



City of Capitola City Council Meeting

March 14, 2024



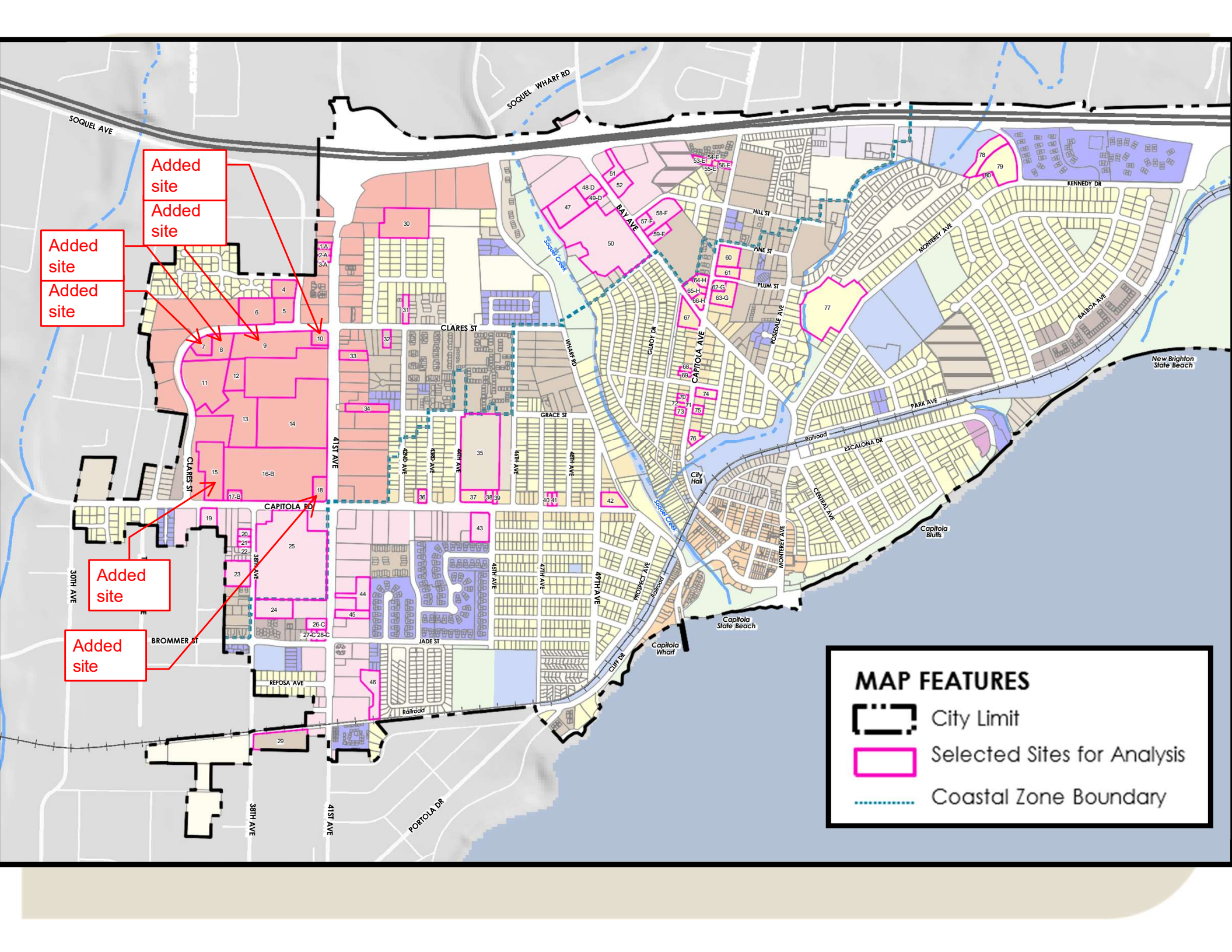
City of Capitola Housing Element Update



Housing Element Update

Recent Updates to Mall Site:

- Increase height 60 – 75 feet
- FAR to not include parking garages
- Objective standards for design of garages and building stepping
- Site inventory to include all mall properties with 41st Avenue, Clares Street, and Capitola Road, except the Kohl and the parking area near the food
- 15% low-income requirement and 5% moderate-income estimate.






Added site
Added site

Added site
Added site

Added site

Added site

MAP FEATURES

-  City Limit
-  Selected Sites for Analysis
-  Coastal Zone Boundary

CAPITOLA MALL: PARCEL YIELD ANALYSIS

5-Mar-2024

Parcel	Acres	Units (15% Lower)	Units (5% Mod)	Units (80% Above)	Total Units	APN	Notes
MERLONE GEIER PARTNERS							
13	3.57	26	9	137	172	034-261-38	MGP
14	8.36	60	20	321	401	034-261-37	MGP
16	10.05	72	24	386	482	034-261-40	MGP
17	0.28	2	1	11	14	034-261-39	MGP
SUBTOTAL	22.26	160	54	855	1,069		
OTHER							
7	0.66	5	2	25	32	034-261-35	Olive Garden
9	3.94	28	9	151	188	034-261-53	Ross Center
12	1.16	8	3	45	56	034-261-15	Ross Center
10	0.48	3	1	18	22	034-261-54	Citi Bank
18	0.68	5	2	26	33	034-261-14	Bank of America
8	1.45	10	3	56	69	034-261-36	Macy's
11	3.84	28	9	147	184	034-261-34	Macy's
15	2.59	19	6	99	124	034-261-51	Target
SUBTOTAL	14.80	106	35	567	708		
TOTAL	37.06	266	89	1,422	1,777		

ASSUMPTIONS:

- 5 stories housing + 1 story commercial; 75 feet building height.
- Approximately 10 du/floor/ac; 48 du/ac effective density.

