitor accommodations if recreational uses are relocated to a more central site within the city.
- **Policy LU-12.7 Capitola Beach.** Prioritize the maintenance and enhancement of Capitola Beach as a safe, clean, and enjoyable destination for Capitola residents and visitors. Protect recreational activities on the beach such as swimming, sunbathing, surfing, and junior guard activities.

land use element capitola general plan

#### Actions

- Action LU-12.1 Rispin Property. Actively seek grant funding to enhance public access to and enjoyment of parkland and natural open space on the Rispin property (APN 035-371-01 & 02).
- **Action LU-12.2 Wharf Improvements.** Prepare a feasibility study to evaluate potential improvements for the long-term viability of the historic Capitola Wharf, including issues related to access, restrooms, public safety, maintenance, parking, signage, and sea-level rise.
- **Action LU-12.3 McGregor Property.** Develop and implement a plan to construct a multi-use park, natural open spaces, and recreational improvements on the McGregor Property.
- **Action LU-12.4 Wharf Parking**. Consider adjusting parking regulations in the Wharf area to increase opportunities for residents to access the wharf, particularly in off-peak periods.

PARKS AND RECREATIONAL FACILITIES

Goal LU-13 Provide high-quality public parks that cater to the diverse needs and interest of Capitola residents and visitors.

#### **Policies**

- **Policy LU-13.1 Park Types.** Provide a diversity of park types, including active low-investment (e.g. playfields and picnic facilities), and passive recreational facilities (e.g. natural areas suitable for quiet reflection).
- Policy LU-13.2 Neighborhood Parks. Maintain a network of neighborhood parks throughout the city with a variety of facilities that cater to the needs and interests of park users. Ensure that neighborhood parks contain facilities that cater to youth, seniors, and people of diverse socio-economic backgrounds.
- Policy LU-13.3 Sustainable Park Design. Design, construct, and maintain park facilities in an environmentally sustainable manner. This can be achieved with techniques such as:
  - ♦ Preserving sensitive species and habitats.
  - ♦ Designing environmentally friendly features into new recreational facilities.
  - ♦ Using reused, renewable, locally sourced, and recycled materials.
  - Employing integrated pest management practices as part of parks maintenance programs.
  - Utilizing drought-resistant and climate-appropriate landscaping with water-efficient irrigation controllers.
  - ♦ Integrating on-site stormwater management into park design.
- **Policy LU-13.4 New Brighton State Beach.** Cooperate with the California Department of Parks and Recreation and other agencies to maintain, improve, and preserve New Brighton State Beach in a natural state to serve the region with a variety of nature-oriented and passive recreational opportunities.

land use element capitola general plan

Policy LU-13.5 Ocean Recreation. Maintain and enhance access to the waters of Monterey Bay and Capitola

Beach as recreational amenities for residents and visitors.

- Policy LU-13.6 Beach Management. Manage activities and uses in the beach area so that the beach continues to be a safe and enjoyable place for people of all ages and abilities.
- Policy LU-13.7 Beach Structures. Prohibit permanent structures on the open, sandy beach area except for facilities required for public health and safety, to improve public access, or to maintain the health of the beach. Additions to the historic Capitola Wharf to improve public access and enjoyment are encouraged.



Capitola Community Center at Jade Street Park

Policy LU-13.8 Intergovernmental Cooperation.

Maintain partnerships and shared service agreements with local school districts and neighboring communities in order to enhance the range of opportunities available to Capitola residents and achieve cost savings.

- **Policy LU-13.9 Special Use Facilities.** Support and encourage the location of special use recreation facilities, such as organic community gardens, dog parks, and skate parks, on available park or other public lands, where compatible with the existing and planned uses of surrounding properties.
- **Policy LU-13.10** Soquel Lagoon. Continue to allow and encourage recreational activities and events within Soquel Lagoon.
- **Policy LU-13.11** Soquel Creek Access. Maintain, enhance, and expand public access to Soquel Creek within Capitola Village.

- **Policy LU-13.12** Jade Street Park. Work cooperatively with the Soquel Union Elementary School District to ensure that when new school facilities are constructed on the Jade Street Park site, publicly accessible recreational facilities remain on a portion of the site.
- **Policy LU-13.13 Monterey Park.** Develop Monterey Park as an active park site with neighborhood-serving recreational facilities and amenities.

#### Actions

- **Action LU-13.1 Grant Funding.** Pursue all appropriate grant opportunities, including coastal access and natural open space grant programs, to fund improvements to existing parks and recreational facilities.
- **Action LU-13.2 Safe Routes to Parks.** Identify improvements needed to fill gaps in the City's sidewalk system and incorporate these improvements into the City's Capital Improvement Program.
- **Action LU-13.3 Beach Maintenance.** Continue to clean and improve the maintenance of the beach for recreational uses. Develop a program to continue to provide adequate public facilities such as restrooms, showers, and drop-off locations for beach-goers.

## Goal LU-14 Support recreational programs and community events that contribute to a high quality-of-life.

#### **Policies**

- **Policy LU-14.1** Range of Programs. Provide a range of recreational programs and services to Capitola residents that cater to people of all ages, backgrounds, and activity levels. Continue to consider providing services and community grants to fund programs targeting seniors and special needs populations.
- **Policy LU-14.2** Interjurisdictional Partnerships. Continue to partner with other jurisdictions in the Mid-County area to maximize the diversity of recreational programs and activities available to Capitola residents.

land use element capitola general plan

- **Policy LU-14.3** Community Interaction. Support recreational programs that encourage the interaction of different segments of the Capitola population and help to strengthen a sense of community.
- Policy LU-14.4 Connection to Environment. Encourage recreational programs that enhance the public connection to and appreciation of the natural environment.
- Policy LU-14.5 Community Events. Continue to support community events such as the historic Begonia Festival that contribute to Capitola's unique coastal identity.
- Policy LU-14.6 Year-Round Events. Encourage community events in the Village during the winter months that contribute to the year-round vitality of the Village.



Capitola Begonia Festival

Policy LU-14.7 New Brighton Middle School. Work cooperatively with the Soquel Union Elementary School District to provide elementary and middle school facilities for the children who live in Capitola.

#### <u>Actions</u>

- Action LU-14.1 Trails and Pathways. Maintain existing trails and pathways.
- **Action LU-14.2 Regional Trails.** Cooperate with the Regional Transportation Commission to encourage connections with regional trails such as the Monterey Bay Sanctuary Scenic Trail.
- **Action LU-14.3** Coastal Recreation. Explore opportunities to increase coastal recreational activities in Capitola, particularly activities that support environmental awareness and stewardship of the marine and coastal environment.

land use element capitola general plan

CITY OF CAPITOLA General plan update

			5
Zor	ning	GP Desi	ignation
Current	Proposed	Current	Proposed
CN	MU-N	R-MF	MU-N

**APN(s)**: 036-062-37, 036-062-38

**Notes:** Sites currently occupied by Gayle's Bakery. Proposed change would align zoning and general plan designations and be consistent with the existing use type.



BLUE GUM AND RIVERVIEW PARCEL							
Zor	ning	GP Des	ignation	Blue Gum			
Current	Proposed	Current	Proposed				
R-1	R-1	MU-N	R-SF	1600			

**APN(s)**: 035-131-21, 035-131-22, 035-131-23, 035-131-12, 035-131-15, 035-131-32, 035-131-34, 035-131-17, 035-131-18, 035-131-19, 035-131-24

**Notes:** Sites currently developed with residential uses. Proposed change would correct a mapping error and align zoning and general plan designations.



