



# **AGENDA**

## **CAPITOLA PLANNING COMMISSION**

### **Thursday, March 3, 2016 – 7:00 PM**

Chairperson TJ Welch  
Commissioners Ed Newman  
Gayle Ortiz  
Linda Smith  
Susan Westman

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

##### **A. Call to Order**

#### **2. ORAL COMMUNICATIONS**

##### **A. Additions and Deletions to Agenda**

##### **B. Public Comments**

*Short communications from the public concerning matters not on the Agenda. 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.*

##### **C. Commission Comments**

##### **D. Staff Comments**

#### **3. APPROVAL OF MINUTES**

##### **A. Planning Commission - Regular Meeting - Feb 4, 2016 7:00 PM**

#### **4. CONSENT CALENDAR**

*All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless members of the public or the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.*

##### **A. 1501 41st Avenue Suite N #16-015 APN: 034-151-20**

Conditional Use Permit for a Fitness Studio in the CC (Community Commercial) Zoning District.

This project is not located within the Coastal Zone.

Environmental Determination: Categorical Exemption

Property Owner: Ow Trusts

Representative: Aimee Edwards, filed 02/05/2016

**5. PUBLIC HEARINGS**

*Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Public Discussion; 3) Planning Commission Comments; 4) Close public portion of the Hearing; 5) Planning Commission Discussion; and 6) Decision.*

**A. 419 Capitola Avenue Conceptual Review #15-197 APN: 035-131-26**

Conceptual Review of development concepts for an existing duplex located in the CN (Neighborhood Commercial) Zoning District.

This project is in the Coastal Zone but does not require a Coastal Development Permit for a conceptual review.

Environmental Determination: Not applicable

Property Owners: Daniel Gomez and Daniel Townsend, filed 12/16/2015

**6. DIRECTOR'S REPORT****A. CEQA Presentation****7. COMMISSION COMMUNICATIONS****8. ADJOURNMENT**

**APPEALS:** The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review can be appealed to the City Council within the (10) working days following the date of the Commission action. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a one hundred forty two dollar (\$142.00) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

**Notice regarding Planning Commission meetings:** The Planning Commission meets regularly on the 1<sup>st</sup> Thursday of each month at 7:00 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

**Agenda and Agenda Packet Materials:** The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: [www.cityofcapitola.org](http://www.cityofcapitola.org). Agendas are also available at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. Need more information? Contact the Community Development Department at (831) 475-7300.

**Agenda Materials Distributed after Distribution of the Agenda Packet:** Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

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

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



**DRAFT MINUTES  
CAPITOLA PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 4, 2016  
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

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

**2. ORAL COMMUNICATIONS**

**A. Additions and Deletions to Agenda**

None. Staff noted additional materials were distributed and available to the public.

**B. Public Comments**

Arthur Kirby, resident, requested a crosswalk at Capitola Avenue and Riverview Drive.

**C. Commission Comments**

None

**D. Staff Comments**

None

**3. APPROVAL OF MINUTES**

**A. Planning Commission Regular Meeting of Jan. 21, 2016**

<b>RESULT:</b>	<b>ACCEPTED [4 TO 0]</b>
<b>MOVER:</b>	Linda Smith, Commissioner
<b>SECONDER:</b>	Susan Westman, Commissioner
<b>AYES:</b>	Smith, Newman, Welch, Westman
<b>ABSTAIN:</b>	Ortiz

**4. CONSENT CALENDAR**

Item pulled and heard as 5A.

**5. PUBLIC HEARINGS**

**A. 411 Beverly Avenue #16-006 APN: 035-093-41**

Major Revocable Encroachment Permit for a rock retaining wall in the public right-of-way in the R-1 (Single-Family Residential) Zoning District.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: LaDon & Richard Detro

Representative: LaDon & Richard Detro, filed: 1/9/15

Commissioner Smith pulled the item from consent for a public hearing.

Commissioner Westman noted that staff followed up on the timing of a future sidewalk for Oak Drive that was referenced in a letter from Barbara Graves.

Minutes Acceptance: Minutes of Feb 4, 2016 7:00 PM (Approval of Minutes)

Assistant Planner Ryan Safty presented the staff report. He reviewed the history of use of the right-of-way for landscaping and shared images of the area. He noted a code complaint was received when construction of the rock wall began, which resulted in the application.

Arthur Kirby, neighbor, noted an unpermitted improvement on his property had to be removed and he feels the wall should have been removed.

Marge Hansen, neighbor, said her only complaint is that she would like to see consistent enforcement of encroachment rules.

Commissioner Westman explained that her concern about these encroachments in general is the potential elimination of parking and she feels it is less of an issue at a corner.

Commissioner Smith noted an encroachment permit provides information and history when a property is sold.

Commissioner Newman and others wanted assurance that the encroachment is recorded against the deed and added a condition to that effect.

Motion: Approve a Major Revocable Encroachment Permit with the following conditions and findings:

#### **CONDITIONS**

1. The project approval consists of a rock wall structure permanently affixed to the ground within the right-of-way at 411 Beverly Avenue. A major revocable encroachment permit has approved within this application.
2. Per Capitola Municipal Code section 12.56.070, the major revocable encroachment permit for the rock wall shall be recorded against the property at 411 Beverly Avenue.
3. There shall be no additional permanent structures located within the right of way without the issuance of a major permit by the Planning Commission.
4. Prior to March 4, 2016, the applicant shall complete all submittal requirements to finalize the major revocable encroachment permit with the Public Works Department. The revocable encroachment permit shall be recorded within 90 days of the Planning Commission approval.
5. In any case where the conditions to the granting of a permit have not been or are not complied with, the community development director shall give notice thereof to the permittee, which notice shall specify a reasonable period of time within which to perform said conditions and correct said violation. If the permittee fails to comply with said conditions, or to correct said violation, within the time allowed, notice shall be given to the permittee of intention to revoke such permit at a hearing to be held not less than thirty calendar days after the date of such notice. Following such hearing and, if good cause exists therefor, the planning commission may revoke the permit.
6. Prior to issuance of revocable encroachment permit, all Planning fees associated with permit #16-006 shall be paid in full.

#### **FINDINGS**

- A. **The application, subject to the conditions imposed, secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Department Staff and the Planning Commission have reviewed the project. A major revocable encroachment permit for the rock wall will carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

**B. This project is categorically exempt under Section 15304 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15304 of the CEQA Guidelines exempts minor alterations to land. No adverse environmental impacts were discovered during review of the proposed project.

<b>RESULT:</b>	<b>APPROVED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Linda Smith, Commissioner
<b>SECONDER:</b>	Edward Newman, Commissioner
<b>AYES:</b>	Smith, Ortiz, Newman, Welch, Westman

**B. Pacific Gas and Electric - Community Pipeline Safety Initiative Presentation**

Community Development Director Rich Grunow introduced Joe Foster of PG&E, who presented information on gas transmission line safety efforts. This effort follows testing last year and replacement of valves. He explained the transmission line is a high-pressure line that brings gas into the community and distribution lines bring it to the consumer. New work is above ground and involves reviewing vegetation above the transmission pipeline for accessibility and threat of root intrusion. PG&E would like to see five feet clear on each side of the pipeline, including shrubs and trees. It has completed the survey on public property and will soon contact private property owners. Only trees that pose a serious risk need to be removed. Trees that are removed will be subject to the city ordinance.

Commissioners confirmed the tree ordinance including the replacement requirement does apply and that PG&E will take financial responsibility. They also noted trees in the riparian corridor may require additional permits. Chairperson Welch suggested information on the project be included on the city website.

**C. 4980 Garnet St #15-181 APN: 034-043-16**

Design Permit and Variance request for a garage addition to be located in the front yard setback area of an existing residence in the R-1 (Single-Family Residential) Zoning District. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: David Aaron

Representative: Chris Sandman, filed 11/4/15

Commissioner Smith recused herself since she owns property within 500 feet of the project and left the dais.

Assistant Planner Safty presented the staff report. He noted the project includes a reduction in the size of a nonconforming deck and that existing parking in the carport is nonconforming. The proposal creates two full-size covered spaces in exchange for additional encroachment into the front yard setback. The subject property has no special circumstances, but other properties in the area have a similar encroachment.

Dave Aaron, applicant, spoke on behalf of the project and offered images showing the impact of the additional encroachment.

Commissioner Ortiz confirmed that garbage cans will be screened behind the stairway.

Commissioner Newman confirmed the project will have four parking spaces with use of the right-of-way in the sidewalk exempt area.

Jan Caldarella, neighbor, noted that the original application notice did not include a variance. She does not feel that in the immediate neighborhood properties with encroachments are comparable and her family and others have remodeled subject to the required setback.

Commissioner Ortiz said this is a difficult application. When she considers a variance, she asks is it moderate and does it enhance the neighborhood? She also suggested if there are many nonconforming properties in this neighborhood, perhaps an ordinance change is appropriate. Commissioner Westman agreed and noted the large second-story rear deck is being reduced.

Commissioner Newman said he feels the project is positive, but has technical concerns about meeting variance standards. Properties two blocks away with encroachments are not in the immediate neighborhood.

Chairperson Welch said he looks at the impact on the neighborhood. In this case, he feels there has been compromise and the benefits outweigh the concerns.

Motion: Approve a Design Permit and Variance with the following conditions and findings:

#### **CONDITIONS**

1. The project approval consists of a garage enclosure, deck remodel, and variance to front yard setback requirements to an existing single-family home. The maximum Floor Area Ratio for the 3,200 square foot property is 57% (1,824 square feet). The total FAR of the project is 56.6% with a total of 1,813 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on February 4, 2016, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.

7. Prior to issuance of building permit, all Planning fees associated with permit #15-181 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan. Erosion and sediment control shall be installed prior to the commencement of construction and maintained throughout the duration of the construction project.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent



permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.

18. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
19. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

### **FINDINGS**

**A. The application, subject to the conditions imposed, secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

The proposed garage addition at 4980 Garnet would not comply with the setback standards of the Zoning Ordinance, but special circumstances exist in relation with reduced front yard setbacks enjoyed by many surrounding properties, the presence of an additional 12 feet of unused right-of-way which provides additional separation from the street, and the predominance of enclosed garages in the neighborhood.

**B. The application will maintain the character and integrity of the neighborhood.**

The proposed garage addition and enclosure will slightly modify the character of the neighborhood by bringing the garage closer to the street. However, the conversion from a carport to a garage will better complement the existing character and form of the neighborhood by eliminating the presence of carports within this block of Garnet Street.

**C. This project is categorically exempt under Section 15301-E of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**

This project involves the addition to an existing single-family residence and a garage enclosure in the R-1 (Single-Family Residential) Zoning District. Section 15301-E of the CEQA Guidelines exempts additions to existing homes in a residential zone.

**D. Special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, exist on the site and the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;**

There are special circumstances applicable to the property in relation with reduced front yard setbacks enjoyed by many surrounding properties, the presence of an additional 12-feet of unused right-of-way which provides additional separation from the street, and the predominance of enclosed garages in the neighborhood.

**E. The grant of a variance would not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which subject property is situated.**

The grant of a variance permit to front setbacks would not constitute the grant of a special privilege. There are at least 12 other properties on Garnet Street that similarly do not meet current front-yard setback requirements.

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	Gayle Ortiz, Commissioner
<b>SECONDER:</b>	Susan Westman, Commissioner
<b>AYES:</b>	Ortiz, Newman, Welch, Westman
<b>RECUSED:</b>	Smith

**D. 115 San Jose Avenue #15-188 APN: 035-221-17**

Conceptual Review of a proposed Master Use Permit with 11 new residential units and a parking management plan for the Capitola Mercantile located in the CV (Central Village) Zoning District.

This project is in the Coastal Zone but does not require a Coastal Development Permit at the conceptual review stage.

Environmental Determination: N/A

Property Owner: Southstar PM

Representative: Thacher & Thompson Architects

Senior Planner Katie Cattan presented the staff report. She reviewed current uses, presented images for the proposal, and reviewed the master use permit proposal. She noted that although it is a rare property in Capitola Village with onsite parking, a new parking study is required for many prospective tenants. The application included a parking study that supported 4000 square feet of restaurant use with the remaining retail, but it did not include residential or paid public parking.

Commissioner Newman confirmed that the proposed master use permit would mean a restaurant would not require a hearing but only administrative review.

Commissioner Westman expressed concerns that the master use is based on a highly flawed parking study.

Matthew Thompson, architect, spoke on behalf of the project. The Mercantile's boutique shops with no frontage have proven difficult to fill and it is time for a new vision. The owner would like a food and beverage anchor, but that needs parking. Valet service reflects a trend of onsite management and the owner would like to continue the success of residential use on top of commercial. Mr. Thompson acknowledged the plan is very conceptual for both parking and master use.

Nels Westman, traffic and parking commission, said the proposal looks like basically a condo hotel with onsite restaurant. He likes the architecture, but not the parking plan, which seems to cut in half the requirement for a restaurant use. He is skeptical of shared parking through lifts.

Marge Hansen, resident and local business owner, suggested that vacancy problems in the Mercantile are due to management, pricing, and a lack of follow-through on promises made in the past.

Commissioner Smith is concerned about access and space for garbage, and confirmed there is no gap between the buildings.

Commissioner Ortiz asked whether all parking would be valet, and was told that is not the plan.

Commissioner Newman likes the architecture but feels there are a lot of unknowns with parking. For the master use permit, he does not like the idea of giving away a conditional use review.

Commissioner Ortiz shares the CUP concern and asked what the plan is doing with the existing building? She would like to see a plan that addresses the whole site. In her experience, lift parking only works when someone is at a location all day, and that is not the Village pattern.

Commissioner Westman does not feel that the new units are truly residential condos but instead vacation rentals. She also wants a plan that incorporates the whole site.

Commissioner Smith believes the existing Mercantile building can be repurposed and wants more open space.

Chairperson Welch agrees the proposal appears more like a hotel than residences. While he can support shared parking, he does not feel basing future parking needs on the current patterns is appropriate.

This review was for applicant information only and did not require a vote.

### **E. Zoning Code Update - Initiation of Public Review**

Planner Cattan announced the first complete draft of the updated zoning code is now available in print and online, and provided an overview of the format. Significant changes and new sections are clearly highlighted with a graphic element. It reflects the direction received from the Planning Commission and City Council last year. Planning Commission discussion will begin on March 3 and a special meeting March 17.

## **6. DIRECTOR'S REPORT**

The California Environmental Quality Act (CEQA) presentation will be at the March 3 meeting.

The cell antenna project on 41<sup>st</sup> Avenue approved in January has been appealed. A City Council hearing date is pending.

## **7. COMMISSION COMMUNICATIONS**

Commissioner Ortiz requested that applicants show garbage enclosures on plans.

## **8. ADJOURNMENT**

Approved by the Planning Commission on March 3, 2016

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Linda Fridy, Minutes Clerk



## STAFF REPORT

TO: PLANNING COMMISSION  
 FROM: COMMUNITY DEVELOPMENT  
 DATE: MARCH 3, 2016  
 SUBJECT: **1501 41st Avenue Suite N #16-015**      **APN: 034-151-20**

Conditional Use Permit for a Fitness Studio in the CC (Community Commercial) Zoning District.

This project is not located within the Coastal Zone.

Environmental Determination: Categorical Exemption

Property Owner: Ow Trusts

Representative: Aimee Edwards, filed 02/05/2016

### APPLICANT PROPOSAL

The applicant submitted a request for a Conditional Use Permit (CUP) for a fitness studio in Kings Plaza located at 1501 41<sup>st</sup> Avenue Suite #N in the CC (Community Commercial) zoning district. The proposed use is consistent with the General Plan and Zoning Ordinance with the issuance of a Conditional Use Permit.

### DISCUSSION

King's Plaza is located on the southwest corner of the intersection of 41<sup>st</sup> Avenue and Capitola Rd. The plaza is located in Capitola's regional shopping district, also home to the Capitola Mall, the Auto Mall, and a mix of shopping plazas. King's Plaza is a large (11.4 acre) commercial parcel with over 600 linear feet along Capitola Road and over 800 feet along 41<sup>st</sup> Avenue. The plaza was originally designed in the 1970's and is set back from the road with parking located between the plaza and the street. King's Plaza hosts a mix of uses including a movie theater, grocery store, hardware store, restaurants, and other retail uses. The previous use within Suite #N was a women's clothing store (Pretty Mama's). An intermediate tenant began to convert the suite into a nail salon but later decided to forfeit the lease.

### **Conditional Use Permit**

A fitness studio is considered a *specialized school* within the zoning code. Although a specialized school is not the exact fit for a fitness center, it is the most similar within the zoning district and has been applied to other fitness studios in the district. As an aside, the draft zoning code update includes fitness studios within the "personal services" land use designation.

A specialized school requires a Conditional Use Permit (CUP) within the CC (Community Commercial) zoning district. In considering an application for a CUP, the Planning Commission must give due regard to the nature and condition of all adjacent uses and structures. The municipal code lists additional requirements and review criteria for some uses within the CUP consideration (§17.60.030). There are no additional requirements for specialized schools within

the ordinance. In issuing the CUP for the specialized school, the Planning Commission may impose requirements and conditions with respect to location, design, siting, maintenance and operation of the use as may be necessary for the protection of the adjacent properties and in the public interest.

The application includes a management plan outlining the specific operating details of the use. The fitness studio is proposing to offer one hour classes throughout the day with peak hours in the early mornings and evenings. The maximum number of students per class is 26. There are usually two to four employees onsite during operating hours. In addition to fitness classes, they plan to have a retail boutique that provides fitness apparel, accessories, and Orangetheory Fitness merchandise.

#### *Noise*

Interior layout and future improvements are proposed within the existing tenant space to mitigate amplified sound. The reception area, shower room, bathroom, and storage/utility room are located along the south side of the suite. The amplified sound will be within the workout area on the north side of the suite. The applicant included a reference in the management plan that the studio will be properly soundproofed to eliminate any noise disruptions to the public or any neighboring tenants. To ensure soundproofing, the third condition of approval specifies "At the time of building permit submittal, the application shall include details to soundproof the studio and mitigate noise impacts on adjacent businesses."

#### *Parking*

The zoning code does not have specific parking requirements for a fitness studio. §15.51.130(G) specifies that a *school* provide one parking space for each employee, including teachers and administrators, plus additional spaces as determined by the Planning Commission to be adequate for student and visitor parking. The fitness center will have a maximum of four employees at one time. This calculation misrepresents the true demand of a fitness center. Staff required the applicant to fund a third party parking study to ensure parking demand could be met onsite for the new use.

