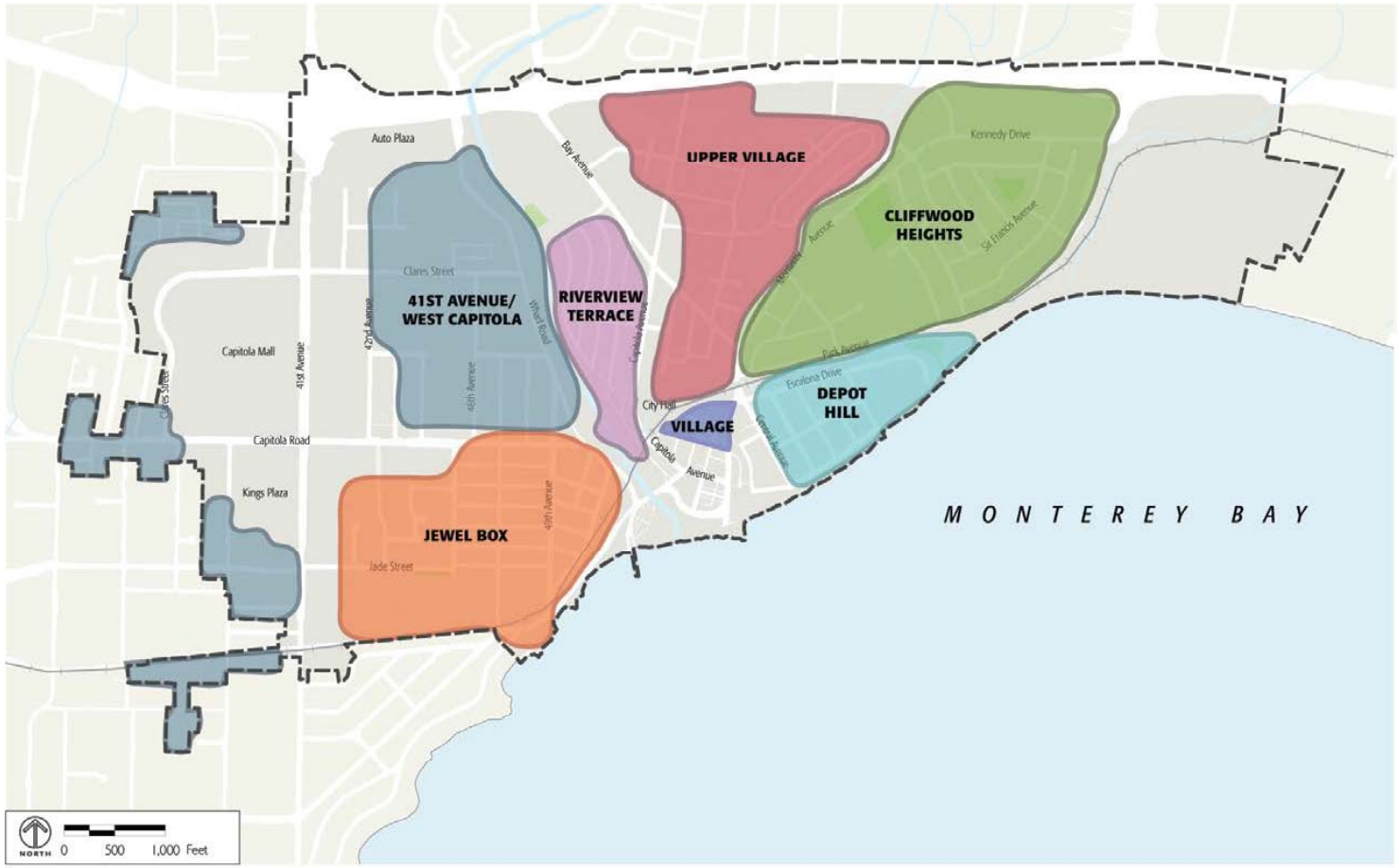
Issue 1: Protecting the Unique Qualities of Residential Neighborhoods



Source: City of Capitola, 2010.

*Neighborhood boundaries are approximate.

