

Chapter 17.57 – Objective Design Standards for Capitola Mall Redevelopment

Sections:

17.57.010	Purpose
17.57.020	Applicability
17.57.030	Definitions
17.57.040	Permits and Deviations
17.57.050	Standards

17.57.010 Purpose

This chapter contains objective design standards for multifamily residential, residential mixed-use, commercial, and hotel development projects on the Capitola Mall property. These standards are intended to provide a set of clear, objective, and measurable standards to ensure Capitola Mall redevelopment projects exhibit high-quality design that enhances Capitola's unique identity and sense of place, allow for economically feasible housing development, and maintains the regional commercial district's role as a long-term revenue generator that sustains essential services for residents.

17.57.020 Applicability

- A. The design standards in Section 17.57.050 of this chapter apply to all development and redevelopment on the Capitola Mall property except for the following:
 - 1. Tenant improvements to existing buildings with no increase in building floor area.
 - 2. Additions to existing buildings that increase building floor area by less than 20,000 square feet or 50 percent of the existing building floor area, whichever is less.
- B. As noted in this chapter, certain standards apply only to "mall redevelopment projects" with new residential uses, while other standards apply to projects with any land, including commercial-only development.

17.57.030 Definitions

Terms used in this chapter are defined in Chapter 17.160 (Glossary) and as follows. If a definition below is different from a definition for the same term in Chapter 17.160, the definition below controls for purposes of interpreting the requirements of this chapter.

- A. "Internal street" means any new street established on the Capitola Mall property as part of a development project.
- B. "Mall redevelopment project" means any development project on the Capitola Mall property that adds a new residential use. A mall redevelopment project includes both residential-only projects without new commercial uses and mixed-use projects with both new residential and non-residential uses.
- C. "Perimeter street" means 41st Avenue, Capitola Road and Clares Street.
- D. "Publicly accessible open space" means an area of land or building space that is designed and improved for public use and enjoyment, and that is permanently open and accessible to the general public without charge during normal operating hours.
- E. "Residential mixed-use" means a development project with new residential uses and new commercial uses on the development site.

- F. “Residential use” means the use of land or structures for dwelling purposes, including the provision of living, sleeping, cooking, and sanitation facilities for one or more persons.

17.57.040 Permits and Deviations

A. Permits Required.

1. A design permit is required for development on the Capitola Mall property requires as specified in Section 17.120.030 (When required).
2. The design permit review criteria for a Mall redevelopment project is limited to project conformance with applicable objective standards. The City shall not consider and is not required to make design permit findings in Section 17.120.080 (Findings for approval).
3. Additional permits and approvals may also be required as determined by the scope and nature of the proposed development.

B. Deviations.

1. An applicant may request deviation from one or more standards in this chapter through the design permit process. The planning commission may approve a deviation upon finding that:
 - a. The project incorporates an alternative method to achieve the intent statement that proceeds the standard; and
 - b. The requested is needed due to unique site conditions and/or to provide for a superior project design.
2. A project requesting a deviation is not eligible for streamlined approval under Government Code Section 65913.4, Government Code Chapter 4.1, or other state law providing a ministerial approval process for qualifying projects.

17.57.050 Standards

A. Streets and Circulation.

1. **Intent.** The intent of the streets and circulation standards is to:
 - a. Establish a block pattern on the mall property that maximizes connectivity for vehicles, bicycles, and pedestrians;
 - b. Provide for infrastructure improvements that enable and encourage residents to walk, bike and take public transit to destinations; and
 - c. Create an active and inviting public realm that supports pedestrian activity, economic vitality, and social interaction.
2. **Standards.**
 - a. **New Streets Intersecting Mall Property Boundary.**
 - (1) **Capitola Road.** A mall redevelopment project on APN 034-261-40 shall establish a new street intersecting Capitola Road that aligns and connects with 38th Avenue.
 - (2) **Clares Street.** A mall redevelopment project on APN 034-26-153 shall establish a new street intersecting Clares Street that aligns and connects with 40th Avenue.
 - (3) **41st Avenue.** A mall redevelopment project on APN 034-26-137 shall establish a new street intersecting 41st in the same location as the signalized intersection providing vehicular access to the Capitola Mall from 41st Avenue existing as of January 1, 2026.