			BF
Zor	ning	GP Desi	ignation
Current	Proposed	Current	Proposed
CC	RM-H	CC	R-MF

**APN(s)**: 034-164-43, 034-164-16, 034-164-14, 034-164-15

**Notes:** Property owners requested rezone from community commercial to multi-family. Proposed change would align multi-family residential designations.



Zor	ning	GP Des	ignation
Current	Proposed	Current	Proposed
AR/CN &	MU-N	R-MF	MU-N
AR/RM-M			

**APN(s)**: 036-011-11, 036-011-12, 036-011-14, 036-011-13

**Notes**: Site currently occupied by day spa and former English tea shop. Proposed change would unify zoning and general plan designations over each of the property's four separate parcels.



ning	GP Desi	ignation
Proposed	Current	Proposed
RM-M	R-MH	R-MF
	Proposed	Proposed Current

APN(s): 036-021-37

**Notes**: Site occupied by multi-family apartments. Proposed change would correct mapping error.



Zor	ning	GP Desi	gnation
Current	Proposed	Current	Proposed
RM-LM	RM-L	R-SF	R-MF

**APN(s)**: 035-021-38, 035-021-44, 035-021-

**Notes**: Site occupied by multi-family apartments. Proposed change would correct mapping error.



Zoı	ning	GP Designation		
Current	Proposed	Current	Proposed	
RM-LM	RM-L	R-SF	R-MF	

**APN(s)**: 036-111-20

**Notes:** Site currently occupied by multifamily development. Proposed change would align multi-family zoning and general plan designations.



Zor	ning	GP Desi	gnation
Current	Proposed	Current	Proposed
PD	PD	CC	R-SF

**APN(s)**: 034-641-06, 034-641-05, 034-641-04, 034-641-03, 034-641-02, 034-641-01

**Notes**: Site currently occupied by singlefamily development permitted as a planned development. Proposed change would align multi-family zoning and general plan designations.



DEPOT HILL VISITOR-SERVING PARCELS					
PROPERTIES	ZON	IING	GP DESIG	GP DESIGNATION	
PROPERTIES	Current	Proposed	Current	Proposed	
609 El Salto	R-1	R-1	R-SF/VS overlay	R-SF	
620 El Salto (Monarch Cove)	VS	R-1/VS overlay	VA	R-SF/VS overlay	
700, 701, 705, 709, 710 El Salto	AR/R-1	R-1	R-SF/VS overlay	R-SF	
720 El Salto	VS/R-1	R-1	VA	R-SF	
723 El Salto	VS/R-1	R-1/VS overlay	VA	R-SF/VS overlay	
701, 705 Escalona	AR/R-1	R-1	R-SF/VS overlay	R-SF	
709 Escalona	VS/R-1	R-1	VA	R-SF	
101, 102, 103, 105, 106, 107 Livermore	AR/R-1	R-1	R-SF/VS overlay	R-SF	
Unaddressed – Livermore/Grand Ave parcel	AR/R-1	R-1	R-SF/VS overlay	R-SF	
Unaddressed – Bluff near Monarch Cove	P/OS	P/OS	VA	P/OS	

**APN(s)**: 036-143-33, 036-143-36, 036-143-14, 036-143-34, 036-143-15, 036-143-20, 036-143-12, 036-143-32, 036-143-11, 036-143-31, 036-142-27, 036-142-28, 036-142-29, 036-143-19, 036-143-24, 036-143-26, 036-142-30, 036-142-32, 036-143-35, 036-142-18, 036-142-20, 036-142-31

**Notes:** Proposed change would remove Visitor Accommodation (VA) general plan designation and replace it on select parcels with a Visitor Service (VS) overlay. Changes would align zoning and general plan designations. See below for details on proposed changes.



Zor	ning	GP Designation		
Current	Proposed	Current	Proposed	
1	1	P/QP	I	

APN(s): 036-041-24

**Notes:** Site currently occupied by industrial uses. Proposed change would correct a mapping error.



Zor	ning	GP Desi	ignation
Current	Proposed	Current	Proposed
AR/VS	R-1/VS	VA	R-SF/VS
	overlay		overlay

**APN(s)**: 036-121-38, 036-121-33

**Notes:** Site occupied by Inn at Depot Hill. Zoning Code update eliminates Automatic Review (AR) zone. Proposed change would align zoning and general plan designations to single-family with visitor serving overlay.



				865 MONTEREY AVENUE
Zor	ning	GP Des	ignation	
Current	Proposed	Current	Proposed	
P/OS	R-1	P/OS	R-SF	
				Section Control of Con

**APN(s)**: 036-041-28

**Notes**: Site occupied by Shoreline Community Church and multi-family housing owned by the church. Proposed change would correct mapping error.

	865 Monterey Ave
	一种 的
Design of the Party of the Part	The section of the property of the section of
NAME OF THE PARTY	The state of the s
1028 4 8 8	理 面 四
	以即便調用了人工
1	
	3 7 7
	( A   8
	200 200 200 200 200 200 200 200 200 200
	(A) \ (A) \ (A) \ (B) \
7 7 8 -000	A 1 10 11 20 301 301
	611 p n mn

4800					
Zoning		<b>GP Designation</b>			
Current	Proposed	Current	Proposed		
AR/R-1	RM-M	R-SF	R-MF		

APN(s): 034-462-05, 034-463-04

**Notes:** Sites occupied by multi-family condos. Properties being rezoned to multifamily to reflect on the ground conditions. Proposed change would align zoning and general plan designations.



Zoning		<b>GP Designation</b>	
Current	Proposed	Current	Proposed
RM-M	RM-M	R/QP	R-MF

APN(s): 036-062-21

**Notes**: Site is developed with a single-family home. Proposed change would correct a mapping error.



			SHA
Zoning GP Designati		nation	
1750 Wharf Rd			
Current	Proposed	Current	Proposed
AR/VS	MU-N/VS	VA	MU-N/VS
	overlay	(restaurant);	overlay
		R-1 (parking	
		lot)	
Shadowbrook Parking Lot Pacel			
AR/R-1	MU-N	R-SF	MU-N

**APN(s)**: 035-111-04, 034-024-01

**Notes**: Automatic Review zone (AR) would be eliminated in zoning code update. Proposed change would reclassify Shadowbrook properties as MU-N with a visitor-serving overlay on the restaurant site.

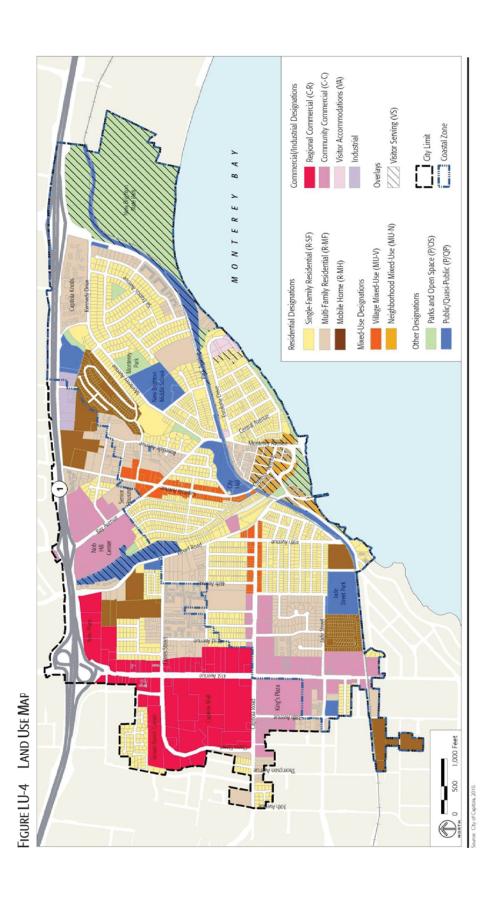


			NO
Zoning GP Designation		nation	
Current	Proposed	Current	Proposed
CN and	MU-N	CC	MU-N
PO			

**Notes**: Change would align General Plan designations with new zoning designations



Attachment: 2014 Capitola Adopted General Plan Land Use Map (General Plan Map Update)





# ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT CITY OF CAPITOLA GENERAL PLAN UPDATE (SCH #2013072002) For the CITY OF CAPITOLA GENERAL PLAN UPDATE

#### INTRODUCTION

This addendum has been prepared to document compliance with the California Environmental Quality Act (CEQA) for the City of Capitola's proposed General Plan update. The proposed General Plan update would update Capitola's 2014 General Plan and includes both text and map amendments to further define the goals, policies, and implementation measures in the 2014 General Plan.

