



# **CITY PROJECTS & TOPICS OF INTEREST**

# State Response to Housing Crisis

## State has limited cities' ability to regulate housing development

- Since 2017, over 100 new State housing and zoning laws
- These laws require cities to approve more housing, remove local discretion, and allow state enforcement
- Local zoning power has been significantly reduced, especially on issues like density, parking, review timelines, and environmental review

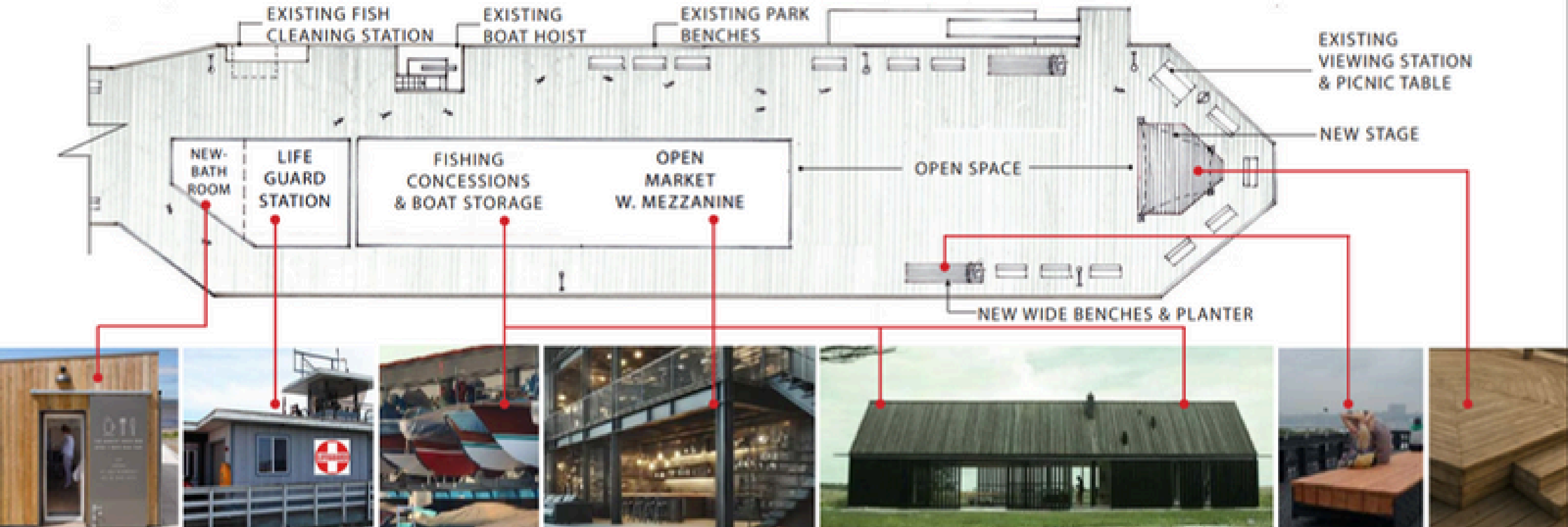


# Community & Economic Development

**We Design & Plan for the Future!**

- Five Full-Time Staff
- Promote development that supports attainable housing, economic opportunities, community wellbeing & the environment.





# Capitola Wharf Master Plan

**A strategic plan to guide long-term improvements**

**Goals:** Enhance visitor experience, preserve cultural & historic value, ensure public safety & improve infrastructure.

**Plan:** Market space, restaurant, rooftop deck & fishing concession. Ready in early 2026.

**Funding:** Requires private-sector investor.





# 41st Avenue Corridor

## A long-term planning effort

**Goal:** Transform 41st Avenue to reflect Capitola's small beach town vibe. Enhance connectivity for walking, biking, driving & transit.

**Public Input:** Surveys, stakeholder meetings, and workshops to gather community priorities.

### **Current Status / Process:**

- Initial public input gathered; priorities identified (traffic efficiency, pedestrian safety, bike infrastructure, placemaking).
- Draft concepts under development.

### **Next Steps:**

- Further public review
- Completion early 2026

# Capitola Mall





# Evolution of 41<sup>st</sup> Ave: From Rural to Retail

1

## 1950s: Transformation

41<sup>st</sup> Avenue shifts from agricultural

2

## 1960s-70s: Development Boom

Area underwent auto-centric development, prioritizing vehicles

3

## What is the future?

A livable mixed use corridor?

