

City Of Capitola Zoning Code Amendments



Planning Commission Work Session
August 15, 2024

Draft Zoning Code Amendments

Meeting Focus:

1. Multifamily Residential (RM) zoning districts
2. Other new amendments
 - Housing on religious sites
 - Retail cannabis
 - Office uses in C zones
 - “Good standing” provision

Updated Recommendation

2 Options:

1. Proceed with all Zoning Code Amendments for 2024 adoption, include RM zoning amendment.

OR

2. Separate RM zone changes from the 2024 zoning code amendments
 - Take public comment on RM tonight
 - Update RM zoning to reflect Planning Commission preliminary direction
 - New public notice for second work session after the 2024 zoning update adoption. (2025)

Meeting Purpose

Receive public comment and Planning Commission direction on draft Zoning Code Amendments

How did we get here?

- **General Plan** – Long term planning document for future of the City
 - Housing Element is one of eight elements within General Plan
 - State law requires the housing element “plan” for future housing.
- **Zoning Code** implements General Plan policies with development regulations
- General Plan Housing Element Update requires Zoning Code amendments to comply with state law

Zoning Adoption Process

1. Planning Commission Study Sessions
 - Preliminary input
 - Draft amendment review
2. Planning Commission Hearings
3. City Council Hearings



Timing

When are the Zoning Code Amendment due for Housing Element compliance?

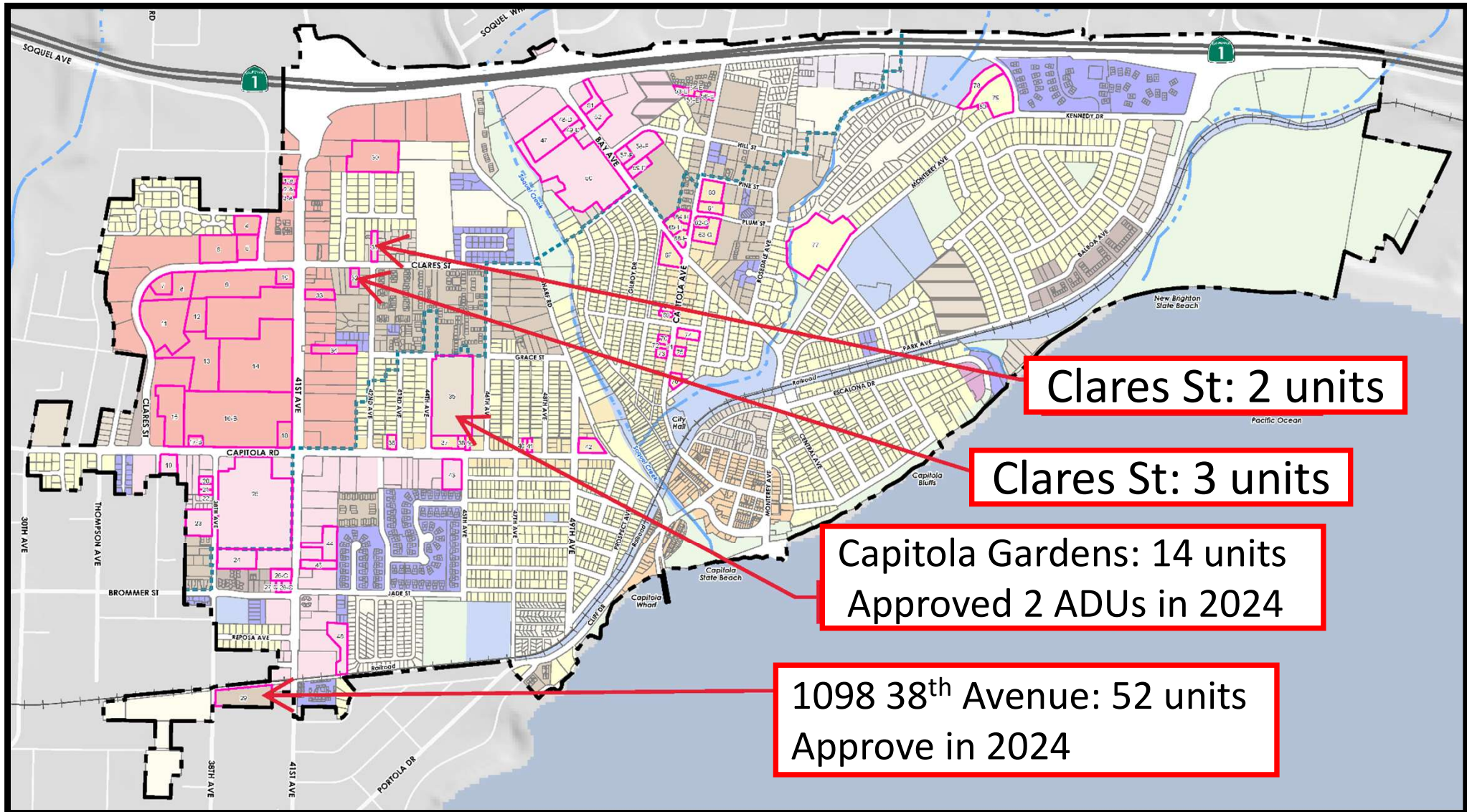
- December 2024 - No net loss, Mall Incentives, Density Bonus, Shelters, Replacement Housing, Transitional/Supportive Housing, Farm Housing to be consistent with state law.
- December 2025 – RM Zoning and 26 additional Housing Element required Zoning Code Updates.