Issue #1: Neighborhood Character

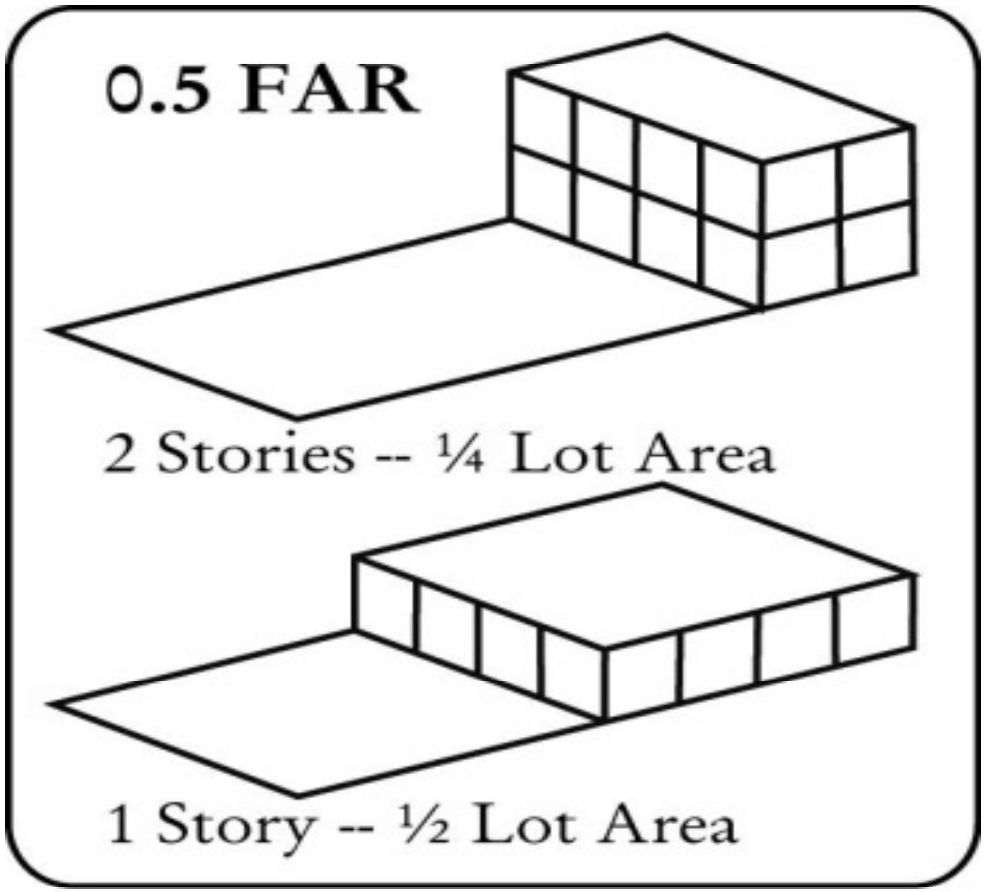
- **Policy LU-5.1 Neighborhood Characteristics.** Require new residential development **to strengthen and enhance** the **unique qualities** of the neighborhood in which it is located
- **Policy LU-5.3 Mass and Scale.** Ensure that the mass, scale and height of new development is **compatible** with existing homes within residential neighborhoods.
- **Policy LU-5.5 Architectural Character.** Ensure that the architectural character of new development and substantial remodels complements the **unique qualities** of the neighborhood in which it is located and the **overall coastal village character** of Capitola.

Issue #1: Neighborhood Character

- **Unique qualities**
  - **Inviting front yard and front facade**
  - **Less emphasis on car in design.**
    - **Driveway 40% max width**
    - **Garage set further back**
  - **Compact Neighborhoods**
  - **Large backyard (20% of lot depth)**
- **Compatible**
  - **Total building mass (FAR)**
  - **Max height of 25’ to 27’ w/exception**

Issue #1: Neighborhood Character

Floor Area Ratio



Issue #1: Neighborhood Character

Floor Area Ratio

- **Floor Area Ratio – Deck Exceptions**:
  - **Front Façade**
  - **Adjacent to Open Space**
    - Example, homes located along Soquel Creek and ocean front properties.
    - Rail corridor open space should not be included in the exception.
  - **Restaurants and Hotels.**
- Include in the updated design permit standards and individual neighborhood standards.

Issue #1: Neighborhood Character

HEIGHT

	Existing Code	Options
Height	25’	
Height Exception	27’ Half-story design	
	27’ Buildings that use historic design elements	27’ for roof pitch greater than 5:12
		27’ on lots greater than 7000 sf
		27’ on lots w/width 60 feet +
		27’ on lots with steep slope