The City hired Kimley-Horn to evaluate the fitness studio parking. The study concluded that the change in land use from retail to fitness center results in a net reduction of 30 daily trips, the addition of 2 AM peak hour trips, and a reduction of 1 PM peak hour trip. The study found that King's Plaza is anticipated to have sufficient on-site parking spaces under average weekday and weekend conditions.

#### **CEQA**

This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations. The proposed project involves a fitness studio use occupying an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

#### **RECOMMENDATION**

Staff recommends the Planning Commission approve application #16-015, subject to the following conditions and based upon the following findings:

#### **CONDITIONS**

1. The project approval consists of a Conditional Use Permit to operate a fitness studio (specialized school) within an existing commercial space located at 1501 41<sup>st</sup> Avenue. No modifications to the exterior of the structure are proposed within the application. Any

significant modifications to the size or exterior appearance of the existing design require approval of a Design Permit by the Planning Commission.

2. Parking for the proposed fitness studio must be accommodated within the onsite parking.
3. Interior layout and future improvements are proposed within the existing tenant space to mitigate amplified sound during classes. The reception area, locker room, office, and bathroom are located along the south side of the suite. The amplified sound will be within the workout area on the north side of the suite. At the time of building permit submittal, the application shall include details to soundproof the studio and mitigate noise impacts on adjacent businesses.
4. The applicant shall obtain a business license from the City of Capitola prior to operating the business.
5. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.
6. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
7. The conditional use permit will expire in the case where the conditional use permit has not been used within two years after the date of granting thereof. Any interruption or cessation beyond the control of the property owner shall not result in the termination of such right or privilege. A permit shall be deemed to have been "used" when actual substantial, continuous activity has taken place upon the land pursuant to the permit.
8. The applicant was granted a conditional use permit for a fitness studio. In any case where the conditions of the permit have not been or are not complied with, the community development director shall give notice thereof to the permittee, which notice shall specify a reasonable period of time within which to perform said conditions and correct said violation. If the permittee fails to comply with said conditions, or to correct said violation, within the time allowed, notice shall be given to the permittee of intention to revoke such permit at a hearing to be held not less than thirty calendar days after the date of such notice. Following such hearing and, if good cause exists therefore, the Planning Commission may revoke the permit.

## **FINDINGS**

### **A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.**

Community Development Department Staff and the Planning Commission have reviewed the application and determined that the proposed business may be granted a conditional use permit within the CC Zoning District. The use meets the intent and purpose of the Community Commercial Zoning District. Conditions of approval have been included to ensure that the use is consistent with the Zoning Ordinance and General Plan.

### **B. The application will maintain the character and integrity of the neighborhood.**

Community Development Department Staff and the Planning Commission have reviewed the proposed use and determined that the use complies with the applicable provisions of the Zoning

Ordinance and therefore maintain the character and integrity of this area of the City. Conditions of approval have been included to carry out these objectives.

**C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

The proposed project involves a fitness studio use occupying an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

**ATTACHMENTS:**

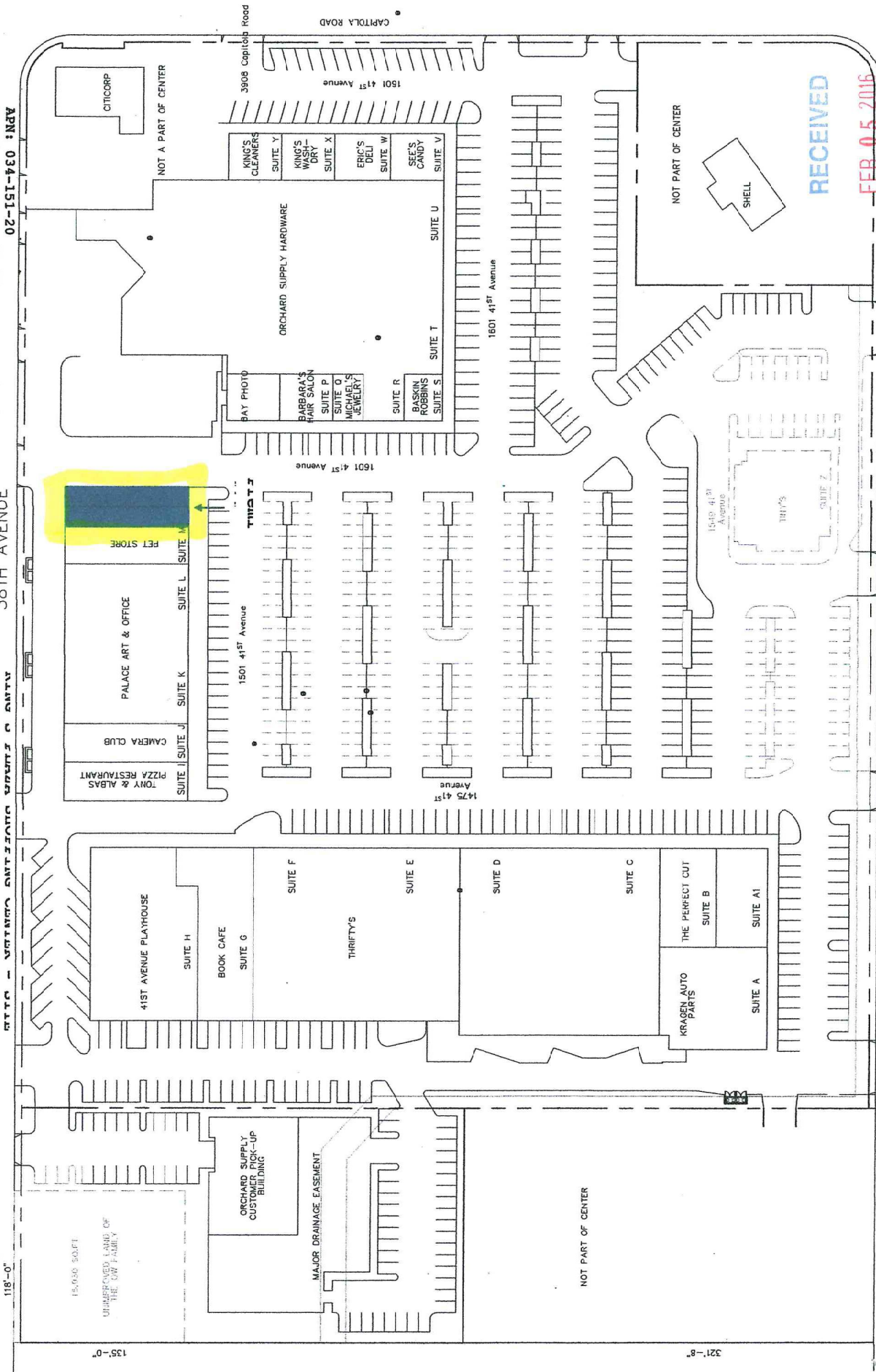
1. 1501 41st Avenue Site plan and interior layout.pdf
2. 1501 41st Avenue Management Plan.pdf
3. 1501 41st Avenue Parking Study

Prepared By: Katie Cattan  
Senior Planner

APN: 034-151-20  
3,050sf space - 11.72 Acre Parcel Size

38TH AVENUE

1501 41ST AVENUE



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FEB 05 2016

CITY OF CAPITOLA

41ST AVENUE



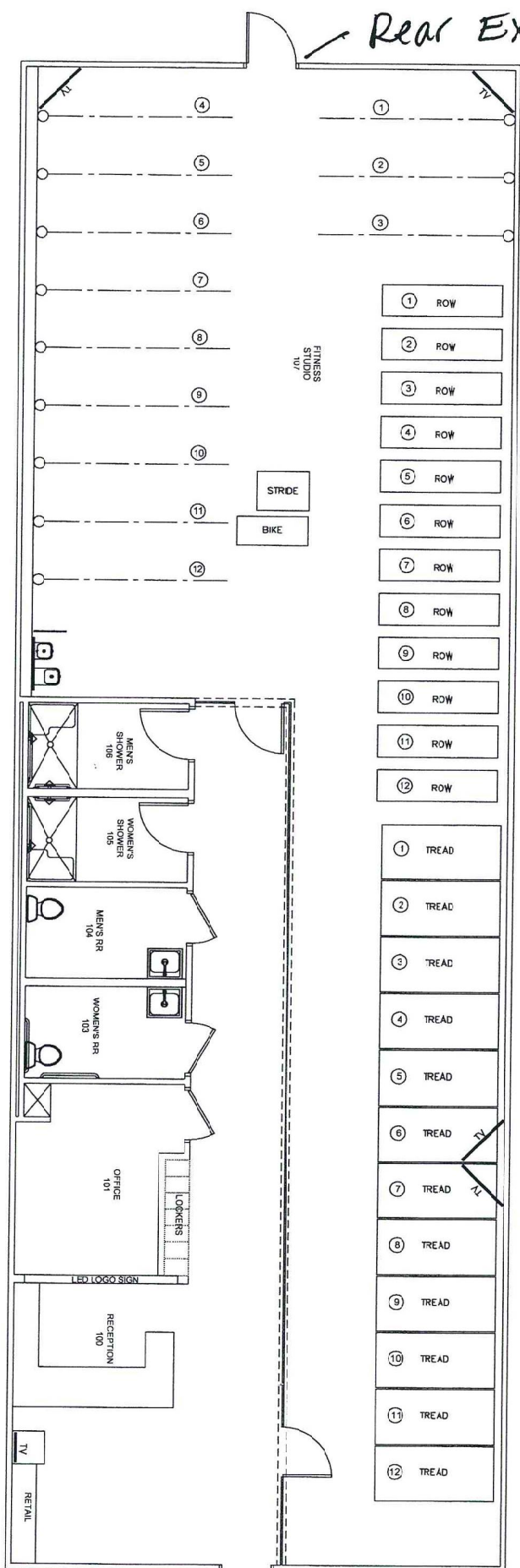
38th Ave ↑

Rear Exit

Conceptual Floor Plan

**Orangetheory**  
FITNESS

APN#034-151-20  
1504 41st Ave. Suite N  
Capitola, CA 95010



41st Ave ↓

Front Entry

February 4, 2016

**Proposed Tenant:**  
Orangetheory Fitness

**Proposed Project Address:**  
1501 41<sup>st</sup> Avenue, Capitola, CA 95010 Suite N

Unit Square footage: 3050

**Proposed Use:**

OrangeTheory Fitness is a fitness studio that offers an instructor-led one hour workouts. Each class is available to our clients on a reservation basis only. The maximum number of clients to one instructor is 26 clients. Clients may not come and go as they please like a typical “big box” gym, nor is individual personal training offered. The only type of class offered at Orangetheory is the Orangetheory workout. We do also include a small retail area that includes, Orangetheory Fitness logo retail gear, for example, shirts, hats, workout bags, waterbottles. We do not sell food, but we do offer bottled water for sale.

**Operating Hours**

Our typical staff operating hours are:  
Monday to Friday- 5am – 8pm  
Saturday to Sunday-7am – 3pm

Our classes are typically scheduled:  
Monday to Friday- 5 or 6 am through 12pm  
4pm-8pm  
Saturday and Sundays- 7am-12pm

Our busiest class times are typically in the early mornings and evenings. There are usually two to four employees (this includes Front Desk, Manager, and Instructor) at the center at all times. The class instructors are only in the studio when there are classes scheduled.

Clients are only allowed to use the facility during designated class sessions and when an instructor is present.

**Studio Design:**

Build out of fitness studio includes one main open workout area with exercise equipment: including and not limited to treadmills, water rowers, TRX suspension training, BOSU balls and dumbbells. Additional facilities include (2) single accommodation restrooms, (2) single accommodation shower rooms, (1) storage/utility room, (1) office and a general reception area. All finishes and specifications are all based on OrangeTheory Fitness cooperate standards – please refer to photos included in the submittal. All Orangetheory locations are properly soundproofed to eliminate any noise disruptions to the public or any neighboring tenants.

Orangetheory Fitness is the fastest growing fitness franchise in the United States, with over 350 open locations and over 400 in development. There are 7 South Bay Area locations, including; Willow Glen, Campbell, Los Gatos, Palo Alto, downtown Sunnyvale, Rose Garden. We’d like Capitola to be next!  
[www.orangetheoryfitness.com](http://www.orangetheoryfitness.com)

RECEIVED  
FEB 05 2016  
CITY OF CAPITOLA

Attachment: 1501 41st Avenue Management Plan.pdf (1390 : 1501 41st Avenue Suite N)



**ABOUT US**

**Orangetheory**<sup>®</sup>  
FITNESS

**KEEP BURNING**

Attachment: 1501 41st Avenue Management Plan.pdf (1390 : 1501 41st Avenue Suite N)

## WHAT IS **Orangetheory**<sup>®</sup> ? FITNESS

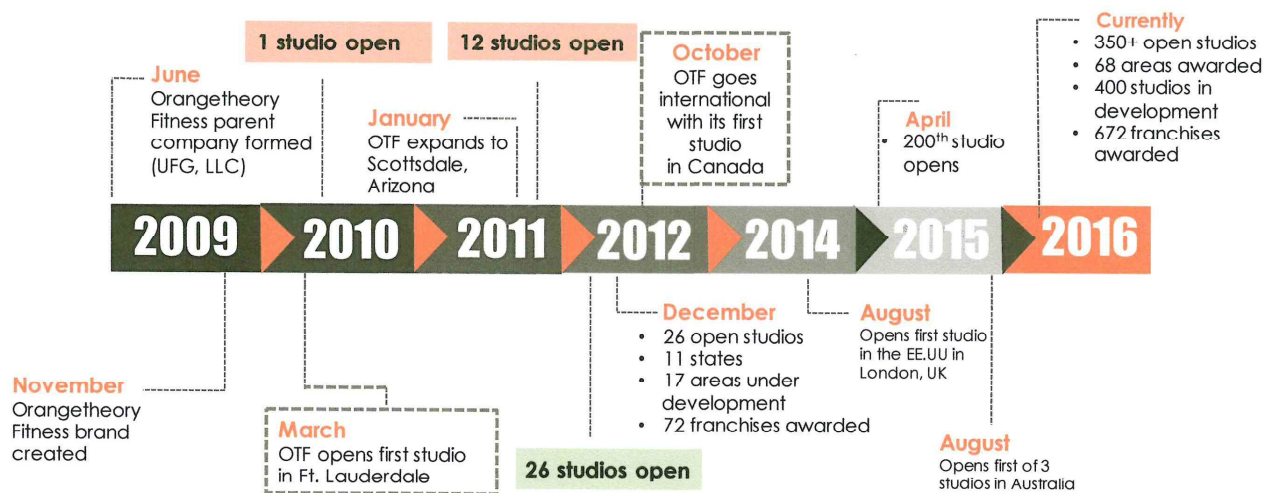


**Orangetheory Fitness is the first of its kind and is the only heart-rate monitored, high-intensity workout interval training based on science.**

- Fastest growing fitness franchise in the US
- Successful, rapid growth and expansion throughout the U.S., England, Australia, Canada and Colombia with 700+ licenses sold in under 6 years
- Hottest fitness concept - affordable personal training in a group setting
- **ZERO** studio closings

**Orangetheory**<sup>®</sup> FITNESS

# ORANGETHEORY HISTORY



## THE STUDIO

- Studio Key**
- 1. Reception Area
  - 2. Lockers
  - 3. Showers/ Changing Area
  - 4. Rowers
  - 5. Free Weights
  - 6. Suspension Training
  - 7. Treadmills
  - 8. Heart Rate TV Monitors



### Designed for Success

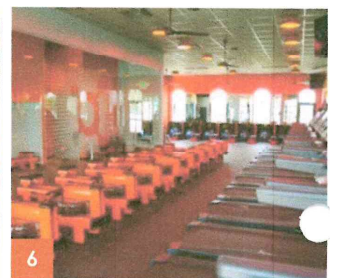
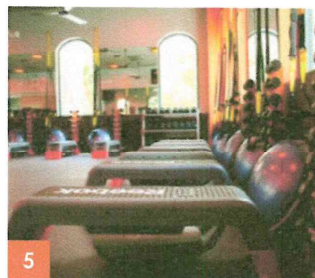
Our layout is designed to produce results. We use the latest technology to make sure our members get the optimum workout.

The average OTF studio size is 2,800 sq.ft



## OTF FACILITY

- 1. Studio Front
- 2. Studio Door Front
- 3. Lobby
- 4. Retail Display
- 5. Weight Room
- 6. Cardio Station



Attachment: 1501 41st Avenue Management Plan.pdf (1390 : 1501 41st Avenue Suite N)

## OTF IN THE NEWS

“The Best One-Hour Workout in the Country.”

