

ATTACHMENT 6

TECHNICAL MEMORANDUM

To: Gina Paolini, CSG Consultants, Inc
From: Ali Mustafa PTP, RSP₁ & Shahrzad Rahgozar, Kimley-Horn and Associates, Inc.
Date: February 18, 2026
Re: Tesla at King's Plaza - Parking Study

Introduction

This technical memorandum presents a parking analysis for the proposed Tesla Sales and Repair Center at 1475 41st Avenue within the existing King's Plaza Shopping Center in the City of Capitola, California. This new Tesla Center will occupy the space previously held by Rite Aid, which closed in December 2023. Neighbors include the New Leaf Grocery Store and CineLux Theaters.

The proposed Tesla Center plans use of parking spaces in front of the tenant's space and a designated parking lots at the rear end of the building. The Tesla Center will serve as a hub for Tesla electric vehicles, offering services and vehicle sales. Customer sales hours will operate daily from 10:00 AM to 7:00 PM. Service hours will be Monday through Saturday from 8:00 AM to 7:00 PM and on Sundays from 11:00 AM to 5:00 PM. Tesla plans to run two vehicle service shifts: the first from 7:00 AM to 4:00 PM and the second from 3:00 PM to 11:00 PM.

Methodology

The following methodology was employed to assess whether the parking supply available at the King's Plaza Shopping Center is sufficient to accommodate the anticipated parking demand generated by the proposed Tesla Center.

1. Conduct a parking occupancy survey at the King's Plaza Shopping Center during a weekend peak period (Saturday) to determine the existing parking demand in the general location of the proposed project.
2. Estimate the parking demand for the proposed Tesla Center based on the operational plan provided by Tesla.
3. Compare this parking demand to Rite Aid (previous land use) and typical Auto Dealership parking demand.
4. Assess whether the available parking supply at King's Plaza is sufficient to accommodate the anticipated parking demand from the proposed Tesla Center.

Parking Occupancy Survey – Existing Conditions

A parking occupancy survey was conducted at the King's Plaza Shopping Center to document the existing parking occupancy. As per the Institute of Transportation Engineers (ITE) Parking General Manual, 6th Edition and Shared Parking Manual, 3rd Edition by Urban Land Institute (ULI), the peak parking demand for shopping centers is typically observed on weekends during the afternoon peak period. Therefore, to capture the peak parking demand for King's Plaza, parking occupancy surveys were conducted on December 6, 2025 (Saturday), between 1:00 PM to 2:30 PM. Parking occupancy data was collected during three consecutive 30-minute intervals (i.e., from 1:00 PM – 1:30 PM, 1:30 PM – 2:00 PM, and 2:00 PM to 2:30 PM).

The King's Plaza Shopping Center was divided into five (5) zones (Zone A to Zone E) as shown in **Figure 1** below. The number of parking spaces in each zone was counted along with the occupied parking spaces

(i.e., parking demand). **Table 1** summarizes the existing parking occupancy at the King's Plaza Shopping Center.