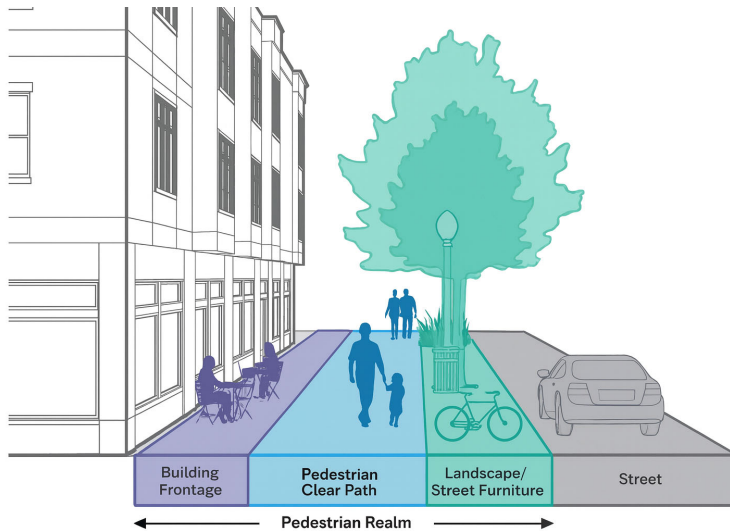
- (4) **Additional Streets.**
 - (a) A mall redevelopment project shall establish new streets beyond those specified above as needed to comply with the maximum block length standard in Paragraph d (Maximum Block Lengths) below.
 - (b) New streets are required only on parcels on which mall redevelopment occurs.
- b. **Internal Street Connectivity.**
 - (1) A mall redevelopment project shall create new streets that provide a vehicular connection between all perimeter streets abutting the development site.
 - (2) A mall redevelopment project application shall include a circulation diagram that shows how future potential streets on adjacent parcels can:
 - (a) Connect to new streets on the development site; and
 - (b) Provide a vehicular connection to perimeter streets that do not abut the development site.
 - (3) New streets shall be designed to allow for connections to existing internal circulation and future internal streets on adjacent properties within the mall block.
 - (4) Where an adjacent property within the mall block was previously redeveloped, a mall redevelopment project shall provide one or more vehicular connection between the development site and the adjacent property.
 - (5) If a new internal street cannot yet connect to an existing public street or other public way, the property owner may temporarily restrict public access to that street until such a connection becomes feasible through future adjacent development. Once a connection to another public street or public way is established, the internal street shall be opened for public use. The property owner shall remove any gates or other physical barriers, install signage indicating that the street is open to the public, and grant a public access easement to ensure permanent, unrestricted public access.
 - (6) If the parcel on which mall redevelopment will occur contains an existing street, pedestrian path, or other public connection, that connection will be preserved or replaced on the parcel to maintain public access and circulation through the property.
 - (7) In all areas of the Capitola Mall property, where a project site includes an existing street or other public connection, this public connection will be maintained or relocated within the project site.
 - (8) The City may grant an exception to the standards in this Paragraph b (Internal Street Connectivity) in cases where existing structures and improvements physically preclude compliance with these standards.
- c. **Street Standards.** All streets shall comply with street design standards and requirements of the City of Capitola, the Central Fire District of Santa Cruz County, and applicable state and federal design guidance (e.g., Caltrans Complete Streets Guide and Caltrans Bikeway Facility Design Manual) and may be supplemented by adopted City circulation or streetscape plans.
- d. **Maximum Block Lengths.**
 - (1) Mall redevelopment shall include new streets with a maximum block length of 450 feet along any block face, measured along the edge of curb between intersecting streets.
 - (2) Maximum block length standards apply to blocks abutting a perimeter street and blocks internal to the mall property that do not abut a perimeter street.

- (3) The City may grant a 25 percent increase to the maximum block length standard in Paragraph 1 above in cases where compliance with the standard is infeasible due to the location of existing structures and improvements that will remain on the property.
- e. **Pedestrian and Bicycle Circulation.**
- (1) A mall redevelopment project shall include a network of pedestrian and bicycle facilities that connect all new and existing buildings on the site to each other, to publicly-accessible open space areas, to commercial uses on adjacent properties, and to perimeter streets.
 - (2) All pedestrian and bicycle facilities shall comply with the City of Capitola Public Improvement Design Standards, adopted City circulation or streetscape plans, and applicable state and federal design guidance including but not limited to the Caltrans Complete Streets Design Guidance and the Caltrans Bikeway Facility Design Manual.
 - (3) The following requirement applies when an internal street is established that connects two abutting perimeter streets:
 - (a) At least one continuous bike lane or path shall also connect the two abutting perimeter streets.
 - (b) For any portion of the internal street that abuts ground-floor commercial uses, sharrows may be provided as an alternative to the bike lane or path.
- f. **Circulation Plans.**
- (1) A mall redevelopment project application shall provide vehicular, bicycle, and pedestrian circulation plans that show the location of all streets, bicycle facilities, and pedestrian walkways on the development site and demonstrate compliance with all applicable standards.
 - (2) The vehicular circulation plan shall include street sections specifying travel lane widths and pedestrian improvements consistent with Paragraphs g (Internal Street Frontages) and h (Perimeter Street Frontages) below.
- g. **Internal Street Frontages.** All internal streets shall provide a pedestrian realm between the street curb and the adjacent building. The pedestrian realm shall include a building frontage zone, pedestrian clear path, and landscape/street furniture zone that comply with the minimum dimensions in Table 17.57-1 and Figure 17.57-1.