Issue #1: Neighborhood Character

HEIGHT: Exception for Roof Pitch

2/12 pitch

4/12 pitch

5/12 pitch

6/12 pitch

7/12 pitch

8/12 pitch

9/12 pitch

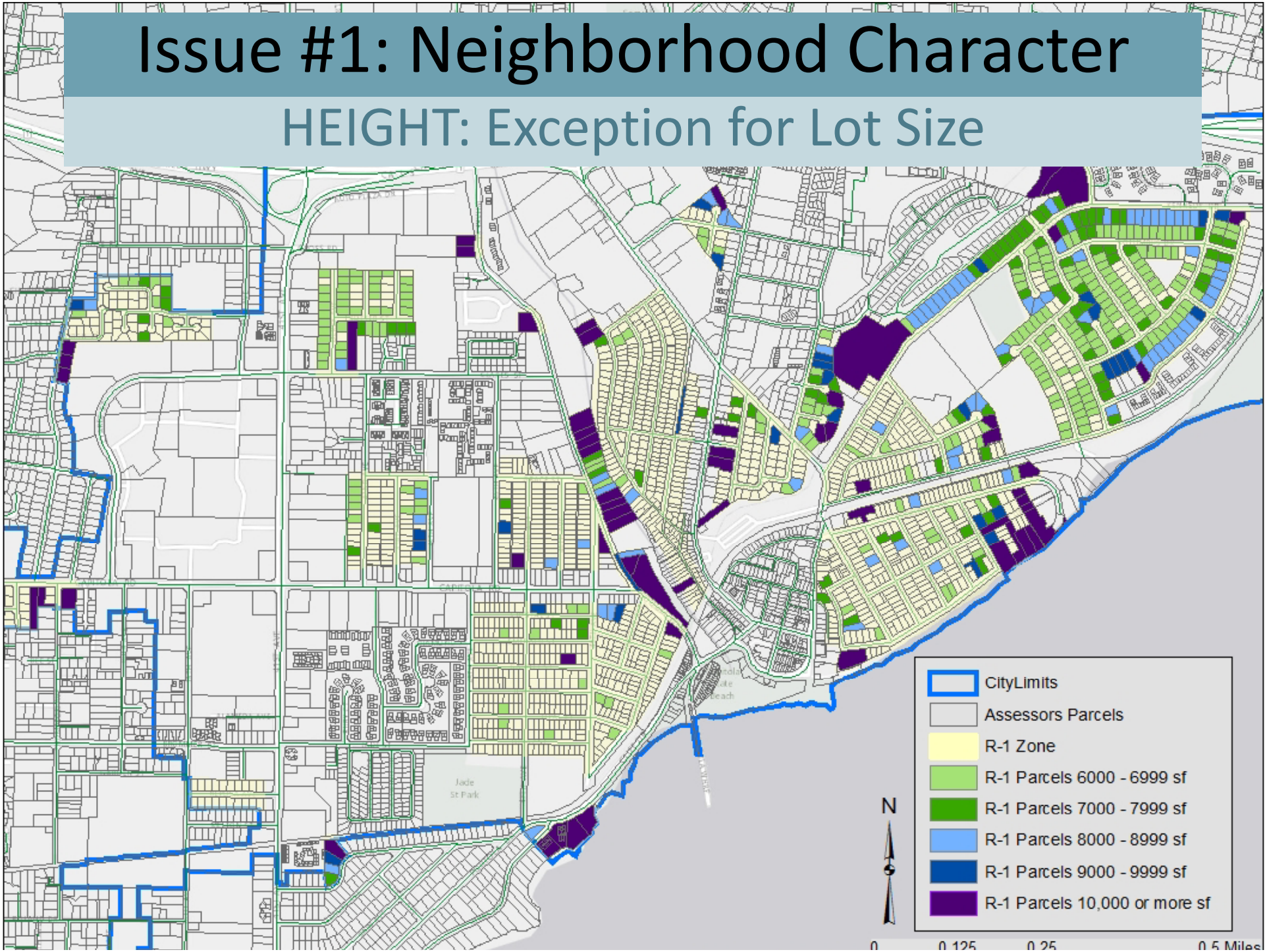
10/12 pitch

12/12 pitch

Greater than 5:12 roof pitch