Figure 1 King's Plaza Shopping Center – Zones

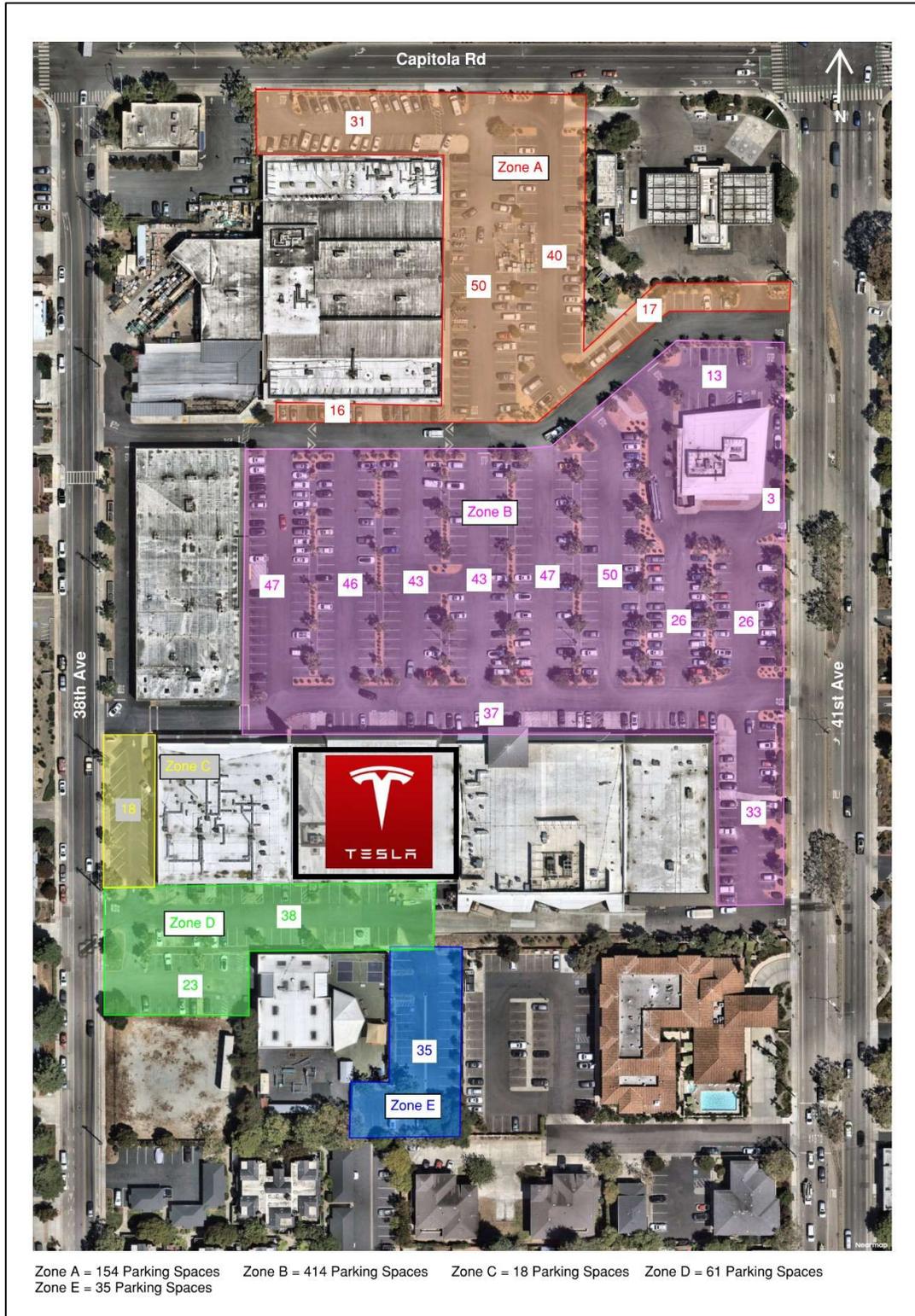


Table 1 – Existing Parking Occupancy Survey Results (Saturday Peak)

Time	Zone A			Zone B			Zone C			Zone D			Zone E			All Zones		
	Demand	Supply	% Occupancy	Demand	Supply	% Occupancy												
1:00 - 1:30 PM	66	154	43%	200	414	48%	18	18	100%	31	61	51%	3	35	9%	318	682	47%
1:30 - 2:00 PM	74	154	48%	229	414	55%	18	18	100%	31	61	51%	3	35	9%	355	682	52%
2:00 - 2:30 PM	75	154	49%	230	414	56%	18	18	100%	32	61	52%	3	35	9%	358	682	52%

Based on the existing parking occupancy survey results for the King’s Plaza Shopping Center, the following observations can be made:

1. In front of the proposed Tesla Center there are 414 parking spaces striped within Zone B under existing conditions. The existing demand at this location is 230, or an occupancy rate of 56%.
2. Overall, the site has a parking supply of 682 spaces with a demand of 358 spaces or 52%.

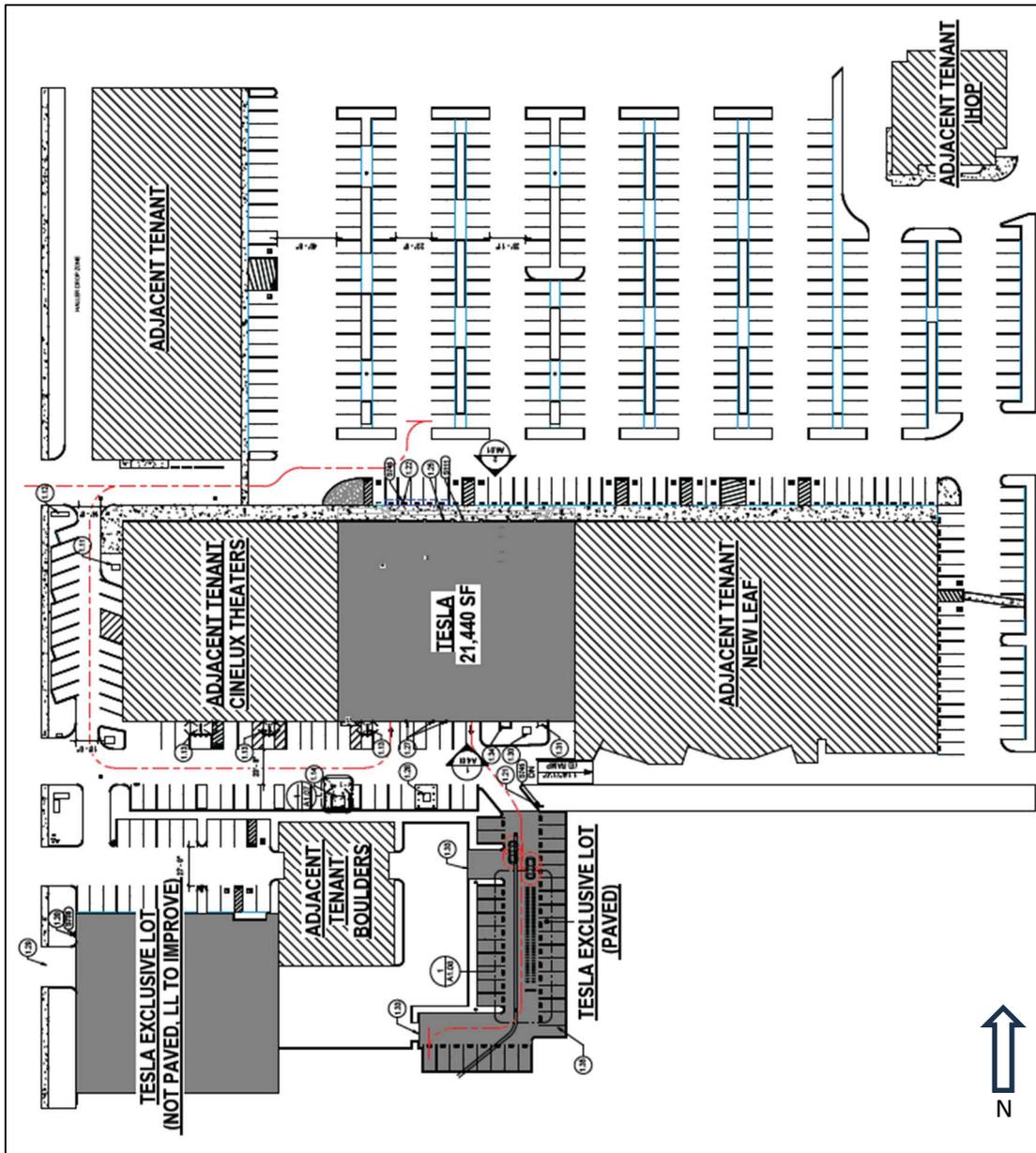
Proposed Tesla Center – Operational Details