# Past City Action Supporting Redevelopment

**Zoning Code changes since 2009:** Encouraged redevelopment numerous times

**2011 Redevelopment Funding:** Capitola pledged \$1 million for Mall redevelopment; funds never used by Mall owner

**2012 Mall Re-Visioning Plan:** Concept of new structures in existing parking lots

**2013 General Plan:** Established vision for future mixed uses at the Mall (commercial mixed with residential)

**2019 Redevelopment Plans:** Merlone Geier plan received conceptual support, with request to add hotel to project from both PC and City Council. *Pandemic and changing economic conditions = plan was withdrawn*



# Mall Housing Element Requirements

**State requires cities to adopt a Housing Element that accommodates an assigned number of housing units:**

- Merlone Geier Properties: At least 1,126 units
- Mall Block: 1,777 total units

**Housing Element commits City to:**

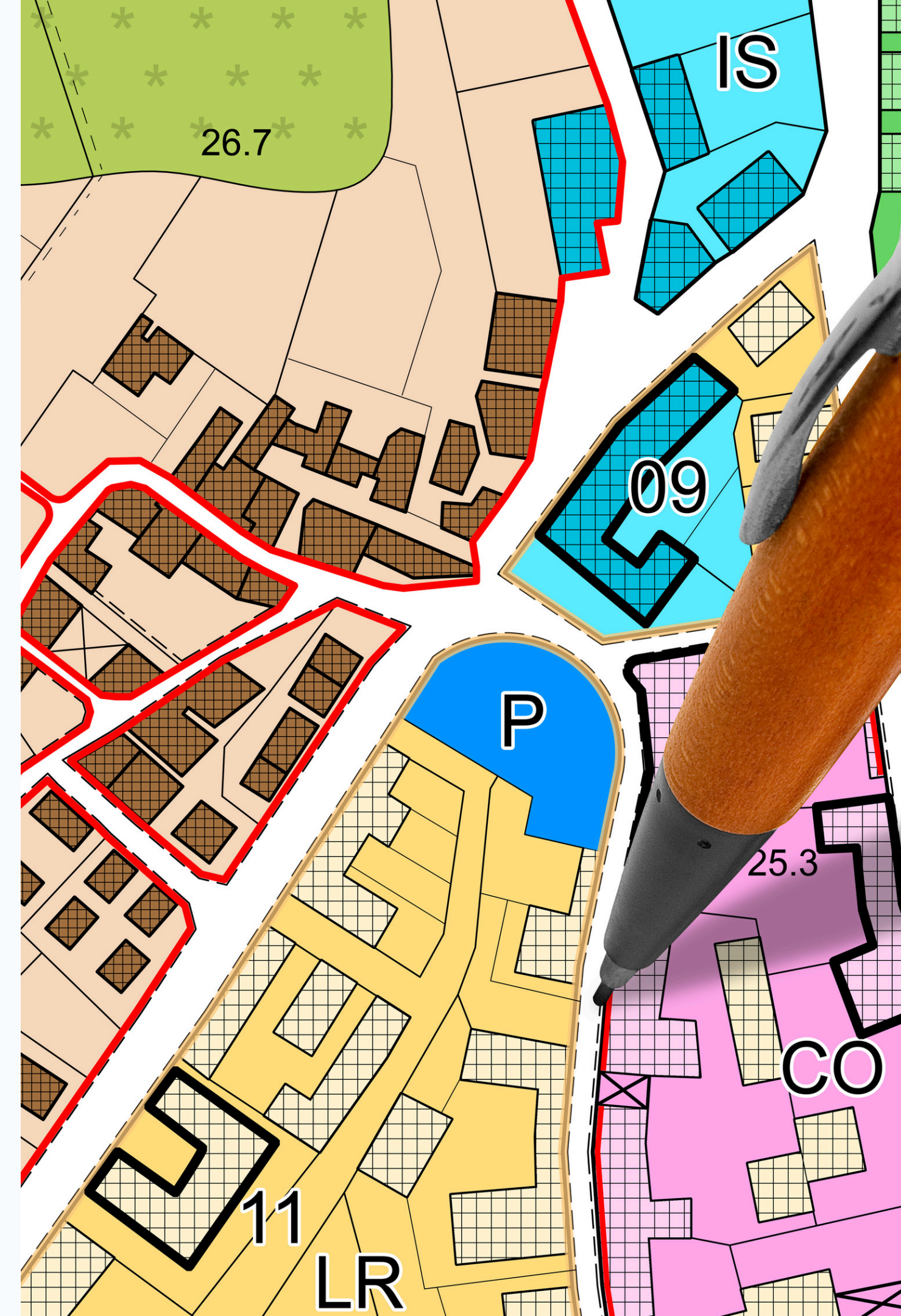
- Increased height and density at Mall
  - Height up to 75 feet
  - Floor area ratio (FAR) of 2.0



