



HOUSING ELEMENT UPDATE: 6TH CYCLE  
SITES INVENTORY ANALYSIS

**PROPOSED RHNA SITES**  
(No Rezoning)

**MAP FEATURES**

- City Limit
- Coastal Zone Boundary
- Selected Sites for Analysis
- Initially Selected Sites That Have Been Removed
- Potential Site for Site Example Exhibit

**ZONING DESIGNATIONS**

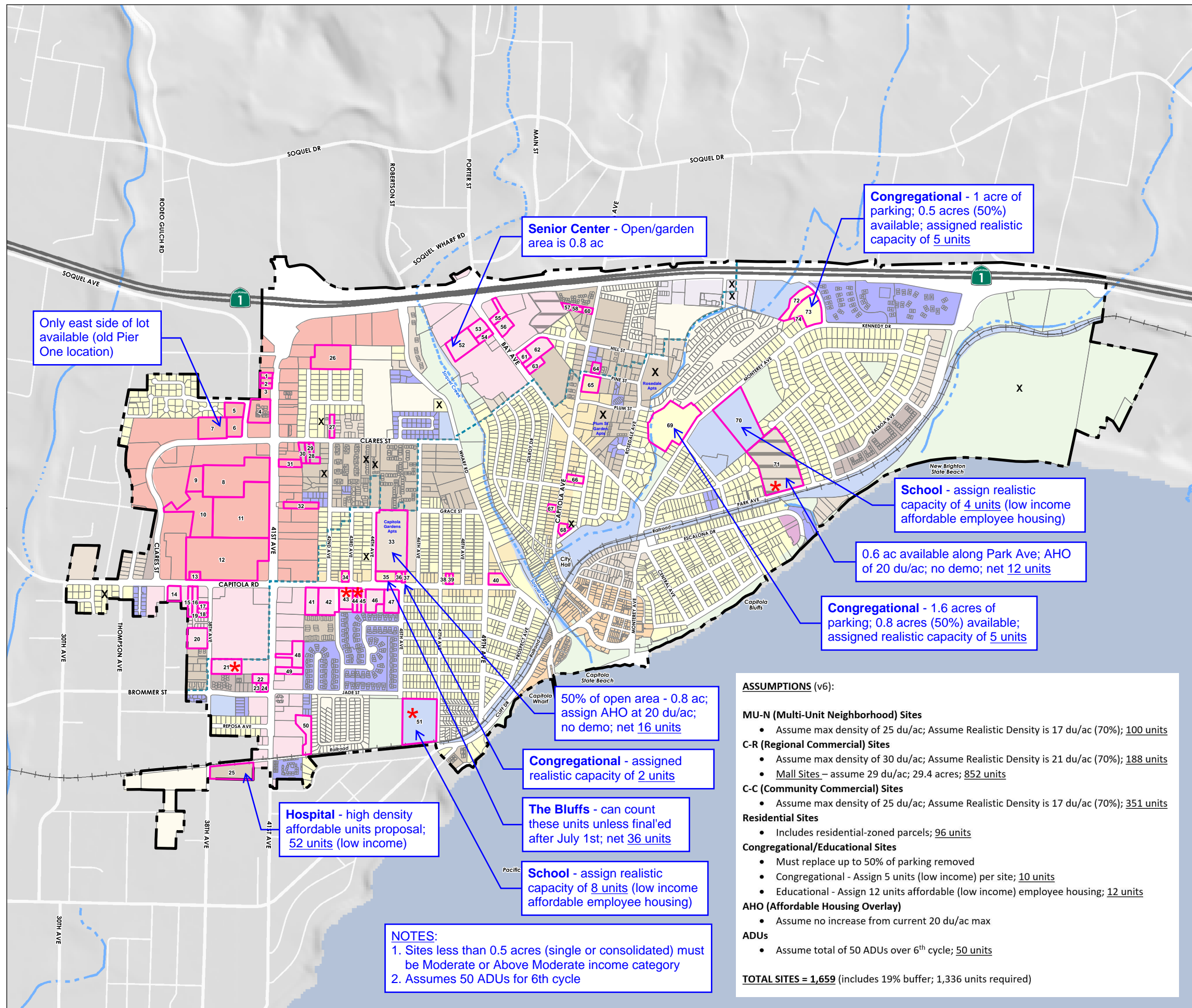
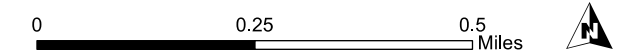
- Residential Zoning Districts**
- R-1 - Single Family Residential
  - RM-L - Multi-Family Residential, Low Density
  - RM-M - Multi-Family Residential, Medium Density
  - RM-H - Multi-Family Residential, High Density
  - MH - Mobile Home Park
- Mixed-Use Zoning Districts**
- MU-V - Mixed Use Village
  - MU-N - Mixed Use Neighborhood
- Commercial and Industrial Zoning Districts**
- C-R - Regional Commercial
  - C-C - Community Commercial
  - I - Industrial
- Other Zoning Districts**
- P/OS - Parks and Open Space
  - CF - Community Facility
  - PD - Planned Development
  - VS - Visitor Serving

