

**CITY OF CAPITOLA HOUSING ELEMENT IMPLEMENTATION
PROPOSED ZONING CODE AMENDMENTS**

HOUSING ELEMENT IMPLEMENTATION

| Topic (Housing Element Program) | Planning Commission Direction | Amendment Location | Amendment Description |
|--|--|---|---|
| Affordable Housing Overlay (1.1) | No prior direction – review of draft amendments requested 7/23/24 | Table 17.12-2; 17.36.080.H.1; 17.40.020 | Removes the Affordable Housing Overlay from the City’s Zoning Ordinance and Zoning Map |
| Missing Middle Housing (1.1) | 2/16/24: Modify RM development standards to allow missing middle housing projects. | Not yet drafted | Not yet drafted |
| Corner Duplexes (1.6) | 2/16/24: Allow duplex on all corner lots subject to same development standards as a single-family home. | Table 17.16-1 | Duplex homes allowed on corner parcels in the R-1 zone. |
| Lot Consolidation (1.1) | 2/16/24: Develop incentives to encourage lot consolidation as proposed by staff | 17.20.040.K; 17.24.030.J: | Increases height and FAR for housing development projects that consolidate adjacent housing element opportunity sites |
| Replacement Housing (1.2) | No prior direction – review of draft amendments requested 7/23/24 | 17.96.210 | New section requiring replacement of affordable units on nonvacant sites pursuant to AB 1397. |
| Expand Incentivized Zone (1.4) | No prior direction – input requested 7/23/24 | Not yet drafted | Not yet drafted |
| Mall Redevelopment - Incentivized Zone (1.7) | 2/1/24: Increase maximum height to 75 feet, remove parking garages from FAR calculation, add objective standards to step massing along the street frontage, and require garages are incorporate into the architecture (wrapped) | Not yet drafted. | Not yet drafted. |
| Alternative Housing Types (1.5) | 2/16/24: SROs: Maybe promote if we can count towards RHNA; Live/Work: not priority in Capitola; Micro units: Promote close to transit center; Co-housing: check this box if will please HCD; Workforce: add as community benefit | Not yet drafted | Not yet drafted |

| Topic (Housing Element Program) | Planning Commission Direction | Amendment Location | Amendment Description |
|--|--|---|--|
| Parking – Multifamily (1.6) | 2/16/24: 0.5 per unit <350 sf close to transit 1.0 per unit <500 sf 1.5 per unit 500-750 sf 2.0 per unit ≥750 sf No covered or additional guest parking | Table 17.76-2 | Reduces parking require for multifamily dwelling based on unit size |
| RM Density and Development Standards (1.6) | 5/2/24; 6/3/24: Prepare zoning map amendment with increased RM density and supporting development standards as proposed by staff. Further PC and public review needed. | Not yet drafted | Not yet drafted |
| Parking – Senior and Special Needs (1.6) | 2/16/24: Revise required parking spaces for senior and special needs housing uses as proposed by staff. Consider needed guest parking | Table 17.76-2 | Reduces parking required for group housing, residential care facilities, transitional housing, and senior housing |
| Housing on Education and Religious Sites (1.8) | 5/2/24: Create site specific standards for affordable housing projects on land owned by religious institutions as allowed under SB 4 | Not yet drafted | Not yet drafted |
| Density Bonus (2.5) | No prior direction | Not yet drafted | Not yet drafted |
| Density Bonus, Daycare (3.6) | No prior direction | Not yet drafted | Not yet drafted |
| Emergency Shelters (3.1) | No prior direction - review of draft amendments requested 7/23/24 | Table 17.24-1; 17.96.030; 17.160.020.E.3: | Adds emergency shelter is “P” use in the C-C zone; Revises standards to comply with Government Code Section 65583(a)(4)(B); Adds statement that emergency shelters may include other services such as navigation centers and bridge housing. |
| Low Barrier Navigation Centers (3.1) | No prior direction - review of draft amendments requested 7/23/24 | 17.96.200 | Adds statement that low barrier navigation centers are allowed by right in areas zoned for mixed use and in nonresidential zones permitting multifamily uses |

