




1610 BULB AVENUE ANNEXATION REQUEST

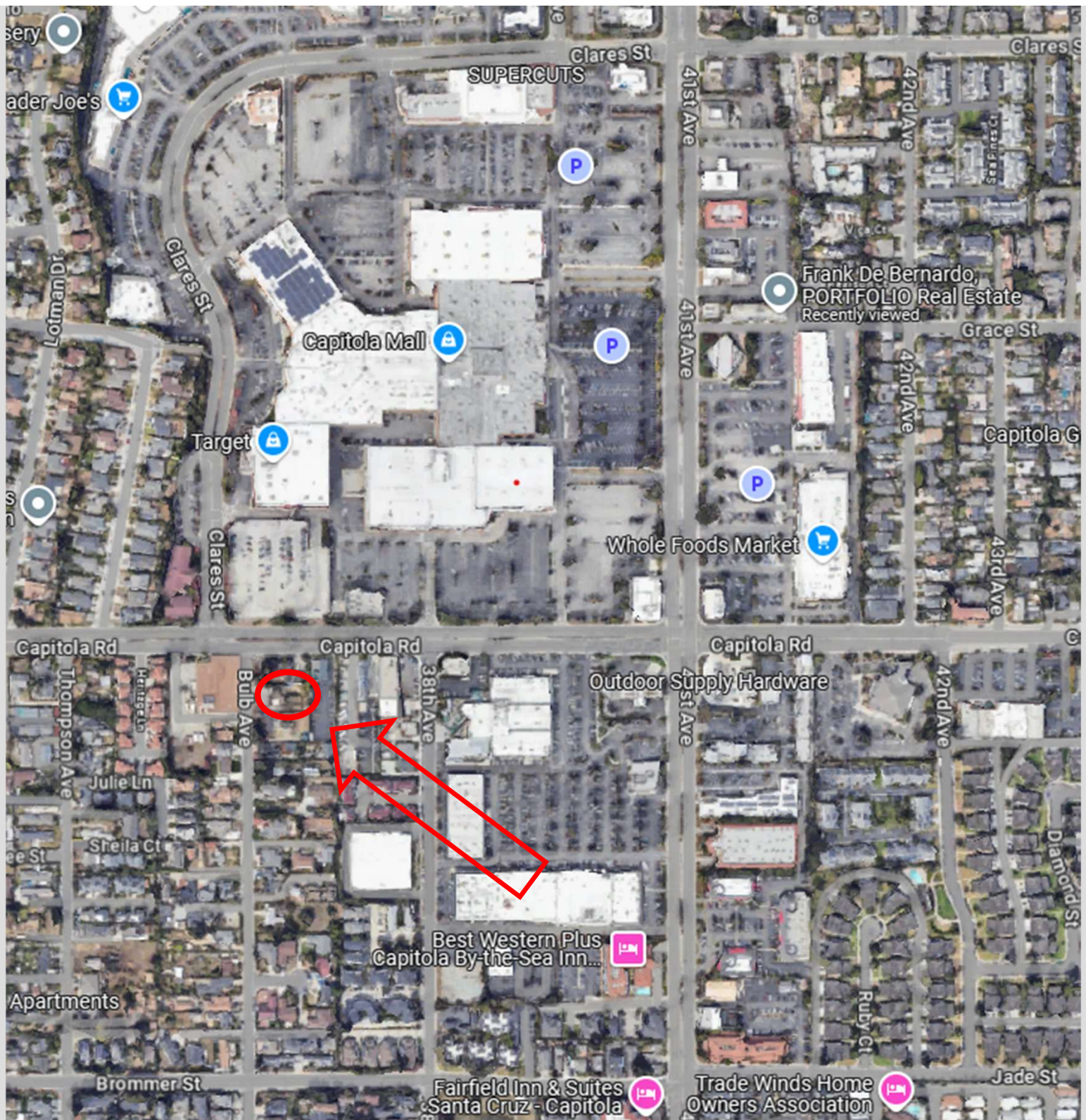
Recommendation: Authorize the Mayor to sign a letter to the Local Agency Formation Commission in *support of* or *opposition* to the annexation of 1610 Bulb Avenue into Capitola city limits.



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Background: 2022 Application for Assisted Living Facility.

- Application asks for Incentives, which require defined Community Benefits:
 - 80 room 4-story facility  93 room 4-story facility
- Not supported by Planning Commission or City Council:
 - Could not identify defined Community Benefits
 - Concern with impacts on neighboring residents