**NOTES**  
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Capitola makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Base map and data from City of Capitola and Santa Cruz County GIS data. Direct all inquiries to the City of Capitola Planning Division at (xxx) xxx-xxxx or at (email here).

Drawn by: RRM Design Group; Created on: March 10, 2023.  
ArcMap GIS, Version 10.8, Redlands, CA: Esri

MARCH 10, 2023  
**DRAFT v6**



**Congregational** - 1 acre of parking; 0.5 acres (50%) available; assigned realistic capacity of 5 units

**Senior Center** - Open/garden area is 0.8 ac

Only east side of lot available (old Pier One location)

**School** - assign realistic capacity of 4 units (low income affordable employee housing)

0.6 ac available along Park Ave; AHO of 20 du/ac; no demo; net 12 units

**Congregational** - 1.6 acres of parking; 0.8 acres (50%) available; assigned realistic capacity of 5 units

50% of open area - 0.8 ac; assign AHO at 20 du/ac; no demo; net 16 units

**Congregational** - assigned realistic capacity of 2 units

**The Bluffs** - can count these units unless final'ed after July 1st; net 36 units

**School** - assign realistic capacity of 8 units (low income affordable employee housing)

**Hospital** - high density affordable units proposal; 52 units (low income)

**NOTES:**  
1. Sites less than 0.5 acres (single or consolidated) must be Moderate or Above Moderate income category  
2. Assumes 50 ADUs for 6th cycle

**ASSUMPTIONS (v6):**

- MU-N (Multi-Unit Neighborhood) Sites**
  - Assume max density of 25 du/ac; Assume Realistic Density is 17 du/ac (70%); 100 units
- C-R (Regional Commercial) Sites**
  - Assume max density of 30 du/ac; Assume Realistic Density is 21 du/ac (70%); 188 units
  - Mall Sites - assume 29 du/ac; 29.4 acres; 852 units
- C-C (Community Commercial) Sites**
  - Assume max density of 25 du/ac; Assume Realistic Density is 17 du/ac (70%); 351 units
- Residential Sites**
  - Includes residential-zoned parcels; 96 units
- Congregational/Educational Sites**
  - Must replace up to 50% of parking removed
  - Congregational - Assign 5 units (low income) per site; 10 units
  - Educational - Assign 12 units affordable (low income) employee housing; 12 units
- AHO (Affordable Housing Overlay)**
  - Assume no increase from current 20 du/ac max
- ADUs**
  - Assume total of 50 ADUs over 6<sup>th</sup> cycle; 50 units

**TOTAL SITES = 1,659** (includes 19% buffer; 1,336 units required)