

City of Capitola Agenda

Mayor: Stephanie Harlan
Vice Mayor: Michael Termini
Council Members: Jacques Bertrand
Ed Bottorff
Kristen Petersen

Treasurer: Peter Wilk



CAPITOLA CITY COUNCIL SPECIAL MEETING

WEDNESDAY, NOVEMBER 29, 2017

6:00 PM

CITY COUNCIL CHAMBERS
420 CAPITOLA AVENUE, CAPITOLA, CA 95010

CLOSED SESSION – 5:30 PM CITY MANAGER'S OFFICE

An announcement regarding the items to be discussed in Closed Session will be made in the City Hall Council Chambers prior to the Closed Session. Members of the public may, at this time, address the City Council on closed session items only. There will be a report of any final decisions in City Council Chambers during the Open Session Meeting.

CONFERENCE WITH LABOR NEGOTIATOR [Govt. Code § 54957.6]

Negotiator: Jamie Goldstein, City Manager

Employee Organizations: (1) Association of Capitola Employees; (2) Capitola Police Captains, (3) Capitola Police Officers Association, (4) Confidential Employees; (5) Mid-Management Group; and (6) Department Heads

SPECIAL MEETING OF THE CAPITOLA CITY COUNCIL - 6 PM

All correspondences received prior to 5:00 p.m. on the Tuesday preceding a City Council Special Meeting will be distributed to the City Council to review prior to the meeting. Information submitted after 5 p.m. on that Tuesday may not have time to reach the City Council, nor be read by them prior to consideration of an item.

All matters listed on the Special Meeting of the City Council Agenda shall be considered as Public Hearings.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council Members Kristen Petersen, Michael Termini, Jacques Bertrand, Ed Botorff and Mayor Stephanie Harlan

2. REPORT ON CLOSED SESSION

3. ADDITIONAL MATERIALS

Additional information submitted to the City after distribution of the agenda packet.

4. GENERAL GOVERNMENT / PUBLIC HEARINGS

All items listed in "General Government" are intended to provide an opportunity for public discussion of each item listed. The following procedure pertains to each General Government item: 1) Staff explanation; 2) Council questions; 3) Public comment; 4) Council deliberation; 5) Decision.

1. First Reading of Zoning Code Update

RECOMMENDED ACTION: Staff recommends that the City Council introduce an Ordinance rescinding and readopting the Zoning Code of Capitola Municipal Code Chapter 17; rescinding the Capitola Village Design Guidelines and 41st Avenue Design Guidelines; moving Floodplain District and Green Building Regulations into Title 15 Building and Construction; and adopting a new zoning map.

5. ADJOURNMENT

Note: Any person seeking to challenge a City Council decision made as a result of a proceeding in which, by law, a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is vested in the City Council, shall be required to commence that court action within ninety (90) days following the date on which the decision becomes final as provided in Code of Civil Procedure §1094.6. Please refer to code of Civil Procedure §1094.6 to determine how to calculate when a decision becomes "final." Please be advised that in most instances the decision become "final" upon the City Council's announcement of its decision at the completion of the public hearing. Failure to comply with this 90-day rule will preclude any person from challenging the City Council decision in court.

Notice regarding City Council: The City Council meets on the 2nd and 4th Thursday of each month at 7:00 p.m. (or in no event earlier than 6:00 p.m.), in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The City Council Agenda and the complete Agenda Packet are available for review on the City's website at www.cityofcapitola.org and at Capitola City Hall and at the Capitola Branch Library, 2005 Wharf Road, Capitola, prior to the meeting. Agendas are also

CAPITOLA CITY COUNCIL SPECIAL MEETING AGENDA
November 29, 2017

available at the Capitola Post Office located at 826 Bay Avenue, Capitola. Need more information? Contact the City Clerk's office at 831-475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda packet are available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the City Clerk's office at least 24-hours in advance of the meeting at 831-475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Televised Meetings: City Council meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be rebroadcasted at 8:00 a.m. on the Wednesday following the meetings and at 1:00 p.m. on Saturday following the first rebroadcast on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings are streamed "Live" on the City's website at www.cityofcapitola.org by clicking on the Home Page link "**Meeting Video.**" Archived meetings can be viewed from the website at anytime.



CAPITOLA CITY COUNCIL SPECIAL MEETING AGENDA REPORT

MEETING OF NOVEMBER 29, 2017

FROM: Community Development
SUBJECT: First Reading of Zoning Code Update

RECOMMENDED ACTION: Staff recommends that the City Council introduce an Ordinance rescinding and readopting the Zoning Code of Capitola Municipal Code Chapter 17; rescinding the Capitola Village Design Guidelines and 41st Avenue Design Guidelines; moving Floodplain District and Green Building Regulations into Title 15 Building and Construction; and adopting a new zoning map.

BACKGROUND: This item was continued from the Capitola City Council regular meeting of November 21, 2017.

Issues Considered at November 21 Hearing

Zoning Map Change

Topic: The proposed Zoning Code update would change the zoning district along Capitola Road between 41st Avenue and 45th Avenue. The proposed rezone would involve 11 developed properties currently zoned Neighborhood Commercial (CN) or Professional Office (PO). Each of the 11 properties would be rezoned Community Commercial (CC) to align the zoning and General Plan designations.

Public Comment: Concern with increased height and intensity of land use along Capitola Road between 42nd and 45th Avenue.

The Planning Commission considered this item during the September 6 meeting and directed staff to maintain the proposed zoning of Community Commercial and not modify the maximum height.

At the November 21, 2017, meeting, the City Council provided the following direction:

- *North side of Capitola Road: Rezone to Mixed-Use Neighborhood (MU-N) due to shallow lots and adjacent residential properties.*
- *South side of Capitola Road: Provide a zoning solution that would maintain the Community Commercial zoning with the additional requirements:*
 - *a decreased height limit of 3 stories/35 feet maximum,*
 - *additional review requirement, including public outreach and City Council approval, for all development over two stories, and*
 - *require adequate setbacks for future sidewalks.*

The City Council continued the discussion on this item to the November 29 meeting due to the holiday week and concern that not all members of the public could be present for the discussion. Staff will circulate the proposed modification to the code as additional materials prior to November 29 meeting and present findings at the meeting.

Zoning Map Change

Topic: The proposed Zoning Map update would change the zoning district along Capitola Road between 45th Avenue and Wharf Road. The proposed rezone would convert properties currently zoned Commercial/Residential (CR) to Mixed Use Neighborhood (MU-N). The CR zoning district is being removed within the zoning code update and replaced with MU-N. The CR district only exists along this segment of Capitola Road.

Public Comment: A resident expressed concern for new uses being allowed in this area and the impacts on traffic and neighborhood feel.

The Planning Commission directed staff to add a footnote requiring a Conditional Use Permit for retail, personal service establishments, and offices for all properties within the MU-N zoning district along Capitola Road. This modification essentially reinstalls the requirements of the previous CR zoning.

At the November 21, 2017, meeting, the City Council provided the following direction:

- *Keep Planning Commission recommended change to add a footnote requiring a CUP for retail, personal service establishments, and offices within the MU-N along Capitola Road.*

FAR exception for secondary dwelling units Page 16-4 Table 17.16-3

Topic: The existing zoning code has a minimum lot size requirement of 5,000 square feet for a secondary dwelling unit. The existing code also specifies within the floor area ratio (FAR) table, that lots of 5,000 or more square feet with an approved second dwelling unit are permitted an increased FAR of 60 percent for all structures.

The new code decreases the minimum lot size for a secondary dwelling unit from 5,000 square feet to 4,000 square feet for internal accessory dwelling units. An internal accessory dwelling unit is a unit within the primary structure or within an existing detached structure that complies with setbacks. The new code maintains the existing allowance for an increased FAR of 0.60 on parcels of 5,000 square feet or more. The City received public comment requesting that the parcel size be reduced to 4,000 square feet for the increased FAR allowance.

At the November 21, 2017 meeting, the City Council provided the following direction:

- *Modify exception to allow 0.60 FAR on lots 4,000 square feet or greater with a secondary dwelling unit.*

Drive-through vs. Curbside Service Page 76-7 17.76.040.A.3

Designated space in integrated complex Page 76-10 17.76.040.H

Curbside service has become a popular option with a customer placing an order on their phone, driving to the location, parking in designated curb-side pickup spaces on the property, and waiting in the space for the shop to deliver the order directly to the customer's car. This service has been gaining popularity with restaurants and grocery stores.

The Planning Commission directed staff to allow a restaurant with curbside delivery consistent with the table below.

	Current Code	Draft Code	PC Recommendation
Restaurant w/ Curbside	No	CUP in RC Zone Prohibited elsewhere	CUP in RC Zone Prohibit elsewhere
Retail w/Curbside	Permitted in all commercial zones	CUP – RC Prohibited elsewhere	Permitted in all commercial zones
Designated (Curbside) Spaces in Parking Lot	No in shared lots Allow private lots	Yes	CUP for Shared Allow in Private

At the November 21, 2017 meeting, the City Council provided the following direction:

- Keep Planning Commission recommendation.
- Specify that curbside is only allowed in commercial and mixed-use zones.

Vacation rental signs Page 80-5 Section 17.80.050.A.16

At the November 21, 2017 meeting, the City Council provided the following direction:

- Keep Planning Commission recommendation of 12 inches by 12 inches maximum.

Existing non-conforming signs Page 80-22 Section 17.80.140.A.2

The June 1, 2017, draft code required non-conforming signs to be brought into conformance if the existing structure is increased beyond 50 percent of its floor area.

The Planning Commission recommended the changes below.

<p>A. Continuation.</p> <ol style="list-style-type: none"> 1. Except as required by paragraph 2 below, a nonconforming sign may continue its use as a sign if it was legally established in compliance with all applicable regulations in effect at the time it was established. It is the applicant’s responsibility to demonstrate that the sign was legally established. 2. A nonconforming sign must be brought into conformance with this chapter if the existing structure is increased beyond 50 percent of the floor area of the existing structure. At time of review of a Design Permit application for a property with a non-conforming sign on the site, the Planning Commission shall review the existing non-conforming sign in conjunction with the Design Permit. The Planning Commission may allow the continuation of the nonconforming sign only upon finding the sign is compatible with the design character and scale of the surrounding area and does not adversely impact the public health, safety, or general welfare.
--

At the November 21, 2017 meeting, the City Council provided the following direction:

Zoning Code Update
November 29, 2017

- *Keep Planning Commission recommendation.*

Item 71 Page 96-2 17.96.020.B Animal keeping and chickens.

Comments were received by the public regarding animal keeping and chickens. The Planning Commission did not recommend making any changes to the location of chicken coops, but added the requirement that all allowed animals, other than household pets, be confined to the property within a fenced yard.

At the November 21, 2017 meeting, the City Council provided the following direction:

- *Keep Planning Commission recommendation.*

Additional City Council Discussion Items:

1. *Vacation Overlay District.*
2. *Mayor Harlan: Height measurement and assumed ground surface is unclear.*
3. *Vice Mayor Termini: Improve lighting requirements to reflect international dark-sky association guidance. "Pointing down" is too vague.*
4. *Council Member Bertrand. Provided list of zoning code changes (Attachment 14).*

CEQA: An Addendum to the General Plan Update Environmental Impact Report (EIR) has been prepared (Attachment 4).

Due to the short turnaround time between hearings, any City Council requests for information will be provided as additional materials at the November 29, 2017, hearing.

ATTACHMENTS:

1. Analysis of Capitola Road Zone Change (PDF)
2. Public Comment w Planning Commission Direction (PDF)
3. Public Comment since June 1 2017 (PDF)
4. GPU EIR Addendum_ZO (PDF)
5. Zoning Map (PDF)
6. Archeological Sensitivity Map(PDF)
7. Geologic Hazard Map (PDF)
8. Flood Map (PDF)
9. Coastal Map (PDF)
10. ESHA Map (PDF)
11. Green Building Ordinance (PDF)
12. Floodplain Ordinance (PDF)
13. Zoning Ordinance (PDF)
14. Council Member Bertrand Additional Zoning Items (PDF)

Report Prepared By: Katie Herlihy
Senior Planner

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

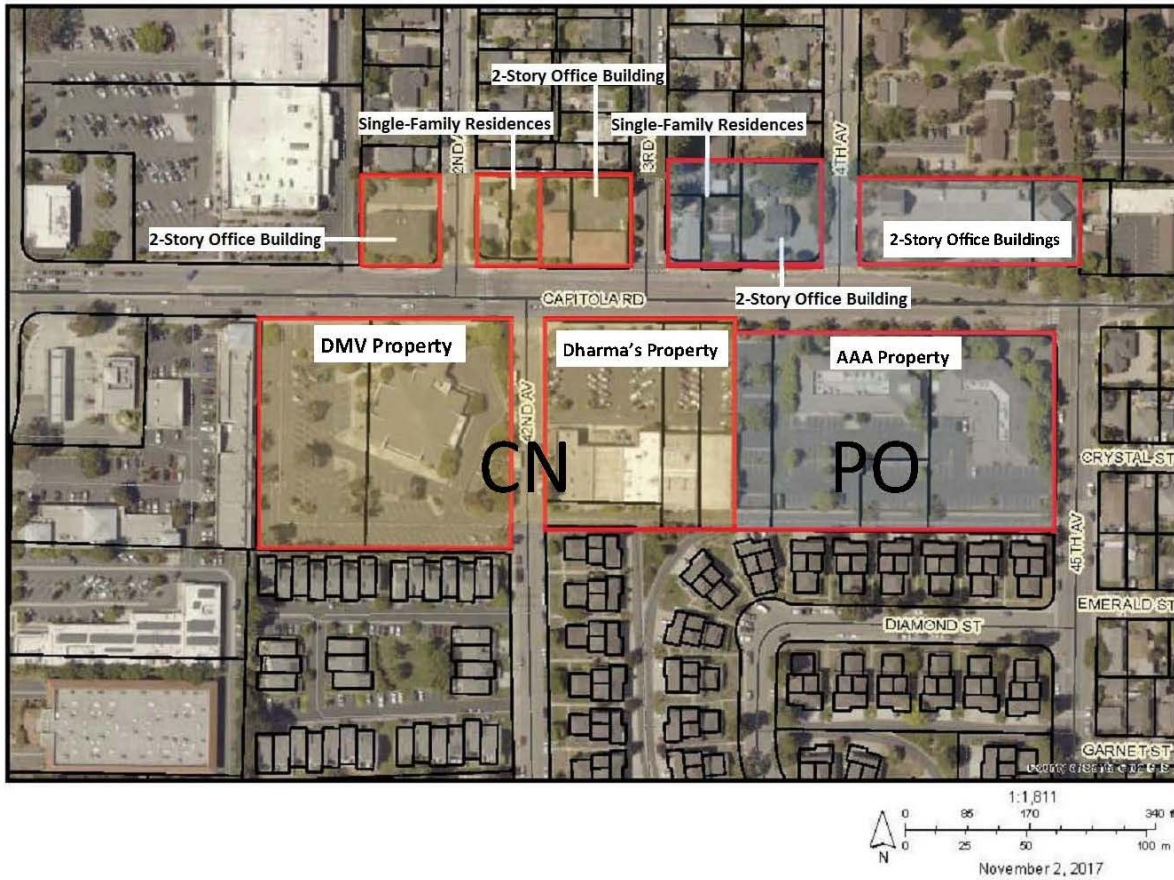
11/22/2017

PROPOSED ZONING CHANGES TO CAPITOLA ROAD BETWEEN 41ST AVENUE AND 45TH AVENUE

OVERVIEW: The proposed Zoning Code update would change the zoning district along Capitola Road between 41st Avenue and 45th Avenue. The proposed rezone would involve 11 developed properties currently zoned Neighborhood Commercial (CN) or Professional Office (PO). Each of the 11 properties would be rezoned Community Commercial (CC) to align the zoning and General Plan designations. A summary of the affected properties is shown below:

Site Description	Address	APN(s)	Current Zone	Proposed Zone	GP Designation	Existing Height Limit
DMV Building	4150 and 4200 Capitola Rd	034-111-46, 034-111-40	CN	CC	CC	27-ft
Dharma's Site	4208, 4210, 4242 Capitola Rd	034-111-43, 034-111-44, 034-111-34, 034-111-33	CN	CC	CC	27-ft
AAA Building	4310, 4400, 4450 Capitola Rd	034-111-55, 034-111-53, 034-111-54, 034-111-47	PO	CC	CC	35-ft
Real Estate Building	1715 42 nd Ave	034-131-26	CN	CC	CC	27-ft
Single-Family Residence	4201 Capitola Rd	034-121-36, 034-121-37	CN	CC	CC	27-ft
De Bernardo Office Building	4235, 4245 Capitola Rd	034-121-17, 034-121-18	CN	CC	CC	27-ft
Single-Family Residence	4305 Capitola Rd	034-122-29	PO	CC	CC	35-ft
Single-Family Residence	4315 Capitola Rd	034-122-04	PO	CC	CC	35-ft
Single-Family Residence	1720 43 rd Avenue	034-122-06	PO	CC	CC	35-ft
Hirsch Office Building	4375 Capitola Rd	034-122-27	PO	CC	CC	35-ft
Office Building Complex	4401, 4525 Capitola Rd	034-123-05, 034-123-18	PO	CC	CC	35-ft

CAPITOLA ROAD - PROPOSED CC ZONING

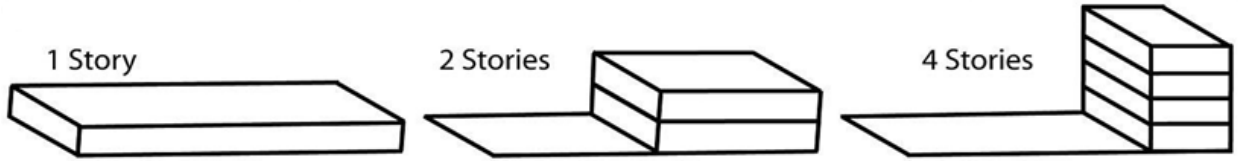


ISSUE: Concerns have been raised that the proposed rezone would allow an increase in the height limit for sites adjacent to residentially zoned properties. The existing CN zone has a 27-foot height limit and the PO zone has a 35-foot height limit. The proposed CC zone would have a 40-foot height limit. The increased height limit could theoretically allow development of 3- and 4-story structures.

ANALYSIS: The proposed rezone would allow development of taller buildings. However, it is important to recognize that any new development would also be subject to a number of other restrictions, including floor area ratio (FAR), parking, setbacks, and landscaping requirements which would substantially limit development potential.

FAR: The General Plan establishes a maximum FAR of 1.0 for the properties along Capitola Road between 41st Avenue and 45th Avenue. A 1.0 FAR could theoretically allow a one-story structure to occupy the entire site, not accounting for areas dedicated to parking, setbacks, or landscaping. The amount of possible lot coverage decreases as the number of stories increase, as shown in the graphic and table below:

Attachment: Analysis of Capitola Road Zone Change (Zoning Code Update)



1.0 FAR and Potential Lot Coverage

No. of Stories	Theoretical Lot Coverage*
One-Story	100%
Two-Story	50%
Three-Story	33%
Four-Story	25%

*Does not account for parking, setbacks, or landscaped area

Parking:

A redevelopment project on any of the affected sites would be required to comply with current requirements for off-street parking. To estimate the amount of area needed to comply with off-street parking requirements, staff evaluated a potential office building project with a 1.0 FAR on the three largest properties affected by the proposed rezone. An office use was selected because it has the lowest parking ratio (1 space /300 square feet) of the potential use types which could be developed on the properties.

The number of required parking spaces was then multiplied by 325 square-feet to calculate the estimated amount of site area required to provide the required parking spaces. Parking lots typically require between 300-350 square-feet per parking space which accounts for the area of the parking stall, drive aisles, turnarounds, landscaping, and stormwater retention requirements. The estimated parking area required to develop the DMV, Dharma’s, and AAA sites at a 1.0 FAR is shown below:

Site	Site Area (sq. Ft.)	Use Type	Parking Ratio	Required Spaces	Required Parking Area (sq. ft.)	% of Site Area
DMV	122,959	Office	1/300	410	133,250	108%
Dharma’s	69,911	Office	1/300	233	75,725	108%
AAA	118,150	Office	1/300	394	128,050	108%

Setbacks:

The proposed CC zoning district would require the following setbacks:

- Front yard setback: Minimum of 15-feet from curb or street edge and adequate to accommodate a 10-foot sidewalk.
- Side yard setback: Minimum of 15-feet from curb or street edge and adequate to accommodate a 10-foot sidewalk, unless adjacent to residential development
 - 15-foot side yard setback for properties adjacent to residential development
- Rear yard setback: zero-feet, unless adjacent to residential development.
 - 20-ft rear yard setback for properties adjacent to residential development

Each of the subject properties is adjacent to residential development at the rear yard; therefore, a minimum 20-foot rear yard setback would be required. Collectively, setback requirements would occupy approximately 8-12% of the total area of each property. A breakdown is shown in the table below:

Site	Lot Depth	Lot Width	Front Setback*	Side Setbacks*	Rear Setback	Total Area (sq. ft.)	% of Lot Area
DMV	309-ft	353-ft	5-ft	5-ft	20-ft	9,490	8%
Dharma's	275-ft	253-ft	5-ft	5-ft	20-ft	8,140	12%
AAA	273-ft	440-ft	5-ft	5-ft	20-ft	9,025	8%

*Assumes 5-feet needed to comply with front and exterior side yard setbacks

OTHER CONSIDERATIONS

Discretionary Review: The proposed zone change to CC would not eliminate or relax any existing requirements for new development to obtain discretionary permits, such as a design permit, conditional use permit, or other entitlements subject to Planning Commission and/or City Council review. Consequently, any application to redevelop the properties along Capitola Road would be subject to a public hearing and the discretion of City decision-makers. The Planning Commission and/or City Council would retain its ability to approve or deny permits based on its size, scale, massing, design, and community character.

Housing Element: The Dharma's site is identified as an "Opportunity Site" by the City's Housing Element. Opportunity Sites are properties which the City has identified as having potential to be redeveloped with higher density housing to meet its Regional Housing Needs Allocation (RHNA) obligation. The Housing Element projects that 19 residential units could be developed on the property.

CONCLUSION: Although the proposed zoning Community Commercial zone change could theoretically allow 40-foot high buildings, other development restrictions such as FAR, parking, and setback requirements make it highly unlikely that any of the sites would be developed at such heights. For example, a 40-foot high building developed at a 1.0 FAR would require 108% of the lot area to provide the space necessary to accommodate necessary parking stalls. This could only be accomplished through a multi-level parking structure which would be extremely cost prohibitive.

