

City Of Capitola
Zoning Code Amendments



City Council Hearing
October 19, 2024



Background

- Housing Element programs require Zoning Code Amendments
- Planning Commission discussed amendments at nine meetings over past eight months
- Planning Commission recommended adoption on September 19 and October 3, 2024
 - No changes to design review process



Zoning Code Amendments

Draft Ordinance (Attachment 1)

- Zoning Code Text Amendments (Exhibit A)
- Zoning Map Amendments (Exhibit B)

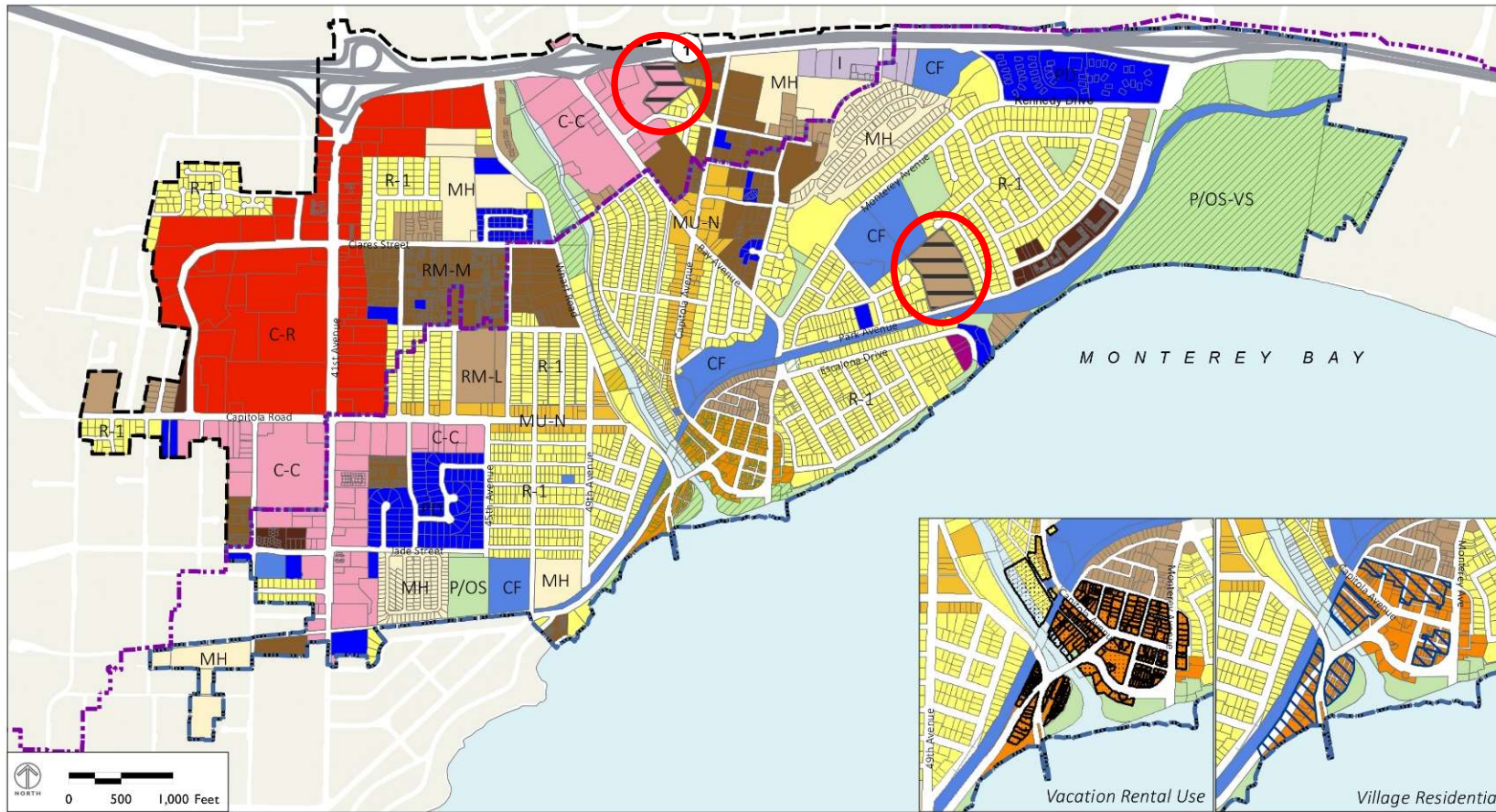


Zoning Code Amendments

- Summary table (Attachment 2)
- Include amendments to implement Housing Element programs and other clean-up amendments
- Do not include changes to Multifamily Residential zone and Capitola Mall site – to be completed in 2025