The New York Times

Forbes

Entrepreneur



CBS THIS MORNING

THE WALL STREET JOURNAL

SELF

SHAPE

MEN'S JOURNAL

FOX BUSINESS

Health

BAZAAR

POPSUGAR

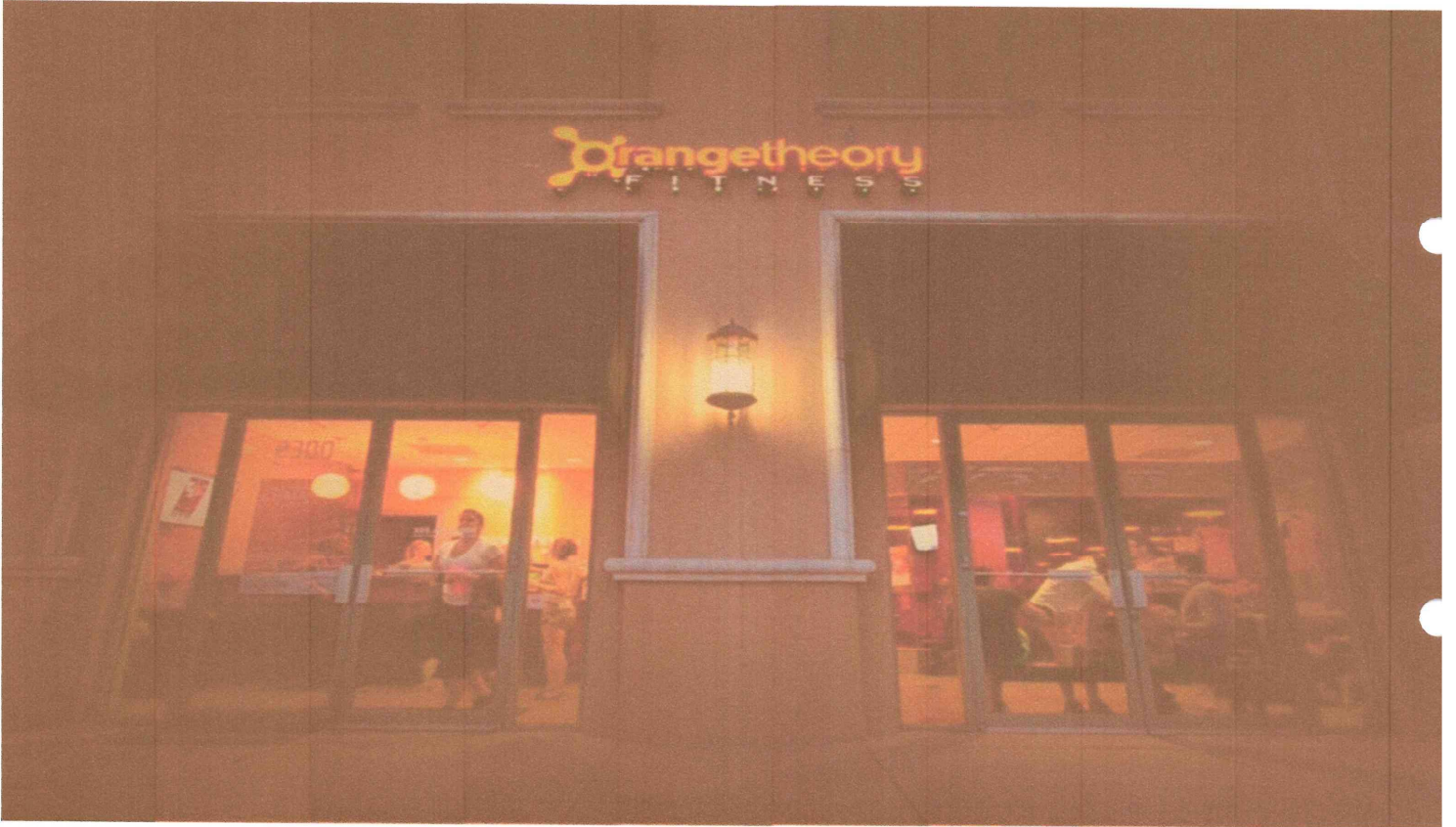


TOP: OTF Founder, Ellen Latham, with Jenna Bush Hager from the Today Show. RIGHT: OTF Brand Ambassador, Lolo Jones on FOX Business.



Attachment: 1501 41st Avenue Management Plan.pdf (1390 : 1501 41st Avenue Suite N)





Attachment: 1501 41st Avenue Management Plan.pdf (1390 : 1501 41st Avenue Suite N)

## MEMORANDUM

To: Katie Cattan, AICP  
City of Capitola

From: Frederik Venter, PE  
Reaa Ali, EIT

Date: February 19, 2016

Subject: **Trip Generation & Parking Analysis for the Orangetheory Fitness Tenant Change at King's Plaza in Capitola**

This memorandum contains the trip generation and parking analysis requested for the Orangetheory Fitness studio tenant change in Kings Plaza Shopping Center on 41<sup>st</sup> Avenue in Capitola, California. The project proposes to occupy one of the smaller tenant spaces (3,050 square feet) on the existing property. The fitness studio offers scheduled instructor-led classes, and does not allow clients to come and go as they please like a typical gym. Clients may only utilize the facility during scheduled class times. The studio also includes a small retail area and only offers bottled water for sale, which will only be available to fitness studio patrons. Two to four employees (front desk, manager, and instructor) are present at the center at all times. The Proposed Orangetheory Fitness Site Plan can be found in **Appendix A**. The existing building will not be expanded and no parking will be lost with this tenant change.

A parking analysis is provided in this memorandum to evaluate the parking supply, demand, and requirements per City code at the Kings Plaza Shopping Center due to the Orangetheory Fitness tenant change. Methods to conduct the parking study are based on the shared parking model utilizing ITE and ULI shared parking methodologies assumed in the parking study previously submitted by Kimley-Horn for Kings Plaza Shopping Center in February 2014.

### TRIP GENERATION

To determine the number of daily, AM peak hour and PM peak hour trips due to the Orangetheory Fitness tenant change, trip generation for both existing and proposed conditions were calculated. Using rates published by the *ITE Trip Generation Manual, 9<sup>th</sup> Edition* in 2012, the project is expected to generate 100 gross daily trips, with 5 trips in the AM peak (2 in, 3 out), and 11 trips in the PM peak (6 in, 5 out). However, credit can be taken for the existing retail use the project would replace. The change in land use from retail to fitness center results in a net reduction of 30 daily trips, the addition of 2 AM peak hour trips and a reduction of 1 PM peak hour trip. **Table 1** below summarizes these calculations.



**Table 1. Trip Generation for Orangetheory Fitness Tenant Change**

Land Uses	ITE Land Use Code	Project Size		WEEKDAY	AM PEAK HOUR			PM PEAK HOUR		
				Daily Trips	Total Peak Hour	% Of ADT	IN / OUT	Total Peak Hour	% Of ADT	IN / OUT
<b>Rates<sup>1</sup></b>										
Retail	820			42.70	0.96	2%	67% / 33%	3.71	9%	45% / 55%
Health/Fitness Club	492			32.93	1.41	4%	50% / 50%	3.53	11%	55% / 45%
<b>Existing Uses</b>										
Retail	820	3.05	1,000 Sq Ft	130	3		2 / 1	12		5 / 7
<b>Proposed Uses</b>										
Health/Fitness Club	492	3.05	1,000 Sq Ft	100	5		2 / 3	11		6 / 5
<b>Net Project Trips Generated</b>				<b>(30)</b>	<b>2</b>		<b>0 / 2</b>	<b>(1)</b>		<b>1 / (2)</b>

**Notes:**

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation," 9th Edition, 2012.

## PARKING ANALYSIS

Kings Plaza currently comprises 168,229 square feet of gross floor area (GFA) dedicated to various retail and restaurant uses, the CineLux Theatres, and an Orchard Supply Hardware (OSH) store. The CineLux Theatres was recently expanded to accommodate a total of 892 seats and the OSH store was expanded to include a larger nursery and outdoor display area. Kimley-Horn submitted shared parking studies for evaluating the expected parking demand due to these expansions for the CineLux Theatres in February 2014 and the OSH store in May 2015. These studies can be found in **Appendix B** and **Appendix C**, respectively.

This memorandum evaluates the impacts of the Orangetheory Fitness tenant change on parking while taking into account findings from the 2014 and 2015 studies.

### City Parking Requirements

The Capitola Municipal Code does not provide any specific parking requirements for fitness studios or gym facilities. Parking demand was thus calculated using ITE parking demand data.

### Shared Parking Analysis

To account for impacts on parking when the Orangetheory Fitness studio occupies the tenant space currently occupied by a nail salon, the shared land uses methodology was used to estimate shared parking demand. This method was adapted from the 2014 shared parking study completed by Kimley-Horn.

The shared land uses method assesses shared parking for a typical Weekday and Saturday. Data contained in *Parking Generation 4<sup>th</sup> Edition* published by ITE were used. In some cases, data was not available for all land use types; therefore, the following assumption were made regarding the data:

1. Parking demand for Kings Plaza Shopping Center was calculated based on average demand.
2. Average weekday demand for all land uses is calculated for Monday – Thursday, except for movie theaters. Weekday demand for the movie theater was based on Friday conditions because movie theaters typically have higher parking demand on Fridays during the weekday.
3. Average weekend demand for all land uses is calculated for Saturdays, except for warehousing. Warehousing rates are not available for Saturdays; therefore, the Saturday rates were assumed to be the same as a typical weekday.

Parking was calculated by combining the various land uses into four categories:

- Fitness Studio
- Movie Theater
- Warehousing (separate OSH building materials pick-up yard)
- Shopping Center (retail and other restaurant uses)

The Orangetheory Fitness studio most closely matches the Health/Fitness Club land use (LU Code 492). The ITE *Trip Generation Manual* describes a health/fitness club as a privately-owned facility that primarily focuses on individual fitness or training, providing classes and/or individual fitness equipment. Health/fitness clubs may also include ancillary facilities such as small snack bars and limited retail.

The CineLux Theatre most closely matches the Movie Theater with Matinee land use (LU Code 444).

The OSH store is split into two land uses per ITE: Warehousing (LU Code 150) and Shopping Center (LU Code 820). The OSH store building and nursery area together most closely match LU Code 862, while the OSH store materials pick-up yard most closely matched LU Code 150.

All other restaurant and remaining retail uses not mentioned previously were combined and therefore most closely match ITE LU Code 820.

**Table 2** summarizes the supply and demand determined using the shared land use methodology and compares them against parking requirements determined per City code. Parking supply and demand were calculated for the average weekday and average weekend in pre-project and project conditions. The occupied parking spaces were then calculated to reflect the current parking demand observed at Kings Plaza by Kimley-Horn staff.<sup>1</sup>

---

<sup>1</sup> Counted parking demand was determined by proportioning ITE shared parking demand based on April 23, 2015 observation made between 4-5PM by Kimley-Horn staff, which showed a parking demand of 273 vehicles. Two additional vehicles are added to this count to account for the OSH expansion, thus resulting in a parking demand of 275 vehicles.



The percentage of spaces occupied on an average weekday/weekend was calculated from dividing the estimated peak demand by the 654 spaces in the entire lot. In project conditions, the counted parking demand shows that the parking lot would be 43% occupied on an average weekday and 41% occupied on an average weekend, and that the project would occupy 1 additional parking space on the weekdays, and 2 additional parking spaces on the weekends.

**Table 2. Parking Requirements, Supply & Demand – Shared ITE Land Use Methodology**

ITE LU Code(s) <sup>1</sup>	Land Uses		City Requirements <sup>2</sup>		Average Weekday <sup>3</sup>		Average Weekend <sup>4</sup>		
	Description	Pre-Project Conditions Size	Project Conditions Size	# Spaces	Quantity per Unit	Pre-Project Peak Total Demand	Project Peak Total Demand	Pre-Project Peak Total Demand	Project Peak Total Demand
Fitness Studio									
492	Health/Fitness Club	N/A	3,050 SF	N/A <sup>6</sup>	N/A	16	N/A	N/A	9
Movie Theater									
444	Movie Theater w/Matinee	892 seats	892 seats	298	1 per 3 seats	232	232	169	169
Warehouse									
150	Warehousing	7,933 SF	7,933 SF	2	1 per 5,000 SF	4	4	4	4
Shopping Center									
820	Home Improvement Store	46,268 SF	46,268 SF	155	1 per 300 SF GFA				
820	Retail	35,533 SF	32,483 SF	109	1 per 300 SF GFA				
820	Restaurant Other	9,300 SF	9,300 SF	93	1 per 300 SF kitchen area; 1 per 60 SF dining area				
820	Supermarket (suburban)	24,823 SF	24,823 SF	83	1 per 300 SF GFA				
820	Pharmacy/Drugstore w/o Drive-Through Window	20,940 SF	20,940 SF	70	1 per 300 SF GFA				
820	Restaurant Dining	5,397 SF	5,397 SF	54	1 per 300 SF kitchen area; 1 per 60 SF dining area				
<i>Subtotal: Shopping Center</i>		<i>142,261 SF</i>	<i>139,211 SF</i>	<i>564 spaces</i>		<i>363</i>	<i>355</i>	<i>408</i>	<i>400</i>
<b>Total Supply (Average Weekday/Weekend)</b>				<b>864 spaces</b>		<b>599</b>	<b>607</b>	<b>581</b>	<b>582</b>
<b>TOTAL SPACES/DEMAND (BASED ON SHARED USES PER ITE)</b>						<b>275</b>	<b>279</b>	<b>267</b>	<b>268</b>
<b>TOTAL COUNTED DEMAND<sup>5</sup></b>						<b>42%</b>	<b>43%</b>	<b>41%</b>	<b>41%</b>
<b>% OCCUPIED</b>									

Notes:

- The average peak period parking demand is calculated based on methods used in the *ITE Parking Generation, 4th Edition (2010)*.
- Required parking is determined based on parking standards contained in Section 17.51.130 of the Capitola Municipal Code.
- Average and December Weekday demand is calculated for Mondays-Thursdays, except for the following uses:
  - ITE LU Code 444 - weekday peak demand is based on Friday conditions because movie theaters typically have higher parking demand on Fridays during the weekend.
  - Average and December Weekday demand is calculated for Saturdays, except for the following uses:
    - ITE LU Code 150 - weekend peak demand is not available for the Weekend (Saturday); therefore, the Saturday demand rates are assumed to be the same as a weekday.
- Total counted demand was determined by proportioning Total ITE demand based on 275 occupied parking spaces (273 counted by Kimley-Horn during typical weekday peak hour on 4/23/15 + 2 parking spaces to account for the OSH store expansion).
- The Capitola Municipal Code does not provide specific parking requirements for a fitness studio, gym, or similar land use.

## CONCLUSION

The project proposes a tenant change at the existing Kings Plaza Shopping Center property. Orangetheory Fitness is to occupy one of the smaller tenant spaces (3,050 square feet) with no expansions to the overall square footage of the Shopping Center. The change in land use from retail to fitness center results in a net reduction of 30 daily trips, the addition of 2 AM peak hour trips and a reduction of 1 PM peak hour trip.

The parking evaluation, based on data published by ITE, confirms that the Orangetheory Fitness tenant change would not significantly impact parking at Kings Plaza. With project implementation, Kings Plaza is anticipated to have sufficient on-site parking spaces under average weekday and weekend conditions when considering ITE shared parking principles. Based on the counted parking demand at Kings Plaza, the shared land use parking study methodology indicates that parking demand would be approximately 43% during a typical weekday peak and between 41% during a typical weekend peak. Under any of these conditions, the project is anticipated to add no more than 2 additional parking spaces to the current parking demand at Kings Plaza, and this increase is insignificant.

## APPENDICES

- Appendix A.** Proposed Site Plan, Orangetheory Fitness. Ow Commercial, 04 February 2016.
- Appendix B.** Kings Plaza Shopping Center Shared Parking Evaluation Memo. Kimley-Horn, 25 February 2014.
- Appendix C.** Kings Plaza OSH Store Expansion Trip Generation and Parking Memo. Kimley-Horn, 28 May 2015.

**Appendix A**

Proposed Site Plan, Orangetheory Fitness  
Ow Commercial, 04 February 2016

Attachment: 1501 41st Avenue Parking Study (1390 : 1501 41st Avenue Suite N)



118'-0"

15,930 SQ. FT.

UNIMPROVED LAND OF THE OW FAMILY

ORCHARD SUPPLY CUSTOMER PICK-UP BUILDING

MAJOR DRAINAGE EASEMENT

NOT PART OF CENTER

38TH AVENUE

TONY & ALBAS PIZZA RESTAURANT

CAMERA CLUB

PALACE ART & OFFICE

PET STORE

PRETTY MAMA'S

SUITE I SUITE J SUITE K SUITE L SUITE M SUITE N

1501 41ST AVENUE

NOT A PART OF CENTER

CINCORP

BAY PHOTO

BARBARA'S HAIR SALON

SUITE P

SUITE Q

MICHAEL'S JEWELRY

SUITE R

PASWIN ROBBINS

SUITE S

ORCHARD SUPPLY HARDWARE

KINC'S CLEANERS

SUITE Y

KINC'S WASH-DRY

SUITE X

ERIC'S DELI

SUITE W

SEE'S CANDY

SUITE V

SUITE U

SUITE T

SUITE S

SUITE R

SUITE Q

SUITE P

SUITE O

SUITE N

SUITE M

SUITE L

SUITE K

SUITE J

SUITE I

SUITE H

SUITE G

SUITE F

SUITE E

SUITE D

SUITE C

SUITE B

SUITE A

SUITE A1

THE PERFECT CUT

KRAGEN AUTO PARTS

THRIFTY'S

BOOK CAFE

41ST AVENUE PLAYHOUSE

1475 41ST AVENUE

1549 41ST AVENUE

TINY'S SUITE Z

SHELL

NOT PART OF CENTER

1601 41ST AVENUE

1601 41ST AVENUE

3908 CAPITOLA ROAD

135'-0"

321'-8"

41ST AVENUE

**Appendix B**

Kings Plaza Shopping Center Shared Parking Evaluation Memo  
Kimley-Horn, 25 February 2014

Attachment: 1501 41st Avenue Parking Study (1390 : 1501 41st Avenue Suite N)



### *Memorandum*

To: Katie Cattan, AICP  
Senior Planner  
City of Capitola  
420 Capitola Avenue  
Capitola, CA 95010

From: Frederik Venter

Date: February 25, 2014

Re: King's Plaza Shopping Center Shared Parking Evaluation

Suite 250  
100 W. San Fernando Street,  
San Jose, CA 95113

Office: 669-800-4146

### **BACKGROUND**

King's Plaza Shopping Center is located at the intersection of 41<sup>st</sup> Avenue and Capitola Road. The shopping center includes a mix of uses including a movie theater, grocery store, hardware store, restaurants, and other retail.

In 2008 a shared parking study was prepared to evaluate the effect of increasing restaurant uses at the shopping center.<sup>1</sup> Although King's Plaza contains a variety of tenants, the site was evaluated as a combination of three uses which comprised movie theater, shopping center, and warehouse.<sup>2</sup> The 2008 study concluded that there was sufficient parking available to accommodate the proposed increase in restaurant uses during typical weekday and weekend conditions.

It is now proposed that the 6,400 square foot Capitola Book Café be eliminated to permit expansion of the CineLux Theatre from 675 seats to 892 seats, which may increase parking demand at the shopping center. This memorandum contains an evaluation of the expected parking demand at the shopping center if the movie theater is expanded.

<sup>1</sup> Shared Parking Study for King's Plaza 1601 41<sup>st</sup> Avenue, Marquez Transportation Engineering, December 23, 2008.

<sup>2</sup> The warehouse use was for the Orchard Supply Hardware (OSH) drive-through pickup facility which is separate from the main hardware store.



## METHODOLOGY

Kimley-Horn estimated shared parking demand using two methods:

1. Using separate land uses comprising the movie theater (CineLux), grocery store (Save Mart), hardware store (OSH), hardware store warehouse (OSH building materials pick-up yard), pharmacy/drugstore (Rite Aid) high-turnover restaurant (IHOP), and shopping center (for the remaining restaurant and retail uses).
2. Following the same condensed methodology as the 2008 study assuming only three types of land uses which comprised movie theater (CineLux), warehouse (OSH) and shopping center (for all other retail and restaurant uses).

