

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA ADOPTING THE 41ST AVENUE, CLARES STREET, AND CAPITOLA ROAD CORRIDOR PLAN

WHEREAS, the City of Capitola initiated preparation of the 41st Avenue, Clares Street, and Capitola Road Corridor Plan to establish a long-term vision for the City's primary commercial corridors; and

WHEREAS, on March 27, 2025, the City Council authorized a professional services agreement with SWA Group to prepare the Corridor Plan; and

WHEREAS, the purpose of the Corridor Plan is to guide future public and private improvements that support economic vitality, multimodal transportation, pedestrian and bicycle safety, housing opportunity, placemaking, and enhanced public spaces; and

WHEREAS, preparation of the Corridor Plan included analysis of existing conditions, transportation and land use assessments, corridor design concepts, and extensive public outreach efforts including community surveys, public workshops, stakeholder meetings, and virtual outreach meetings; and

WHEREAS, on November 13, 2025, the City Council reviewed draft corridor goals focused on multimodal mobility, safe and healthy streets, public realm improvements, economic vitality, and future development design; and

WHEREAS, on December 11, 2025, the City Council directed expansion of the Corridor Plan study area to include portions of Clares Street and Capitola Road surrounding the Capitola Mall area; and

WHEREAS, the Planning Commission reviewed the draft Corridor Plan on May 7, 2026, and provided comments and recommendations for refinement prior to City Council consideration; and

WHEREAS, the Corridor Plan identifies conceptual transportation, streetscape, bicycle, pedestrian, placemaking, landscaping, and public realm improvements intended to guide future redevelopment and capital improvement efforts within the corridor area; and

WHEREAS, the Corridor Plan is intended to serve as a long-range policy and planning document and does not constitute approval of specific construction projects or funding commitments; and

WHEREAS, future implementation of improvements identified in the Corridor Plan will require additional engineering, environmental review, public outreach, funding identification, and future City Council approvals as applicable; and

WHEREAS, the City Council finds that adoption of the Corridor Plan is consistent with the City's General Plan goals related to mobility, economic vitality, sustainability, housing, public safety, and community character; and

WHEREAS, adoption of the Corridor Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262 (Feasibility and Planning Studies)

because the Plan involves only conceptual planning studies for possible future actions that have not yet been approved, adopted, or funded.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Capitola as follows:

Section 1. The City Council hereby adopts the 41st Avenue, Clares Street, and Capitola Road Corridor Plan attached hereto and incorporated herein by reference.

Section 2. The Corridor Plan shall serve as a long-range planning and policy guidance document for future public and private improvements within the corridor area.

Section 3. Adoption of the Corridor Plan does not authorize construction of any specific improvement project, commit the City to funding any improvements identified in the Plan, or approve any future development applications.

Section 4. The City Council directs staff to initiate preparation of a Request for Proposals for an AB 1600 Nexus Study to evaluate establishment of a corridor impact fee program to help fund future infrastructure improvements identified in the Corridor Plan.

Section 5. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 28th day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Margaux , Mayor Morgan

ATTEST: _____
Julia Gautho, City Clerk