SURPLUS (Mall Sites Only):

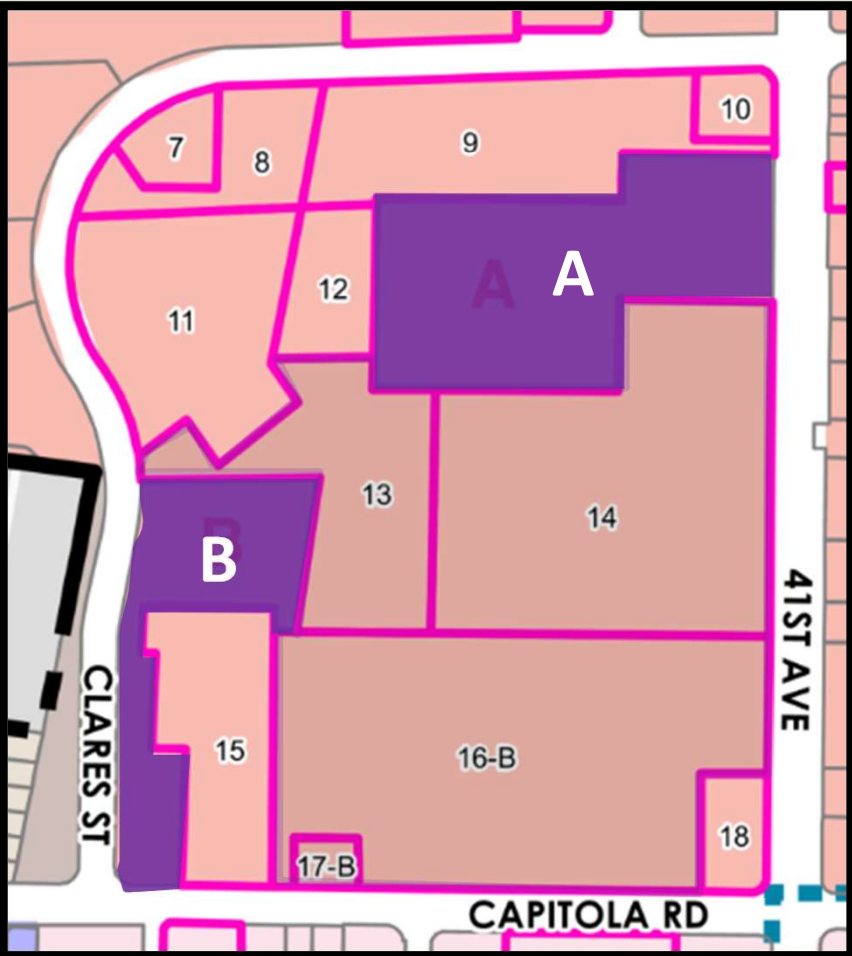
Lower Income: Currently 368 units; Proposal reduces overall sites inventory surplus from 116 units (16.3%) to 15 units (2.1%)

Moderate Income: Currently 109 units; Proposal reduces overall sites inventory surplus from 61 units (36.1%) to 41 units (24.3%)

Above Moderate Income: Currently 257 units; Proposal increases overall sites inventory surplus from 5 units (1.1%) to 1,171 units

Housing Element Update

MGP PARCEL 'H' (KOHL'S)							
A	5.99	43	14	230	287	034-261-07	MGP - Kohl's
MGP PARCEL 'E'							
B	3.17	23	8	122	152	034-261-52	MGP (long-term parking)





Housing Element Implementation Plan Update



Housing Element Update

Housing Element Implementation Plan:

Housing Plan:

1. Goals
2. Policies
3. Programs.

80 items that must be implemented in first 3-years of 8-year cycle

Item	Timing	Who
Agency Coordination	Ongoing	City Staff
Developer Interest Outreach	Annually	Partnership
Emergency Rental Assistance	Annually	3 rd Party - CAB
Fee study update (if necessary)	2026	3 rd Party
Funding Opportunities	Ongoing	City Staff
Home Buyer Assistance Program	2024/2025	Legal
Home Buyer Assistance Admin	Ongoing	3 rd Party
Incentives –Regulatory Incentive	2025	City Staff
Mobile Home Programs	Ongoing	City Staff
Progress Reports and Monitoring	Annually	City Staff
Public Information	Annually	Partnerships
Rehabilitation Program	2025	Legal
Rehabilitation Projects	Annually	3 rd Party
Security Deposit Program	Annually	3 rd Party
Technical Guides (ADU & SB9)	Bldg Code	3 rd Party
Municipal Code Update	2024/2025	3 rd Party