Shared parking analyses were prepared for a typical Weekday and Saturday using data contained in *Parking Generation 4<sup>th</sup> Edition* published by the Institute of Transportation Engineers (ITE) and supplemented by data in *Shared Parking 2<sup>nd</sup> Edition* published by Urban Land Institute (ULI). In some cases data was not available for all land use types, therefore the following assumptions were made regarding the data:

- Parking demand for King's Plaza Shopping Center was calculated based on average demand.
- Shared weekday demand for the movie theater was based on Friday conditions because movie theaters typically have higher parking demand on Fridays during the weekday.
- Trip rates for warehousing (i.e. OSH building materials pick-up yard) are not available for Saturday; therefore, the Saturday demand rates were assumed to be the same as a weekday.
- Time-of-day demand for the OSH building materials pick-up yard was assumed to follow the same time-of-day pattern as Home Improvement Superstore (ITE Land Use 862) instead of traditional warehouse.
- Time-of-day data for pharmacy is incomplete for Saturday; therefore, it was assumed to be the same as weekday.



## ANALYSIS

King's Plaza currently comprises 161,085 square feet of gross floor area (GFA) with approximately 134,753 square feet dedicated to retail uses, 11,635 square feet for the CineLux Theaters which hosts 674 seats, and 14,697 square feet for restaurant uses.<sup>3</sup>

Required parking<sup>4</sup> is determined based on the parking standards contained in Section 17.51.130 of the Capitola Municipal Code which notes the following:

Retail Uses – 1 space per 300 square feet of gross floor area (GFA)

Theater Use – 1 space per each 3 seats

Restaurant Uses – 1 space per 60 square feet of GFA available for dining, plus 1 space per 300 square feet for all other floor area

Detailed information on the restaurant GFA dedicated to dining was unavailable at the time this memorandum was prepared; therefore, it was estimated to be 60 percent.

Based on the Municipal Code the shopping center would be required to provide approximately the following spaces:

Retail:	134,735 sf x 1 space per 300 sf =	450 spaces
Theater:	674 seats x 1 space per 3 seats =	224 spaces
Restaurant Dining:	14,697 sf x 0.60 x 1 space per 60 sf =	147 spaces
Restaurant Other:	14,697 sf x 0.40 x 1 space per 300 sf =	20 spaces
Total Required (estimated)		841 spaces

The shopping center has 680 parking spaces for employees and customers.<sup>5</sup> However, the parking requirement per the City Zoning Code does not take

<sup>3</sup> Email and attachments from Benjamin Ow to Jim West, 2/14/2014.

<sup>4</sup> Parking standards provided in Chapter 17.51 except Section 17.51.130(J), (L), (M), and (O) which are replaced per email from Katie Cattan to Frederik Venter, February 13, 2014.

<sup>5</sup> Email from Benjamin Ow to Jim West, 2/14/2014.



into consideration shared parking principles and time-of-day use as outlined in the ULI Shared Parking guide.

Cursory observations by Kimley-Horn staff (including the most recent on Monday, February 17, 2014) indicate there are ample on-site parking spaces to meet the current needs of King's Plaza.<sup>6</sup> Observations also suggest that the shopping center's potential demand is similar to the average rates reported in ITE *Parking Generation* of 547 parked vehicles. No exact counts were performed and the current parking demand is thus not known.

The following calculations were prepared to estimate the demand for parking spaces when the Book Café is converted to additional movie theater space.

### Separate Land Use Methodology

Shared parking was calculated by segregating land uses into the following categories:

- Movie Theater
- Hardware Store
- Warehouse
- Grocery Store
- Pharmacy/Drugstore
- High-Turnover Sit Down Restaurant
- Shopping Center

The CineLux Theatre most closely matches Movie Theater with Matinee (ITE Land Use 444) which is defined by ITE as a traditional movie theater consisting of audience seating, less than ten screens, a lobby and a refreshment stand. These show movies on weekday afternoons and evenings as well as on weekends.

The OSH store most closely matches Home Improvement Superstore (ITE Land Use 862) which is defined by ITE as facilities that that specialize in

<sup>6</sup> February 17, 2014 observation made between 8-9 PM which showed a parking demand of 166 vehicles.



the sale of home improvement merchandise and typically maintain long store hours 7 days a week. Examples of items sold in these stores include lumber, tools, paint, lighting, wallpaper and paneling, kitchen and bathroom fixtures, lawn equipment and plant and garden accessories.

The separate OSH building materials pick-up yard most closely matches Warehousing (ITE Land Use 150) which is defined as being primarily devoted to the storage of materials, but they may also include office and maintenance areas.

The Save Mart grocery store can be classified as a Supermarket (ITE Land Use 850) or Discount Supermarket (ITE Land Use 854). Because there is more published data on Supermarket land uses, it was used for the shared parking evaluation. Supermarket is defined by ITE as a retail store selling a complete assortment of food, food preparation and wrapping materials and household cleaning items. Supermarkets may also contain the following products and services: ATMs, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies and video rental areas.

The Rite Aid store most closely matches Pharmacy/Drugstore without Drive-Through Window which is defined by ITE as a retail facility that primarily sells prescription and non-prescription drugs. These facilities may also sell cosmetics, toiletries, medications, stationary, personal care products, limited food products and general merchandise.

The IHOP restaurant most closely matches High-Turnover Sit Down Restaurant (ITE Land Use 932) which is defined as a sit-down, full-service eating establishment with turnover rates of approximately one hour or less. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner and may also be open for breakfast and are sometimes open 24 hours per day.

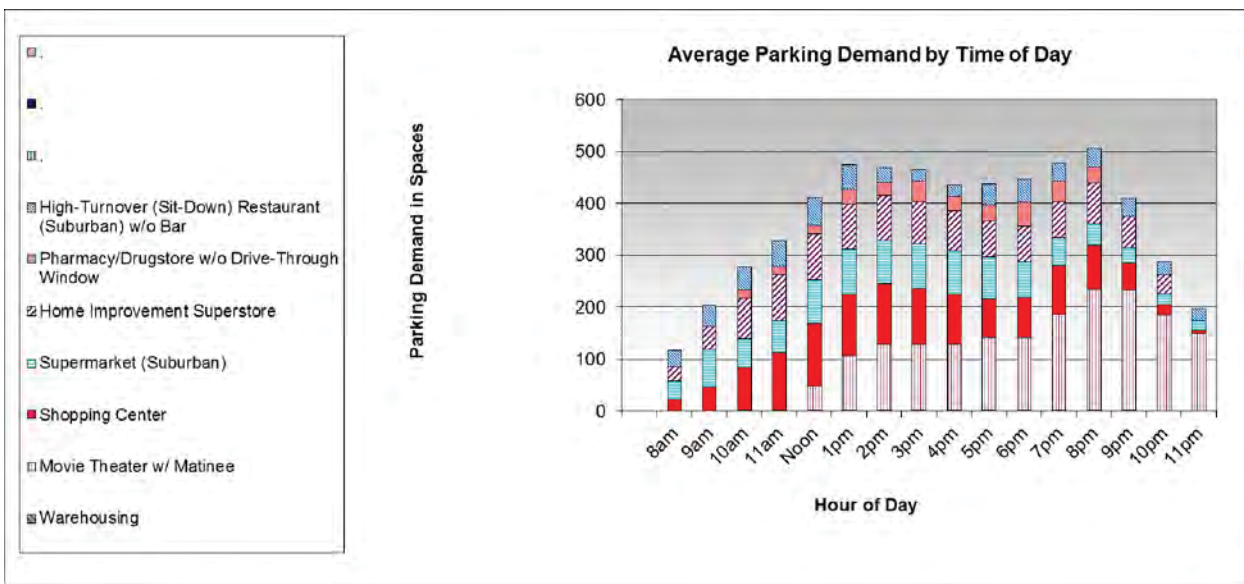
The remaining retail and restaurant uses, most closely match Shopping Center (ITE Land Use 820) which is defined as an integrated group of commercial establishments that is planned, developed, owned and managed as a unit. Aside from retail stores shopping centers may also contain



offices, restaurants, post offices, banks, health clubs, movie theaters, and other uses.

Figure 1 and Figure 2 respectively summarize the shared weekday and weekend average parking demand for King's Plaza. It is noted that the parking demand for the OSH warehouse is very small in comparison to the other uses and therefore is difficult to see in the figure. Calculations using this methodology are attached to this memorandum.

Figure 1 – Average Weekday Parking Demand – Separate Land Use Methodology



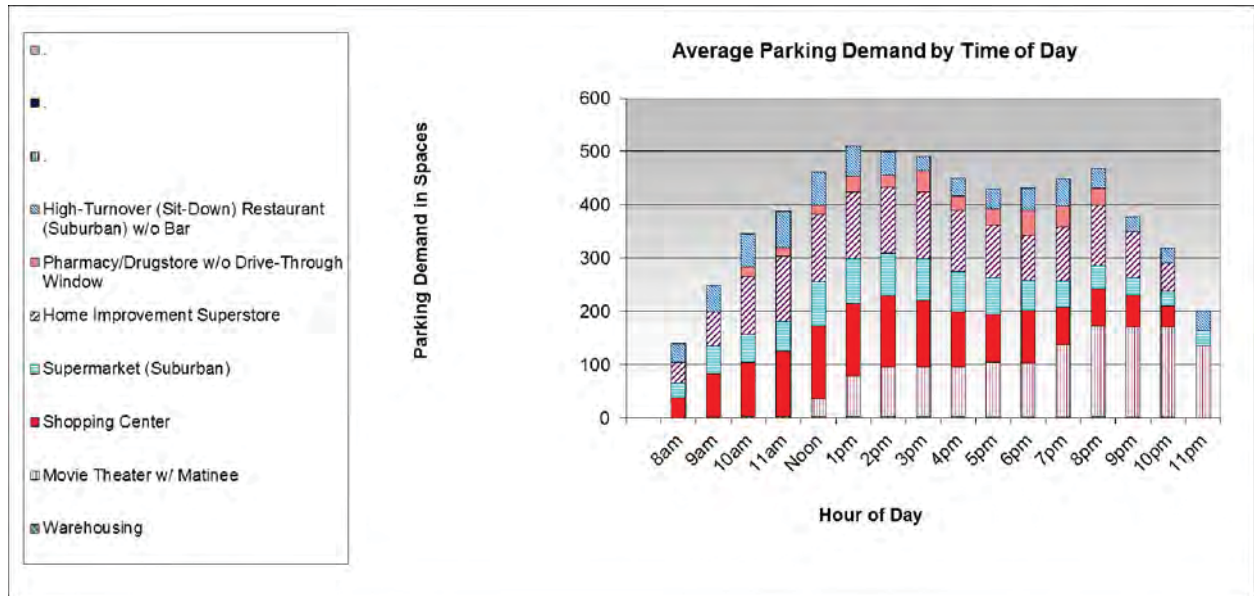
Attachment: 1501 41st Avenue Parking Study (1390 : 1501 41st Avenue Suite N)





### Figure 2 – Average Weekend Parking Demand – Separate Land Use Methodology

As noted in the figures, the parking demand is not expected to exceed more than about 500 occupied parking spaces on a weekday or weekend. In fact, in comparison with the observed demand, the calculated demand appears to be conservative with actual demand being lower.



### Condensed Land Use Methodology (from 2008 Study)

Consistent with the 2008 parking study, shared parking demand at King's Plaza was also calculated by condensing the various land uses into the following three categories:

1. Movie Theater
2. Warehouse
3. Shopping Center

As noted previously, the CineLux Theater most closely matches Movie Theater with Matinee (ITE Land Use 444) and the separate OSH building materials pick-up yard most closely matches Warehousing (ITE Land Use 150).

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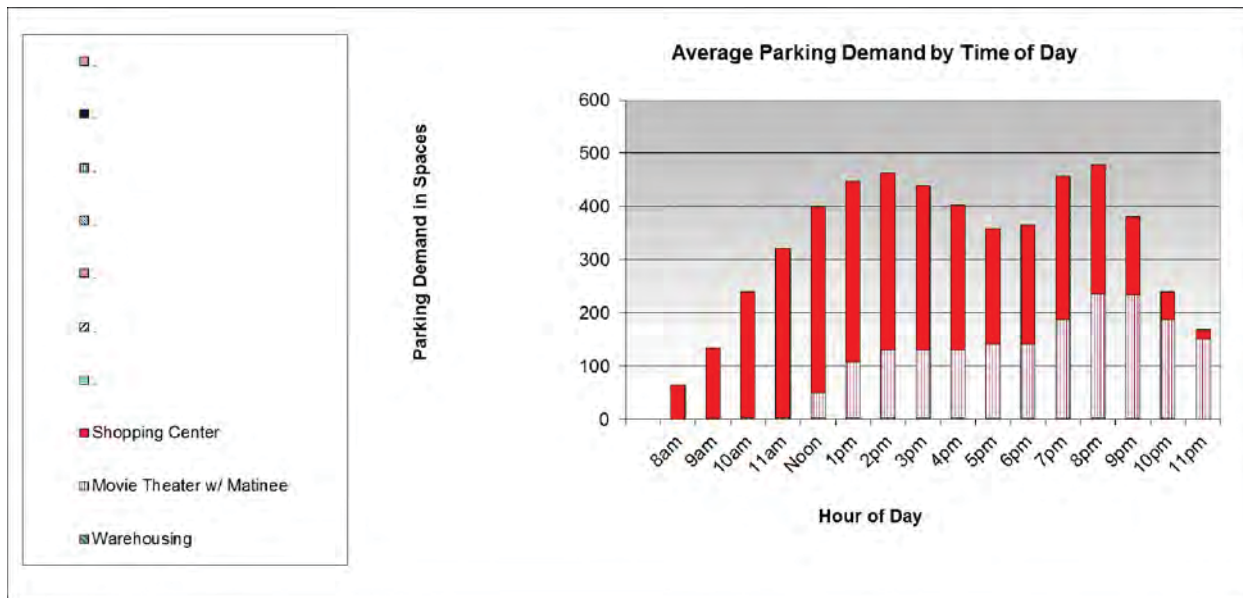
Attachment: 1501 41st Avenue Parking Study (1390 : 1501 41st Avenue Suite N)



The remaining retail and restaurant uses, if grouped together, most closely match Shopping Center (ITE Land Use 820). Although the CineLux Theater could be included in the Shopping Center land use, movie theater parking demand was calculated separately from the rest of the shopping center to be consistent with the 2008 parking study.

Figure 3 and Figure 4 respectively summarize the shared weekday and weekend average parking demand for King's Plaza using the condensed land use methodology. Calculations are attached to this memorandum.

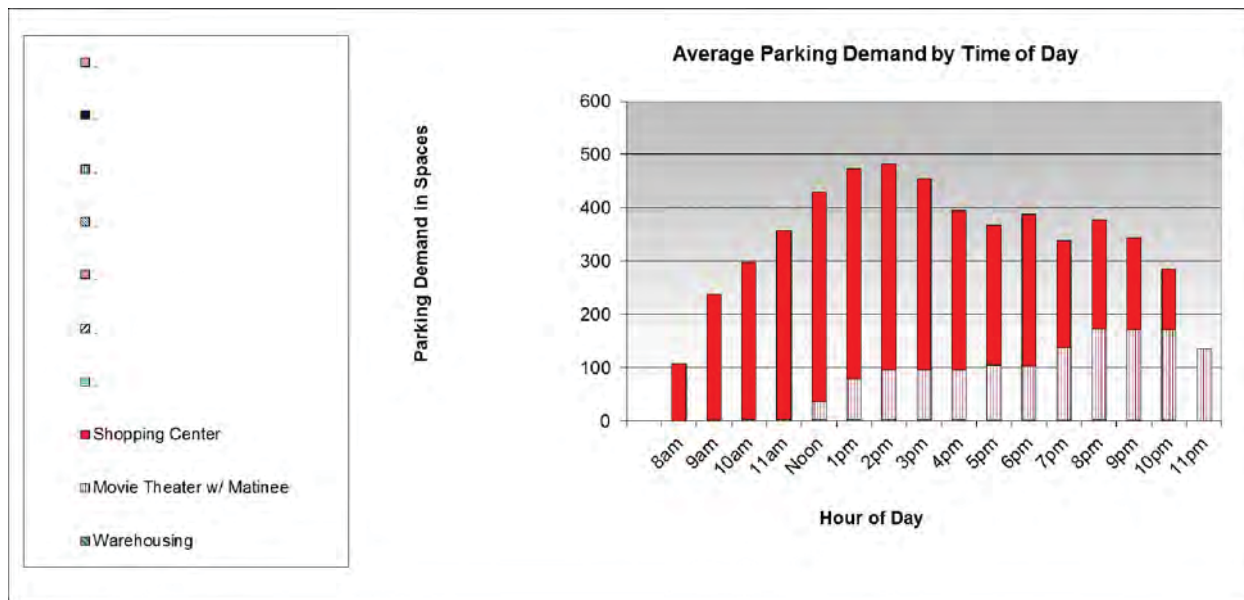
Figure 3 – Average Weekday Parking Demand – Condensed (2008) Methodology



Attachment: 1501 41st Avenue Parking Study (1390 : 1501 41st Avenue Suite N)



Figure 4 – Average Weekend Parking Demand – Condensed (2008) Methodology



Although slightly less than calculated using the Separate Land Use methodology, the Condensed Land Use methodology also indicates that peak parking demand is about 500 on the weekday and the weekend. In comparison with the observed demand, the calculated demand appears to be conservative with actual demand being lower.

### 85<sup>th</sup> Percentile Demand

As noted previously, the above calculations are made based on observed average rates reported at other shopping centers.

Shopping center parking demand often fluctuates over the lifespan of the facility. As tenants change and improvements are made, an average performing center may function at a higher level of parking demand. As a check, parking demand was recalculated based on 85<sup>th</sup> percentile demand rates for weekday and weekend.<sup>7</sup>

<sup>7</sup> ITE defines the 85th percentile as the point at which 85 percent of the values fall at or below and 15 percent of the values are above. The 85th percentile demand rate therefore corresponds to a high performing land use.



When calculated using 85<sup>th</sup> percentile rates the peak parking demand for the weekday is 678 and the peak demand for the weekend is 620. In both instances the existing parking spaces (i.e. 680 spaces) are sufficient to meet an increased 85<sup>th</sup> percentile demand. Eighty-fifth percentile calculations are attached to this memorandum.

