



3720 Capitola Road & 1610 Bulb Avenue Conceptual Review & Annexation



Conceptual Review
Incentives for
Community Benefit

Annexation Request

Community Benefit:
Senior Living and
Care Facility



3720 Capitola Road & 1610 Bulb Avenue Conceptual Review

Presentation Overview

1. Processes
 - a) Conceptual Review
 - b) Annexation
2. Site Overview
3. Background - Planning Commission Review
4. Updated Design
5. Community Benefit Analysis
6. Annexation Request



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Community Benefit Review Process

Step 1: Conceptual Review Application submitted

Step 2: Planning Commission Conceptual Review

Step 3: City Council Conceptual Review

Step 4: Applicant submits formal application for entitlements

Step 5: PC hearing and recommendation

Step 6: City Council Action (approve/deny)

Conceptual Review:
Nonbinding input from the PC and City Council as to whether project qualifies as a Public Benefit and eligible for incentives.



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Annexation Process – 9-12 Months

Step 1: Applicant initiation request to LAFCO

Step 2: LAFCO requests authorizing to proceed from agencies (first 30 days)

Step 3: City Pre-zoning, LAFCO prepares recording documents

Step 4: City / County revenue neutrality agreement

Step 5: LAFCO Hearing (approval/denial)

Notes: Agencies can pull support for annexation at anytime prior to recording.
Annexation can be conditioned to hold recording until project approved.



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Site Plan Annexation Request