As identified earlier, Tesla is proposing a Tesla Center at 1475 41st Ave. within the existing King’s Plaza Shopping Center. This new Tesla Center will occupy the space previously held by Rite Aid. The Tesla Center will serve as a hub for Tesla electric vehicles, offering services and vehicle sales. The proposed Tesla Center Site Plan is shown in **Figure 2**.

Based on the operational plan data provided by Tesla, the key features of the proposed Tesla Center will be as follows:

- Customer operating sales hours will be from 10:00 AM to 7:00 PM daily.
- Service hours will be from 8:00 AM to 7:00 PM, Monday through Saturday, and from 11:00 AM to 5:00 PM on Sundays.
- Tesla anticipates two (2) service shifts with a maximum of 21 employees (certified technicians/service support staff) working a shift at any given time. The first shift will be from 7:00 AM to 4:00 PM and the second shift will be from 3:00 PM to 11:00 PM.
- A total of five (5) demonstration vehicles will be on-site for customers wanting to conduct a test drive with the vehicles.
- Tesla forecasts 3 to 4 vehicle delivery from sales per week at this Tesla Center.
- A total of 14 work bays will be available for service. Tesla anticipates a maximum of 8 vehicle repairs at any time and that most service repairs are handled within an hour or two. If customers require loaner vehicles, a total of 5 loaner vehicles will be available on-site.
- Majority of the customer sales will be by appointment and Tesla anticipates a maximum of 15 customer sale appointments at any time.
- As shown in **Figure 2**, Tesla Center will have two dedicated parking lots for Tesla Use located on the south side of the King’s Plaza Shopping Center.

Figure 2: Tesla Center Proposed Site Plan



Parking Demand Estimate – Tesla Center

The operational details for the proposed Tesla Center are unique and differ from a typical auto dealership. Consequently, the anticipated parking demand was estimated based on the specific operational characteristics provided. Furthermore, for comparative purposes, parking demand estimates for a standard auto dealership and a pharmacy/drugstore without a drive-through were also calculated using the Institute of Transportation Engineers (ITE) 6th Edition Parking Generation Manual.

The parking demand estimates are summarized in **Table 2** below:

Table 2 – Parking Demand Estimate – Tesla Center

Land Use	Description	ITE Land Use Code ¹	Quantity (Sq. Ft)	Average Parking Rate	Estimated Parking Demand
Rite Aid	Pharmacy/Drugstore Without Drive-Through Window	880 ²	21,440	2.46	53
Typical Auto Dealership	Automobile Sales (New)	840 ³	21,440	3.06	66
Tesla Center	Sale Customers	Not Applicable	21,440	See Note 4	15
	Demo Vehicles				5
	Vehicle Repair				8
	Loaner Vehicles				5
	Service & Sale Employees Per Shift				21
	Delivery				4
	Subtotal				

Notes:

- Parking demand rates from Institute of Transportation Engineers (ITE) - Parking Generation Manual 6th Edition, unless otherwise noted.
- ITE-880 Pharmacy/Drugstore without Drive-Through Window was used to estimate the parking demand. Weekday average parking rate which is higher than the Saturday parking rate was used for conservative case analysis.
- ITE-840 Automobile Sales was used to estimate the parking demand. Saturday Peak Hour parking rate is not available for ITE 840- Automobile Sales (New), therefore ratio of Saturday parking rate to weekday parking rate for ITE 845 Motorcycle Sales, was used to estimate the Saturday parking rate for Automobile Sales.
- Parking demand for the proposed Tesla Center was estimated based on the operational details provided by the Client.

Conclusions/Recommendations

- According to **Table 1**, the highest observed parking occupancy at King's Plaza Shopping Center on a weekend (Saturday) afternoon is only 52%. This indicates an abundance of available parking spaces (324 spaces) to accommodate both the current demand and the projected demand from the proposed Tesla Center.
 - With the addition of the 58 spaces required for the Tesla Center, the estimated parking occupancy at King's Plaza Shopping Center would increase from 52% to 61%. Despite this increase, there will still be a significant number of available parking spaces (266 spaces) to accommodate the parking demand for other land uses.
 - As identified earlier, ample parking spaces (184 spaces - 44%) are available within Zone B (i.e., parking area in front of the proposed Tesla Center) under existing conditions, to accommodate Tesla Center parking demand.
- As shown in **Table 2**, the anticipated peak parking demand for the Tesla Center is approximately 58 spaces based on the information provided. This demand is slightly higher (by 5 spaces) than the parking needs of the previous occupant (Rite Aid) and by 8 spaces less than is typically expected for an automobile sales showroom.
- Note that Tesla intends to use designated parking areas on the south side of King's Plaza Shopping Center behind the Tesla Center for employee parking (21 spaces), loaner vehicles (5 spaces), and sales delivery vehicle parking (4 spaces). This allocation reduces the anticipated parking demand from 58 spaces to 28 spaces in front of the Tesla Center where the public parking is located.
- Additionally, it is expected that some employees and customers will arrive at the Tesla Center using alternative modes of transportation such as public transit, biking, and ride-sharing services like Uber and Lyft. These alternative travel modes have not been included in the calculations above. Alternative mode shift will further decrease the anticipated parking demand for the Tesla Center.