Table 17.57-1: Internal Street Frontages

Pedestrian Realm	Minimum Width
Building Frontage Zone	4 ft.
Pedestrian Clear Path	8 ft.
Landscape/Street Furniture Zone	4 ft.

Figure 17.57-1: Pedestrian Realm



(1) **Building Frontage Zone.**

- (a) The building frontage zone is the land area between a building and a sidewalk or pedestrian pathway.
- (b) The building frontage zone adjacent to a ground-floor residential uses shall be landscaped, except for:
 - i. Areas required for vehicular or pedestrian access to the property; and
 - ii. Areas for residential patios, porches, stoops, stair landings, and other similar entry features.
- (c) A residential building frontage zone may include green stormwater infrastructure to comply with Municipal Regional Stormwater Permit requirements.
- (d) The building frontage zone for ground-floor commercial uses shall comply with the following:
 - i. The frontage zone for ground-floor commercial uses may be used for outdoor dining and seating and may contain landscaping and/or raised planter boxes.
 - ii. The paving surface in the frontage zone shall be distinct to the length of the building facade.
 - iii. The paving surface in the frontage zone shall be visually distinct from the sidewalk and shall extend the full length of each building frontage. Variation in paving materials, colors, or patterns may occur between individual commercial tenant spaces.

- (2) **Pedestrian Clear Path.** The developer shall install a sidewalk with the minimum pedestrian clear path shown in Table 17-57-1. The sidewalk shall be constructed consistent with the City of Capitola Public Improvement Design Standards.

(3) **Landscape/Street Furniture Zone.**

- (a) **Street Trees.** Street trees shall be provided within the landscape/street furniture zone as follows:

- i. Spacing between trees: maximum 30 feet on center.
 - ii. Tree well size: minimum 4 feet each direction.
 - iii. Planter well surfacing: tree grates, permeable pavers, decomposed granite, understory plants, or similar treatments as determined by City.
 - iv. Street tree selection: tree species shall be selected from the City of Capitola recommended tree list or in consultation with the City. Street tree species shall be consistent along each street.
- (b) **Street Furnishings.** Furnishings such as bicycle racks, seating, and trash receptacles shall be provided in the landscape/street furniture zone consistent with the following standards.
 - i. Furnishings shall maintain a minimum 5-foot clearance around driveways, fire hydrants, and transit stops.
 - ii. Bicycle racks shall be inverted-U or post-and-loop style, securely anchored, and capable of supporting the frame in two points of contact.
 - iii. Seating/benches shall feature a minimum depth of 18-20 inches, height of 17-19 inches, and length of 4-6 inches.
 - iv. Trash receptacles shall have a minimum 30-gallon capacity with lids to control litter and stormwater entry.
 - v. Furnishing colors and materials shall be selected in consultation with the City to be durable, vandal resistant, and low maintenance.
- (c) **Green Infrastructure.** Green stormwater infrastructure to capture and treat runoff may be incorporated into the landscape/street furniture zone to comply with the Municipal Regional Stormwater Permit requirements. Consolidated shared treatment areas are also allowed in other locations on the site.
- (d) **Pedestrian Lighting.** Pedestrian lighting shall be provided in the landscape/street furniture zone consistent with the following standards.
 - i. Fixtures shall have a mounting height of 12 to 16 feet.
 - ii. All luminaires shall be full-cutoff or shielded to prevent glare and light spillover.
 - iii. Light poles shall be located a minimum of 2 feet behind the curb.
 - iv. Poles shall maintain a minimum 5-foot setback from driveways, intersections, and other furnishings.
 - v. Light poles shall be spaced 40 to 60 feet on center, generally staggered on both sides of the street.
 - vi. Lighting shall not obstruct the pedestrian through-zone or accessibility features such as curb ramps.
 - vii. A minimum vertical clearance of 7 feet shall be maintained above all sidewalks.
 - viii. Light poles and fixture shall comply with City standard specifications and shall be selected to be durable, vandal resistant, and low maintenance.
- h. **Perimeter Street Frontages.**

- (1) A mall redevelopment project abutting a perimeter street shall install the required street frontage improvements identified in City of Capitola Corridor Plan for 41st Avenue, Capitola Road, and Clares Street and as shown in Table 17-57-2.

Table 17.57-2: Perimeter Street Frontages

Pedestrian Realm	Minimum Width
Building Frontage Zone	6 ft.
Pedestrian Clear Path	8 ft.
Landscape/ Street Furniture Zone	6 ft.