RM Zoning Districts and Housing Element

Housing Element Program 1.6:

- Assess the maximum densities allowed in the RM zones and determine if higher densities can help facilitate multi-family development
- 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

RM Sites Identified in Housing Element



1098 38th Avenue



52 Unit 100% Affordable – Approved in 2024

Calculating Density

Residential density is expressed as number of dwelling units per acre (du/ac)

$\text{du/acre} = \text{number of units} \div \text{lot area}$

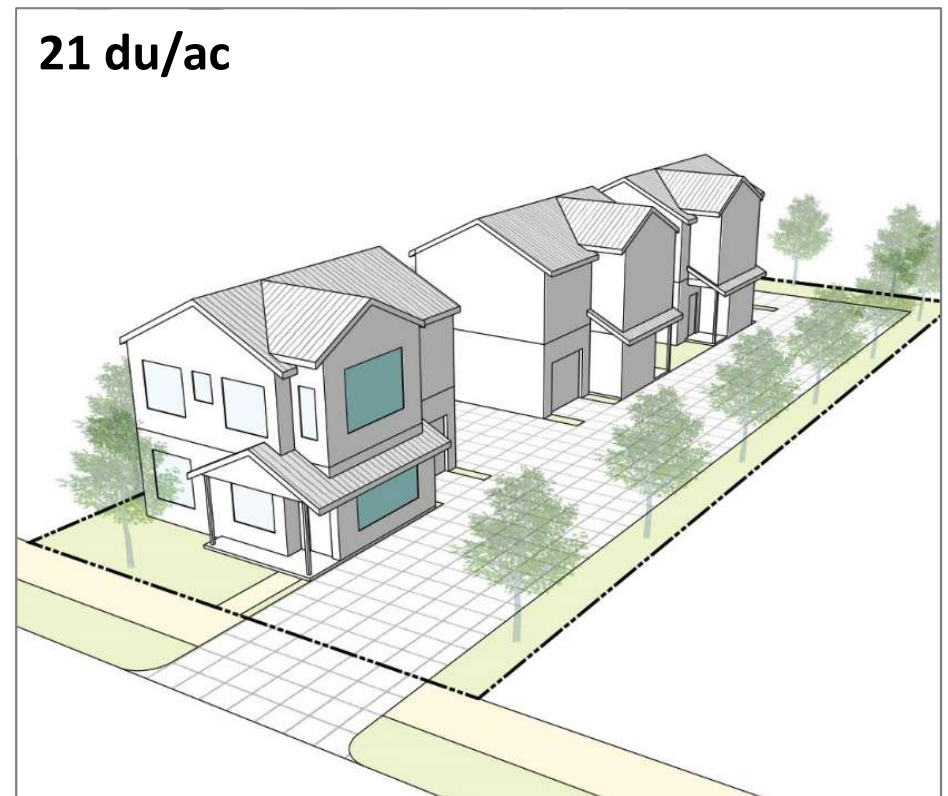
Example:

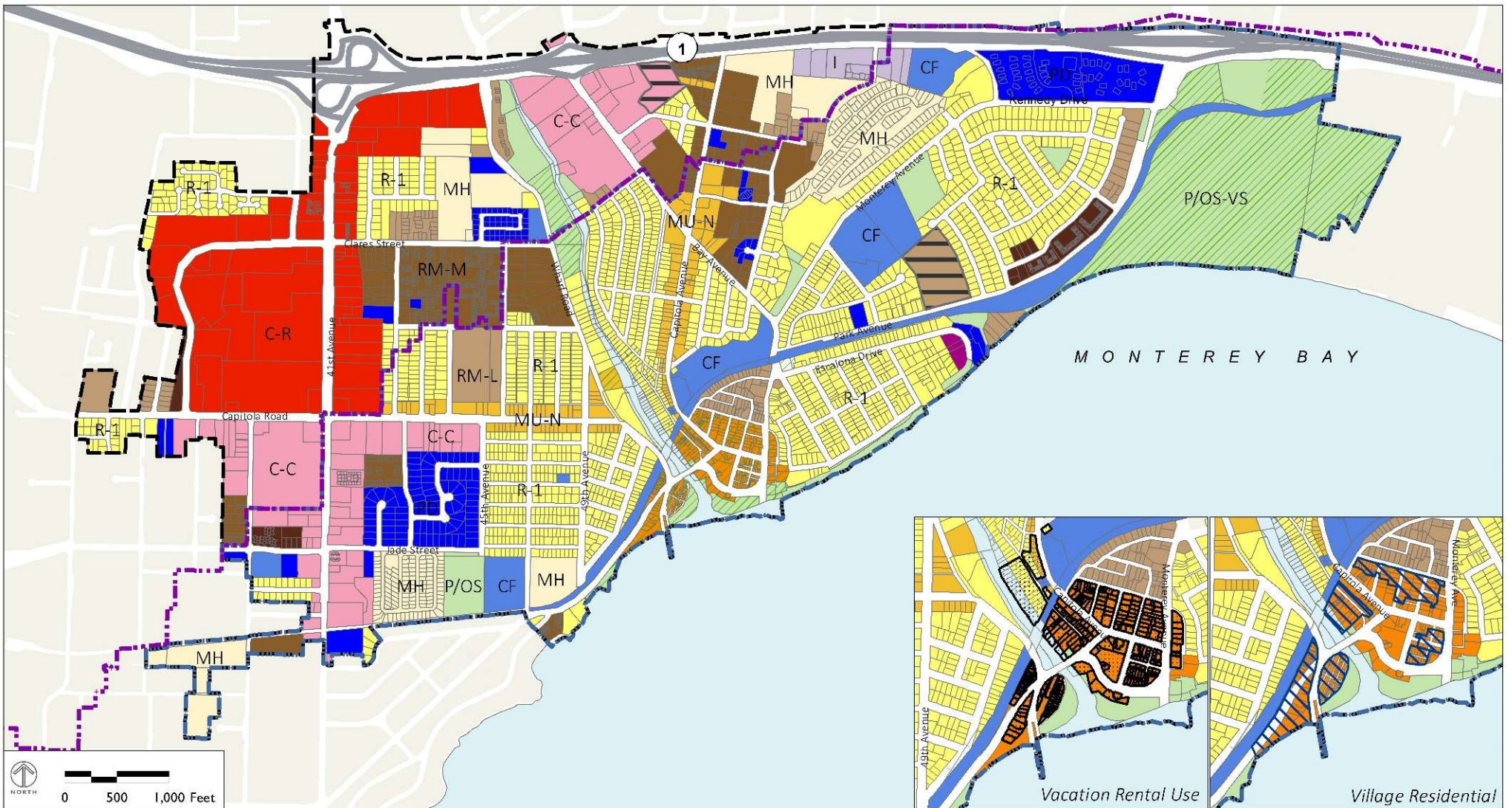
6,000 sq. ft. lot (0.14 acres)