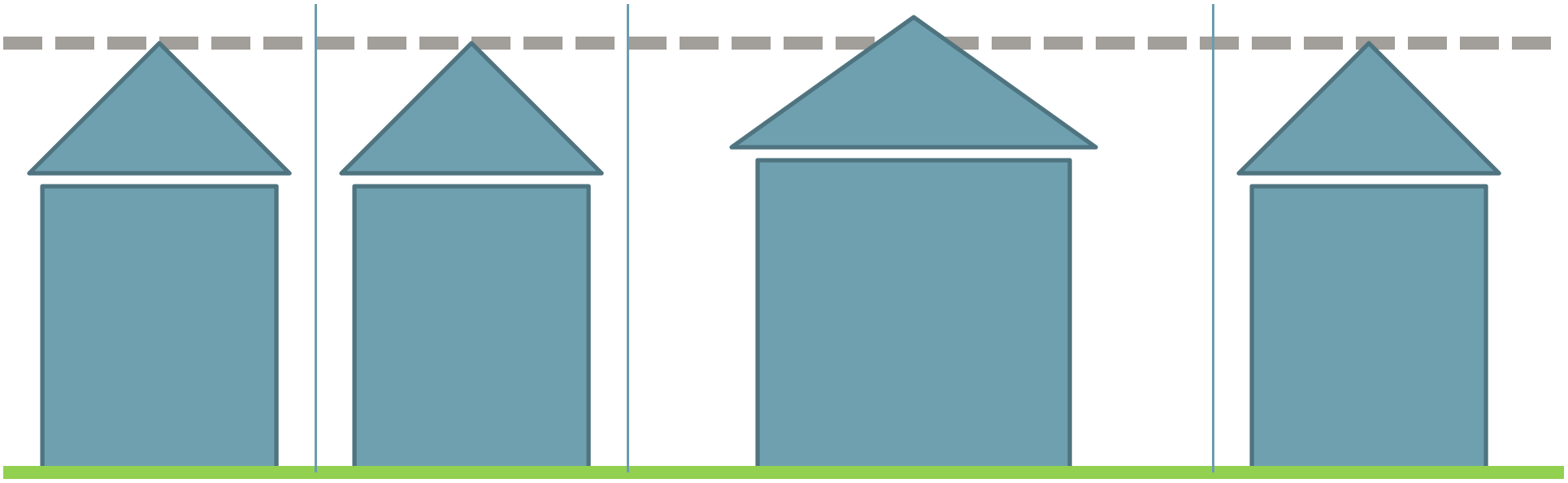
Issue #1: Neighborhood Character

HEIGHT: Exception for Lot Size



Issue #1: Neighborhood Character

HEIGHT: Exception for Lot Width

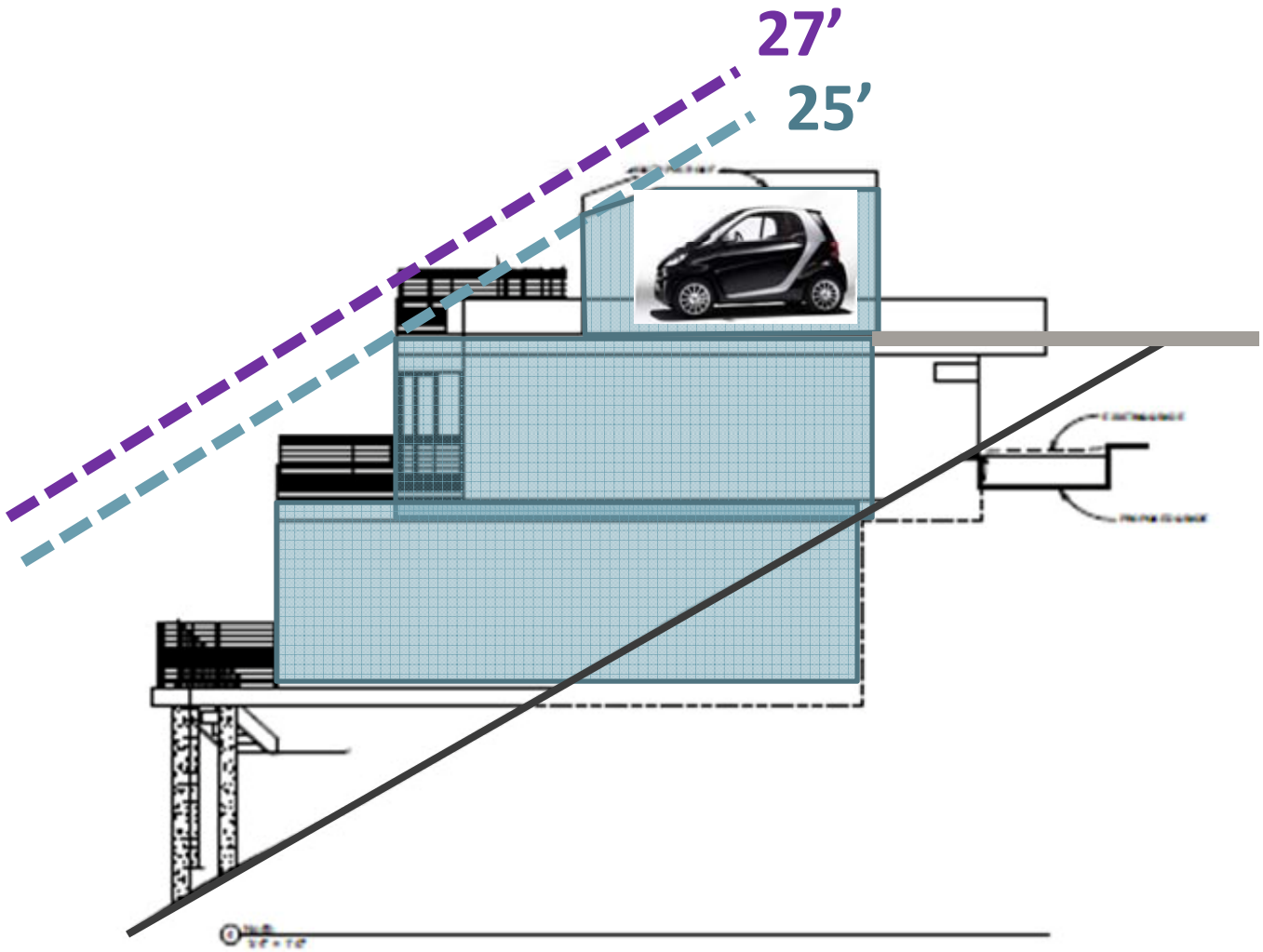


Issue #1: Neighborhood Character

HEIGHT: Exception for Steep Slopes