This addendum provides an analysis of whether the adoption of the General Plan updates would result in any new or more severe adverse environmental effects which were not previously analyzed in the 2014 General Plan Update Program EIR pursuant to CEQA Guidelines Sections 15162, 15164, and 15168.

#### PROJECT DESCRIPTION

The City of Capitola proposes an update to the Land Use element which includes both text and map amendments to correct tables, figures, and the land use maps to reflect current conditions and clarify implementation measures in the 2014 General Plan. The General Plan was comprehensively updated in 2014.

A summary of the changes included in the proposed General Plan update are outlined below:

- 1. Adding the Rispin Mansion Park to Table LU-2 Existing Parks. Page LU-9
- 2. Revising Figure LU-3 Public Facilities and Parks to include Rispin Mansion Park and remove "future park" from the label on McGregor Park. McGregor Park is now an existing park. Page LU-10
- 3. Improve description of applicable density limits and Floor Area Ratio on Page LU-14 to include the statement "Residential uses in commercial and mixed-use land use designations shall be subject to FAR limitations. General Plan density limits shall not apply to residential uses in commercial or mixed-use land use designations."
- 4. Update Land Use map on page LU-16 to correct land use designations to reflect current conditions and direction provided during the Zoning Code Update. The change are included in Attachment B, and also include renaming the Single-Family Residential To (R-1); removing the Visitor Accommodations (VA) land use zone and replacing with the Visitor Serving Overlay to be

consistent with the new zoning map and zone classifications; and modifying the colors of the Mixed Use Designations to correctly reflect the key.

- 5. Within the Residential Designations, updating the description of the density designation for multi-family residential "is between 10 and 20 dwelling units per acre depending upon the zoning classification." Page LU-17
- 6. Remove Visitor Accommodations as a designation. Page LU-19. During the zoning code update, it was determined that best practice is to have Visitor Serving is an overlay zone. Overlay designations (Visitor Serving (-VS) is identified and explained on page LU-21.
- 7. Update Action LU-7.3 to specify the parcel of the hotel floor area ratio that may be developed with a maximum FAR of 3.0 as "A Hotel in the Village at the former Capitola Theater site..." Page LU-33.
- 8. Update Action LU-9.3 to specify that the Capitola Mall property is included in the area that is subject to an increased Floor Area Ratio. Page LU-39

None of the proposed changes would allow increased development potential or change the goals, objectives, and actions listed within the General Plan.

### **CEQA ADDENDUM PROCEDURES**

This document has been prepared in accordance with CEQA Guidelines sections 15164 and 15168 to explain the rationale for determining that the proposed Capitola General Plan update would not create any new or substantially more severe significant effects on the environmental that were not analyzed in the 2014 General Plan Update EIR.

In determining whether an Addendum is the appropriate document to analyze modifications to the General Plan EIR, State CEQA Guidelines Section 15164 states:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Since the General Plan EIR has been certified, the environmental impacts of subsequent activities proposed under the General Plan must be examined in light of the impact analysis in the certified EIR to determine if additional CEQA documentation must be prepared. One of the standards that applies is whether, under Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163, there are new significant effects or other grounds that require preparation of a subsequent EIR or supplemental EIR in support of further agency action on the project. Under these guidelines, a subsequent or supplemental EIR shall be prepared if any of the following criteria are met:

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:
  - 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
  - 3) New information of substantial importance, which was not known and count not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
    - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As demonstrated in the environmental analysis contained herein, none of the conditions that had been analyzed in the 2014 General Plan EIR would change with adoption of the proposed General Plan update. Furthermore, no new information of substantial importance meeting the criteria listed in State CEQA Guidelines Section 15162 has been identified.

### PRIOR ENVIRONMENTAL DOCUMENT

The Capitola City Council adopted the General Plan Update and certified the associated EIR on June 26, 2014. The certified EIR found that adoption of the GPU would have significant, unavoidable effects to air quality, hydrology and water quality, traffic, utilities and service systems, and greenhouse gas emissions. In accordance with CEQA section 15091, the Capitola City Council adopted findings of overriding considerations to certify the EIR.

### **ENVIRONMENTAL REVIEW UPDATE CHECKLIST**

### I. AESTHETICS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings.; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

<u>Response</u>: The proposed General Plan update would not result in new or increased severity of significant visual and light/glare impacts beyond what was addressed in the General Plan EIR. The amendments to the General Plan are consistent with the development assumptions under the adopted 2014 General Plan. Housing and commercial uses would be developed in the same locations and within prescribed densities and intensities as contemplated in the 2014 General Plan EIR. All future development projects would be subject to applicable City requirements pertaining to visual resources, as well as to further CEQA analyses of project specific impacts.

### II. AGRICULTURAL AND FORESTRY RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conflict with zoning for or result in rezoning of forest land; result in the loss of forest land or conversion of forest land to non-forest use; convert Important Farmland and/or conflict with existing zoning for agricultural use or Williamson Act contract?

<u>Response</u>: There are no forest lands, farmlands of state or local importance, or agriculturally zoned properties in the City of Capitola. Consequently, the GP EIR concluded that there would be no significant impacts to agriculture or forestry resources. The proposed General Plan update would not result in any new impacts not previously considered by the GP EIR.

### III. AIR QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

Response: The General Plan EIR found that implementation of the Plan could result in significant, unavoidable impacts to air quality through an increase in mobile and stationary source emissions and cumulative contributions to regional air quality standards. The proposed General Plan update would not increase any residential densities or commercial intensities nor does it include new allowances which could facilitate development which could result in direct or indirect air quality impacts. Therefore, there are no project changes or any new information of substantial importance which indicate that the proposed General Plan update would exacerbate air quality impacts beyond the analysis and conclusions in the 2014 General Plan EIR.

### IV. BIOLOGICAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

<u>Response</u>: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to biological resources. The proposed General Plan update does not include any policies or actions which would involve new or altered physical changes to the environment which have the potential to adversely affect biological resources. There have been no changes in the project nor is there any new information of substantial importance to indicate that the proposed General Plan update would result in new or more severe impacts to biological resources.

### V. CULTURAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

Response: The General Plan EIR found that implementation of the Plan could result in significant impacts to cultural resources, but that mitigation measures could be applied to reduce the impact to a less than significant level. The proposed General Plan update does not include any residential density or commercial intensity increases which could result in additional housing development above what was evaluated in the General Plan EIR. Therefore, there have been no changes to the project or new information of substantial importance which indicate that the proposed General Plan update could result in new or more severe impacts to cultural resources.

