

# City Of Capitola Zoning Code Amendments



City Council Hearing  
September 11, 2025

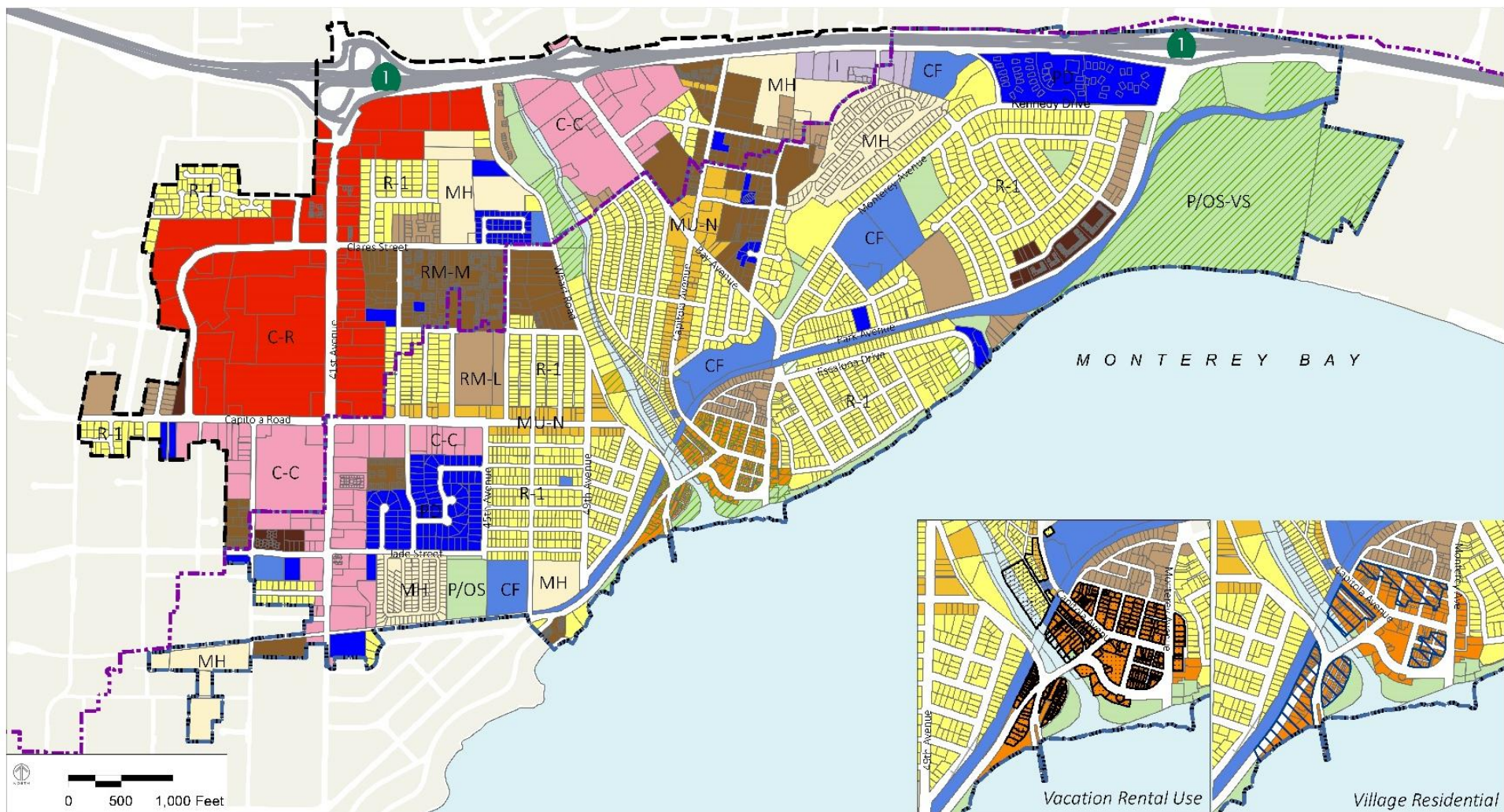
# Background

- Updated Housing Element adopted 2024
- Housing Element programs require Zoning Code Amendments
- Zoning Code amendments adopted in 2024
- Residential Multifamily (RM) zone and Capitola Mall amendments deferred until 2025

# RM Zone Amendments

## **Housing Element Program 1.6:**

- Assess maximum densities allowed in RM zones and determine if higher densities can help facilitate multi-family development
- Review and revise, as appropriate, requirements such as minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on development of housing



## Residential Multifamily (RM) Subzones

- RM-L - Multi-Family Residential, Low Density
- RM-M - Multi-Family Residential, Medium Density
- RM-H - Multi-Family Residential, High Density

RM Subzone	Maximum Density
RM-L	10 du/ac
RM-M	15 du/ac
RM-H	20 du/ac

# RM Zone Amendments

- Discussed at three Planning Commission meetings in 2024
- Community Workshop – February 25, 2025
- Planning Commission Study Session – March 3, 2025
- Planning Commission Hearing – August 21, 2025

