

Zoning Code Amendments Consistency with LCP Land Use Plan

The proposed amendments apply existing design standards in Chapter 17.82 (Objective Standards for Multifamily and Mixed-Use Residential Development) to residential development in the Mixed-Use Village (MU-V) zoning district. Table 1 identifies the basis to find these proposed amendments to be consistent with applicable LCP policies. The proposed amendments for the Capitola Mall property will not apply in the coastal zone.

Table 1: Zoning Code Amendment Consistency Determination

LCP Policies	Basis for Consistency Finding
<p>Policy III-1 It shall be the policy of the City of Capitola to maintain the natural features, visual resources, and unique character of the Capitola Village. This includes maintenance of the particular scale and character of Capitola Village, retaining its special ability to serve both Capitola residents and visitors, protecting its natural features and views, and recognizing its historical continuity extending from the Camp Capitola period through the present. A commitment shall be made to maintaining the level of current activity in the Central Village area and/or intensifying activity and increasing capacity only in ways consistent with the current scale and character of Capitola Village.</p>	<p>The proposed amendments apply standards for streetscape improvements, parking placement and design, building placement and orientation, building massing, facade design, roof design that support an active and inviting built environment consistent with the existing scale and character of Capitola Village.</p>
<p>Policy III-2 It should be recognized that the historical continuity of development in Capitola Village is an evolutionary process that doesn't stop in the present. New styles of architecture may be as appropriate now as they have proved to be in the past. Capitola will continue to evolve as it has before, but should maintain a consistency of scale and a variety of architectural types to support the goal to preserve the special scale and character of historical Capitola Village.</p>	<p>The proposed amendments do not mandate a specific architectural style for new development. Instead, the amendments apply building placement, massing, and facade design standards to ensure qualify design that will fit into the existing Village character.</p>
<p>Policy III-7 To ensure the maintenance of the special scale and character of Capitola Village development proposals within the Village area shall be subject to Arch & Site and Planning Commission Review with emphasis placed on the following design particulars:</p> <ul style="list-style-type: none"> a) Building bulk, width, height and roofscape (the overall building envelope and the scale of the pieces within this envelope). b) Architectural thematic units including: <ul style="list-style-type: none"> 1. Window size and scale and frame materials. 2. Color variety. 3. Materials variety. 4. Signage. 	<p>The proposed amendment apply standards for window design, varied exterior color, varied exterior building wall material, facade articulation, sidewalks, street trees, parking lot design.</p>

<p>5. Scale of articulation.</p> <p>c) Street thematic units including:</p> <ol style="list-style-type: none"> 1. Trees, ground cover and foliage. 2. Street, path and public space lighting. 3. Paving patterns and paving materials. 4. Traffic and parking furniture (directional signs, directional islands, bicycle racks, etc.). 5. Signage. • <p>d) A continuing program for the removal of utility poles and undergrounding of overhead wires.</p>	
<p>Policy III-8 Where replacement of structures is permitted, new buildings need not necessarily be copies of older ones, but should be build with scale, materials, and a sensitivity to the spirit of adjacent buildings and the prior structure.</p>	<p>See Policy III-2 basis for policy conformance.</p>