



City of Capitola

Minor Modification Application Form

Minor Modification Summary

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

We are requesting a modification based on an existing historic garage. Our renovation / addition plan will require off-street parking for 3 vehicles. We wish to retain the current functional garage, which is not in the scope of work, as the third parking space.

Required Findings

Please provide the reasons you believe the following findings can be made to support your Minor Modification request. Note any special circumstances related to your property, including lot size, dimensions, shape, structure, topography, and/or a historic structure. Attach additional pages as necessary.

A. The modification will be compatible with adjacent structures and uses and is consistent with the character of the neighborhood or district where it is located.

On the guidance of the Capitola Planning department we are requesting this minor modification based on the recently updated code. The garage is original, yet non-conforming with the current required parking depth. The two new spaces will be fully compliant.

B. The modification will not adversely impact neighboring properties or the community at large.

The modification will have no adverse impact on the neighboring properties. It will, in effect, decrease the on-street parking load for Depot Hill.

C. The modification is necessary due to unique characteristics of the subject property, structure, or use.

This modification is necessary due to the home's historic survey status, and the original parking variance granted when the home was moved to the current site. This variance will be rescinded upon approval of the new addition allowing the owners to improve off street parking.

D. The modification will be consistent with the purpose of the zoning district, the general plan, local coastal program, and any adopted area or neighborhood plan.

This modification is fully consistent with all listed above.

E. The modification is consistent with the general plan, local coastal program, and any applicable specific plan or area plan adopted by the city council.

This modification is fully consistent with all listed above.

F. The modification will not establish a precedent.

The value in maintaining the unique configuration and history of the existing site and structures is the single reason
for this minor modification request. We can not conceive of any other future development proposals that would be
able to use this approved request as precedent.

G. The modification will not adversely impact coastal resources.

This modification will in no way impact coastal resources.