- (2) The building frontage zone abutting a perimeter street shall be landscaped, except for:
 - (a) Areas required for vehicular or pedestrian access to the property;
 - (b) Areas for residential patios, porches, stoops, stair landings, fire escapes, and other similar entry features;
 - (c) Publicly accessible open space; and
 - (d) Courtyards, outdoor seating areas, and other similar outdoor spaces serving a commercial use.
- (3) If the existing public right-of-way area between the curb and the property line is insufficient to meet the minimum frontage improvement standards above, extension of the sidewalk onto the property, with corresponding public access easement or dedication, shall be provided.
- (4) Required perimeter street frontage improvements shall be installed for the entire parcel frontage when one or both of the following occur:
 - (a) Redevelopment occurs on the parcel.
 - (b) The parcel area is included in the calculation of the development project's maximum permitted density.

B. Publicly Accessible Open Space

1. **Intent.** The intent of the publicly accessible open space standards is to:
 - a. Establish a cohesive network of plazas, parks, and other open spaces that provide gathering areas, connection to nature, and visual relief within the urban environment;
 - b. Ensure that open spaces are designed for comfort, accessibility, and year-round use by people of all ages and abilities; and
 - c. Create a connected and vibrant public realm that enhances community identity, supports social interaction, and contributes to the overall livability of a mall mixed use redevelopment project with high density housing.
2. **Standards.**
 - a. **When Required.** A mall redevelopment project shall provide publicly accessible open space as required by this section.
 - b. **Permitted Types.** Required publicly accessible open space may be provided in the form of plazas, squares, parks, parklets, and paseos/pedestrian paths as described below.
 - (1) **Plaza:** A plaza is primarily composed of hardscape surfaces, designed to support social gathering, pedestrian activity, and civic life within an urban context.

- (2) **Square:** A square is intended for everyday use and community events with a predominantly landscaped or lawn surface for recreation, relaxation, and public assembly functions.
- (3) **Park:** A park is primarily composed of landscape and natural elements for recreation, leisure, and ecological functions with landscaped green areas, tree canopy, and opportunities for passive and active recreation.
- (4) **Parklet:** A parklet is a small-scale space providing a place for rest, social interaction, and greenery within an urban or commercial environment.
- (5) **Paseo/Pedestrian Path:** A paseo/pedestrian path is a publicly accessible pedestrian passageway that provides a connection between streets and open spaces within an urban block.
- c. **Total Amount.** The minimum amount of publicly accessible open space shall be:
 - (1) 2.5 percent of project site area for a Tier 2 mixed-use project as defined in Section 17.24.035.C (Definitions); and
 - (2) 5 percent of project site area for a Tier 1 as defined in Section 17.24.035.C (Definitions).
- d. **General Standards.** The following standards apply to all required publicly accessible open spaces:
 - (1) For all open space in a Tier 2 mixed-use project a minimum of 25 percent of the open space area shall be planted with ground cover and/or shrubs. A minimum of one tree shall be planted per 400 square feet of the open space area.
 - (2) For Tier 1 projects, a minimum of 50 percent of the required open space shall be landscaped.
 - (3) The open space shall be publicly accessible for a minimum 12 consecutive hours per day or during daylight hours, whichever is longer.
 - (4) The open space shall be directly accessible and visible from a public right-of-way.
 - (5) The open space shall have a minimum area of 3,000 square feet and a minimum dimension of 20 feet in any direction.
 - (6) The open space shall have permanent seating (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps).
 - (7) The open space shall include lighting for nighttime use.
- e. **Ownership and Maintenance.**
 - (1) Publicly accessible open space must be either be:
 - (a) Offered as dedication to the City with an associated maintenance funding mechanism acceptable to the City (such as a Community Facilities District or other equivalent arrangement); or
 - (b) Privately owned and maintained with dedication of a public access easement.
 - (2) In all cases, publicly accessible open spaces shall be maintained at no public expense.
- f. **Central Gathering Place.**
 - (1) A project on a development site greater than 10 acres must include a central gathering place that:
 - (a) Supports civic and commercial activities such as farmers' markets, performances, and seasonal events; and
 - (b) Serves as a flexible gathering space for all ages and abilities.
 - (2) The minimum size of the central gathering place is 12,000 square feet.