3 units on lot

Density = $3 \div 0.14$

Density = 21 du/ac





Residential Multifamily (RM) Subzones

- RM-L - Multi-Family Residential, Low Density
- RM-M - Multi-Family Residential, Medium Density
- RM-H - Multi-Family Residential, High Density

RM Subzone	Maximum Density
RM-L	10 du/ac
RM-M	15 du/ac
RM-H	20 du/ac

Existing RM Development Standards

	RM-L	RM-M	RM-H
Lot Area per Unit (min) Density	4,400 sq. ft. 10 du/ac	2,900 sq. ft. 15 du/ac	2,200 sq. ft. 20 du/ac
Height (max)	30 ft.	30 ft.	35 ft.
Building Coverage (max)	40%	40%	40%
Setbacks (min)			
Front	15 ft.	15 ft.	15 ft.
Interior Side	10% of lot width [1]	10% of lot width [1]	10% of lot width [1]
Street Side	10 ft.	10 ft.	10 ft.
Rear	15% of lot depth	15% of lot depth	15% of lot depth

Existing Non-Conforming Multifamily Examples

850 & 870 Park Ave

Density: 32.6 du/ac

Zone: RM-H 20 du/ac

Units: 108



919 Capitola Ave

Capitola Mansion

Density: 34.4 du/ac

Zone: RM-M 15 du/ac

Units: 66



501 Plum St

Density: 37.6 du/ac

Zone: RM-M 15 du/ac max

Units: 51

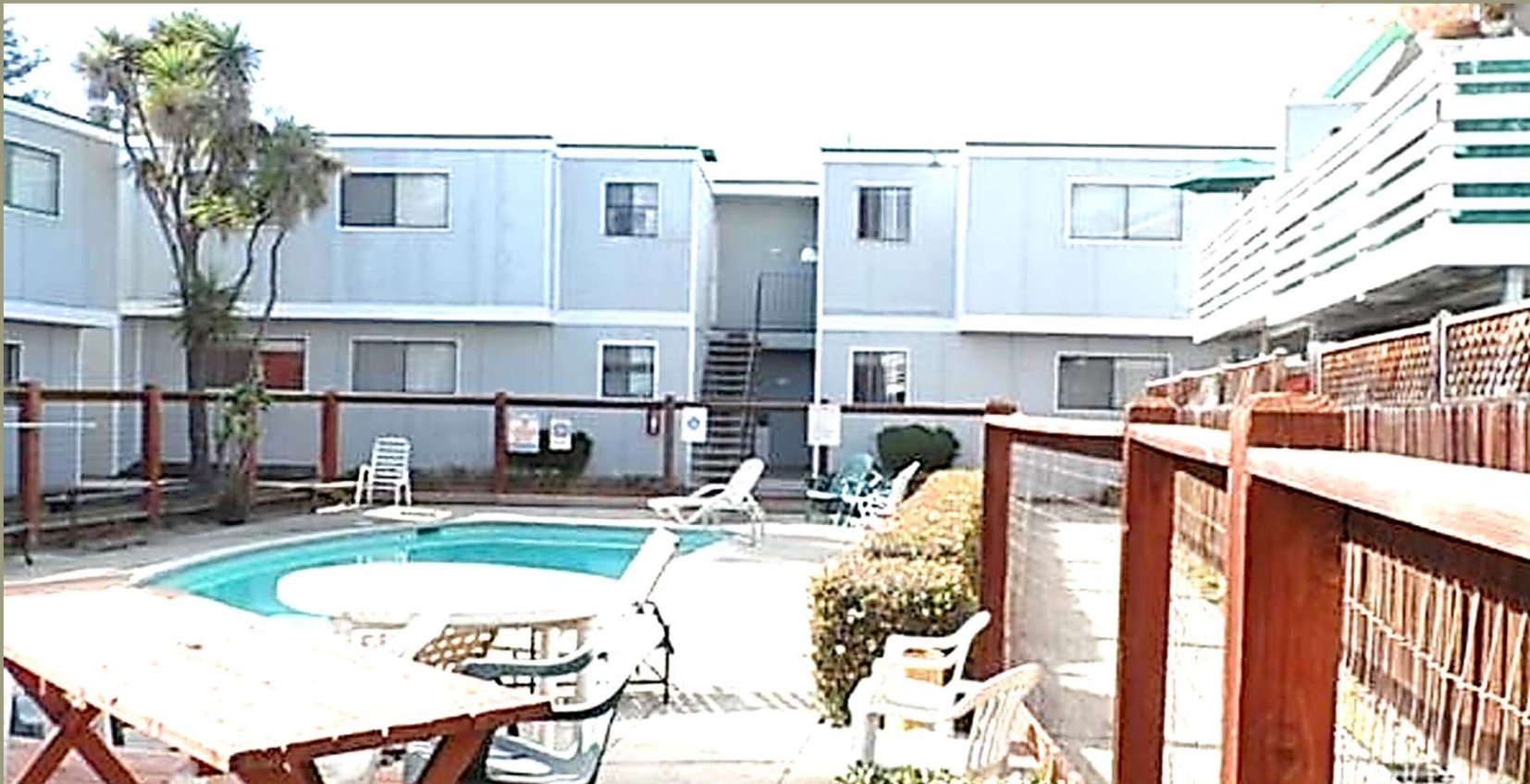


1945 42nd Ave

Density: 38.8 du/ac

Zone: RM-M 15 du/ac max

Units: 36



Planning Commission Feedback

May 2, 2024 Study Session:

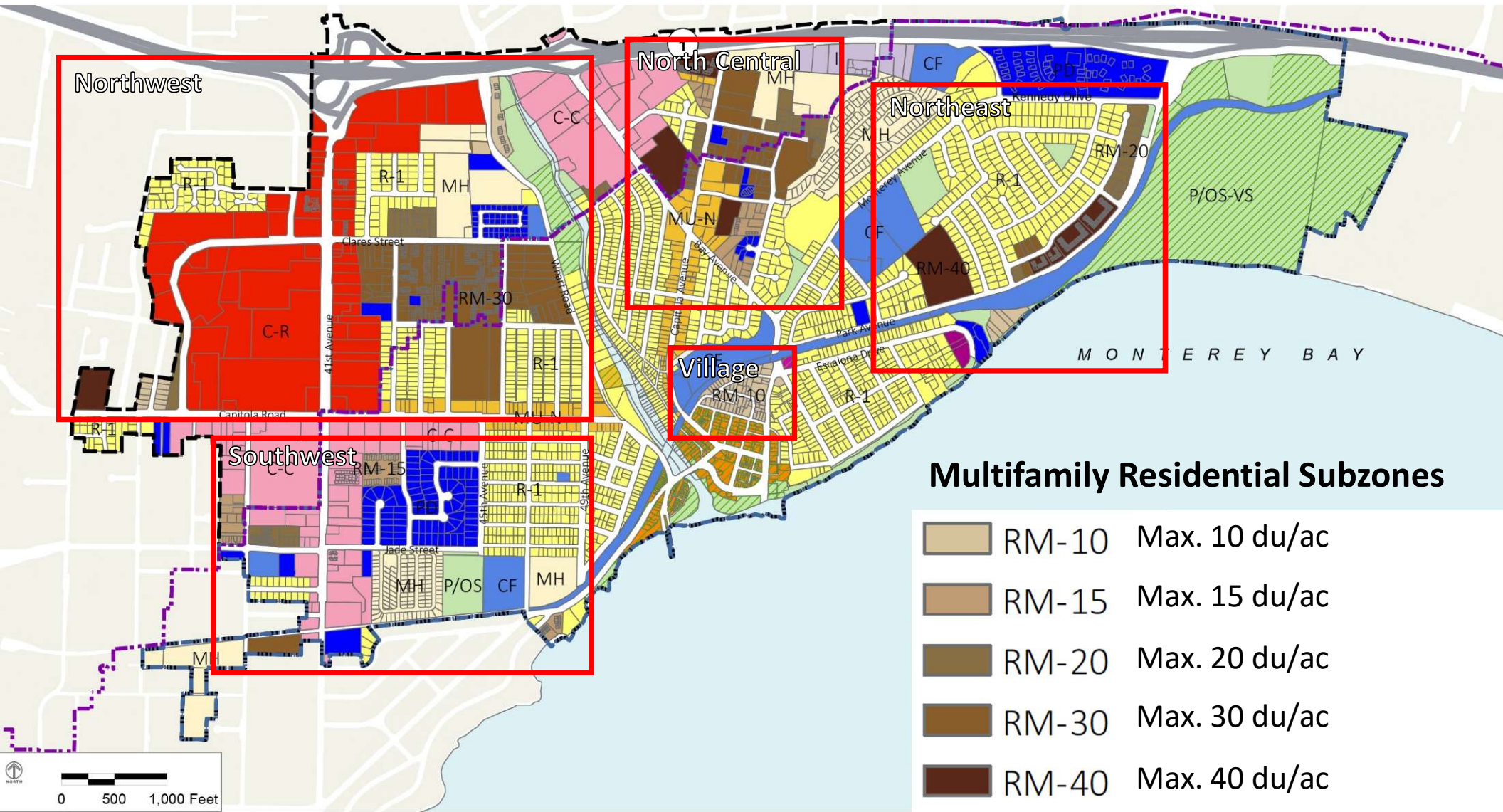
- Discussed options for RM amendments
- Requested staff consider:
 - Address existing nonconforming multifamily
 - Existing land uses surrounding RM properties
 - Environmental constraints

Planning Commission Feedback

June 6, 2024 Study Session:

- Review of proposed densities on RM properties, ranging from 10-40 du/ac
- Bring existing non-conforming into compliance
- Planning Commission requested:
 - Draft zoning map and text amendments for public input and further Planning Commission review
 - Enhanced public noticing

