

Housing Element Update – Zoning Code Amendments

Topic	Code Location	PC Review Date	PC Direction
Mall Site Community Benefits	17.88	2/1/24	On the Capitola Mall site, 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)
Design Review Process	17.108.040, 17.120.050, 17.148.020	2/1/24, 5/2/24	Re-establish the Architecture and Site Review Committee (not unanimous). 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.
Upper Floor Decks	17.16.030.B.11	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.
Landscape plan requirements	17.72.040	2/1/24	No changes needed in code. Staff will create a guidance document/checklist for landscape plan requirements
Opaque windows on second stories	7.120.070.F	2/1/24	Clarify that opaque window standards to may be required on case-by-case basis (not always mandatory)
Missing Middle Housing	17.16.030	2/16/24	Modify RM development standards to allow missing middle housing projects.
Corner Duplexes	17.16	2/16/24	Allow duplex on all corner lots subject to same development standards as a single-family home.
Lot Consolidation	17.96.200 (new section)	2/16/24	Develop incentives to encourage lot consolidation as proposed by staff
Alternative Housing Types	Various sections	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
Parking - Multifamily	17.76.030	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
Parking – Senior and Special Needs	17.76.030	2/16/24	Revise required parking spaces for senior and special needs housing uses as proposed by staff. Consider needed guest parking
Residential Multifamily (RM Zone) Density and Development Standards	17.16.030	5/2/24	Increase maximum density in RM zones. Return with more details on development standards needed to achieve a range of densities and appropriate locations for increased density.

Topic	Code Location	PC Review Date	PC Direction
Housing on Religious Facilities Sites	17.96.210 (new section)	5/2/24	Create site specific standards for affordable housing projects on land owned by religious institutions as allowed under SB 4