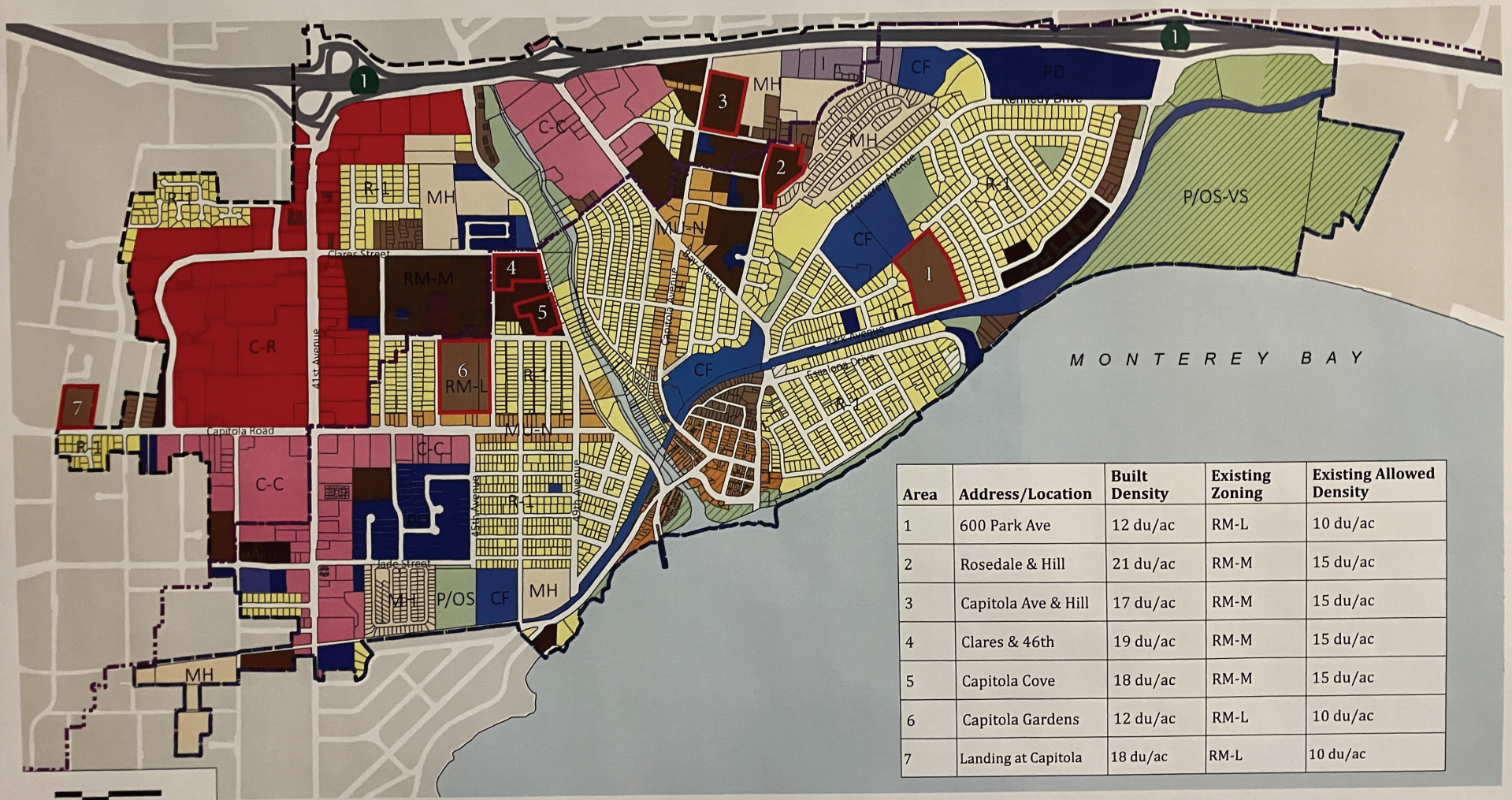


# RM Housing Opportunity Areas





# Area 1: 600 Park Avenue



Existing Zoning Map



Street view looking north from Park Avenue

Site Area	6.8 acres
Existing Units	80
Built Density	12 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

Is this area suitable for additional multifamily development? Why or why not?