Item	Who	Annual Cost	8-Year Cost
Agency Coordination	City Staff		
Developer Interest Outreach	Partnership		
Emergency Rental Assistance	3 rd Party - CAB	\$25,000	\$200,000
Fee study update (if necessary)	3 rd Party		\$30,000
Funding Opportunities	City Staff		
Home Buyer Assistance Program	Legal		\$25,000
Home Buyer Assistance Admin	3 rd Party	5 @ \$25,000	\$125,000
Incentives –Regulatory Incentive	City Staff		
Mobile Home Programs	City Staff		
Progress Reports and Monitoring	City Staff		
Public Information	Partnerships		
Rehabilitation Program	Legal		\$25,000
Rehabilitation Projects	3 rd Party	16 @ \$12,500	\$200,000
Security Deposit Program	3 rd Party	\$7,500	\$60,000
Technical Guides (ADU & SB9)	3 rd Party		TBD
Municipal Code Update	3 rd Party		\$65,000
Housing Successor Agency		\$32,000/yr	\$260,000

Item	Who	Annual Cost	8-Year Cost
Agency Coordination	City Staff		
Developer Interest Outreach	Partnership		
Emergency Rental Assistance	3 rd Party - CAB	\$25,000	\$400,000
Fee study update (if necessary)	3 rd Party		\$30,000
Funding Opportunities	City Staff		
Home Buyer Assistance Program	Legal – 1x fee	5 @ \$25,000	\$25,000
Home Buyer Assistance Project	3 rd Party	\$15,625/year	\$125,000
Incentives –Regulatory Incentive	City Staff		
Mobile Home Programs	City Staff		
Progress Reports and Monitoring	City Staff		
Public Information	Partnerships		
Rehabilitation Program	Legal – 1x fee	16 @ \$12,500	\$25,000
Rehabilitation Projects	3 rd Party	\$25,000 year	\$200,000
Security Deposit Program	3 rd Party	\$7500	\$7,500
Technical Guides (ADU & SB9)	3 rd Party		TBD
Municipal Code Update	3 rd Party		\$65,000
	Housing Trust	\$40,625	\$375,000

Item	Who	Annual Cost	8-Year Cost
Agency Coordination	City Staff		
Developer Interest Outreach	Partnership		
Emergency Rental Assistance	3 rd Party - CAB	\$25,000	\$400,000
Fee study update (if necessary)	3 rd Party		\$30,000
Funding Opportunities	City Staff		
Home Buyer Assistance Program	Legal		\$25,000
Home Buyer Assistance Admin	3 rd Party	5 @ \$25,000	\$125,000
Incentives –Regulatory Incentive	City Staff		
Mobile Home Programs	City Staff		
Progress Reports and Monitoring	City Staff		
Public Information	Partnerships		
Rehabilitation Program	Legal		\$25,000
Rehabilitation Projects	3 rd Party	Dakota 24 unit	\$850,000 – 3M
Security Deposit Program	3 rd Party	\$7500	\$7,500
Technical Guides (ADU & SB9)	3 rd Party		TBD
Municipal Code Update	3 rd Party		\$65,000
Grants			\$915,000 - \$3.8



City of Capitola

Annual Housing Report

Annual Housing Report:

- Due April 15 to HCD
- New units with 2023 building permit count toward RHNA
- Entitled in 2023 but no building permit = not included
- 15 additional units: 1 single-family and 14 ADUs
- 4401 Capitola Rd building permit in January 2024. Count towards 6th cycle

Address	Permit #	Type	Income
529 Capitola Ave	20230032	ADU	Above Mod
402 McCormick Ave	20220273	ADU	Above Mod
621 Gilroy Dr	20220414	ADU	Above Mod
825 Columbus Dr	20220415	ADU	Above Mod
4180 Clares St	20220507	ADU	Above Mod
113 Oakland Ave	20230302	ADU	Above Mod
603 Escalona Dr	20230290	ADU	Above Mod
109 Central Ave	20230138	ADU	Above Mod
435 Monterey Ave	20230140	ADU	Above Mod
2202 Derby Ave	20230110	ADU	Above Mod
1410 Prospect Ave	20230107	SFD	Above Mod
4855 Topaz St	20220542	ADU	Above Mod
1385 Prospect Ave	20220506	ADU	Above Mod
106 Cliff Ave	20220435	ADU	Above Mod
511 Escalona Dr	20190433	ADU	Above Mod

Annual Housing Report:

- 5th Cycle
- 75 units developed of the 143 assigned
- 7 very low, 3 moderate, and 65 above moderate

Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	34	-	-	-	-	-	-	-	-	-	7	27
	Non-Deed Restricted		-	-	-	2	-	3	1	1	-		
Low	Deed Restricted	23	-	-	-	-	-	-	-	-	-	-	23
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	26	-	-	-	-	-	-	-	-	-	3	23
	Non-Deed Restricted		-	-	1	1	-	-	1	-	-		
Above Moderate		60	2	1	20	9	7	3	5	3	15	65	-
Total RHNA		143											
Total Units			2	1	21	12	7	6	7	4	15	75	73



