

City of Capitola



Design Guidelines for Commercial Projects

41st Avenue Design Guidelines

City of Capitola
Planning Department
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Capitola, CA 95010

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FORTY-FIRST AVENUE AREA DESIGN GUIDELINES

I. Site Plan

1. The site shall be designed to integrate the building location with parking and landscaped areas to provide a functional and aesthetic design.
2. Separate pedestrian and vehicular traffic patterns shall be provided. Linkages between adjoining commercial developments shall be provided as well as distinct pedestrian access from parking areas to activity areas. The use of specialty paving materials shall be encouraged to dress up and direct pedestrian movement.
3. Off-street parking shall be located to the rear of the site. Street frontages should be devoted to buildings and landscaping. (This requirement may be varied for special site features.)
4. Buildings on streets with high vehicular use and without on-street parking shall provide a major architectural entry from the off-street parking areas. The entrance of buildings on streets of high pedestrian use shall face the sidewalk without interruptions by driveways or parking areas.
5. Easily identifiable bicycle parking shall be incorporated in all developments. On-site bicycle circulation is encouraged for large developments, coordinated with the City's bicycle plan. Bicycle parking shall be located close to the building entrance, but should not interfere with pedestrian traffic.
6. Drainage systems shall provide for maximum on-site retention of storm water, using on-site percolation where feasible. The use of permeable paving material shall be encouraged.

7. Building orientation should encourage both solar and energy efficient applications.
8. Develop sites in cooperation with owners of adjoining properties to improve the overall development patterns of the area by providing coordinated access, shared parking areas and enhanced traffic flow.
9. Avoid where necessary, noise, traffic and other conflicts with adjoining uses through sensitive site planning and design.
10. New developments shall provide transit improvements, i.e., access ways, bus shelter, and/or bus turn out based on City review of Santa Cruz Metropolitan District recommendations. *MINIMUM*
11. A 15 foot front yard setback shall be required for all developments. ~~(There shall be no exceptions.)~~
12. Front and corner yard setback areas shall be fully landscaped and not used for required parking.

II. Landscaping

1. Landscaping shall establish a consistent theme and be planned as an integral part of the project.
2. The type and qualities of landscape materials shall be appropriate to the site and building design. Selection of the plant materials shall be based on their year-round visual interest as well as their form, texture and shape. Trees shall be a mix of evergreen and deciduous providing seasonal changes in color. Flowering trees such as magnolia or flowering plums are encouraged.
3. Significant existing trees and landscaping shall be preserved and incorporated into the site and landscape plans where possible. Removal of major trees is strongly discouraged.
4. Street trees are required for all projects. Their appropriate type and location is established by the Director of Public Works (minimum 24" box size). A minimum of 10% of parking and driveway area shall be landscaped with trees (minimum 24" box size) and shrubs (minimum 5 gallon size).

- Landscaping is required in curbed beds at the end of parking bays. In addition to in-lot landscaping, perimeter landscaping is required to achieve effect. (See Parking #7.)
5. Native plant materials are encouraged for both appearance and water conservation.
 6. Landscaped areas shall have an automatic irrigation system unless it can be demonstrated that it is not necessary.
 7. Ground covers shall be of live plant material with bark or other mulches used only for temporary dressings. Exceptions can be made for the use of brick paving materials where appropriate.
 8. The landscape plan shall consider the shading and weather protection effects of landscape design and plant selection (evergreen or deciduous) on the site and on adjacent uses.
 9. A landscape maintenance agreement is required for all projects.
 10. One 24 inch box tree minimum shall be planted for every two car spaces to screen and break up large expanses of paved surface in off-street parking lots designed for eight or more cars. (See #5 above.)
 11. The 15 foot front yard setback shall be fully landscaped to screen parking areas.

III. Architecture

1. Architectural consistency for all sides of the building must be carried out with colors, materials and details. Facades or fronts unrelated to the rest of the building shall not be used.
2. Materials, colors and textures shall be consistent with the building's design theme.
3. Parapet walls shall be treated as an integral part of the building design. Property line setbacks are encouraged as an alternative.

4. Scale and height of buildings shall relate to setbacks from public right-of-way, and to adjacent developments.
5. To minimize visual clutter and noise, mechanical and roof-top equipment shall be screened and incorporated within the building and site design.
6. Entries should be protected from wind, rain and sun and provide a distinct entrance to the building.
7. Buildings shall use design elements in public areas which provide a sense of human scale (insets, overhangs). Elements of pedestrian interest shall be included at ground floor levels (courtyards, display windows).
8. Projects containing many buildings or single large structures shall provide variety in building shape, height, roof lines and setbacks. Fronts of buildings shall provide variety and interest.
9. Distinctive "trademark" buildings are discouraged.
10. All designs should be responsive to energy saving considerations (solar orientation, interior lighting, day-lighting, landscaped atriums).
11. Trash areas shall be fully screened from both on and off-site views.
12. All utilities must be underground, including transformers, etc. All utility meters must be fully screened and integrated within the building structure.
13. Any newspaper racks or phone booths or other accessory structures or uses shall be integrated into the design of the structure.

IV. Design Elements

A. Signs

1. Signs and related graphics should be part of the overall building and site design. Size, heights, location and materials should relate to building scale and design consistent with zoning ordinance sign requirements.

(In no case shall signs exceed ordinance maximums.)