### VI. GEOLOGY AND SOILS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<u>Response</u>: The General Plan EIR found that implementation of the Plan would have no potential to result in significant impacts to/from geology and soils. There have been no changes to the project or new information of substantial importance which indicate that the proposed General Plan update could result in new or more severe impacts to/from geology and soils.

### VII. GREENHOUSE GASES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that show the project may generate greenhouse gas

emissions, either directly or indirectly, that may have a significant impact on the environment; or would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

<u>Response</u>: The General Plan EIR found that implementation of the Plan would result in significant, unavoidable impacts to greenhouse gases and climate change. The proposed General Plan update includes the same residential densities and commercial intensities as what was evaluated by the 2018 General Plan EIR, therefore, there have not been any changes to the project or new information of substantial importance which indicate that the proposed General Plan update could result in new or more severe impacts to greenhouse gas emissions.

### VIII. HAZARDS AND HAZARDOUS MATERIALS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<u>Response</u>: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to/from hazards and hazardous materials. There have been no changes to the project, or new information of substantial importance which indicate that the proposed General Plan update would result in a new or more severe impact to hazards and hazardous materials.

### X. HYDROLOGY AND WATER QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality

including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding onor off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including City Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

<u>Response</u>: The General Plan EIR found that the implementation of the Plan could result in significant unavoidable impacts to groundwater supply, but found no significant impacts to water quality, drainage, erosion, or flooding. The proposed General Plan update would not increase residential densities or commercial intensities which would facilitate new water-dependent development. Therefore, there have been no changes to the project or any new information of substantial importance which indicate that the proposed General Plan update would result in new or more severe impacts to hydrology or water quality.

### XI. LAND USE AND PLANNING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

<u>Response</u>: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to land use and planning. There have been no changes in the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to land use and planning.

### XII. MINERAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss

of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<u>Response</u>: There are no mineral resource deposits in the City of Capitola which could be reasonably extracted given existing non-compatible land uses. Accordingly, the General Plan EIR found that implementation of the Plan would not result in any impacts to mineral resources. There have been no changes to the project or new information of substantial importance which indicate that the proposed General Plan update would result in new or more severe impacts to mineral resources.

### XIII. NOISE

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<u>Response</u>: The General Plan EIR found that implementation of the Plan could result in significant impacts from noise resulting from construction of future projects authorized by the Plan. Consequently, the General Plan EIR included mitigation measures to reduce impacts from noise to a less than significant level. However, there have been no changes in the project or new information of substantial importance which indicate that the proposed General Plan update would result in new or more severe impacts to/from noise.

### XIV. POPULATION AND HOUSING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

<u>Response</u>: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to population and housing. There have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to population and housing.

### XV. PUBLIC SERVICES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

<u>Response</u>: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to public services. There have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to public services.

### XVI. RECREATION

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<u>Response</u>: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to recreation. There have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to recreation.

### XVII. TRANSPORTATION/TRAFFIC

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: conflict with an

applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<u>Response</u>: The General Plan EIR found that implementation of the Plan could result in significant, unavoidable impacts to transportation. The proposed General Plan update does not include any increased residential densities or commercial intensities which would facilitate new development, which could result in additional traffic. Therefore, there have been no changes to the project or information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to transportation.

### XVIII. UTILITIES AND SERVICE SYSTEMS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

<u>Response</u>: The General Plan EIR found that implementation of the Plan could result in significant unavoidable impacts to utilities and service systems due to the potential for groundwater overdraft. The proposed General Plan update would not increase residential densities or commercial intensities which would facilitate new water-dependent development or the need for new or expanded wastewater treatment facilities or landfills. There have been no changes to the project or information of substantial importance which

indicate that the proposed General Plan update would result in any new or more severe impacts to utilities and service systems.

### XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

<u>Response</u>: There have been no changes to the project or any new information of substantial importance which indicate that the proposed General Plan update would result in any new or more severe impacts to the quality of the environment, including adverse impacts to habitat for sensitive species, cumulative environmental impacts, or adverse direct or cumulative effects on human beings.

### RESOLUTION NO. \_

# RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA ADOPTING THE CITY'S GENERAL PLAN UPDATE

**WHEREAS**, The City of Capitola recognizes the need for a General Plan to guide future growth and development within the City; and

**WHEREAS**, Section 65300 et. Seq. of the Government Code of the State of California requires a comprehensive General Plan for the physical development of the City; and

**WHEREAS**, the City Council certified the Final Environmental Impact Report on June 26, 2014; and

WHEREAS, the City Council adopted the General Plan Update on June 26, 2014; and

**WHEREAS**, the regular maintenance of the General Plan is essential to ensure the City's regulatory framework remains Consistent with state and federal law; and

**WHEREAS**, since the 2014 adoption of the General Plan Update, there have been physical and regulatory changes that should be reflected within the General Plan; and

WHEREAS, since the 2014 adoption of the General Plan Update, there have been minor corrections and inconsistencies identified between the General Plan Land Use Map and the Capitola Zoning Map that should be reflected within the General Plan Land Use Element and the General Plan Land Use Map update, and

**WHEREAS**, the Planning Commission reviewed proposed updates to the General Plan on March 1, 2018, and

**WHEREAS**, the City Council reviewed proposed updates to the General Plan on March 22, 2018; and

**WHEREAS**, the 60-day public review period was initiated on October 5, 2018 for the General Plan Update and associated Addendum to the General Plan Update Environmental Impact Report; and

WHEREAS, the Planning Commission provided the required notification and conducted public hearings on December 6, 2018 and February 7, 2019, considered all testimony and proposed modifications received in the process, made necessary revisions to the Final Draft of the General Plan Land Use Element; and recommended adoption of the General Plan Land Use Element update and the General Plan Land Use Map Update; and

**WHEREAS**, the City Council provided the required notification and conducted a public hearing on March 14, 2019, considered all testimony and proposed modifications received in the process, made necessary revisions to the Final Draft of the General Plan Land Use Element and General Plan Land Use Map; and

**WHEREAS**, the City Council certified the Addendum to the General Plan Update Environmental Impact Report; and

**WHEREAS**, the City Council adopted the General Plan Land Use Element Update and General Plan Land Use Map Update on March 14, 2019, and

### WHEREAS, the City Council finds:

- The City Council reviewed and considered the information in the Addendum to the 2014 General Plan Environmental Impact Report prior to acting on the General Plan Update, and has certified the addendum to the 2014 General Plan Environmental Impact Report.
- 2. The General Plan Update has been prepared consistent with the requirements of State law:

- The General Plan Update is a comprehensive long-term plan for the physical development of the City, containing the mandatory elements of land use, circulation (mobility), conservation, open space, noise, and safety as they are contained in the chapters of the General Plan Update. The City's Housing Element is prepared as a separate volume to the General Plan as it requires updates every eight years in accordance with State law. The City's current Housing Element was updated and adopted on November 25, 2015, (and adopted by Housing and Community Development on February 4, 2016) and covers the years 2014 to 2023.
- The General Plan Update also includes an optional Economic Development Element as allowed by State law.
- The General Plan Update is internally consistent in that all elements have been concurrently updated.
- The General Plan balances various interests in arriving at its particular content and form.
- The public hearing process has been conducted as required by State law.
- Proposed studies and actions recommended within the General Plan Update are desirable and will be pursued in accordance with priorities established by the City Council during its annual budgetary process. However, budget limitations may limit the City's ability to fulfill all of the proposed actions and studies included in the General Plan Update. Failure to carry out any specific study or action as suggested will not invalidate the General Plan Update as its adequacy is achieved through policies and land use designations which are not dependent on future studies or actions.
- The annual review of the General Plan as required by Section 65400(b) of the Government Code will serve as the principal mechanism to monitor mitigation effects of General Plan policies and actions.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Capitola that the Land Use Element and Land Use Map of the General Plan Update is hereby amended.