- (3) The central gathering place shall be a plaza, square, or park (Tier 1 projects only) and must include the following:
 - (a) Street trees along adjacent sidewalks.
 - (b) Vehicle traffic limited to no more than three sides of the plaza/square.
 - (c) Traffic-calming features such as crosswalks, pedestrian-oriented intersections and landscaped buffers.
 - (d) Furnishings such as benches, chairs, tables and drinking fountains.
 - (e) Awnings and coverings, either attached to buildings or freestanding, to provide weather protection.
 - (f) Features that encourage and accommodate public gathering, such as pavilions, kiosks, bandstands, and public art.
- (4) For a Tier 2 mixed-use project, the central gathering place must be a plaza or square and must either:
 - (a) Contain retail pavilions with terraces and outdoor seating to accommodate dining, gathering, and public activities; or
 - (b) Include retail, restaurants, or other active ground-floor commercial uses fronting at least one side of the square.
- (5) A plaza/square for a Tier 2 mixed-use project must include landscaping as follows:
 - (a) A minimum of 20 percent of the plaza/square landscaped with any combination of living plants, trees, shrubs, or grass. Required landscaping may be provided in raised planters.
 - (b) A minimum of one tree per 1,000 feet of square area, excluding street trees. If a large signature tree is provided with an expected canopy greater than 40 feet diameter, this tree may count as two trees toward the requirement.
- g. **Paseo/Pedestrian Path.** A paseo/pedestrian path may count towards minimum required public open space if it complies with the following standards.
 - (1) The paseo/pedestrian path must comply with all standards in 17.57.050.B.2.d (General Standards).
 - (2) Minimum width (building-to-building):
 - (a) Minimum 20 feet for all conditions.
 - (b) For any segment of a paseo/pedestrian path with adjacent buildings greater than 35 feet in height, the building-to-building dimension shall not exceed an average building height to width ratio of 1.5 to 1. For example, a 35-foot building height requires a 23.3-foot path width and a 65-foot building height requires a 43.3-foot path width. However, the minimum required building-to-building width shall not exceed 50 feet regardless of adjacent building heights.
 - (3) Minimum clear pedestrian walkway width: 8 feet.
 - (4) Minimum public access easement width: 8 feet or one-third of overall width, whichever is greater.
 - (5) Residential stoops, porches and similar entry features may encroach up to 3 feet into the paseo/pedestrian path, provided a continuous 8-foot minimum clear walkway is maintained.

C. Parking and Vehicle Access.

1. **Intent.** The intent of the parking and vehicle access standards is to:
 - a. Support a pedestrian-friendly streetscape, walkable neighborhoods, and active and inviting public realm;
 - b. Minimize the visual dominance of parking facilities visible from the street frontage; and
 - c. Encourage residents to walk, bike, and/or take transit to destinations, rather than drive.
2. **Standards.**
 - a. **Surface Parking Lots.**
 - (1) A mall redevelopment project may not establish a new surface parking lot between a new building and a perimeter street.
 - (2) Existing surface parking lots located between a building and a perimeter street may continue to be used by new and existing uses.
 - (3) Existing surface parking lots may be reconfigured as necessary to facilitate connectivity to new streets or land uses part of a mall redevelopment project.
 - (4) Frontage improvements between an existing surface parking lot and a perimeter street shall be provided as required by Section 17.57.050.A.2.h.
 - b. **Internal Street Driveways.**
 - (1) The maximum width of a driveway crossing an internal street sidewalk is 12 feet for a one-car driveway and 22 feet for a two-car driveway. Greater driveway width is allowed to comply with fire district standards.
 - (2) A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic are permitted per 150 feet of lineal internal street frontage. Deviation from this standard is allowed to comply with fire district standards.
 - c. **Street-Facing Garages Serving Individual Units.** Street-facing garages serving individual units (e.g., front-loaded townhomes) are not allowed.
 - d. **Structured Parking.** The following standards apply to stand-alone parking structures and structured parking incorporated into a building.
 - (1) Except for vehicle and pedestrian entrances to the garage, all parking garages shall be concealed from public street view by:
 - (a) Lining the street-facing portion of the parking garage with a residential or commercial use with a minimum depth of 20 feet; or
 - (b) Incorporating facade treatments that fully screen all internal vehicle parking facilities from view. Screening elements shall include architectural detailing, glazing, louvers, or other materials that provide visual depth and interest. Solid, unarticulated concrete walls or blank façades are not permitted.
 - (2) Parking garage vehicle entrances facing the street shall be no more than 24 feet wide. Garage entries to loading and utility/service areas shall not exceed 30 feet in width.
 - (3) Partially sub-grade parking shall not have an exposed facade that exceeds 5 feet in height above abutting grade at back of sidewalk.
 - (4) Partially sub-grade parking shall include a landscaped planter between the street and the garage facade. The planter shall be at least 4 feet wide with a planting height and vegetative cover sufficient to fully screen the podium edge and ventilation openings from view. At maturity, plantings shall comprise a minimum of 75 percent of the total landscape planter area.

- e. **Loading and Servicing.** Loading docks and service areas are prohibited on building frontages abutting a street, a publicly-accessible pedestrian path, or publicly-accessible open space.