400 - Not suitable → R20 only  
 1) park area surrounded by R-1  
 2) Most of the parking on site is occupied  
 3) Not walking distance to amenities  
 a) store, FC, bus stop  
 b) transit station  
 4) R20 only takes over 200 ft  
 5) Bus service stopped due to local  
 redneckism

Good  
 Absolutely since very low density, the  
 core area could put some little  
 parking in Capital  
 Do not remove existing parking

One of the Only True  
 Low Income Housing Units  
 Leave it Alone & don't  
 Price folks out

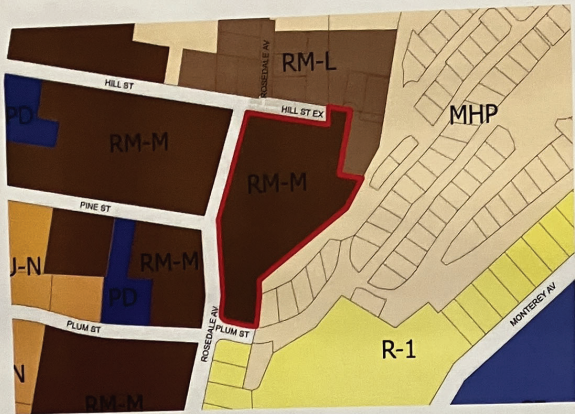
ABSOLUTELY. One of the only  
 remaining large parcels that can  
 accommodate well-designed and  
 truly high-density multifamily  
 residential development (at least 30 du/acre)  
 Please create some renderings to  
 show people how it can be done in a  
 way that won't scare them.

Area #1  
 within Residential  
 neighborhood on  
 both borders  
 not enough parking  
 now.

Area #1  
 80 units of Low  
 income housing.  
 All Low income.  
 Currently !!!



# Area 2: Rosedale & Hill



Existing Zoning Map



Street view looking east from Rosedale Avenue

Site Area	2.9 acres
Existing Units	62
Built Density	21 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

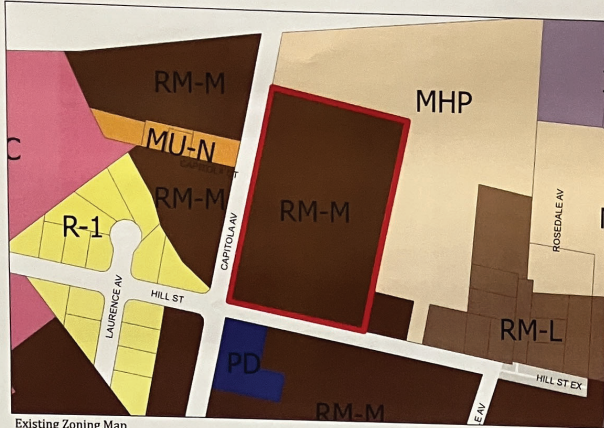
Is this area suitable for additional multifamily development? Why or why not?

Area 2  
 potentially if demo existing buildings  
 some open areas should remain. Not  
 much park area in Capitola  
 Almost no street parking anywhere  
 do not remove existing parking

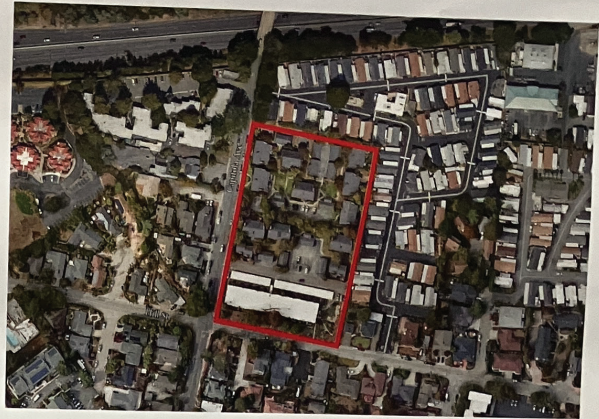
Yes, please increase the density to  
 at least 30 du/acre to align with  
 the rest of the jurisdiction in the  
 county.