| Topic (Housing Element Program) | Planning Commission Direction | Amendment Location | Amendment Description |
|---|---|---|---|
| Transitional Housing (3.2) | No prior direction - review of draft amendments requested 7/23/24 | Table 17.16-1, 17.20-2; Table 17.24-1; 17.160.020.T.5: | Maintains transitional housing in definition of Residential Care Facilities; Changes Large Residential Care Facilities from a "C" to a "P" use in the RM and MU-V zones; Adds Large Residential Care Facilities as an allowed use requiring a Conditional Use Permit ("C"); Adds definition of transitional housing in glossary |
| Supportive Housing (3.2) | No prior direction - review of draft amendments requested 7/23/24 | 17.96.070 | Adds statement that supportive housing is allowed by right in areas zoned for mixed use and in nonresidential zones permitting multifamily uses |
| Employee Housing (3.3) | No prior direction - review of draft amendments requested 7/23/24 | 17.160.020.S.5 | Adds statement that definition of single-family dwelling includes employee housing for six or fewer persons. |
| Large Residential Care Facilities (3.4) | No prior direction - review of draft amendments requested 7/23/24 | Table 17.16-1, 17.20-2; 17.20.020.F; Table 17.24-1; 17.96.080 | Changes Large Residential Care Facilities from a "C" to a "P" use in the RM and MU-V zones; Adds Large Residential Care Facilities as an allowed use requiring a Conditional Use Permit ("C"); Removes Large Residential Care Facility standards |
| Reasonable Accommodations (3.4) | No prior direction - review of draft amendments requested 7/23/24 | 17.140.070 | Revises criteria for reasonable accommodations. |
| Daycares (3.6) | No prior direction - review of draft amendments requested 7/23/24 | Table 17.25-1 | Changes day care centers from a "C" to an "M" use |

Additional Zoning Code Cleanup Amendments

| Topic | Planning Commission Direction | Amendment Location | Amendment Description |
|---|--|---|--|
| Design Review Process; Architecture and Site Review Committee | 2/1/24; 5/2/24: Re-establish the Architecture and Site Review Committee. Clarify if Committee should review all Design Permits for single-family homes, or just major projects, such as new single-family homes. Require public notice of pending application. | 17.120 | Adds public notice of application submitted for design permit applications reviewed by Planning Commission, adds City-contracted design professional involvement in Development and Design Review Committee meeting with applicant for more significant projects |
| MU-V, MU-N Driveways/Curb Cuts | No prior direction - review of draft amendments requested 7/23/24 | 17.20.030.F; 17.20.040.F; 17.76.040.C.3.c | Allows exception to driveway and curb cut standards in MU-V and MU-N to allow for one parking space of up to 14 feet in width. Adds cross reference in 17.76.040 to Section 17.20.030.E.6 (Driveways and Curb Cuts) |