Capitola Road

APN: 034-282-04

Bulb Avenue

P.O.C
3720 Capitola Rd
APN: 034-181-14
CITY

3744 Capitola Rd
APN: 034-181-16

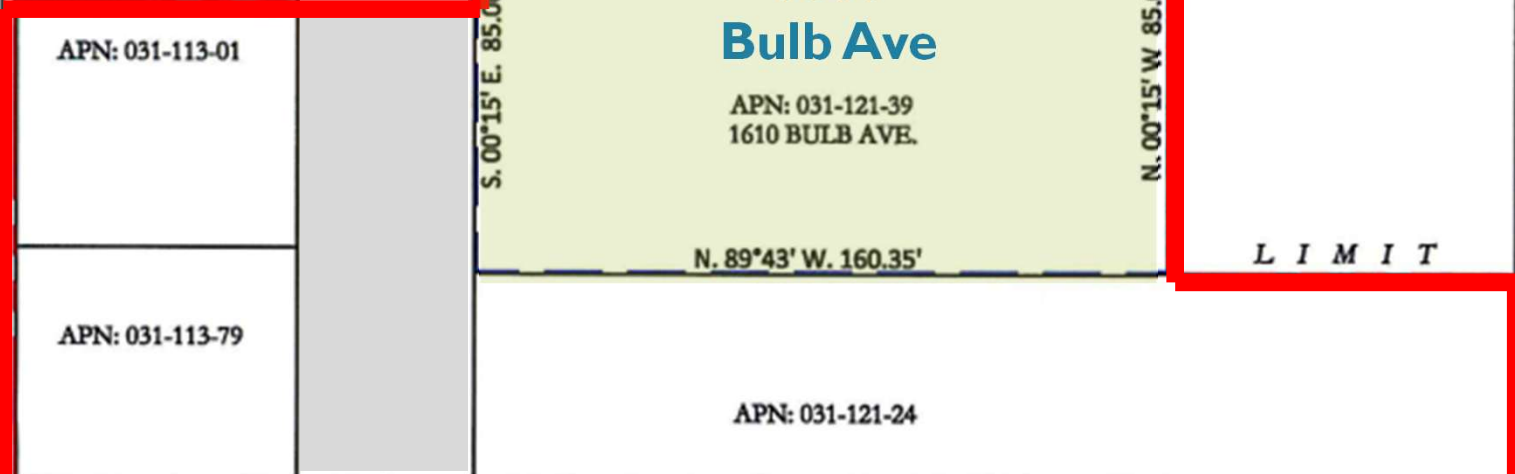
APN: 031-113-01

P.O.B
1610 Bulb Ave
APN: 031-121-39
1610 BULB AVE.
N. 89°43' W. 160.35'

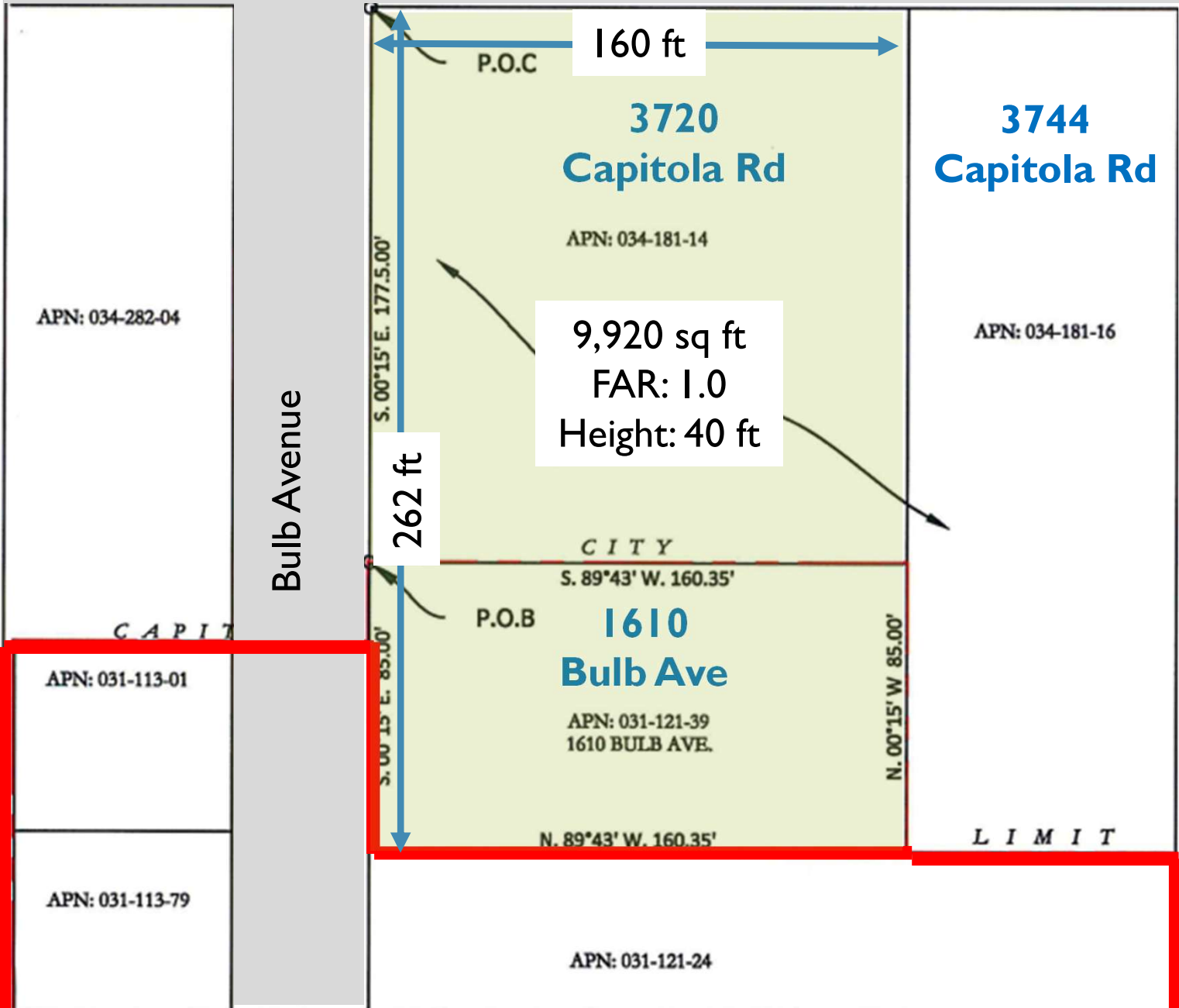
L I M I T

APN: 031-113-79

APN: 031-121-24



Capitola Road





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PROS	CONS
Zoning Consistency and Boundary	Unknown Impacts
City Control of Development	Neighborhood Concerns
Potential Economic Benefit	Complex Approval Process



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