Zoning Map Amendments



Residential Zoning Districts

- R-1 - Single-Family Residential
- RM-L - Multi-Family Residential, Low Density
- RM-M - Multi-Family Residential, Medium Density
- RM-H - Multi-Family Residential, High Density
- MH - Mobile Home Park

Mixed-Use Zoning Districts

- MU-V - Mixed Use Village
- MU-N - Mixed Use Neighborhood

Commercial and Industrial Zoning Districts

- C-R - Regional Commercial
- C-C - Community Commercial

Other Zoning Districts

- I - Industrial
- P/OS - Parks and Open Space
- CF - Community Facility
- PD - Planned Development
- VS - Visitor Serving

Overlay Zones*

- AHO - Affordable Housing Overlay
- CZ - Coastal Zone
- VRU - Vacation Rental Use
- VR - Village Residential
- VS - Visitor Serving

City Limit

- Santa Cruz Coastal Zone Boundary

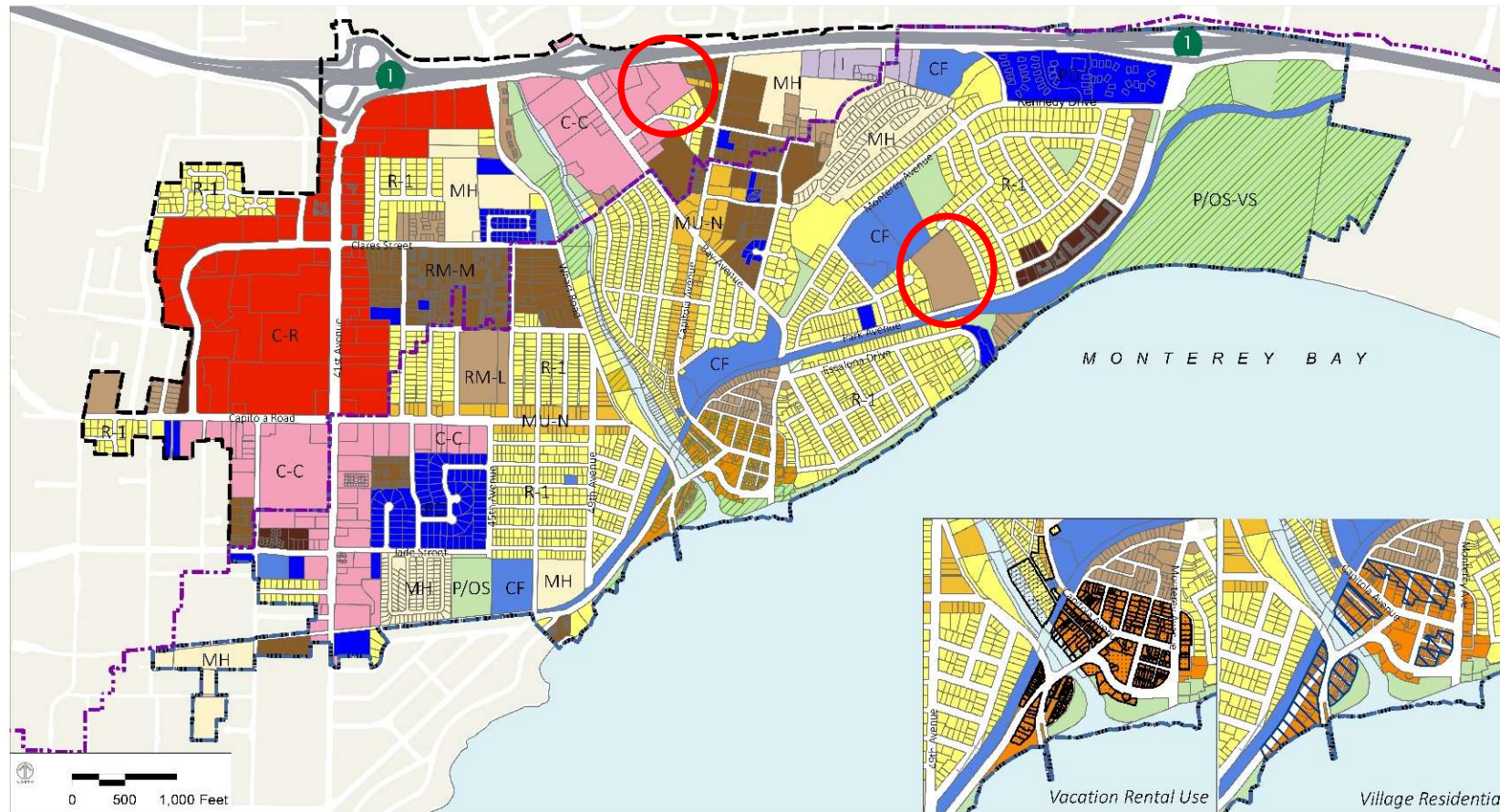
Source: ESRI, 2017; PlaceWorks, 2017.