Similarly, a four-story structure could only occupy 25% of the total lot area given the 1.0 FAR limit. The remaining 75% of the property could be used for parking and landscaping, but could not be developed with any structures. Because vertical construction (i.e., more stories) is significantly more expensive than building 1-2 story structures, it is considered unlikely that a developer would choose to build a 3-4 story structure instead of a lower-cost, 1-2 story structure with the same amount of floor area.

ALTERNATIVES: The City Council may consider the following options as it relates to the proposed zone change on Capitola Road between 41st Avenue and 45th Avenue:

1. Retain the proposed Community Commercial (CC) zone;
2. Retain the proposed CC zone with a reduced height limit which would apply only to Capitola Road between 41st and 45th Avenue;
3. Retain the proposed CC zone with an increased setback from residentially developed properties;
4. Retain the proposed CC zone with a provision that any significant redevelopment projects on Capitola Road between 41st Avenue and 45th Avenue be processed with a Development Agreement with an extensive public process.
5. Replace the proposed CC zone with a MU-N zone which has a 27-foot height limit and direct staff to process a General Plan Amendment to change the General Plan designation in this area from CC to MU-N.

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
1	Map	Map	Egren	Extend Vacation Rental Zone	Request to extend the vacation short term transient zone up Capitola Avenue to Beverly. A second email request other parts of town to be considered as well including Capitola Road, Bay Avenue, Depot Hill, the Jewel Box and Fanmar.	The Planning Commission and City Council considered previous request to extend to Bay Avenue. They determined the limit should be Riverview Drive and Beulah Drive. No change recommended.
2	Map	Map	Chestnut	Vacation Rentals	Request to expand Vacation Rentals along Capitola Road up to 47 th Street.	The Planning Commission and City Council considered expansion of the Vacation Rental at multiple meetings. No change is recommended.
3	Map	MF- H	Brigham	Brommer Street	The condition of the street is a problem and it cannot handle additional density [allowed by the change in zoning from Community Commercial (CC) to Multi-family High Density (RM-H)]	The current zoning is Community Commercial and allows more intense development than the proposed RM-H zoning district. The three parcels are currently utilized as residential and 2 of the 3 parcels have 2 units on the parcel. This zone change will make the two existing circumstances conforming. Each parcel will have the ability to have 2 units. Off-street parking would be required for any redevelopment projects on these sites. This zone change was discussed previously by Planning

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
					Commission and City Council. No change is recommended.
4	Map	C-C	Routh	Capitola Road	<p>Concern with increased height and intensity of land use along Capitola Road between 42nd and 44th Avenue. Designation changing from CN to CC.</p> <p>Discussion recommended: The General Plan Land Use Map establishes Capitola Road between 41st Avenue and 45th Avenue as Community Commercial. The proposed zone change would align the zoning and general plan designations.</p> <p>In the CC Zone, the maximum height limit is 40 ft.</p> <p>In the MU-N Zone, the maximum height limit is 27 ft.</p> <p>A more restrictive height could be applied to the area between 42nd Avenue and 45th Avenue along Capitola Road help in the transition if desired by the Planning Commission and City Council.</p> <p>Planning Commission recommended to keep as it.</p>
5	Map	MU-N	Heitzmann	Capitola Road	<p>Lives at 4940 Capitola Road in the Commercial/Residential zoning district. Has concern for new uses being allowed in this area resulting</p> <p>Discussion recommended: The existing Commercial/Residential zoning district requires a conditional</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
				from rezoning to MU-N and the impacts on traffic and neighborhood feel.	<p>use permit for retail, personal service establishments, and offices.</p> <p>The area is designated Mixed Use Neighborhood (MU-N) on the draft zoning map. This will allow retail, personal service establishments, and offices up to 3,000 square feet as principally permitted uses along Capitola Road.</p> <p>The permitted land uses within the MU-N district mirror the land uses currently allowed within the CN district that extends along Capitola Avenue from the tressel to Pine Street.</p> <p>Planning Commission recommended requiring a CUP for retail, personal service establishments, and offices within the MU-N along Capitola Road.</p>
6	Map	Street Name	Phone call	45 th Avenue	<p>45th Avenue is labeled 47th Avenue within the Jewel Box</p> <p>Staff will correct.</p> <p>Planning Commission agreed with change</p>
7	16.3	17.16.030	Bertrand	Garage setbacks	<p>Why is the garage setback for multi-family designations (15-ft) less than the requirement for single-family zones (20-ft)?</p> <p>The existing code standard for multi-family states “The minimum front yard, except as otherwise specified, shall not</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
				Should they be the same?	<p>be less than twenty feet in depth for the width of a garage or covered carport.” This standard should not have been removed.</p> <p>Staff recommends adding a front yard setback for garage of 20 feet.</p> <p>Planning Commission agreed with recommended change.</p>
NEW 8	16.4	Table 17.16-3 Note 1	Lisa and Mark Garrigues	0.60 FAR exception for second dwelling units	<p>Request that not include lots that are 4000 square feet in the allowance for the increased 0.60 FAR</p> <p>NEW – Staff recommendation: this was overlooked as an edit when the Planning Commission and City Council decreased the minimum lot size to 4,000 square feet for a secondary unit. A 4,000 square foot parcel with an FAR of 0.54 can build up to a 2,160 sq. ft. structures, whereas the same parcel with an FAR of 0.60 can build up to 2,400 square feet. This is a difference of 240 square feet.</p> <p>Staff recommends making the requested change.</p>
9	16.7	17.16.030.B.6	Harlan	Typo	<p>Note should refer to paragraph 7 instead of 6.</p> <p>Staff recommends making this change.</p> <p>Planning Commission agreed with change. All notes were</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

	Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
						removed for adoption version.
10	16.9	17.16.030.D	Harlan	Mobile Home Parks	Do we think someone is going to use 5 acres in Capitola for a new mobile home park?	It is unlikely a new mobile home park would be established in Capitola given land costs.
11	20.2 and 20.4	Table 17.20-1 and 17.20.020.F	Bertrand	Residential care facilities in Village	Why are we allowing residential care and group care facilities in the Village?	<p>The California Health and Safety Code requires cities to regulate residential care and group care facilities the same as family dwellings of the same type in the same zone. For example, a residential care facility in a detached “home” shall require the same permits and be subject to the same development standards as a detached single-family home.</p> <p>Staff recommends removing the information for residential care facilities in the village from the land use table to a note explaining the law.</p> <p>Planning Commission agreed with recommended change.</p>
12	20.5	17.20.030(c)	Bertrand	Typo	The text refers to the wrong table number (17.20-2)	<p>Staff will make this correction</p> <p>Planning Commission agreed with recommended change.</p> <p>Note: The table 17.72-2 is correct.</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
13	20.5	17.20-1	Westman	Figure for height exception	Update figure to include correct height measurement (33ft) and updated allowed roof types with original sketch. Planning Commission recommended making this change. Roof types includes reference to original author.
14	24.1	17.24.010(A)	Bertrand	Commercial-Residential transition areas	Additional text should be added in this section to emphasize that development of commercially-zoned properties which are adjacent to residential zones will not be permitted to build intensive commercial uses. Example: the proposed CC zone on Hill Street could not be used for a new grocery store. Section 17.96.060 requires a CUP for all commercial land uses greater than 12,000 square feet. To approve the CUP the Planning Commission must make a number of findings that the use will be compatible with the adjacent area. The following sentence could also be added to the C-C zoning district purpose statement in 17.24.010: “The C-C zoning district is intended to accommodate lower intensity commercial uses with minimal impacts on adjacent residential uses.” Planning Commission did not request discussion on this item. No change made.
15	24.2	17.24.020.A	Harlan	Drive Through	I would like to take drive-through facilities out of C-R This topic was debated by the Planning Commission and City Council with direction to allow drive-throughs in the C-R district if located 100-ft or

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
					more from a residential use. No modification recommended. Planning Commission did not request discussion on this item. No change made.	
16	24.3	Table 17.24-1	Bertrand	Food Trucks	Why are we limiting administrative permits for food trucks to two events per year? Could we increase the number?	This was previously discussed by the Planning Commission and City Council with direction to allow 2 events per year with an administrative permit. More than 2 would require a CUP. No Change recommended Planning Commission did not request discussion on this item. No change made.
17	24.4	Table 17.24.030	Kaplan	Permitted Office Uses in C-R	The proposed restrictions on non-retail use within the C-R District are severe, especially given the diminishing number of retailers seeking new physical locations.	Not allowing new office uses on the first floor was discussed during multiple Planning Commission and City Council meetings. No change recommended. Planning Commission did not request discussion on this item. No change made.
NEW 18	24.4	17.24.020.C and Table 17.24-2	County Office	Treatment of existing office space in C-R zone	The new standards were not easy to understand how the City would treat existing office in the C-R district.	NEW The draft language was confusing. Staff updated the standards to clarify the

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
					differences between Existing and New office space.	
19	28.4	Table 17.28-1, note [6]	Harlan	Visitor Serving Overlay Zone	Take out tent platform, cabins and stables.	<p>This standard is from the existing zoning code and only applies to campgrounds. The only campground in Capitola is at New Brighton, which does not require permits from the City.</p> <p>No modification recommended. Planning Commission did not request discussion on this item. No change made.</p>
20	28.6	17.28.030(E)(1)	Bertrand	Lighting	Add that light fixtures should be pointed downward.	<p>Staff will make this addition. Planning Commission agreed with recommended change.</p>
21	24.8	17.24.040.B.2	Harlan	Mixed Use in Commercial Zones	I don't think it serves us to have buildings placed always "near the edge of the sidewalk. The dental office on 41st Ave. has a very nice setback with lovely landscaping.	<p>The currently standard allows an expanded setback if it enhances pedestrian experience or visual interest – which could apply to the dental office. The new code is intended to avoid large parking areas along the street frontage. Allowing increased setbacks without qualitative standards could perpetuate the street facing parking lot pattern the City is trying to improve.</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
					No modification recommended. Planning Commission did not request discussion on this item. No change made.	
22	36.1	Chapter 17.36	Harlan	PD Zone	I would eliminate PD zoning. I don't think it has served Capitola well. I would rather consider giving a variance to a development if appropriate, rather than have projects that do not follow our regular design standards. "The purpose of the PD zoning district is to allow for high quality development that deviates from standards and regulations applicable to the other zoning district in Capitola." Why would we want to do that? We should have "high quality" development everywhere in town. Where we do not have that, it is our fault,	This issue was debated by the Planning Commission and City Council with direction to retain the PD district, but to prohibit PDs from single-family residential development and to reduce the minimum lot size to 20,000 square-feet. PDs afford local agencies with more flexibility than a Variance, which requires a finding that a property has unusual characteristics which prevent development enjoyed by others in the same zone and vicinity. No modification recommended. Planning Commission did not request discussion on this item. No change made.
23	40.3	17.40.020(G)(1)(b)	Bertrand	Income restrictions	Change "lower" income to "low" income	Staff will make this correction here and in C.3.b. Planning Commission agreed with recommended change.
24	40.4	17.40.020.H.2.c	Harlan	Affordable Housing Overlay	Setbacks should be the same as the regular current zoning	This was previously discussed by the Planning Commission

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
				allows. I would consider a variance for a project in the Affordable Housing Overlay Zone. 20 units to an acre is already too dense. Not having adequate setbacks will make a terrible project worse. I think 20 units/acre will not be accepted by our residents.	and City Council with direction to relax development standards to encourage development of affordable housing. Variance findings could be challenging to make on the City's two AHO sites (600 Park Ave and the Quality Inn site). No modification recommended. Planning Commission did not request discussion on this item. No change made.
25	40.5	17.40.020.H.3	Harlan	Typo	Note – change paragraph 4 to 3 Staff recommends making this change. Planning Commission agreed with change. All notes were removed for the current draft.
26	40.5	17.40.020(I)(4)(b)	Bertrand	Common Open Space	Add mailboxes to list of structures not counted as common open space Staff will make this addition. Planning Commission agreed with change.
27	40.8	17.40.E.6	Harlan	Vacation Rental Signs	I would prefer to have these commercial signs on residences smaller. Too many signs are visually very unattractive in any community. Planning Commission recommendation to increase sign to 12 in. x 12 in..
28	44.4	30.44.030.J.1.d	Harlan	Coastal Overlay	Do we need to have community college listed? Yes. This definition is from Section 30114 of the Coastal Act

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
					No modification recommended. Planning Commission did not request discussion on this item. No change made.
29	48.2	Table 17.48-1	Harlan	Projections into Height Limits	Do we need thermal recovery systems listed? Previously added at request of Council Member Bertrand on September 15, 2016 meeting. Staff doesn't see any harm in including thermal recovery systems. No modification recommended. Planning Commission did not request discussion on this item. No change made.
NEW 30	48.2	Table 17.48-1	DeMars Fire Marshall	Photovoltaic panels	Maximum coverage: No restriction. <u>Subject to California building code.</u> NEW. Draft updated with additional language.
31	48.5	17.48.040.B	Harlan	Floor Area Ratio Calculation	If we are not going to count the decks, basements, etc. the Planning Commission and Council will need to carefully review the projects to make sure we are not overbuilding on a site. New design review criteria in 17.120.070 will enable the Planning Commission and City Council to address this issue. No modification recommended. Planning Commission did not request discussion on this item. No change made.
32	48.5	17.48.040(B(1)(c))	Bertrand	FAR Calculation	Unclear what this means or how to calculate "lines drawn parallel to and two feet within" Staff will modify the language to "all area within the roof line"

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
				the roof line of a carport.”	of a carport” Planning Commission agreed with recommended change.	
33	52.2	Table 17.520-1	Harlan	Accessory Structure Setbacks	I think it would be wise to review the 3-foot setbacks in a year or two and see if this is acceptable to the community.	Comment noted. Staff can evaluate the effectiveness and report back to the City Council if directed.
34	52.2	Table 17.52-1	Bertrand	Maximum Garage Width	The table shows 23’ as maximum, but figure 17.52-1 indicates 21’	Staff will correct this to make consistent. Planning Commission agreed with recommended change.
35	60.1	17.60.010	Took-Zozaya	Hedge Height	Regulate maximum height of hedge at the same height as fences and walls.	This has been discussed previously and no direction was given to include hedges in fence regulations. The City has the ability to regulate hedge height if there is a line of sight issue. Staff would have concerns with applying height standards to hedges because it would immediately create numerous violations for hedge height throughout the city. Regulating hedge height would require significant resources to continually monitor and enforce. No change recommended. Planning Commission did not

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
					request discussion on this item. No change made.
36	64.1	17.64.020	Bertrand	Soquel Creek and Lagoon and Soquel Creek Riparian Corridor	<p>Why do we distinguish between Soquel Creek and Lagoon vs. Soquel Creek Riparian Corridor, but consider Noble Gulch Creek and Corridor as a single area?</p> <p>The additional standards are applicable to the both areas; therefore, combining the two would not have an impact.</p> <p>Staff recommends consolidating the two areas.</p> <p>Planning Commission agreed with recommended change.</p>
37	72.1	17.72.030	SCWD	Water efficient landscape design	<p>Request to reword as follows:</p> <p>In addition to the requirements of this chapter, all applicable development in Capitola shall also comply with the Model Water Efficient Landscaping Ordinance prepared by the California Department of Water Resources (DWR), when required by the California Water Conservation in Landscaping Act (Government Code Section 65591 et seq.) <u>applicable water provider's (i.e. the City of Santa Cruz Water Department or Soquel Creek Water District) Landscape Water Use</u></p> <p>Staff recommends making this change.</p> <p>Planning Commission agreed with change.</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
				<p><u>Efficiency Ordinance.</u> If conflicts occur between the applicable water provider's Model Water Efficient Landscape <u>Water Use Efficiency Ordinance</u> and the Zoning Code, the more restrictive policy to conserve water shall control.</p>	
38	72.3	17.72.050.A.2	Harlan	Landscaping materials	<p>I am concerned with projects possibly landscaping with only rocks or stone, or decorative hardscape. I believe we should require living landscape on all sites. I would like to discuss this.</p> <p>This issue was debated by the Planning Commission and City Council with direction to maximize the allowed hardscape within non-residential zoning up to 75%. Staff recommends the following change:</p> <p>17.72.050.A.2 “Landscaping may consist of any combination of living plants, such as trees, shrubs and grass or <u>with</u> related natural features, such as rock, stone, or mulch; and may include patios, courtyards, and outdoor dining area. Decorative hardscape featuring pervious materials is permitted within required landscaping areas <u>combined with natural vegetation.</u></p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
					Planning Commission agreed with change.	
39	72.4	17.72.060.A.3	SCWD	Landscape Slope Standards	<p>The District’s Landscape Ordinance prohibits turf and high water use plants on berms and slopes greater than 12%. Please change to 12% if you elect not to incorporate the above comment.</p>	<p>Staff recommends making the above change.</p> <p>Planning Commission agreed to incorporate the above comment.</p>
40	72.5	17.72.060.A.5	SCWD	Water features	<p>The (Soquel Creek Water) District frequently finds cases where automatic fill valves become stuck, resulting in water waste and high water bills. Please consider adding the following language to this section:</p> <p>Decorative water features (e.g. fountains, ponds, waterfalls) must be approved by the Planning Commission and shall have recirculating water systems. <u>Automatic fill valves shall not be used with water features.</u></p>	<p>Staff does not regulate the type of valves in recirculating water features. Staff would have concerns with requiring a CUP for water features. Most residents would be unaware of the requirement creating an enforcement issue and the cost for a CUP would likely exceed the cost of most water features. This standard only applies to Single Family Development projects otherwise subject to Design Review (17.72.020).</p> <p>Staff recommends adding the statement “<u>Automatic fill valves are not recommended for use within water features.</u>”</p> <p>Planning Commission agreed with change.</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
41	72.5	17.72.060.B.1	SCWD	Irrigation Systems	Please consider revising this section as follows: Irrigation systems shall meet a minimum irrigation efficiency of 75 percent <u>for spray irrigation and 81% for drip irrigation.</u>	Planning Commission recommended modifying to “Irrigation systems shall meet the minimum irrigation efficiency standard of the applicable water district.”
42	72.5	17.72.060.B.2	SCWD	Water Meters	The District does not require separate landscape water meters for single-family residential development projects. We only recommend them for single-family residential parcels sized greater than 10,000 square feet.	Staff recommends making this change. Planning Commission agreed with change.
43	72.5	17.72.060.B.8	SCWD	Bubblers	Drip or bubble irrigation are required for all trees. <u>Bubblers should not exceed a flow rate of 1.5 gallons per minute.</u>	Staff recommends making this change. Planning Commission agreed with change.
44	72.5	17.72.060.A.5 and 6.	Harlan	Water Efficiency; Landscaping	We need to put an article in our newsletter advising the residents of our watering times, which we do not enforce, and that they need a permit to install a fountain, pond, or waterfall. Do we want to keep this	These standards only apply to new projects requiring a City permit (see 17.72.020) so these requirements will be communicated to applicants at time of permit approval. No modification recommended.

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
				requirement?	Planning Commission did not request discussion on this item. No change made.
45	72.6	17.72.070.A	SCWD	General The section states “Landscape areas shall be maintained in a neat and healthful condition at all times.” Comment from SCWD: If this item prevents or penalizes multi-family and non-residential properties from reducing or stopping irrigation during declared water supply shortages, we suggest that it be stricken.	In times of declared water supply shortages, the section will not prevent or penalize residence from reducing irrigation. No change recommended. Planning Commission did not request discussion on this item. No change made.
46	74.5	17.74.040.J.1	SCWD	Accessory Dwelling Unit Utility Connections All of the comments pertaining to this Chapter are limited to Item J, Utility Connections. While it appears that the language in this section parallels the current law as related to ADUs, it implies that the City of Capitola is a water and sewer service provider. We think that this may result in confusion for our shared customers, and suggest the following revision to Item J.1, General: An accessory dwelling unit shall not be considered a new residential use for the purposes of	The code reflects the state legislation. The City does not manage utilities. Staff recommends replacing the current language in J.1 through J.3 with “Utility connection requirements shall be subject to state law and the serving utility district.” J.4 regarding sprinklers can be placed in Section K. Planning Commission directed staff to remove utilities.