D. Building Placement and Orientation.

1. **Intent.** The intent of the building placement and orientation standards is to:
 - a. Ensure that new buildings adjacent to perimeter streets are appropriately integrated into the surrounding community fabric;
 - b. Support a pedestrian-oriented public realm with an attractive and welcoming streetscape character; and
 - c. Support cohesive neighborhoods and social interaction internally and along perimeter streets through building placement and orientation.
2. **Standards.**
 - a. **Perimeter Street Setbacks.** The ground-level of a building that abuts a perimeter street shall be setback from the property line as required to comply with perimeter street frontage standards in 17.57.0501.A.2.h (Perimeter Street Frontages).
 - b. **Interior Street Setbacks.** The ground-level of a building that abuts an interior street shall be setback from the street curb as necessary to accommodate the pedestrian realm improvements specified in 17.57.0501.A.2.g (Internal Street Frontages).
 - c. **Upper-Level Projections** Building elements such as bay windows, turrets, or other architectural features intrinsic to the building structure may project into required building frontage zone, subject to the following:
 - (1) Maximum projection into building frontage zone: 3 feet.
 - (2) The bottom of the architectural feature shall be a minimum of 10 feet above grade for residential frontages and 12 feet above grade for commercial frontages.
 - (3) No more than 50 percent of the facade area may have these elements project into the building frontage zone.
 - d. **Entrance Orientation.**
 - (1) Primary building entrances shall face an adjacent street, publicly accessible pathway, or publicly accessible open space.
 - (2) A pedestrian walkway shall provide a connection between the adjacent sidewalk and all building entrances. The walkway shall have a minimum width of 4 feet for individual unit entrances and 6 feet for shared entrances.

E. Building Massing.

1. **Intent.** The intent of the building massing standards is to:
 - a. Break down large building volumes to reduce the perceived mass and box-like appearance of buildings;
 - b. Create visual interest on street-facing building facades; and
 - c. Minimize impacts on adjacent lower-intensity uses outside of the Capitola Mall property.
2. **Standards.**
 - a. **Maximum Building Length.** The length of a building, measured parallel to the adjoining street or publicly accessible open space, shall not exceed 450 feet.

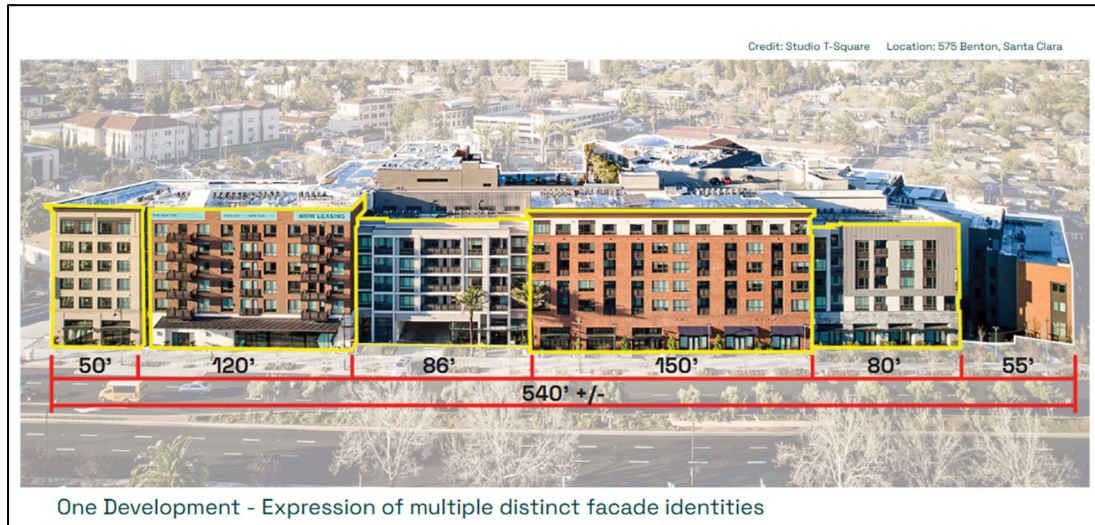
b. **Massing Breaks.**

- (1) Buildings facing a street or publicly accessible open space shall provide massing breaks as follows:
 - (a) Buildings less than 200 feet in length: none required.
 - (b) Buildings 200 to 300 feet in length: minimum one required.
 - (c) Buildings 300 to 400 feet: minimum two required.
 - (d) Buildings 400 to 450 feet: minimum three required.
 - (2) Required massing breaks shall feature a horizontal change in the building plane with a minimum width of 12 feet and a minimum depth of 12 feet.
 - (3) The change in building plane shall extend from the finished ground floor through the full height of the building including breaking the roof plane.
- c. **Building Height.** See Section 17.24.035 (Capitola Mall Redevelopment) for maximum building height standards, including building height limitations adjacent to perimeter streets.