# Mall Zoning Code Update

Preparing Objective Standards to maintain local control of height, setbacks, high-quality building design, community values (sidewalk, bike lanes, trees, open space) through specific measurable standards:

- Remove discretionary standards of “neighborhood compatibility”
- Goal: Meet state commitments for housing while increasing economic vitality, creating quality neighborhoods & ensuring City services



# Timeline



# City Hall Complex





# What's Next for Our Civic Center?

## City Hall, Police Station, Museum & Upper/Lower Village Parking

### 2023 City Hall needs assessment:

- Undersized & in poor condition
- Does not meet modern customer service or staff workspace needs
- Located in flood plain

**Goal:** Ensure long-term functionality, modern community space & improved public service areas.

**Next Steps:** *Any action dependent on Council prioritization & budget authorization*

- Identify site goals and options (renovation, new construction, or relocation), evaluate costs and feasibility, and recommend a preferred option.
- Could be considered in future budget discussions.



# Potential Village Hotel

## 120 Monterey Avenue

**Zoning Code:** Incentive for hotel development

**2019 Conceptual Design Application:** Five-story, 88-room hotel & 92 onsite parking spaces

### **Economic Potential:**

- Hotel transient occupancy tax (TOT) is 12%: the City receives 100%
- Sales tax is 9.25%: the City receives 1.5%
- Property tax is 1% of assessed value: the City receives 7.4%
- Can support Village businesses

**Current Status:** Property not City-owned; no project or conceptual design application





# Capitola Public Works

**We Build & Fix Infrastructure!**

- 18 Full-Time Staff
- 11 Maintenance Workers
- Develop, maintain, and operate the City's infrastructure & natural resources, provide environmental stewardship for the benefit of our residents, businesses & visitors

# City Projects

CAPITOLA BRANCH

LIBRARY

# Capitola Capital Improvement Plan (CIP)

## **Purpose:**

- A single, coordinated document to track all City capital projects
- Combine project descriptions, budgets, and funding sources for year-over-year transparency

## **Status:**

- Used a CIP until the Great Recession, when funding for Capital projects dried up
- Fiscal Year Council goal to develop a new CIP
- Currently manage multiple active capital projects; CIP will organize & monitor all, in one place

## **How Projects Are Identified:**

- Council priorities and direction
- Maintenance and infrastructure needs
- Department-driven initiatives and planning studies (e.g. PMP, corridor studies)
- Grant & funding opportunities

# Jade Street Park Improvements



## Largest community park and recreation complex in Capitola

### Four coordinated projects under construction:

- **Treasure Cove Playground:** universally accessible, ocean-themed
- **Restroom Renovation:** modern, ADA-compliant
- **Community Center Renovation:** modernization & upgrades
- **Patio Improvements:** new outdoor gathering space



### Community Partnerships:

- Supported by County Park Friends
- Implements Long-Term Use Agreement with Soquel Union Elementary School District



# Jade Street Park Improvements

## **Total Program Budget ≈ \$10.8M**

- Funding sources:
  - CDBG (2024 & 2025): \$6.6M
  - County Park Friends: \$965K
  - CNRA Grant: \$1.0M
  - General Fund: ≈ \$2.2M

## **Status:**

- All projects in construction
- Quarterly Council updates
  - Next in December 2025
- Complex re-opening Summer 2026



# Pavement Management Program (PMP)

## Updated and approved in 2022:

- Evaluated all City streets to determine current pavement condition
- Established a five-year maintenance and rehabilitation plan (2022–2027)

## How It's Used:

- Guides annual resurfacing priorities
- Streets may shift between years based on coordination and funding
- Strategic approach to paving is efficient use of funding

## Funding:

- Measure D, SB 1, and grant supplements.