Proposed Zoning Map Amendments

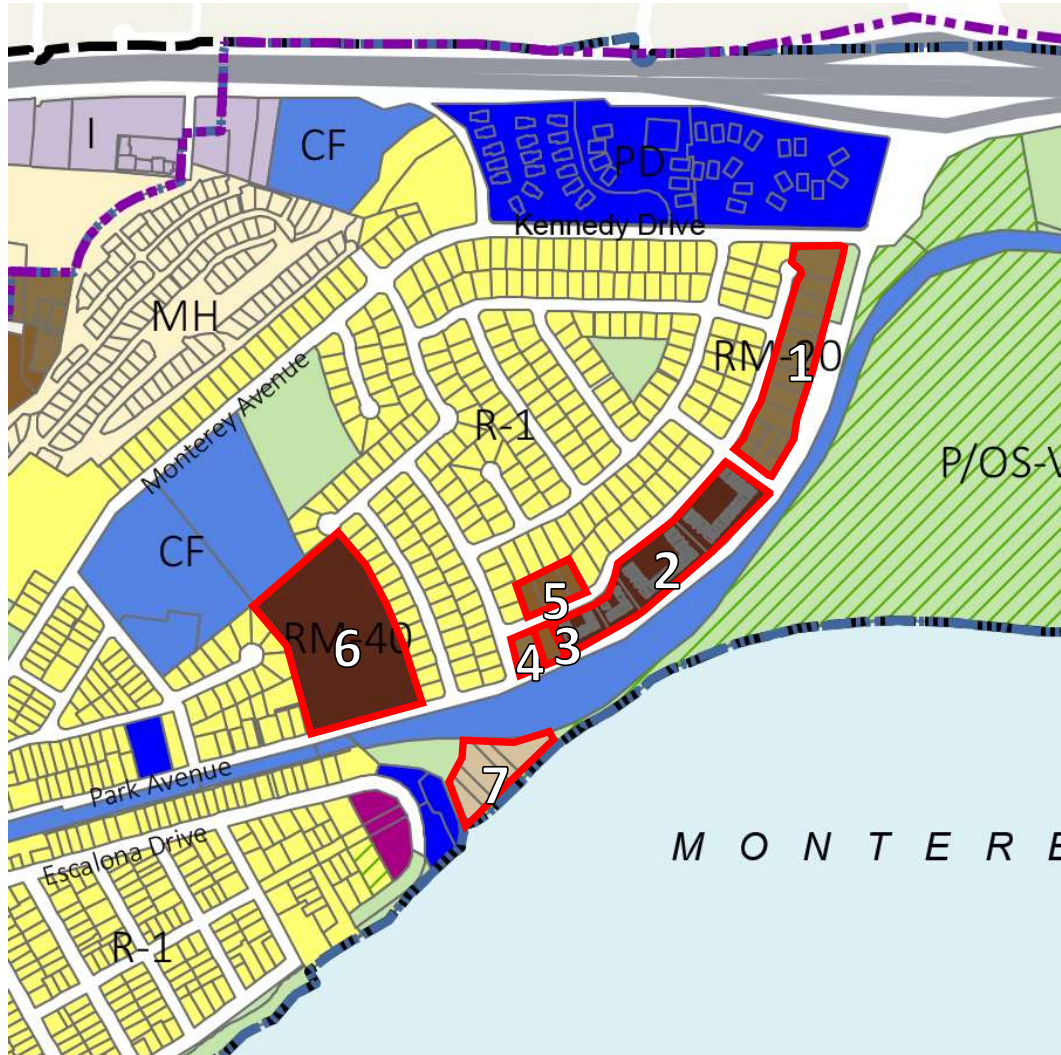


Proposed Zoning Map Amendments

 = Increased to allowed density proposed
 = No increase in allowed density propose

[1] = legalizes existing nonconforming development density

Northeast Area



ID	Existing	Built	Proposed
1	RM-L	7 du/ac	RM-20
2	RM-H	35 du/ac	RM-40 [1]
3	RM-H	25 du/ac	RM-30 [1]
4	RM-H	6 du/ac	RM-20
5	RM-H	23 du/ac	RM-30 [1]
6	RM-L	15 du/ac	RM-40
7	RM-L	17 du/ac	RM-10