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
				<p>calculating local agency <u>(defined as cities and counties only; special districts are not included)</u> connection fees or capacity charges for utilities, including water and sewer service.</p> <p>Additionally, you may want to consider revising Items J.2 and J.3 to read as follows: <u>The City, along with other local agencies,</u> shall not/may require.....</p> <p>Lastly, please consider adding “Local Agencies” as defined in Senate Bill 1069, to Section 17.74.020, Definitions.</p>	
47	74.8	Chapter 17.74	Harlan	Accessory Dwelling Units	<p>Do we want to put in language naming the Santa Cruz County Housing Authority and Section 8?</p> <p>Accessory Dwelling Units regulations are not administered or associated with the Housing Authority or Section 8 housing.</p> <p>No modification recommended.</p> <p>Planning Commission did not request discussion on this item. No change made.</p>
48	76.4	Table 17.76-2	Harlan	Guest Parking for Mobile Home Park	<p>We should consider adding a number of required guest parking spaces for mobile home parks. We will probably never</p> <p>Staff inquired with the state as to whether the City can require guest parking for mobile home parks. The state had not</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

	Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
					<p>receive an application for another one, but they are all under parked for visitors and overnight guests, since the parks do not allow parking on the streets at night.</p>	<p>responded at the time of drafting the report.</p> <p>If the state allows the City to require guest parking, staff recommends adding 1 guest space/10 mobile home units.</p> <p>Planning Commission did not request discussion on this item. No change made.</p>
49	76.5	Table 17.76-2	Harlan	Hotel Parking	<p>I would like to look at the Hotel requirement. 1 space per 300 sq. feet of office does not allow enough parking for the employees. There will be a desk clerk, manager, housekeeping supervisor, housekeepers, a maintenance engineer, valet, telephone operator, etc. and these people need parking places. You can have a small office but lots of employees. One of the important concerns of the residents around lower 41st Ave, and Portola is that the proposed new hotel does not have enough parking, so it will lead to increased inappropriate neighborhood parking.</p>	<p>This was discussed at previous Planning Commission and City Council meetings. There was direction to require a parking study for a hotel with over 20 rooms in the Central Village (Table 17.76-1). Throughout the City, the draft code allows the Planning Commission to require additional parking: “The Planning Commission may require more on-site parking than required by Table 17.76-1 and Table 17.76-2 if the Planning Commission determines that additional parking is needed to serve the proposed use and to minimize adverse impacts on neighboring properties.”</p> <p>ITE’s average peak parking demand rate for a hotel is 0.89</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation										
					<p>spaces per room.</p> <p>Staff researched standards for hotels in surrounding municipalities and found that the proposed standard is general consistent with other Cities.</p> <table border="1"> <tr> <td data-bbox="1524 532 1703 737">Santa Cruz</td> <td data-bbox="1703 532 1934 737">1 per unit intended for separate occupancy, plus 1 for resident owner/manager</td> </tr> <tr> <td data-bbox="1524 737 1703 805">Santa Cruz County</td> <td data-bbox="1703 737 1934 805">1 per habitable room</td> </tr> <tr> <td data-bbox="1524 805 1703 1040">Scotts Valley</td> <td data-bbox="1703 805 1934 1040">1 per living unit or bedroom, whichever is greater, plus one per 600 square feet of office and storage.</td> </tr> <tr> <td data-bbox="1524 1040 1703 1243">Monterey</td> <td data-bbox="1703 1040 1934 1243">1 per guest room; plus 2 for every 50 rooms, plus parking as required for accessory uses</td> </tr> <tr> <td data-bbox="1524 1243 1703 1446">Santa Monica</td> <td data-bbox="1703 1243 1934 1446">1 space per room plus 1 space per 200 sq. ft. of meeting and banquet space (outside transit</td> </tr> </table>	Santa Cruz	1 per unit intended for separate occupancy, plus 1 for resident owner/manager	Santa Cruz County	1 per habitable room	Scotts Valley	1 per living unit or bedroom, whichever is greater, plus one per 600 square feet of office and storage.	Monterey	1 per guest room; plus 2 for every 50 rooms, plus parking as required for accessory uses	Santa Monica	1 space per room plus 1 space per 200 sq. ft. of meeting and banquet space (outside transit
Santa Cruz	1 per unit intended for separate occupancy, plus 1 for resident owner/manager														
Santa Cruz County	1 per habitable room														
Scotts Valley	1 per living unit or bedroom, whichever is greater, plus one per 600 square feet of office and storage.														
Monterey	1 per guest room; plus 2 for every 50 rooms, plus parking as required for accessory uses														
Santa Monica	1 space per room plus 1 space per 200 sq. ft. of meeting and banquet space (outside transit														

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
					rich areas) No change recommended. Planning Commission did not request discussion on this item. No change made.
50	76.7	17.76.030.D	Harlan	Typo	Note E should be changed to D Staff recommends making this change. Planning Commission agreed with change. All notes removed in new version.
51	76.10	17.76.040.A.3 Page 76-7 Designated space in integrate complex 17.76.040.H Page 76-10 Curb-side Services	Staff	Drive-through and Car Service Shared parking standards were removed in the code update – 17.15.015.B that state that parking spaces within an integrated complex shall not be designated for exclusive use of any individual commercial tenant. Also drive-through definition includes curb-side service Draft code as written would prohibit curb-side service from all areas of town except the regional commercial.	Planning Commission reviewed and recommended: Require a CUP for designated parking spaces within an integrated complex for an individual commercial tenant. Allow retail curbside. Prohibit restaurant curbside except in Regional Commercial zone. In RC zone require CUP just like drive-through.
52	76.11	17.76.050.D	Harlan	Off-Site Parking	Off site parking could be very problematic for multi-family Comment noted. The Planning Commission discussed parking at the May 5 and May 16, 2016

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
				<p>housing and non-residential. Where do we have this in town or in the area that we can use as an example? What percentage do successful projects allow? A mixture of on-site and off-site? I think I would urge caution.</p>	<p>hearings. Minor edits were made to this section to require a deed restriction to ensure off-site parking would continue. This application could be utilized during redevelopment of the mall or other centers along 41st Avenue based on the land uses and hours of operation. The corner of Bay and Capitola Avenue was also discussed by the Planning Commission.</p> <p>No change recommended.</p> <p>Planning Commission did not request discussion on this item. No change made.</p>
53	76.14	17.76.060.B	Harlan	Compact Parking Spaces	<p>The maximum of 30% required maximum number may be good since we are experiencing a time of many more very large cars being used than fuel efficient compact cars, unfortunately. It is difficult to find a spot when 2 large cars are parked on either side of an open space, in a compact parking area. It seems to be fairly common. I think the problem may be that the spaces are not marked. That is a good project for our intern!</p> <p>Comment noted. The existing code allows different percentages of compact spaces dependent on the land use. The draft code creates one standard of 30 percent for all multi-family and non-residential land uses.</p> <p>No change recommended.</p> <p>Planning Commission did not request discussion on this item. No change made.</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
54	76.19	17.76.060.D	Harlan	Parking Lot Trees	What is the rationale for decreasing the shade tree requirement?	<p>This was in response to input from Commercial Property owners during the stakeholder meetings explaining that requirement is too high for healthy tree establishment and creates high water demand. They also expressed challenges with visibility. The standard was decreased from 1 tree per 2 spaces to 1 tree per 5 spaces to create the highest feasible standard.</p> <p>No change recommended.</p> <p>Planning Commission did not request discussion on this item. No change made.</p>
55	76.20	17.76.060.H	Harlan	Green Parking Exemptions	I think we will get much better projects if we require standard landscaping in the parking lot and find another incentive for a developer. In the long run, this will serve Capitola better.	<p>The Planning Commission and City Council may choose to discuss this issue. It's possible, however, that a parking lot would be unable to provide an effective solar collection system if it also provides required tree cover.</p> <p>Planning Commission did not request discussion on this item. No change made.</p>
56	76.21	Table 17.76-6	Harlan	Bicycle Parking	I think we should reconsider the multi-family/group housing	This issue was debated by the City Council on October 1,

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
				bicycle parking requirement. The apartment complex at 1943 42nd Avenue has 35 units, and there are about 5 people who ride bicycles. I have observed the Villas of Capitola, the Capitola Cove Apartments, Capitola Gardens, the Capitola Hill Apartments, the Capitola Mansion Apartments, and the Pine Street Garden Apartments. I have not seen the need for the ratio proposed here.	2016 with direction to increase the bicycle parking requirement from 1 space per 5 units to 1 space per unit. No change recommended. Planning Commission did not request discussion on this item. No change made.
57	80.15	17.80.080.K.3	Phone call	Sidewalk Signs	Correct dimension of signs is 18 in. x 32 in. All approvals on file are 18 in x 32 in. Staff recommends making this change. Planning Commission agreed with change
58	80.4	17.80.080.H.5.	Harlan	Gas station Signs	I would consider changing H 5 to allow only 1 additional sign. There is no need to advertise an ATM. All gas stations have them. This standard was established by the Planning Commission in an effort to create an innocuous way to advertise ATMs and propane and assist in removal of illegal sandwich board signs to advertise such products. No change recommended. Planning Commission did not request discussion on this item. No change made.

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
59	80.5	17.80.050.A.16	Gaylord	Vacation Rental Signs	The size suggested is way too small (8.5 x 11). Planning Commission recommended changing back to 12 inch x 12 inch.
60	80.5	17.80.050.A.16	Mello, Cox, and Baker	Vacation Rental Signs	Request to keep current standard with maximum vacation rental sign of 12” x 12” rather than new standard of 8.5” x 11” Planning Commission recommended changing back to 12 inch x 12 inch.
61	80.5	17.80.050.A.16	Beach House Rentals	Vacation Rental Signs	Request to keep current standard with maximum vacation rental sign of 12” x 12” rather than new standard of 8.5” x 11” Planning Commission recommended changing back to 12 inch x 12 inch.
62	80.5	17.80.050.A.16	Finkel	Vacation Rental Signs	Request to keep current standard with maximum vacation rental sign of 12” x 12” rather than new standard of 8.5” x 11” Planning Commission recommended changing back to 12 inch x 12 inch.
63	80.5 and 80.6	17.80.050.A.3	Harlan	Flags	I would like to consider allowing #3 on the auto plaza site only. “Flags bearing noncommercial messages or graphic symbols” (e.g., American or California Flags) are protected by the 1 st Amendment and cannot be regulated by the City. No change recommended.
64	80.20	17.80.120	Harlan	Sign Adjustments	I would like the Council to review the signs approved in one year to determine if having the flexibility described in section B is working. The applicant knows the regulations, and can bring in something 25 Comment noted. Staff can evaluate the effectiveness and report back to the City Council if directed. No change recommended. Planning Commission did not

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
				% bigger and higher. This is going to be a very subjective process. I would like to evaluate the satisfaction of our residents to this change.	request discussion on this item. No change made.	
65	80.21	17.80.120.E	Harlan	Signs for Low Visibility Properties	I would like to remove this. It is not our job or responsibility to let a business have a larger sign to be “competitive with other businesses of a similar nature located elsewhere. . . ’ A business can make that claim of greater success with a bigger sign, but it is hard to quantify. I think it is wise to not venture into the research it would take to prove it.	This was carried forward from existing code, presumably to address businesses without good visibility from 41st Avenue and the auto dealers on Auto Plaza Drive. No change recommended. Planning Commission did not request discussion on this item. No change made.
66	80.22	17.80.140.A.2	Harlan	Nonconforming Signs	I would like us to consider lowering the threshold for replacing a non-conforming sign. If an old building with an old sign comes in for a 50% remodel, I think it is appropriate to require a new sign. If it is a smaller remodel, keeping the sign may make sense, or not, depending on the sign. Getting rid of old ugly signs would be a great improvement in the community,	The Planning Commission recommended changing standard to existing non-conforming signs will be reviewed during Planning Commission review of a design permit and may be required to come into conformance. Add discretionary criteria for when a non-conforming sign may stay – such as compatible with neighborhood scale.

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
67	88.1	17.88.030	Kaplan	Incentives for Community Benefits	Request to include 820, 824, and 828 Bay Avenue and 4400 Capitola Road as eligible for incentives.	These areas are outside the area identified in the General Plan for future incentives (increased Floor Area Ratio allowances) for community benefits. Consequently, a General Plan amendment would be necessary to provide increased FAR for these properties. Staff does not recommend adding these properties at this time. No change recommended. Planning Commission did not request discussion on this item. No change made.
68	88.3	17.88.040.B.1	Harlan	Capitola Mall	I don't think we should talk about opening up 40th Street. The barricade is on the County property, so we cannot do it.	The draft code refers to extending 40 th Avenue through the mall property, not removing the barrier at the City limit. This is also an adopted policy (LU-8.5) in the General Plan Update. No modification recommended. Planning Commission did not request discussion on this item. No change made.
69	88.4	17.88.070.C	Harlan	Hotel Project Story Poles	Do we need to have this? We should have language requiring story poles for all large developments. The question is,	This requirement was added by the City Council at the October 1, 2016 meeting.

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
				What is large?	No change recommended. Planning Commission did not request discussion on this item. No change made.
70	92.4	17.92.070	Harlan	Nonconforming Multi-Family Uses in the R-1 Zoning District	Take out “screening trash facilities” . That is not an incentive- is a requirement or should be in multi-family. Unscreened trash areas in the front of multifamily homes was a source of complaints during public outreach. This standards and the subsequent finding in 6.g are appropriate to ensure the problem is addressed. No change recommended. Planning Commission did not request discussion on this item. No change made.
71	96.2	17.96.020.B	DeWitt	Animal Keeping and Chickens	Concern with standards for location of coops. Would prefer they be allowed in the front yard and free range. Also, concerned with minimum of 5,000 square feet lot size to have chickens. Chicken coops are not currently allowed in a front yard. In regards to free-range chickens, the current code does not require an enclosure. An enclosure would be a reasonable standard in an urban setting. The minimum 5,000 square-foot lot size requirement would be a new restriction which could be modified at the Planning Commission or City Council’s discretion. Planning Commission recommends adding a

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
					requirement that livestock be within a fenced yard.	
72	96.2	17.96.020.B	Gold	Animal keeping	Request that rules not be too strict. As long as there is no rooster hearing hens cackle is delightful.	See above response.
73	96.8	17.96.090	Harlan	Offshore Oil Development Support Facilities	I think it is extremely important to keep most of the findings in this section. It is crucial to understand the history of this issue and why it was necessary to pass this ordinance up and down the coast of California in 1987. The key to this ordinance are Sections 17.93.030 and 17.93.040 in the Existing ordinance. The Implementation and Zoning Changes are important because it states that the Council cannot amend or repeal it without a vote of the people. Chapter 17.93 certainly can be slightly revised to reflect modern terminology, but it's essence must remain in our Zoning Code for the future.	The findings for the City Council adopted ordinance can still be found in the ordinance itself (Ord # 632) which is in on file with the City Clerk's office and available on the City website. Staff will add the findings at Council's direction, although it should be noted that the City has a very small area of the ocean within its jurisdiction (~1000-ft in front of the beach) which would not be suitable for oil extraction. Any extraction proposals would also conflict with the Monterey Bay National Marine Sanctuary. No change recommended Planning Commission did not request discussion on this item. No change made.
New 74	96.14	17.96.150.A.1	DeMars Fire	Rooftop Systems	Add underlined. ... than a building permit is required <u>and review by fire department.</u>	NEW. Staff added the requested change to the November 2017 draft.

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

	Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
			Marshall			
75	96.16	17.96.170C.6	Harlan	Sidewalk Dining	Add c - "sidewalk in front of the entire business must be steam cleaned weekly."	Planning Commission reviewed and recommended leaving the language as is.
New 76	104.1- 28	17.104	Staff	Wireless Communication Facilities	Newly adopted wireless ordinance inserted into Chapter 104.	NEW. Newly adopted wireless ordinance inserted into Chapter 104.
77	108.3	17.108.040	Harlan	Design Review	Eliminating the landscape architect, and architect from design review will be a loss for the applicants and the City. This means that the City staff and Planning Commissioners are going to have to be very vigilant to ensure we continue to have high quality projects in Capitola. They are going to have to be watchful, and demand quality landscaping and designs. I recommend that we evaluate this in one year.	Comment noted. Staff can evaluate the effectiveness and report back to the City Council if directed.
78	120.2	Table 17.120-1	Harlan	Minor Design Permits	The projects that will require a Minor Design Permit look appropriate. Please list these on the monthly work plan for council and planning commission information.	Comment noted. Staff can report on these permits as directed.
79	120.2	17.120.030.B	Harlan	Design Permit Exemptions	Rarely does someone just add 400 square feet to their house	400 square feet is the standard from the existing code. The

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
				without changing the roof, porch, windows, decks, and other elements. If the project was truly a simple 400 sq. foot addition, that might be acceptable to the neighbors. But when it is more, the neighbors like to be notified and have the opportunity to review and comment on the project. We should decrease this number.	<p>Planning Commission and City Council may choose to discuss this issue in more detail.</p> <p>No change recommended.</p> <p>Planning Commission did not request discussion on this item. No change made.</p>
80	120.3	17.120.040.C	Harlan	Enhanced Visualizations	<p>Change “may require” to “will require” (enhanced visualization on certain projects)</p> <p>Staff can make this change if directed; however, staff would recommend removing #4 – “substantial changes to the exterior of an existing structure” so that minor remodel projects are not required to do enhanced visualization.</p> <p>Planning Commission did not request discussion on this item. No change made.</p>
81	120.4	17.120.060.B	Harlan	Design Permit Public Notice	<p>How will the public provide a “written request” for a public hearing on a Minor Design Permit project i.e. for a proposed 400 sq. foot addition to a house (which is exempt), when they did not receive a notice about about it and may</p> <p>A 400 square-foot addition at the rear of a house is exempt from a design permit and would not require any noticing.</p> <p>Planning Commission did not request discussion on this item. No change made.</p>

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation	
					not have known about it until they see the work beginning? It will be too late then. See comment #39 (64).	
82	136.2	17.136.060.F	Safty	Findings for Approval	Change “an” to “a”. The modification will not establish a precedent.	Staff recommends making this change. Planning Commission agreed with change.
83	148.2	Table 17.148-1	Harlan	Public Notice	It would serve our residents better if we mailed out notices to a larger area than 300 feet. People are very involved in this town and they to know what is going on in their neighborhoods. We also need to be mindful of mailing to renters of the property as well as the property owners. I would like to add language to address this. I understand the additional costs of additional mailings, but you cannot set a price in the public being informed and encouraged to participate.	Planning Commission reviewed and recommended leaving the noticing as proposed.
84	160.	Glossary	Welch	Add definition of CEQA	Add definition of CEQA	Planning Commission agreed with recommended change.
NEW 85	160	Glossary	Grunow	Make definitions consistent with subdivision	Updated definitions of: 1. Frontage 2. Street	NEW Staff updated definitions related to parcels for

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
			ordinance	3. Front Parcel Line 4. Rear Parcel Line 5. Parcel Width 6. Parcel Depth	consistence with subdivision update.
NEW 11/13	Map	Vacation Rental Overlay	Elizabeth Jackson	Vacation Rental Overlay 488 Riverview Drive	The Planning Commission and City Council considered expansion of the Vacation Rental at multiple meetings. No change is recommended.
NEW 11/15	Map	Capitola Road	Pegge Crisham	Rezone form CN and PO to CC	Concern for height. Existing height CN: 27 ft PO: 35 ft. Proposed height and FAR CC: 40 ft. FAR: 1
NEW 11/15	Map	Capitola Road	Al Carlson	Rezone form CN and PO to CC	Concern for height. Existing height and FAR CN: 27 ft PO: 35 ft. FAR: 1 Proposed height CC: 40 ft. FAR: 1
NEW 11/15	Map	Capitola Road	Mick Routh	Rezone form CN and PO to CC	Concern for intensity of uses and height. Existing height and FAR CN: 27 ft PO: 35 ft.

Attachment: Public Comment w Planning Commission Direction (Zoning Code Update)

	Page	Section	Source	Topic	Comment	Staff Response/ Recommendation
						FAR: 1 Proposed height CC: 40 ft. FAR: 1
New 11/13	Map	Capitola Road	Maura Matera	Rezone form CN and PO to CC	Concern for intensity of uses and height.	Existing height and FAR CN: 27 ft PO: 35 ft. FAR: 1 Proposed height CC: 40 ft. FAR: 1

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Fridy, Linda (lfridy@ci.capitola.ca.us)
Sent: Wednesday, November 15, 2017 1:27 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: FW: Jewel Box 4 story density concern

Public comment

From: Pegge Crisham [mailto:jrprisham@aol.com]
Sent: Wednesday, November 15, 2017 12:04 PM
To: City Council <citycouncil@ci.capitola.ca.us>
Subject: Jewel Box 4 story density concern

As a home owner in the Jewel box I am concerned about the 4 story building height being considered on Capitola Rd. That is too high and traffic would be even more difficult than it is now. Having a meeting during Thanksgiving wk. is not at all good for having enough input from the neighborhood. Please extend the timeline for a meeting.

Thank you for your consideration on this matter.

Estella Margaret Crisham

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Fridy, Linda (lfridy@ci.capitola.ca.us)

From: alcarlton@aol.com
Sent: Wednesday, November 15, 2017 11:03 AM
To: City Council; Harlan, Stephanie (sharlan@ci.capitola.ca.us)
Subject: Fwd: CAPITOLA ROAD ZONING CHANGE **

MEMBERS OF THE CITY COUNCIL: WE REALLY GOT CAUGHT OFF-GUARD ON THIS ISSUE UNTIL WE READ STEPHANIE'S LETTER TO THE EDITOR IN THE SENTINEL TODAY. AL CARLSON

-----Original Message-----

From: alcarlton <alcarlton@aol.com>
To: victorhanson <victorhanson@att.net>; graybil <graybil@gmail.com>; amanda.draper6 <amanda.draper6@gmail.com>; sudraper <sudraper@pacbell.net>; psilbaugh <psilbaugh@cruzio.com>; thbossard <thbossard@sbcglobal.net>; kkblackman <kkblackman@gmail.com>; jrprisham <jrprisham@aol.com>; najl1 <najl1@aol.com>; kirbynicol <kirbynicol@gmail.com>; vlsmith <vlsmith@sbcglobal.net>; nkisling <nkisling@pacbell.net>; johnknicol <johnknicol@sbcglobal.net>; alcarlton <alcarlton@aol.com>; capitolaal <capitolaal@gmail.com>
Sent: Wed, Nov 15, 2017 10:51 am
Subject: Fwd: CAPITOLA ROAD ZONING CHANGE **

CAPITOLA COUNCIL IS PROPOSING TO CHANGE THE ZONING ON CAPITOLA ROAD TO ALLOW FOUR STORY BUILDINGS. THIS IS SOMETHING I COULD NOT SUPPORT IN OUR JEWEL BOX NEIGHBORHOOD. I FEEL WHATEVER YOUR POSITION IS ON THIS ISSUE, THANKSGIVING WEEK IS NOT A GOOD TIME FOR THE HEARING. I WOULD LIKE TO ASK THAT THIS ISSUE BE EXTENDED SO WE CAN TAKE A BETTER LOOK AT THIS BEFORE IT IS FINALIZED.
AL CARLSON 5000 JEWEL ST
E-MAIL CAPITOLAAL@GMAIL.COM

Your opinions**Capitola also considering high-density development**

You have been reading and hearing about a Corridor Plan in Santa Cruz which would allow for higher density development along certain streets. Capitola is discussing a similar plan to change the zoning on part of Capitola Road from 41st to 44th to allow buildings up to four stories. We currently only allow up to three stories on 41st Avenue. The neighbors are just now finding out about it. Let the Council know your thoughts. The meeting is Tues. Nov. 21st at 7 p.m. in the Council Chambers. Email us or feel free to call any council member. — *Stephanie Harlan Capitola City Council member*

City Council Contact Information

Capitola City Council Members
420 Capitola Ave, Capitola, CA 95010
Ph: 831.475-7300
Fax: 831-479-8879

Please note that all email communication with City Council may be subject to disclosure
To Email the Whole Council: citycouncil@ci.capitola.ca.us (link sends e-mail)
Stephanie Harlan- Mayor (2018) sharlan@ci.capitola.ca.us (link sends e-mail)

Fridy, Linda (lfridy@ci.capitola.ca.us)

From: michael routh <qwakwak@gmail.com>
Sent: Friday, November 17, 2017 8:10 AM
To: City Council
Subject: Rezoning Cap Rd

Mayor and Council Members,

I encourage you to deny the proposed zoning change to Capitola Rd. The proposed zone allows for uses comparable to those along 41st Ave. This proposed change throws out decades of planning by previous councils. The idea of allowing high intensity commercial uses on Capitola Rd goes against everything this community stands for. I refer you to the Vision Capitola document, completed just last year, in which over 400 residents expressed their desires for Capitola's future. Plainly expressed was the support to keep 41st Ave type commercial uses away from the village and to maintain a transition area along Cap Rd.