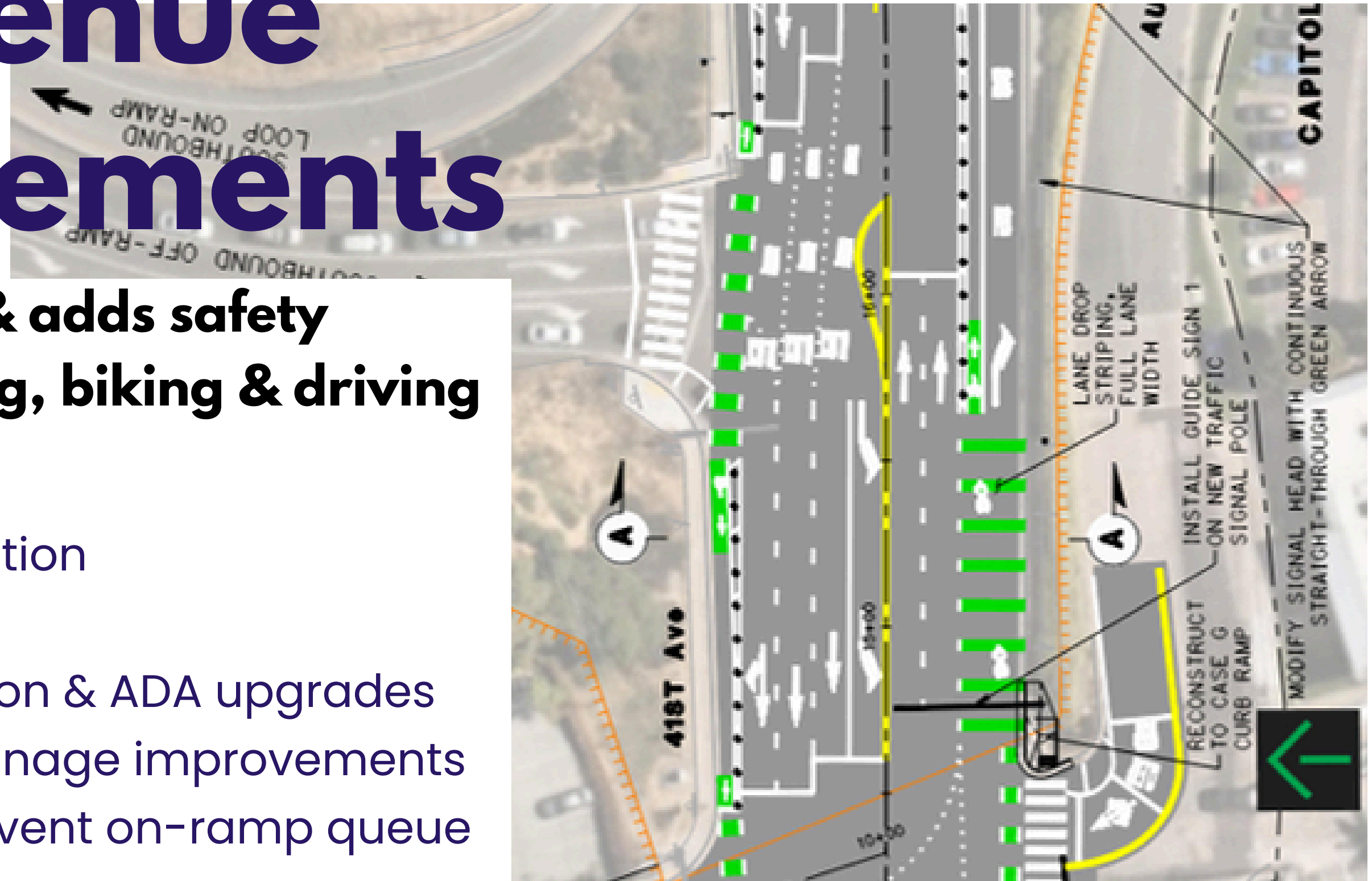


# 41st Avenue Improvements

**Rebuilds pavement & adds safety upgrades for walking, biking & driving**

## **Key Improvements:**

- Pavement rehabilitation
- Protected bike lanes
  - Vertical separation & ADA upgrades
- Lane guidance & signage improvements
- Safety barrier to prevent on-ramp queue bypassing