 = increased allowed density

 = no increase in allowed density

[1] = legalizes existing development density

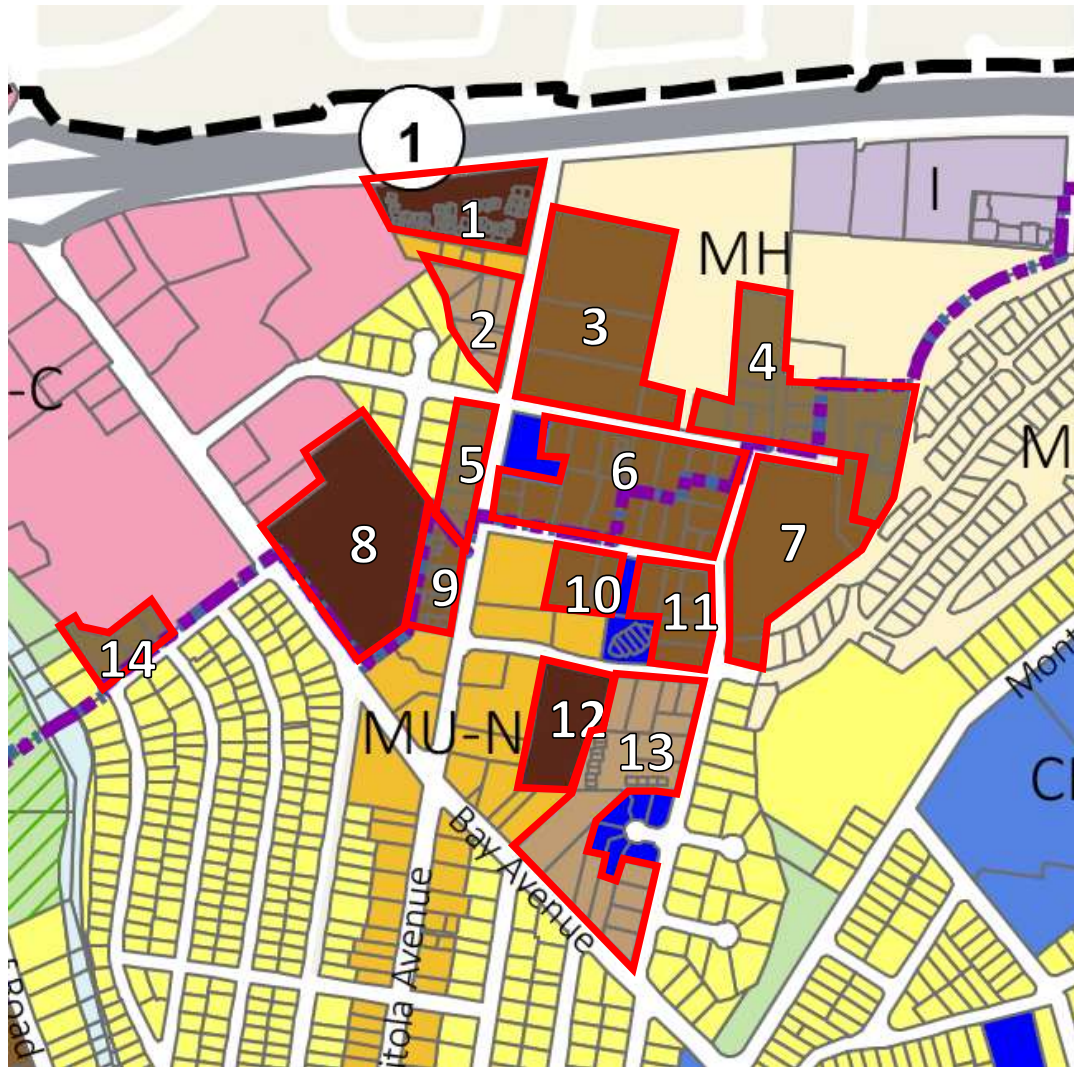
Existing Maximum Density

RM-L: 10 du/ac

RM-M: 15 du/ac

RM-H: 20 du/ac

North Central Area



ID	Existing	Built	Proposed
1	RM-M	34 du/ac	RM-40 [1]
2	RM-M	6 du/ac	RM-15
3	RM-M	14 du/ac	RM-30
4	RM-L	10 du/ac	RM-20
5	RM-M	15 du/ac	RM-20
6	RM-M	7 du/ac	RM-30
7	RM-M	21 du/ac	RM-30 [1]
8	RM-M	23 du/ac	RM-40
9	RM-M	29 du/ac	RM-30 [1]
10	RM-M	13 du/ac	RM-30
11	RM-M	7 du/ac	RM-30
12	RM-M	38 du/ac	RM-40 [1]
13	RM-M	12 du/ac	RM-15
14	RM-L	16 du/ac	RM-20 [1]