3720 = 27,094 sf

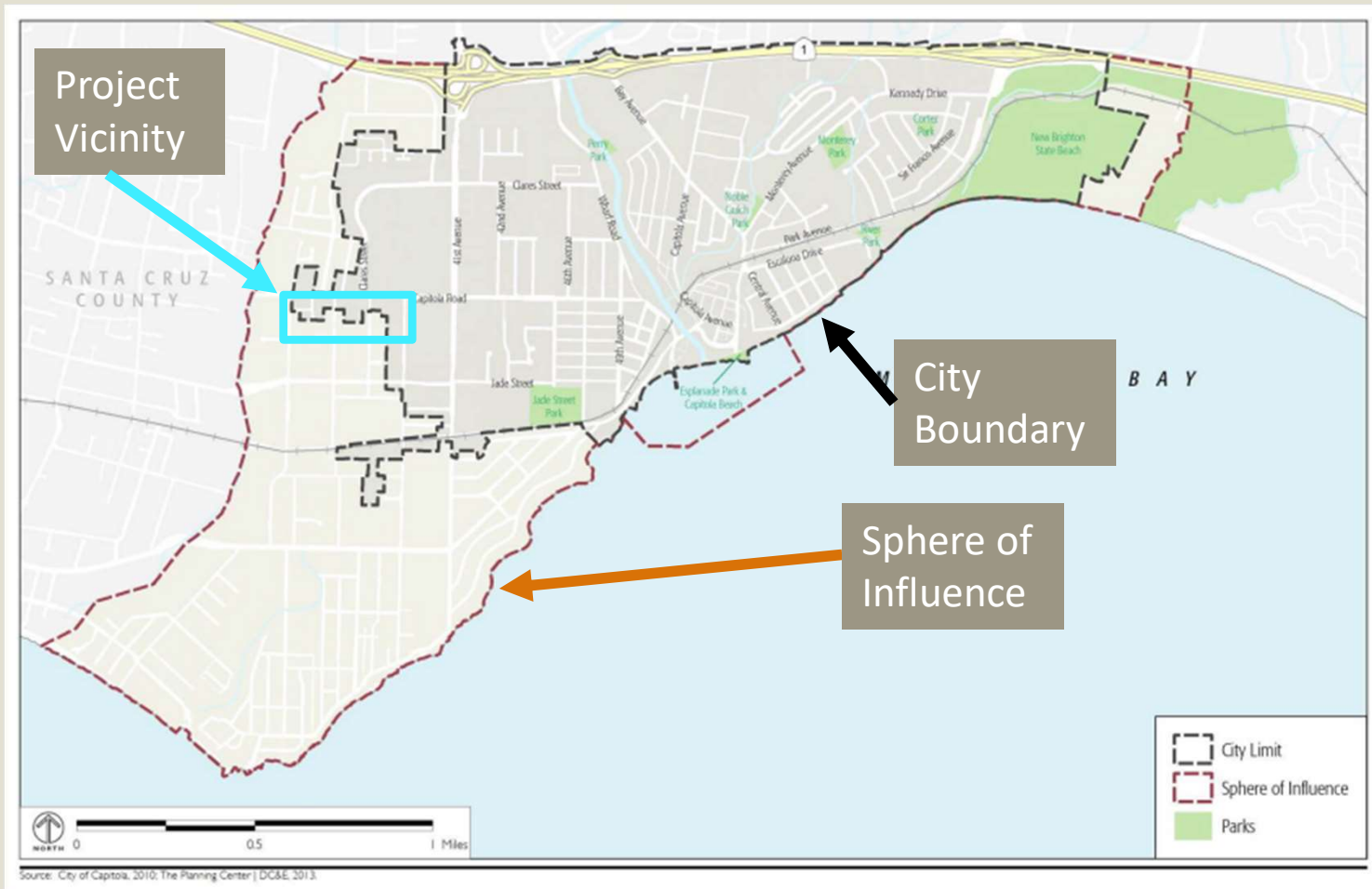
1610 = 13,416 sf

Total = 40,510 sf



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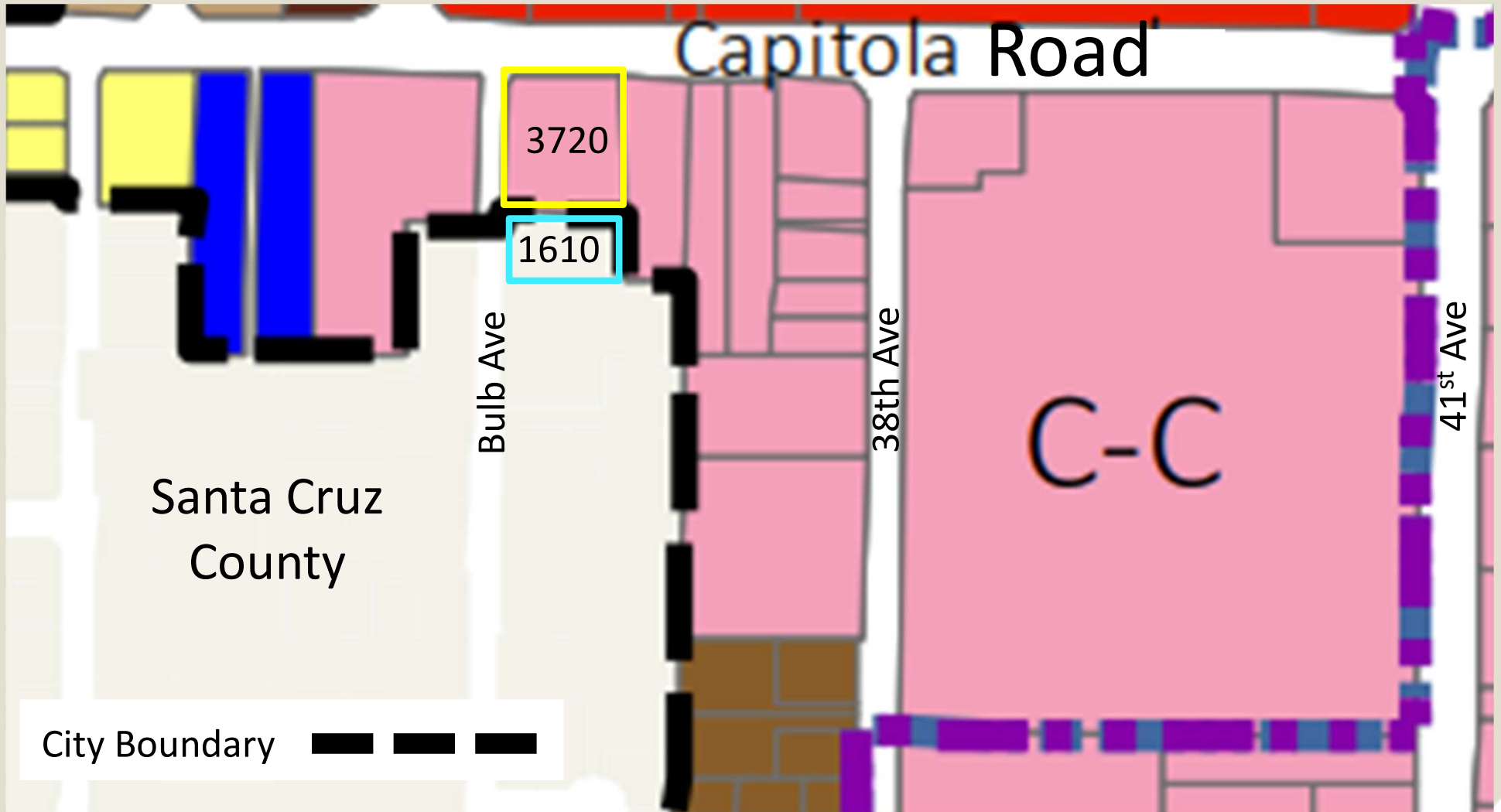
Sphere of Influence Map