Based on the above details, it can be concluded that sufficient parking supply is available at King's Plaza Shopping Center for the proposed Tesla Center.

Appendix

- Tesla Center Site Plan and Operational Plan Details

ABBREVIATIONS

AHJ	AUTHORITY HAVING JURISDICTION	JST.	JOIST
ACOUS.	ACOUSTICAL	JT.	JOINT
A.D.A.	AMERICAN DISABILITIES ACT	LAM	LAMINATE
ADJ.	ADJUSTABLE	LAV	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LIN.	LINEAR
ALUM.	ALUMINUM	L.L.	LANDLORD
ALT.	ALTERNATE	L.P.	LOW POINT
APPROX.	APPROXIMATE	LT.	LIGHT
ARCH.	ARCHITECTURAL	MAX	MAXIMUM
B.A.F.	BIG ASS FAN	MDO.	MEDIUM DENSITY OVERLAY
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BLKG.	BLOCKING	MIN	MINIMUM
BOT.	BOTTOM	MISC	MISCELLANEOUS
B.O.	BOTTOM OFF	M.O.	MASONRY OPENING
CAB.	CABINET	MTD	MOUNTED
CLG.	CEILING	MTL	METAL
CL.	CLOSET	(N)	NORTH
CLR.	CLEAR	N/A	NOT APPLICABLE
COL.	COLUMN	NIC	NOT IN CONTRACT
CONC.	CONCRETE	NOM	NOMINAL
CONSTR.	CONSTRUCTION	NO. or #	NUMBER
CONT.	CONTINUOUS	NSO.	NEW STORE OPENING
CTR.	CENTER	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O	OWNER-TESLA PM
DIA	DIAMETER	O.C.	ON CENTER
DIM.	DIMENSION	OPNG.	OPENING
DN.	DOWN	OPP.	OPPOSITE
DWG.	DRAWING	P. LAM.	PLASTIC LAMINATE
(E.)	EXISTING	PLYWD.	PLYWOOD
EA.	EACH	PM.	PROJECT MANAGER
EL.	ELEVATION	PR.	PAIR
EHS.	ENVIRONMENTAL, HEALTH AND SAFETY	P.T.	PRESSURE TREATED
ELEC.	ELECTRICAL	RCP	REFLECTED CEILING PLAN
EMER.	EMERGENCY	REC.	RECESSED
EQ.	EQUAL	REV.	REVISION
EQUIP.	EQUIPMENT	REQD.	REQUIRED
EXT.	EXTERIOR	RM	ROOM
F.A.	FIRE ALARM	R.O.	ROUGH OPENING
F.D.	FLOAT DIMENSION	S.C.	SOLID CORE
F.E.F.	FIRE EXTINGUISHER CABINET	SCHED.	SCHEDULE
FIN.	FINISH	SF	SQUARE FEET
F.H.C.	FIRE HOSE CABINET	SIM	SIMILAR
FLR.	FLOOR	SPEC.	SPECIFICATION
FLASH.	FLASHING	SR.	SERVICE READINESS
FLOUR.	FLOURESCENT	S.S.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	S.T.C.	SOUND TRANSMISSION COEFFICIENT
F.O.M.	FACE OF MASONRY	STD.	STANDARD
F.O.S.	FACE OF STUDS	STL.	STEEL
F.R.T.	FIRE RETARDANT TREATED	STOR.	STORAGE
GA.	GAUGE	STR.	STRUCTURAL
GC	GENERAL CONTRACTOR	SUSP.	SUSPENDED
GYP.	GYP SUM	SYM.	SYMMETRICAL
H.C.	HOLLOW CORE	T.	TENANT
HD/CP.	HANDICAP	TEMP.	TEMPERED
HDW.	HARDWARE	THK.	THICK
HT	HEIGHT	T.O.	TOP OF
HORIZ.	HORIZONTAL	T.O.C.	TOP OF CONCRETE
H.P.	HIGH POINT	TYP.	SQUARE FOOT / SQUARE FEET / SUPPLY
HPC.	HIGH POWER CONNECTOR	FAN	FAN
HR.	HOUR	U.N.	UNLESS OTHERWISE NOTED
IN.	INCH	U.S.	UNDERSCORE
INSUL.	INSULATION	V	VENDOR
INT.	INTERIOR	VERT.	VERTICAL
IT.	INFORMATION TECHNOLOGY	V.I.F.	VERIFY IN FIELD
		W.C.	WATER CLOSET
		WD.	WOOD
		W.R.	WATER RESISTANT
		W	WITH

TESLA CENTER CAPITOLA

TRT ID: 15462
1475 41ST AVE CAPITOLA CA 95010

CODE / PROJECT INFORMATION

AUTHORITY HAVING JURISDICTION:

BUILDING CODE:	CALIFORNIA BUILDING CODE	2022
LOCAL AMMENDMENTS:	O	
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE	2022
PLUMBING CODE:	CALIFORNIA PLUMBING CODE	2022
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE	2022
ENERGY CODE:	CALIFORNIA ENERGY CODE	2022
FIRE CODE:	CALIFORNIA FIRE CODE	2022
ACCESSIBILITY CODE:	ADA STDS FOR ACCESS. DESIGN	2010