All of you ran for office on the premise to protect the integrity of our residential neighborhoods. Rezoning areas of Cap Rd adjacent to R1 neighborhoods that allows height limits that exceed those on 41st Ave and allows conditional uses equivalent to those found on 41st Ave violates that promise.

Please reject this zoning proposal.

Mick Routh

Sent from my iPad

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Fridy, Linda (lfridy@ci.capitola.ca.us)

From: Maura Matera <maura@mauramateracpa.com>
Sent: Monday, November 13, 2017 5:37 PM
To: City Council
Subject: Zoning ordinance

Dear Capitola City Council:

I am concerned about the zoning change proposed for Capitola Road between 42nd and 44th Avenue. I am a business owner located in the affected area, and a long-term Capitola resident. I do not believe that increasing the height of buildings to as much as 4 stories is appropriate for this neighborhood. But even less appropriate, it seems to me, is to schedule such an important meeting in the days before Thanksgiving, when many interested residents are visiting elsewhere, or are otherwise unable to participate due to the holiday. This is a decision that will impact the citizens of Capitola for many years in the future. I am urging the council to consider delaying consideration of this issue until it is more thoroughly studied.

Sincerely,
Maura Matera
4401 Capitola Road, Unit 7
Capitola, CA 95010
(831) 464-0188

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Goldstein, Jamie (jgoldstein@ci.capitola.ca.us)
Sent: Wednesday, June 07, 2017 4:50 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: FW: PLANNING REGULATIONS CHANGE REQUEST REGULATE HEIGHT OF HEDGES ALONG PROPERTY LINES - sans typo

From: Sharon Took-Zozaya [mailto:shamarc@sbcglobal.net]
Sent: Wednesday, June 07, 2017 11:08 AM
To: City Council <citycouncil@ci.capitola.ca.us>
Cc: Safty, Ryan (rsafty@ci.capitola.ca.us) <rsafty@ci.capitola.ca.us>
Subject: PLANNING REGULATIONS CHANGE REQUEST REGULATE HEIGHT OF HEDGES ALONG PROPERTY LINES - sans typo

PLANNING REGULATIONS CHANGE REQUEST to REGULATE HEIGHT OF HEDGES ALONG PROPERTY LINES

Please consider regulating the height of hedges along the sides of property boundaries.

RATIONALE: Light is very important to the health of people and plants. Therefore, our city regulations currently limit the height of fences along side boundaries of properties to 6' for solid fencing plus an additional 2 feet of lattice, totaling 8 feet.

However, some property owners create a higher boundary by planting dense hedges along the inside of their fence lines that grow much taller and block out as much light as a solid fence would. Plants such as Pittosporum Eugeniodes that naturally grows to 39 feet tall and bamboo that can grow up to 30 feet are often used for this purpose.

I respectfully request that the Capitola City Council require maintaining the height of hedges to the same or near the same height as the fence limits.

To give a little background: I have lived in a second floor rented apartment in Capitola for 14 years and have also studied landscape design. For several years my current neighbors on both sides, who are friends, have allowed me to prune their Pittosporum Eugeniodes to an agreed upon height. Without this pruning, I would not be able to see the sky from my upstairs windows, as started to happen prior to making these agreements. However, not all neighbors are as friendly as we are, and of course mine could move some day.

I believe it's in the best interest of everyone for each member of our community to have as much light and air as possible, which contributes to their wellbeing. Please consider this request seriously and take action on it.

Respectfully,
 Sharon Took-Zozaya
 1770 48th Avenue, #4
 Capitola, CA 95010
shamarc@sbcglobal.net

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: doug kaplan <doug@lomakgroup.com>
Sent: Wednesday, June 14, 2017 2:43 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Zoning update

Katie,

Two items regarding the proposed zoning revisions:

Chapter 17.88 – Incentives for Community Benefits

We own two properties that could be candidates for inclusion in the areas eligible for incentives: The Crossroads Center at 820, 824 and 828 Bay Avenue, and the AAA Building at 4400 Capitola Road.

Extending the proposed benefit area from 42nd Avenue to 45nd Avenue along Capitola Road would add our AAA building and our neighbor's United Way building to the eligible area.

Adding a new eligible area at the head of Bay Avenue would incorporate the Crossroads Center and neighboring buildings.

We have no plans for changes at either of these two properties, however, in the future, we, our successors or a future city council might want to consider higher density development on these sites.

Table 17.24-2 Permitted Office Uses in the C-C and C-R Zoning Districts

The proposed restrictions on non-retail use within the C-R District are severe, especially given the diminishing number of retailers seeking new physical locations.

Thank you, and thanks to your colleagues for your effort to update and improve the City's codes and regulations.

Doug

Doug Kaplan
 Lomak Property Group
 820 Bay Avenue
 Suite 220
 Capitola, CA 95010
 Phone: (831)476-3627
 Fax: (831)462-0333
 Email: doug@lomakgroup.com
 Website: www.lomakgroup.com

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Dear and Honorable City Officials, Mayor, Council and Planning Commission,

This s a request to extend the vacation short term transient zone up Capitola Avenue. to *Beverly*.

A previous request has been made to extend the TRO zone to Bay Avenue. This request extends it to Beverly, a block short of Bay Avenue, simply because most all the section from Beverly to Bay is commercial.

As mentioned in previous requests, this area. CN zone Commercial Neighborhood area has changed significantly over the years and now reflects a mix much similar to the village.

Long term residential, much like the village is not an attractive option especially for residents with children. The heavily traveled Capitola Avenue is now commonplace for trucks, speeding cars and motorcycles. There are no families with children on Capitola Ave., once a common sight.

Property owners along Capitola Avenue are not eligible for parking permits or spaces hence the competition for off street parking has increased to the point where

residents often circle the block several times to find a space. If the property is fortunate to have off street parking, it is hazardous to enter on to the double yellow line Capitola Ave on a regular basis.

For anyone concerned about excess noise, like residents on Oak Drive, please note that motels, hotels and bed and breakfast businesses ***are allowed as Conditional uses for this zone.***

17.24.060 Conditional uses.

The following are conditional [uses](#) in a CN district, subject in each case to the securing of a [use](#) permit as provided in Chapter [17.60](#):

- A. Any activity which includes any significant alteration of an [historic feature](#);
- B. Banks;
- C. Bed and breakfasts, subject to Section [17.03.085](#);
- D. Business establishments that sell or dispense alcoholic beverages for consumption upon the premises;
- E. Large and small [community care residential facilities](#), subject to the special conditions in Section [17.15.060](#)(G),

and large and small [family day care homes](#), subject to the special conditions in Section [17.15.060](#)(F);

F. Lodging facilities;

G. Medical/dental offices;

H. Motels or [hotels](#) meeting the following requirements:

1. The size should not be out of scale with, nor the appearance out of character with, the neighborhood;
2. No [kitchen](#) facilities in the rooms;
3. No food served on premises except breakfast, during breakfast hours (six a.m. to eleven a.m.);
4. The daily operations are managed by persons residing on-the property.

I. Multiple [dwellings](#) and groups or combinations thereof;

J. Restaurants;

K. Reverse vending machines for beverage containers and small collection facilities of five hundred square feet or less, are subject to the requirements of subsections (D) and (E) of Section [17.60.030](#).

If any neighbors oppose the idea of backing up to a vacation rental, may I make the suggestion that the owner of the vacation rental build at their expense, a solid

concrete or cinder block wall backing the neighbors rear property to insure full privacy and sound blockage.

By allowing the several remaining residences to convert to short term vacation rentals, this would be like adding the equivalent to a small hotel on the edge of the village. Such a change would bring in weekly groups of new people to shop, dine, and experience the Village. It would also allow those families with children and pets accommodations which typically they would not find in the village vacation rentals.

Per estimate, the TOT tax generated by this allowance should be around \$50-80K per year to the city. The additional and perhaps more important benefit as mentioned, would be cash infusion to Village merchants.

Capitola Village vacationing has changed. It never was a year around vacation spot but evolved to that around 2010. With the aggressive vacation rental firm Beach House Rentals setting up operation. In combination of growing popularity, the influence of Silicon Valley, the highly publicized attributes of Capitola in domestic and international travel magazines, has transformed our sleepy little village to a destination for any season.

On Saturday, in the San Jose Mercury News, ran article about how a beach vacation has become unaffordable and the Coastal Commission and State will be taking this very serious. Article link below.

“As the weather warms up, families across California are planning summertime visits to the beach. But overnight trips to the state’s famous coastline are becoming increasingly difficult for middle-class residents to enjoy because the price of admission is soaring.

Thousands of old, relatively low-cost motel rooms along the coast have been closed in recent years, replaced with luxury hotels that are out of reach for many.

A [new wave of studies](#) in recent months is sparking efforts by California’s coastal leaders — and now some lawmakers in Sacramento — to do something about it.

“The coast belongs to all Californians,” said Sam Schuchat, executive officer of the Coastal Conservancy, an Oakland-based government agency that works to restore the coast and improve public access. “And all Californians should be able to access it and enjoy it. Why should only relatively wealthy people be able to spend the night?”

Article link:

<http://www.mercurynews.com/2017/05/06/are-beach-vacations-for-middle-class-californians-being-limited-as-hotel-costs-rise/>

The Mercury News



MOST POPULAR | LOCAL | SPORTS

St. Lucia All-Inclusives

Save up to 50% on all-inclusive hotels and resorts in St. Lucia. Go to stluciaall-inclusive.com



News > Environment & Science

Are beach vacations for middle-class Californians getting impossible to afford?

11



Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Who with a family of four can afford a hotel? Yet alone with a pet? By allowing some homes to convert to vacation homes, Capitola would be addressing the needs of middle class families in their ability to stay at affordable rates.

There are not many vacation rentals in the Village TRO zone with a yard. If someone wants to bring their pet, that's a problem. If the weather is poor, kids have no yard, no place to go to.

Again I request that the approval for short term vacation rentals on Capitola be allowed, scaled back from Bay Ave. to Beverly, and all those parties on Planning or the Council, recuse themselves from the decision making if they are within 300 feet. Of Capitola Ave between the trestle and Beverly.

I am attaching the signed petition that I sent out on Feb 7, 2017 with property owners listed here, who signed the following petition.

Petition wording

This petition is a request to the City of Capitola for the extension of the short term vacation transient rental zone from its current

border on Capitola Ave., believed to be the trestle, to Bay Avenue. Why this request? Long term renters do not wish to live on the Capitola Avenue in this section anymore. hence, property owners are suffering. Over the years, more than half of properties in on this section of Capitola Avenue, from the trestle to Bay Avenue have been converted to commercial entities. A double yellow line has been added recognizing it a busy feeder street. The traffic count has increased significantly with many trucks of all sizes including 18 wheel rigs. The avenue has also become a busier route for police and fire. Available street parking on Capitola Avenue has diminished significantly and tenants or their guests compete against commercial establishments, the most obvious being Dignity Health, Golden Years Care home, and Gayles Bakery. There are no families with small children living on the Avenue, once a common sight. The intersection of Bay and Capitola Ave. has in itself become a problematic situation the city is addressing. The noise factor from vehicles and motorcycles is constant. This section of the city is no longer conducive to long term residential renting and the property owners who continue to provide residential housing are suffering. The ability for short term renting may ease this suffering, at least it would offer an alternative for the non-owner occupied dwellings. Short term vacation renters would also provide the TOT tax to the city. Short term rentals would constantly bring in fresh people and money into Capitola and increase sales to local merchants. Short term rentals would make it affordable to families who could not afford motel or hotel rates. From our opinion, it would make no sense not to allow for this change on zoning.

Signed by

1. Lawrie Properties
2. Jayne Seeley
3. Mike Bancroft
4. David and Barbara Smith
5. Bob Edgren

Thank you very much for your consideration, a look again at this proposal.

Very truly yours,

Bob Edgren

P.O. Box 1818, Capitola CA 95010

Agren7@yahoo.com

831-402-2111

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Bob Edgren <agren7@yahoo.com>
Sent: Saturday, July 22, 2017 9:46 AM
To: Goldstein, Jamie (jgoldstein@ci.capitola.ca.us)
Cc: City Council; PLANNING COMMISSION; Grunow, Rich (rgrunow@ci.capitola.ca.us); Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Extending vacation zones - zone request

Jamie Goldstein,

As you probably have become aware, there is a critical concern that affordable family vacations are vanishing along our coast. This problem is growing so fast, our State lawmakers are addressing it. (article below)

This may be the opportune time to offer short term stay rental areas like Capitola Ave to be transient vacation areas. Capitola is not a neighborhood, it is a smattering of offices, hair salons, clinics, restaurants, City Hall, museum, shops, with a few dwellings sprinkled here and there.

This progressive move to allow vacation rentals on Capitola Ave. would benefit all, especially by bringing new visitors to the Village every week to spend money.

A trial on Capitola Ave., would demonstrate the viability of this for other areas. From this, we could observe perhaps other non neighborhood areas like areas of Capitola Road., perhaps Bay Avenue. Its much better than having second vacation homes sitting empty as has developed on Depot Hill and the Jewel Box, even Fanmar. We may not be able to rezone this areas, but certainly make areas as mentioned become more alive with new tourist accommodations.

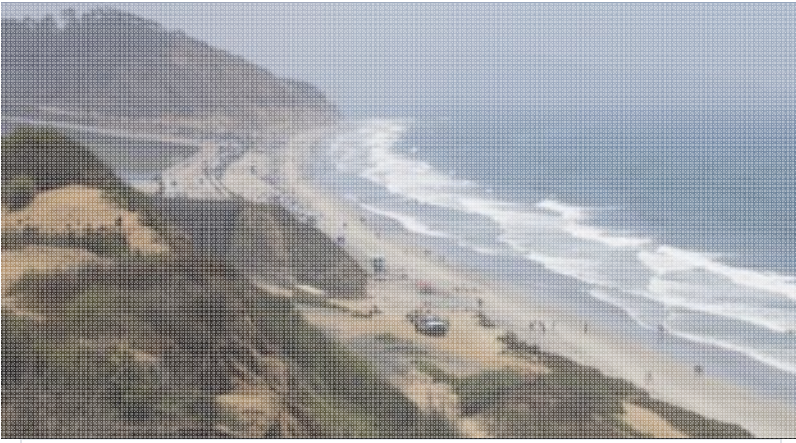
How many hotels in our area offer yards for pets? Are kid friendly? Are family friendly? Where people can park a couple cars or motorhome?...I don't think any meet all these criteria, but houses with yards do. I believe it is time to acknowledge that Capitola has evolved in a serious vacation town, which it was in its very beginning. As long as I have been here since 1972, Capitola was never considered a vacation destination until as of late. I recall the struggling days of our hotels, one on the corner of Esplanade and Monterey that was converted to condos for lack of business. Some of the prime properties were commercial entities that would be totally out of place today, like a body shop across from the Venetians. I believe it is time to move Capitola into a vacation destination category, and make the allowances to do so. Everyone wins.

Thank you for your consideration,

Bob Edgren
agren7@yahoo.com

[Proposed legislation calls for more affordable overnight accommodations along the California coast](#)

Attachment: Public Comment since June 1 2017 (Zoning Code Update)



Proposed legislation calls for more affordable overnight accommodations alo...

By Dan Weikel

Legislation introduced that calls on the State Coastal Conservancy to address the shortage of low cost overnight...

July 28, 2017

Mr. Richard Grunow
Community Development Director
City of Capitola
420 Capitola Ave.
Capitola, CA 95010
rgrunow@ci.capitola.ca.us

SUBJECT: Comments on City of Capitola Draft Zoning Code

Dear Mr. Grunow:

Thank you for the opportunity to comment on the City of Capitola Draft Zoning Code. Our comments are noted below, and suggested changes are shown in Track Changes and are limited to Chapter 17.72 (Landscaping) and Chapter 17.74 (Accessory Dwelling Units).

Chapter 17.72 Landscaping

1) Section 17.72.030 – Water Efficient Landscape Design and Installation Ordinance.

Please consider the following revisions:

In addition to the requirements of this chapter, all applicable development in Capitola shall also comply with the ~~Model Water Efficient Landscaping Ordinance prepared by the California Department of Water Resources (DWR), when required by the California Water Conservation in Landscaping Act (Government Code Section 65591 et seq.)~~ applicable water provider's (i.e. the City of Santa Cruz Water Department or Soquel Creek Water District) Landscape Water Use Efficiency Ordinance. If conflicts occur between the applicable water provider's ~~Model Water Efficient~~ Landscape Ordinance and the Zoning Code, the more restrictive policy to conserve water shall control.

2) Section 17.72.060 – Landscape Standards, Item A.3, Slopes. The District's Landscape Ordinance prohibits turf and high water use plants on berms and slopes greater than 12%. Please change to 12% if you elect not to incorporate the above comment.

3) Section 17.72.060 – Landscape Standards, Item A.5, Water Features. The District frequently finds cases where automatic fill valves become stuck, resulting in water waste and high water bills. Please consider adding the following language to this section:

Decorative water features (e.g. fountains, ponds, waterfalls) must be approved by the Planning Commission and shall have recirculating water systems. **Automatic fill valves shall not be used with water features.**

4) Section 17.72.060 – Landscape Standards, Item B.1, Irrigation and Water Efficiency. Please consider revising this section as follows:

Irrigation systems shall meet a minimum irrigation efficiency of 75 percent **for spray irrigation and 81% for drip irrigation.**

- 5) **Section 17.72.060 – Landscape Standards, Item B.2, Irrigation and Water Efficiency.** The District does not require separate landscape water meters for single-family residential development projects. We only recommend them for single-family residential parcels sized greater than 10,000 square feet.
- 6) **Section 17.72.060 – Landscape Standards, Item B.8, Irrigation and Water Efficiency.** Please consider revising as follows:
- Drip or bubble irrigation are required for all trees. **Bubblers should not exceed a flow rate of 1.5 gallons per minute.**
- 7) **Section 17.72.070 – Landscape Maintenance, Item A, General.** If this item prevents or penalizes multi-family and non-residential properties from reducing or stopping irrigation during declared water supply shortages, we suggest that it be stricken.

Chapter 17.74 Accessory Dwelling Units

All of the comments pertaining to this Chapter are limited to Item J, Utility Connections. While it appears that the language in this section parallels the current law as related to ADUs, it implies that the City of Capitola is a water and sewer service provider. We think that this may result in confusion for our shared customers, and suggest the following revision to Item J.1, General:

An accessory dwelling unit shall not be considered a new residential use for the purposes of calculating local agency **(defined as cities and counties only; special districts are not included)** connection fees or capacity charges for utilities, including water and sewer service.

Additionally, you may want to consider revising Items J.2 and J.3 to read as follows: The City, **along with other local agencies**, shall not/may require.....

Lastly, please consider adding “Local Agencies” as defined in Senate Bill 1069, to Section 17.74.020, Definitions.

If you have any questions about our comments or need additional information, please contact me at (831) 475-8501 x156.

Sincerely,

SOQUEL CREEK WATER DISTRICT



Shelley Flock
Conservation & Customer Service Field Manager

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Jack Chestnut <jackrchestnut@gmail.com>
Sent: Saturday, July 29, 2017 11:52 AM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Public Input Capitola Zoning Code

Hi Katie

Thank you for meeting with me on Friday. I recommend that the Short Term Rental Zones be expanded to Capitola Road up to 47th St. If I understood correctly, the houses in this area can already be used for B&B's if a permit is granted. I have a STR home in Pacific Grove; the City of PG collects over \$1 million a from about 225 residences (I pay over \$6000 per year in TOT). My guests never bother my neighbors nor cause an disturbances because they forfeit their \$500 security deposit if the PG police are called to the house. (simple and effective). The guests are almost all families or one or two mature couples. It's the nature of Monterey Bay vacationers PG limits the number of STR homes in total and now by 55 ft radius so that there aren't too many STR's on a given block.

I live at 4790 Capitola Road. This block already has mixed use of commercial/residential. We also have off street parking and people on this block walk to the village so there wouldn't a negative impact of additional automobile traffic. Thank you for your consideration. Please feel free to call at 415-531-9898 if you anything from me Jack Chestnut

Sent from my iPad

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

To: Planning Department
 From: Stephanie Harlan
 Subject: Comments on the Zoning Code

1. pg. 16-7 Note should refer to paragraph 7 instead of 6.
2. pg. 16-9 Do we think someone is going to use 5 acres in Capitola for a new mobile home park?
3. pg. 24-2 I would like to take drive-through facilities out of C-R
4. pg. 88-3 B 1 I don't think we should talk about opening up 40th Street. The barcade is on the County property, so we cannot do it.
5. pf. 24-8 B 2 I don't think it serves us to have buildings place always “near the edge of the sidewalk. The dental office on 41st Ave. has a very nice setback with lovely landscaping.
6. pg. 28-4 (6) Take out tent platform, cabins and stables.
7. pg. 36-1 I would eliminate PD zoning. I don't think it has served Capitola well. I would rather consider giving a variance to a development if appropriate, rather than have projects that do not follow our regular design standards. “The purpose of the PD zoning district is to allow for high quality development that deviates from standards and regulations applicable to the other zoning district in Capitola.” Why would we want do to that? We should have “high quality” development everywhere in town. Where we do not have that, it is our fault,
8. pg. 40-5 Note – change paragraph 4 to 3
9. pg. 40-4 c setbacks should be the same as the regular current zoning allows. I would consider a variance for a project in the Affordable Housing Overlay Zone. 20 units to an acre is already too dense. Not having adequate setbacks will make a terrible project worse. I think 20 units/acre will not be accepted by our residents.
10. pg. 40-8 I would prefer to have these commercial signs on residences smaller. Too many signs are visually very unattractive in any community.
11. pg. 44-4 J d Do we need to have community college listed?
12. pg. 48-2 Do we need thermal recovery systems listed?
13. pg. 48-5 If we are not going to count the decks, basements, etc. the Planning Commission and Council will need to carefully review the projects to make sure we are not overbuilding on a site.
14. pg. 52-2 I think it would be wise to review the 3 foot setbacks in a year or two and see if this is acceptable to the community.

