

Capitola City Council

Agenda Report



Meeting: October , 2022

From: Community Development Department

Subject: Conceptual Review for 1) Future annexation of 1610 Bulb Avenue into Capitola City limit; and 2) Community Benefit Application for Senior Living facility at 3720 Capitola Road and 1610 Bulb Avenue in the Community Commercial Zoning District

Staff Recommendation: Continue the 3720 Capitola Road and 1610 Bulb Avenue conceptual review application to a date uncertain.

Applicant Proposal: The applicant is seeking feedback on conceptual plans to: 1) annex 1610 Bulb Avenue into the Capitola city limits; and 2) apply for Community Benefit incentives for a senior assisted living facility on 3720 Capitola Road and 1610 Bulb Avenue. The property at 3720 Capitola Road is located within the Community Commercial (C-C) zoning district. The applicant is proposing an 80-unit assisted living facility with integrated memory care within an approximate 70,000 square-foot, four-story building.

Background: On July 6, 2022, the city received a complete application for conceptual review. Staff then sent plans to RRM Design for architectural review of the proposed assisted living facility.

On July 26, 2022, the city received the Design Review memo from RRM Design (Attachment 2).

During a special meeting on October 20, 2022, the Planning Commission reviewed the application and provided feedback to the applicant, with a general direction the concept was not worthy of consideration for a community benefit as designed.

On October 21, 2022, the applicant requested the item be continued to a date uncertain. The item was noticed for the October 28, 2022, City Council meeting through publication in the newspaper, posting on site, and mailed. The site posting has been updated to reflect the request for continuance. The applicant would like additional time to further consider the feedback of the Planning Commission and the comments from the public.

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Chloé Woodmansee, Assistant to the City Manager; Samantha Zutler, City Attorney

Approved By: Jamie Goldstein, City Manager