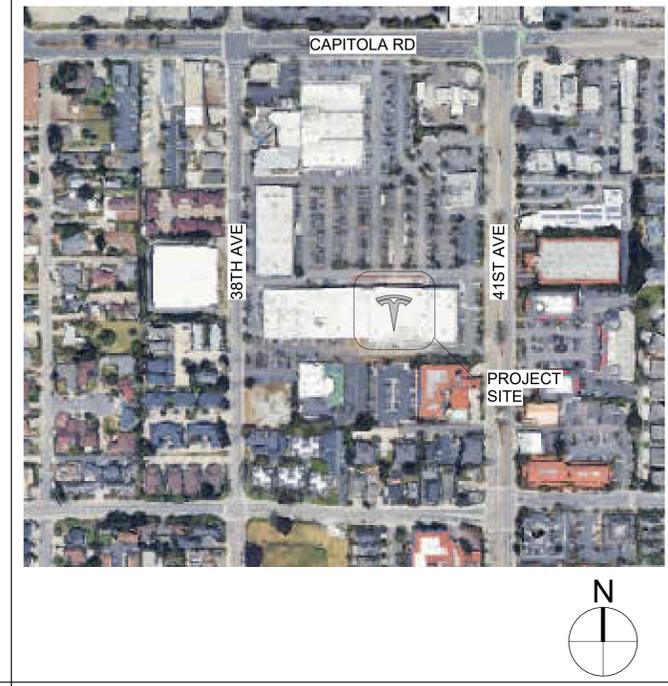
EXISTING

PROPERTY AREA:	557,132 SF
MAIN BLDG AREA:	21,440 SF
PARKING SPACES:	683

PROPOSED

REMODEL/TENANT IMPROVEMENT AREA:	21,440 SF
OTHER: TRASH ENCLOSURE	369 SF
PARKING SPACES:	679
OCCUPANCY GROUP:	B1: BUSINESS, S1: STORAGE
CONSTRUCTION TYPE:	IIIA
NUMBER OF EXITS REQUIRED:	2
SPRINKLERED:	YES
FIRE ALARM:	YES
SEISMIC ZONE:	SEISMIC CATEGORY D
ZONING USE:	B-3 COMMERCIAL DISTRICT

VICINITY MAP



DEFERRED PERMITS

- SIGNAGE
- FIRE SPRINKLER
- FIRE ALARM

SERVICE INTENT/ DESCRIPTION

TESLA, INC. OPERATES AN ELECTRIC AUTOMOBILE REPAIR / SERVICE CENTER. SERVICING AN ELECTRIC AUTOMOBILE IS DIFFERENT FROM SERVICING A GAS-POWERED CAR. TESLA'S VEHICLES HAVE NO INTERNAL COMBUSTION ENGINE. THIS VEHICLE IS EXCLUSIVELY ELECTRIC AND IS NOT HYBRID. ACCORDINGLY, THERE IS NO EXHAUST SYSTEM, NO FUEL TANKS, NO LIQUID FUEL USAGE, NO NEW OR USED MOTOR OIL, NO NOISE FROM THE VEHICLE, AND NO EMISSIONS LIKE HYDROCARBON AND CARBON MONOXIDE THAT ARE EMITTED FROM AN AUTOMOBILE POWERED BY AN INTERNAL COMBUSTION ENGINE. INSTEAD OF AN ENGINE, AN ELECTRIC MOTOR POWERS TESLA'S VEHICLES. ELECTRIC MOTORS REQUIRE LITTLE TO NO MAINTENANCE.

REFERENCE SYMBOLS

Name Elevation	DATUM POINT	1' or 1'-0" A.F.F.	CEILING TAG
0	COLUMN BUBBLE AND GRID	00	WALL TAG
— —	CUT LINE	W 000	DOOR TAG
⊕	CENTER LINE SYMBOL	CT-1G	FIXTURE / EQUIP. TAG
⊕	SPOT ELEVATION	RM Nm. 000 Note Dept. 150 SF	FINISH TAG
— —	ALIGN	4	ROOM TAG
### AI###	ELEVATIONS	1, 2, 3, ETC. 1A, 2A, 3A, ETC.	KEYNOTE
1 A101	SECTION	1 A101	STALL # STALL #/SECTION LETTER
1 A101	SECTION	1 A101	CALL OUT / DETAIL
1 A101	SECTION	1 A101	SECTION DETAIL

REQUIRED SUBMITTALS

- GC TO REVIEW AND APPROVE PRIOR TO ROUTING TO AOR/EOR FOR REVIEW. FINAL REVIEW BY TESLA CONSTRUCTION PM THEN DESIGN MANAGER.
- AOR/EOR ARE RESPONSIBLE FOR DETAILING ALL POINTS OF CONNECTIONS BETWEEN GC SCOPE OF WORK AND VENDORS SCOPE OF WORK AND EQUIPMENT POINT OF CONNECTIONS.
- FIRE SPRINKLER / ALARM SHOP DRAWINGS
 - STOREFRONT SHOP DRAWINGS
 - GLASS SHOP DRAWINGS
 - OVERHEAD DOOR / ROLL UP DOOR SHOP DRAWINGS
 - HVAC (ALL TIMES ON SCHEDULE)
 - SECURITY
 - EXTERIOR SIGNAGE
 - TOILET PARTITIONS
 - COMPRESSOR AND AIR LINES
 - ELECTRICAL
 - STEEL (IF APPLICABLE)
 - PAINT BRUSHOUTS (FOR ALTERNATES ONLY)
 - PLUMBING (FOR ALTERNATES ONLY)
 - DOORS / HARDWARE (FOR ALTERNATES ONLY)
 - TOILET ACCESSORIES (FOR ALTERNATES ONLY)
 - MILLWORK (FOR ALTERNATES ONLY) U.O.N.
 - STOREFRONT METAL PANELS AND GLASS
 - BREAKROOM MILLWORK

