

**JULY 2024 ERRATA TO ADDENDUM TO THE CAPITOLA GENERAL PLAN UPDATE  
ENVIRONMENTAL IMPACT REPORT FOR THE 2023-2031 HOUSING ELEMENT, ADOPTED  
NOVEMBER 9, 2023**

The following tables from Addendum Section 2.0, Project Description (see relevant Addendum page numbers next to paragraph headings and table numbers) have been updated to reflect modifications to the 2023-2031 Housing Element made after adoption of the Addendum. The modifications are shown below in **red**, deleted text is shown in double strikethrough (~~example text~~), and page reference text is shown in *italics*.

**Comparison of Sites Inventory and RHNA (page 2-8)**

Properties identified in the sites inventory have the combined capacity to accommodate approximately ~~1,453~~ **2,511** additional housing units on underutilized sites. These sites, and the associated existing land use regulations, can facilitate the production of ~~448~~ **426** extremely low-/very low-income units, ~~298~~ **290** low-income units, ~~239~~ **180** moderate-income units, and ~~468~~ **1,615** above-moderate-income units during the planning period. Refer to *Table 2-2*.

**TABLE 2-2 (page 2-9)  
COMPARISON OF SITES INVENTORY AND RHNA**

	LOWER	MODERATE	ABOVE MODERATE	TOTAL
<b>6<sup>th</sup> Cycle RHNA</b>	712	169	455	1,336
<b>ADUs</b>	<b>10</b>	<b>30</b>	<b>10</b>	<b>50</b>
<b>Remaining RHNA for Adequate Sites</b>	<b>702</b>	<b>139</b>	<b>445</b>	<b>1,286</b>
<b>Sites Inventory</b>				
Recyclable Land*	<del>840</del> <b>716</b>	<del>495</del> <b>180</b>	<del>455</del> <b>1,615</b>	<del>1,490</del> <b>2,511</b>
<del>Rezone/Overlay Sites*</del>	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
<del>Accessory Dwelling Units (ADUs)</del>	<del>40</del>	<del>30</del>	<del>40</del>	<del>50</del>
<b>SITES INVENTORY TOTAL</b>	<del>850</del> <b>716</b>	<del>225</del> <b>180</b>	<del>455</del> <b>1,615</b>	<del>1,530</del> <b>2,511</b>
<b>Additional Residential Buffer**</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>12</b>
Surplus/Deficit	+138 <b>+14</b>	+56 <b>+47</b>	- <b>+1,176</b>	+194 <b>+1,237</b>
Source: City of Capitola, 2023-2031 Housing Element <del>Table 4-7 (October 2023)</del> <b>Table 4-10 (July 2024)</b>				
Notes: *Includes vacant sites, underutilized land, and pending projects <b>**Includes potential units on two School district sites</b>				

**TABLE 2-3 (page 2-9)**  
**INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT SUMMARY**

	EXTREMELY LOW / VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL RESIDENTIAL CAPACITY
6 <sup>th</sup> Cycle RHNA	430	282	169	455	1,336
ADUs	6	4	30	10	50
Remaining RHNA for Adequate Sites	424	278	139	445	1,286
R-1 (Churches)	60	40	—5	—5	10
RM-L	5	3	4	6	18
RM-M	31	21	1	2	55
MU-N	49	33	30	61	173
C-R	297 236	408 157	449 99	274 1,439	888 1,931
C-C	105	76	41	102	324
CF	7	5	—	—	42
ADUs	6	4	30	10	50
<b>TOTAL</b>	<b>506 426</b>	<b>344 290</b>	<b>225 180</b>	<b>455 1,615</b>	<b>1,530 2,511</b>
Source: City of Capitola, 2023-2031 Housing Element Table 4-8 (October 2023) Table 4-9 (July 2024)					
Notes: *Includes vacant sites, underutilized land, and pending projects					

**Summary of Residential Capacity on Vacant, Recyclable, and ADU Sites (page 2-10)**

The analysis indicates that the City’s inventory of underutilized/recyclable sites, along with entitled units under plan review and potential Accessory Dwelling Unit (ADU) production has the potential for the development of ~~1,453~~ **2,511** residential units on existing residential properties and within existing zoning categories. A detailed sites inventory table is also presented in 2023-2031 Housing Element Appendix D.

**TABLE 2-4 (page 2-10)**  
**SUMMARY OF HOUSING UNITS**

SUB-AREA	LOW AND VERY LOW INCOME UNITS	TOTAL UNITS	PERCENT OF RHNA
<b>Residential Recycling</b>			
Single Family Zone (Religious Sites Only)	40 0	10	0.7%
Multi-Family Residential Zones	60	73	5.4%
Commercial Zones That Permit Residential Projects	676 393	1,242 1,931	90.8% 20.3%
Mixed Use Neighborhood Zone	82	173	12.9%
Community Facility Zone (Schools Only)	42	42	0.0%
Accessory Dwelling Units (ADUs)	10	50	3.7%
<b>TOTAL*</b>	<b>850 726</b>	<b>1,530 2,561</b>	<b>114.5% 28.3%</b>
Source: City of Capitola, 2023-2031 Housing Element Table 4-9 (October 2023) Table 4-11 (July 2024)			
Notes: *Total RHNA for lower and very low: 712; total RHNA is 1,336			

## **IMPACT ANALYSIS**

*(For all Impact Analysis subsections under Section 4.0 Environmental Analysis > Evaluation of Environmental Impacts; affecting Section 4, pages 8,12,16,22,28,33,36,43,48,54,63,67,69,73,78,81, 86,92,104)*

The 2023-2031 Housing Element includes policies and programs that are applicable City-wide and are designed to facilitate the construction of housing units to meet the City's share of the regional housing need. The 2023-2031 Housing Element Chapter 4, Housing Need and Opportunities identifies potential residential sites and densities, inclusive of recyclable residential land, religious facility sites ~~and State land housing~~, vacant and non-vacant land, and the Capitola Mall site. The 2023-2031 Housing Element Chapter 5, Housing Plan identifies the Goals, Policies, and Programs and Quantified Objectives that are based upon expected availability of resources to address the City's housing needs, expectations regarding future housing development, as well as prior objectives established in earlier housing plans.