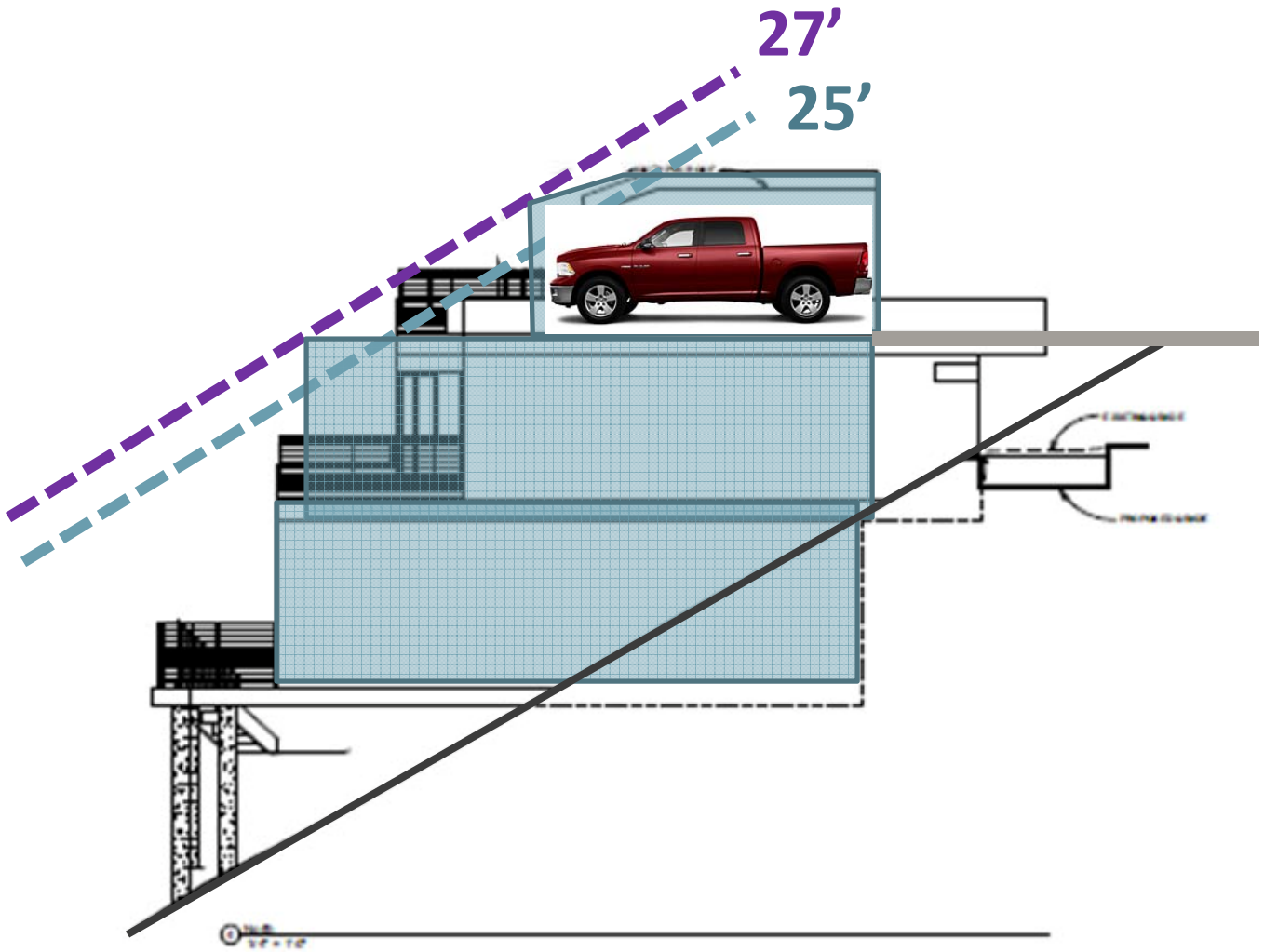
Issue #1: Neighborhood Character

HEIGHT



Issue #1: Neighborhood Character

HEIGHT



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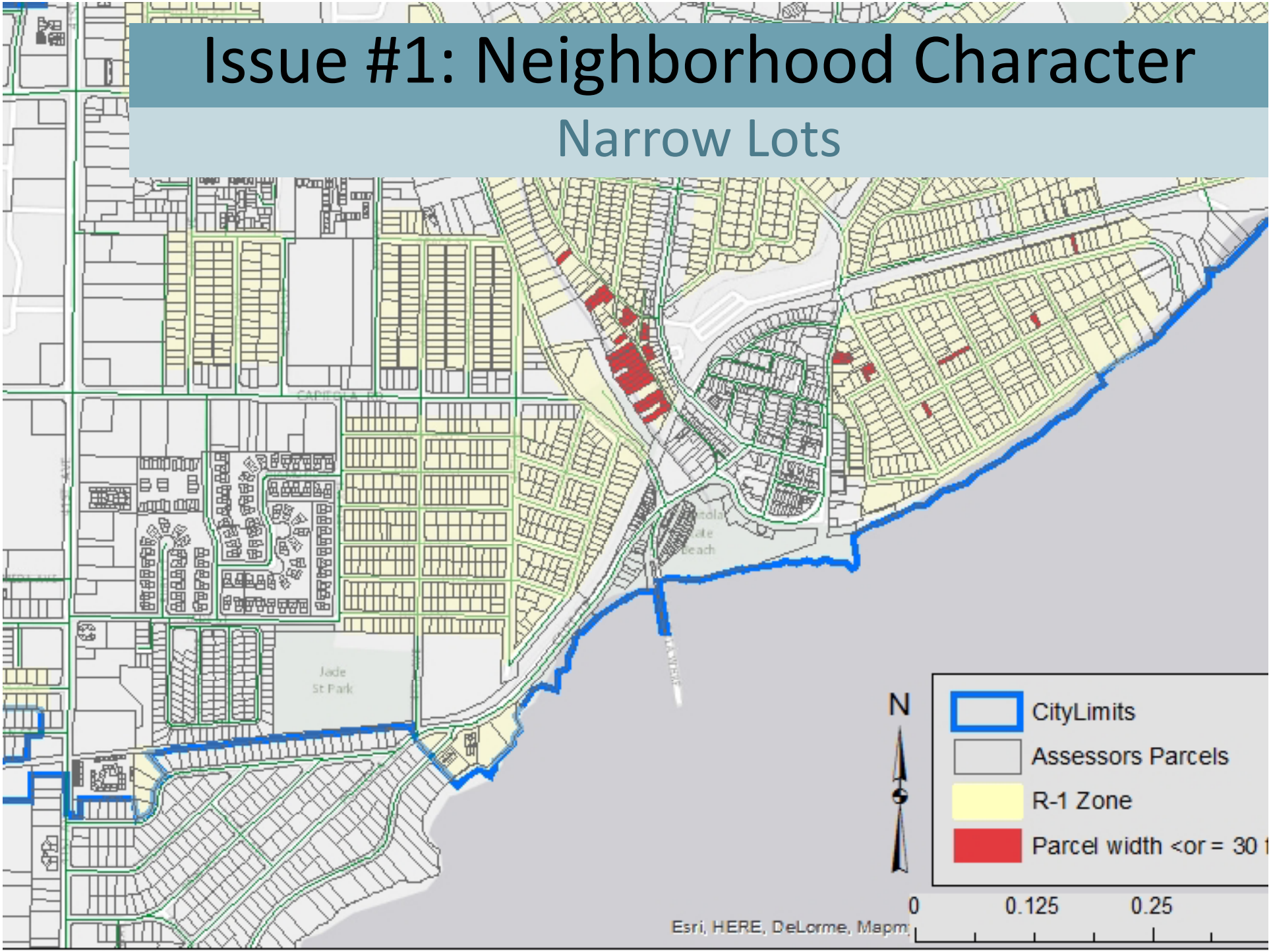
Issue #1: Neighborhood Character

