

EXHIBIT A

Summary of Special Zoning Code Update Meeting November 12, 2015

Note: City Council additions/modifications are underlined.

Issue 7A: Signs: Threshold for Review

Direction: Option 2

Option 7: Allow staff-level review with new standards.

- Revise sign standards to include new, well-defined and well-illustrated design standards that create new maximum allowances within staff-level administrative review. Signs can be approved administratively within an over-the-counter permit.
- Include an option for Planning Commission review for signs that go beyond the maximum administrative review allowance.
- Ensure high quality signs within new standards.

Issue 7B: Signs: Tailored Standards

Direction: Option 2

Option 2: Create tailored standards for different commercial areas.

- Sign standards will be adjusted to address the unique character of different commercial areas. Tailored standards will include types of permitted signs, maximum sign area, sign dimensions, sign location and placement, illumination, materials, and other place appropriate standards.
- The general desired signage character for different districts in Capitola could be as follows:
 - Village: Pedestrian oriented signs, village scale;
 - Neighborhood Commercial: Neighborhood-scale signs serving pedestrians and vehicles;
 - 41st Avenue: Larger-scale, auto-oriented signs to support corridor as a regional shopping destination;
 - Auto Plaza Drive: Unique to the use (auto-dealers) and address visibility challenges;
 - Industrial Zone (Kennedy Drive): More industrial design aesthetic and flexibility of type and materials.

Issue 7C: Signs. Monument Signs.

Direction: New Option

New Option:

- Preference for monument signs to be drafted into tailored standards for each commercial zone.
- Update to allow digital gas pricing signs.

Issue 11A: Authority of Architecture and Site Review Committee
Direction: New Option

New Option:

- ~~Replace~~ Rename the Arch and Site committee ~~with a~~ to reflect function as development review committee.
- Function: Review applications and make preliminary recommendations to applicant prior to Planning Commission review.

Issue 11B: Timing of Design Permit Review
Direction: Option 1

Option 1: Maintain existing timing of Architecture and Site Review.

Issue 11C: Composition of Architecture and Site Committee
Direction: Revise committee.

Revise Committee as follows:

- ~~All positions on committee to be either staff or contracted long-term consultant on as-needed basis.~~
- City to contract Architect to review substantial projects. Threshold for “substantial” to be determined.
- City to continue requiring review of historic modifications by contracted Architectural Historian outside of Arch and Site committee.
- Committee to include:
 - Architect (Contracted Consultant) for substantial projects.
 - Landscape Architect (Appointed)
 - Historian (Appointed)
 - Staff Planner, Public Works, and Building representatives.

Issue 13: Planned Development
Direction: Option 2*

Option 2: Reduce or eliminate minimum parcel size requirement and exclude from Single-Family zone.

- Eliminate minimum parcel size requirement.
- Exclude PD from Single-Family zone.

*Note: Planning Commission direction was to eliminate Planned Developments citywide.