



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 10% increase in the allowed depth of a second-floor balcony, increasing the allowed depth from 6'-0" to 6'-6". We are also requesting a 10% reduction to the side yard setback for second-floor balconies to reduce this from 10'-0" to 9'-0".

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.

The 10% modifications requested are very modest. There are multiple instances along Fanmar Way of 2nd floor balconies that do not comply with this ordinance. 108, 110, 112, 202, 306, & 308 Fanmar all have 2nd fl. balconies in close proximity to their side yards with 202 & 308 exceeding the depth req. 

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

Steps have been taken to direct the balcony views towards the street and away from the neighbors. Wing walls have been provided at the edges of the balcony to help provide additional privacy from the neighbors.

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

The lot is substandard and has a very narrow lot width which limits the area available for a second floor balcony.

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.

The balcony is in line with the existing development patterns of the neighborhoods and its size of similar scale to the other balconies as outlined in the single family zoning standards.

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.

Increasing the usability of the balcony will help to foster neighborhood interaction.

F. The modification will not establish a precedent.

As mentioned in section 'A.' above this second balcony will not be the first in this area, not the largest or closest in proximity to the side yard. there is no precedent being set.

G. The modification will not adversely impact coastal resources.

Coastal resources will be unaffected by these modifications.