2. For multiple occupancy buildings, a sign program shall be required to show consistent sign location, size and type.
3. Attached signs are encouraged. A freestanding sign will be considered to identify a building group for more than one use when the use is located more than 35 feet from the property line adjoining a public street. Any freestanding sign shall be integrated into the site plan and design of the building.
4. Individual letters attached to a wall are preferred to cabinet signs.
5. Graphics not including advertising may be considered. They must be compatible with the immediate surroundings, and may relate to the use of the building.
6. Freestanding signs should be of a monument type.
7. All sign proposals shall conform to the sign ordinance.

B. Lighting

1. On-site lighting shall be related to the overall site and building design and serve functional, safety and aesthetic purposes.
2. Overall lighting levels shall be directed down and shielded from adjacent properties. Light shall be contained on the property.
3. Energy efficient systems are encouraged.
4. Light standard heights shall be geared to the lighting need; parking and roadway: 15-30 feet high; walkway and mall: 8-15 feet high; planting areas: uplights or lowlights, 3 feet high maximum.
5. The style of light fixtures and their location shall be compatible with design of the architecture and the landscape.

C. Parking

1. Parking is a necessary feature of all commercial site plans. It shall be safe and easily accessible, but not allowed to dominate the development. A project shall not be shaped by or focus on its parking.
2. Parking shall be located to the rear of or side of buildings. (This requirement may be varied for special site features).
3. Parking shall be screened from the street by the following methods: mounds, vegetative screen, low walls, changing the grade of parking areas or other similar methods which effectively screen the parking area.
4. Pedestrian movement shall be clearly defined through parking areas. Where pedestrians are forced to cross traffic lanes, changes in paving texture, use of pavers or tiles, etc., use of overhead structures, and narrowing roadways shall be used.
5. Parking lot designs shall provide a maximum of 30% compact car spaces (compact space 8' x 16').
6. Ingress and egress to parking lots should be limited to commercial arterials rather than using adjacent residential streets.
7. Parking/loading areas shall be screened from adjacent residential areas by a solid masonry wall or equivalent and 10' landscaped area to soften the effect of the wall and buffer the residential area from the commercial area.
8. Handicapped parking spaces shall be adjacent to the entry of the building and meet State Architect's requirements.

CITY OF CAPITOLA
STANDARD CONDITIONS
FOR COMMERCIAL APPLICATIONS

1. The applicant shall enter into a landscape maintenance agreement and a cash deposit of \$2,000.00 shall be retained by the City to cover costs of replacing or maintaining landscaping for a period of three (3) years after project completion.
2. Plans for a fully automated irrigation system, providing adequate water to all plants, shall be submitted with the building permit plans for review and shall be installed before final inspection of the project.
3. All utilities shall be completely screened from public view and underground transformers are required.
4. Any underground utility vaults shall be located in paved surface areas outside of the landscaped areas.
5. A lighting plan showing the fixture type, height, location and exterior lighting intensity shall be submitted with building permit plans for Planning Director approval. All lighting shall be directed away from the street and adjacent properties. Light sources shall be shielded from direct view and protected from damage by vehicles.
6. A solid six (6) foot masonry wall shall be constructed along the property lines adjacent to residentially-owned lands.
7. 24" box street trees shall be planted in compliance with the 41st Avenue Design Guidelines; one per 30 feet of frontage, with type to be approved by the Public Works Director.
8. All landscaping shall be installed before utility release or final project inspection. No project shall be phased unless approval is granted by the Planning Commission.
9. A detailed drainage plan shall be submitted for approval by the Public Works Director before building permits are issued.
10. Continuous concrete curbing shall be installed to separate parking areas from landscape areas.
11. Handicapped parking spaces and signage, in compliance with State requirements, shall be shown on building permit plans and installed before final inspection of the project.
12. The street address of the building shall be displayed in a location conspicuous from the public street.

STANDARD CONDITIONS
FOR COMMERCIAL APPLICATIONS
page 2

13. The trash enclosure shall be made of a sturdy solid masonry material, with trash receptacles screened from view and compatible with the color and materials of the project.
14. The applicant shall obtain a coastal permit or coastal permit determination and present documentation of such coastal review to the City, prior to obtaining a City building permit.
15. When required, a bus stop shall be provided in conformance with Santa Cruz Metropolitan Transit District standards. An agreement for the applicant's contribution to a shell shall be required before building permits are issued. The site shall be subject to City approval.
16. All trees required to remain on site, as indicated on the plans, shall be protected by fencing or other necessary measures shall be taken to prevent damage during construction activity.
17. All commercial buildings with more than one tenant shall have an approved sign program.
18. All parking shall be available for use by the general public during the hours when the business is not operating.
19. No roof equipment shall be visible to the general public.
20. Grading work may not be undertaken between October 15 and April 15, unless a special permit is issued by the Public Works Director.
21. All gutters, downspouts, flashings, etc. shall be painted to match the color of the adjacent surface.
22. Construction projects shall conform to the City's noise ordinance. Construction during the dry season shall mitigate excess dust problems.
23. A complete set of plans shall be submitted to the appropriate fire district for sign-off, prior to issuance of a building permit.
24. A special street improvement fee of \$.37/sq. ft. of land shall be paid for all projects within the 41st Avenue street improvement area.
25. Bay Avenue improvement fees of \$1.34/sq.ft of building area shall be paid as required for projects within the Bay Avenue street improvement area.