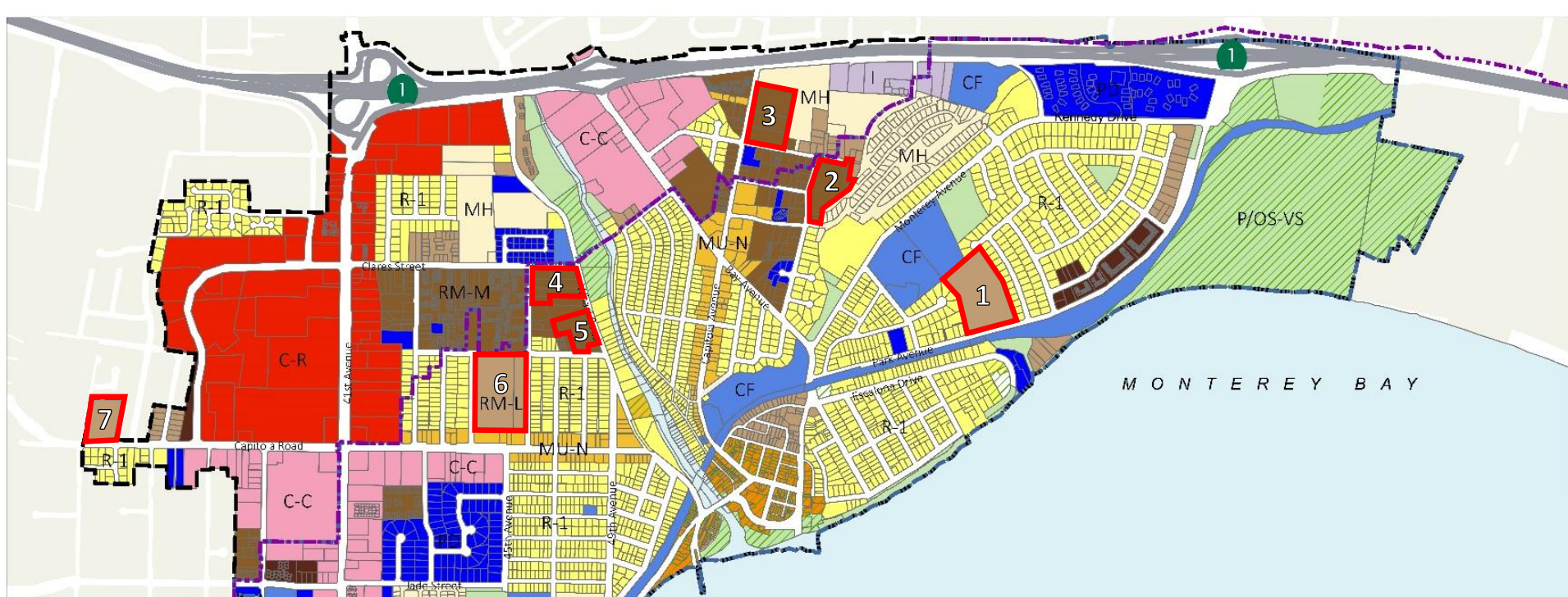


# RM Zone Amendments

## **Proposed Amendments:**

- Creates two new RM subzones:
  - RM-30 (maximum 30 units per acre)
  - RM-40 (maximum 40 units per acre)
- Applies new RM subzones to seven areas on Zoning Map
- Establishes development standards to allow for maximum density

# Proposed Zoning Map Amendments



Area	Existing Zoning	Proposed Zoning
1	RM-L (10 du/ac)	RM-30 (30 du/ac)
2	RM-M (20 du/ac)	RM-30 (30 du/ac)
3	RM-M (20 du/ac)	RM-30 (30 du/ac)
4	RM-M (20 du/ac)	RM-40 (40 du/ac)

Area	Existing Zoning	Proposed Zoning
5	RM-M (20 du/ac)	RM-30 (30 du/ac)
6	RM-L (10 du/ac)	RM-30 (30 du/ac)
7	RM-L (10 du/ac)	RM-40 (40 du/ac)

# Proposed RM Standards

- Development standards for new RM-30 and RM-40 subzones to achieve allowed density
- Adjustments to existing RM-10, RM-15, RM-20 subzones:
  - Height
  - Rear Setback
  - Building Coverage (RM-20 only)



# Example: 600 Park Avenue

	Existing (RM-L)	Proposed (RM-30)
Density	10 du/ac	30 du/ac
Height	30 ft.	30 ft. to top plate plus 6 ft. for pitched roof
Building Coverage	40%	50%
Setbacks		
Front	15 ft.	15 ft. [2]
Interior Side	10% of lot width [1]	10% of lot width [1]
Street Side	10 ft.	10 ft. [2]
Rear	15% of lot depth	10 ft. [3]
Shared Open Space	15% site area	15% site area

[1] In no case less than 3 feet or greater than ~~10~~ 7 feet.

[2] The planning commission may approve reduced front and street side setbacks if the reduced setbacks will accommodate development that complies with sidewalk and street tree standards in 17.82.040

[3] 15 ft. if abutting a R-1 zone.