Narrow Lots

Issue #1: Neighborhood Character

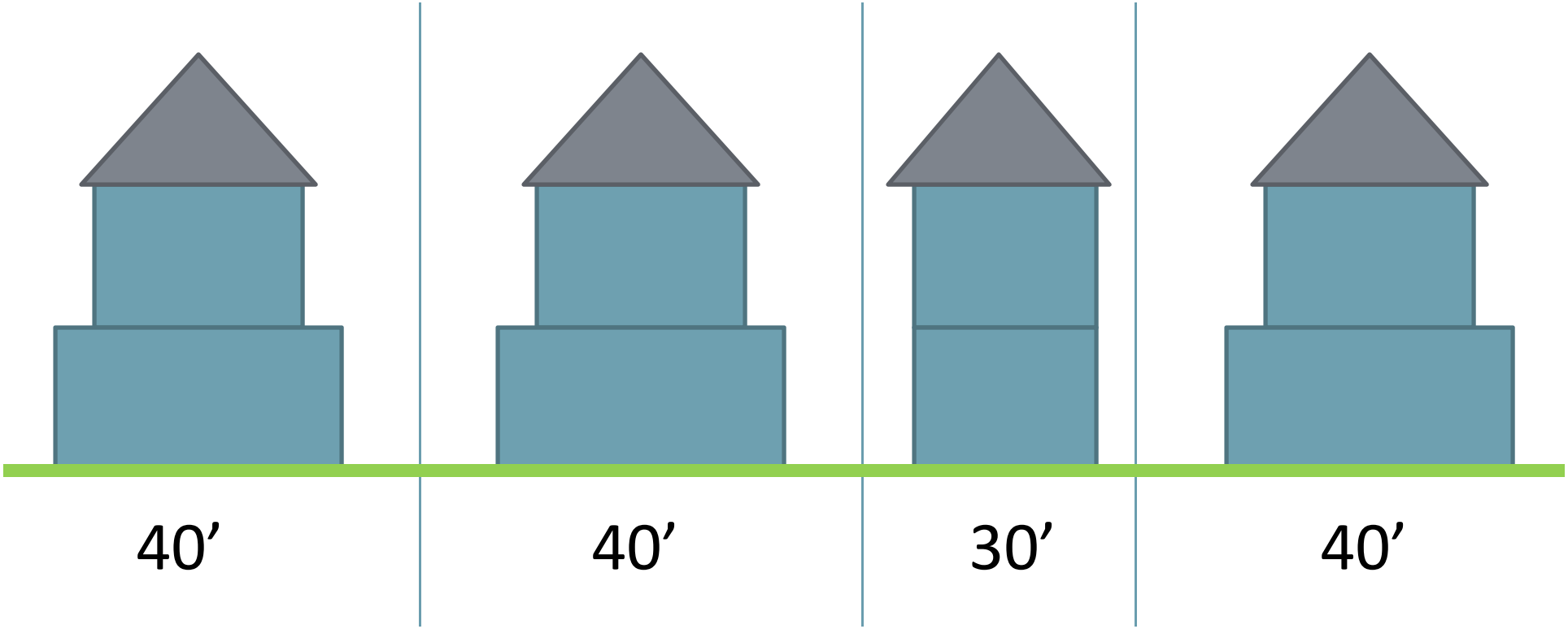
Narrow Lots



Issue #1: Neighborhood Character

Narrow Lots

	Existing Code	Option
Side Yard	10% of lot width	
Side Yard 2nd Story	15% of lot Width	Add exception for lots 30’ wide or less.