# Safety Enhancements

## Status:

- Design and permitting underway
- Construction targeted for spring 2026

**Funding:** \$1M RTC grant & roadway funds

**Night work will minimize impacts on local businesses**

**Protected Bike Lanes & Vertical Separation**





# RTC / CalTrans Highway 1 Projects

**41st Avenue → Soquel Drive (Completed 2025)**

**Bay Avenue / Porter Street → State Park Drive (Under Construction 2024–2026):**

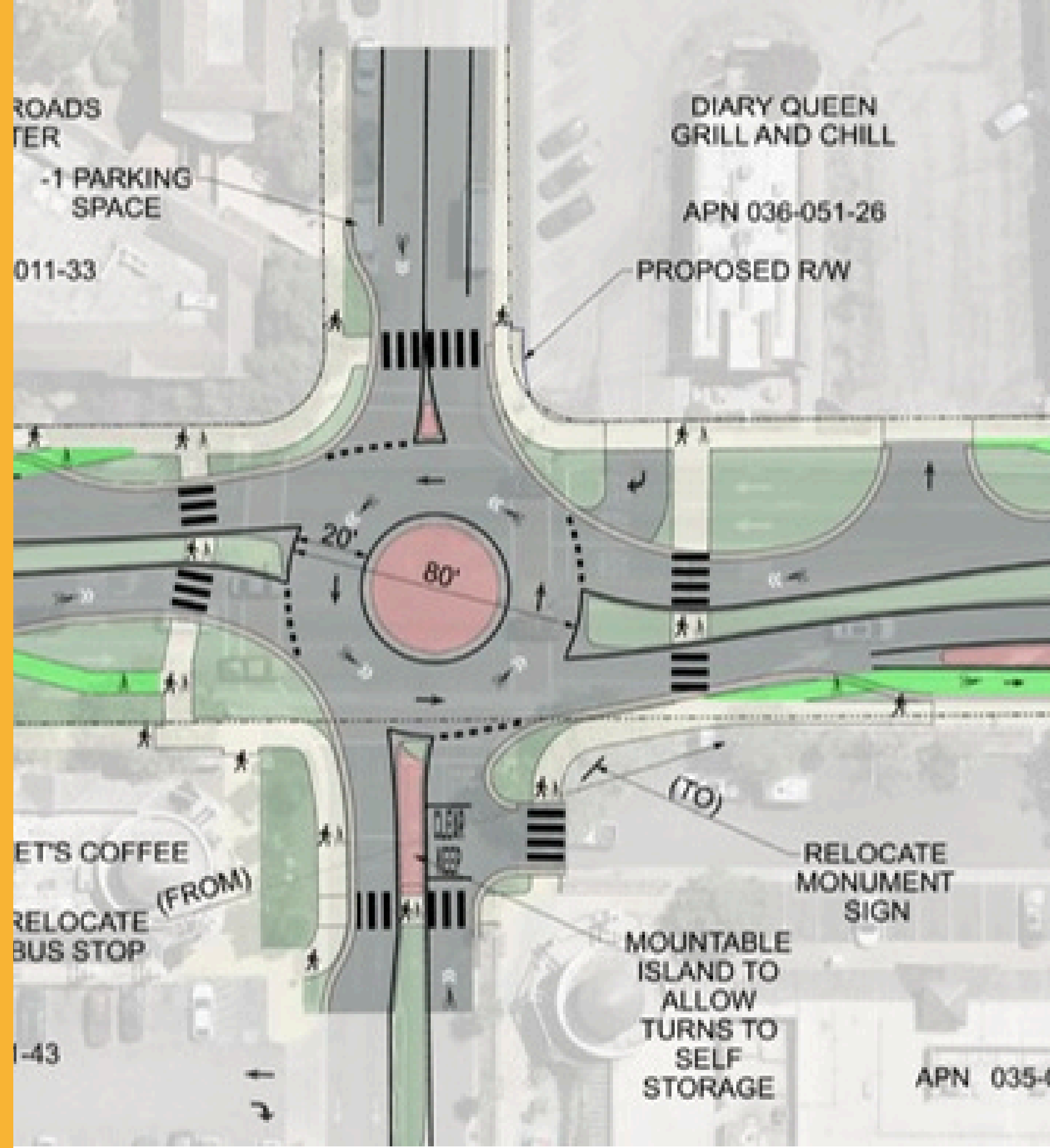
- Capitola Ave Bridge estimated to open 2026
- Bay Avenue on-ramps closure anticipated
  - Park Avenue on-ramps to reopen

**\*Not City Projects**

Refines safety and mobility concepts  
from Highway 1 to Park Avenue

# Bay Avenue Corridor

- Focus on improved intersection operations and safer walking/biking
- Concept includes two modern roundabouts as major corridor features
- RTIP funding awarded for final design





# Bay Avenue Corridor

## Community Engagement:

- Open House held October 28, 2025
- Online survey open through November; stakeholder sessions underway