# Area 3: Capitola Ave & Hill



Existing Zoning Map



Street view looking east from Capitola Avenue

Site Area	4.3 acres
Existing Units	72
Built Density	17 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

## Is this area suitable for additional multifamily development? Why or why not?

There is NO EXTRA PARKING on Capitola Rd on Hill St. NONE!!!  
 We already live with the freeway on one side of it. There are more cars please don't. Build high so we lose our privacy as well.

Area 3  
 I don't see how more units could be added without demolishing existing units. Do not remove parking.

Parking is already inadequate for neighbors on Hill St on Capitola Ave.  
 Tall building would not allow sun to enter onto yards that already get little light.

If you change 15 du/ac to 30 x 4.3 acres = 129 units  
 existing = 72  
 = 57 more units?!  
 How do you maintain any greenspace, play area, setbacks?

**CONCERNS:**  
 Height  
 Set back  
 Density  
 Parking

- Yes, with qualifications
1. Adequate set backs from adjacent property to make sure multi don't block light
  2. Adequate parking
  3. Better public transportation for higher density
  4. Will only support small increase in density ~25%

AGAINST AREA 3  
 THOSE BLDGS PUSHED AGAINST USE OF NEIGHBORS  
 POLICE DISTRICTS PERMITS & IMPROVE PERMITS TO SOLAR ACCESS TO PEOPLE  
 IN MY DISTRICTS. PEOPLE

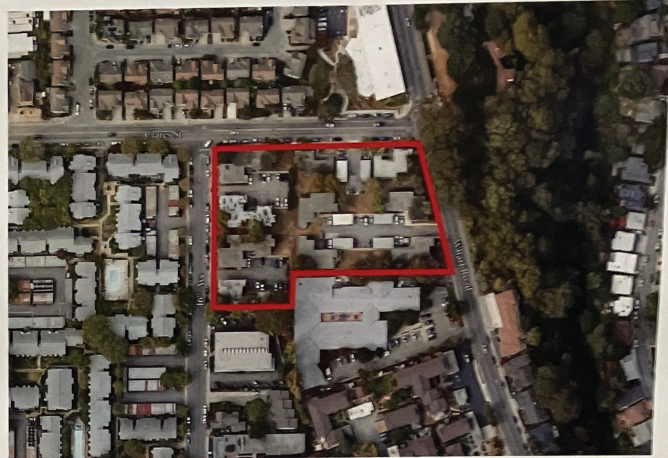
Yes. Redevelopment may not happen, but our ridiculously low high-density density limit of 20 du/ac should be raised to at least 30 du/ac.



# Area 4: Clares and 46<sup>th</sup>



Existing Zoning Map



Street view looking south from Clares St

Site Area	2.75 acres
Existing Units	52
Built Density	19 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

**Is this area suitable for additional multifamily development? Why or why not?**

Area 4  
Yes, has some open space but unless removed on site it would have to be kept or increase parking  
Do not remove parking

Area 4  
Not suitable for additional multifamily due to already identified potential for 2000 units in main/46<sup>th</sup> ave corridor, as well as existing multifamily developments throughout this ~~neighborhood~~ neighborhood/region of the city.

Yes. This development is old and mostly redevelopment could absolutely be an improvement. Please increase the density to at least 30 du/acre.



# Area 5: Capitola Cove



Existing Zoning Map



Street view looking west from Wharf Road

Site Area	2 acres
Existing Units	35
Built Density	18 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