Staff recommendation: Accept presentation



City Council Questions

Table D-1: Housing Element Sites Inventory

Site Address	Site #	APN	Consolidated Sites	Single Owner	Shared Access	GP Existing	Zoning Existing	Density Min	Density Max	Density Realistic	Acres	Income Category	Units Low	Units Mod	Units Above	UNITS Realistic Capacity	Developer Interest	Vacant/ Non-Vacant	FAR	% of Max FAR	Building Age	Improv. / Land Ratio	Discontinued/ Non-Conforming Use	Existing Uses	Notes
2175 41ST AVE	1	034-192-07	A	Yes	Yes	C-R	C-R	0	Unlimited	21	0.21	Mixed	2	1	1	4	No	Non-Vacant	0.38	25.5%	1969	2.74	No	121-MULTI STORES/1 BLDG	
2165 41ST AVE	2	034-192-08	A	Yes	Yes	C-R	C-R	0	Unlimited	21	0.20	Mixed	2	1	1	4	No	Non-Vacant	0.24	15.8%	1969	1.46	No	120-SINGLE STORE	
2155 41ST AVE	3	034-192-09	A	Yes	Yes	C-R	C-R	0	Unlimited	21	0.20	Mixed	2	1	1	4	No	Non-Vacant	0.33	22.1%	1969	2.22	No	120-SINGLE STORE	
2045 A 40TH AVE	4	034-512-01				C-R	C-R	0	Unlimited	21	0.87	Mixed	9	3	6	18	No	Non-Vacant	0.41	27.1%	1989	0.48	Yes	171-MULTI OFFICES/1 BLDG; office use	
2001 40TH AVE	5	034-512-02				C-R	C-R	0	Unlimited	21	0.95	Mixed	10 20	3 0	7 0	20	No	Non-Vacant	0.40	26.4%	1989	1.05	No	121-MULTI STORES/1 BLDG	
3825 CLARES ST	6	034-261-47				C-R	C-R	0	Unlimited	21	1.89	Mixed	10 20	3 0	7 0	20	No	Non-Vacant	0.32	21.4%	1992	0.96	Yes	160-MAJOR SHOPPING CENTER; discontinued use	Old Pier 1 site; East half available
3400 CLARES ST	7	034-261-35				C-R	C-R	0	Unlimited	48	0.66	Mixed	5	2	25	32	No	Non-Vacant	0.29	19.6%	2019	1.89	No	200-RESTAURANT Capitola Mall	Capitola Mall
3700 CLARES ST	8	034-261-36				C-R	C-R	0	Unlimited	48	1.45	Mixed	10	3	56	69	No	Non-Vacant	0.00	0.0%	n/a	0.00	No	192-COMMERCIAL PARKING Capitola Mall	Capitola Mall
1955 41ST AVE B8	9	034-261-53				C-R	C-R	0	Unlimited	48	3.94	Mixed	28	9	151	188	No	Non-Vacant	0.33	21.9%	1979	4.71	No	161-MINOR SHOPPING CENTER Capitola Mall	Capitola Mall
1995 41ST AVE	10	034-261-54				C-R	C-R	0	Unlimited	48	0.48	Mixed	3	1	18	22	No	Non-Vacant	0.28	18.6%	1977	0.41	No	211-SAVINGS & LOAN Capitola Mall	Capitola Mall
1865 41st AVE	7 11	034-261-34				C-R	C-R	0	Unlimited	29 48	1.92 3.84	Mixed	28 28	8 9	49 147	55 184	No	Non-Vacant	0.28	18.4%	1988	1.55	No	160-MAJOR SHOPPING CENTER; Capitola Mall	Capitola Mall Utilizing 50% of site
1855 41ST AVE	8 12	034-261-15				C-R	C-R	0	Unlimited	29 48	1.16	Mixed	17 8	5 3	42 45	34 56	Yes	Non-Vacant	0.00	0.1%	n/a	0.95	No	192-COMMERCIAL PARKING; Capitola Mall	Capitola Mall
1855 41ST AVE	9 13	034-261-38				C-R	C-R	0	Unlimited	29 48	3.57	Mixed	52 26	15 9	37 137	104 172	Yes	Non-Vacant	0.59	39.3%	1988	2.15	No	160-MAJOR SHOPPING CENTER; Capitola Mall	Capitola Mall
1855 41ST AVE	10 14	034-261-37				C-R	C-R	0	Unlimited	29 48	8.36	Mixed	121 60	36 20	85 321	242 401	Yes	Non-Vacant	0.42	28.3%	1978	0.98	No	160-MAJOR SHOPPING CENTER; Capitola Mall	Capitola Mall
1855 41ST AVE	11 15	034-261-51				C-R	C-R	0	Unlimited	48	2.59	Mixed	19	6	99	124	No	Non-Vacant	0.80	53.3%	1990	3.24	No	160-MAJOR SHOPPING CENTER Capitola Mall	Capitola Mall
4015 CAPITOLA RD	12 16	034-261-40	B	Yes	Yes	C-R	C-R	0	Unlimited	29 48	10.05	Mixed	146 72	44 24	104 386	291 482	Yes	Non-Vacant	0.24	16.2%	1971	0.09	No	160-MAJOR SHOPPING CENTER; Capitola Mall	Capitola Mall
3775 CAPITOLA RD	13 17	034-261-39	B	Yes	Yes	C-R	C-R	0	Unlimited	29 48	0.28	Mixed	4 2	4 1	3 11	8 14	Yes	Non-Vacant	0.69	45.7%	1992	0.36	Yes	200-RESTAURANT; Capitola Mall; discontinued use	Capitola Mall