 = increased allowed density

 = no increase in allowed density

[1] = legalizes existing development density

Existing Maximum Density: RM-L: 10 du/ac RM-M: 15 du/ac RM-H: 20 du/ac

Capitola Village



ID	Existing	Built	Proposed
1	RM-L	17 du/ac	RM-10
2	RM-L	64 du/ac	RM-10

- = increased allowed density
- = no increase in allowed density

[1] = legalizes existing development density

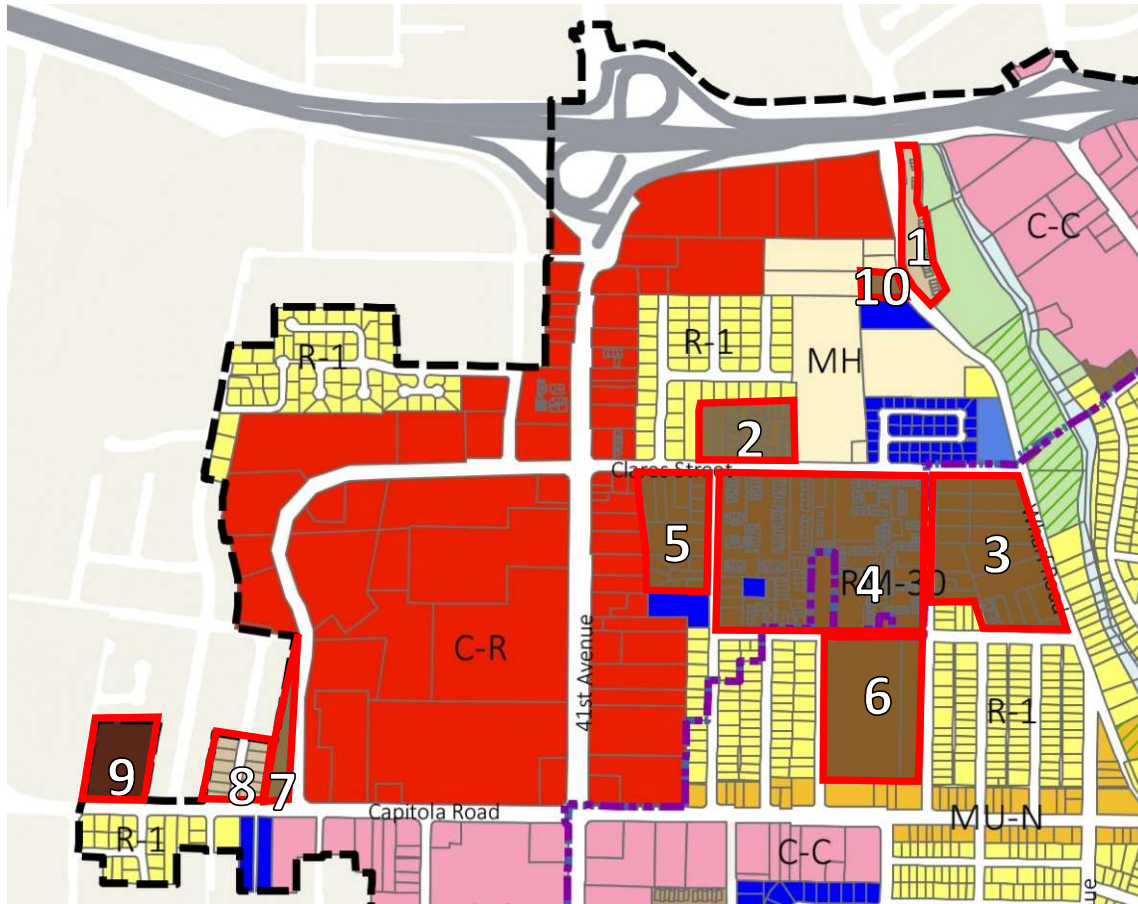
Existing Maximum Density

RM-L: 10 du/ac

RM-M: 15 du/ac

RM-H: 20 du/ac

Northwest Area



ID	Existing	Built	Proposed
1	RM-L	10 du/ac	RM-10
2	RM-L	10 du/ac	RM-20
3	RM-M	18 du/ac	RM-30
4	RM-M	17 du/ac	RM-30
5	RM-M	14 du/ac	RM-30
6	RM-L	12 du/ac	RM-30
7	RM-H	18 du/ac	RM-20
8	RM-L	9 du/ac	RM-10
9	RM-H	18 du/ac	RM-40
10	RM-L	10 du/ac	RM-10

 = increased allowed density

 = no increase in allowed density

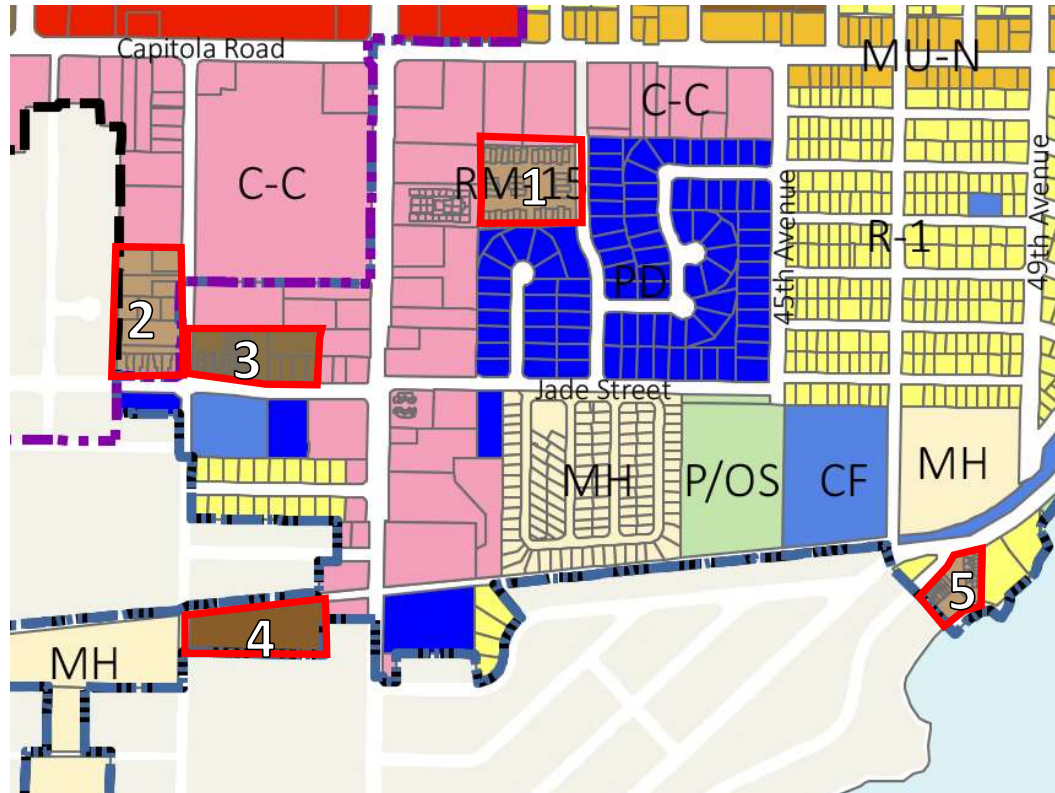
Existing Maximum Density

RM-L: 10 du/ac

RM-M: 15 du/ac

RM-H: 20 du/ac

Southwest Area



ID	Allowed	Built	Proposed
1	RM-M	15 du/ac	RM-15
2	RM-M	13 du/ac	RM-15
3	RM-H	12 du/ac	RM-20
4	RM-M	27 du/ac*	RM-30 [1]
5	RM-M	29 du/ac	RM-15