## First and Second Story Setbacks

Setbacks	Existing (RM-L)	Proposed (RM-30)
<b>A</b> Front	15 ft.	15 ft.*
<b>B</b> Interior Side	7 ft.	10 ft.
<b>C</b> Rear	99 ft.	15 ft.

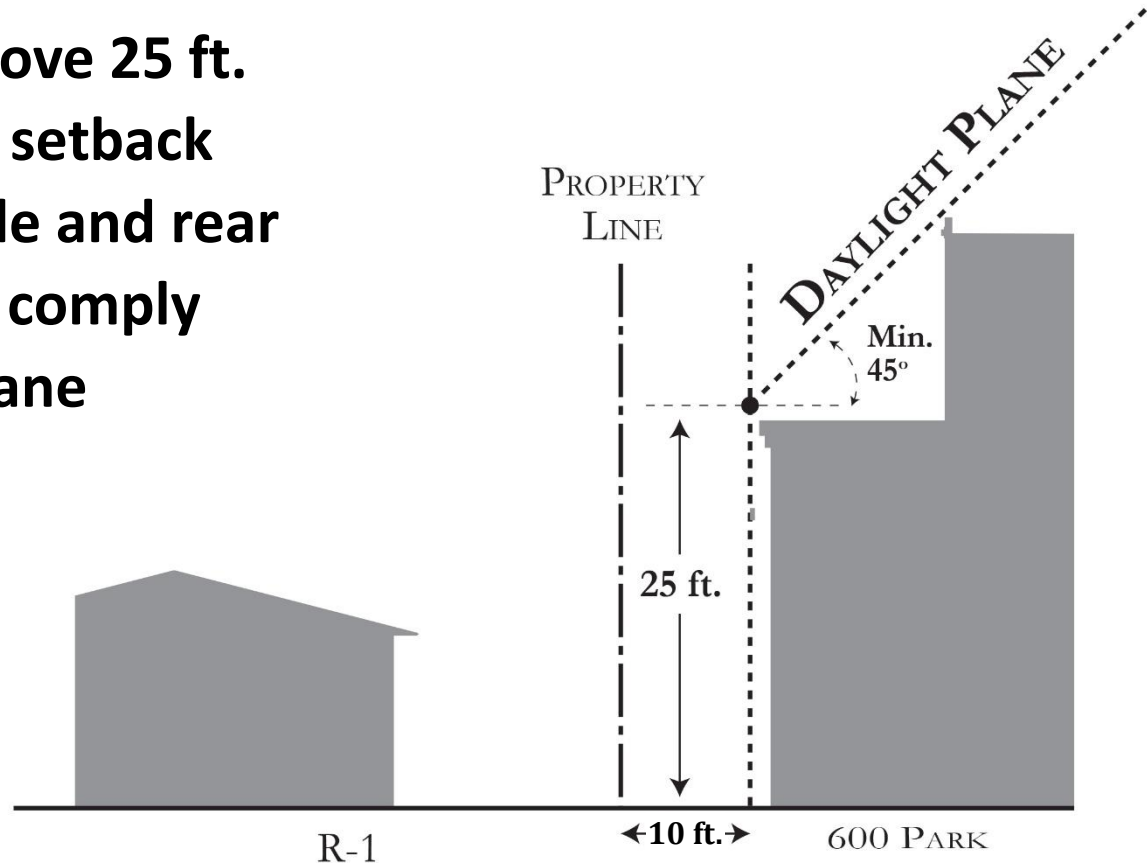
\* Planning Commission may reduce





# Daylight Plane Standard

**Building wall above 25 ft.  
must be further setback  
from interior side and rear  
property line to comply  
with daylight plane  
standard**



# General Plan Amendment

## Proposed Land Use Element Text Amendment:

“The maximum permitted residential density in the RM designation is between 10 and 40 ~~20~~ dwelling units per acre depending upon the zoning classification ~~(RM-L at 10 du/ac, RM-M at 15 du/ac, and RM-H at 20 du/ac maximums).~~”

# Accessory Dwelling Units

- ADU ordinance amendments adopted in 2024 to address recent changes to state law
- City submitted ADU ordinance to HCD for review and comment
- 2025 HCD review letter recommended further changes to ADU ordinance



# Accessory Dwelling Units

- Most proposed changes are non-substantive and clarify existing requirements
- Noteworthy substantive changes:
  - Historic Resources
  - Homeowner Associations
  - Number of Detached ADUs on Multifamily Parcels

# CEQA

Proposed amendments are exempt from California Environmental Quality Act (CEQA) because they:

- Implement a certified Housing Element (PRC 21080.85); and
- Implement state ADU law (PRC 21080.17)

# Recommendation

1. Adopt a resolution amending the General Plan Land Use Element
2. Introduce for first reading ordinance amending Capitola Municipal Code Title 17: Zoning for the Residential Multifamily Zone and the Zoning Map
3. Introduce for first reading ordinance amending Capitola Municipal Code Title 17, Chapter 17.74: Accessory Dwelling Units
4. Adopt a resolution authorizing submittal of the Zoning Code amendments to the California Coastal Commission