**Is this area suitable for additional multifamily development? Why or why not?**

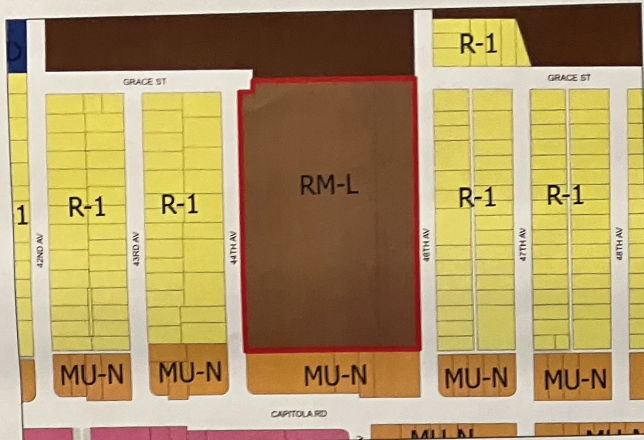
Area 5  
Potentially if some old buildings  
Do not remove existing parking  
SF to south side of lots - East side  
Very little open space, very little  
park area in Capitola

Area 5  
Not suitable due to already  
identified potential for 2500  
units in the mall/office center,  
as well as existing multifamily  
throughout this neighborhood/region  
of the city.

Yes. If nothing else, please at least  
make the density accommodate the  
built density to bring it into compliance  
with the zoning. Setbacks would be  
preferable.



# Area 6: Capitola Gardens



Existing Zoning Map



Street view looking west from 46th Avenue

Site Area	6.6 acres
Existing Units	80
Built Density	12 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

Is this area suitable for additional multifamily development? Why or why not?

**Bluffs Ave**  
 3000' UNDERUTILIZED SITE. CONVERSION TO MULTIFAMILY MIXED-USE  
 WOULD:  
 - INCREASE LOT SIZE FOR DEVELOPMENT TO BE MORE EFFICIENT  
 - PROTECTS TO TRANSPORTATION & SUSTAINABLE  
 - REDUCING CAR WORKSPACE TRAFFIC  
 - STRENGTHEN COMMUNITY CHARACTER US 101-5'

**Frank**  
 Yes, only simple, single-story development in a park-like setting. There is more open space, could be future multi-story. The land is ADU in the biggest value area, no parking required for them. Do not remove parking.

**Area 6**  
 Capitola Gardens is not suitable for additional multifamily. It's already bordered by the new Bluffs development and the multifamily Villas at Capitola complex. Plus, Capitola Rd corridor is slated for opportunity and the main area presents plans for expansive housing.

**YES.** One of the last opportunities for a large, well-designed, multi-high-density multifamily development in our city - and in close proximity to lots of amenities, the beach, and the US 101 commercial corridor. Please raise the density to at least 300/d acre.

Don't inundate on street parking for existing residents







# Multifamily Housing Design



Terra Court, Capitola - 15 du/ac

What do you like about this example? What don't you like?

Its no bad, has a lot of open space  
Glad front porches are on frontage  
Very little open space, no play area

Needs more tree canopy. Would prefer  
a unitarily, multi-story, residential  
building with shared open space.

I don't like the height! Cobble piers recess  
No green space

BEST OF ALL EXAMPLES FOR  
MULTI-UNIT TOWNHOMES  
AND OPEN SPACE



Dunslee Way, Scotts Valley - 15 du/ac

What do you like about this example? What don't you like?

Two stories on the perimeters & 3 in the middle  
with translucent windows on neighbors sides

Great architectural design. I love  
the front porches with access to  
the street in a multifamily  
development. Good siding and color  
choices.

This is a nice design - pulled near  
front onto parking or street  
great varied plans + roof line.  
There is a community gathering  
space behind some of the buildings  
& in the back. Beautifully  
landscaped too. I've been here  
Even tho 3 story, it has an interesting  
facade

Green space

way too



# Multifamily Housing Design



1209 Seabright Avenue, Santa Cruz - 16 du/ac

What do you like about this example? What don't you like?

These have a very residential look, but do appear like McMansions that are too close to each other.

Much preferred as RMs will be incorporated in and around single family houses.

This is a great example. Very nice materials, lots of details. Appears as an SFH. Nice to see pitched roof & gables.

Architectural style doesn't fit with Santa Cruz. Density okay. Would prefer multi-story, multi-family residential building.



Bay Avenue Senior Apartments, Capitola - 23 du/ac

What do you like about this example? What don't you like?

I like the variations in exterior materials

I'd like to see these several stories higher! I think the design supports that.