AYES: NOES: ABSENT: ABSTAIN:	
ATTEST:	Jacques Bertrand, Mayor
Linda Fridy, City Clerk	



# CAPITOLA CITY COUNCIL AGENDA REPORT

### **MEETING OF MARCH 14, 2019**

FROM: Public Works Department

SUBJECT: Update on the Capitola Branch Library Project

RECOMMENDED ACTION: Receive report.

<u>BACKGROUND</u>: Since the start of construction of the Capitola Branch Library in January, progress has been slowed significantly by weather impacts. Through February there were 29 days of rain where no work could be completed. Production days have also been lost to drying the soil and installing and maintaining stormwater pollution prevention measures.

<u>DISCUSSION</u>: The contractor, Otto Construction, has managed to complete about one-half of the rough grading for the foundation, excavation for a bioswale, and pot-holing for the watermain extension through the property. There have been weekly owner, architect, and contractor meetings where the team is continually reviewing elements of the project and addressing any questions or issues that can be resolved in advance. The next elements of work to be completed are the watermain extension, construction of the bioswale to assist in managing storm flows, and pouring a section of the foundation wall.

Two value engineering contract change orders have been issued and three contract payments made.

Original Contract Award:	\$12,325,000
VE Change Orders	\$ <u>(736,441)</u>
Present Contract Value	\$11,588,559
Payments made through February % Complete	\$492,595.13 4.3%

A summary of the contract payment items is included as Attachment 1.

No contract change orders have been issued that add cost to the contract and no Council action is required at this time.

FISCAL IMPACT: At the time of the contract award, the Council approved the initial contract value of \$12,325,000 and directed and authorized staff to issue value engineering change orders that would reduce the value of the contract to \$11,533,456. Presently the contract value remains \$55,063 over the target value, but a third value engineering change order estimated at \$77,805 is in progress.

The library project has total funding of \$15.15 million, of which approximately \$2,055,300 has

Library Update March 14, 2019

been spent to date. Attachment 2 shows the current status of the project's various funding sources as well as how cash on hand is deposited.

### **ATTACHMENTS**:

1. Library Costs through February 2019

2. Library Funding Update

Report Prepared By: Steve Jesberg

**Public Works Director** 

### Reviewed and Forwarded by:

Jamie Goldstein, City Manager

3/8/2019

APPLICATION AND CE					PAGE 1 of 2
TO: Steve Jesberg City Of Capitola	PROJECT:	Capitola Branch Library	APPLICATION NO:	3	Distribution to:
420 Capitola Avenue			INVOICE NO:	13058	OWNER X PM/CITY REPRESENTATIVE
Capitola, CA 95010	JOB:	18-3182-00	INVOICE NO.	13036	ARCHITECT
			PERIOD TO:	January 31, 2019	CONTRACTOR
FROM: PM/CI	TY REPRESENTATIVE:	David Tanza			JOB SITE
OTTO Construction 1717 2nd Street		Bogard Construction	PROJECT NOS:		
Sacramento, CA 95811		350 Coral St Ste A Santa Cruz, CA 95060			
	I Contracting	Santa Cruz, CA 95000	CONTRACT DATE: S	entember 14 2018	
CONTRACTOR'S APPI		DAY (15) (5)	CONTRACT DATE: C	eptember 14, 2016	
Application is made for Payment, as show Continuation Sheet, is attached.	n below, in connection with	the Contract.	by the Contractor for Work for payments received from the O	k covered by this Applic the Contract Documents which previous Certifica wner, and that current p	
ORIGINAL CONTRACT SUM     Net change by Change Orders     CONTRACT SUM TO DATE     TOTAL COMPLETED & STORED	TO DATE	5 12,325,000.00 6 (566,193.00) 6 11,758,807.00 492,595.13	By: NATALIE GHILAIN / CHI		ate: 2/20/19
		402,000.10	WATALIL GITLANT CHI	EFESTIMATOR	
<ol><li>ESCROW (in lieu of Retainage):</li></ol>					all =
a. 5% Escrow (this period)	\$ 9,762.41		D	Digitally signed by Da DN: C=US, E=dtanza	@bogardconstruction.com.
<ul> <li>5% Escrow (through prior pay)</li> <li>10% of Stored Material</li> </ul>	app) \$ 14,867.35		David Tar	Representative (Cons	onstruction, OU=Owner's sultant), CN=David Tanza
Total Escrow & Stored Material (Line		24,629.76		Reason: I am approvi Date: 2019.02.20 15:	ng this document 11:12-08'00'
Total Total Retainage in Escrow (5a+			DPO IECT MANA	CED/CITY D	EPRESENTATIVE CER
6 . TOTAL EARNED LESS ESCROW	24,020.70	467,965.37			
(Line 4 less Line 5 Total)		407,300.37			on-site observations and the data tifies to the Owner that to the best of the
					ork has progressed as indicated,
7. LESS PREVIOUS APPLICATIONS	FOR PAYMENT	282,479.65	the quality of the Work is in ac	cordance with the Contra	act Documents, and the Contractor
B. CURRENT PAYMENT DUE	DOW	185,485.72	is entitled to payment of the AM	MOUNT CERTIFIED.	
<ol> <li>BALANCE TO FINISH, PLUS ESC (Line 3 less Line 6)</li> </ol>	ROW	11,290,841.63	AMOUNT CERTIFIER &	105 105 70	
(2 0 1000 2.110 0)			AMOUNT CERTIFIED \$_	185,485.72	
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS	(Attach explanation if amount certif	ied differs from the amount	annlied Initial all figures on this
Total changes approved in previous months by Owner	0.00	0.00			conform with the amount certified.)

0.00

0.00

NET CHANGES by Change Orders

566,193.00

566,193.00

Total approved this Month

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without

prejudice to any rights of the Owner or Contractor under this Contract.