4055 CAPITOLA RD	14 18	034-261-14				C-R	C-R	0	Unlimited	48	0.68	Mixed	5	2	26	33	No	Non-Vacant	0.33	21.8%	1968	0.60	No	210-BANK Capitola Mall	Capitola Mall
3720 CAPITOLA RD	15 19	034-181-14				C-C	C-C	0	Unlimited	17	0.62	Mixed	5	2	4	11	Yes	Non-Vacant	0.24	23.7%	1961	0.18	Yes	023-NON-CONFORMING RES; non conforming use	
1625 38TH AVE	16 20	034-181-03				C-C	C-C	0	Unlimited	17	0.18	Mixed	0	1	2	3	No	Non-Vacant	0.25	25.2%	1941	0.39	Yes	171-MULTI OFFICES/1 BLDG; non-conforming use	
1605 38TH AVE	17 21	034-181-04				C-C	C-C	0	Unlimited	17	0.14	Mixed	0	1	1	2	No	Non-Vacant	0.51	51.0%	1962	0.32	Yes	023-NON-CONFORMING RES; non conforming use	
1595 38TH AVE	18 22	034-181-05				C-C	C-C	0	Unlimited	17	0.13	Mixed	0	1	1	2	No	Non-Vacant	0.31	30.5%	1962	0.43	No	023-NON-CONFORMING RES	
1465 38TH AVE	19 23	034-181-18				C-C	C-C	0	Unlimited	17	1.29	Mixed	11	3	8	22	No	Non-Vacant	0.56	56.3%	1988	0.67	No	322-MINI STORAGE	
1404 38TH AVE	20 24	034-164-41				C-C	C-C	0	Unlimited	25	1.40	Mixed	18	5	12	35	Yes	Non-Vacant	0.10	10.2%	1990	0.98	No	615-OTHER SPORTS CENTER	Agility Boulders Gym; Assuming 25 du/ac
1475 41ST AVE	21 25	034-151-20				C-C	C-C	0	Unlimited	17	3.00	Mixed	26	8	17	51	Yes	Non-Vacant	0.34	33.9%	1974	1.41	No	160-MAJOR SHOPPING CENTER	Exception - Only utilizing 3.0 ac of site (parking lot)
1395 41ST AVE	22 26	034-164-12	C	No	Potential	C-C	C-C	0	Unlimited	17	0.44	Mixed	4	1	3	8	No	Non-Vacant	0.27	26.7%	1985	0.89	No	131-MULTI STORES/OFFICES	
4055 BROMMER ST A	23 27	034-164-09	C	No	Potential	C-C	C-C	0	Unlimited	17	0.12	Mixed	1	0	1	2	No	Non-Vacant	0.46	46.1%	1962	0.24	Yes	030-SINGLE DUPLEX; non-conforming use	
1355 41ST AVE	24 28	034-164-13	C	No	Potential	C-C	C-C	0	Unlimited	17	0.20	Mixed	2	0	1	3	No	Non-Vacant	0.21	20.7%	1954	0.52	Yes	028-SFR + SECOND UNIT; non-conforming use	
1098 38TH AVE	25 29	034-172-01				R-M	RM-M	0	15.0	15	1.98	Low	52	0	0	52	Yes	Non-Vacant	0.36		n/a	n/a	Yes	742-CONVALESCENT HOSPITAL; discontinued use	Rehab - No existing units; 52-unit project
4180 GROSS RD	26 30	034-141-23				C-R	C-R	0	Unlimited	21	2.82	Mixed	30 59	9 0	20 0	59	No	Non-Vacant	0.41	27.6%	1977	1.53	Yes	322-MINI STORAGE; non-conforming use	
4205 CLARES ST	27 31	034-222-06				R-M	RM-L	0	9.9	10	0.34	Mixed	0	1	1	2	No	Non-Vacant	0.18		1978	3.69	No	033-TRIPLEX	
4180 CLARES ST	28 32	034-201-42				R-M	RM-M	0	15.0	15	0.29	Mixed	0	1	2	3	No	Non-Vacant	0.31		1949	4.18	No	020-SINGLE RESIDENCE	
1970 41ST AVE	29 33	034-201-11				C-R	C-R	0	Unlimited	21	0.53	Mixed	6	2	3	11	No	Non-Vacant	0.02	1.1%	n/a	0.07	No	192-COMMERCIAL PARKING	
1840 41ST AVE	30 34	034-131-15				C-R	C-R	0	Unlimited	21	0.69	Mixed	7	2	5	14	Yes	Non-Vacant	0.29	19.0%	1984	1.18	No	131-MULTI STORES/OFFICES	
1710 44TH AVE A	31 35	034-124-21				R-M	RM-L	0	9.9	15	5.91	Mixed	8	3	5	16	No	Non-Vacant	0.20		1979	3.09	No	044-41 - 60 UNITS	Capitola Gardens; 0.8 ac available; Assign AHO
4243 CAPITOLA RD	32 36	034-121-18				MU-N	MU-N	0	Unlimited	17	0.23	Mixed	0	1	3	4	Yes	Non-Vacant	0.35	35.3%	1978	1.29	No	171-MULTI OFFICES/1 BLDG	
4401 CAPITOLA RD	33 37	034-123-05				MU-N	MU-N	0	Unlimited	17	0.63	Low	36	0	0	36	Yes	Non-Vacant	0.14	13.5%	1985	1.01	No	171-MULTI OFFICES/1 BLDG	The Bluffs; No existing units; 36-unit project
4401 CAPITOLA RD	34 38	034-124-18				MU-N	MU-N	0	Unlimited	17	0.18	Mixed	0	1	2	3	Yes	Non-Vacant	0.30	29.9%	n/a	0.00	No	110-VACANT COMMERCIAL LAND	
4525 CAPITOLA RD	35 39	034-124-06				MU-N	MU-N	0	Unlimited	17	0.12	Mixed	0	1	1	2	No	Non-Vacant	0.33	33.3%	1949	0.33	No	020-SINGLE RESIDENCE	Congregational; Assigned 2 units