## Next Steps:

- Incorporate feedback and refine concepts
- Council review this Winter
- Construction dependent on future grant opportunities





# Cliff Drive Resiliency

**Stabilizing our coastal bluff & roadway damaged in 2023 storms**

**Purpose:**

- Protect roadway, underground utilities and improve pedestrian safety

**Current Work:**

- Advancing design, permitting, and environmental review
- Preparing Local Coastal Program (LCP) amendments for City and Coastal Commission approval
- Coordinating with Caltrans, FHWA, and Coastal Commission

# Funding

**Current funding supports initial construction of about 25% of bluff; additional funds needed for full build-out**

- \$840K FHWA ER: Design & Permitting
- \$450K Coastal Commission Grant: Alternatives Analysis
- ~\$8.5M Federal Funds: Construction

# Timeline

**Construction could begin as soon as 2027**

- **2023–2025:** Technical studies, LCP amendments, permitting
- **2026:** Final design and funding pursuit for construction







# Grand Avenue Pathway

## **Background:**

- Converted to pedestrian use in the 1980s due to bluff erosion
- 2023–2025 storms accelerated bluff retreat and drainage damage

## **Current Work:**

- Pacific Crest Engineering completed bluff hazard assessment
- Preparing preliminary design to move path inland and prepare cost estimates
- Drainage repairs near Saxon Avenue completed

## **Next Steps:**

- Develop cost and feasibility analysis; coordinate with Coastal Commission; return to Council with options this winter



# Stockton Bridge

## Background:

- Built in 1930s; key link across Soquel Creek into Capitola Village
- Oldest known surviving example of this type of bridge
- Damaged most recently during 2022–23 storms, repaired
- All upstream bridges replaced to modern standards without in-water piers

## Current Work:

- Internal structural evaluation underway to assess condition
- Findings to be presented to City Council

## Funding:

- \$700K State Water Resources Control Board grant, sponsored by Senator John Laird

**Future focus depends on bridge condition**



# Esplanade Park

**Civic centerpiece and major coastal access point**

## **Challenges:**

- Exposed to wave overtopping, tidal flooding, and storm surges
- Major flooding in January 2023 highlighted vulnerability to sea level rise

## **Current Effort:**

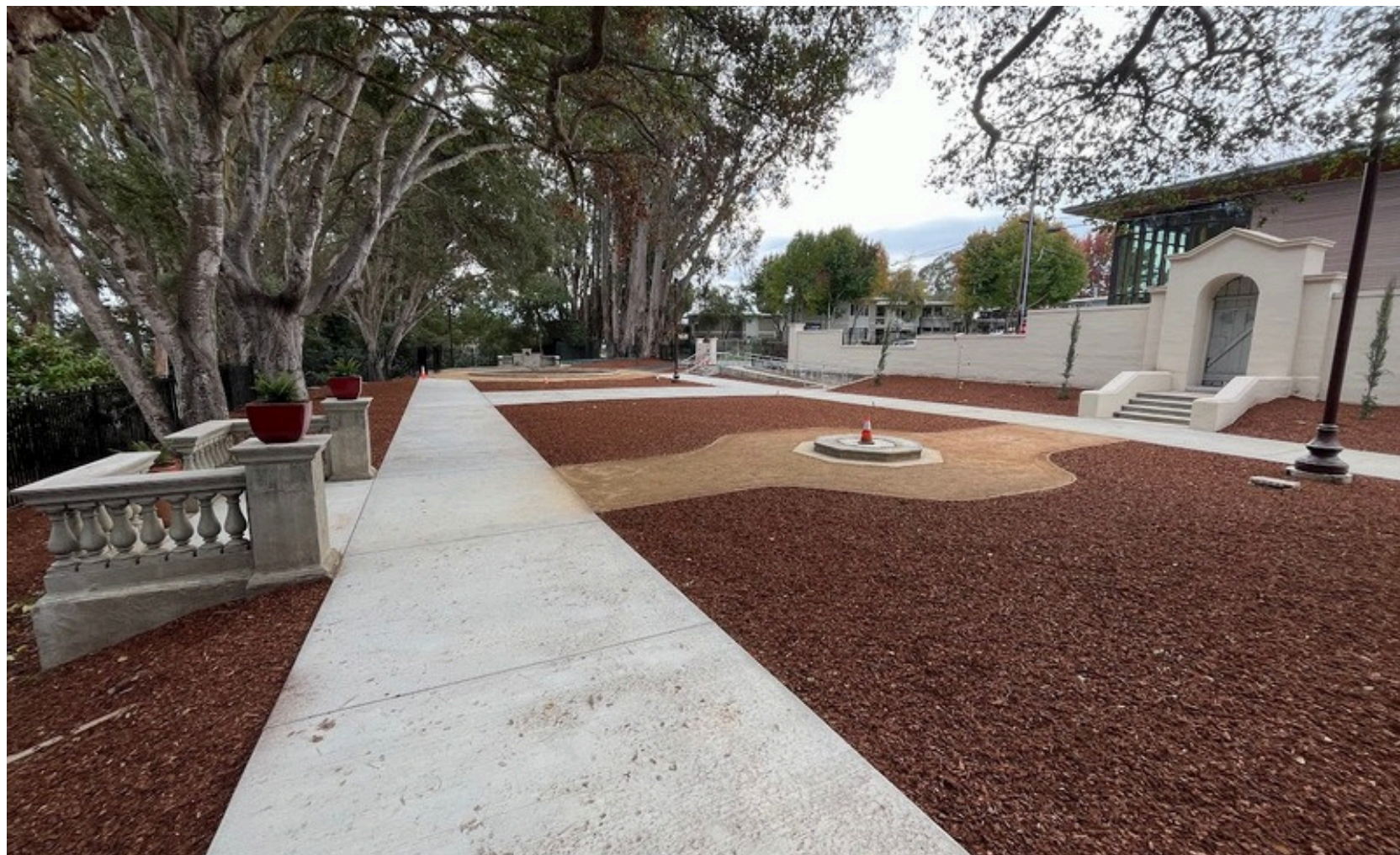
- City Council allocated \$50k as seed money for design
- \$275,000 grant from California Coastal Conservancy for planning and conceptual design
- Potential Measure Q grant application