We shouldn't have 3 stories surrounded by single level residences. This doesn't keep the feel of Capitola for existing neighborhoods.

I have never seen the interior of this style. It has a modern, nice, interesting street facade. Looks better than the street side.

Amazing development. We need more of this. Also, increase the density to let them expand!

I like the open space and low profile of the buildings.



# Multifamily Housing Design



716 Darwin Street, Santa Cruz - 35 du/ac

What do you like about this example? What don't you like?

This example has a warm look w/ balconies and varying exteriors  
It's a good look for 35 du/ac!

This is a warm look.

I like this example but its a little top heavy with balconies on 3rd story. Lots of pleasing design with architectural details to break up the some what boxy mass.

Very consistent - dark - in. Don't mind the height and  
Landscape - landscape more - housing  
Very diverse - look very nice - modern - good  
Use of color - dark  
Fill design in - dark look  
Pleasant - and if we could, it would be great  
To make it - this is the most layers of this - and if  
Landscape with similar - finally built in the  
Landscape area in all



Frederick Street, Santa Cruz - 36 du/ac

What do you like about this example? What don't you like?

While boxy, the roof variations help break it up, as do the balconies  
Another good look for 36 du/ac

This looks like a monolith. Very boxy. 3 stories  
should not border Residential single level neighborhoods!

This is boxy or lacking in architectural details. Nice it has a usable size balcony for each unit. A lot of paved area.



# Development Standards

## Potential RM Zone Development Standards

	Existing			Potential New
	RM-L	RM-M	RM-H	
Density (max)	10 du/ac	15 du/ac	20 du/ac	30 du/ac
Height (max)	30 ft.	30 ft.	35 ft.	35 ft. [1]
Building Coverage (max)	40%	40%	40% 45%	50%
Setbacks (min)				
Front	15 ft.	15 ft.	15 ft.	15 ft. [2]
Interior Side	10% of lot width [3]	10% of lot width [3]	10% of lot width [3]	10% of lot width [3] [4] ?
Street Side	10 ft.	10 ft.	10 ft.	10 ft. [2]
Rear	15% of lot depth	15% of lot depth	15% of lot depth 15 ft.	10 ft.

Capitol already has built housing at >30 du/acre. This is too low.

Builders can do what they want. Where do we propose "potential new"?

[1] Additional 6 feet permitted above plate height for roof elements with a minimum 5:12 pitch. Maximum 3 stories.

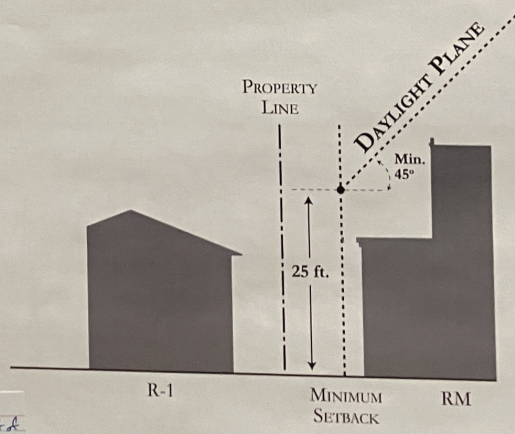
[2] The planning commission may approve reduced front and street side setbacks if the reduced setbacks will development that complies with sidewalk and street tree standards in 17.82.040 (Circulation and Streetscape).

[3] In no case less than 3 feet or greater than 7 feet.

Make density higher (you had 40 du/acre last Aug)

Multifamily development in all RM subzones also must comply with an existing "daylight plane" standard to limit the height of building walls adjacent to existing single-family homes.

**RM Daylight Plane:** Where an RM zoning district abuts an R-1 zoning district, no structure shall extend above or beyond a daylight plane having a height of 25 feet at the setback from the R-1 property line and extending into the parcel at an angle of 45 degrees.



Why didn't we talk about this standard? This is the main thrust of Section 16.20 du/acre is clearly a constraint on residential/multifamily development in the City. It needs to be raised to at least 30 du/acre for all high density multifamily residential zoned (R-HB) parcels!  
HCD will not accept anything less!