

Number	Topic	Housing Element Section	Housing Element Deliverable	Year	Month
1	Affordable Housing Overlay	1.1.g	As part of the Zoning Ordinance update by the end of 2025 remove the Affordable Housing Overlay from the Zoning Code and Zoning Map.	2025	December
2	Constraints study	2.8.b	Analyze the zoning and development standards to determine if there are constraints that affect the economic feasibility of affordable rental housing development.	Ongoing	Annually
3	Daycare	3.6.a	By December 2025, study and revise, as appropriate, the Zoning Code to create objective standards for daycares in the commercial districts to allow daycares with a minor use permit .	2025	December
4	Density Bonus Ordinance	2.5.a	Facilitate the development of affordable housing through the provision of regulatory concessions and density increases under the City's Density Bonus Ordinance and the City's Incentives for Community Benefit Ordinance	Ongoing	
4	Density Bonus Ordinance	2.5.e	Regularly update the City's Density Bonus Ordinance to include updates in state law.	Ongoing	Annually
4	Density Bonus Ordinance	3.6.b	By December 2024, update Density Bonus Ordinance .	2024	December
5	Emergency Shelters	3.1.a	By December 31, 2024, amend the Zoning Code to permit emergency shelters by-right in the Community Commercial zone and to permit LBNCs in areas zoned for mixed uses and other nonresidential zones permitting multifamily housing.	2024	December
6	Employee Housing and Hobby Farming Update	3.3.a	By December 31, 2024, amend the Zoning Code to address the provision of employee housing consistent with state law and revise the types of hobby farming activities allowed in various zones.	2024	December
7	Incentives for Community Benefit	1.4.b	By the end of 2025, expand the incentivized zone for increased FAR and Height to facilitate mixed use development, targeting commercial corridors where key sites are identified for RHNA, in exchange for an expanded list of community benefits that complement mixed use residential development (such as child care facilities, recreation areas, etc.)	2025	December
7	Incentives for Community Benefit	1.4.c	Utilize the City's newly established Objective Design Standards to streamline review of mixed-use developments.	Ongoing	Annually
7	Incentives for Community Benefit	1.4.d	By December 2025, incentive development of affordable housing on commercial sites along transit corridors. (Incentivized Zone)	2025	December
7	Incentives for Community Benefit	1.6.d	Using the results of the Capitola Mall study (see Program 1.7), analyze the zoning and development standards in the Incentives for Community Benefits Ordinance and modify the findings required for Chapter 17.88, Incentives for Community Benefits , to meet objective standards. This will allow project applicants to meet all discretionary permits with the same objective standards. These revisions will occur at the same time the Incentives for Community Benefits zone boundaries are expanded.	2025	December
8	Licensed Large Residential Care Facilities	3.4.a	By December 31, 2025, amend the Zoning Code to permit licensed large residential care facilities in zones where residential uses are permitted.	2025	December
8	Licensed Large Residential Care Facilities	3.4.b	By December 31, 2025, amend the Zoning Code to review the separation requirement and to establish objective criteria for the approval of licensed large residential care facilities as well as reasonable accommodations .	2025	December

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9	Lot Consolidation - New Section	1.1.f	Develop incentives to encourage lot consolidation . Typical strategies include ministerial approval of lot line adjustments and flexible development standards (such as reduced or alternative parking arrangements) for large sites	2025	December
10	Missing Middle All Zones	1.1.e	Develop strategies to provide for missing middle housing , such as conversion of second story commercial/office space, live/work housing, and duplex/triplex	2025	December
10	Missing Middle All Zones	1.5.a	Encourage and facilitate the development of other alternative housing types, such as factory-built housing, live/work units, SRO units, Small Ownership Units (SOUs), and micro units. By the end of 2025, review and revise as appropriate, the Zoning Code to facilitate alternative housing types .	2025	December
10	Missing Middle All Zones	1.6.e	Corner lot duplexes in the R-1 zone: to allow corner lots in single-family neighborhoods to accommodate duplex units. Such a strategy is intended to provide flexibility compared to SB 9 requirements with objective development standards, with the goal of introducing moderately priced homes in the neighborhoods. Objective development standards will be used for these projects.	2025	December
11	Multifamily Zones	1.6.a	Review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing. This includes assessing the maximum densities allowed in the RM-L and RM-M zones to determine if higher densities can help facilitate multi-family development in the City.	2025	December
12	No Net Loss - New Section	1.1.d	Develop formal procedure to monitor no net loss in capacity pursuant to SB166	2024	July
13	Parking	1.6.b	Revise the multifamily residential parking requirements based on the unit size or number of bedrooms and will also revise the current covered parking requirement for multifamily development. Continue to allow the use of parking studies to request flexibility with mixed use standards, including shared parking with commercial uses.	2025	December
13	Parking	1.6.c	Include reduced parking standards for senior and special needs housing.	2025	December
14	Replacement Housing Requirments - New Section	1.2.a	By December 2024, amend the Zoning Code to address the replacement housing requirements .	2024	July
15	Transitional and Supportive Housing	3.2.a	By December 31, 2024, amend the Zoning Code to address the provision of transitional and supportive housing consistent with state law	2024	December