Zoning Map Certified
June 9, 2021
by CA Coastal Commission

*See Local Coastal Program Habitats Map for boundaries of Environmentally Sensitive Habitats Area Overlay Zone.



Zoning Map Amendments



<p>Residential Zoning Districts</p> <ul style="list-style-type: none"> R-1 - Single-Family Residential RM-L - Multi-Family Residential, Low Density RM-M - Multi-Family Residential, Medium Density RM-H - Multi-Family Residential, High Density MH - Mobile Home Park 	<p>Mixed-Use Zoning Districts</p> <ul style="list-style-type: none"> MU-V - Mixed Use Village MU-N - Mixed Use Neighborhood <p>Commercial and Industrial Zoning Districts</p> <ul style="list-style-type: none"> C-R - Regional Commercial C-C - Community Commercial I - Industrial 	<p>Other Zoning Districts</p> <ul style="list-style-type: none"> P/OS - Parks and Open Space CF - Community Facility PD - Planned Development VS - Visitor Serving 	<p>Overlay Zones*</p> <ul style="list-style-type: none"> -CZ - Coastal Zone -VRU - Vacation Rental Use -VR - Village Residential -VS - Visitor Serving <p>*See Local Coastal Program Habitats Map for boundaries of Environmentally Sensitive Habitats Area Overlay Zone.</p>	<p>City Limit</p> <ul style="list-style-type: none"> Santa Cruz Coastal Zone Boundary
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Zoning Code Text Amendments

Some Highlights:

- Corner Duplexes
- Lot Consolidation
- Parking
- Housing on Religious Sites
- Daycare Centers
- Density Bonus
- Retail Cannabis
- Office Uses in Commercial Zones