### CONCLUSIONS

It is proposed that existing retail space at King's Plaza be eliminated to allow for the existing CineLux Theatre to be expanded from 675 seats to 892 seats.

An evaluation based on data published by the Institute of Transportation Engineers (and supplemented by data from the Urban Land Institute) confirmed that King's Plaza will have sufficient on-site parking spaces under current (i.e. average) conditions and also if demand increases in the future (i.e. at 85<sup>th</sup> percentile conditions). Therefore, it is Kimley-Horn's professional opinion that parking associated with King's Plaza can be fully contained on site with little risk of spillover into nearby businesses or residential areas.

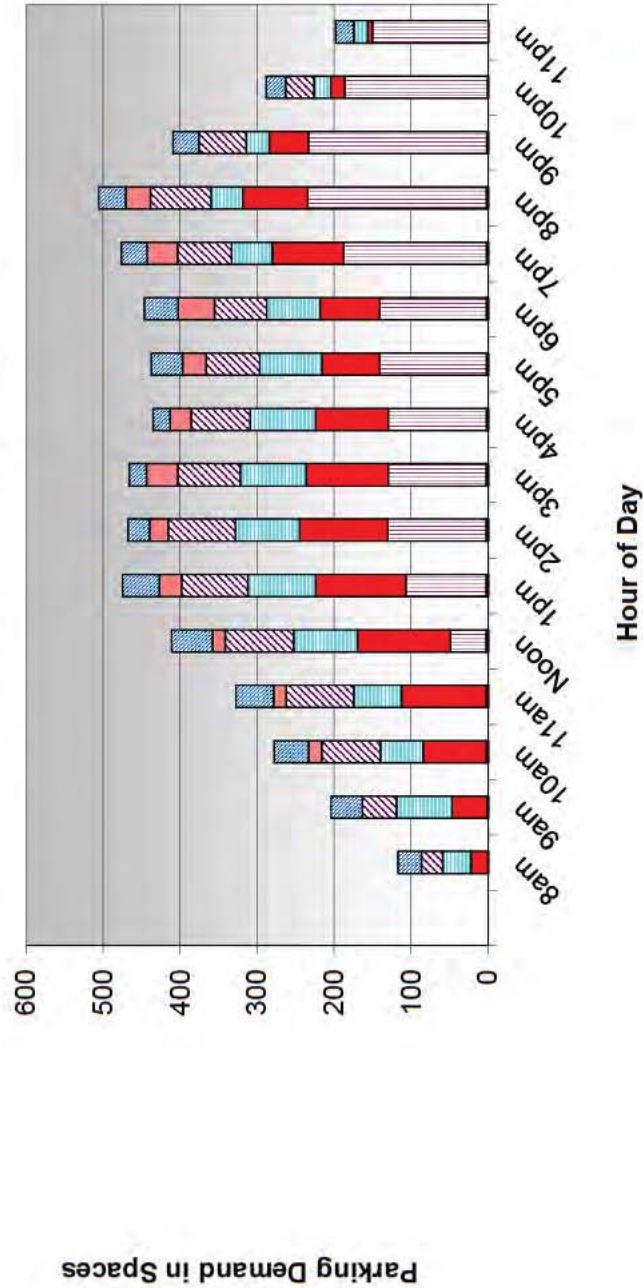
# Parking Generation Planner (ITE Parking Generation, 4th Edition)

**Weekday/Weekend Parking Generation Demand Based on Average Rates**

**Project Name** King's Plaza Shopping Center  
**Project Number**

ITE Code	Land Use Description	Independent Variable	No. of Units	Peak Rates		Peak Demand		Average Parking Demand by Time of Day																		
				Avg	33%	85%	Avg	33%	85%	8am	9am	10am	11am	Noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	
150	Warehousing	1,000 Sq Ft	6,012	0.5	0.3	0.8	3	2	5	1	2	3	3	3	3	3	2	2	2	2	3	2	2	3	2	1
444	Movie Theater w/ Matinee	Seat(s)	892	0.3	0.2	0.4	232	187	321	22	46	82	110	121	117	115	106	94	75	77	83	85	51	18	6	151
820	Shopping Center	1,000 Sq Ft (GLA)	47,441	2.6	2.2	3.2	121	104	150	37	72	55	62	82	88	83	86	85	81	69	53	41	30	22	18	37
850a	Supermarket (Suburban)	1,000 Sq Ft	23.2	3.8	3.0	5.1	87,696	69,136	117,116	28	45	77	87	89	86	87	77	70	68	70	78	78	61	37	61	
862	Home Improvement Superstore	1,000 Sq Ft	39,957	2.2	1.9	2.8	89,104	73,92	112,68	17	17	17	17	17	17	24	41	27	31	47	40	32	35	33	25	23
880	Pharmacy/Drugstore w/o Drive-Through Window	1,000 Sq Ft	21.44	2.2	1.9	2.7	47,168	40,736	58,317	30	40	45	49	53	48	28	22	22	40	44	33	35	33	25	23	23
932a1	High-Turnover (Sit-Down) Restaurant (Suburban) w/o Bar	1,000 Sq Ft	5	10.6	7.4	16.3	53	37	81.5	633	514	846	117	204	278	328	411	475	468	467	436	438	447	506	410	289
<b>Totals</b>																										

**Average Parking Demand by Time of Day**



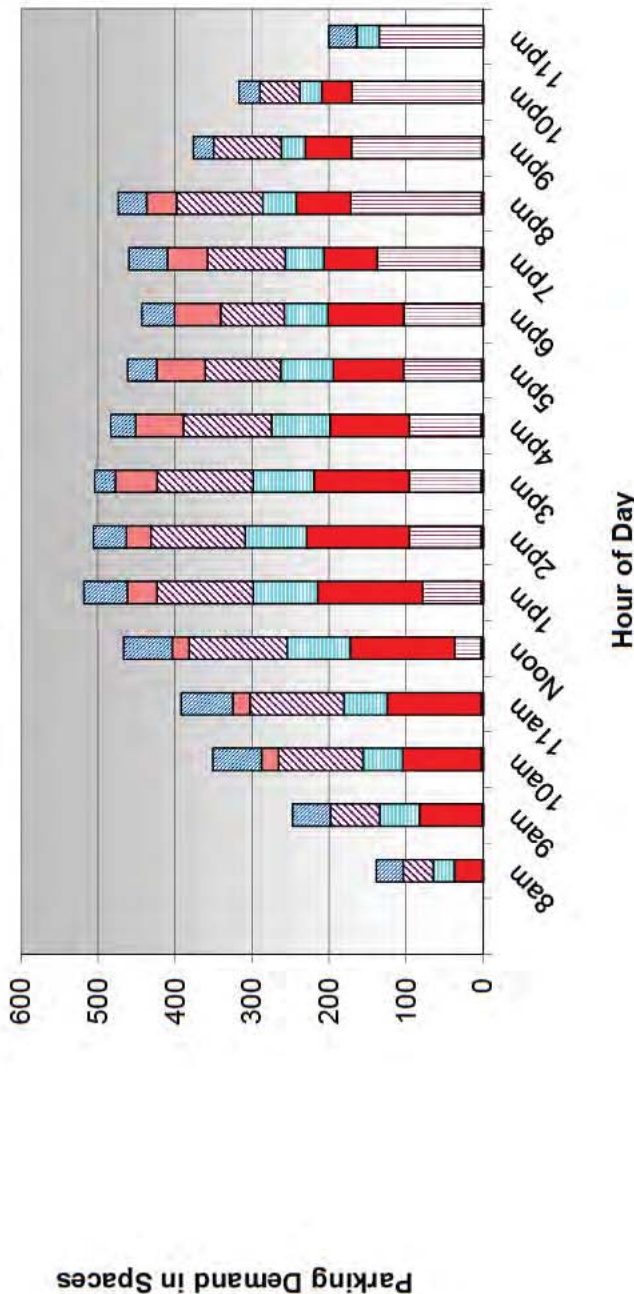


**Parking Generation Planner (ITE Parking Generation, 4th Edition)**

Weekday/Weekend Parking Generation Demand Based on Average Rates  
 Project Name: King's Plaza Shopping Center  
 Project Number

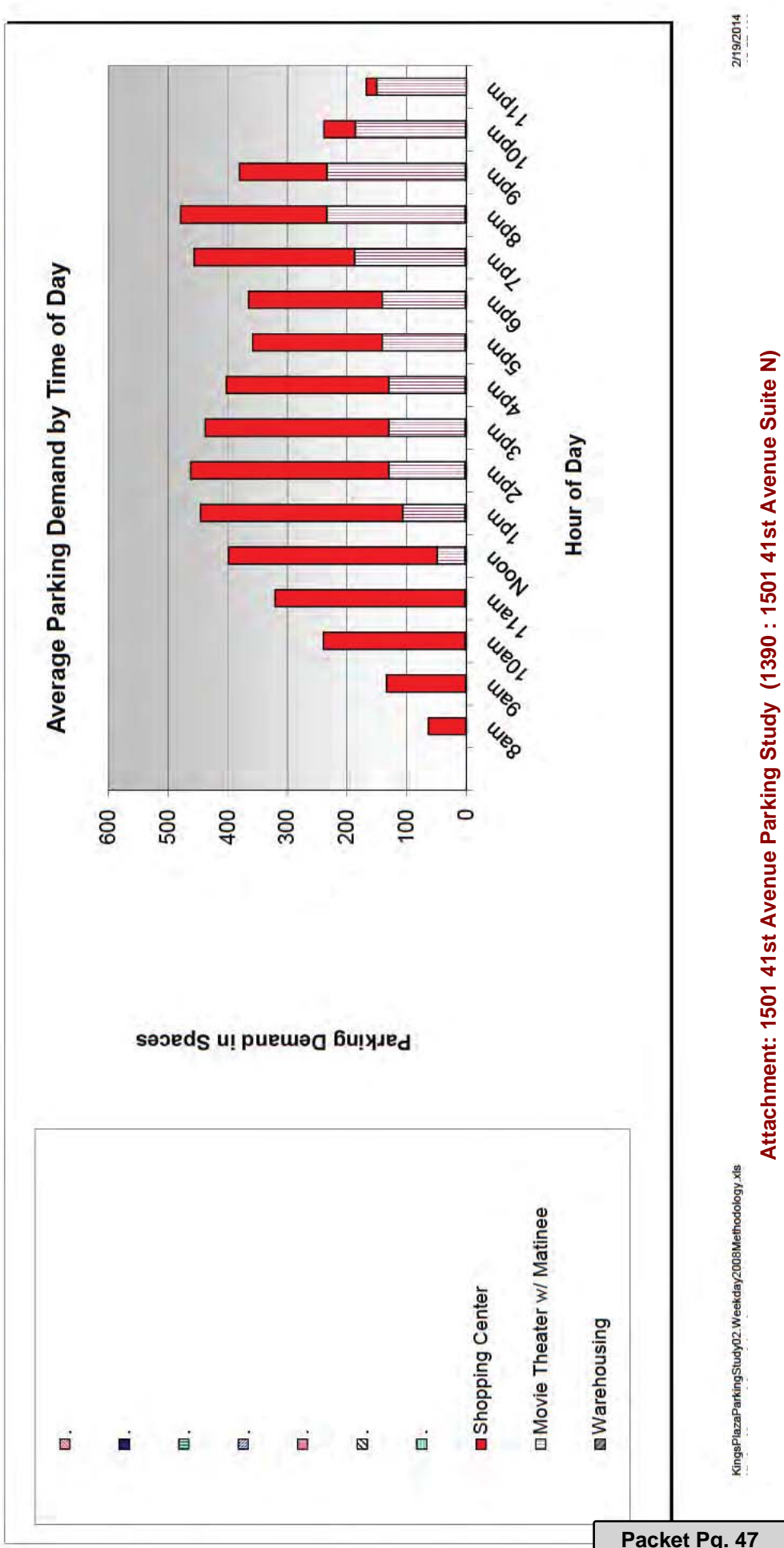
ITE Code	Land Use Description	Independent Variable	No. of Units	Day of Week	Peak Rates		Peak Demand		Average Parking Demand by Time of Day																
					Avg	33%	85%	Avg	33%	85%	8am	9am	10am	11am	Noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm
150	Warehousing	1,000 Sq Ft	6,012	Saturday	0.51	0.29	0.81	3	2	5	1	2	3	3	3	3	2	2	2	2	3	2	2	2	1
444	Movie Theater w/ Matinee	Seat(s)	892	Saturday	0.19	0.2	0.23	169	178	205	37	82	102	123	136	133	124	103	91	98	68	71	60	39	136
820	Shopping Center	1,000 Sq Ft (GLA)	47,441	Saturday	2.87	2.46	3.4	136	117	161	27	52	52	55	82	84	80	79	75	68	57	50	44	31	28
850a	Supermarket (Suburban)	1,000 Sq Ft	23.2	Saturday	3.92	3.25	4.94	90.944	75.4	114.61	40	64	110	122	127	125	122	115	98	83	101	112	88	52	
862	Home Improvement Superstore	1,000 Sq Ft	39.957	Saturday	3.19	2.79	4.34	127.46	111.48	173.41	21.44	34	49	63	68	63	57	43	26	32	37	43	50	37	
880	Pharmacy/Drugstore w/o Drive-Through Window	1,000 Sq Ft	21.44	Saturday	2.94	2.53	3.74	63.034	54.243	80.186	67.5	39	103	139	248	352	393	467	519	507	505	484	462	444	
932a1	High-Turnover (Sit-Down) Restaurant (Suburban) w/o Bar	1,000 Sq Ft	5	Saturday	13.5	7.8	20.6	67.5	39	103	658	577	843	139	248	352	393	467	519	507	505	484	462	444	
				Totals				658	577	843	139	248	352	393	467	519	507	505	484	462	444	460	474	377	318

Average Parking Demand by Time of Day



**Parking Generation Planner (ITE Parking Generation, 4th Edition)**  
 Weekday/Weekend Parking Generation  
 Demand Based on Average Rates  
 Project Name: King's Plaza Shopping Center  
 Project Number

ITE Code	Land Use Description	Independent Variable	No. of Units	Day of Week	Peak Rates		Average Parking Demand by Time of Day																		
					Avg	85%	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm			
150	Warehousing	1,000 Sq Ft	6,072	Mon-Thu	0.51	0.29	0.81	3	2	5	1	2	3	3	3	2	2	2	2	3	2	1			
444	Movie Theater w/ Matinee	Seat(s)	892	Friday	0.26	0.21	0.36	232	187	321	46	104	128	128	139	186	232	232	186	151					
820	Shopping Center	1,000 Sq Ft (GLA)	137,04	Mon-Thu	2.55	2.2	3.16	349	301	433	63	133	238	318	349	332	308	273	217	224	289	245	147	52	17
<b>Totals</b>					584	491	759	64	134	240	321	399	446	463	438	403	358	365	457	479	381	239	168		





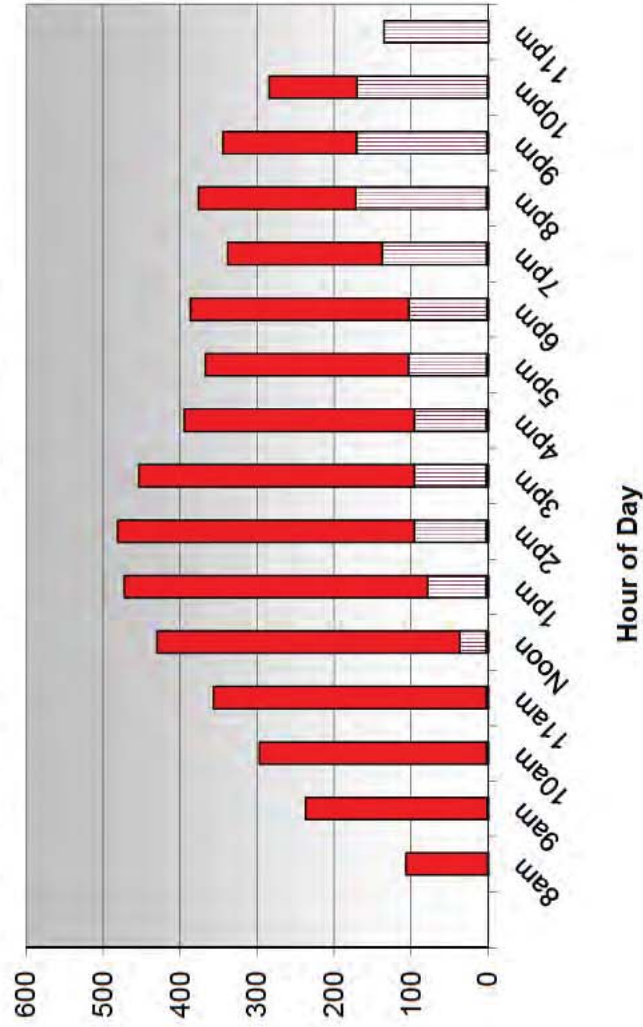
# Parking Generation Planner (ITE Parking Generation, 4th Edition)

**Weekday/Weekend Parking Generation Demand Based on Average Rates**

**Project Name** King's Plaza Shopping Center  
**Project Number**

ITE Code	Land Use Description	Independent Variable	No. of Units	Day of Week	Peak Rates		Peak Demand		Average Parking Demand by Time of Day																						
					Avg	85%	Avg	85%	8am	9am	10am	11am	Noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm							
150	Warehousing	1,000 Sq Ft	6,012	Saturday	0.51	0.29	0.81	3	5	1	2	3	3	3	3	2	2	2	2	3	2	2	1								
444	Movie Theater w/ Matinee	Seat(s)	892	Saturday	0.19	0.2	0.23	169	205	106	236	295	354	393	385	289	264	102	136	169	169	136	114								
520	Shopping Center	1,000 Sq Ft (GLA)	137.04	Saturday	2.87	2.46	3.4	393	466	107	238	298	357	430	482	454	395	368	387	339	377	345	285								
								566	517	676	107	238	298	357	430	482	454	395	368	387	339	377	345	285							
								Totals																							