F. **Facade and Roof Design.**

1. **Intent.** The intent of the facade and roof design standards is to:
 - a. Support an active and welcoming pedestrian environment;
 - b. Create street-facing building facades that are varied and interesting with human-scale design details;
 - c. Incorporate architectural elements that reduce the box-like appearance and perceived mass of buildings;
 - d. Ensure that new development reflects the scale, rhythm, and authenticity of a traditional urban block;
 - e. Reflect Capitola's diverse architecture with varied and distinct façade identities at regular intervals within each block; and
 - f. Prevents a large project from appearing monolithic.
2. **Standards.**
 - a. **Unique Facade Identities.**
 - (1) A facade identity is a visually distinct portion of the building frontage characterized by a unique combination of massing, materials, colors, architectural expression, and window rhythm that differentiates it from adjacent portions of the building frontage. See Figure 17.57-2.

Figure 17.57-2: Unique Facade Identities



- (2) A building facade greater than 200 feet facing a street or publicly accessible open space shall include multiple unique facade identities as shown in Table 17.57-3:

Table 17.57-3: Required Distinct Facade Identities

Building Length	Minimum Facade Identities Required
> 200 ft and \leq 300 ft	2 facade identities
> 300 ft and \leq 400 ft	3 facade identities
> 400 ft and \leq 450 ft	4 facade identities

- (3) To qualify as a distinct façade identity, each identity must incorporate all of the following differentiating elements:
- (a) A materially different primary cladding.
 - (b) A contrasting color palette.
 - (c) A distinct window pattern or rhythm.
 - (d) Distinct building facade modulation patterns and forms (e.g., changes in patterns of building wall recesses and projections).
 - (e) Varied Roof/building height.
 - (f) A unique ground-floor treatment (e.g., storefront articulation, residential stoops).
- (4) Each unique facade identity shall comply with the following:
- (a) No individual facade identity may have a length less than 40 feet or greater than 160 feet.
 - (b) The length of a facade identity shall vary by at least 25 percent from the length of an adjacent identity.
 - (c) Each facade identity must be visually unique and may not repeat on a block or within the mall redevelopment area.
 - (d) A facade identity at the end of a block must turn the corner and continue for a minimum of 40 feet and maximum of 160 feet from the corner.

- (5) To ensure each facade identity reads as a distinct architectural element, the separation between identities shall:
 - (a) Be expressed as a minimum recess of 18 inches in depth;
 - (b) Extend a minimum of 5 feet in width; and
 - (c) Be carried through all floors of the building facade.

b. **Residential Ground-Floor Design.**

- (1) **Transparency.** A residential ground-floor building facade shall include transparent windows, entries, and/or clear glazing as follows:
 - (a) Minimum 50 percent of ground-floor frontage when facing a publicly accessible open space required by Subsection B (Publicly Accessible Open Space)
 - (b) Minimum 35 percent of ground floor frontage in all other locations.
- (2) **Open Space Frontages.** Where a ground-floor residential use faces a publicly accessible open space required by Subsection B (Publicly Accessible Open Space), excluding paseos and pathways, a minimum of 75 percent of the facade frontage shall contain dwelling units, lobby, gym area, or other similar active space accessed and used by residents. Service, utility, or parking garage spaces is limited to 25 feet or 25 percent of the frontage length, whichever is less.
- (3) **Finished Floor Level.** The finished floor level of ground floor residential units must be a minimum of 2 feet and a maximum of 4 feet above the adjacent sidewalk grade.
- (4) **Shared Entrances.** The following standards apply to all primary building entrances shared by two or more units.
 - (a) **Minimum Width:** The width of the entry shall be no less than 10 feet.
 - (b) **Transparency.** Minimum 60 percent transparent glazing between 3 and 7 feet for the required entry width.
 - (c) **Weather Protection.**
 - i. To provide weather protection, the entrance shall include a projecting awning, canopy, extended eave, or other similar feature above the entry; a recessed entry; or a combination of the two.
 - ii. Minimum dimensions: 60 square feet for buildings up to 55 feet in height, and 80 square feet for buildings up to 85 feet in height.
 - (d) **Visual Prominence.** Primary building entrances must be clearly visible from the street with visual prominence. Projects must select one or more of the following methods to satisfy this requirement:
 - i. Changes in building form and modulations, including recessed or projecting entry bays and changes in the roofline or wall height above the entry.
 - ii. Entry materials and colors that contrast with surrounding facade treatment.
 - iii. Fenestration pattern that contrasts with surrounding window treatment.
 - iv. Projecting architectural elements surrounding the entrance, such as awnings, canopies, columns, and porticos.
- (5) **Entrances to Individual Units.** Entrances to individual units (e.g., townhome entrances) must be emphasized with one or more of the following:

- (a) An awning or canopy above the entry with a minimum outward projection of 3 feet and minimum width sufficient to clear the entrance on both sides.
- (b) A recess in the building wall with a minimum width of four feet and depth of two feet.
- (c) A covered porch, providing access to the entry, with a minimum area of 70 square feet with a dimension of 6 feet in any direction.
- (d) A patio with minimum dimensions of five feet by five feet. A patio may include a partition not to exceed 42 inches in height between the sidewalk and the patio to define the transition between public and private space.