Corner Lot Duplexes

Housing Element: Program 1.6

Zoning Code: Table 17.16-1

Allows duplex homes allowed on corner parcels in the R-1 zone



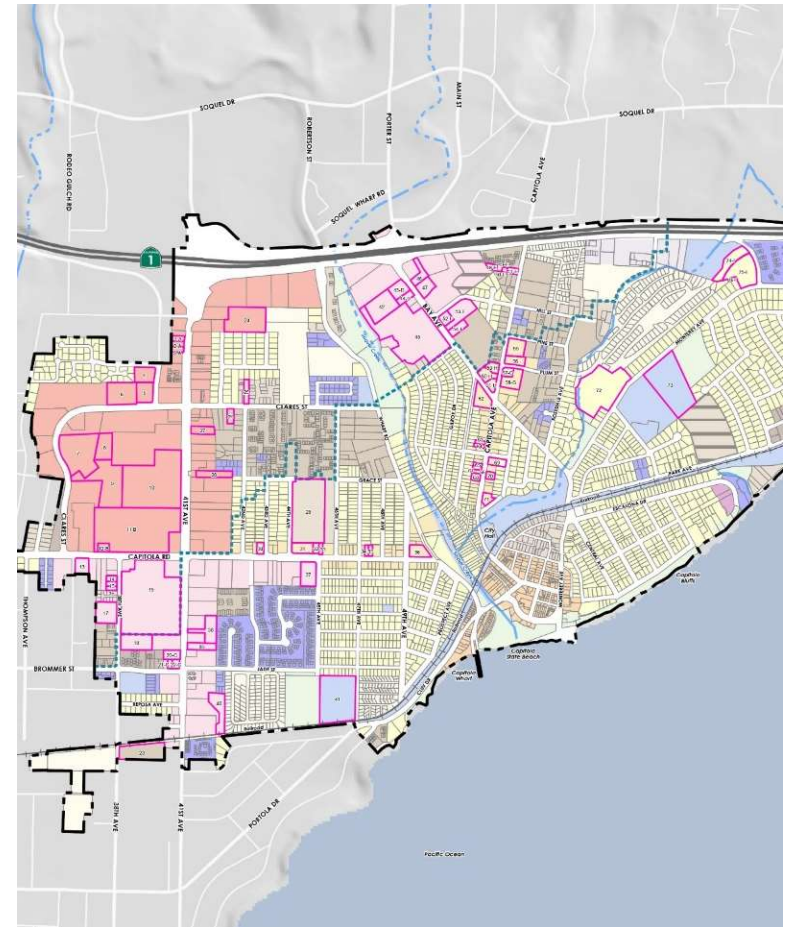


Lot Consolidation

Housing Element: Program 1.1
Zoning Code: 17.20.040.K;
17.24.030.J

Increases height and FAR for housing development projects that consolidate adjacent housing element opportunity sites

Housing Element Opportunity Sites





Parking

Housing Element: Program 1.6

Zoning Code: Table 17.76-2

Multifamily dwellings: required on-site parking

Existing	Proposed New
2.5 per unit, 1 covered	1.0 per unit 500 sf or less 1.5 per unit 501-750 sf 2.0 per unit 750 sf or more No covered or additional guest parking required



Parking

Housing Element: Program 1.6

Zoning Code: Table 17.76-2

Single-family dwellings: required on-site parking

Existing	Proposed New
1,500 sq. ft. or less: 2 per unit 1,501 – 2,000 sq. ft.: 2 per unit, 1 covered 2,001 – 2,600 sq. ft.: 3 per unit, 1 covered 2,601 sq. ft. or more: 4 per unit, 1 covered	2 per unit



Housing on Religious Institution Sites

Housing Element: Program 1.1

Zoning Code: 17.96.220

Allows affordable housing projects on land owned by religious institutions





Daycare Centers

Housing Element: Program 3.6

Zoning Code: Table 17.25-1

Allows daycares with a Minor Use Permit in commercial zones



Day cares are now allowed in all residential, mixed-use, and commercial zones



Density Bonus

Housing Element: Program 2.5

Municipal Code: 18.03

Establishes density bonus procedures consistent with recent updates to state law.



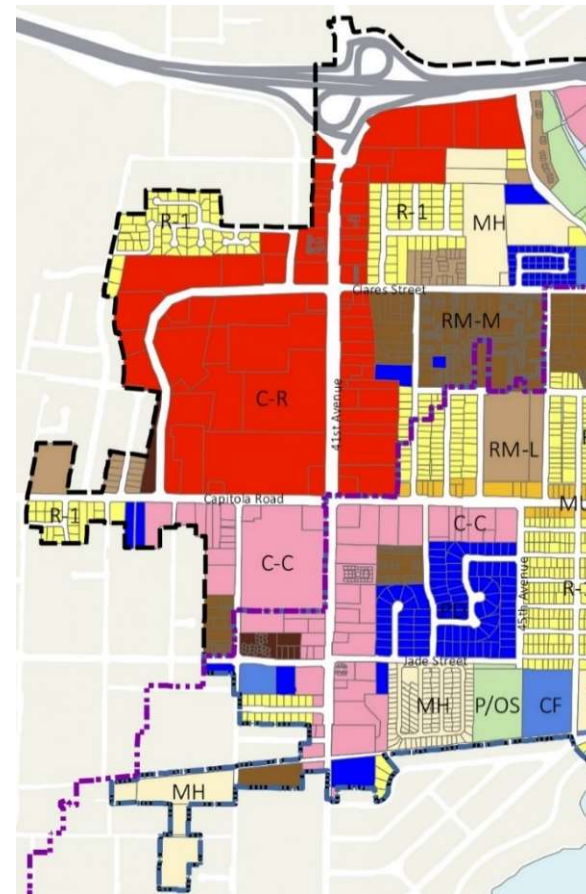
State density bonus law requires cities to grant increased density and other incentives for qualifying affordable and senior housing projects



Retail Cannabis Establishments

Zoning Code: Table 17.24-1; 17.24.020(D)