**Average Parking Demand by Time of Day**





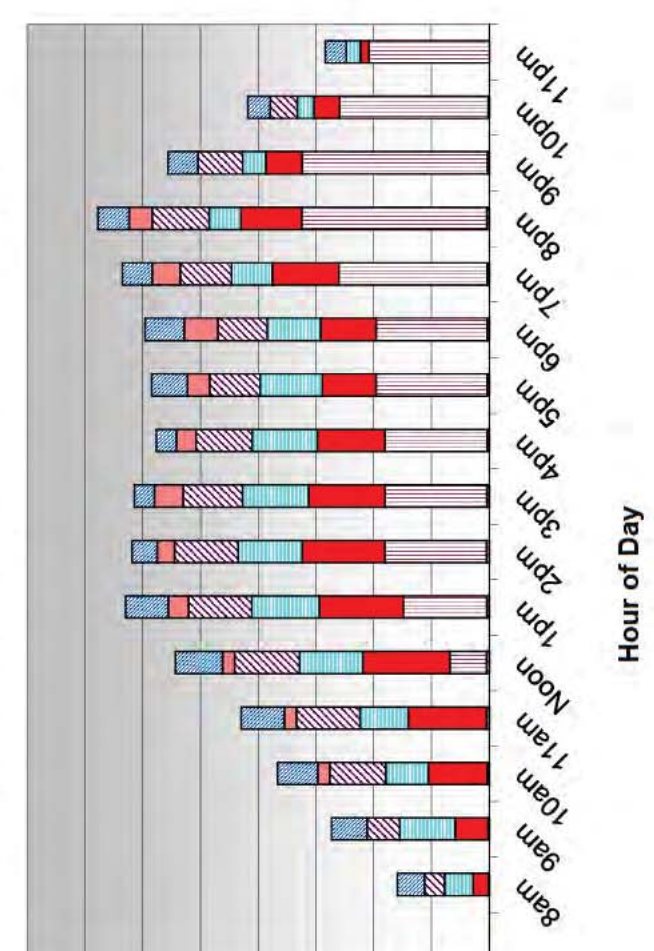


**Parking Generation Planner (ITE Parking Generation, 4th Edition)**

Weekday/Weekend Parking Generation Demand Based on 85th Percentile Rates  
 Project Name: \_\_\_\_\_  
 Project Number: \_\_\_\_\_

ITE Code	Land Use Description	Independent Variable	No. of Units	Day of Week	Peak Rates		Peak Demand		85th Percentile Parking Demand by Time of Day																	
					Avg	33%	85%	Avg	33%	85%	8am	9am	10am	11am	Noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm
150	Warehousing	1,000 Sq Ft	6,012	Mon-Thu	0.51	0.29	0.81	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
444	Movie Theater w/ Matinee	Seat(s)	892	Friday	0.26	0.21	0.36	232	187	321	64	145	177	177	177	193	193	257	321	321	321	321	321	257	209	
620	Shopping Center	1,000 Sq Ft (GLA)	47,441	Mon-Thu	2.55	2.20	3.16	121	104	150	27	57	102	136	150	145	142	132	117	93	96	115	105	63	45	
850a	Supermarket (Suburban)	1,000 Sq Ft	23.2	Mon-Thu	3.78	2.98	5.05	88	69	117	49	96	74	83	110	117	115	114	108	93	70	55	40	29	25	
862	Home Improvement Superstore	1,000 Sq Ft	39,957	Mon-Thu	2.23	1.85	2.82	89	74	113	35	56	97	110	113	109	110	103	97	88	86	89	99	78	46	
880	Pharmacy/Drugstore w/o Drive-Through Window	1,000 Sq Ft	21.44	Mon-Thu	2.20	1.90	2.72	47	41	58	20	20	20	20	20	36	30	34	38	58	49	40	40	40	40	
932a1	High-Turnover (Sit-Down) Restaurant (Suburban) w/o Bar	1,000 Sq Ft	5	Mon-Thu	10.6	7.4	16.3	53	37	81.5	46	62	69	75	82	73	43	34	34	62	68	51	54	51	39	
								633	514	846	159	274	367	430	544	630	618	615	576	585	596	636	678	556	418	
						Totals																				

85th Percentile Parking Demand by Time of Day



- High-Turnover (Sit-Down) Restaurant (Suburban) w/o Bar
- Pharmacy/Drugstore w/o Drive-Through Window
- Home Improvement Superstore
- Supermarket (Suburban)
- Shopping Center
- Movie Theater w/ Matinee
- Warehousing



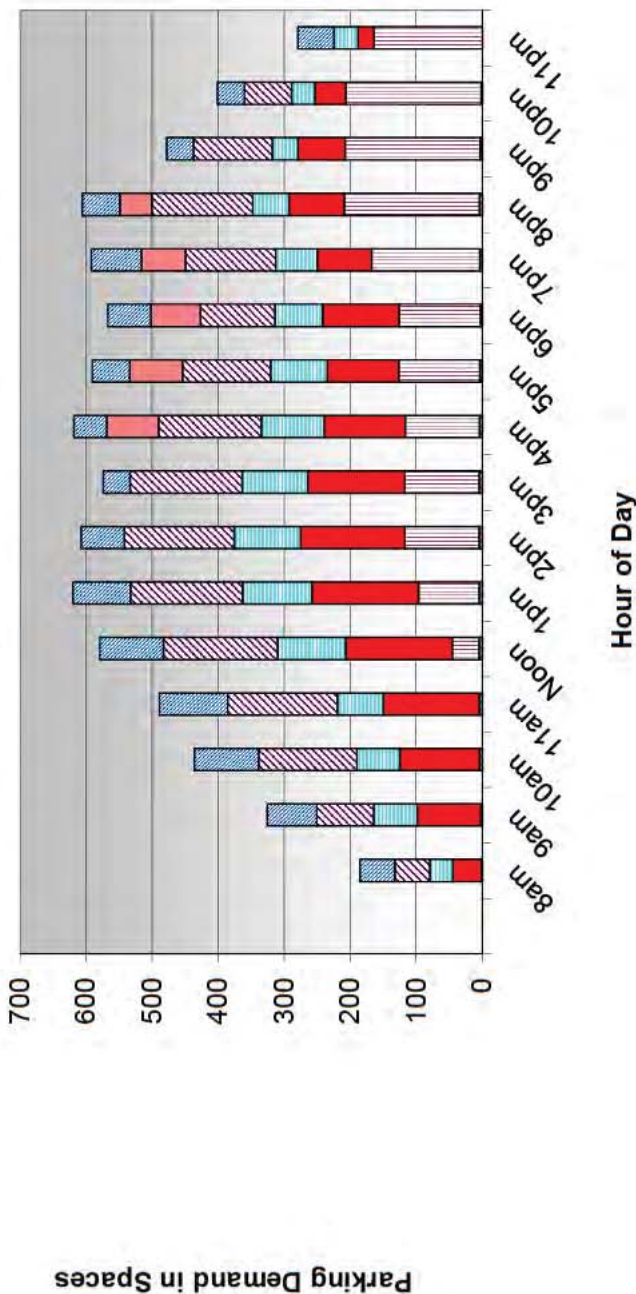
**Parking Generation Planner (ITE Parking Generation, 4th Edition)**

Weekday/Weekend Parking Generation Demand Based on 85th Percentile Rates

Project Name  
Project Number

ITE Code	Land Use Description	Independent Variable	No. of Units	Day of Week	Peak Rates		Peak Demand		85th Percentile Parking Demand by Time of Day																	
					Avg	33%	85%	Avg	33%	85%	8am	9am	10am	11am	Noon	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm
150	Warehousing	1,000 Sq Ft	6,012	Saturday	0.51	0.29	0.81	3	2	5	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
444	Movie Theater w/ Matinee	Seat(s)	892	Saturday	0.19	0.20	0.23	169	178	205	44	44	44	44	41	92	113	113	123	123	123	164	205	205	205	164
820	Shopping Center	1,000 Sq Ft (GLA)	47,441	Saturday	2.87	2.46	3.40	136	117	161	34	65	65	70	103	105	101	100	95	86	72	63	55	39	36	37
850a	Supermarket (Suburban)	1,000 Sq Ft	23.2	Saturday	3.92	3.25	4.94	91	75	115	54	87	149	166	173	170	166	170	156	134	113	137	153	120	71	
862	Home Improvement Superstore	1,000 Sq Ft	39,957	Saturday	3.19	2.79	4.34	127	111	173	53	75	97	103	96	87	65	40	49	57	65	76	57	40	41	
880	Pharmacy/Drugstore w/o Drive-Through Window	1,000 Sq Ft	21.44	Saturday	2.94	2.53	3.74	63	54	80																
932a1	High-Turnover (Sit-Down) Restaurant (Suburban) w/o Bar	1,000 Sq Ft	5	Saturday	13.5	7.8	20.6	67.5	39	103																
<b>Totals</b>								668	577	843	186	326	436	489	580	620	608	574	619	581	568	593	606	478	402	280

85th Percentile Parking Demand by Time of Day



**Appendix C**

Kings Plaza OSH Store Expansion Trip Generation and Parking Memo  
Kimley-Horn, 28 May 2015

Attachment: 1501 41st Avenue Parking Study (1390 : 1501 41st Avenue Suite N)



# MEMORANDUM

**From:** Frederik Venter, PE, Janice Soriano, EIT – Kimley-Horn and Associates

**To:** Katie Cattan, AICP – City of Capitola

**Date:** May 28, 2015

**Re:** **Trip Generation & Parking Analysis for the OSH Store Expansion in Capitola**

---

This memorandum contains the trip generation and parking analysis requested for the Orchard Supply Hardware (OSH) Store in Kings Plaza Shopping Center on 41<sup>st</sup> Avenue in Capitola, California. The project proposes to remodel the existing OSH Store to provide an additional 744 square feet to its nursery area, which is located in the back (southwest side) of the building. Additionally, the project proposes to include a permanent outdoor display area of 616 square feet at the front (east side) of the building and a seasonal sales area that will take up 2,218 square feet of the parking lot east of the OSH Store building. The Proposed OSH Store Site Plan can be found in **Appendix A**. No parking will be lost with the 616-square-foot display area.

A parking analysis is provided in this memo to evaluate the parking supply, demand, and requirements per City code at the Kings Plaza Shopping Center due to the OSH Store remodel. Methods to conduct the parking study are based on the shared parking model utilizing ITE and ULI shared parking methodologies assumed in the parking study previously submitted by Kimley-Horn for Kings Plaza Shopping Center in February 2014.

## 1. Trip Generation

To determine the increase in the number of daily, AM peak hour and PM peak hour trips due to the OSH Store nursery expansion, trip generation for both existing and proposed conditions were calculated and the net project trips were then found. Using rates published by the *ITE Trip Generation Handbook, 9<sup>th</sup> Edition* in 2012, the project is expected to generate a net increase of 23 daily trips, a net increase of 1 trip in the AM peak (0 in, 1 out), and a net increase of 2 trips in the PM peak (1 in, 1 out). **Table 1** below summarizes these calculations.



**Table 1. Trip Generation for OSH Store**

Land Uses	ITE Land Use Code	Project Size	WEEKDAY Daily Trips	AM PEAK HOUR			PM PEAK HOUR		
				Total Peak Hour	% Of ADT	IN / OUT	Total Peak Hour	% Of ADT	IN / OUT
<b>Rates</b>									
<b>Orchard Supply Hardware</b>									
Home Improvement Superstore <sup>2</sup>	862		30.74	1.49	5%	57% / 43%	2.33	8%	49% / 51%
Warehousing	150		3.56	0.30	8%	79% / 21%	0.32	9%	25% / 75%
<b>Existing Uses</b>									
<b>Orchard Supply Hardware</b>									
Home Improvement Superstore	862	45.52 1,000 Sq Ft GLA	1,399	68		39 / 29	106		52 / 54
Warehousing	150	7.93 1,000 Sq Ft	28	2		1 / 1	3		1 / 2
<b>Subtotal: Existing Uses</b>			1,427	70		40 / 30	109		53 / 56
<b>Proposed Uses</b>									
<b>Orchard Supply Hardware</b>									
Home Improvement Superstore	862	46.27 1,000 Sq Ft GLA	1,422	69		39 / 30	108		53 / 55
Warehousing	150	7.93 1,000 Sq Ft	28	2		1 / 1	3		1 / 2
<b>Subtotal: Proposed Uses</b>			1,450	71		40 / 31	111		54 / 57
<b>Net Project Trips Generated</b>			23	1		0 / 1	2		1 / 1

**Notes:**

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation," 9th Edition, 2012.
2. The salesfloor and the nursery of the OSH store most closely match ITE Land Use 862, Home Improvement Store, and are therefore together defined under this land use.

## 2. Parking Analysis

Kings Plaza currently comprises 161,085 square feet of gross floor area (GFA) dedicated to various retail and restaurant uses, as well as the CineLux Theatres which hosts 674 seats. CineLux Theatres will be expanded in the near future to accommodate a total of 892 seats and 18,035 square feet GFA. Kimley-Horn submitted a shared parking study for Kings Plaza Shopping Center on February 24, 2014 that specifically evaluated the expected parking demand due to this movie theater expansion. This study can be found in **Appendix B**.

This memo evaluates the impacts of the OSH Store renovations on parking while taking into account findings from the 2014 study. While the nursery expansion and the permanent outdoor display area would not displace any parking, the seasonal display area would displace a portion of the parking lot twice per year. The number of parking spaces required by the City is therefore calculated to compare with total parking supply during seasonal and non-seasonal periods.

### City Parking Requirements

For purposes of this study, the movie theater expansion is assumed to be completed when the OSH Store renovations are complete. Required parking for Kings Plaza, including both the CineLux Theatre and OSH Store expansions, is calculated in **Table 2** based on the parking standards contained in Section 17.51.130 of the Capitola Municipal Code.



**Table 2. Required Parking for Kings Plaza in Project Conditions**

Land Uses			City Requirements <sup>2</sup>	
ITE LU Code(s) <sup>1</sup>	Description	Project Conditions Size	# Spaces	Quantity per Unit
<b>Orchard Supply Hardware Store</b>				
862	Home Improvement Store - retail	46,268 SF	155	1 per 300 SF GFA
150	Warehousing	7,933 SF	2	1 per 5,000 SF
<i>Subtotal: OSH Store</i>		<u>54,201 SF</u>	<u>157</u>	
<b>Shopping Center Uses (ITE LU 820)</b>				
820	Retail	35,533 SF	119	1 per 300 SF GFA
820	Restaurant Other <sup>3</sup>	9,300 SF	93	1 per 300 SF kitchen area; 1 per 60 SF dining area
<i>Subtotal: Shopping Center Uses</i>		<u>44,833 SF</u>	<u>212</u>	
<b>Other</b>				
444	Movie Theater w/Matinee	892 seats	298	1 per 3 seats
850a	Supermarket (suburban) - retail	24,823 SF	83	1 per 300 SF GFA
880	Pharmacy/Drugstore w/o Drive-Through Window - retail	20,940 SF	70	1 per 300 SF GFA
932a1	Restaurant Dining <sup>3</sup>	5,397 SF	54	1 per 300 SF kitchen area; 1 per 60 SF dining area
<i>Subtotal: Other</i>		<u>69,195 SF</u>	<u>505</u>	<i>spaces</i>
<i>Total Proposed Kings Plaza Area</i>		<u>168,229 SF</u>		
<b>Total Supply (Average Weekday/Weekend)</b>		<b>654 spaces</b>		
<b>Total Supply (Seasonal Peak Weekday/Weekend)</b>		<b>642 spaces</b>		
<b>TOTAL SPACES/DEMAND (BASED ON INDIVIDUAL USES PER ITE)</b>			<b>874 spaces</b>	

Notes:

1. The average peak period parking demand is calculated based on methods used in the *ITE Parking Generation, 4th Edition (2010)*.
2. Required parking is determined based on parking standards contained in Section 17.51.130 of the Capitola Municipal Code.
3. Restaurant uses are assumed to contain 50% kitchen space and 50% dining space.

Based on the Municipal Code, Kings Plaza would be required to provide approximately 874 spaces. Per the Proposed Site Plan in **Appendix A**, the shopping center currently provides 654 parking spaces for employees and customers. Additionally, as previously mentioned, the 2,218-square-foot seasonal sales area on the parking lot would displace approximately 12 parking spaces two times per year<sup>1</sup>, decreasing the seasonal parking supply to 642 spaces.

The parking requirement per the City Zoning Code is much higher than the parking supply at Kings Plaza because it does not take into consideration shared parking principles. Observations by Kimley-Horn staff indicate there are still ample on-site parking spaces to meet the current needs of Kings Plaza<sup>2</sup>. These observations are also consistent with average rates reported in *ITE Parking Generation*.

<sup>1</sup> Per email from Ema Shahinian to Katie Cattan on 4/13/15, the seasonal sales area in the parking lot will be utilized two times per year accordingly: 1) Late February to March (30 consecutive calendar days) to display flowers, seeds, pots and soils; 2) Entire month of December (30 consecutive calendar days) to display Christmas trees and holiday decorations.

<sup>2</sup> April 23, 2015 observation made between 4-5PM which showed a parking demand of 273 vehicles.

Attachment: 1501 41st Avenue Parking Study (1390 : 1501 41st Avenue Suite N)



### ***Shared Parking Analysis***

To account for impacts on parking when the OSH Store is renovated, two methods were used to estimate shared parking demand. The two methods were adapted from the 2014 shared parking study completed by Kimley-Horn. The methodology and results from each are described in detail below.

Both methods assess shared parking for a typical Weekday and Saturday, as well as for a December Weekday and Saturday in order to account for the decreased parking supply during times when the seasonal sales area is in use. Data contained in *Parking Generation 4<sup>th</sup> Edition* published by ITE were used. In some cases, data was not available for all land use types; therefore the following assumptions in both methods were made regarding the data:

1. Parking demand for Kings Plaza Shopping Center was calculated based on average demand.
2. Average and December weekday demand for all land uses is calculated for Mondays-Thursday, except for movie theaters. Weekday demand for the movie theater was based on Friday conditions because movie theaters typically have higher parking demand on Fridays during the weekday.
3. Average and December weekend demand for all land uses is calculated for Saturdays, except for warehousing. Warehousing rates are not available for Saturdays; therefore, the Saturday rates were assumed to be the same as a typical weekday.
4. December weekday and December weekend demand for all land uses are assumed to be the same as Average weekday and Average weekend conditions, respectively, for the movie theater and for warehousing.

### Separated Land Uses Methodology

In this scenario parking was calculated by separating land uses into the following categories:

- Home Improvement Store (OSH Store and nursery area)
- Warehousing (separate OSH building materials pick-up yard)
- Movie Theater
- Supermarket
- Pharmacy/Drugstore
- High-Turnover Sit Down Restaurant
- Shopping Center (retail and other restaurants uses)

The OSH Store consists of two land uses per ITE: Home Improvement Store (LU Code 862) and Warehousing (LU Code 150). The OSH Store building and nursery area together most closely match LU Code 862, while the OSH Store materials pick-up yard most closely matches LU Code 150.