To: Planning Department
 From Mayor Harlan
 Subject: Comments on Zoning Code

15. pg. 72-3 2. I am concerned with projects possibly landscaping with only rocks or stone, or decorative hardscape, I believe we should require living landscape on all sites. I would like to discuss this.
16. pg. 72-5 5 and 6. We need to put an article in our newsletter advising the residents of our watering times, which we do not enforce, and that they need a permit to install a fountain, pond, or waterfall. Do we want to keep this requirement?
17. pg. 74-8 Do we want to put in language naming the Santa Cruz County Housing Authority and Section 8 ?
18. pg. 76-4 We should consider adding a number of required guest parking spaces for mobile home parks. We will probably never receive an application for another one, but they are all under parked for visitors and overnight guests, since the parks do not allow parking on the streets at night.
19. pg. 76-5 I would like to look at the Hotel requirement. I space per 300 sq. feet of office does not allow enough parking for the employees. There will be a desk clerk, manager, housekeeping supervisor, housekeepers, a maintenance engineer, valet, telephone operator, etc. and these people need parking places. You can have a small office but lots of employees. One of the important concerns of the residents around lower 41st Ave, and Portola is that the proposed new hotel does not have enough parking, so it will lead to increased inappropriate neighborhood parking.
20. pg. 76-7 Note E should be changed to D
21. pg. 76-11 D Off site parking could be very problematic for multi-family housing and non-residential. Where do we have this in town or in the area that we can use as an example? What percentage do successful projects allow? A mixture of on-site and off-site? I think I would urge caution.
22. pg. 76-14 The maximum of 30% required maximum number may be good since we are experiencing a time of many more very large card being used than fuel efficient compact cars, unfortunately. It is difficult to find a spot when 2 large cars are parked on either side of an open space, in a compact parking area. It seems to be fairly common. I think the problem may be that the spaces are not marked. That is a good project for our intern!

To: Planning Department
 From: Mayor Harlan
 Subject: Comments on Zoning Code #3

23. pg. 76-19 What is the rationale for decreasing the shade tree requirement?

24. pg. 76-20 H I think we will get much better projects if we require standard landscaping in the parking lot and find another incentive for a developer. In the long run, this will serve Capitola better.

25. pg. 76-21 Table 17.76-6 I think we should reconsider the multi-family/group housing bicycle parking requirement. The apartment complex at 1943 42nd Avenue has 35 units, and there are about 5 people who ride bicycles. I have observed the Villas of Capitola, the Capitola Cove Apartments, Capitola Gardens, the Capitola Hill Apartments, the Capitola Mansion Apartments, and the Pine Street Garden Apartments. I have not seen the need for the ratio proposed here.

26. pg. 80-5 and 80-6 I would like to consider allowing #3 on the auto plaza site only.

27. pg. 80-8 D 1 I would like to consider modifying this to not allow an internally illuminated sign with a change in business. We should require a new sign.

28. pg. 80-14 I would consider changing H 5 to allow only 1 additional sign. There is no need to advertise an ATM. All gas stations have them.

29. pg. 80- 20 I would like the Council to review the signs approved in one year to determine if having the flexibility described in section B is working. The applicant knows the regulations, and can bring in something 25 % bigger and higher. This is going to be a very subjective process. I would like to evaluate the satisfaction of our residents to this change.

30. pg. 80-21 4.1 I would like to remove this. It is not our job or responsibility to let a business have a larger sign to be “competitive with other businesses of a similar nature located elsewhere. . . ’ A business can make that clam of greater success with a bigger sign, but it is hard to quantify. I think it is wise to not venture into the research it would take to prove it.

31. pg. 80-22 A 2 I would like us to consider lowering the threshold for replacing a non-conforming sign. If an old building with an old sign comes in for a 50% remodel, I think it is appropriate to require a new sign. If it is a smaller remodel, keeping the sign my make sense, or not, depending on the sign. Getting rid of old ugly signs would be a great improvement in the community,

32. pg. 88-4 C. Do we need to have this? We should have language requiring story poles for all large developments. The question is, What is large?

33. pg. 92-4 3 Take out “screening trash facilities” . That is not an incentive- is a requirement or should be in multi-family.

34.

To Planning Department
 From: Mayor Harlan
 Subject: #4

34. pg. 96-8 I think it is extremely important to keep most of the findings in this section. It is crucial to understand the history of this issue and why it was necessary to pass this ordinance up and down the coast of California in 1987. The key to this ordinance are Sections 17.93.030 and 17.93.040 in the Existing ordinance. The Implementation and Zoning Changes are important because it states that the Council cannot amend or repeal it without a vote of the people. Chapter 17.93 certainly can be slightly revised to reflect modern terminology, but it's essence must remain in our Zoning Code for the future.
35. pg. 96-16 #6 Add c - "sidewalk in front of the entire business must be steam cleaned weekly."
36. pg. 148-2 It would serve our residents better if we mailed out notices to a larger area than 300 feet. People are very involved in this town and they to know what is going on in their neighborhoods. We also need to be mindful of mailing to renters of the property as well as the property owners. I would like to add language to address this. I understand the additional costs of additional mailings, but you cannot set a price in the public being informed and encouraged to participate.
37. pg. 108-3 Eliminating the landscape architect, and architect from design review will be a loss for the applicants and the City. This means that the City staff and Planning Commissioners are going to have to be very vigilant to ensure we continue to have high quality projects in Capitola. They are going to have to be watchful, and demand quality landscaping and designs. I recommend that we evaluate this in one year.
38. pg. 120-2 The projects that will require a Minorr Design Permit look appropriate. Please list these on the monthly work plan for council and planning commission information.
39. pg. 120-2 Rarely does someone just add 400 square feet to their house without changing the roof, porch, windows, decks, and other elements. If the project was truly a simple 400 sq. foot addition, that might be acceptable to the neighbors. But when it is more, the neighbors like to be notified and have the opportunity to review and comment on the project. We should decrease this number.
40. pg. 120-3 Change "may require" to "will require" (enhanced visualization on certain projects)
41. pg. 120-4 How will the public provide a "written request" for a public hearing on a Minor Design Permit project i.e. for a proposed 400 sq. foot addition to a house (which is exempt), when they did not receive a notice about about it and may not have known about it until they see the work beginning? It will be too late then. See comment #39.
- 42.

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Kym DeWitt <kym@kymdewitt.com>
Sent: Monday, August 14, 2017 7:20 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Cc: Grunow, Rich (rgrunow@ci.capitola.ca.us)
Subject: Re: Capitola Municipal Code Update

That would be fine with me. Thanks for checking.

Kym

Sent from my iPhone

On Aug 14, 2017, at 11:35 AM, Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us> wrote:

Hi Kym,

Would you like me to add your email as public comment to the draft zoning code? The Planning Commission will be reviewing the public comments during the September 6th meeting.

Regards,

Katie Herlihy, AICP
 Senior Planner

City of Capitola
 420 Capitola Avenue
 Capitola, CA 95010
 (831) 475-7300

<image003.jpg>

From: Fridy, Linda (lfridy@ci.capitola.ca.us)
Sent: Monday, August 14, 2017 8:44 AM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us>; Grunow, Rich (rgrunow@ci.capitola.ca.us) <rgrunow@ci.capitola.ca.us>
Subject: FW: Capitola Municipal Code Update

FYI.

From: Kym DeWitt [<mailto:kym@kymdewitt.com>]
Sent: Sunday, August 13, 2017 12:24 AM
To: City Council <citycouncil@ci.capitola.ca.us>
Subject: Capitola Municipal Code Update

Dear Council Members:

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

I was looking to purchase a new chicken coop for my “gals” and decided to check and see if there have been any changes to the city code since the last “scandal” with my chickens.

I saw that the code is either in the process of or has already been updated with the following language:

C. Chickens.

1. **Permitted Location.** Keeping of chickens is permitted only on properties of 5,000 square feet or more occupied by a single-family dwelling.
2. **Prohibitions on Roosters.** Only hens are permitted pursuant to this chapter. Roosters are prohibited.
3. **Number of Chickens.** A maximum of four chickens are permitted on a single property.
4. **Enclosure Requirement.** Chickens shall be kept in a coop which is sufficient to contain chickens.
5. **Location of Coops.**
 1. Chicken coops must be located behind the primary structure on the lot.
 2. Chicken coops may not be located within a required front and side setback area or closer than 20 feet to dwelling units on adjacent properties.

This new language will put me in violation (again) of city code, after settling the matter with a fine several years ago. You see, our chickens are “free range” in our fenced front yard during the day, which would violate C4, and in a small house at night, which would violate C5a and C5b.

First off, I’d like to share with you all that coops are intended for sleeping or protection from inclement weather. They are not intended to house chickens 100% of the time. Chickens need to get out, dust themselves, sun themselves, scratch, peck the ground, eat bugs, etc. The language proposed to confine chickens their entire life in a pen is inhumane and cruel.

Second, to require that chicken coops be in a backyard does not take into account the community engagement, joy and learning opportunities that come from having chickens in a front yard. While I am gardening, my “girls” help out with the bugs, they scratch and aerate the soil and are a true joy to be around. I can’t tell you how many neighbors stop, often walking or biking with their small children, and comment on how much they love the chickens. They’ll stop for several minutes, we’ll exchange stories and have gotten to know each other better, all because our chickens are in the front yard.

Third, while our lot is significantly larger than 5,000 feet, the houses in our neighborhood are built so close to the rear and side yard set-backs that it would be impossible for us to place a coop in our rear yard and be in compliance with these new rules.

I’d like to share an image of the coop that I would like to purchase: It’s a garden box and chicken coop in 1! This coop is large enough for 4 hens, but specifically states that they should be allowed to free range during the day.

<image001.png>

Several years ago I was forced to sell my chickens and the coop that my husband and young daughter had built together. This was all because of two ladies that had their noses in everyone

else business. They've since moved to Hawaii and our neighborhood is slowly regaining that sweet kind feeling of neighborliness that existing when "Nana" lived across the street.

I sincerely hope you will not let a few negative people define the future of our community. Please reconsider the language in the code, first and foremost, to reflect a humane environment for these animals, and second, to allow for all members of the community an equal opportunity to experience the joys of urban farming, which build community, encourage positive and friendly neighborhood relations and provide learning opportunities for young children and neighbors to connect.

Thank you for your time.

Sincerely,

Kym DeWitt
126 Cabrillo Street
Capitola, CA 95010

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Fridy, Linda (lfridy@ci.capitola.ca.us)
Sent: Wednesday, August 16, 2017 8:23 AM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: FW: Chicken Coop Laws

FYI, comment to Council.

-----Original Message-----

From: Alison Gold [mailto:alisongold@msn.com]
Sent: Tuesday, August 15, 2017 9:25 PM
To: City Council <citycouncil@ci.capitola.ca.us>
Subject: Chicken Coop Laws

I'm writing to request that you not make new rules for homeowners that are too strict. As long as there is no Rooster hearing hens cackle is delightful.

Our neighbors have chickens and they do not bother anybody.

Please consider this as you formulate your new regulations.

Sincerely,
A Gold

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Janelle Cox <jlbcox87@gmail.com>
Sent: Thursday, August 24, 2017 8:14 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Cc: J & K Gaylord
Subject: Fwd: Vacation rental signage

Hi Katie,

Forwarding on a recommendation regarding the proposed Short-Term Rental signage from a member of the Village and Wharf Business Improvement Area, for inclusion in the Planning Commission packet.

Thank you!

Janelle Cox, Board Member
 CVWBIA

----- Forwarded message -----

From: J & K Gaylord <jandk356@comcast.net>
Date: Sat, Aug 19, 2017 at 4:37 PM
Subject: Vacation rental signage
To: jlbcox87@gmail.com

We are strongly against this proposal. The size suggested is way too small. Kathie and Jeff Gaylord, 301 Cherry

Sent from my iPad

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

August 20, 2017

Dear Planning Commission,

I am writing regarding the hearing scheduled for September 6th, at 6 p.m. restricting the size of vacation rental signage to 8x11. On behalf of Beach House Rentals and the many vacation rental homeowners that we represent we **do not** support the change. As you may know, we have been operating a vacation rental business in Capitola Village since 2004. We have made many investments in signs over the years with the most recent one changing majority of our signs to the 12x12 size. The vacation rental homeowners have made large investments in our community purchasing these homes. Keeping them rented is very important to the vitality of our community. I am requesting that the current size ordinance is kept in place.

Tourism strengthens and diversifies our Capitola economy. Travelers drive by everyday and call our team for information about visiting Capitola and our vacation rental homes. Decreasing the size of our signs to a smaller size than they already are will only be a negative impact on attracting travelers and tourism to our community. Travelers visit our community to shop and dine at local businesses, attend events, celebrate, enjoy music, to participate in adventures outdoors, and make memories. Decreasing the size of vacation rentals signs to 8x11 only makes it more difficult for a traveler to stay overnight in Capitola and weakens our economy.

Put yourself in a visitor's shoes. Walk by 208 Monterey in the village and look at the current sign on the building. Look up and see if you can read the current 12x12 sign. It is very difficult.

Thank you in advance for your consideration and support.

Sincerely,
Dede Harrington
Beach House Rentals
831-475-1808

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Janelle Cox <jlbcox87@gmail.com>
Sent: Thursday, August 24, 2017 8:29 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Draft Zoning Code - STR Signage

Hi Katie,

I received a voice mail from a property owner and am transposing his message and property information for inclusion in the Planning Commission packet.

This is Daniel Finkel, Creekside Cottage, 409 Riverview, Capitola

Last year signage was changed from 16" x 16" to 12" x 12" and now it is going to be 8 1/2" x 11". How do these choices happen without input from the owners, or the property managers, or the rental companies or anybody without our request? I don't even have a sign; I don't need one. But, people who do need signs are spending \$1,000, or whatever, to have a sign made, and they have to have another sign made, then have to have another sign made, all within a short time period. All these drastic changes cost people money!

Thank you!

Janelle Cox, Board Member
CVWBIA

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

August 24, 2017

City of Capitola
 Planning Commission
 420 Capitola Ave.
 Capitola, CA 95010

Re: Draft Zoning Code Section 17.80.050(A)(16), Short-Term Rental Signage

Dear Commissioners,

We do NOT support the proposed Draft Zoning Code section 17.80.050, A.16.: *Vacation rental signs up to 8.5 inches by 11 inches. Existing rental signs shall be brought into compliance with this standard within one year from (effective date of Zoning Code).* Capitola currently regulates short-term rental signage per section 17.19.020(E): *Only one sign per unit, not to exceed one square foot in size, shall be permitted to advertise the transient rental.*

It is recommended that the Planning Commission recommend an amendment to the proposed Draft Zoning Code Section 17.80.050(A)(16) to permit vacation rental signs up to 12" x 12", rather than 8.5" x 11", as drafted.

The Capitola Village and Wharf Business Improvement Area collects an annual assessment (\$75,000) from its members to promote and enhance Capitola business, cultural and economic vitality, to benefit visitors and residents alike. Funds are collected and expended to bring people to Capitola. The day-visitors park, shop, and eat in Capitola, but it is those who stay overnight who produce the most revenue for the City's General Fund.

Per the FY2017-18 adopted budget, the Transient Occupancy Tax, at \$1,500,000, accounts for over 9% of the General Fund operating revenues. The budget document further notes that TOT collections have slowed the last three years due to the high occupancy rates experienced by hotels, minimizing the opportunity for increased TOT revenues. Occupancy of the short-term rentals supports and increases TOT revenue. Advertising the availability of short-term rentals is crucial to occupancy and thus increased revenues to the City.

Rental signs are an effective and valuable form of advertising! Limiting the size of rental signs decreases their effectiveness. Additionally, an established maximum sign size provides the opportunity for property owners to use a sign deemed appropriate. For example, signage at the Venetian Courts tends to be smaller than the permitted size, as one can easily see rental information when walking by. Therefore, we are requesting that rental sign size remain at 12" x 12", providing property owners the ability to effectively advertise vacation rentals, and the City the opportunity to receive increased TOT revenues.

Thank you for your consideration!

Erline Mello
 Janelle and George Cox
 Brian and Sylvia Baker
 1500 Wharf Rd, #14
 Capitola, CA 95010

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: William Brigham <wcberm@gmail.com>
Sent: Friday, August 25, 2017 5:30 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Proposed Change of Zone

The proposal to change the zoning of 3881, 3891 and 3895 Brommer Street to "Multi-family residential" suggests an increase in density and, therefore, traffic. In that there are residential units there already, not commercial, perhaps I am misreading this proposed change. But if not, this only heightens the urgency of doing something about the condition of Brommer Street. The block between 38th and 41st is heavily-traveled, particularly by large trucks and the damage to the street surface is extreme. I have seen bicyclists fall from hitting cracks in the pavement, large trucks with heavy loads make excessive noise, drivers speed to make the light at 41st. Increasing residential density will only exacerbate all of this.

Even if I am not understanding the proposed zoning change, and if density will not be measurably increased, the condition of the street remains a problem the city should be addressing. I would appreciate these comments being passed on to whomever is responsible for such action. (This is not my first request to get a response from the city about this.)

Thank you.
William Brigham
3809 Brommer Street

-

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

8/24/17

Mayor, Council Members, and Planning Commissioners,

I wish to express my concern over the proposed zoning change along Capitola Road between 42nd Ave and 44th Ave from a CN to CC designation.

Capitola Road between 41st Ave and the Village has always been thought to be a transition area from the high intensity commercial use on 41st Ave down to the CV zone in the Village. The CC zone allows for a 40 foot building height and high intensity commercial uses - this certainly conflicts with the idea of a transition area. The information provided by the city does not indicate if this is the north, south, or both sides of Capitola Road.

I would surmise a large majority of area residents would be opposed to extending higher intensity commercial uses down Capitola Road, adjacent to the residential neighborhoods on the neighboring streets, than currently allowed in the CN zone.

Please give this proposal careful consideration, as it undoes decades of planning and concepts for lower density mixed residential / commercial use on Capitola Road as a transition to the Village and adjacent residential neighborhoods.

Respectfully,

Mick Routh
4590 Crystal St.
Capitola, Ca. 95010

831-297-2206

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Carma Heitzmann <cpuma416@gmail.com>
Sent: Tuesday, August 29, 2017 9:54 AM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: zoning change

Good morning,

My husband and I purchased a home at 4940 Capitola Rd. in December 2016. I received notice of the proposed zoning change last week and this was the first time I was aware of the proposal. I understand that the neighborhood is already mixed use, but I am very concerned about the implications of the expanded uses that would be allowed. In particular, the inclusion of bars, take out restaurants and care facilities which would significantly change the feel of the neighborhood and negatively impact property values. There is already significant traffic on the street (which backs up every afternoon between 49th and the village) and very limited parking.

I will be out of town on the 6th and unable to attend the city council meeting but would like to go on record as opposing the change. Any feedback you can provide about the expected impact of the change to my property would be helpful.

Thank you for your assistance.

Carma A. Heitzmann

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Mike DeMars

From: Mike DeMars
Sent: Tuesday, August 22, 2017 3:11 PM
To: Steve Hall
Subject: Capitola Zoning Code

Tracking:	Recipient	Delivery	Read
	Steve Hall	Delivered: 8/22/2017 3:11 PM	
	Steven Hall		Read: 8/23/2017 2:28 PM

Chief,
I have reviewed the Capitola Zoning Code document. Several items caught my attention.

Chapter 17.48 – Height, Setbacks and Floor Area:

Table 17.48-1 allows for no restriction, of percentage of roof coverage, for a photovoltaic system. This is in conflict with CFC and CBC sections 605.11.1 through 605.11.2, which require access and pathways for firefighting operations. Table 17.48-2 requires that fire pits must be 5 feet from a property line, but does not address the distance required from structures. CFC section 307.4.2 requires that recreational fires shall not be conducted within 25 feet of a structure or combustible material.

Chapter 17.74 – Accessory Dwelling Units:

Section 17.74.040, subsection J does not require fire sprinkler in an ADU if they are not required for the primary residence. This; however, does not address two exceptions of SB 1069. Fire sprinklers are required in an ADU if the square footage exceeds 1200 square feet or 50% of the primary residence.

Chapter 17.96 – Supplemental Standards

Section 17.96.150, Sections A and D: Section A states that “No permit or approval other than a building permit is required” for solar energy systems. Section D states “solar energy systems shall be reviewed and approved in compliance with Municipal Code Chapter 15.10”. Neither section refers to the requirements of CFC and CBC sections 605.11.1 through 605.11.2 in regards to photovoltaic system installation.

Was there anything else in particular that you had a concern about?

Mike DeMars - Fire Marshal
Central Fire Protection District
930 17th Avenue, Santa Cruz, CA 95062
831-479-6843
miked@centralfpd.com



Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Lisa and Mark Garrigues
110 Hollister Avenue
Capitola, CA 95010

November 2, 2017

Katie Herlihy
Senior Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Dear Katie,

We are writing this letter as per your recommendation in hopes that you can raise the issue at the November planning meeting.

We are about to close on the purchase of the above property in Depot Hill. Our survey puts the parcel at exactly 4000^{sq}. According to zoning standards in place at this time, we are allowed a Floor Area Ratio (FAR) of .53.

Lisa is a writer and desires a standalone writing studio, which hopefully will also house visiting grandchildren in the future! We have been advised that a proposal is under review to drop the square foot requirement for second dwellings in Capitola from 5000' to 4000'. However, page 16-4 of the proposed residential requirements for R-1 zoning districts notes that the enlargement of the FAR to .60 only enlarges the ratio for parcels of 5000' or more (see attached).

We are wondering if this is an oversight, since the change has yet to officially occur. If so, can we utilize the .60 FAR when we make our building plans? We certainly hope so!

Thank you for your consideration.

Regards,

Mark and Lisa Garrigues
markgarrigues@gmail.com
201.232.8241

	R-1	RM	Additional Standards
	<u>Second story</u> : 20 ft.		Section 17.16.030.B.2 Section 17.16.030.B.3 Garage Setback
Rear	20% of parcel depth; 25 ft. max.	15% of parcel depth	Section 17.16.030.B.4
Interior Side	<u>Ground floor</u> : 10% of parcel width; 3 ft. min.; 7 ft. max. <u>Second story</u> : 15% of parcel width	10% of parcel width	Section 17.16.030.B.4 & 5
Street Side, Corner Lots	10 ft.	10 ft.	Section 17.16.030.B.3
Height, Maximum	25 ft.	<u>RM-L</u> : 30 ft. <u>RM-M</u> : 30 ft. <u>RM-H</u> : 35 ft.	Section 17.16.030.B.6 & 7 Section 17.48.020
Accessory Structures	See Chapter 17.52		

Notes:

[1] Parcel area, width, and depth requirements apply only to the creation of new parcels. These requirements do not apply to legally created parcels existing as of [effective date of updated Zoning Code]. See Capitola Municipal Code Title 16 (Subdivisions) for requirements that apply to lot line adjustments to existing parcels that do not comply with the parcel area, width, and depth requirements in this table.