Site Address	Site #	APN	Consolidated Sites	Single Owner	Shared Access	GP Existing	Zoning Existing	Density Min	Density Max	Density Realistic	Acres	Income Category	Units Low	Units Mod	Units Above	UNITS Realistic Capacity	Developer Interest	Vacant/ Non-Vacant	FAR	% of Max FAR	Building Age	Improv. / Land Ratio	Discontinued/ Non-Conforming Use	Existing Uses	Notes
4625 CAPITOLA RD	34 40	034-022-19				MU-N	MU-N	0	Unlimited	17	0.12	Mixed	0	1	1	2	No	Vacant	0.03	3.1%	n/a	0.00	No	110-VACANT COMMERCIAL LAND	Vacant
4655 CAPITOLA RD	35 41	034-022-18				MU-N	MU-N	0	Unlimited	17	0.12	Mixed	0	1	1	2	No	Vacant	0.00	0.0%	n/a	0.00	No	110-VACANT COMMERCIAL LAND	Vacant
1750 WHARF RD	36 42	034-024-10				MU-N	MU-N	0	Unlimited	17	0.61	Mixed	5	2	3	10	No	Non-Vacant	0.00	0.0%	n/a	0.06	No	192-COMMERCIAL PARKING	
4175 CAPITOLA RD	37	034-111-46				C-C	C-C	0	Unlimited	47	1.10	Mixed	9	3	7	19	No	Non-Vacant	0.01	0.7%	n/a	n/a	No	910-VACANT STATE LAND	
4209 CAPITOLA RD	38	034-111-40				C-C	C-C	0	Unlimited	47	1.73	Mixed	15	5	9	29	No	Non-Vacant	0.23	22.7%	n/a	n/a	No	911-STATE BUILDING	
4450 CAPITOLA RD	39 37 43	034-111-47				C-C	C-C	0	Unlimited	17	1.07	Mixed	9	3	6	18	Yes	Non-Vacant	0.33	32.9%	1986	1.33	No	171-MULTI OFFICES/1 BLDG	
1430 41ST AVE	40 38 44	034-111-52				C-C	C-C	0	Unlimited	17	1.10	Mixed	9	3	7	19	Yes	Non-Vacant	0.34	34.3%	1987	1.03	Yes	160-MAJOR SHOPPING CENTER, discontinued use	
1408 1/2 41ST AVE	41 39 45	034-111-36				C-C	C-C	0	Unlimited	17	0.57	Mixed	5	2	3	10	No	Non-Vacant	0.27	27.0%	1961	0.49	No	122-STORE W/ LIVING UNIT	
1210 41ST AVE	42 40 46	034-101-36				C-C	C-C	0	Unlimited	17	1.17	Mixed	10 20	3 0	7 0	20	No	Non-Vacant	0.34	33.9%	n/a	7.70	Yes	20-SINGLE STORE, discontinued use	
4510 JADE ST	43 41	034-551-02				P/QP	CF	n/a	n/a	45	4.70	Mixed	8 0	0 4	0 4	8	No	Non-Vacant	0.05		n/a	n/a	No	940-SCHOOL DISTRICT APN	School; Assigned 8 units
829 BAY AVE	44 42 41 47	035-381-02				C-C	C-C	0	Unlimited	17	1.82	Mixed	7	2	5	14	No	Non-Vacant	0.12	11.7%	n/a	1.94	No	620-CLUB/LODGE HALL	Available open space area - 0.8 ac
831 BAY AVE	45 43 42 48	035-381-03	D	No	Yes	C-C	C-C	0	Unlimited	17	0.67	Mixed	6	2	4	12	No	Non-Vacant	0.29	28.6%	1978	1.00	No	171-MULTI OFFICES/1 BLDG	
827 BAY AVE	46 44 43 49	035-381-04	D	No	Yes	C-C	C-C	0	Unlimited	17	0.35	Mixed	3	1	2	6	No	Non-Vacant	0.23	22.7%	n/a	1.19	No	122-STORE W/ LIVING UNIT	
809 BAY AVE	45 44 50	035-021-43				C-C	C-C	0	Unlimited	17	1.70	Mixed	14	0	15	29	No	Non-Vacant	1.52	152.2%	1965	10.72	No	160-MAJOR SHOPPING CENTER	Exception - Only utilizing 1.7 ac of site (parking lot)
830 BAY AVE	47 46 45 51	036-011-22				C-C	C-C	0	Unlimited	17	0.57	Mixed	5	2	3	10	No	Non-Vacant	0.24	24.2%	1973	3.38	No	171-MULTI OFFICES/1 BLDG	