EQUIPMENT COUNT

EQUIPMENT	QUANTITY
EXHAUST FAN	6
HIGH VOLUME LOW SPEED FAN	2
NEMA 14-50s	2
WALL CONNECTOR - GEN3	8

PROJECT DIRECTORY

TENANT:	TESLA, INC 901 PAGE AVENUE FREMONT, CA 94538	STRUCTURAL AUE 13228 NE 20TH ST #100, BELLEVUE, WA 98005 CONTACT : ALEX HABLSTON PHONE : 425.502.5078 E-MAIL : ALEXH@AU-ENG.COM
CONSTRUCTION PM:	LIAM MORGAN PHONE : 415.919.2862 E-MAIL : LIMORGAN@TESLA.COM	MEP : ARCVISION 1950 CRAIG RD SAINT LOUIS, MO 63146
DESIGN MANAGER:	LUCIE LEE PHONE: 415.805.6116 E-MAIL: LUCILEE@TESLA.COM	CONTACT : ANTHONY RICHARDSON PHONE : 314.415.2400 E-MAIL : ARICHARDSON@ARCV.COM
LANDLORD:	OW COMMERCIAL 1601 41ST AVE #202 CAPITOLA, CA 95010	CONTACT : BENJAMIN OW PHONE : 831.247.1175 E-MAIL : BENJAMINOW@GMAIL.COM
ARCHITECT	ARCVISION 1950 CRAIG RD SAINT LOUIS, MO 63146	CONTACT : DION BRUCE PHONE : 314.415.2400 E-MAIL : DBRUCE@ARCV.COM

PROJECT SCOPE / NOTES

20,913 SF TENANT IMPROVEMENT FOR "TESLA, INC." AUTO SALES, DELIVERY AND VEHICLE SERVICE.

INDEX OF DRAWINGS

SHEET #	SHEET NAME
CUP A0.00	COVER PAGE
A1.01	ARCHITECTURAL SITE PLAN
A1.07	DUMPSTER ENCLOSURE DETAILS
A2.02	FURNITURE, FIXTURES, EQUIPMENT AND SIGNAGE PLAN
A2.02a	FURNITURE, FIXTURES, EQUIPMENT AND SIGNAGE PLAN
A4.00	ROOF PLAN
A4.01	EXTERIOR ELEVATION
A4.02	MATERIAL BOARD
A4.03	BUILDING SECTION
ALTA.1	EXISTING LAND SURVEY
ALTA.2	EXISTING LAND SURVEY



ARCVISION
INCORPORATED
ARCHITECTURE ENGINEERING STORE PLANNING
SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX: (314) 415-2300 www.arcv.com

CAPITOLA

TRT# 15462
1475 41st AVE, CAPITOLA, CA
95010

ISSUE / REVISION	
1	CUP Set ISSUE
	9/05/2025

AFTER BID AWARD

DRAWING TITLE

COVER, ABBREVIATIONS AND INDEX OF DRAWINGS

SCALE: 12" = 1'-0"
PROJECT NUMBER: 250013

CUP A0.00

AREA CALCULATIONS

TYPE OF CONSTRUCTION (EXISTING): III-A, SINGLE STORY, SPRINKLERED
ALLOWABLE AREA CALCULATION (SECTION 507.4):
 OCCUPANCY TYPE: S-1 (MAIN OCCUPANCY), AND B OCCUPANCIES (ACCESSORY OCCUPANCIES)
 NO. OF STORIES: SINGLE STORY
 SPRINKLERED: NFPA-13, FULLY SPRINKLERED
OCCUPANCY CALCULATIONS (PER 507.4 AND 507.1.1)
 S-1: 17,244 SF MAIN OCCUPANCY
 B: 2,947 SF
 ACCESSORY OCCUPANCY (SECTION 508.2) 543 SF / 21,440 = 2.5% < 10%

PARKING CALCULATIONS

SUMMARY OF PARKING REGULATION - COMMERCIAL AND INDUSTRIAL BLDGS

PARKING REQUIREMENTS			
OCCUPANCY TYPE	AREA	RATIO	REQUIRED
COMBINED USE (OFFICE, BUSINESS)	4,196 SF	1 / 300 SF	14
STORAGE	17,244 SF	1 / 500	35
TOTAL	21,440 SF	TOTAL # OF SPACES:	49 STALLS

ACCESSIBLE PARKING SUMMARY			
AMERICAN DISABILITIES ACT: ADA CHAPTER 2 SCOPING REQUIREMENTS SECTION 208 PARKING TABLE 208.2 NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES			
USE	REQUIRED	PROVIDED	
CUSTOMER - MINIMUM NUMBER OF REQUIRED SPACES PER T.208.02	2	24	
ACCESSIBLE VAN - 1 VAN : 6 SPACES	1	4	
STANDARD	1	20	
NOT PUBLIC			
EV CHARGING	-	3	
PARKING TOTAL: 679			

BICYCLE PARKING SUMMARY			
USE	REQUIRED BICYCLE PARKING SPACES		
	SHORT-TERM	LONG-TERM	
NON RESIDENTIAL USE	10% OF REQUIRED AUTOMOBILE SPACES	1 PER 20 REQUIRED AUTOMOBILE SPACES FOR USES 10,000 SQFT OR GREATER	
REQUIRED	5 STALLS	3 STALLS	
PROVIDED	5 STALLS	22 STALLS	