## **Next Steps:**

- Develop conceptual alternatives, conduct community workshops







# Park at Rispin Mansion

**Opening soon!**

**Planning began in 2015; construction started Spring 2023; completed 2025**

Features accessible walkways, seating areas, overlook terraces & landscaped areas

## **Funding:**

- Supported by Proposition 68, Measure Q, and other grants and local sources

## **Additional Possibilities:**

- Landscape plan fundraising and partnerships
- Public art installation planned for a future phase (location identified)







# Sea Level Rise

## Evaluate vulnerability to sea-level rise and climate change

- Update Climate Action Plan with adaptation strategies
- Required under State Senate Bill 379, by 2030

## Funding:

- Submitted SB 1 grant application, not awarded
- Coordinating with OPC to reapply in future

## Next Steps:

- Refine project scope and coordinate with regional partners
- Community outreach, after funding is secured





# Other Projects / Council Goals

## Other key projects intended to position the City for future funding

### Transportation & Safety:

- Transportation Plan (ATP): sidewalk gap closures, Safe Routes to School projects, bike network upgrades
- Local Roadway Safety Plan (LRSP): identifies highest priority safety improvements

### Resiliency & Preparedness:

- Update Climate Action Plan
- Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)



**WORK IN PROGRESS**



# How Can I Stay Up-to-Date on City Projects?

01

## City Website:

Navigate to **CityofCapitola.org**

→ City Services → Public Works

→ Projects

- Each project page includes: description, map/plans, status/schedule, funding sources, and contact info.

02

## Project Outreach:

Web updates, social media posts, mailed notices & community meetings during project development and construction.



# Capitola PD



## We Keep You Safe!

- 22 Sworn
- 31 Full-Time Staff
- Professional police force dedicated to high character, fairness, compassion & the non-biased delivery of police services.



# E-Bike Safety

**State law limits Capitola's ability to develop specific laws for bikes, which are classified as motor vehicles**

- City has asked elected officials in Sacramento to write statewide rules to protect youth and improve education

**Focus on education & outreach to both youth & adults:**

- Partnership with local schools & community groups
- Will deploy targeted enforcement for unsafe or unlawful riding behaviors