<sup>\*</sup> APPLICATION AND CERTIFICATE FOR PAYMENT \*

# Attachment: Library Costs through February 2019 (Library Update)

Packet Pg. 125

SCHEDULE OF VALUES

AIA DOCUMENT G703

PROJECT NAME: OTTO JOB NO: Capitola Branch Library

18-3182-00

APPLICATION NO: 3

APPLICATION DATE: 02/20/19

PERIOD TO: 01/31/19

2 OF 2

INVOICE NO: 3

A	В			E	F		G		Н		J	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED		OMPLETED	MATERIALS		TOTAL	%	BALANCE	ESCROW	ESCROW	
NO.		VALUE Original Amount	FROM PREVIOUS APPLICATION	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	AND STORE TO DATE		(G/C)	TO FINISH (C-G)	TO DATE 0.05	THIS PERIOD 0.05	
	RUCTION COST									1		
010000	GENERAL CONDITIONS					1	- 1	100		s -	s .	
	Bonds	\$ 80,128.00	\$ 80,128.00	s -	s -	s	80,128.00	100.00% S		\$ 4,006.40	\$	
	Temporary Fence	\$ 10,000.00	\$ 9,237.00	s -	s -	s		92.37% \$	763.00	\$ 461.85	\$ -	
	Mobilization	\$ 150,000.00	\$ 142,500.00	\$ 7,500.00	s -	s		100.00% \$	700.00	\$ 7,500.00	\$ 375.00	
	Builder Risk Insurance	\$ 65,000.00	\$ -	\$ 65,000.00	s -	s		100.00% \$		\$ 3,250.00	\$ 3,250.00	
	Survey and Staking	\$ 28,900.00	s -	\$ 2,890.00	s -	s		10.00% \$	26,010.00	\$ 144.50	\$ 144.50	
	General Conditions .	\$ 1,247,496.00	\$ -	\$ 88,572.22	s -	s	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	7.10% \$	1,158,923.78	\$ 4,428,61	\$ 4,428.61	
			s -	s -	s -	s		0.00% \$	1,100,020.70	\$ -	\$ -	
020000	EXISTING CONDITIONS		s -	s -	s -	s		0.00% \$	- 2	s -	\$ .	
	Early Abatement & Demolition Work	\$ 43,782.00	\$ 43,782.00	s .	s -	s		100.00% \$		\$ 2,189.10	\$ -	
	Initial SWPP Installation	\$ 6,000.00	\$ 6,000.00	s -	s -	s		100.00% \$		\$ 300.00	s .	
	Tree Removal	\$ 15,700.00	\$ 15,700.00	s -	s -	s		100.00% \$		\$ 785.00	s .	
		10,000	\$ -	s .		s		0.00% \$	- 1	\$ 785.00		
030000	CONCRETE		s .	s -	s .	s		100000000000000000000000000000000000000		\$	5 -	
	Concrete Reinforcement	\$ 115,795.00	s -	s .		5		0.00% \$	445 705 00	•	\$ -	
	Slab on Grade & Topping Slab	\$ 68,085.00	s -	\$ -	s .	\$		310000		s -	\$ -	
	Cast In Place Concrete	\$ 107,565.00	s .	s .		s			68,085.00	s -	\$ -	
	Architectural Concrete	\$ 369,499.00	s .	s .		s		0.00% \$	107,565.00	s -	\$ -	
	The state of the s	505,455.00	\$ .	s -	s .	\$		0.00% \$	369,499.00	s -	\$ -	
050000	METALS			s .		\$		0.00% \$		\$ -	\$ -	
	Structural Steel & Decorative Metal	\$ 148,926.00	s -	\$ .		5		0.00% \$		\$ -	s -	
	Install of FOB Metal Fabrications	\$ 35,000.00	\$ .	\$ -		11.7	400	0.00% \$		s -	\$ -	
	Install of 1 OD Metal 1 abrications	35,000.00	s -	s .	\$ -	\$		0.00% \$	35,000.00	s -	\$ -	
080000	WOOD, PLASTICS & COMPOSITES		s .	-	5 -	\$		0.00% \$		s -	\$ -	
000000	Rough Carpentry-Floor Framing	\$ 256,821.00	\$ -	s -	\$ -	\$		0.00% \$		\$ -	s -	
	Rough Carpentry-Wall Framing	\$ 344,401.00	\$ -	s -	\$ -	\$		0.00% \$	256,821.00	s -	s -	
	Rough Carpentry-Roof Framing	2.04.00.00		s -	\$ -	\$	2.0	0.00% \$		\$ -	S -	
	Exterior Resista & IPE Siding		\$ -	\$ -	\$ -	\$	1.00	0.00% \$		s -	\$ -	
	Engineered Wood		\$ -	\$ -	\$ -	\$	4.35	0.00% \$	250000000	\$ -	\$ -	
	Exterior Finish Carpentry	\$ 131,040.00 \$ 21,289.00	\$ -	\$ -	\$ -	\$		0.00% \$	131,040.00	\$ -	\$ -	
		11,200.00	\$ -	\$ .	\$ -	\$		0.00% \$	21,289.00	\$ -	\$ -	
	Interior Finish Carpentry Interior Architectural Woodwork	\$ 185,198.00 \$ 430.080.00	\$ -	s -	\$ -	\$		0.00% \$	185,198.00	\$ -	\$ -	
		1001000100	\$ -	\$ -	\$ -	\$	-	0.00% \$		\$ -	\$ -	
	Plastic Panelling	\$ 5,000.00	\$ -	s -	\$ -	s	0.0	0.00% \$	5,000.00	\$ -	\$ -	
070000	THERMAL AND MOISTING PROTECTION		5	s -	\$ -	\$	-	0.00% \$		\$ -	\$ -	
070000	THERMAL AND MOISTURE PROTECTION		5 -	s -	s -	\$	•	0.00% \$		\$ -	s -	
	Self-Adhering Sheet Waterproofing	\$ 75,000.00	s -	s -	s -	\$	-	0.00% \$	7 9 65 5 5 7 5 7	s -	s -	
	Building Insulation	\$ 78,975.00	\$ -	\$ -	\$ -	\$	6.6	0.00% \$	78,975.00	s -	s -	
	Crawl Space Vapor Retarders	\$ 51,000.00	\$ -	\$	\$ -	\$		0.00% \$	51,000.00	\$ -	s -	
	Self Adhering Sheet Air Barriers	\$ 43,000.00	\$ -	\$ -	\$ -	\$		0.00% \$	43,000.00	\$ -	\$ -	