Issue #1: Neighborhood Character

Second Structure in Rear Yards

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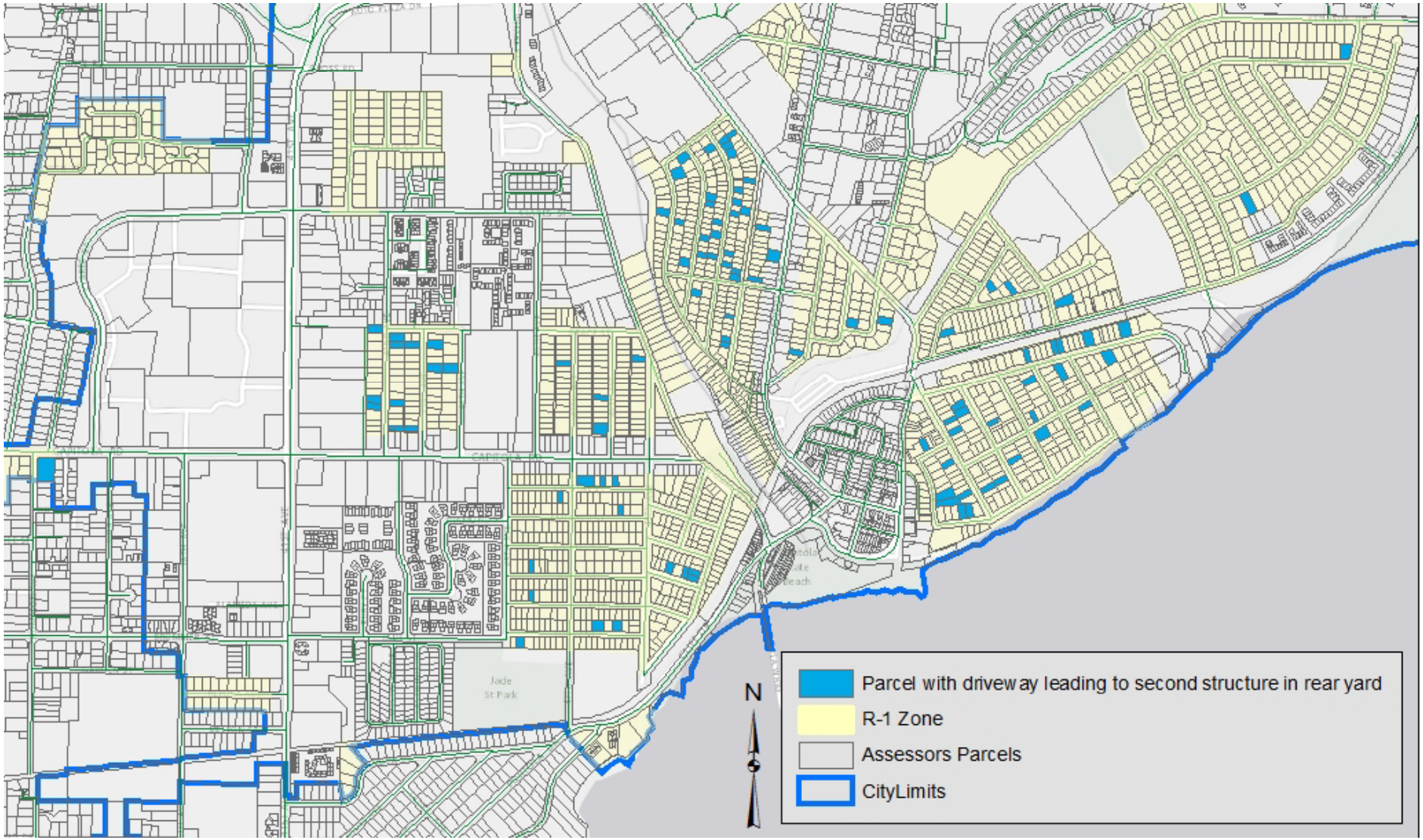
Second Structure in Rear Yards



Issue #1: Neighborhood Character

Second Structure in Rear Yards

	Existing Code	Options
Front Yard	40 feet	
Side yard	3 feet	
Rear Yard	8 feet	
Setback from primary structure	3 feet	
Exception	Accessory building 80 sf or less and max of 8 ‘ high may be located within setback area.	Add exception for existing **non-conforming garages** located within setbacks may be upgraded but not expanded.