The Movie Theater (CineLux Theatre), Supermarket (Savemart), Pharmacy/Drugstore (Rite Aid), and High-Turnover Sit Down Restaurant (IHOP) most closely match ITE LU Codes 444, 850a, 880, and 932a1, respectively.



All other restaurant and retail uses were combined and therefore most closely match ITE LU Code 820.

**Table 3** summarizes the supply and demand determined using the separated land use methodology and compares them against parking requirements determined per City code. Parking supply and demand were calculated for the average weekday, average weekend, December weekday, and December weekend in pre-project and project conditions. The occupied parking spaces were then calculated to reflect the current parking demand observed at Kings Plaza by Kimley-Horn staff.<sup>3</sup>

The percentage of spaces occupied on an average weekday/weekend was calculated from dividing the estimated peak demand by the 654 spaces in the entire lot. The percentage of spaces occupied when the OSH Store seasonal display area is in use was calculated from dividing the estimated peak demand by the 642 spaces not occupied by the seasonal display area. Counted parking demand calculations depict that minimal impact on parking is made from expanding the nursery area and adding a seasonal display area. In project conditions, the counted parking demand shows that the parking lot would be 42% occupied on an average weekday and 44% occupied on an average weekend, and that the project would occupy between 1 and 2 additional parking spaces in both conditions. Similarly, with project implementation, the lot would be 47% occupied on a December weekday and 50% occupied on a December weekend, and the project would occupy 1 additional parking space in both conditions.

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<sup>3</sup> Counted parking demand was determined by proportioning ITE shared parking demand based on April 23, 2015 observation made between 4-5PM by Kimley-Horn staff, which showed a parking demand of 273 vehicles.



Table 3. Parking Requirements, Supply & Demand – Separated Land Use Methodology

Land Uses		City Requirements <sup>2</sup>		Average Weekday <sup>3</sup>		Average Weekend <sup>4</sup>		December Weekday <sup>5,6</sup>		December Weekend <sup>6,6</sup>	
ITE LU Code(s) <sup>1</sup>	Description	Pre-Project Conditions Size <sup>5</sup>	Project Conditions Size	# Spaces	Quantity per Unit	Pre-Project Peak Total Demand	Project Peak Total Demand	Pre-Project Peak Total Demand	Project Peak Total Demand	Pre-Project Peak Total Demand	Project Peak Total Demand
<b>Orchard Supply Hardware Store</b>											
862	Home Improvement Store	45,524 SF	46,268 SF	155	1 per 300 SF GFA	102	103	145	148	90	92
150	Warehousing	7,933 SF	7,933 SF	2	1 per 5,000 SF	4	4	4	4	4	4
<b>Subtotal: OSH Store</b>		<b>53,457 SF</b>	<b>54,201 SF</b>	<b>157</b>		<b>106</b>	<b>107</b>	<b>149</b>	<b>152</b>	<b>94</b>	<b>96</b>
<b>Shopping Center Uses (ITE LU 820)</b>											
820	Retail	35,533 SF	35,533 SF	119	1 per 300 SF GFA						
820	Restaurant Other	9,300 SF	9,300 SF	93	1 per 300 SF kitchen area, 1 per 60 SF dining area						
<b>Subtotal: Shopping Center Uses Other</b>		<b>44,833 SF</b>	<b>44,833 SF</b>	<b>212</b>		<b>114</b>	<b>114</b>	<b>129</b>	<b>129</b>	<b>169</b>	<b>169</b>
444	Movie Theater w/Matinee	892 seats	892 seats	298	1 per 3 seats	232	232	169	169	232	232
850a	Supermarket (suburban)	24,823 SF	24,823 SF	83	1 per 300 SF GFA	94	94	97	97	101	101
880	Pharmacy/Drugstore w/o Drive-Through Window	20,940 SF	20,940 SF	70	1 per 300 SF GFA	46	46	62	62	53	53
932a1	Restaurant Dining	5,397 SF	5,397 SF	54	1 per 300 SF kitchen area, 1 per 60 SF dining area	57	57	73	73	59	59
<b>Subtotal: Other</b>		<b>69,195 SF</b>	<b>69,195 SF</b>	<b>505</b>	<b>spaces</b>	<b>429</b>	<b>429</b>	<b>401</b>	<b>401</b>	<b>445</b>	<b>445</b>
<b>Total Supply (Average Weekday/Weekend)</b>		<b>654 spaces</b>									
<b>Total Supply (Seasonal Peak Weekday/Weekend)</b>		<b>642 spaces</b>									
<b>TOTAL SPACES/DEMAND (BASED ON INDIVIDUAL USES PER ITE)</b>				<b>874 spaces</b>		<b>649</b>		<b>679</b>		<b>708</b>	
<b>% OCCUPIED</b>						<b>42%</b>		<b>44%</b>		<b>46%</b>	

Notes:

- The average peak period parking demand is calculated based on methods used in the *ITE Parking Generation, 4th Edition (2010)*.
- Required parking is determined based on parking standards contained in Section 17.51.130 of the Capitola Municipal Code.
- Average and December Weekday demand is calculated for Mondays-Thursdays, except for the following uses:
  - ITE LU Code 444 - weekday peak demand is based on Friday conditions because movie theaters typically have higher parking demand on Fridays during the weekday.
- Average and December Weekend demand is calculated for Saturdays, except for the following uses:
  - ITE LU Code 150 - weekend peak demand is not available for the Weekend (Saturday); therefore, the Saturday demand rates are assumed to be the same as a weekday.
- Pre-project Conditions assume that the approved Cinelux Theatre expansion to accommodate 892 seats is complete.
- Peak total demand during December weekday and weekend conditions are assumed to be the same as peak total demand during Average weekday and weekend conditions, respectively, for the following uses:
  - ITE LU Code 444 - Movie Theater w/Matinee
  - ITE LU Code 150 - Warehousing
- Total counted demand was determined by proportioning Total ITE demand based on the 273 occupied parking spaces counted by Kimley-Horn during typical weekday peak hour on 4/23/15.



### Shared Land Uses Methodology

In this scenario parking was calculated by combining the various land uses into three categories:

- Movie Theater
- Warehousing (separate OSH building materials pick-up yard)
- Shopping Center (retail and other restaurants uses)

The CineLux Theatre most closely matches the Movie Theater with Matinee (LU Code 444), just as it had been categorized for the separate land uses method.

The OSH Store under this methodology is split into two land uses per ITE: Warehousing (LU Code 150) and Shopping Center (LU Code 820). The OSH Store building and nursery area together most closely match LU Code 862, while the OSH Store materials pick-up yard most closely matches LU Code 150.

All other restaurant and remaining retail uses not mentioned previously were again combined and therefore most closely match ITE LU Code 820.

**Table 4** summarizes the supply and demand determined using the shared land use methodology and compares them against parking requirements determined per City code. Parking supply and demand were calculated for the average weekday, average weekend, December weekday, and December weekend in pre-project and project conditions. The occupied parking spaces were then calculated to reflect the current parking demand observed at Kings Plaza by Kimley-Horn staff.<sup>4</sup>

The percentage of spaces occupied on an average weekday/weekend was calculated from dividing the estimated peak demand by the 654 spaces in the entire lot. The percentage of spaces occupied when the OSH Store seasonal display area is in use was calculated from dividing the estimated peak demand by the 642 spaces not occupied by the seasonal display area. The results using the shared land use methodology show a significantly lower parking demand than the separated land use methodology overall. Counted parking demand calculations depict that minimal impact on parking is made from expanding the nursery area and adding a seasonal display area. In project conditions, the counted parking demand shows that the parking lot would be 42% occupied on an average weekday and 41% occupied on an average weekend, and that the project would occupy 1 additional parking space in both conditions. Similarly, with project implementation, the lot would be 55% occupied on a December weekday and 60% occupied on a December weekend, and the project would occupy 1 additional parking space in both conditions.

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<sup>4</sup> Counted parking demand was determined by proportioning ITE shared parking demand based on April 23, 2015 observation made between 4-5PM by Kimley-Horn staff, which showed a parking demand of 273 vehicles.

Table 4. Parking Requirements, Supply & Demand – Shared Land Use Methodology

ITE LU Code(s) <sup>1</sup>	Land Uses		City Requirements <sup>2</sup> # Spaces	Quantity per Unit	Project Conditions		Average Weekday <sup>3</sup>		Average Weekend <sup>4</sup>		December Weekday <sup>3,6</sup>		Project Peak Total Demand		
	Description	Pre-Project Conditions Size <sup>5</sup>			Size	Pre-Project Peak Total Demand	Project Peak Total Demand	Pre-Project Peak Total Demand	Project Peak Total Demand	Pre-Project Peak Total Demand	Project Peak Total Demand				
Movie Theater															
444	Movie Theater w/Matinee	892 seats	298	1 per 3 seats	892 seats	298	1 per 3 seats	232	232	169	169	232	232	169	169
	Warehouse														
150	Warehousing	7,933 SF	2	1 per 5,000 SF	7,933 SF	2	1 per 5,000 SF	4	4	4	4	4	4	4	4
	Shopping Center														
820	Home Improvement Store	45,524 SF	155	1 per 300 SF GFA	46,268 SF	155	1 per 300 SF GFA								
820	Retail	35,533 SF	119	1 per 300 SF GFA	35,533 SF	119	1 per 300 SF GFA								
820	Restaurant Other	9,300 SF	93	1 per 300 SF kitchen area; 1 per 60 SF dining area	9,300 SF	93	1 per 300 SF kitchen area; 1 per 60 SF dining area								
820	Supermarket (suburban)	24,823 SF	83	1 per 300 SF GFA	24,823 SF	83	1 per 300 SF GFA								
820	Pharmacy/Drugstore w/o Drive-Through Window	20,940 SF	70	1 per 300 SF GFA	20,940 SF	70	1 per 300 SF GFA								
820	Restaurant Dining	5,397 SF	54	1 per 300 SF kitchen area; 1 per 60 SF dining area	5,397 SF	54	1 per 300 SF kitchen area; 1 per 60 SF dining area								
	<b>Subtotal: Shopping Center</b>	<b>141,517 SF</b>	<b>574</b>	<b>spaces</b>	<b>142,261 SF</b>	<b>574</b>	<b>spaces</b>	<b>361</b>	<b>363</b>	<b>406</b>	<b>408</b>	<b>532</b>	<b>535</b>	<b>661</b>	<b>664</b>
	<b>Total Supply (Average Weekday/Weekend)</b>				<b>654 spaces</b>			<b>597</b>	<b>599</b>	<b>579</b>	<b>581</b>	<b>768</b>	<b>771</b>	<b>834</b>	<b>837</b>
	<b>Total Supply (Seasonal Peak Weekday/Weekend)</b>				<b>642 spaces</b>			<b>273</b>	<b>274</b>	<b>265</b>	<b>266</b>	<b>352</b>	<b>353</b>	<b>382</b>	<b>383</b>
	<b>TOTAL SPACES/DEMAND (BASED ON SHARED USES PER ITE)</b>							<b>42%</b>	<b>42%</b>	<b>41%</b>	<b>41%</b>	<b>55%</b>	<b>55%</b>	<b>60%</b>	<b>60%</b>
	<b>% OCCUPIED</b>														

- Notes:
- The average peak period parking demand is calculated based on methods used in the *ITE Parking Generation, 4th Edition (2010)*.
  - Required parking is determined based on parking standards contained in Section 17.51.130 of the Capitola Municipal Code.
  - Average and December Weekday demand is calculated for Mondays-Thursdays, except for the following uses:
    - ITE LU Code 444 - weekday peak demand is based on Friday conditions because movie theaters typically have higher parking demand on Fridays during the weekend.
    - ITE LU Code 150 - weekend peak demand is not available for the Weekend (Saturday); therefore, the Saturday demand rates are assumed to be the same as a weekday.
  - Average and December Weekday demand is calculated for Saturdays, except for the following uses:
    - ITE LU Code 444 - Movie Theater w/Matinee
    - ITE LU Code 150 - Warehousing
  - Pre-project Conditions assume that the approved Cinelux Theatre expansion to accommodate 892 seats is complete.
  - Peak total demand during December weekday and weekend conditions are assumed to be the same as peak total demand during Average weekday and weekend conditions for the following uses:
    - ITE LU Code 444 - Movie Theater w/Matinee
    - ITE LU Code 150 - Warehousing
  - Total counted demand was determined by proportioning Total ITE demand based on the 273 occupied parking spaces counted by Kimley-Horn during typical weekday peak hour on 4/23/15.



### 3. Conclusions

The OSH Store renovations include a 744-square-foot expansion to the nursery area and the addition of one permanent outdoor display area and one seasonal sales area on the parking lot. This project is expected to generate a net increase of 23 daily trips, a net increase of 1 trip in the AM peak and 2 trips in the PM peak to Kings Plaza. This increase is insignificant.

The parking evaluation, based on data published by ITE, confirms that the OSH Store renovations would not significantly impact parking at Kings Plaza. With project implementation, Kings Plaza is anticipated to have sufficient on-site parking spaces under average weekday and weekend conditions when considering shared parking principles. Based on the counted parking demand at Kings Plaza, both shared parking study methodologies indicate that parking demand would be approximately 42% during a typical weekday peak and between 41% and 44% during a typical weekend peak. Kings Plaza is also anticipated to have sufficient on-site parking spaces under December (seasonal peak) conditions, with counted parking demand calculations estimating between 47% and 55% parking lot occupancy during a December weekday peak and between 50% and 60% occupancy during a December weekend peak. Under any of these conditions, the project is anticipated to add no more than 2 additional parking spaces to the current parking demand at Kings Plaza, and this increase is insignificant.

### Appendices

- A: Proposed Site Plan, Orchard Supply Hardware. Ware Malcomb, 06 April 2015.
- B: Kings Plaza Shopping Center Shared Parking Evaluation Memo. Kimley-Horn, 25 February 2014.



## STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: MARCH 3, 2016

SUBJECT: **419 Capitola Avenue Conceptual Review #15-197**      **APN: 035-131-26**

Conceptual Review of development concepts for an existing duplex located in the CN (Neighborhood Commercial) Zoning District.

This project is in the Coastal Zone but does not require a Coastal Development Permit for a conceptual review.

Environmental Determination: Not applicable

Property Owners: Daniel Gomez and Daniel Townsend, filed 12/16/2015

### APPLICANT PROPOSAL

The applicant is requesting feedback on 4 development concepts at 419 Capitola Avenue located in the CN (Neighborhood Commercial) zoning district. The property is within the block of Capitola Avenue that extends from the trestle to Blue Gum Avenue. This block has unique attributes including:

1. Property lines that are not at a right angle to the street.
2. Substandard lot depths. The lot depths are on average 50 feet deep rather than typical CN lots that range from 80 to 100 feet of depth.
3. The majority of structures do not comply with the zone setbacks, including the front yard setback.
4. The block is located in a highly visible gateway into the Village.

The property is currently a two story building with a garage on the bottom floor and two residential units on the second story. There is a deck on the second story.

The following table includes the CN Zone development standards that apply to the property:

Height	27 feet
Lot Area	There are no specific minimum lot area required except that there shall be sufficient area to satisfy any off-street parking and loading area requirements.
Lot Coverage	There shall be no specific maximum lot coverage, except as follows: A. Sufficient space shall be provided to satisfy off-street parking and loading area requirements, except that all parking may be provided within a structure. B. Front yard and open space requirements shall be satisfied.
Front Yard Setback	Allow for 15 foot landscape strip
Side Yard Setback	10% of lot width for the first floor ( <i>Lot Width: 28.50' Setback: 2.85 feet</i> )

	15% of the lot width for the second floor ( <i>Second floor setback: 4.2 feet</i> )
Rear yard Setback	20% of lot depth ( <i>Lot depth: 53.25 Setback: 10.6 feet</i> )
Landscaping	Five percent of the lot area shall be landscaped to ensure harmony with adjacent development in accordance with architectural and site approval standards

The existing building extends into the front and south side setbacks. The applicant plans to redevelop the property and has prepared four different concepts for the property that consider the zoning requirements and the pattern of development along the street. The applicant provided general massing and a site plan for each concept. A future submittal would further articulate the massing and add architectural detail.

Option 1: Option 3 complies with the zoning standards. The third story addition complies with setback standards resulting in an off-centered, angled addition to the building. This option complies with the 27 foot height limit and parking requirement.

Option 2: This option extends the first and second story into the front yard setback while adding the third story above the existing structure. The first story would remain parking while the second and third story residential. A variance for the front yard and south side would be required.

Option 3: This option maintains the 1<sup>st</sup> story parking and second story duplex while adding a third story directly above the existing structure. The porch on the second story would be enclosed. The addition is within the height limit of 27'. There are four onsite parking spaces. This concept would require a variance to front yard setbacks and south side yard setbacks.

Option 4: This option is a complete redevelopment of the project. The option includes commercial on the first floor and residential on the second and third floor. This option complies with the 27 foot height limit. No parking is included in this option. A variance for the zero foot setback on the front and south side would be required. The absence of parking would require a variance or a modification to the in-lieu fee policy.

**DISCUSSION**

The project has been submitted to the City for conceptual review. The intent of the conceptual review process is to provide the applicant with early feed-back prior to investing significant time and money on the project. The applicant is seeking direction on the preferred concept.

In conducting the conceptual review of this project, staff suggests the Planning Commission focus their comments and direction on the overall project concepts and vision. As a starting point, staff has identified several questions, which the Commission may wish to consider while reviewing this project.

1. Which concept is the most compatible for the street?
2. Would the Planning Commission prefer the existing structure to remain or for the entire site to be redeveloped?
3. Would the Planning Commission prefer commercial uses on the ground floor?
4. If so, parking is a challenge for the site with commercial on the ground floor. Would the Planning Commission consider support a variance to parking onsite or recommend that

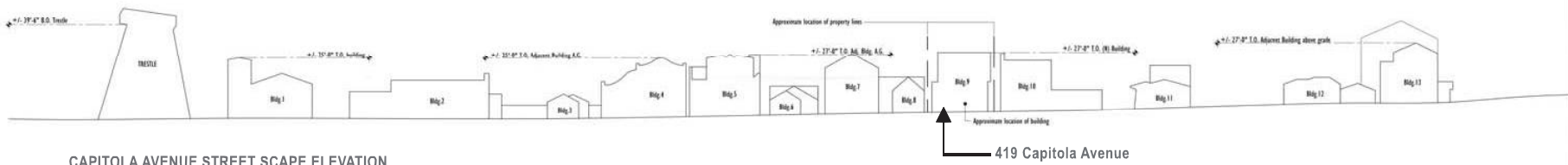
the City Council modify the in-lieu parking fee policy to allow the project to provide parking in the Beach and Village parking lot?