| Topic | Planning Commission Direction | Amendment Location | Amendment Description |
|---|--|-------------------------------|---|
| Opaque windows on second stories | 2/1/24: Clarify that opaque windows may be required on case-by-case basis (not always mandatory) | 17.16.B.11.d | Opaque windows may be required by the Planning Commission on case-by-case basis, but are not always required |
| Location of Retail Cannabis Establishments | No prior direction | Table 17.24-1; 17.24.020(D) | Not yet drafted |
| First floor offices in the C-R Zone | 7/18/24: Requested review of standard requested for new office uses in the C-R zone. | Table 17.24-2 | Not yet drafted |
| CDP Waiver or Exclusion for J/ADUs | No prior direction – review of draft amendments requested 7/23/24 | 17.44.090.C and 17.74 | 17.44.090.C: Allows for waiver of CDP in non-appealable areas for ADUs 17.74.030.E.2: Allow waiver of CDP for ADUs that meet criteria |
| Flatwork/Hardscape | No prior direction – input requested 7/23/24 | Not yet drafted | Not yet drafted |
| Upper Floor Decks | 2/1/24: Clarify 150 square feet is cumulative of all decks for FAR calculation. Allow deck on the second story at 15 feet setback instead of 20 feet. The privacy wall on upper story decks should be on a case-to-case basis changing “shall” to “may” be required by PC. Add examples of privacy screens to include opaque materials and vegetation. | 17.16.030.B.11; 17.48.040.B.6 | Amendments consistent with PC direction |
| Accessory Dwelling Units: State Law Conformance | No prior direction – review of draft amendments requested 7/23/24 | 17.74 | Updates state law references, adds that front setback deviation permitted for 800 sq. ft. ADU; Clarifies that exceptions to standards to allow for 800 sq. ft. ADU may only be minimum necessary; Updates allowed height consistent with state law. |
| Parking for SFD Remodels | No prior direction – review of draft amendments requested 7/23/24 | Table. 17.76-2 | As required by state law, adds note that additional parking is not required for additions and remodels to single-family homes that conform with building size standards. |
| Signs | No prior direction – review of draft amendments requested 7/23/24 | Table 17.80-6 | Reduces allow wall sign area in MU-N to match total sign area allowed in MU-N (Table 17.80-1) |
| Consistent Terminology - CDD | No prior direction – review of draft amendments requested 7/23/24 | 17.84.080.C | Replaces “CDD” with “community development director” for code consistency. |
| Historic Alteration Permits | No prior direction – review of draft amendments requested 7/23/24 | 17.84.070.C.2 | Fixes numbering error. |
| Historic Preservation Incentives | No prior direction – review of draft amendments requested 7/23/24 | 17.84.090.D | Permit review authority approves permit fee reimbursement when acting on permit application. |

| Topic | Planning Commission Direction | Amendment Location | Amendment Description |
|---|--|----------------------------|---|
| Permit Time Limits and Extensions | No prior direction – review of draft amendments requested 7/23/24 | 17.56.080; 17.156.080.A | Allows the Planning Commission or City Council to establish an alternative permit expiration date when initially approving the permit. Allows the Planning Commission or City Council to approve two four-year extensions (eight years total) to permits. |
| Home Occupations | No prior direction – review of draft amendments requested 7/23/24 | 17.96.040.A | Allows home occupations that comply with standards by right without an administrative permit. |
| Wireless Communication Facilities | No prior direction – review of draft amendments requested 7/23/24 | 17.104 | Update Federal CFR references throughout chapter. |
| Referral of Applications to Planning Commission | No prior direction – review of draft amendments requested 7/23/24 | 17.112.090 | New section stating the community development may refer any discretionary decision to the Planning Commission. |
| Good Standing for Permit Review | No prior direction – requirement that a property must be in good standing (no code violations) prior to city staff reviewing the application. Exception if application addresses code enforcement issue. | Not yet drafted | Not yet drafted |
| Glossary - Clerestory Window | No prior direction – review of draft amendments requested 7/23/24 | 17.160.020.C | Adds definition of clerestory window. |
| Definition – Takeout Food and Beverage | No prior direction – review of draft amendments requested 7/23/24 | 17.160.020.E | Excludes bars and lounges from definition of takeout food and beverage establishments. |
| Roof Decks | No prior direction – review of draft amendments requested 7/23/24 | 17.160.020.R.9 | Clarifies that roof deck is the occupied roof space located above the top story of a structure. |
| R-1 Garage Setback | No prior direction – review of draft amendments requested 7/23/24 | 17.16.030.B.4 | Removes minimum garage set back of 5 feet from front building wall. Minimum 20 foot garage setback from front property line in Table 17.16-2 remains. |
| | | | |