828 BAY AVE	48 47 46 52	036-011-31				C-C	C-C	0	Unlimited	17	0.68	Mixed	6	2	3	11	No	Non-Vacant	0.18	17.7%	1986	0.62	No	120-SINGLE STORE	
911 CAPITOLA AVE	49 48 47 53	036-011-13	E	Yes	Yes	MU-N	MU-N	0	Unlimited	17	0.16	Mixed	1	1	1	3	No	Vacant	0.00	0.0%	n/a	0.00	No	110-VACANT COMMERCIAL LAND, discontinued use	Vacant
911 CAPITOLA AVE	50 49 48 54	036-011-14	E	Yes	Yes	MU-N	MU-N	0	Unlimited	17	0.10	Mixed	1	0	1	2	No	Non-Vacant	0.25	25.0%	n/a	0.00	No	192-COMMERCIAL PARKING, discontinued use	
911 CAPITOLA AVE	51 50 49 55	036-011-12	E	Yes	Yes	MU-N	MU-N	0	Unlimited	17	0.08	Low	1	0	0	1	No	Non-Vacant	0.94	94.4%	1967	0.53	No	191-OTHER COMMERCIAL USE, discontinued use	
911 CAPITOLA AVE A	52 51 50 56	036-011-11	E	Yes	Yes	MU-N	MU-N	0	Unlimited	17	0.18	Mixed	2	0	1	3	No	Non-Vacant	0.22	22.3%	1934	1.03	No	122-STORE W/ LIVING UNIT, discontinued use	
816 BAY AVE	53 52 51 57	036-051-26	F	Yes	Potential	C-C	C-C	0	Unlimited	17	0.38	Mixed	3	1	2	6	No	Non-Vacant	0.16	15.9%	1967	0.32	No	201-FAST FOOD RESTAURANT	
816 BAY AVE A	54 53 52 58	036-051-29	F	Yes	Potential	C-C	C-C	0	Unlimited	17	1.36	Mixed	12 23	4 0	7 0	23	No	Non-Vacant	0.22	22.3%	1971	3.20	No	161-MINOR SHOPPING CENTER	
800 BAY AVE	55 54 53 59	036-051-30	F	Yes	Potential	C-C	C-C	0	Unlimited	17	0.44	Mixed	4	1	2	7	No	Non-Vacant	0.16	16.1%	1936	0.34	Yes	023-NON-CONFORMING RES; non conforming use	
718 CAPITOLA AVE	56 55 54 60	036-062-11				MU-N	MU-N	0	Unlimited	17	0.86	Mixed	7	2	6	15	No	Non-Vacant	0.24	24.1%	1946	0.86	No	190-MISC MULTI USE	
716 CAPITOLA AVE	57 56 55 61	036-062-12				MU-N	MU-N	0	Unlimited	17	0.50	Mixed	4	1	3	8	No	Non-Vacant	0.43	42.9%	1966	1.45	No	131-MULTI STORES/OFFICES	
712 CAPITOLA AVE	58 57 56 62	036-062-14	G	No	Potential	MU-N	MU-N	0	Unlimited	17	0.27	Mixed	2	1	2	5	No	Non-Vacant	0.23	23.2%	1965	1.43	No	122-STORE W/ LIVING UNIT	
706 CAPITOLA AVE	59 58 57 63	036-062-15	G	No	Potential	MU-N	MU-N	0	Unlimited	17	0.88	Mixed	7	2	6	15	No	Non-Vacant	0.24	24.1%	1965	1.45	No	131-MULTI STORES/OFFICES	
715 CAPITOLA AVE	60 59 58 64	036-051-34	H	Yes	No	MU-N	MU-N	0	Unlimited	17	0.33	Mixed	3	1	2	6	No	Non-Vacant	0.32	32.0%	1980	4.00	No	131-MULTI STORES/OFFICES	
700 BAY AVE	61 60 59 65	036-051-35	H	Yes	No	MU-N	MU-N	0	Unlimited	17	0.50	Mixed	4	1	4	9	No	Non-Vacant	0.35	35.1%	1948	0.57	No	122-STORE W/ LIVING UNIT	
600 BAY AVE	62 61 60 66	036-051-12	H	Yes	No	MU-N	MU-N	0	Unlimited	17	0.29	Mixed	2	1	2	5	No	Vacant	0.00	0.0%	n/a	0.00	No	110-VACANT COMMERCIAL LAND	Vacant
601 BAY AVE	63 62 61 67	035-301-01				MU-N	MU-N	0	Unlimited	17	0.86	Mixed	7	2	6	15	No	Non-Vacant	0.16	16.2%	1974	0.57	No	210-BANK	
605 CAPITOLA AVE	64 63 62 68	035-301-16				MU-N	MU-N	0	Unlimited	17	0.10	Mixed	0	1	1	2	No	Non-Vacant	0.31	30.9%	1925	0.28	No	020-SINGLE RESIDENCE	