## SCHEDULE OF VALUES

AIA DOCUMENT G703

APPLICATION NO: 3

2 OF 2

PROJECT NAME: OTTO JOB NO: Capitola Branch Library

18-3182-00

APPLICATION DATE: 02/20/19 PERIOD TO: 01/31/19

INVOICE NO: 3

ITEM	B	С	D	E	F	G		Н		J
NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK CO	OMPLETED	MATERIALS	TOTAL	%	BALANCE	ESCROW	ESCROW
		Original Amount	FROM PREVIOUS APPLICATION	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E)	(G/C)	TO FINISH (C-G)	0.05	THIS PERIOD 0.05
	Poly-vinyl Chloride PVC Single-Ply Roofing	\$ 204,600.00	\$ .	\$ -	\$ -	\$ -	0.00% \$	204,600.00	s -	s .
	Sheet Metal Flashing And Trim	\$ 170,015.00	\$ .	\$ -	s -	s -	0.00% 8		s -	s .
	Roof Specialties	\$ 2,500.00	s .	s -	s -	s -	0.00% 5		s -	s .
	Joint Sealants	\$ 40,000.00	s -	s -	s -	s -	0.00% 5		s -	5
	Hollow Metal Doors and Frames	\$ 41,246.00	s -	s -	s -	s -	0.00% S		s -	\$
	Access Doors and Frames	\$ 15,000.00	\$ -	s -	s -	s -	0.00%		s -	s .
			s -	s -	s -	s -	0.00% 8			s .
80000	OPENINGS		s -	s -	s .	s -	0.00% \$			s .
	Aluminium CW, Storefront and Glass Doors	\$ 497,704.00	\$ -	s .	s .	s -	0.00% \$		s -	s .
	Glass Film	\$ 10,440.00	s -	\$	s -	s -	0.00% \$			
	Tubular Skylights	\$ 49,925,00	\$ -	s -	s .		0.00% \$		s -	\$ -
		10,020.00	s -	s -	s .	1		10,020.00	s .	s -
90000	FINISHES		s .	s .	s .		0.00% \$		\$ -	\$ -
	Gypsum Board	\$ 461,770.00	s -	5 .	s .	5 -	0.00% \$		\$ -	\$ -
	Ceramic & Stone Tiling	\$ 224,301.00	\$ -			\$ -	0.00% \$	10.11.10.00	\$ -	s .
	Acoustical Panel Ceilings	\$ 542,746.00	\$ -		\$ -	\$ -	0.00% \$		\$ -	\$ -
	Flooring	·,		5	\$ -	s -	0.00% \$	- 1-1- 1-1	\$ -	s -
	Wall Covering		s -	\$ -	\$ -	s -	0.00% \$	1111010100	\$ -	\$ -
	Painting	20,000.00	s -	s -	\$ -	s -	0.00% \$	20,000.00	\$ -	s -
00000	SPECIALTIES	\$ 105,667.00	s -	\$ -	\$ -	s -	0.00% \$	36-16-33-35-	\$ -	s -
00000			\$	s -	\$ -	s -	0.00% \$	- 1	s -	s -
	Visual Display Units	\$ 21,089.00	\$ -	s -	s -	s -	0.00% \$	21,089.00	\$ -	\$ -
	Signage And Identification Devices	\$ 91,887.00	s -	s -	\$ -	\$ -	0.00% \$	91,887.00	\$ -	s -
	Wall Protection	\$ 3,000.00	\$ -	s -	s -	\$ -	0.00% \$	3,000.00	\$ -	s -
	Toilet And Bath Accessories	\$ 13,805.00	s -	\$ -	\$ -	\$ -	0.00% \$	13,805.00	\$ -	\$ -
	Fire Extinguishes and Cabinets	\$ 2,542.00	\$ -	\$ -	s -	\$ -	0.00% \$	2,542.00	s -	s -
	Plastic Laminate Clad Lockers	\$ 2,650.00	\$ -	\$ -	\$ -	\$ -	0.00% \$	2,650.00	\$ -	s -
	Metal Storage Shelving	\$ 12,500.00	\$ -	\$ -	\$ -	\$ -	0.00% \$	12,500.00	s -	s -
	Fireplace	\$ 40,150.00	\$ -	\$ -	\$ -	\$ -	0.00% \$		\$ -	s -
			\$ -	\$ -	\$ -	s -	0.00% \$	12.	s -	s -
10000	EQUIPMENT	8-	s -	\$ -	s -	\$ -	0.00% \$		s -	s -
	Owner Furnished, Contractor Installed Equip	\$ 6,500.00	\$ -	s -	\$ -	s -	0.00% \$	6,500.00	s -	5 .
	Contractor Furnished, Contractor Installed Ed	\$ 6,700.00	\$ -	\$ -	\$ -	s .	0.00% \$	-1	s -	s .
	Library Stack Systems	\$ 239,800.00	\$ -	s -	\$ -	\$ -	0.00% \$	- Friedrich	\$ -	s .
			\$ -	s -	s -	\$ -	0.00% \$		s -	s
20000	FURNISHINGS		\$ -	\$ -	s -	s -	0.00% \$		s -	s
	Roller Window Shades	\$ 16,735.00	\$ -	\$ -	s -	s -	0.00% \$		s -	
	Entrance Floor Mats and Frames	\$ 12,806.00	s -	\$ -	s -	s	0.00% \$		s -	
	Site Furnishings	\$ 11,440.00	s -	\$ -	s -	5 -	0.00% \$			
		11,710.00	\$ -	s .	s -	\$ .	0.00%	11,440.00	\$ -	<b>a</b> -

SCHEDULE OF VALUES

AIA DOCUMENT G703

**APPLICATION NO: 3** 

APPLICATION DATE: 02/20/19 PERIOD TO: 01/31/19

20F2

INVOICE NO: 3

PROJECT NAME: OTTO JOB NO:

Capitola Branch Library

18-3182-00

A	В	C		D	1	E		F		G			Н		1		J	
NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	_	WORK CO M PREVIOUS PLICATION		LETED THIS PERIOD		MATERIALS		TOTAL	% (G/C)		BALANCE TO FINISH		ESCROW TO DATE		ESCROW HIS PERIOD	
		Original Amount	AP	PLICATION			(NOT IN D OR E)		A	ND STORED TO DATE (D+E)			(C-G)		0.05		0.05	
210000	FIRE SUPPRESSION		S		\$		\$		\$		0.00%	\$	-	s		s		
	Fire Suppression	\$ 199,850.0	0 8		\$		\$		\$		0.00%	\$	199,850.00	\$		s		
			S	F-36 /	\$		\$		\$	9.3	0.00%	\$		\$		\$		
220000	PLUMBING		S	1.00	\$		\$		\$	- 1	0.00%	S		\$		\$		
	Plumbing	\$ 224,400.0	0   S		\$		S	4.5	\$		0.00%	\$	224,400.00	\$		\$		
			\$	100	\$		\$		\$	10.0	0.00%	\$		\$	-	s		
230000	HEATING, VENTILATION & AC		\$		\$		\$		15		0.00%	S		\$	-	S		
	Heating, Ventilation & Air Conditioning	\$ 945,648.0	0 \$		\$		\$		\$	-	0.00%	\$	945,648.00	\$		\$		
	Lancaca Lancaca Company		\$	1.0	\$		\$		\$	0.4	0.00%	S		\$		s		
26,27,28	ELECTRICAL, COMM. & SECURITY		\$		\$		\$		\$		0.00%	\$		\$		S		
	Electrical, Communications & Security	\$ 1,444,440.0	0 \$		\$		\$		\$		0.00%	\$	1,444,440.00	\$		s		
	Temporary Power	\$ 17,500.0	0 \$		\$	-	\$		\$		0.00%	\$	17,500.00	\$		s		
	Temporary Lighting	\$ 12,060.0	0 \$		\$		\$		\$		0.00%	\$	12,060.00	s		s		
			\$	4.0	\$		\$	5.	\$		0.00%	\$		\$		s		
31,32,33	EARTHWORK, EXT IMP. & UTILITIES		\$		\$		S	-	\$	-	0.00%	\$		s		s		
	Earthwork, Utilities & Subdrainage	\$ 814,613.0	0 \$		\$	70,660.95	\$		\$	70,660.95	8.67%	S	743,952.05	S	3,533.05	5	3,533.05	
	Temporary Entrance	\$ 15,000.0	0 \$		\$		\$		\$	-	0.00%	\$	15,000.00	\$		5		
	Curb, Gutter & Concrete Pavement	\$ 129,609.0	0 \$		\$		\$	-	\$		0.00%	\$	129,609.00	s	-	s		
	Pavement Markings	\$ 21,150.0	0 \$		\$		\$		\$	-	0.00%	\$	21,150.00	s		S		
	Chain Link Fences and Gates	\$ 10,000.0	0 \$	1.7	\$	-	\$		\$	-	0.00%	\$	10,000.00	5		s		
	Landscaping & Irrigation	\$ 246,690.0	0 \$		\$		\$		\$		0.00%	\$	246,690.00	5		s		
			\$	100	\$		\$		\$	- 3-	0.00%	S		\$		s		
	ALLOWANCES		\$		\$		\$	1.	\$		0.00%	S		\$		s		
	Allowance #1: Artist Assistance	\$ 10,000.0	0 \$	4.5	\$	-	\$		S		0.00%	S	10,000.00	\$		s		
			\$		\$	-	\$		\$	-	0.00%	S		\$	-	s		
	FEE	\$ 566,924.0	0 \$		\$	25,624.96	\$		\$	25,624.96	4.52%	\$	541,299.04	\$	1,281.25	s	1,281.25	
			\$		\$	-	\$		S		0.00%	\$		\$		\$		
	Subtotal	\$ 12,325,000.0	0 8	297,347.00	s	260,248.13	s		s	557,595.13	4.52%	•	11,767,404.87	s	27,879.76	\$	13,012.41	
CHANG	E ORDERS				Ť	2001210110	-		۰	007,000.10	4,0270	_	11,101,101,11	9	21,015.10	*	13,012,41	
OCO #1	OCO #1: VE PCO 1.2, 1.31, 1.41, BR & Alt #1	s .	s		s		5		s		0.00%	•						
	OCO #1: VE PCO 1.2	\$ (427,321.0	0) \$		s		s		s		0.00%		(427,321.00)	5		9		
	OCO #1: VE PCO 1.31	\$ (91,872.0			\$		s		s		0.00%	100	(91,872.00)	S	-	S		
	OCO #1: VE PCO 1,45, Builders Risk by City	\$ (65,000.0			s	(65,000.00)	s		s	(65,000.00)	100.00%	\$	(81,012,00)	S	(3,250.00)	S	(3,250.00	
	OCO #1: Bld Atternate #3, Pavers	\$ 18,000.0			S	(55,555,50)	s		S	(00,000.00)	0.00%		18,000.00	\$	(3,230.00)	0	(3,250.00	
		\$ .	s		\$		s	3	s		0.00%	S	10,000.00	\$	1	0		
		\$	\$		\$		s		s		0.00%			\$		\$		
	Subtotal	E /500 400 0	01 0	7.7		10F 500 001			È	/AE AC	0.0070			-	Transati		-	
	Sublotal	\$ (566,193.0	U) \$	1.	\$	(65,000.00)	\$		\$	(65,000.00)		\$	(501,193.00)	\$	(3,250.00)	\$	(3,250.00	