B. Additional Standards in the R-1 Zoning District. The following additional standards apply in the R-1 zoning district.

- 1. Floor Area Ratio.** Table 17.16-3 identifies the maximum permitted floor area ratio (FAR) in the R-1 zoning district. See Section 17.48.040.B for floor area calculations.

TABLE 17.16-3: MAXIMUM FLOOR AREA RATIO IN THE R-1 ZONING DISTRICT

Lot Size	Maximum FAR
2,650 sq. ft. or less	0.58
2,651 to 3,250 sq. ft.	0.57
3,251 to 3,500 sq. ft.	0.56
3,501 to 3,750 sq. ft.	0.55
3,751 to 4,000 sq. ft.	0.54
4,001 to 4,250 sq. ft.	0.53
4,251 to 4,500 sq. ft.	0.52
4,501 to 4,750 sq. ft.	0.51
4,751 to 5,000 sq. ft.	0.50 [1]
5,001 to 6,000 sq. ft.	0.49 [1]
More than 6,000 sq. ft.	0.48 [1]

Notes:

* [1] Parcels of 5,000 sq. ft. or more with approved second dwelling units are permitted a maximum FAR of 0.60 for all structures.

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Singer, Natalie <Natalie.Singer@ssa.gov>
Sent: Thursday, September 07, 2017 4:34 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Zoning changes

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I was unable to attend the public hearing yesterday regarding zoning changes, and I wanted to go to learn more about how this will impact current neighboring residences. I am a unit owner at Capitola Shores and my condo faces the businesses along Capitola Road. I wanted to communicate my concerns about the proposed commercial designation in the area between 42nd and 44th avenues. From what I have read, I feel height changes and high density/affordable housing units would negatively impact this area and its residents (more cars/traffic, more noise, etc.). Additionally, I fear commercial zoning would allow other developments like motels and cell phone towers. I am opposed to commercial zoning changes in this area simply because this is also a neighborhood community.

Thank you for your consideration,

Natalie Singer

Natalie Singer
 Santa Cruz Social Security
 169 Walnut Ave
 Santa Cruz, CA 95060
 (800) 780-1106 X 14018

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Robert Dodds <robertdodds@verizon.net>
Sent: Sunday, September 10, 2017 10:46 AM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: FW: Tonights Meeting

Dear Katie,

My last email sent to you had the wrong address so here it is again.

Robert Dodds

From: Robert Dodds [mailto:robertdodds@verizon.net]
Sent: Wednesday, September 6, 2017 1:51 PM
To: 'kherlihy@ci.capitola.ca.us'
Subject: Tonights Meeting

Dear Katie,

Thank you for contacting me today regarding the Planning Commission meeting tonight concerning the zoning on my two properties that are contiguous with the Monarch Cove Inn. As I indicated, at this time I agree to have the VS zoning removed from my properties contingent on the final approval of the addition of R1 zoning to those parcels of the Monarch Cove Inn's that border on them.

Thank you,

Robert Dodds



Virus-free. www.avast.com

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

Herlihy, Katie (kherlihy@ci.capitola.ca.us)

From: Elizabeth Jackson <scoobiejackson@yahoo.com>
Sent: Thursday, November 09, 2017 4:14 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Re: Proposed Change of Zone request

Katie, Thank you for taking my call, below is the e-mail I sent to the city council in October. I appreciate your consideration to support my inclusion into the zone change.

Elizabeth Jackson

----- Forwarded Message -----

From: Elizabeth Jackson <scoobiejackson@yahoo.com>
To: kherlihy@ci.capitola.ca.us <kherlihy@ci.capitola.ca.us>
Sent: Sunday, October 15, 2017, 11:01:33 AM PDT
Subject: Fw: Proposed change of zone request

Katie, Below is the e-mail I sent to the City Council. I would appreciate it if you with the Planning Commission would make a recommendation to the City Council to include my property in the proposed change of zone with the upcoming vote on November 9th. I appreciate all the help and information you have given me in our previous e-mails.

Elizabeth Jackson

----- Forwarded Message -----

From: Elizabeth Jackson <scoobiejackson@yahoo.com>
To: "citycouncil@ci.capitola.ca.us" <citycouncil@ci.capitola.ca.us>
Sent: Sunday, October 15, 2017 10:54 AM
Subject: Proposed change of zone request

Capitola City Council members, I received the information about the proposed change of zone for the properties in the 400 block of Capitola Ave and 502 Beulah and I fully support this change to allow these addresses for Vacation Rental Use. I too would like my property to be included in this change of zone vote. My property is at 488 Riverview Drive. It is a single family two bedroom one bathroom home with three parking spots. It is closer to the beach, river and town than all of the other properties you are considering in your vote. We are next door to a restaurant and their garbage area is right next to the steps to our front door. Often times people park in front of our garages while they pick up to-go orders from the restaurant. So my house is clearly in an area that is already busy, noisy and close to the commercial and government buildings. It is a small house so large groups of renters would not be an option. It will not be a disruption to the neighborhood and will not use valuable street parking spaces since we have our own spaces.

My husband and I live in Depot Hill and would like to use the house as a guest house when our family comes to town but it only makes economic sense to do that if we can do short term rentals when we are not using it ourselves. When visitors come to town they and we eat in the restaurants and shop in the stores so it is an economic gain for the city to have more visitors spending money in Capitola. This is good for all of us.

Please add my property to your Proposed change of zone. I appreciate your consideration.

Elizabeth Jackson
 408-569-7900
 scoobiejackson@yahoo.com

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

On Wednesday, October 4, 2017, 8:16:03 AM PDT, Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us> wrote:

Hi Elizabeth,

The meeting will be on Thursday November 10th. You can email all the council members at citycouncil@ci.capitola.ca.us. That email will send your letter to all member of the City Council.

Regards,

Katie

From: Elizabeth Jackson [mailto:scoobiejackson@yahoo.com]
Sent: Tuesday, October 03, 2017 9:58 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us>
Subject: Re: Sept 6 vote on Notice of Proposed Change of Zone

Katie, thank you for your information. Do you know how I can get the names and e-mail addresses to contact the city council members? And would that be the November 9th meeting that I could speak about this?

Elizabeth Jackson

On Oct 3, 2017, at 1:08 PM, Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us> wrote:

Hi Ms. Jackson,

The Planning Commission makes a recommendation to City Council.

The City Council formally adopts the new map and zoning code.

You can write to the City Council asking for your property to be considered and will include it in the meeting information. You can send a letter or email. The other option is to attend the City Council meeting and speak during the public hearing.

Regards,

Katie

From: Elizabeth Jackson [<mailto:scoobiejackson@yahoo.com>]
Sent: Tuesday, October 03, 2017 12:26 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us>
Subject: Re: Sept 6 vote on Notice of Proposed Change of Zone

Ah, I thought it was being voted on on Sept 6th, my mistake. My house is just across the street and closer to town from the addresses listed. How might I be able to get my property considered for the same thing (short term rental?) My address is 488 Riverview Drive.

Elizabeth Jackson

On Oct 3, 2017, at 8:00 AM, Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us> wrote:

Hi Ms. Jackson,

The Planning Commission made a recommendation to City Council to adopt the changes in the Vacation Rental Overlay that were shown in the updated zoning map. (Attached. See lower right corner).

The City Council will review during their November 9th meeting.

Regards,

Katie Herlihy, AICP

Senior Planner

City of Capitola

420 Capitola Avenue

Capitola, CA 95010

(831) 475-7300

Attachment: Public Comment since June 1 2017 (Zoning Code Update)

<image002.jpg>

From: Elizabeth Jackson [<mailto:scoobiejackson@yahoo.com>]
Sent: Monday, October 02, 2017 5:24 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us>
Subject: Sept 6 vote on Notice of Proposed Change of Zone

Hello, I received the green notice card in the mail before the Sept 6th meeting and was unable to attend the meeting but am wondering if the proposed change passed to allow the properties mentioned to apply for short term rental permit. Can you help me with this information?

Elizabeth Jackson

Attachment: Public Comment since June 1 2017 (Zoning Code Update)



**ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT
CITY OF CAPITOLA GENERAL PLAN UPDATE (SCH #2013072002)
For the
CITY OF CAPITOLA ZONING CODE UPDATE**

INTRODUCTION

This addendum has been prepared to document compliance with the California Environmental Quality Act (CEQA) for the City of Capitola's proposed Zoning Code update. The proposed Zoning Code update would implement the City of Capitola's 2014 General Plan Update and includes both text and map amendments to reflect the goals, policies, and implementation measures in the 2014 General Plan.

This addendum provides an analysis of whether the adoption of the Zoning Code update would result in any new or more severe adverse environmental effects which were not previously analyzed in the 2014 General Plan Update Program EIR pursuant to CEQA Guidelines Sections 15162, 15164, and 15168.

PROJECT DESCRIPTION

The City of Capitola proposes a comprehensive update to its Zoning Code (Municipal Code Chapter 17) which includes both text and map amendments to reflect the goals, policies, and implementation measures in the 2014 General Plan update. The existing Zoning Code has not been comprehensively updated since 1975.

The Zoning Code update would establish new and modified land use regulations which will guide future development and design throughout the City of Capitola. The proposed Zoning Code update includes new and revised zoning districts, permitting procedures, and development standards throughout the City of Capitola. Development standards and uses in the Zoning Code update have been modified from the existing code to be consistent with current federal and state regulations, better reflect current conditions, desired development trends, and best planning practices.

The proposed Zoning Code update would also move the City's Green Building and Floodplain District Ordinances from Municipal Code Chapter 17 (Zoning Code) to Chapter 15 (Buildings and Construction). No changes are currently proposed to the Green Building or Floodplain Ordinances other than moving it to another chapter of the Municipal Code.

Changes to the Zoning Code are primarily administrative in nature, including a new and more user-friendly format, improved organization and clarity, revised nomenclature and naming conventions, and previously uncodified procedural requirements. The updated Code presents information and standards in table formats and relies more heavily on graphics to illustrate the meaning and intent of various regulations.

ADDENDUM TO THE CITY OF CAPITOLA GENERAL PLAN UPDATE EIR – ZONING CODE UPDATE

A summary of notable changes included in the proposed Zoning Code update are outlined below:

- Improved organization and format to improve clarity and usability;
- A new user guide to help citizens access, understand, and apply the Zoning Code;
- Revised regulations to comply with federal and state law;
- Streamlined permitting process for routine permits including signs, design permits, rooftop solar systems, and tenant improvements;
- Combined the current Commercial-Residential and Neighborhood-Commercial zoning districts into a new Neighborhood Mixed-Use zoning district to be consistent with the General Plan land use designation;
- Consolidated/eliminated 6 overlay zones which were redundant with other zoning and/or CEQA regulations to simplify the zoning map;
- Updated coastal overlay chapter with significantly improved organization and clarity;
- Improved historic preservation chapter which codifies process to review and modify historic structures and provides incentives and exceptions to promote preservation;
- Simplified legal non-conforming standards which eliminates the existing 80% valuation standard and adds a new replication allowance;
- Revised parking standards for take-out restaurants in the Village to replace the current 6-seat rule with a square-footage allowance;
- Relaxed development standards for secondary dwelling units;
- Planned Developments would no longer be allowed in R-1 zones;
- Better defined community benefits to qualify for a Planned Development or General Plan allowances for increased floor area ratio;
- Simplified formula to calculate Floor Area Ratio;
- New lighting standards to prevent light trespass;
- New regulations to control unattended donation boxes;
- Improved guidance on when post-approval changes to a project trigger review by the Planning Commission;
- New standards to limit the allowable area of outdoor commercial displays;
- Incentives to encourage non-conforming multi-family uses in single-family zones to make needed property improvements. Also reduced allowable extensions from 50 to 25 years.
- New standards to allow parklets and sidewalk dining areas;
- New minor modification process to allow the Planning Commission to authorize minor deviations to certain development standards which don't meet variance findings;
- New standards to regulate the placement of outdoor decks in residential zones;
- Modified Design Review process to allow a second architect to review major projects;

ADDENDUM TO THE CITY OF CAPITOLA GENERAL PLAN UPDATE EIR – ZONING CODE UPDATE

- New requirements for large commercial and residential projects to provide bike and electric vehicle parking.

While some of the above-listed revisions will result in modest changes to existing development standards, none of the revisions would allow increased density, reduced lot size requirements, or substantial changes to lot coverage, floor area ratio, height, or requirements for on-site parking.

Use regulations have also been revised in the proposed code to account for modern use types not contemplated in the current code and to remove outdated and inapplicable use classifications. Like the current code, the updated code would require a discretionary use permit for use types which have the potential to adversely affect existing community character.

CEQA ADDENDUM PROCEDURES

This document has been prepared in accordance with CEQA Guidelines sections 15164 and 15168 to explain the rationale for determining that the proposed Capitola Zoning Code update would not create any new or substantially more severe significant effects on the environmental that were not analyzed in the General Plan Update EIR.

In determining whether an Addendum is the appropriate document to analyze modifications to the General Plan EIR, State CEQA Guidelines Section 15164 states:

- (a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) *The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

Since the General Plan EIR has been certified, the environmental impacts of subsequent activities proposed under the General Plan must be examined in light of the impact analysis in the certified EIR to determine if additional CEQA documentation must be prepared. One of the standards that applies is whether, under Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163, there are new significant effects or other grounds that require preparation of a subsequent EIR or supplemental EIR in support of further agency action on the project. Under these guidelines, a subsequent or supplemental EIR shall be prepared if any of the following criteria are met:

ADDENDUM TO THE CITY OF CAPITOLA GENERAL PLAN UPDATE EIR – ZONING CODE UPDATE

(a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:*

- 1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- 2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- 3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - A. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - B. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - C. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - D. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

As demonstrated in the environmental analysis contained herein, none of the conditions that had been analyzed in the General Plan EIR would change with adoption of the proposed Zoning Code update. Furthermore, no new information of substantial importance meeting the criteria listed in State CEQA Guidelines Section 15162 has been identified.

PRIOR ENVIRONMENTAL DOCUMENT

The Capitola City Council adopted the General Plan Update and certified the associated EIR on June 26, 2014. The certified EIR found that adoption of the GPU would have significant, unavoidable effects to air quality, hydrology and water quality, traffic, utilities and service systems, and greenhouse gas emissions. In accordance with CEQA section 15091, the Capitola City Council adopted findings of overriding considerations to certify the EIR.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings.; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

Response: The proposed Zoning Code update would not result in new or increased severity of significant visual and light/glare impacts beyond what was addressed in the General Plan EIR. The amendments to the Zoning Code are consistent with the development assumptions under the adopted General Plan. Housing and commercial uses would be developed in the same locations and within prescribed densities and intensities as contemplated in the General Plan EIR. All future development projects would be subject to applicable City requirements pertaining to visual resources, as well as to further CEQA analyses of project specific impacts.

II. AGRICULTURAL AND FORESTRY RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conflict with zoning for or result in rezoning of forest land; result in the loss of forest land or conversion of forest land to non-forest use; convert Important Farmland and/or conflict with existing zoning for agricultural use or Williamson Act contract?

Response: There are no forest lands, farmlands of state or local importance, or agriculturally zoned properties in the City of Capitola. Consequently, the GP EIR concluded that there would be no significant impacts to agriculture or forestry resources. The proposed Zoning Code update would not result in any new impacts not previously considered by the GP EIR.

III. AIR QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to

substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

Response: The General Plan EIR found that implementation of the Plan could result in significant, unavoidable impacts to air quality through an increase in mobile and stationary source emissions and cumulative contributions to regional air quality standards. The proposed Zoning Code update would not increase any residential densities or commercial intensities nor does it include new allowances which could facilitate development which could result in direct or indirect air quality impacts. Therefore, there are no project changes or any new information of substantial importance which indicate that the proposed Zoning Code update would exacerbate air quality impacts beyond the analysis and conclusions in the General Plan EIR.

IV. BIOLOGICAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to biological resources. The proposed Zoning Code update does not include any policies or actions which would involve new or altered physical changes to the environment which have the potential to adversely affect biological resources. There have been no changes in the project or is there any new information of substantial importance to indicate that the proposed Zoning Code update would result in new or more severe impacts to biological resources.

V. CULTURAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

Response: The General Plan EIR found that implementation of the Plan could result in significant impacts to cultural resources, but that mitigation measures could be applied to reduce the impact to a less than significant level. The proposed Zoning Code update does not include any residential density or commercial intensity increases which could result in additional housing development above what was evaluated in the General Plan EIR. Therefore, there have been no changes to the project or new information of substantial importance which indicate that the proposed Zoning Code update could result in new or more severe impacts to cultural resources.

VI. GEOLOGY AND SOILS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Response: The General Plan EIR found that implementation of the Plan would have no potential to result in significant impacts to/from geology and soils. There have been no changes to the project or new information of substantial importance which indicate that the proposed Zoning Code update could result in new or more severe impacts to/from geology and soils.

VII. GREENHOUSE GASES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that show the project may generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Response: The General Plan EIR found that implementation of the Plan would result in significant, unavoidable impacts to greenhouse gases and climate change. The proposed Zoning Code update includes the same residential densities and commercial intensities as what was evaluated by the General Plan EIR, therefore, there have not been any changes to

the project or new information of substantial importance which indicate that the proposed Zoning Code update could result in new or more severe impacts to greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to/from hazards and hazardous materials. There have been no changes to the project, or new information of substantial importance which indicate that the proposed Zoning Code update would result in a new or more severe impact to hazards and hazardous materials.

X. HYDROLOGY AND WATER QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff;

place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including City Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

Response: The General Plan EIR found that the implementation of the Plan could result in significant unavoidable impacts to groundwater supply, but found no significant impacts to water quality, drainage, erosion, or flooding. The proposed Zoning code update would not increase residential densities or commercial intensities which would facilitate new water-dependent development. Therefore, there have been no changes to the project or any new information of substantial importance which indicate that the proposed Zoning code update would result in new or more severe impacts to hydrology or water quality.

XI. LAND USE AND PLANNING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to land use and planning. There have been no changes in the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to land use and planning.

XII. MINERAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Response: There are no mineral resource deposits in the City of Capitola which could be reasonably extracted given existing non-compatible land uses. Accordingly, the General Plan EIR found that implementation of the Plan would not result in any impacts to mineral resources. There have been no changes to the project or new information of substantial

importance which indicate that the proposed Zoning code update would result in new or more severe impacts to mineral resources.

XIII. NOISE

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Response: The General Plan EIR found that implementation of the Plan could result in significant impacts from noise resulting from construction of future projects authorized by the Plan. Consequently, the General Plan EIR included mitigation measures to reduce impacts from noise to a less than significant level. However, there have been no changes in the project or new information of substantial importance which indicate that the proposed Zoning code update would result in new or more severe impacts to/from noise.

XIV. POPULATION AND HOUSING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to population and housing. There have been no changes to the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to population and housing.

XV. PUBLIC SERVICES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to public services. There have been no changes to the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to public services.

XVI. RECREATION

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to recreation. There have been no changes to the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to recreation.

XVII. TRANSPORTATION/TRAFFIC

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in

substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Response: The General Plan EIR found that implementation of the Plan could result in significant, unavoidable impacts to transportation. The proposed Zoning code update does not include any increased residential densities or commercial intensities which would facilitate new development, which could result in additional traffic. Therefore, there have been no changes to the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to transportation.

XVIII. UTILITIES AND SERVICE SYSTEMS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

Response: The General Plan EIR found that implementation of the Plan could result in significant unavoidable impacts to utilities and service systems due to the potential for groundwater overdraft. The proposed Zoning code update would not increase residential densities or commercial intensities which would facilitate new water-dependent development or the need for new or expanded wastewater treatment facilities or landfills. There have been no changes to the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to utilities and service systems.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new

information of substantial importance" that result in any mandatory finding of significance listed below?

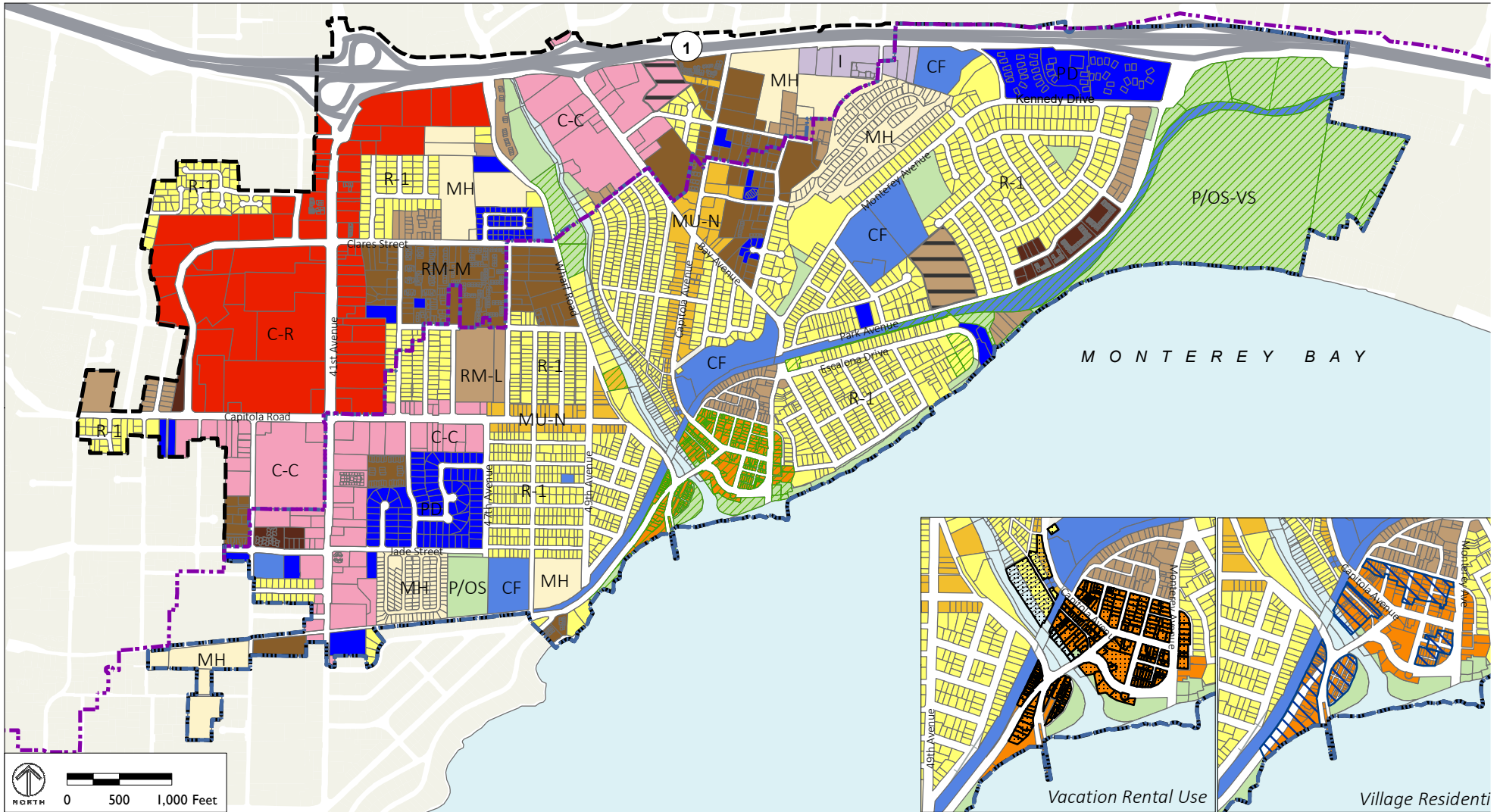
Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Response: There have been no changes to the project or any new information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to the quality of the environment, including adverse impacts to habitat for sensitive species, cumulative environmental impacts, or adverse direct or cumulative effects on human beings.