Issue #1: Neighborhood Character

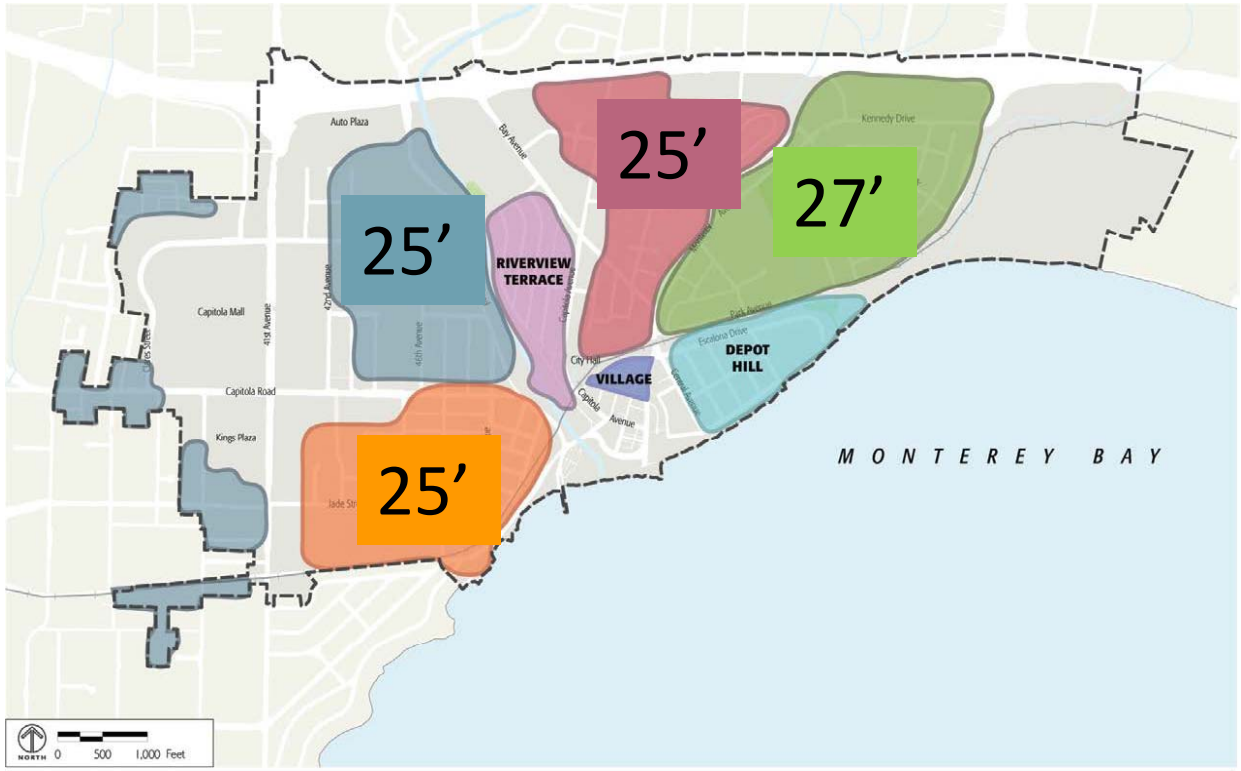
Option 1: Maintain existing code.

	Existing Code
Height	25’
~~Height Exception~~	~~27’ historic and ½ story~~
Front Yard	15’
Garage	20’
Rear Yard	20% of lot width
Side Yard	10% of lot width
Side Yard 2nd Story	15% of lot Width

Issue #1: Neighborhood Character

Option 2: Introduce tailored development standards for individual residential neighborhoods.

Height



Source: City of Capitola, 2010.

*Neighborhood boundaries are approximate.

Issue #1: Neighborhood Character

Option 3: Allow case by case deviations to R-1 standards.

Findings:

1. Deviation reflects the prevailing character in neighborhood.

2. Will not negatively impact adjacent properties.

Issue #1: Neighborhood Character

Option 4: HYBRID. Introduce development standards based on specific characteristics of lot or design.

	Existing Code	Options
Height Exception	27’	27’ for roof pitch greater than 5:12 27’ on lots greater than 7000 sf 27’ on lots w/width 60 feet + wide 27’ on lots with steep slope
Side Yard 2nd Story	15% of lot Width	Add exception for lots 30’ wide or less.
Accessory Structure in Rear Yard		Allow existing non-conforming garage in rear yard to be improved but not expanded

Issue #1: Neighborhood Character

Option 1: Maintain existing code.

Option 2: Introduce tailored development standards for individual residential neighborhoods.

Option 3: Allow case by case deviations to R-1 standards.

Option 4: HYBRID. Introduce development standards based on specific characteristics of lot or design.

Issue #8A: Calculation of Non Conforming Structural Alterations

Existing Building Costs:

Existing residence; 714 square feet @ $200.00/square foot	$142,800.00
80% of Total Existing Value	$114,240.00

New Construction Costs:

New conditioned space: 412 square feet @ $200.00/square foot	$82,400.00
New deck/porch: 56 square feet @ $25.00/square foot	$1,400.00

Remodel Costs: (50% of "new construction" costs)

Remodel conditioned space: 279 square feet @ $100.00/square foot	$27,900.00

Total Construction/Remodel Cost: $111.700.00 (78.5%)

Issue #8A: Calculation of Non-Conforming Structural Alterations

Option 1: Maintain existing 80% building valuation maximum of present fair market value.

Option 2: Maintain valuation cap but allow the Planning Commission to authorize additional alterations if specific findings can be made.

Option 3:Remove valuation cap for structural alterations to non-conforming structures. (Cannot expand)

Option 4: Change building valuation cap to a percentage of square footage calculation. (80% of existing structure)

Option 5: Maintain the existing 80% threshold with new exception for historic resources.