SCHEDULE OF VALUES

AIA DOCUMENT G703

2 OF 2

PROJECT NAME: OTTO JOB NO: Capitola Branch Library

18-3182-00

APPLICATION NO: 3 APPLICATION DATE: 02/20/19

PERIOD TO: 01/31/19

**INVOICE NO: 3** 

A	В	C	D	E	F	G		Н		J	
NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS	THIS PERIOD	MATERIALS PRESENTLY	TOTAL COMPLETED	% (G/C)	BALANCE TO FINISH	. ESCROW TO DATE	ESCROW THIS PERIOD	
		Original Amount	APPLICATION		STORED (NOT IN D OR E)	AND STORED TO DATE (D+E)		(C-G)	0.05	0.05	
	GRAND TOTALS	\$ 11,758,807	.00 \$ 297,347.00	\$ 195,248.13	\$ -	\$ 492,595.13	4.19% \$	11,266,211.87	\$ 24,629.76	\$ 9,762.4	

# **Capitola Library Funding**

		Amount	
Funding Source	Budget	Received	Balance
Measure S	10,000,000	1,887,448	8,112,552
Successor Agency	2,665,000	2,723,568	-
General Fund	1,552,000	1,378,811	173,190
Library Friends Donations	600,000	346,588	253,412
JPS / Library Fund	297,000	296,824	-
Interest Earnings	36,000	33,025	2,975
_	15,150,000	6,666,263	8,542,129

Deposits	Balance	Comments
Measure S	8,112,552	Held by SC County, 0% interest
LAIF	1,700,000	2.38% interest rate
U.S. T-Bill	2,013,418	2.56% interest rate
Wells Fargo	1,108,967	0.275% net interest rate
	12,934,937	•



# CAPITOLA CITY COUNCIL AGENDA REPORT

### **MEETING OF MARCH 14, 2019**

FROM: Finance Department

SUBJECT: Consider Fiscal Year 2019/20 Budget Principles and Goals

<u>RECOMMENDED ACTION</u>: Adopt the Fiscal Year 2019/20 Budget Principles and Goals, and identify related key projects.

BACKGROUND: Each year the City prepares and adopts an annual budget. The annual budget drives the City's operations, giving direction from the City Council to the City Manager regarding day-to-day functions. The budget not only outlines the City's financial plan, but also establishes the framework in which the City will provide services to the community. Principles and goals identified in the budget establish metrics against which actual performance can be measured.

<u>DISCUSSION</u>: To ensure the draft budget is prepared consistent with the Council's direction, the City adopts Budget Principles for the upcoming fiscal year. While the Budget Principles provide an overarching guide to budget development, the Council can provide more specific direction by adopting key projects. The key projects for the City Council can be specific projects (such as the library or wharf), planning efforts (such as Coastal Commission certification of zoning ordinance), or service changes (such as implementing changes from the proposed Recreation Strategic Plan).

One important reason to adopt Budget Principles and key projects is to increase focus on the Council's overall priorities and help to clearly articulate those priorities to Capitola residents and other stakeholders. Staff is suggesting that the Council identify five or six key projects for the upcoming fiscal year, consistent with the overall Budget Principles. At the hearing staff can help facilitate a Council dialog to develop the five or six key projects. Then in the preparation of the draft budget, staff will integrate the Budget Principles and key projects into the overall Draft Budget, including attainable goals and metrics associated with each key project.

The intent of this item will be to discuss Council's priorities heading into budget development. The proposed Budget Principles serve as the high-level policy for the budget development, but the key projects allow for more concrete short-term priorities to be developed.

Budget Principles have been broken down into three categories:

- > Fiscal Policy Principles
  - Maintain a balanced budget that ensures ongoing expenditures can be met with ongoing revenues

# FY 2019/20 Budget Principles and Goals March 14, 2019

- Use one-time revenues for one-time expenditures
- Ensure the budget plans for future cost increases and attainable revenue estimates
- Public Service Principles
  - Maintain, and improve upon, the transparency of City operations and accessibility of government
  - Recognize the high priority the community places on public safety
  - Analyze future service level increases with their long-term financial impacts to ensure financial stability
- Public Improvement Principles
  - Maintain the City's infrastructure by providing maximum funding for the pavement management system
  - Maintain and improve Capitola's natural resources and sustainable green programs
  - o Ensure maintenance and cleanliness of City facilities, sidewalks, and streets

The FY 2018-19 Budget included workplans for both the operation budget as well as the Capital Improvement Budget. Those workplans were as follows:

- Operating Budget
  - 1) Develop options for Council consideration to address rising CalPERS costs
  - 2) Complete cannabis regulatory framework
  - 3) Implement new Neighborhood Watch Program
  - 4) Work toward Coastal Commission certification of zoning code update
  - 5) Continue working with Capitola Mall ownership group to redevelop the mall
- Capital Improvement Program
  - 1) Begin construction on Capitola Library
  - Measure F: Construct jetty and flume projects and complete schematic design for wharf
  - 3) Other Capital Improvement Projects
    - Rispin Park
    - Street maintenance projects
      - Brommer Street
      - Park Avenue
      - Slurry Seal

During FY 2018-19, staff has already completed the cannabis regulatory framework and implemented the new Neighborhood Watch program. Staff is continuing to work on options to address rising CalPERS costs, Coastal Commission certification of the zoning code update, and working with the Capitola Mall ownership group to redevelop the mall. During the Finance Advisory Committee's (FAC) discussion of the FY 2019-20 budget principles and goals on January 22, 2019, the Committee recommended including these three ongoing items as goals for FY 2019-20 in addition to any goals the City Council establishes.

<u>FISCAL IMPACT</u>: The annual review and revision of Budget Principles and key projects is the first step in the budget process. The Budget Principles clearly articulate the City's financial management strategies.

Report Prepared By: Jim Malberg

Finance Director

FY 2019/20 Budget Principles and Goals March 14, 2019

Reviewed and Forwarded by:

( h

Jamie Goldstein, City Manager

3/8/2019