CITY OF CAPITOL
ZONING CODE UPDATE



Attachment: Zoning Map (Zoning Code Update)

Residential Zoning Districts

- R-1 - Single-Family Residential
- RM-L - Multi-Family Residential, Low Density
- RM-M - Multi-Family Residential, Medium Density
- RM-H - Multi-Family Residential, High Density
- MH - Mobile Home Park

Mixed-Use Zoning Districts

- MU-V - Mixed Use Village
- MU-N - Mixed Use Neighborhood

Commercial and Industrial Zoning Districts

- C-R - Regional Commercial
- C-C - Community Commercial

Other Zoning Districts

- I - Industrial
- P/OS - Parks and Open Space
- CF - Community Facility
- PD - Planned Development

Overlay Zones*

- AHO - Affordable Housing Overlay
- CZ - Coastal Zone
- VRU - Vacation Rental Use
- VR - Village Residential
- VS - Visitor Serving

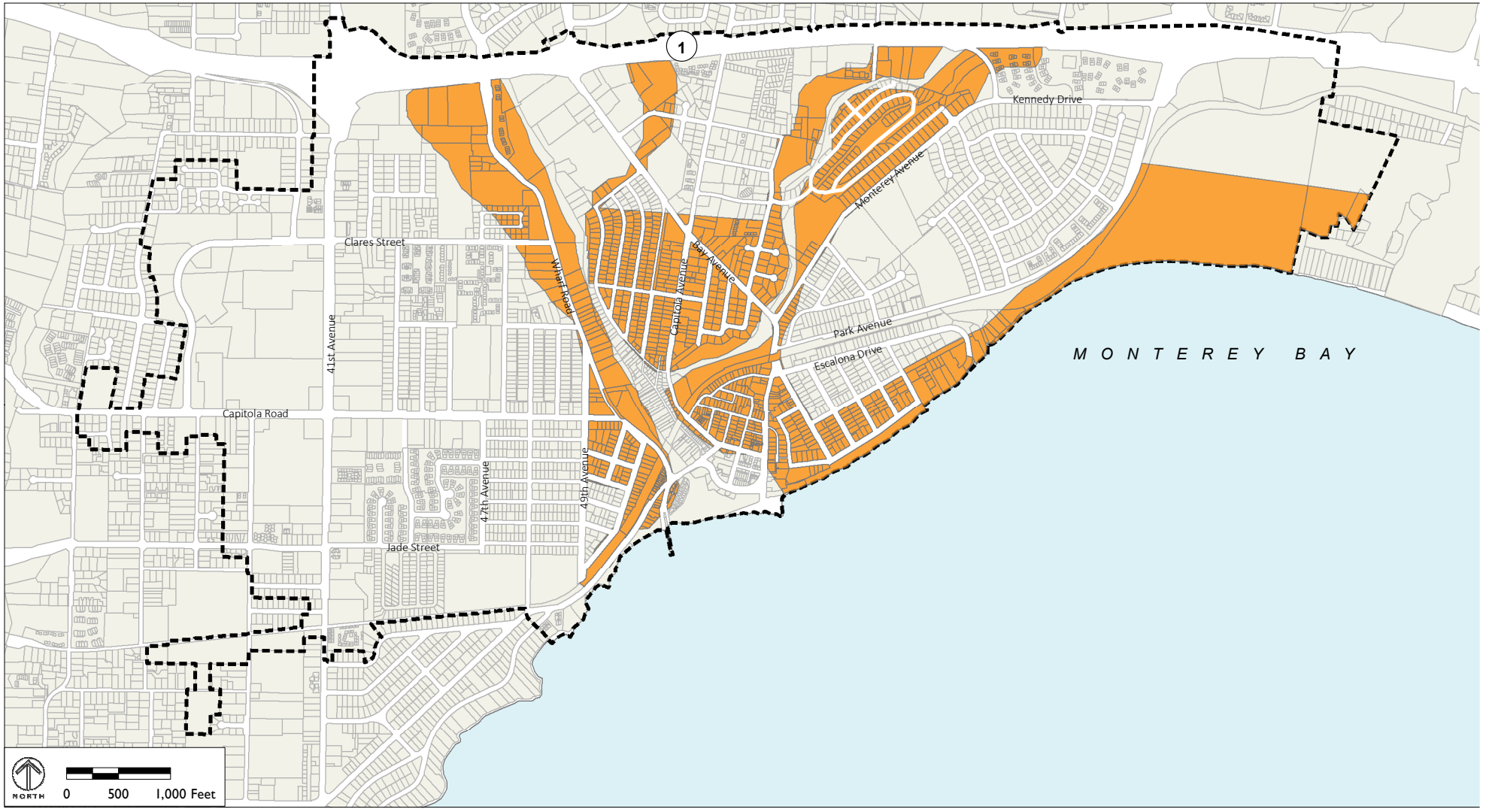
City Limit

- Santa Cruz Coastal Zone Boundary

Source: ESRI, 2017; PlaceWorks, 2017

*See Local Coastal Program Habitats Map for boundaries of Environmentally Sensitive Habitats Area Overlay Zone.

CITY OF CAPITOL
ZONING CODE UPDATE



Attachment: Archeological Sensitivity Map (Zoning Code Update)

- High Sensitivity Prehistoric Resources
- City Limit

Source: ESRI, 2017; PlaceWorks, 2017

CITY OF CAPITOL
ZONING CODE UPDATE

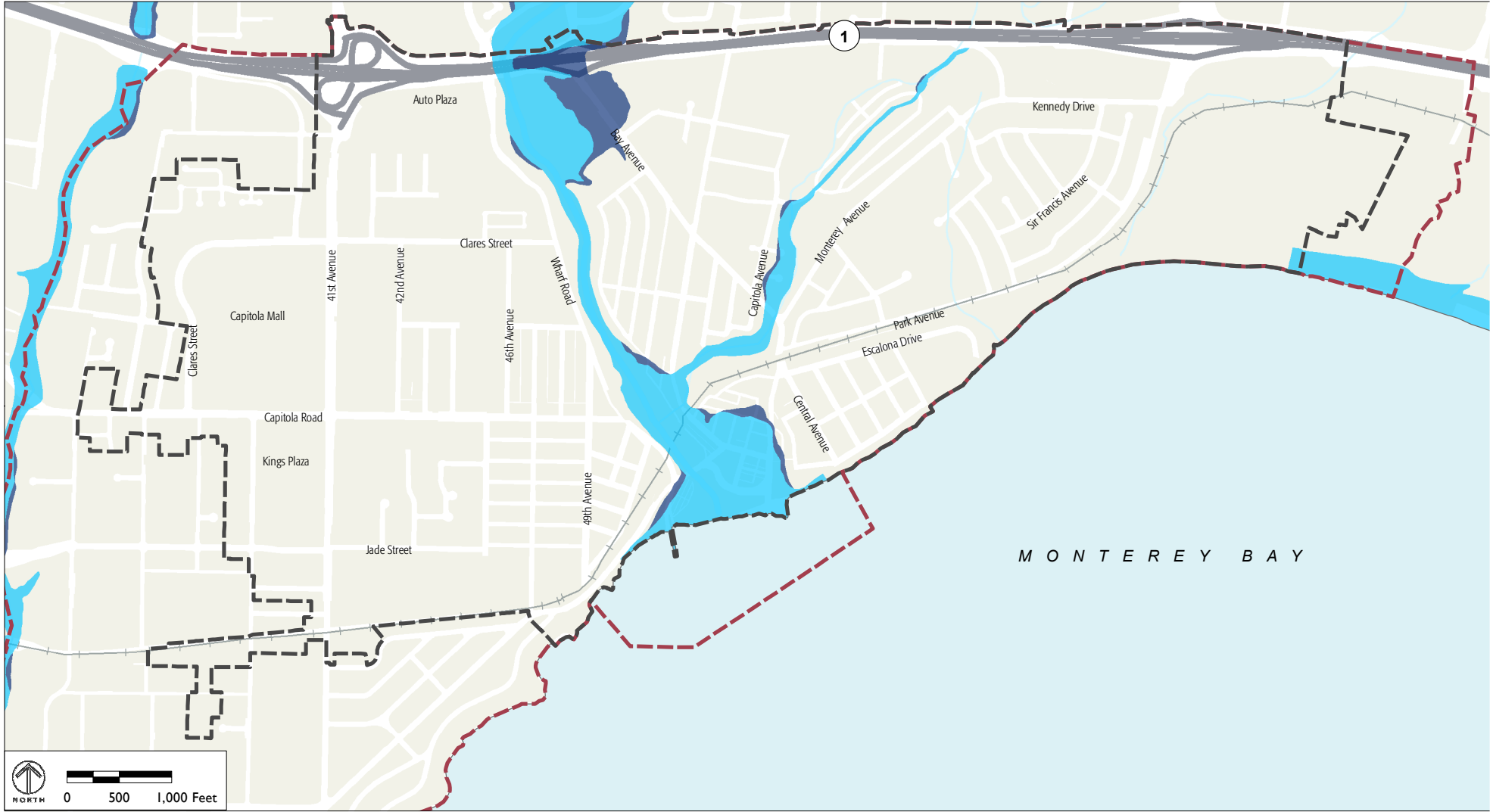


Attachment: Geologic Hazard Map (Zoning Code Update)

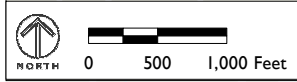
- Geological Hazard
- City Limits
- Land Parcels

Source: ESRI 2017; PlaceWorks, 20

CITY OF CAPITOL
ZONING CODE UPDATE



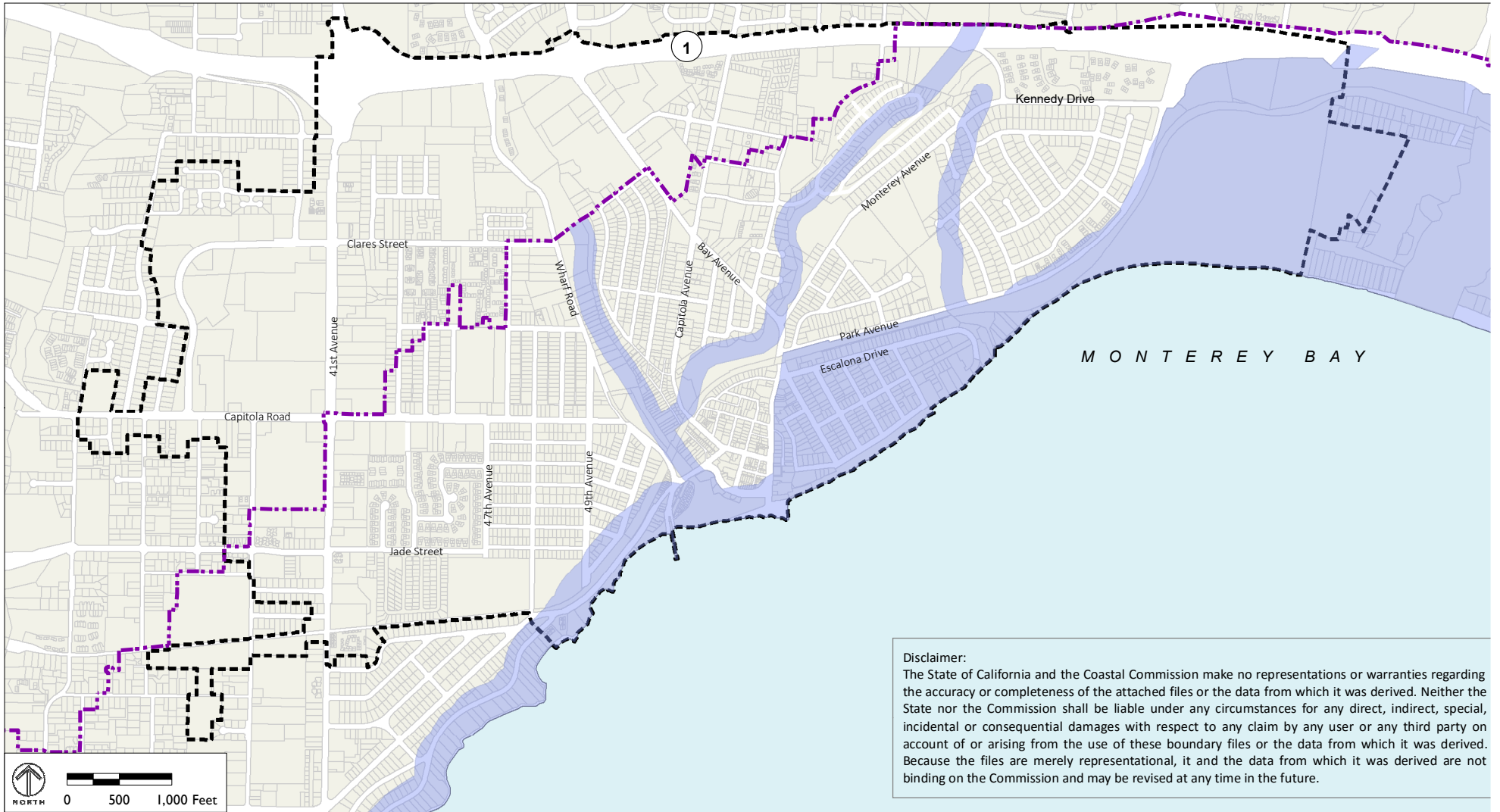
Attachment: Flood Map (Zoning Code Update)



- 100-year flood
- 500-year flood
- City Limit
- Sphere of Influence

Source: ESRI, 2017; PlaceWorks, 2017

CITY OF CAPITOL
ZONING CODE UPDATE

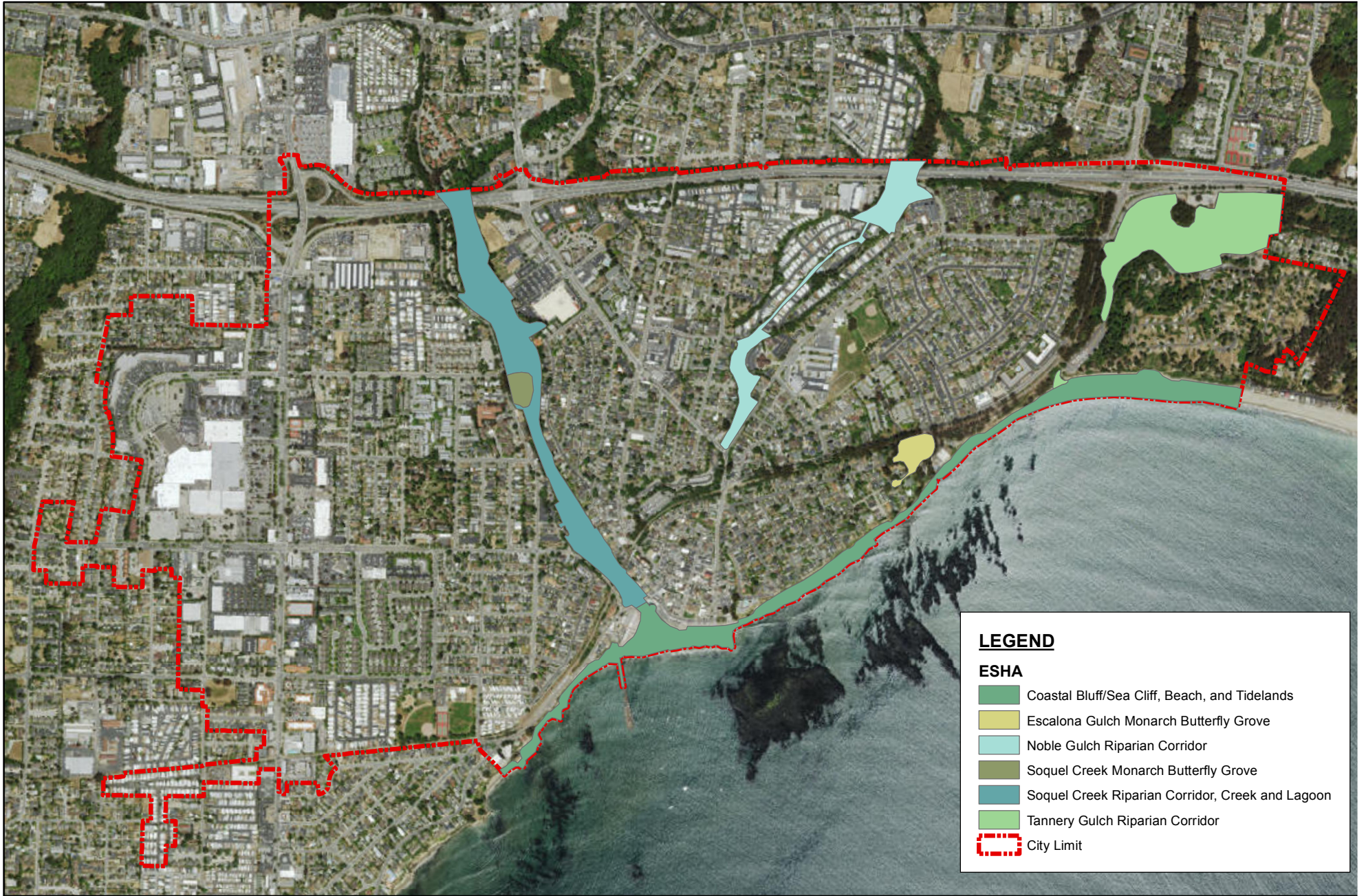


Disclaimer:
 The State of California and the Coastal Commission make no representations or warranties regarding the accuracy or completeness of the attached files or the data from which it was derived. Neither the State nor the Commission shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages with respect to any claim by any user or any third party on account of or arising from the use of these boundary files or the data from which it was derived. Because the files are merely representational, it and the data from which it was derived are not binding on the Commission and may be revised at any time in the future.

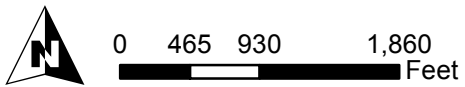
- Santa Cruz Coastal Zone Boundary
- Coastal Zone Appeal Jurisdiction Boundary
- City Limit

Source: ESRI, 2017; PlaceWorks, 2017

Attachment: Coastal Map (Zoning Code Update)



Attachment: ESHA Map (Zoning Code Update)



Source: ESRI, 2017; Kimley-Horn, 20

Chapter 15.18

GREEN BUILDING REGULATIONS

Sections:

- 15.18.010 Purpose and findings.
- 15.18.020 Definitions.
- 15.18.030 Standards for compliance.
- 15.18.040 Exceptions.
- 15.18.050 Maintenance of document.
- 15.18.060 Method of compliance.
- 15.18.070 Exceptional design.
- 15.18.080 Creation of green building fund.

15.18.010 Purpose and findings.

The city finds that green building design, construction and operation can have a significant positive effect on energy and resource efficiency, waste and pollution generation, and the health and productivity of a building's occupants over the life of the building. The second purpose is to create healthy work and living environments increasing the productivity of workers and residents and visitors to the city by improving indoor air quality and lighting.

The intent of this section is to help promote the environmental sustainability of natural resources and improvement of the interior environment by efficiently redirecting the use of recyclable materials away from landfills, by introducing recycled content and materials created with low embodied energy materials in construction, and by reducing the energy consumption needs of structures by making use of efficient construction methods.

The city also finds that green design and construction decisions made by the city in the construction and remodeling of city buildings can result in significant cost savings to the city over the life of the buildings. The city also recognizes that it must lead by example in order to have the general populace follow suit and therefore commits itself to the practice of green building for all new and remodeling construction on city owned buildings and structures.

The city additionally finds that water conservation, storm water pollution prevention, and greenhouse gas reductions advance the city's general plan goals to promote resource conservation, clean and healthy air and water, and overall environmental sustainability. (Ord. 996 § 1 (part), 2014; Ord. 930 § 1, 2008)

15.18.020 Definitions.

“Addition” means a structure expansion that is physically connected to a previously existing building.

“Interior remodel” means a change or alteration in only the interior of a building that does not increase its net square footage.

“New construction” means a new building not physically connected to a previously existing building.

“Nonhabitable residential structure” means a building on a residential property that is not legally habitable, such as a garage or shed.

“Nonresidential” means not meeting the definition of “residential.”

“Remodel” means a change or alteration in a building that does not increase its net square footage.

“Residential” means single-family, accessory dwelling units, or multifamily residences. (Ord. 996 § 1 (part), 2014; Ord. 930 § 1, 2008)

15.18.030 Standards for compliance.

Persons constructing a new building, adding to or substantially remodeling a building in the city of Capitola shall participate in the Capitola green building program. In order to obtain a building permit for any new building,

addition or substantial remodel in excess of those exempted in Section 15.18.040, each project must include elements from the program checklist equal to or exceeding the following:

Table 1: Nonresidential (Commercial) Actions and Point Requirements

Total Points Possible	75
Action	Points required to receive action:
C-1. Receipt of building permit*	7
C-2. Green building award	40

* Exceptions: These points are not required for nonresidential additions and remodels totaling less than one thousand square feet, or interior-only nonresidential remodels of any size.