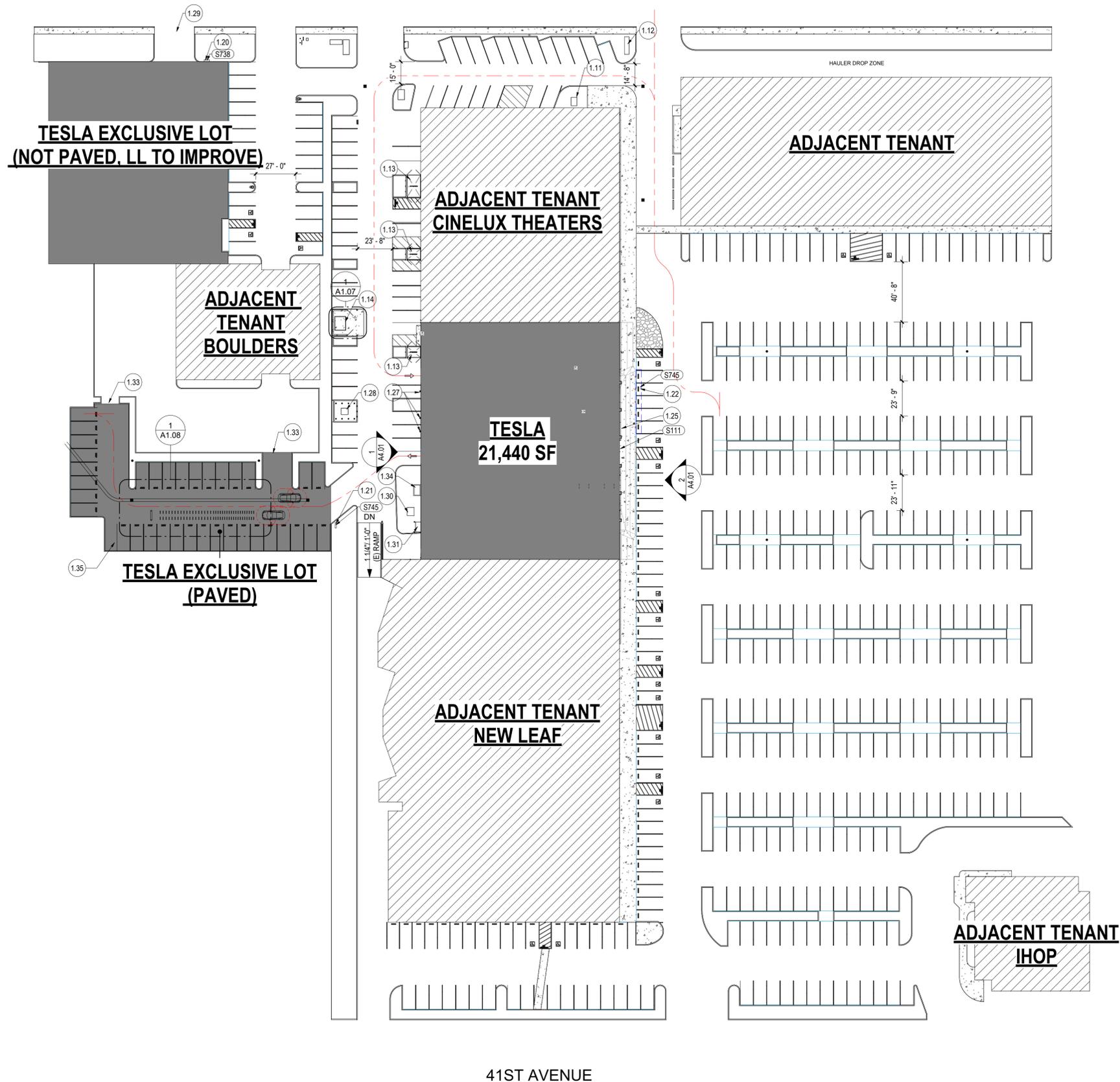
LEGEND

- (E) LANDSCAPE AREA
- PROPERTY LINE
- PROPERTY SET BACK
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE ROUTE: 4'-0" WIDE MINIMUM, 5'-0" WIDE AT DOORWAYS, 4" WHITE PAINTED STRIPING, SPACED AT 3'-0" ON CENTER, AT 30 DEGREE ANGLE.
- NEW PARKING STALL STRIPING
- HIGH POWER POST MOUNTED WALL CONNECTOR, SEE DETAIL 1/A8.02 & ELECTRICAL DRAWINGS.
- COMPACT STALL
- STANDARD PARKING STALL
- EV ELECTRIC CAR CHARGING STALL
- A ACCESSIBLE PARKING STALL
- A-V ACCESSIBLE VAN PARKING STALL
- EXISTING TO REMAIN - RESTRIPE TO MATCH EXISTING