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Zoning and City Boundary





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Site Overview





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Site Overview





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Site Overview





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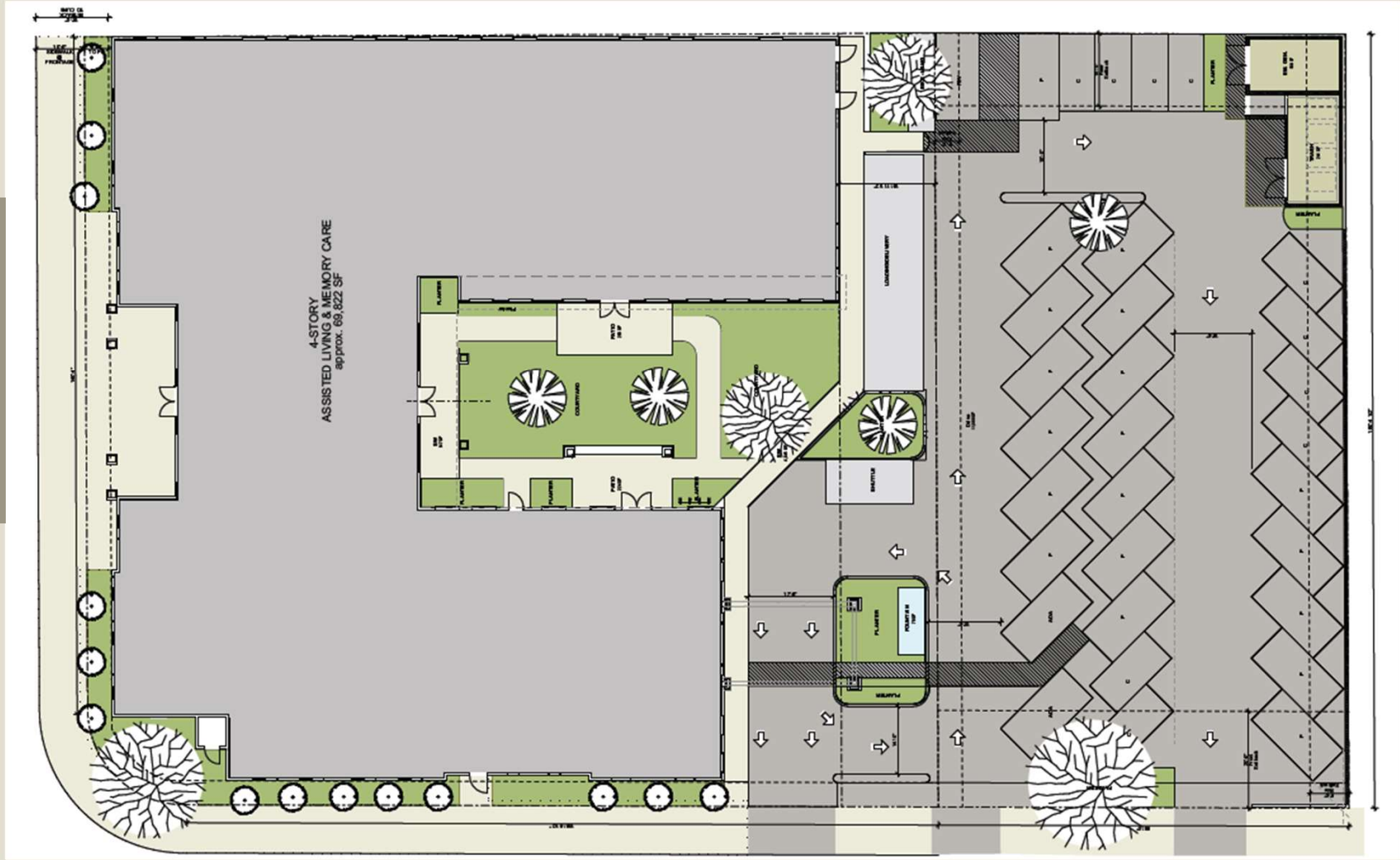
Background/Planning Commission Review

- Heard on October 20, 2022 – Four Commissioners suggested not eligible for Public Benefit
- Neighborhood comments: parking, narrow street, noise, traffic, incompatible use
- Applicant placed project on hold
- Reversed layout
- Objective Design Standards: Buildings along primary frontage with parking behind