- **Existing:** Allowed only in C-R
- **Proposed:** Allowed both C-R and C-C (fronting 41st)
- Also requires clean-up amendment to Chapter 9.61

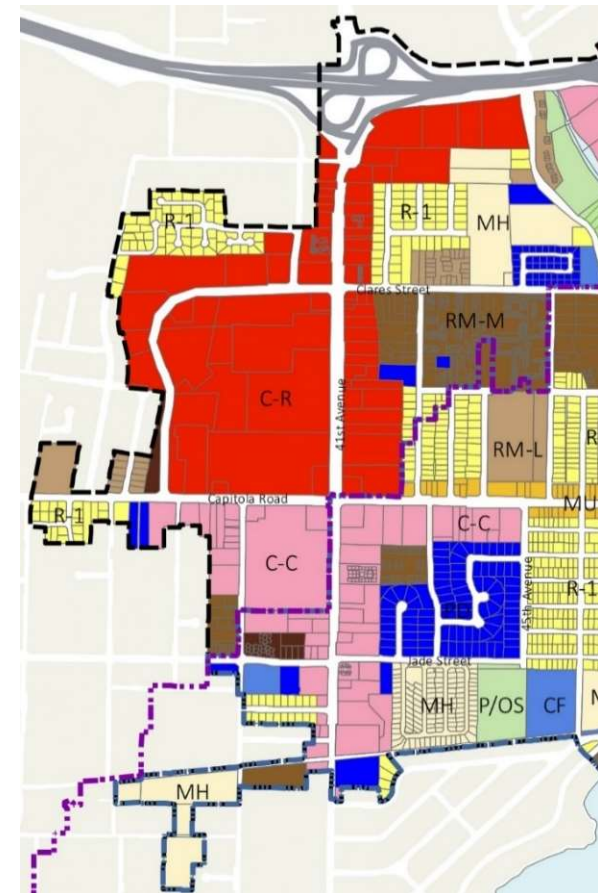




Office Space in Commercial Districts

Zoning Code: 17.24.020.C

- **Existing:** Prohibited on ground-floor in C-R
- **Proposed:** Allowed on ground floor in C-R in multi-tenant building if:
 - Entry doors do not face street; or
 - Building does not front 41st Avenue or Clares Street





Local Coastal Program

- Coastal Commission must certify Zoning Code Amendments
- Attachment 3 analyses Local Coastal Program (LCP) consistency
- Draft Resolution (Attachment 4) authorizes staff to submit Zoning Code Amendments to the Coastal Commission for certification

Highlighted green edits to ADU chapter (not reviewed by Planning Commission) to address Coastal Commission comments :



2. The City may issue a CDP waiver pursuant to Section 17.44.090 (De minimis waiver of a CDP) for a proposed accessory dwelling unit in the coastal zone. The City may issue a CDP waiver for an accessory dwelling unit both within and outside of locations where City decisions are appealable to the Coastal Commission. To be eligible for a CDP waiver, the proposed accessory dwelling unit must comply with all of the following:

a. The accessory dwelling unit complies with all standards in this chapter and may be approved ministerially with no public hearing required.

b. The accessory dwelling is not located:

i. In an area subject to coastal hazards as defined by Section 17.44.040(-F);

ii. Within 200 feet of a cliff edge; or

iii In an environmentally sensitive habitat area (ESHA) as defined by Section 17.44.040(-J), including categorical ESHA areas identified in Section 17.64.020 (Applicability).

c. The accessory dwelling unit would not negatively impact coastal resources, public access, or views consistent with the City's certified Local Coastal Program.

3. A CDP waiver for an accessory dwelling unit shall comply with all requirements in Section 17.44.090 that apply to other types of development with the exception that the City may issue a CDP waiver for an accessory dwelling unit both within and outside of locations where City decisions are appealable to the Coastal Commission.



Environmental Review

- Proposed Zoning Code Amendments are a project under the California Environmental Quality Act (CEQA)
- Recommended exemption: Section 15061(b)(3), commonsense exemption that CEQA applies only to projects with potential for significant effect on the environment



Recommendation

- Introduce for first reading, by title only, waiving further reading of the text, an ordinance amending Capitola Municipal Code Title 17: Zoning and Chapter 9.61: Marijuana Sales, Processing and Cultivation
- Adopt a resolution authorizing submittal to the California Coastal Commission for the certification of an amendment to the Local Coastal Program.