5. The applicant has suggested that redeveloping the entire site is financial infeasible as a long term rental. The transient rental overlay jogs in and out of this block of Capitola Avenue. Would the Planning Commission support a modification to the boundary of the transient rental overlay district to include the property or the entire block?

**ATTACHMENTS:**

1. 419 Capitola Avenue Concept Plans.pdf

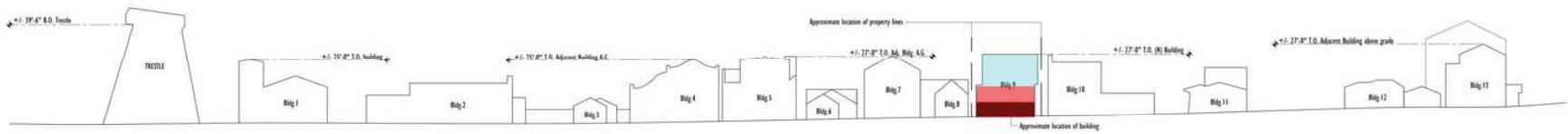
Prepared By: Katie Cattan  
Senior Planner



CAPITOLA AVENUE STREET SCAPE ELEVATION  
SCALE: NTS







**CAPITOLA AVENUE STREET SCAPE ELEVATION - OPTION 1 / RESIDENTIAL**  
SCALE: NTS



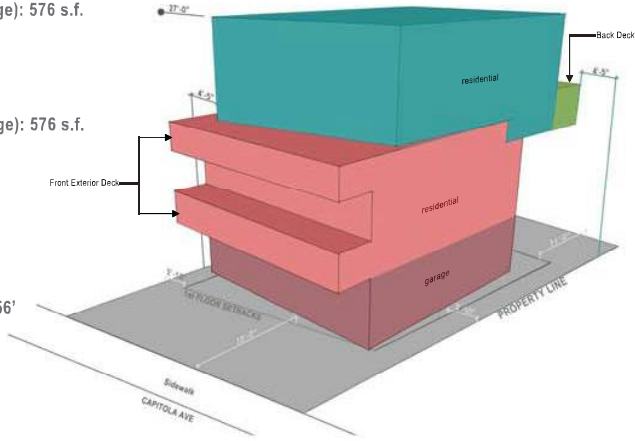
**CAPITOLA AVENUE SITEPLAN - OPTION 1 / RESIDENTIAL**  
SCALE: NTS

**STATISTICS - OPTION 1 / RESIDENTIAL:**

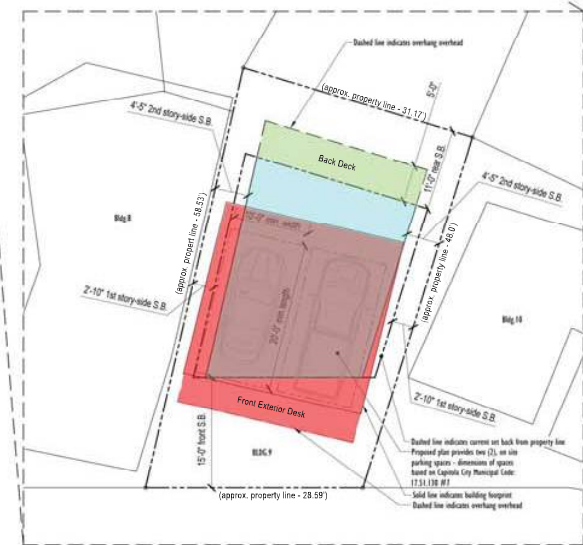
- Total site area: 1,585 s.f.
- Existing ground floor - unconditioned space (Garage): 576 s.f.
- Existing second floor space: 576 s.f.  
Total = 1,152 s.f.
- Proposed ground floor unconditioned space (Garage): 576 s.f.
- Proposed second floor space: 576 s.f.
- Proposed third floor conditioned space: 579 s.f.  
Total = 1,731 s.f.

**PROPOSED PARKING: TWO (2) SPACES**  
NO MAXIMUM COVERAGE REQUIRED

- Main building setbacks: SIDE - 10% of lot width = 2.56'
- SIDE 2nd STORY - 15% of lot width = 4.28'
- SIDE 3rd STORY - 15% of lot width = 4.5'
- REAR - 20% of lot depth = 15'
- FRONT - 15' landscape strip
- HEIGHT LIMIT = 27'-0"



**OPTION 1 / RESIDENTIAL - MASSING DIAGRAM**  
SCALE: NTS



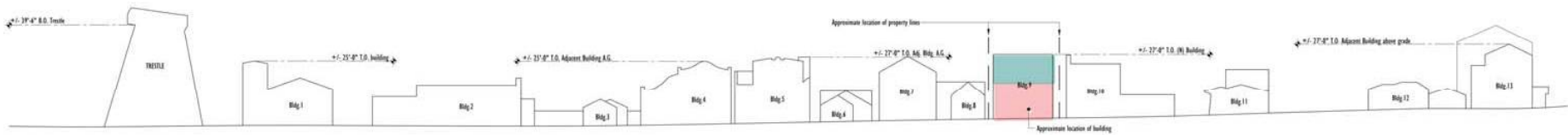
**OPTION 1 - SITE PLAN (Enlarged View)**  
SCALE: 1/8" = 1'-0"

419 Capitola Ave  
Capitola, CA 95010  
February 12th, 2016

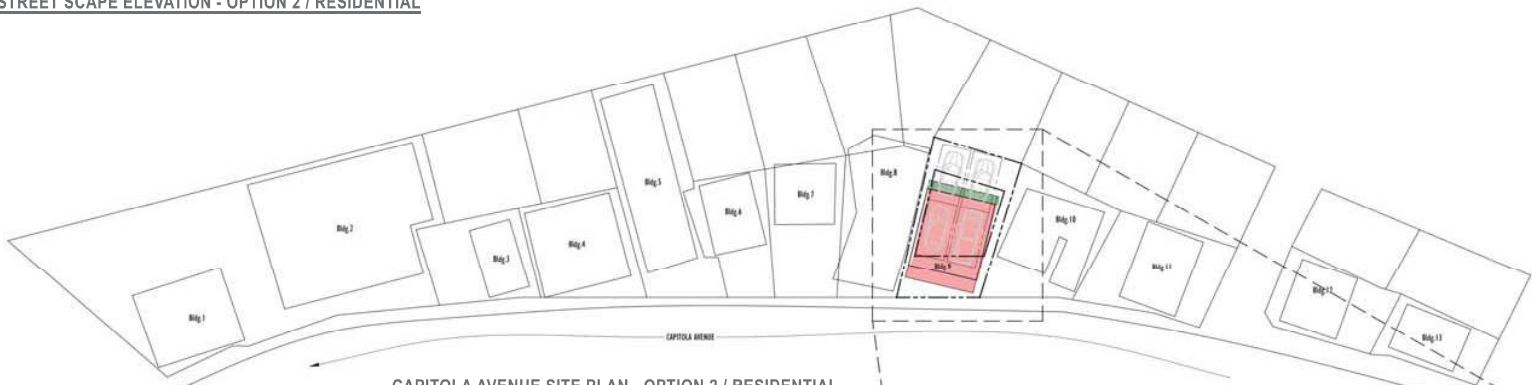
411 CAPITOLA AVENUE  
CAPITOLA + CALIFORNIA  
95010

831.479.9295 (V)  
831.479.9325 (F)





**CAPITOLA AVENUE STREET SCAPE ELEVATION - OPTION 2 / RESIDENTIAL**  
SCALE: NTS



**CAPITOLA AVENUE SITE PLAN - OPTION 2 / RESIDENTIAL**  
SCALE: NTS

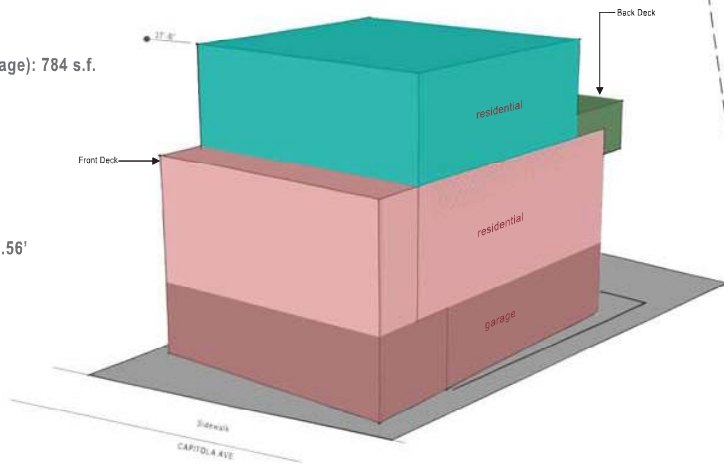
**STATISTICS - OPTION 2:**

- Total site area: 1,585 s.f.
- Existing ground floor - unconditioned space (Garage): 576 s.f.
- Existing second floor space: 576 s.f.
- Total = 1,152 s.f.

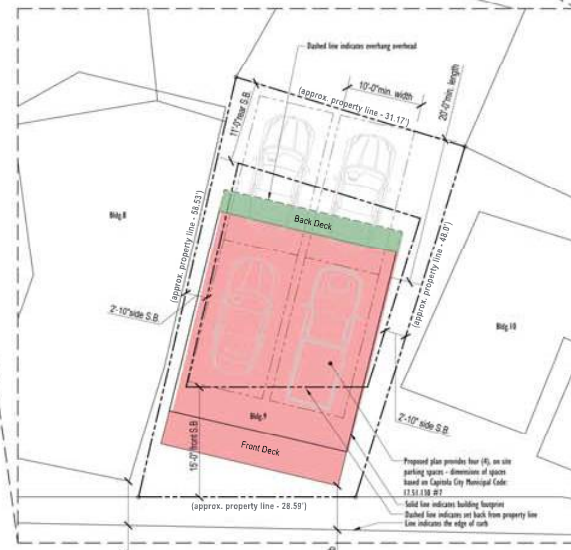
- Proposed ground floor unconditioned space (Garage): 784 s.f.
- Proposed second floor space: 784 s.f.
- Proposed third floor conditioned space: 441 s.f.
- Total = 2,009 s.f.

**PROPOSED PARKING: FOUR (4) SPACES**  
NO MAXIMUM COVERAGE REQUIRED

- Main building setbacks: SIDE - 10% of lot width = 2.56'
- SIDE 2nd STORY - 15% of lot width = 4.28'
- REAR - 20% of lot depth = 15'
- FRONT - 15' landscape strip
- HEIGHT LIMIT = 27'-0"



**OPTION 2 / RESIDENTIAL - MASSING DIAGRAM**  
SCALE: NTS

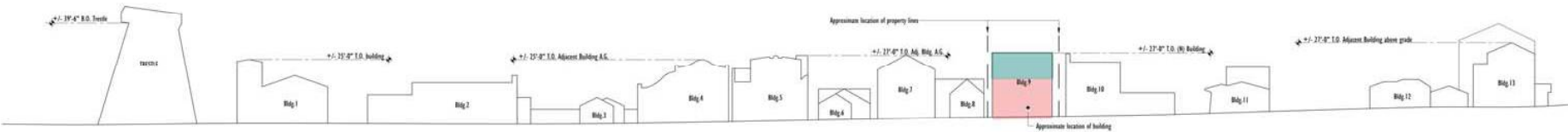


**OPTION 2 - SITE PLAN**  
SCALE: 1/8" = 1'-0"  
(Enlarged View)

**419 Capitola Ave**  
Capitola, CA 95010  
February 12th, 2016

411 CAPITOLA AVENUE  
CAPITOLA + CALIFORNIA  
95010  
831.479.9295 (V)  
831.479.9325 (F)





**CAPITOLA AVENUE STREET SCAPE ELEVATION - OPTION 3 / RESIDENTIAL**  
SCALE: NTS



**CAPITOLA AVENUE SITE PLAN - OPTION 3 / RESIDENTIAL**  
SCALE: NTS

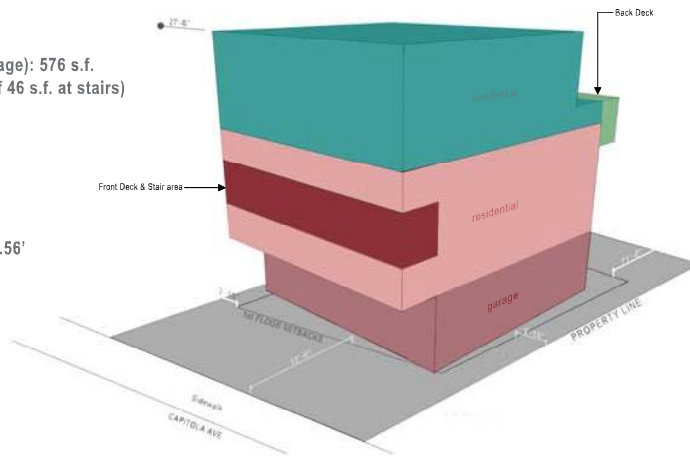
**STATISTICS - OPTION 3:**

- Total site area: 1,585 s.f.
- Existing ground floor - unconditioned space (Garage): 576 s.f.
- Existing second floor space: 576 s.f.
- Total = 1,152 s.f.

- Proposed ground floor unconditioned space (Garage): 576 s.f.
- Proposed second floor space: 622 s.f. (addition of 46 s.f. at stairs)
- Proposed third floor conditioned space: 441 s.f.
- Total = 1,639 s.f.

**PROPOSED PARKING: FOUR (4) SPACES**  
**NO MAXIMUM COVERAGE REQUIRED**

- Main building setbacks: SIDE - 10% of lot width = 2.56'
- SIDE 2nd STORY - 15% of lot width = 4.28'
- REAR - 20% of lot depth = 15'
- FRONT - 15' landscape strip
- HEIGHT LIMIT = 27'-0"



**OPTION 3 / RESIDENTIAL - MASSING DIAGRAM**  
SCALE: NTS

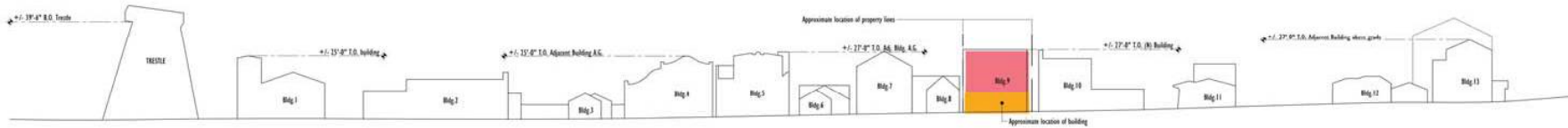


**OPTION 3 - SITE PLAN (Enlarged View)**  
SCALE: 1/8" = 1'-0"

411 CAPITOLA AVENUE  
CAPITOLA + CALIFORNIA  
95010  
419 Capitola Ave  
Capitola, CA 95010  
February 12th, 2016

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831.479.9325 (F)





**CAPITOLA AVENUE STREET SCAPE ELEVATION - OPTION 4 / COMMERCIAL**  
SCALE: NTS



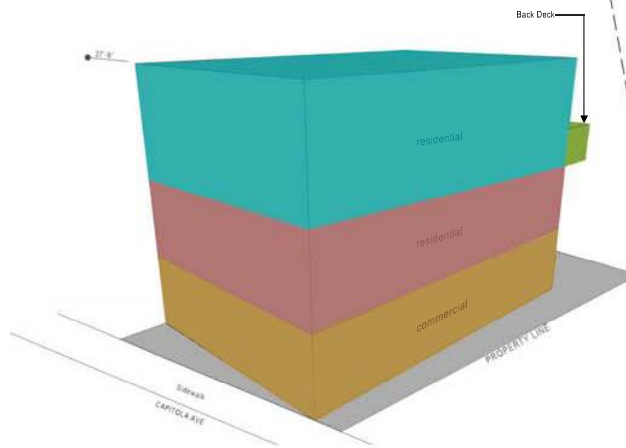
**CAPITOLA AVENUE SITEPLAN - OPTION 4 / COMMERCIAL**  
SCALE: NTS

**STATISTICS - OPTION 4 / COMMERCIAL:**

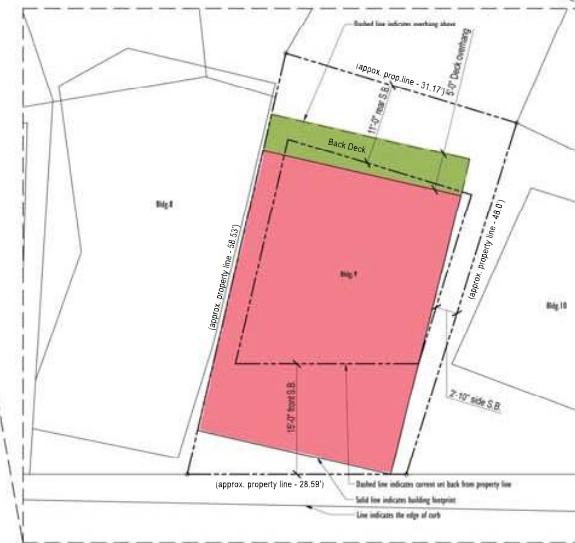
- Total site area: 1,585 s.f.
- Existing ground floor - unconditioned space (Garage): 576 s.f.
- Existing second floor space: 576 s.f.
- Total = 1,152 s.f.
- Proposed ground floor commercial space: 1,020 s.f.
- Proposed second floor conditioned space: 1,020 s.f.
- Proposed third floor conditioned space: 1,020 s.f.
- Total = 3,060 s.f.

**PROPOSED PARKING: ZERO (0) SPACES**  
**NO MAXIMUM COVERAGE REQUIRED**

**REAR - 20% of lot depth = 15'**  
**FRONT - 15' landscape strip**  
**HEIGHT LIMIT = 27'-0"**



**OPTION 4 / COMMERCIAL - MASSING DIAGRAM**  
SCALE: NTS



**OPTION 4 - SITE PLAN (Enlarged View)**  
SCALE: 1/8" = 1'-0"

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February 12th, 2016