KEYNOTES

KEYNOTE	DESCRIPTION
1.11	EXISTING PAD MOUNTED TRANSFORMER
1.12	EXISTING MONUMENT SIGN, SIGNAGE PER SIGN EXHIBIT C, REFER TO FULL EXHIBIT FOR CENTER SIGNAGE
1.13	EXISTING TRASH ENCLOSURE TO REMAIN
1.14	NEW TRASH ENCLOSURE WITH CHAIN LINK GATES
1.20	18"x24", CALIFORNIA TOW AWAY, POLE MOUNTED SIGN
1.21	24"x24", TESLA EMPLOYEES ONLY BEYOND THIS POINT, POLE MOUNTED SIGN
1.22	12"x18", TEST DRIVE VEHICLE PARKING, POLE MOUNTED SIGN (QTY:5)
1.25	48" FACE LIT TESLA WORDMARK, CHANTILLY LACE, MOUNTED TO FACE OF MANSARD ABOVE. SEE EXTERIOR ELEVATIONS ON SHEET A4.01
1.27	NEW WALL MOUNTED HIGH POWER CONNECTOR
1.28	EXISTING PAD MOUNTED TRANSFORMER: SERVING NEW LEAF MARKET
1.29	EXISTING PARKING BY LANDLORD, N.I.C.
1.30	EXISTING PAD MOUNTED TRANSFORMER: SERVING TESLA
1.31	EXISTING PAD MOUNTED TRANSFORMER: SERVING NEW LEAF MARKET
1.33	ADJACENT TENANT ACCESS
1.34	NEW MAIN SERVICE ENTRANCE CABINET, SEE ELECTRICAL
1.35	GC TO CONFIRM FINAL NUMBERING PLAN WITH DM

38TH AVENUE



PROTOTYPE USED: MAY 2025



CAPITOLA
TESLA

TRT# 15462
1475 41st AVE, CAPITOLA, CA
95010

ISSUE / REVISION	
1	CUP Set ISSUE 9/05/2025
BEFORE BID AWARD	
AFTER BID AWARD	
DRAWING TITLE	

ARCHITECTURAL SITE PLAN

SCALE: As indicated
PROJECT NUMBER: 250013

A1.01

ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0" 1



Operational Letter - Tesla Center in Capitola, CA

Tesla is proposing a Tesla Center at 1475 41st Ave, Capitola, CA 95010. Tesla plans to occupy 21,440 square feet within the King's Plaza Shopping Center. The site is located between New Leaf Grocery Store and Cinelux Theatres. Tesla plans on using this property for Tesla electric vehicle sales, service and delivery of our vehicles.

The Tesla Center will be built-out in the former Rite Aid space. Rite Aid is primarily a pharmacy and a retail store. Their retail sales include a wide range of products and services, including prescription medications, over-the-counter drugs, health and beauty items, and convenience items.

Tesla produces electric vehicles that solely use electricity and no gasoline; it is not a hybrid vehicle. Our vehicles do not have internal combustion engines (ICE); thus, the vehicle doesn't have a fuel tank, use oil, an exhaust system, transmission, or many of the other components that require the storage and use of hazardous materials on site or traditional vehicle ventilation. Our vehicles are extremely environmentally sensitive.

Our showroom will have energy products on display and two vehicles displayed for customers to experience our vehicles. Customers will also be able to perform a demonstration drive with the vehicles, as there will be five (5) demo vehicles on-site. Sold vehicles will be stored in our dedicated south parking lot and taken possession of upon delivery. We are forecasting 3-4 vehicle deliveries per week to this site. There will be no available inventory for sale stored at the property.

The service work that will be done here will be standard servicing of our electric vehicles, which will include software updates, tire replacement, tire balancing, alignment, minor body work (only replacing doors or the rear hatch), topping off water, and an occasional battery replacement.

Most service repairs are handled within an hour or two. In this case, typically customers make use of the customer lounge while their vehicle is repaired. In the case where vehicle repairs will take several hours, customers have the option of waiting at the center or taking a vehicle from our loaner fleet while they await the repair. Service will operate 14 work bays with 4,781 sq. ft of parts storage. The expected demand for the service center is forecasting 10-15 repairs per day. Hazardous chemicals stored in this facility are extremely minimal quantities, consisting primarily of cleaning materials, no oil, gasoline, or other hazardous substances traditionally part of internal combustion vehicle repairs will be found at this service center. Moving Tesla vehicles within an interior space is extremely environmentally safe, as the vehicles have no exhaust. **Maximum service customers anticipated at any time is 8.**

The expected customer operating Sales hours are 10am-7pm daily and Service hours are Monday through Saturday from 8:00AM to 7:00PM and on Sundays from 11:00AM to 5:00PM. Tesla is anticipating that there will be two service shifts. First shift is from 7am-4pm and a second at 3pm-11pm. All second shift work after 7pm will be performed inside the service shop. No tooling and machinery will be operated outside our shop area. **Maximum sales customers (by appointment) anticipated at any time is 15.**

Total employee count is expected to be about 50 employees between sales and service, 25 of which would be certified technicians (mechanics)/service support staff. There will be 19-25 employees working a shift at any given time. **21 employees at any given time** 

For our operations, we will not idle our vehicles. Any Tesla parked vehicles in the main north customer facing parking lot can be identified through our app with our "flash lights" option to mitigate any noise from honking horns.

Tesla will have two parking lots dedicated for Tesla use on the south side of King's Plaza. The existing parking lot will be used exclusively for Tesla operations. The currently non-paved parking lot (1404 38th Ave) will be developed by the Landlord, this lot will be shared with our delivery operations and employee parking. Signage will be added by Tesla at the entries to each lot noted for Tesla Use Only.



Landlord and adjacent tenants have also agreed to five (5) additional parking stalls in the main north parking lot to support with our sales and service operations. These stalls will be dedicated for parking our Test Drive / Demonstration Vehicles.

At Tesla, we strive to achieve an uncompromising approach to our vehicles. Our intention is to provide manufacturer support to every vehicle we build throughout the country. The Capitola area is a vital thoroughfare for our valued customers, and we aspire to be a welcomed addition, reflecting on the city's high standard of quality and lifestyle.

Should you have any questions, or require additional information, please do not hesitate to contact us.

Thank you,

Greg Valdez
Regional Manager, Service

Jeremie Reyes
Regional Manager, Sales