c. **Commercial Ground-Floor Design (Excludes Hotels).**

- (1) **Ground Floor Height.** The ground level shall have minimum floor to floor height of 16 feet.
- (2) **Transparency.** A ground-floor building wall that faces a street or publicly accessible open space shall provide transparent windows or doors with views into the building for a minimum of 65 percent of the building frontage located between 3 and 10 feet above the sidewalk.
- (3) **Entrances.** Publicly accessible entrances shall include weather protection with either:
 - (a) A projecting non-fabric awning, canopy, extended eave, or other similar feature above the entry, minimum four feet wide by four feet deep; or
 - (b) A recessed entry, minimum four feet wide by four feet deep.
- (4) **Maximum Blank Wall Length.** The width of ground-floor building walls facing a street or publicly accessible open space without a window, entry, or other transparent opening shall not exceed 15 feet.
- (5) **Tenant Space Depth.** Ground floor commercial buildings shall provide a minimum tenant space depth of 35 feet.
- (6) **Transparency on Corners and Key Public Spaces.**
 - (a) Corner windows: For buildings on street corners or facing publicly accessible open space, at least 50 percent of the building facade must be glazed.
 - (b) Public space interaction: Ground floors facing parks, plazas, or transit stops must include at least one entrance or window per 30 linear feet of building facade.
- (7) **Signs.** Signs must comply with standards in Chapter 17.80 (Signs).

d. **Hotel Ground Floor Design.**

- (1) **Ground Floor Height.** The ground level shall have minimum floor to floor height of 15 where lobbies and conference facilities are provided.
- (2) **Transparency.** A ground-floor building wall that faces and is within 20 feet of a street or publicly accessible open space shall provide transparent windows or doors with views into the building for a minimum of 50 percent of the building frontage located between 3 and 10 feet above the sidewalk.
- (3) **Maximum Blank Wall Length.** The width of ground-floor building walls facing a street or publicly accessible open space without a window, entry, or other transparent opening shall not exceed 20 feet.
- (4) **Entrance Design.** The primary hotel entrance shall include one of the following weather protection features:

- (a) A projecting awning, canopy, extended eave, or other similar feature above the entry with a minimum outward projection or recess of 4 feet and minimum width sufficient to clear the entrance on both sides.
 - (b) A recess in the building wall or vestibule with a minimum width of 8 feet and depth of 4 feet.
 - (5) **Drop-Off Area.** When provided, hotel porte-cochères shall be located to the side or rear of the building or integrated into the building. A porte-cochère shall not be located on the building facade facing the primary street unless the drop-off area is provided at the street curb.
 - (6) **Street Wall.** A minimum of one facade of the hotel shall front a perimeter street or internal street directly with an entry to the lobby.
 - e. **Windows and Doors.** All windows above the ground floor, shall include trim, reveals, recesses, or other detailing that provides a minimum 2-inch change in plane and contrasting material or color to define the window opening.
 - f. **Rooftop Mechanical Equipment.** Rooftop mechanical equipment, including vents and stacks, shall be fully screened from view by an architectural feature, such as a parapet wall.
- G. **Materials.** The following exterior facade materials are prohibited on any building elevation facing a street or publicly accessible open space:
- 1. Vinyl siding.
 - 2. T-111 plywood siding.
 - 3. Plastic or PVC-based siding systems.
 - 4. Exterior insulation and finish systems (EIFS) used for architectural decoration, trim or accent materials.
 - 5. Simulated stone within first 20 feet above the adjacent grade.
 - 6. Veneer products that are not rated for impact resistance within the first 30 inches above the adjacent grade.
 - 7. Corrugated metal used as a primary facade material (roof and facade accents allowed).
- H. **Other Site Features.**
- 1. **Intent.** The intent of the other site features standards is to:
 - a. Minimize visual clutter on a development site;
 - b. Enhance the design character of the public realm; and
 - c. Support an active and welcoming pedestrian environment.
 - 2. **Standards.**
 - a. **Refuse Storage Areas.** Refuse storage and collection areas shall be located in a building or screened from public view by a solid enclosure.
 - b. **Ground-Mounted Mechanical Equipment and Utilities.**
 - (1) Ground-mounted mechanical equipment and utilities shall be screened from view from streets, pedestrian pathways, and open space through the use of landscaping, building design, fences and walls, and/or other types of screening. Equipment that must be screened includes transformers, pump stations, backflow preventers, valves, and air conditioning units.
 - (2) Ground-mounted mechanical equipment and utilities are prohibited within the landscape /street furniture zone as described in Section 17.57.050.A (Streets and Circulation).

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