



NOTICE OF PUBLIC HEARING CITY OF CAPITOLA CITY COUNCIL

Notice is hereby given that the City of Capitola City Council will hold a Public Hearing to consider the item listed below on **Thursday, March 14, 2019**, beginning at 7 p.m. in the City Council Chambers, 420 Capitola Avenue, Capitola, CA.

Adoption of an Updated Land Use Element and Updated Land Use Map. This is the first update of the General Plan since the 2014 General Plan adoption. The City of Capitola proposes minor updates to the General Plan Land Use Element to correctly reflect existing conditions and better explain land use topics as follows:

- Add existing Rispin Park and McGregor Park to the public facilities list and map.
- Update Land Use map on Page LU-16 to reflect current conditions and the updated zoning map and density descriptions.
- Change density for residential development in commercial areas by floor area ratio rather than units per acre.
- Replace Visitor Accommodations land use designation with the Visitor Serving Overlay.
- Specify the referenced Village Hotel property eligible for increased floor area ratio is the former Capitola Theater site.
- Clarify properties eligible for increased floor area ratio includes Capitola Mall.

A copy of the Public Hearing Draft of the General Plan Update and Land Use Map was released on October 5, 2018 and is available at City Hall and on the City's website.

An Addendum to the General Plan Update Environmental Impact Report has been prepared for the proposed Zoning Code update. At its February 7, 2019, meeting the Planning Commission unanimously recommended the proposed update except specifying the Capitola Theater site for the Village Hotel eligible for increased floor area ratio.

The proposed Land Use Map Update will also require an amendment to the City's certified Local Coastal Program.

If you require special assistance in order to attend the meeting, including needs addressed by the Americans with Disabilities Act, notify the City at least 3 days prior to the meeting by calling 831-475-7300.

For further information, please contact the Community Development Department at 831-475-7300 during normal business hours, write to the City of Capitola, 420 Capitola Avenue, CA 95010, or by email at citycouncil@ci.capitola.ca.us