603 CAPITOLA AVE	65 64 63 69	035-301-18				MU-N	MU-N	0	Unlimited	17	0.11	Mixed	0	1	1	2	No	Non-Vacant	0.32	32.2%	1910	1.08	No	023-NON-CONFORMING RES	
525 CAPITOLA AVE 1	66 65 64 70	035-093-03				MU-N	MU-N	0	Unlimited	17	0.09	Mixed	0	1	1	2	No	Non-Vacant	0.50	50.1%	1977	0.66	No	180-MEDICAL OFFICE	
523 CAPITOLA AVE	67 66 65 71	035-093-04				MU-N	MU-N	0	Unlimited	17	0.09	Mixed	0	1	1	2	No	Non-Vacant	0.33	33.4%	1966	0.62	No	181-DENTAL OFFICE	
521 CAPITOLA AVE	68 67 66 72	035-093-05				MU-N	MU-N	0	Unlimited	17	0.09	Mixed	0	1	1	2	No	Non-Vacant	0.45	45.4%	1964	0.47	No	180-MEDICAL OFFICE	
519 CAPITOLA AVE	69 68 67 73	035-093-06				MU-N	MU-N	0	Unlimited	17	0.19	Mixed	0	1	2	3	No	Non-Vacant	0.29	29.1%	n/a	2.51	No	171-MULTI OFFICES/1 BLDG	
528 CAPITOLA AVE	70 69 68 74	035-094-29				MU-N	MU-N	0	Unlimited	17	0.38	Mixed	0	2	4	6	No	Non-Vacant	0.36	36.1%	1961	2.71	No	180-MEDICAL OFFICE	
522 CAPITOLA AVE	71 70 69 75	035-094-37				MU-N	MU-N	0	Unlimited	17	0.18	Mixed	0	1	2	3	No	Non-Vacant	0.36	36.2%	1976	0.78	No	171-MULTI OFFICES/1 BLDG	
506 CAPITOLA AVE 1	72 71 70 76	035-094-14				MU-N	MU-N	0	Unlimited	17	0.31	Mixed	0	2	3	5	No	Non-Vacant	0.17	16.7%	1947	1.96	No	041-5- 10 UNITS	
435 MONTEREY AVE	73 72 71 77	036-072-48				R-1	R-1	0	8.7	40 8.7	5.02	Mixed	5 0	0 3	0 2	5	No	Non-Vacant	0.10	21.7%	n/a	5.10	No	710-CHURCH	Congregational; Assigned 5 units
700 MONTEREY AVE	74 73	036-151-01				P/QP	CF	n/a	n/a	45	4.94	Mixed	4 0	0 2	0 2	4	No	Non-Vacant	0.19		n/a	n/a	No	940-SCHOOL DISTRICT APN	School; Assigned 4 units
875 MONTEREY AVE	75 74 72 78	036-041-28	I	Yes	Yes	R-1	R-1	0	8.7	0	1.08	Above	4 0	0 0	0 1	1	No	Non-Vacant	0.16	32.6%	n/a	0.00	No	711-OTHER CHURCH PROPERTY	Congregational
875 MONTEREY AVE	76 75 73 79	036-041-26	I	Yes	Yes	R-1	R-1	0	8.7	40 8.7	1.99	Mixed	3 0	0 2	0 1	3	No	Non-Vacant	0.30	61.6%	1972	15.15	No	710-CHURCH	Congregational; Assigned 5 units
837 MONTEREY AVE	77 76 74 80	036-195-02	I	Yes	Yes	R-1	R-1	0	8.7	0	0.07	Above	4 0	0 0	0 1	1	No	Non-Vacant	0.12	21.1%	n/a	n/a	No	801-UTILITY WATER COMPANY	Congregational
1500 PARK AVE	78	036-201-03				P/OS	P/OS	n/a	n/a	0	5.88	Low	40	0	0	40	No	Non-Vacant	0.00	0.0%	n/a	n/a	No	913-STATE PARK/RECREATION, underutilized	State Beach; Assigned 10 employees / workforce units; along frontage road

716 180 1,615 2,511

Reflects edits made for September 19, 2023 submittal to HCD

Reflects edits made for October 13, 2023 submittal to HCD

Indicates data meets thresholds; exceptions are noted in the Notes column

Reflects edits made for October 18, 2023 submittal to HCD

Reflects edits made for November 13, 2023 submittal to HCD

Reflects edits made for January 2024 submittal to HCD

Reflects edits made for February 2024 submittal to HCD

Reflects edits made for March 2024 submittal to HCD