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**DRAFTING-DESIGNING & LAND USE ANALYSIS**

May 6, 2024

Capitola Department and Planning Commission  
420 Capitola Ave  
Capitola CA 95010

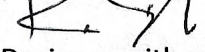
RE: Citywide Zoning Code Update

The May 02 2024 Planning Commission Meeting Agenda Item 6.C. noted that the Zoning Code Title 17 may be amended.

There is one provision in the current code which I believe could or should be amended. This is in 17.16.030 B 4 "Garage setbacks a. Attached garages shall be set back a minimum of five feet behind the front or side building wall of the primary structure". This requires that the garage doors must be set back at least five (5) feet from the front of the structure.

This seems arbitrary to me and not in keeping with most of the residential structures which have been build. An example is shown in the attached aerial photo from the County GIS of McCormick Court. All the homes have the garage (covered parking) at or in front of the house. The current code as written makes all these homes non-conforming. (See Exhibit A). I have marked the locations of the garages in red. All the existing garages are in front of the structure with only one exception which is at the front of the house.

I would like to know what justification there was for the code change and respectfully request that section be removed.

Richard L Emigh   
Retired Building Designer with a Masters Degree in Urban Planing.

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506 McCormick Court



 GARAGE LOCATION  
ON MCCORMICK COURT  
5-6-2024 RUE

SEARCHED

INDEXED

5-6-2024 RUE