**Plan to develop a website with:**

- Links to educational resources
- Accidents & enforcement data





## Regional Interoperable Next Generation

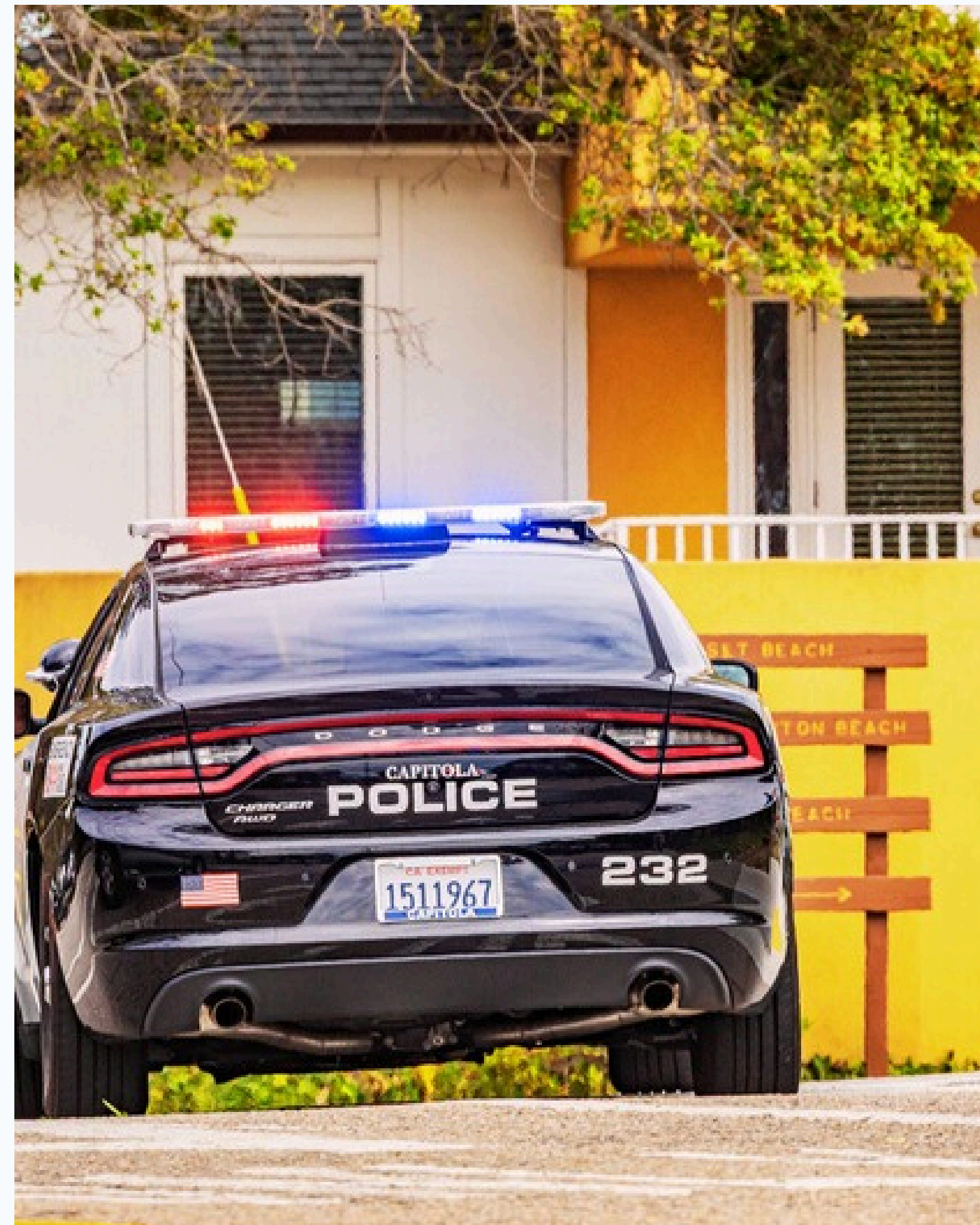
# RING System

**Public safety radios allow safety personnel to communicate and respond to emergencies**

- Current infrastructure is dated
- Plan to develop regional shared system with modern infrastructure
- Improves radio communications, both within Capitola Police Department & between public safety organizations for coordinated response

**Plan to implement over next several years**

- Cost to Capitola will be approximately \$100,000/year





# How to Stay Connected

**1**

***Public Safety:***  
**NIXLE**  
**Cruz Aware**

**2**

***Local Gov:***  
**City website**  
**Meeting**  
**Agendas**

**3**

***City News:***  
**Capitola Waves**  
**Social Media**

# How to Stay Connected

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**Meeting**  
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# How to Get Involved

**1**

***Volunteer on  
Advisory Bodies***

**2**

***Sign Up for Our  
2026 Community  
Academy***

**3**

***Attend Council  
Meetings***

Thank  
you!

for attending our Town Hall