



Community Invited To Discuss Capitola Mall Redevelopment

Have you wondered about the future of the Capitola Mall, or thought about ways the Mall could be better? If so, the Mall owners would like to hear from you.

Merlone Geier Partners purchased the Capitola Mall in 2016. Merlone Geier is a private real estate investment company focused on the acquisition, development, and redevelopment of retail and retail-driven mixed-use properties on the West Coast.

The land that many people think of as the Mall is actually divided into several parcels. Merlone Geier's ownership includes the core of the mall, Kohl's, and much of the surrounding parking lots, but does not include Target, Macy's, Sears, or outparcels occupied by Bank of America, CitiBank, the future Olive Garden, or the Ross Center.

Merlone Geier has expressed interest in redeveloping the Mall and is studying options to improve Santa Cruz County's only regional shopping center. To better understand the community's long-term vision for the Mall, Merlone Geier will hold a community meeting, in partnership with the City, on Wednesday, January 24, at 6 p.m. at the Jade Street Community Center.

The public is encouraged to attend to meet Merlone Geier representatives and to share thoughts about the future of the Mall.

Cows graze in open land next to Sears before the mall was developed.



Zoning Code Update Adoption Nears

Last fall the City passed a significant milestone in its effort complete the first comprehensive update to its zoning code since 1975. The City began the zoning code update in 2014 and has held more than 50 public hearings and workshops over the past three years to refine the new code.

The Planning Commission's review culminated in September with a unanimous recommendation that the City Council adopt the new zoning code. City Council adoption hearings began in November and will continue into January 2018.

Following City Council adoption, the new code will be sent to the California Coastal Commission for certification.

UPCOMING EVENTS

Mall Workshop

January 24
6 p.m. Jade St. Center

Lincoln's Birthday

February 12
City Offices Closed

Presidents' Day

February 19
City Offices Closed

Museum Reception

March 17, noon

Citywide Garage Sale

April 21

Cleanup Week

April 23 - 27

Memorial Day

May 28
City Offices Closed

Capitola Car Show

June 9-10

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Development Around Town

Development activity has remained strong over the past year and several projects are expected to be completed in coming months. Some notable projects include:

Olive Garden

In October, the Capitola Planning Commission approved plans for the former Marie Callender property at 3400 Clares Street to be redeveloped with a new Olive Garden restaurant. The existing building, which has been vacant for several years, will be torn down and replaced. The developer expects to break ground shortly after the new year with the goal of opening the new restaurant in mid-2018.

38th Avenue Townhomes

The property at 1575 38th Avenue has been the subject of multiple redevelopment proposals over the past several years. The former salvage yard was previously approved for redevelopment as a 38-unit independent senior citizen living facility in 2013. That project was later abandoned and a new owner received permits in 2015 to develop the

site with 11 new townhomes, including one designated affordable unit. The project is currently under construction and is expected to be completed in summer 2018.

Capitola Avenue Projects

A new residential duplex is under construction at 419 Capitola Avenue, directly across the street from City Hall. The new building replaces an outdated, two-story duplex that occupied the site for many decades. The property at 503 Capitola Avenue, formally occupied by Suzi's Recycled Treasures, has also been permitted to redevelop into a three-story mixed-use project, although it is uncertain when construction may begin.

Bay Avenue Chevron

The Chevron gas station at 836 Bay Avenue, near the Highway 1 on-ramp, received permits in November to complete an exterior remodel and to add an automatic, drive-thru car wash. City staff expects construction will begin in early 2018.

Monterey Bay Community Power Will Soon Become Capitola's Electric Generation Provider

Monterey Bay Community Power (MBCP) was formed to provide locally controlled, carbon-free electricity to residents and businesses in Santa Cruz, Monterey, and San Benito Counties. After a multiyear region-wide formation effort, MBCP will begin services to commercial customers March 1, 2018, and residential customers July 1, 2018.

The MBCP model enables our region to choose clean-source power at a cost equivalent to PG&E, while retaining PG&E's role in maintaining power lines and providing customer service. Current PG&E customers will be automatically enrolled in MBCP at no cost. In addition, all customers will qualify for a rebate on their first year's bill. Current PG&E programs, such as energy efficiency programs and CARE, will continue to be accessible by MBCP customers.

MBCP will offer three service options for customers, all providing carbon-free electricity.

- **MBchoice** customers receive a 3 percent rebate on generation charges. Customers will be automatically enrolled – no action by the customer is needed.
- **MBgreen+** customers choose to send their 3 percent rebate to invest in local renewable energy resources – customers may "opt-over" through the MBCP website or call center.
- **MBshare** customers choose to send the rebate to fund local programs serving low-income ratepayers and/or nonprofit greenhouse gas reduction.

