



City of Capitola

Accessory Dwelling Unit (ADU)

Deviation from Standards Form

ADU Deviation from Standards

Please explain your ADU Deviation request and the development standard(s) which you would like to modify.

The ADU Deviation requested is for guaranteed allowance within the coastal zone.

Modification to 17.74.040 General requirements, section H is requested.

Requesting deviation to allow ADU to exceed maximum F.A.R.

Required Findings

Please provide the reasons you believe the following findings can be made to support your ADU Deviation request. Attach additional pages as necessary.

The project deviation is necessary due to special circumstances applicable to subject property, including size, shape, topography, location, existing structures, or surroundings.

This property is located within the coastal zone on a small parcel (2,944 sq. ft.). Properties outside of the coastal zone are allowed up to 800 sq. ft. of ADU that does not count against F.A.R. We are proposing a new 558.87 sq. ft. 2-car garage for the main S.F.D. (which comes in 10% under FAR max.) and a 558.87 sq. ft. 1-bedroom ADU above the new garage.

The strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

Other properties of similar lot size outside of the coastal zone are allowed to maximize F.A.R. while adding 800 sq. ft. of ADU without restriction. Though asking for a deviation, we are not maximizing F.A.R. and asking for an ADU that is 241.43 sq. ft. less than the allowed 800 sq. ft. This rational is also applied due to State driven reasons for ADUs, in addition to the fact that half of Capitola is allowed to maximize F.A.R. unrestricted.