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Capitola Road



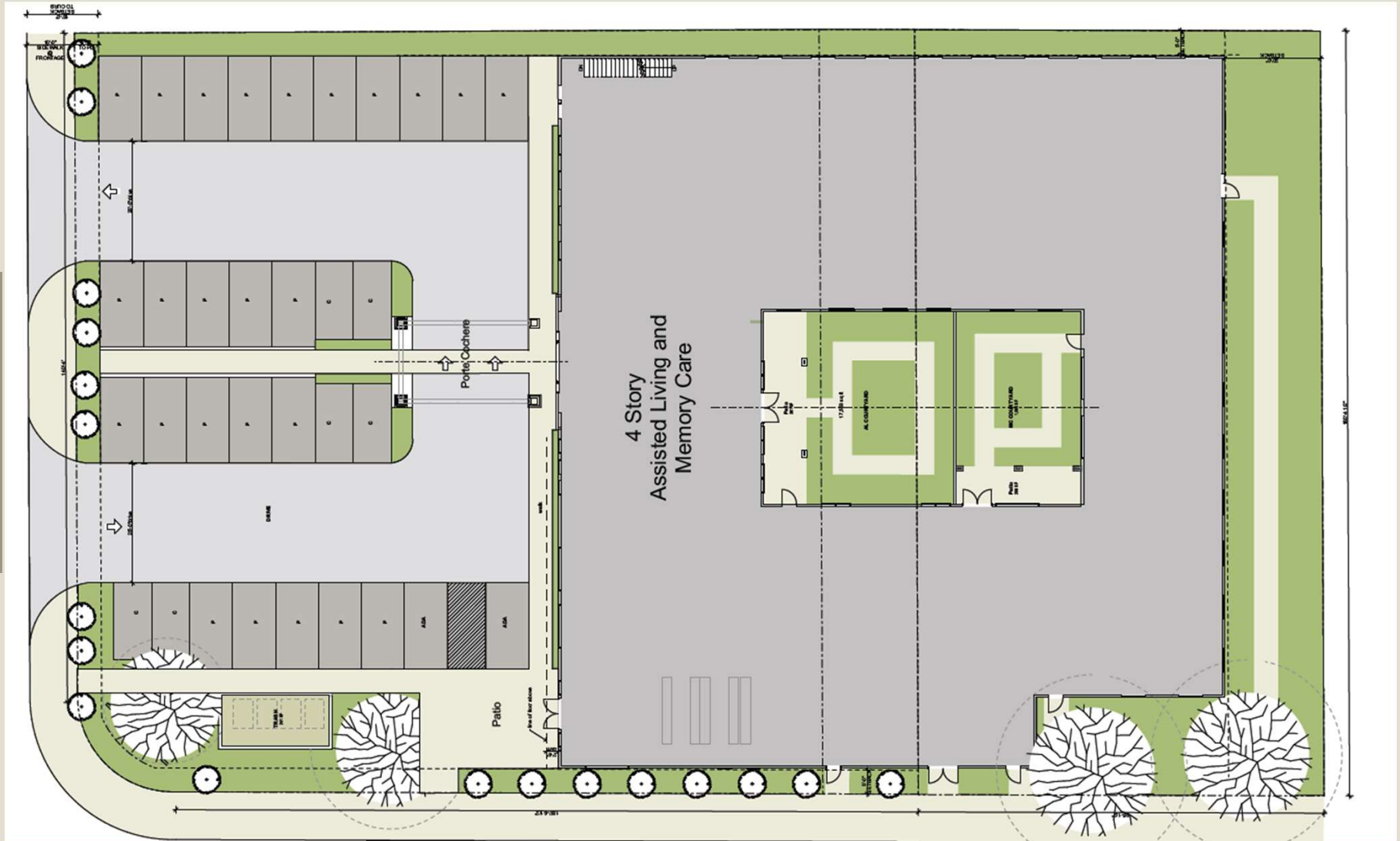
Bulb Avenue

(previous) Site Plan



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Capitola Road



Bulb Avenue

(current) Site Plan



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(p) Front





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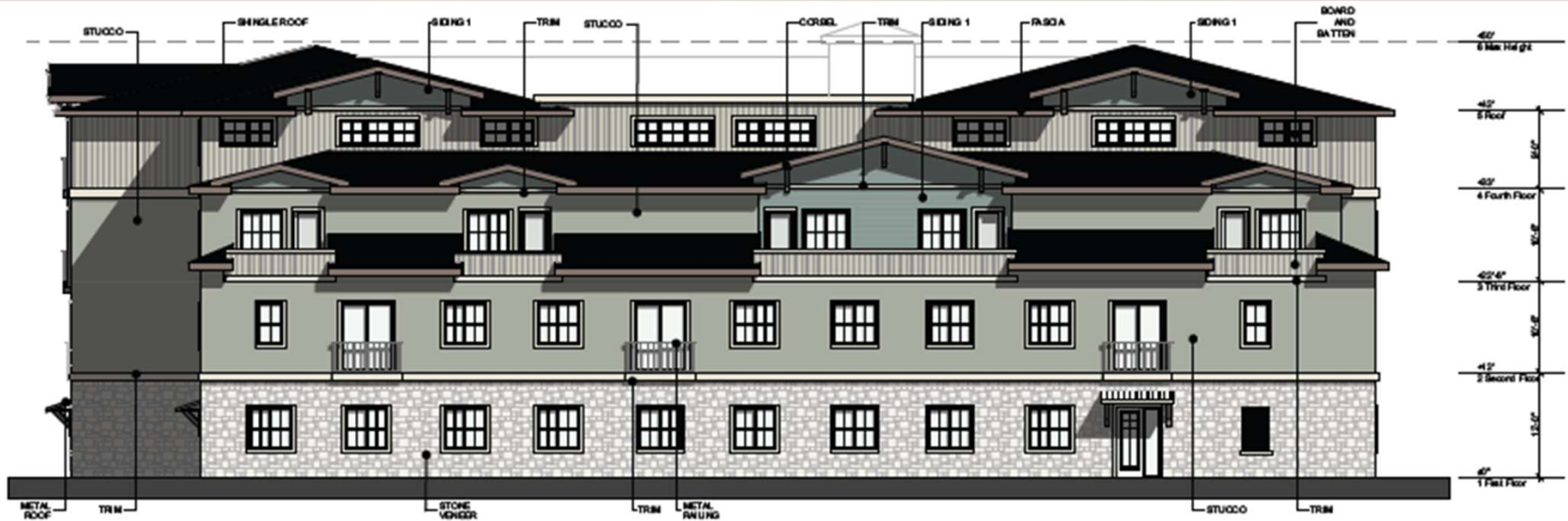
(p) Bulb Side





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(p) Rear



Rear Elevation - North
SCALE: 1/8" = 1'-0"



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Project Fact Sheet

Lots Size	40,510 sf	Front Setback (North)	60+ feet
Units/Beds	87/91	Rear Setback (South)	20 feet
Building Size	67,041 sf	Interior Side (East)	5 feet
Building Height	50 feet	Street Side (West)	15 feet from curb
Parking Spaces	33* 54 required *Parking Study	Design Mitigations	-3 rd and 4 th floor step backs -3 rd floor decks -4 th floor corridor facing R-1



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Chapter 17.88: Incentives for Community Benefits

Purpose: Establishes incentives for projects that provide substantial benefits to community

- Intended to facilitate redevelopment of underutilized properties consistent with general plan along 41st Avenue and Capitola Road corridor
- Must significantly advance general plan goals and policies.



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Eligible Projects - 17.88.040 A

1. Public Open Space
2. Public Infrastructure
3. Pedestrian and Bicycle Facilities
4. Low-Cost Visitor Serving Amenities
5. Transportation Options
6. Historic Resource Preservation
7. Public Parking
8. Green Building
9. Public Art
10. Child Care Facility
11. Other Community Benefit – proposed by the applicant that are significant and substantial beyond normal requirements.