Customers will continue to receive a single monthly bill from PG&E. Each account holder's rebate will be based on their energy usage, and will be shown as a credit on their bill.

Customers may opt-out of MBCP electric generation service at any time. Customers who opt out will continue to receive power from PG&E. There is no fee to opt-out before enrollment or within 60 days after MBCP service starts. Customers will receive four postcard reminders: two before the service start date, and two after the start date.

Operating as a nonprofit, MBCP will benefit the community by creating jobs and helping us achieve our environmental goals.

For more information visit www.mbcommunitypower.org.

Keep Storm Drains Clean

During the winter it is especially important to keep pollution from washing down the storm drains.

- Dispose of pet waste in biodegradable plastic bags and throw them in the trash
- Limit use and apply minimal amounts of herbicides and pesticides during winter months
- Keep cars maintained



STORM WATER POLLUTION SOLUTIONS

New Museum Exhibit Answers Frequently Asked Questions

Is the railroad trestle still used? When did the theater close? Where was the airport? These are just a few of the questions frequently asked by visitors to the Capitola Historical Museum.

“We’ve had a small display about these questions for a couple of years just inside the front door,” says Curator Frank Perry. “People have found it so helpful, we decided to expand it into a Museum-wide exhibition titled ‘Capitola: FAQ.’”

The new displays will showcase some wonderful old photos of Capitola and some one-of-a-kind artifacts recently donated and not previously displayed.

The Museum will be closed in January and February for exhibit installation, but will be back to its usual hours, Thursday through Sunday, noon to 4 p.m. starting March 1. The reception for the new exhibition will be Saturday, March 17, at noon, and refreshments will be served.

The Museum welcomes new volunteers as greeters at the front desk for the new exhibition. Call 464-0322 for details.



Capitola once had an airport, located near the current location of New Brighton Middle School

Capitola Branch Library Plans Move Forward

The final design for the new library was approved by City Council in September and the architect is now preparing construction drawings. The schedule calls for the current library building to be closed in May.

A temporary book drop will be placed at the Jade Street Community Center, which will give residents a local spot to return books, and library staff will offer some programs at the Capitola Mall. Construction of the new building should start in June and take about 18 months to complete.

City Requires Pets To Be Microchipped

In November 2017, the Capitola Municipal Code was updated to require microchipping of all dogs and cats over the age of four months, matching Santa Cruz County’s requirement.

The Santa Cruz Animal Shelter, located at 1001 Rodriguez Street in Live Oak, charges a \$15 fee for microchip services. Appointments are available, and Animal Shelter staff can be contacted at 831-454-7200.

The benefits of microchipping pets include:

- Reuniting lost pets with their owners.
- Decreasing shelter euthanasia
- Decreasing shelter overcrowding
- Decreasing taxpayer cost related to housing/caring for lost pets
- Permanent and unalterable identification of animals
- Reuniting animals during natural disasters and stolen pet cases

Pink Patch Project Supports Local Cancer Patients

During the month of October, the Capitola Police Department participated in the “Pink Patch Project” to raise awareness and money for local individuals battling cancer. All



month, CPD officers wore unique pink patches on their police uniforms, temporarily replacing the traditional uniform patch. They also sold patches and pins, and accepted donations for WomenCARE.

The Capitola Police Department was the first department in the County to participate in this nation-wide charitable program.

On November 9, the Capitola Police Department Police Officer’s Association presented WomenCARE with a check for \$13,000 in honor of all individuals and family members impacted by a cancer diagnosis. For more information about WomenCARE, and its excellent programs, please contact staff at 831-423-9444.

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Named one of *Sunset* magazine's best beach towns with one of *USA Today's* best California beaches

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City Public Works Project Updates

Rispin Park. Construction on the new park is anticipated to start this spring. The project will complete the restoration of the grounds around the Rispin Mansion, allowing access to the building exterior. The mansion itself will remain closed to the public.

Brommer Street Improvements. The City was recently awarded a grant from the Santa Cruz County Regional Transportation Commission for roadway improvements on Brommer Street from 41st Avenue to 38th Avenue. The project will include new paving and sidewalks along both sides of the street. The project is scheduled for completion in 2019.

Monterey Avenue Pathway. The City received final approvals and the design work has begun for a pathway along the rail corridor to provide pedestrian access from Monterey Avenue to the parking lot behind City Hall. Construction is tentatively scheduled for this summer.

Street Pavement Maintenance. The City plans to complete a larger-scale slurry seal project this spring as weather warms up. A slurry seal is a new coating on top of existing asphalt intended to prolong its lifespan. The final list of streets is still being developed but will include a mixture of residential and arterial streets.