

Capitola Planning Commission

Agenda Report



Meeting: February 15, 2024

From: Community Development Department

Address: Citywide Zoning Code Update

Project Description: Permit #24-0026 for future Amendments to the Capitola Municipal Code Title 17: Zoning. The future Zoning Code ordinance amendments will impact the development standards and regulations for properties citywide. The Zoning Code is part of the City's Local Coastal Program (LCP) and amendments require certification by the California Coastal Commission prior to taking effect in the Coastal Zone.

Recommended Action: Provide feedback to staff on zoning discussion items and direct staff to prepare an ordinance to amend Capitola Municipal Code Title 17: Zoning.

Property Owner: Zoning Code amendments apply to properties citywide.

Representative: Katie Herlihy, Community Development Director

Background: In 2020, the City of Capitola adopted a comprehensive Zoning Code Update which was certified by the Coastal Commission in 2021. In late 2022, additional zoning code amendments were adopted to address new topics of interest and resolve ambiguities. The California Coastal Commission certified the amendments in 2023. Since the 2023 certification, City staff has kept a running list of additional zoning standards which required clarification through future amendments, which is included in Attachment 1.

On November 9, 2021, the City Council unanimously adopted the 6th Cycle Housing Element and submitted the element to the State Department of Housing and Community Development (HCD) for Certification. On January 12, 2024, staff received comments from HCD recommending further items be addressed prior to certification. The Housing Element includes numerous zoning items that must be addressed during the current cycle. Staff included a list of the required updates as Attachment 2.

On February 2, 2024, the Planning Commission held a work session to focus on three categories, including 1) planning documents and roles, 2) zoning code update topics, and 3) broader planning discussion items. The Planning Commission provided direction on all zoning code update topics except for FAR and massing, which will be discussed at the February 15 meeting.

Discussion: During the February 15, 2024, Planning Commission meeting, the work session will focus on zoning code updates relative to the housing element update and staff clean-up items. Planning Consultant, Ben Noble, will provide a presentation on the items listed in attachments 1 and 2. The purpose of the work session is for the Planning Commission to provide general feedback which will assist City staff in drafting the future ordinance updates.

Next Steps: An ordinance to amend the zoning code will be drafted in preparation for public input, Planning Commission recommendation, and City Council Adoption.

CEQA: Not Applicable

Attachments:

1. List of Staff Zoning Code Amendments
2. List of Housing Element Zoning Code amendments
3. Capitola Municipal Code excerpts

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director