

RESIDENTIAL MULTIFAMILY ZONE AMENDMENTS COMMUNITY WORKSHOP SUMMARY

Workshop Background

On February 25, 2025, the City of Capitola hosted a community workshop for the Residential Multifamily Zone Amendments. The purpose of the workshop was to provide background information on the amendments and to receive feedback on RM areas suitable for additional multifamily development. The City advertised the open house by posting notices at the entrance of each RM area, announcing the workshop in the Capitola Waves e-newsletter, and emailing residents who previously commented on the proposed RM amendments.

The workshop was held at City Hall and began with a presentation by the project consultant. Participants then viewed posters identifying seven RM areas that could potentially accommodate additional multifamily development based on selection criteria. Participants also viewed posters with examples of recent multifamily development in Santa Cruz County and proposed development standards to accommodate a maximum 30 dwelling unit per acre density. Participants used index cards to provide comments on the posters. For the seven RM area, participants commented on whether the areas are suitable for additional multifamily development. For the multifamily development design, participants commented on what they like and don't like about the example development. Participants discussed the posters with City staff and consultants during the open house.

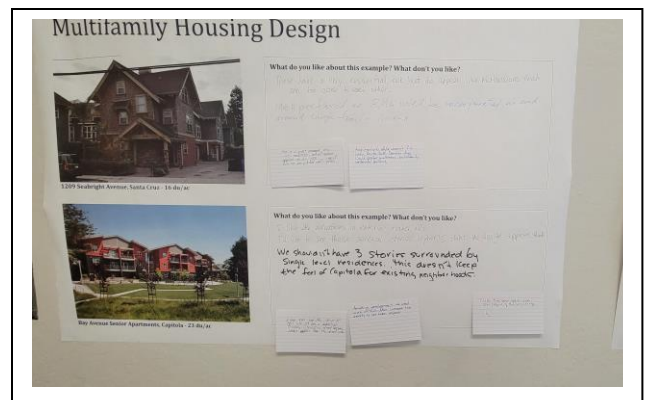


In total, 19 people (excluding staff and consultants) attended the open house.

Workshop Feedback

Attached to this summary are photographs of the posters with public comments and transcribed public comments from the posters. For the seven MF areas, major themes in the comments provided included the following:

- Concern with impacts from higher density development on surrounding lower-intensity residential uses, including privacy, shadow, and visual impacts
- Concern with loss of existing on-site parking and increased demand for street parking
- Preference for additional multifamily development on sites close to service and amenities and served by transit
- Concern with loss of existing on-site open space and play space
- Support for large sites that can realistically accommodate well-designed high-density housing



- Support for improving the appearance of older existing development
- Support for bringing existing development into conformance with allowed density
- Concern with loss of existing affordable units and displacement of residents

For the multifamily development examples, design issues of importance included the following:

- Street-facing porches
- Usable open space
- Height
- Breaking up box-like massing
- Massing distribution on site
- Building materials and colors
- Roof design
- Landscaping
- Building separation
- Architectural style
- Façade articulation

Attachments:

1. Transcribed comments from posters