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Community Benefit Required Findings:

1. Provides a substantial benefit to the community and advance the goals of the general plan.
2. There are adequate public services and infrastructure to accommodate.
3. The public benefit exceeds the minimum requirements of the zoning code or any other provisions of local, state, or federal law.
4. Minimizes adverse impacts to neighboring properties to the greatest extent possible.
5. Enhances coastal resources, if in Coastal Zone (N/A)



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Allowed Incentives





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General Plan – Housing Element

Goal 3.0 Housing for Persons with Special Needs - opportunities for seniors and people with disabilities.

Policy 3.1: Support housing needs of special needs groups, including the elderly population.

Policy 3.3: Support the development of accessible and affordable housing that is designed to serve all ages.

Policy 3.6: Encourage special needs housing readily accessible to public transit, shopping, public amenities, and supportive services.

Policy 3.7: Encourage supportive services for persons with special needs.

Policy 3.8: Encourage the development of a variety of housing options for seniors including assisted living, mobile home parks, co-housing, accessory dwelling units, and independent living.



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Staff Recommendation:

Provide applicant with nonbinding input on eligibility for Public Benefit – no vote required

If there is general support for the project concept, provide preliminary design feedback – no vote required

Authorize Mayor to sign a letter of support for annexation of 1610 Bulb Avenue into Capitola City limits to the Local Agency Formation Commission – vote required