* Proposed project

 = increased allowed density

 = no increase in allowed density

[1] = legalizes existing development density

Existing Maximum Density

RM-L: 10 du/ac

RM-M: 15 du/ac

RM-H: 20 du/ac

Proposed New RM Standards

	RM-10	RM-15	RM-20	RM-30	RM-40
<i>Equivalent Existing Subzone</i>	<i>RM-L</i>	<i>RM-M</i>	<i>RM-H</i>	<i>N/A</i>	<i>N/A</i>
Density (max)	10 du/ac	15 du/ac	20 du/ac	30 du/ac	40 du/ac
Height (max)					
Stories	3	3	3	3	3
Plate	30 ft.	30 ft.	30 ft.	30 ft.	35 ft.
Additional for pitched roof	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.

Red text = new and modified standard

Proposed New RM Standards

	RM-10	RM-15	RM-20	RM-30	RM-40
<i>Equivalent Existing Subzone</i>	<i>RM-L</i>	<i>RM-M</i>	<i>RM-H</i>	<i>N/A</i>	<i>N/A</i>
Building Coverage (max)	40%	40%	45%	50%	60%
Setbacks (min)					
Front	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Interior Side	10% of lot width [1]	10% of lot width [1]	10% of lot width [1]	10% of lot width [1]	10% of lot width [1]
Street Side	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Rear	10 ft [2]	10 ft [2]	10 ft [2]	10 ft [2]	10 ft [2]

[1] In no case less than 3 feet or greater than 7 feet.

[2] 20 ft. if abutting a R-1 zone.

Red text = new and modified standard

RM Development Standards

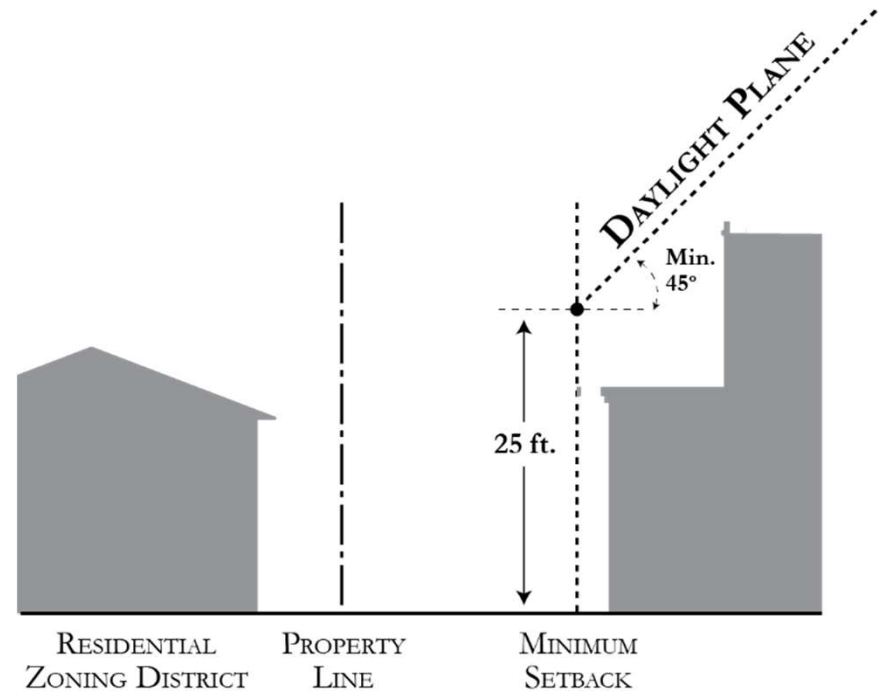
Development in RM zone must comply with all Zoning Code standards, including Objective Standards for Multifamily and Mixed-Use Residential Development (Chapter 17.82)



Objective Standards for Multifamily and Mixed-Use Residential Development

Standards for:

- Circulation and streetscape
- Parking and vehicle access
- Building placement, orientation, and entries
- Building massing
- Facade and roof design
- Other site features



Next Steps

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OR

2. Separate RM zone changes from the 2024 zoning code amendments
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RM Zoning Districts

- Planning Commission Questions
- Receive Public Comment
- Requested Planning Commission Feedback:
 - Zoning Map
 - Development Standards
 - Timing (2024 Updates or 2025 Updates)

Other New Amendments

Housing On Religious Sites (17.96.220):

- Allows by right affordable housing developments on land owned by a religious institution
- Establishes site-specific standards on Saint Josephs Catholic Church and Shorelife Community Church sites

Alternative Housing Types:

- Adds definition for micro-units and cohousing (17.160)
- Allows 0.5 parking spaces per unit for micro units (Table 17.76-2)
- Lists cohousing as allowed use in R-1, RM, and MH zones (Table 17.16-1)
- Adds teacher housing as an available community benefit (17.88)

Other New Amendments

Retail Cannabis Establishments (17.24.020.D):

- Allows retail cannabis in the C-C zoning district fronting 41st Avenue

Office Uses in C-R Zone (17.24.020.C):

- Expands allowed location for ground floor office uses in the C-R zoning district

Good Standard For Permit Review (17.112.020.C.3):

- Adds that City will not accept application for a property with an active code enforcement action unless correction of violation is included as part of the proposed project

Other New Amendments

- Receive Public Comment
- Requested Planning Commission Feedback:
 - Questions?
 - Changes needed?