Table 2: Residential New Construction Actions and Point Requirements

Total Points Available	460	
Action	Points required to receive action:	
	First 350 square feet	Each additional 100 square feet or fraction thereof
R-N-1. Receipt of building permit	10	1.5
R-N-2. Green building award	60	3.5

Table 3: Residential Remodel and Addition Action Point Requirements

Total Points Available	464	
Action	Points required to receive action:	
	First 350 square feet	Each additional 100 square feet or fraction thereof
R-A/R-1. Receipt of building permit*	5	1.1
R-A/R-2. Green building award	35	2.5

* Exception: These points are not required for additions and/or remodels of less than three hundred fifty square feet.

(Ord. 996 § 1 (part), 2014; Ord. 930 § 1, 2008)

15.18.040 Exceptions.

The following are exempt from the provisions of this chapter:

- A. Additions and remodels of less than three hundred fifty square feet of any residential dwelling structure.

B. Additions and remodels of less than one thousand square feet and interior remodels of any nonresidential structure.

C. Equipment and nonstructural modifications of any residential or nonresidential structure.

D. Nonhabitable residential structures of less than one thousand square feet.

E. General maintenance of any structure.

F. Historical structures where the historic fabric would be compromised. (Ord. 996 § 1 (part), 2014: Ord. 930 § 1, 2008)

15.18.050 Maintenance of document.

Building and planning staff shall update the green building program documentation and checklist to reflect advances in green building techniques and materials and to make necessary modifications in program implementation on an annual basis. (Ord. 996 § 1 (part), 2014: Ord. 930 § 1, 2008)

15.18.060 Method of compliance.

The chief building official and/or the community development director shall maintain the following documents for the public:

- City of Capitola: Standards for Green Building Compliance
- New Home Green Points Check List for Residential Buildings
- New Building Green Points Check List for Non-Residential Buildings

These documents shall be to aid in the design and certification of new residential and nonresidential buildings and significant remodels and additions thereto. Every applicant of a building permit not exempted by Section 15.18.040 (Exceptions) shall complete and submit the appropriate check list for their project as well along with the standard application documents. All compliance measures shall be clearly delineated on plan sets. (Ord. 996 § 1 (part), 2014: Ord. 930 § 1, 2008)

15.18.070 Exceptional design.

Designers and builders employing exceptional design, construction practices and/or maintenance features may have their project modified from the strict interpretation of the program if in the opinion of the community development director or building official such features exhibit at least a twenty percent increase in points over the minimum standards for a green building award as outlined in Section 15.18.030 (Standards for compliance). Exceptional designs shall also be recognized by the city and eligible to receive a plaque that may be displayed on the structure. (Ord. 996 § 1 (part), 2014: Ord. 930 § 1, 2008)

15.18.080 Creation of green building fund.

Building permits which are required to comply with the green building regulations shall be assessed a fee equal to 0.0025 times the overall valuation of the project. Revenues collected shall be maintained by the finance department as a revolving green building fund and shall be used only for program management, training, publications, public educational purposes, incentive programs, and materials and supplies necessary to promote sustainable development, water conservation, storm water pollution prevention, and climate action planning activities. (Ord. 996 § 1 (part), 2014: Ord. 930 § 1, 2008)

Chapter 15.20

FLOODPLAIN MANAGEMENT

Sections:

- 15.20.010 Statutory authorization.
- 15.20.020 Findings of fact.
- 15.20.030 Statement of purpose.
- 15.20.040 Methods of reducing flood losses.
- 15.20.050 Abrogation and greater restrictions.
- 15.20.060 Interpretation.
- 15.20.070 Warning and disclaimer of liability.
- 15.20.080 Severability.
- 15.20.090 Basis for establishing the areas of special flood hazard.
- 15.20.100 Definitions.
- 15.20.110 Designation of the floodplain administrator.
- 15.20.120 Duties and responsibilities of the floodplain administrator.
- 15.20.130 Compliance.
- 15.20.140 Development permit.
- 15.20.150 Appeals.
- 15.20.160 Standards of construction.
- 15.20.170 Standards for utilities.
- 15.20.180 Standards for subdivisions.
- 15.20.190 Development standards for manufactured homes and manufactured home parks and subdivisions in floodplain area.
- 15.20.200 Standards for recreational vehicles.
- 15.20.210 Standards within floodways.
- 15.20.220 Coastal high hazard areas.
- 15.20.230 Variance procedure.
- 15.20.240 Conditions for variances.
- 15.20.250 Approval of variances.
- 15.20.260 Nonconforming structures in floodplain.
- 15.20.270 Variance appeal procedure.
- 15.20.280 Disclosure requirement.

* Prior ordinance history: Ords. 575, 609, 619, 647, 656 and 755.

15.20.010 Statutory authorization.

The Legislature of the state of California has in Government Code Sections 65302, 65560, and 65800 conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the city of Capitola does hereby adopt the following floodplain management regulations. (Ord. 970 § 1, 2012)

15.20.020 Findings of fact.

The flood hazard areas of the city of Capitola are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

These flood losses are caused by uses that are inadequately elevated, flood proofed, or protected from flood damage. The cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities also contributes to flood losses. (Ord. 970 § 1, 2012)

15.20.030 Statement of purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by legally enforceable regulations applied uniformly throughout the community to all publicly and privately owned land within flood prone, mudslide (i.e., mudflow) or flood related erosion areas. These regulations are designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. (Ord. 970 § 1, 2012)

15.20.040 Methods of reducing flood losses.

In order to accomplish its purposes, this chapter includes regulations to:

- A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Control filling, grading, dredging, and other development which may increase flood damage; and
- E. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 970 § 1, 2012)

15.20.050 Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 970 § 1, 2012)

15.20.060 Interpretation.

In the interpretation and application of this chapter, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under state statutes. (Ord. 970 § 1, 2012)

15.20.070 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city of Capitola, any officer or employee thereof, the state of California, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder. (Ord. 970 § 1, 2012)

15.20.080 Severability.

This chapter and the various parts thereof are hereby declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid. (Ord. 970 § 1, 2012)

15.20.090 Basis for establishing the areas of special flood hazard.

The areas of special flood hazard identified by the Federal Insurance Administration (FIA) of, the Federal Emergency Management Agency (FEMA) in the Flood Insurance Study (FIS) dated June 3, 1986 and accompanying Flood Insurance Rate Maps (FIRMS) and Flood Boundary and Floodway Maps (FBFMs) dated June 3, 1986, and all subsequent amendments and/or revisions, are adopted by reference and declared to be a part of this chapter. The FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the city by the floodplain administrator. The study, FIRMS and FBFMs are on file at 420 Capitola Avenue, city of Capitola. (Ord. 970 § 1, 2012)

15.20.100 Definitions.

For the purposes of this chapter, the following words, phrases and terms shall have the meanings ascribed to them by this section:

“A zone.” See “Special flood hazard area.”

“Accessory structure” means a structure that is either:

1. Solely for the parking of no more than two cars; or
2. A small, low cost shed for limited storage, less than one hundred fifty square feet and one thousand five hundred dollars in value.

“Accessory use” means a use which is incidental and subordinate to the principal use of the parcel of land on which it is located.

“Alluvial fan” means a geomorphologic feature characterized by cone or fan-shaped deposit of boulders, gravel and fine sediments that have been eroded from mountain slopes, transported by flood flows, and then deposited on the valley floors, and which is subject to flash flooding, high velocity flows, debris flows, erosion, sediment movement and deposition, and channel migration.

“Apex” means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

“Appeal” means a request for a review of the floodplain administrator’s interpretation of any provision of this chapter.

“Area of shallow flooding” means a designation A or AH zone on the Flood Insurance Rate Map (FIRM) where: the base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

“Area of special flood hazard.” See “Special flood hazard area.”

“Area of special flood-related erosion hazard” is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated a zone E on the Flood Insurance Rate Map (FIRM).

“Base flood” means a flood which has a one percent chance of being equaled or exceeded in any given year (also called the “one-hundred-year flood”). Base flood is the term used throughout this chapter.

“Base flood elevation (BFE)” means the elevation shown on the Flood Insurance Rate Map for zones AE, AH, A1-30, VE and V1-V30 that indicates the water surface elevation resulting from a flood that has a one percent or greater chance of being equaled or exceeded in any given year.

“Basement” means any area of the building having its floor subgrade, i.e., below ground level, on all sides.

“Breakaway walls” are any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic or any other suitable building material which is not part of the structural support of the building and which is designed to break away under abnormally high tides or wave action without causing any damage to the structural integrity of the building on which they are used or any buildings to which they might be carried by flood waters. A breakaway wall shall have a safe design loading resistance of not less than ten and no more than twenty pounds per square foot. Use of breakaway walls must be certified by a registered engineer or architect and shall meet the following conditions:

1. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
2. The elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.

“Building.” See “Structure.”

“Coastal high hazard area” means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. It is an area subject to high velocity waters, including coastal and tidal inundation or tsunamis. The area is designated on a Flood Insurance Rate Map (FIRM) as zone V1-V30, VE, or V.

“Development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

“Encroachment” means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.

“Existing manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before August 14, 1984.

“Expansion to an existing manufactured home park or subdivision” means the preparation of additional sites by construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets).

“Flood,” “flooding” or “floodwater” means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and/or mudslides (i.e., mudflows); and
2. The condition resulting from flood related erosion.

“Flood Boundary and Floodway Map (FBFM)” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the floodway.

“Flood Hazard Boundary Map” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated the areas of flood hazards.

“Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

“Flood Insurance Study” means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map and the water surface elevation of the base flood.

“Floodplain or flood-prone area” means any land area susceptible to being inundated by water from any source, see “Flood.”

“Floodplain administrator” is the individual appointed to administer and enforce the floodplain management regulations.

“Floodplain area” means the land on either side of a creek or other watercourse which may be subject to flooding. “Floodplain area” includes the one-hundred-year floodplain as determined by the Federal Flood Insurance Program and shown on both the Flood Insurance Rate Map and Flood Boundary and Floodway map, each dated June 3, 1986.

“Floodplain management” means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, when possible natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood control works, floodplain management regulations and open space plans.

“Floodplain management regulations” means this chapter and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other application of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.

“Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. For guidelines on dry and wet floodproofing, see FEMA Technical Bulletins TB 1-93, TB 3-93, and TB 7-93.

“Flood-related erosion” means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

“Flood-related erosion area” means a land area adjoining the shore of a lake or other body of water which, due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

“Flood-related erosion area management” means the operation of an overall program of corrective and preventive measures for reducing flood related erosion damage including, but not limited to, emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

“Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as “regulatory floodway.”

“Floodway encroachment lines” means the lines marking the limits of floodways on federal, state and local floodplain maps.

“Floodway fringe” is the area of the floodplain on either side of the “regulatory floodway” where encroachment may be permitted.

“Fraud and victimization” means that the variance granted must not cause fraud on or victimization of the public. In examining this requirement, the city of Capitola will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty to one hundred years. Buildings that are permitted to be constructed below the base flood elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.

“Functionally dependent use” means a use, the intended purpose of which cannot be performed unless the use is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo and passengers, and ship-building and ship-repair facilities, but does not include long-term storage or related manufacturing facilities.

“Habitable floor” means floors usable for living purposes, which includes working, sleeping, eating or recreation, or combination thereof. A floor used only for storage purposes is not a habitable floor.

“Hardship” means the exceptional hardship that would result from a failure to grant the requested variance. The city of Capitola requires that the variance must be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbor likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

“Highest adjacent grade” means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

“Historic structure” means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

“Levee” means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

“Levee system” means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.

“Lowest floor” means the lowest floor of the lowest enclosed area, including basement (see “Basement” definition).

1. An unfinished or flood resistant enclosure below the lowest floor that is usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building’s lowest floor provided it conforms to applicable non-elevation design requirements, including, but not limited to:

- a. The flood openings standard in Section 15.20.210(C)(3);
- b. The anchoring standards in Section 15.20.210(A);
- c. The construction materials and methods standards in Section 15.20.210(B); and
- d. The standards for utilities in Section 15.20.220.

2. For residential structures, all subgrade enclosed areas are prohibited as they are considered to be basements (see “Basement” definition). This prohibition includes below-grade garages and storage areas.

“Manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

“Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Market value” is defined in the city of Capitola substantial damage/improvement procedures. See Section 15.20.120(B)(1).

“Mean sea level” means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community’s Flood Insurance Rate Map are referenced.

“Mudslide” describes a condition where there is river, flow or inundation of liquid mud down a hillside, usually as a result of a dual condition of loss of brush cover and the subsequent accumulation of water on the ground, preceded by a period of unusually heavy or sustained rain.

“Mudslide prone area” means an area with land surfaces and slopes of unconsolidated material where the history, geology and climate indicate a potential for mudflow.

“New construction,” for floodplain management purposes, means structures for which the “start of construction” commenced on or after August 14, 1984, and includes any subsequent improvements to such structures.

“New manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after August 14, 1984.

“Obstruction” includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protective, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

“One-hundred-year flood” or “100-year-flood.” See “Base flood.”

“Primary frontal dune” means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively mild slope.

“Program deficiency” means a defect in a community’s floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations.

“Public safety and nuisance” as related to Section 15.20.280 means that the granting of a variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

“Regulatory floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing water surface elevation more than one foot.

“Sand dunes” means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

“Sheet flow area.” See “Area of shallow flooding.”

“Special flood hazard area (SFHA)” means an area having special flood, mudslide or flood-related erosion hazards and shown on the FHBM or FIRM as zone A, AO, A1-A30, AE, A99, AH, E. M. V1-V30, VE or V.

“Start of construction” includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufacture home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“Structure” means a walled and roofed building that is principally above ground; this includes a gas or liquid storage tank or a manufactured home.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

“Substantial improvement” means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a “historic structure,” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

“V zone.” See “Coastal high hazard area.”

“Variance” means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

“Violation” means the failure of a structure or other development to be fully compliant with this chapter. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this chapter is presumed to be in violation until such time as that documentation is provided.

“Watercourse” means a lake, river creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

“Water surface elevation” means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplain or coastal or riverine areas. (Ord. 970 § 1, 2012)

15.20.110 Designation of the floodplain administrator.

The building official is hereby appointed to administer, implement, and enforce this chapter by granting or denying development permits in accord with its provisions. (Ord. 970 § 1, 2012)

15.20.120 Duties and responsibilities of the floodplain administrator.

The duties and responsibilities of the floodplain administrator shall include, but not be limited to, the following:

A. Permit Review. Review all development permits to determine:

1. Permit requirements of this chapter have been satisfied, including determination of substantial improvement and substantial damage of existing structures;
2. All other required state and federal permits have been obtained;
3. The site is reasonably safe from flooding;
4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. This means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the city of Capitola; and
5. All letters of map revision (LOMRs) for flood control projects are approved prior to the issuance of building permits. Building permits must not be issued based on conditional letters of map revision (CLOMRs). Approved CLOMRs allow construction of the proposed flood control project and land preparation as specified in the “start of construction” definition.

B. Development of Substantial Improvement and Substantial Damage Procedures.

1. Using FEMA publication FEMA 213, “Answers to Questions About Substantially Damaged Buildings,” develop detailed procedures for identifying and administering requirements for substantial improvement and substantial damage, to include defining “Market Value.”
2. Assure procedures are coordinated with other departments/divisions and implemented by community staff.

C. Review, Use and Development of Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 15.20.090, the floodplain administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal or state agency, or other source, in order to administer Sections 15.20.210 through 15.20.270.

Note: A base flood elevation may be obtained using one of two methods from the FEMA publication FEMA 265, “Managing Floodplain Development in Approximate Zone A Areas – A Guide for Obtaining and Developing Base (100-year) Flood Elevations” dated July 1995.

D. Notification of Other Agencies.

1. Alteration or Relocation of a Watercourse.

- a. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;
- b. Submit evidence of such notification to the Federal Emergency Management Agency; and
- c. Assure that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained.

2. Base Flood Elevation Changes due to Physical Alterations.

- a. Within six months of information becoming available or project completion, whichever comes first, the floodplain administrator shall submit or assure that the permit applicant submits technical or scientific data to FEMA for a letter of map revision (LOMR).
- b. All LOMRs for flood control projects are approved prior to the issuance of building permits. Building permits must not be issued based on conditional letters of map revision (CLOMRs). Approved CLOMRs allow construction of the proposed flood control project and land preparation as specified in the “start of construction” definition.

Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data.

3. Changes in Corporate Boundaries. Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.

E. Documentation of Floodplain Development. Obtain and maintain for public inspection and make available as needed the following:

1. Certification required by Section 15.20.210(C)(1) and Section 15.20.240 (lowest floor elevations);
2. Certification required by Section 15.20.210(C)(2) (elevation or floodproofing of nonresidential structures);
3. Certification required by Section 15.20.210(C)(3) (wet floodproofing standard);
4. Certification of elevation required by Section 15.20.230(A)(3) (subdivisions and other proposed development standards);
5. Certification required by Section 15.20.260(B) (floodway encroachments);
6. Information required by Section 15.20.270(F) (coastal construction standards); and
7. Maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency.

F. Map Determination. Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard, where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 15.20.200.

G. Remedial Action. Take action to remedy violations of this chapter as specified in Section 15.20.140.

H. Biennial Report. Complete and submit biennial report to FEMA.

I. Planning. Assure community’s general plan is consistent with floodplain management objectives herein. (Ord. 970 § 1, 2012)

15.20.130 Compliance.

No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Nothing herein shall prevent the city from taking such lawful action as is necessary to prevent or remedy any violation. (Ord. 970 § 1, 2012)

15.20.140 Development permit.

A development permit shall be obtained before any construction or other development, including manufactured homes, within any area of special flood hazard established in Section 15.20.090. Application for a development permit shall be made on forms furnished by the city of Capitola. The applicant shall provide the following minimum information:

A. Plans in duplicate, drawn to scale, showing:

1. Location, dimensions, and elevation of the area in question, existing or proposed structures, storage of materials and equipment and their location;
2. Proposed locations of water supply, sanitary sewer, and other utilities;
3. Grading information showing existing and proposed contours, any proposed fill, and drainage facilities;
4. Location of the regulatory floodway when applicable;
5. Base flood elevation information as specified in Section 15.20.090 or 15.20.120(C);
6. Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; and
7. Proposed elevation in relation to mean sea level to which any nonresidential structure will be floodproofed, as required in Section 15.20.210(C)(2) and detailed in FEMA Technical Bulletin TB 3-93.

B. Certification from a registered civil engineer or architect that the nonresidential floodproofed building meets the floodproofing criteria in Section 15.20.210(C)(2).

C. For a crawl-space foundation, location and total net area of foundation openings as required in Section 15.20.210(C)(3) and detailed in FEMA Technical Bulletins 1-93 and 7-93.

D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

E. All appropriate certifications listed in Section 15.20.120(E). (Ord. 970 § 1, 2012)

15.20.150 Appeals.

The city of Capitola shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this chapter. (Ord. 970 § 1, 2012)

15.20.160 Standards of construction.

In all areas of special flood hazards the following standards are required:

A. Anchoring. All new construction and substantial improvements of structures, including manufactured homes, shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

B. Construction Materials and Methods. All new construction and substantial improvements of structures, including manufactured homes, shall be constructed:

1. With flood resistant materials, and utility equipment resistant to flood damage for areas below the base flood elevation;
2. Using methods and practices that minimize flood damage;
3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and
4. Within zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

C. Elevation and Floodproofing.

1. Residential Construction. All new construction or substantial improvements of residential structures shall have the lowest floor, including basement:
 - a. In AE, AH, A1-30 zones, elevated to or above the base flood elevation;
 - b. In an AO zone, elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM, or elevated at least two feet above the highest adjacent grade if no depth number is specified;
 - c. In an A zone, without BFEs specified on the FIRM (unnumbered A zone), elevated to or above the base flood elevation; as determined under Section 15.20.120(C).

Upon the completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered civil engineer or licensed land surveyor, and verified by the community building inspector to be properly elevated. Such certification and verification shall be provided to the floodplain administrator.

2. Nonresidential Construction. All new construction or substantial improvements of nonresidential structures shall either be elevated to conform with subsection (C)(1) or:
 - a. Be floodproofed, together with attendant utility and sanitary facilities, below the elevation recommended under subsection (C)(1), so that the structure is watertight with walls substantially impermeable to the passage of water;
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - c. Be certified by a registered civil engineer or architect that the standards of subsections (C)(2)(a) and (b) are satisfied. Such certification shall be provided to the floodplain administrator.
3. Flood Openings. All new construction and substantial improvements of structures with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet the following minimum criteria:
 - a. For nonengineered openings:
 - i. Have a minimum of two openings on different sides having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding,
 - ii. The bottom of all openings shall be no higher than one foot above grade,
 - iii. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater, and

- iv. Buildings with more than one enclosed area must have openings on exterior walls for each area to allow flood water to directly enter; or
 - b. Be certified by a registered civil engineer or architect.
4. Manufactured Homes. See Section 15.20.240.
5. Garages and Low Cost Accessory Structures.
- a. Attached Garages.
 - i. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry of flood waters. See subsection (C)(3). Areas of the garage below the BFE must be constructed with flood resistant materials. See subsection B.
 - ii. A garage attached to a nonresidential structure must meet the above requirements or be dry floodproofed. For guidance on below grade parking areas, see FEMA Technical Bulletin TB-6.
 - b. Detached Garages and Accessory Structures.
 - i. “Accessory structures” used solely for parking (two-car detached garages or smaller) or limited storage (small, low-cost sheds), as defined in Section 15.20.100, may be constructed such that its floor is below the base flood elevation (BFE), provided the structure is designed and constructed in accordance with the following requirements:
 - (A) Use of the accessory structure must be limited to parking or limited storage;
 - (B) The portions of the accessory structure located below the BFE must be built using flood-resistant materials;
 - (C) The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement;
 - (D) Any mechanical and utility equipment in the accessory structure must be elevated or floodproofed to or above the BFE;
 - (E) The accessory structure must comply with floodplain encroachment provisions in Section 15.20.260; and
 - (F) The accessory structure must be designed to allow for the automatic entry of flood waters in accordance with subsection (C)(3).
 - ii. Detached garages and accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Sections 15.20.210 through 15.20.270. (Ord. 970 § 1, 2012)

15.20.170 Standards for utilities.

- A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:
 - 1. Infiltration of flood waters into the systems; and
 - 2. Discharge from the systems into flood waters.
- B. On-site waste disposal systems are prohibited per Chapter 13.04, Sewers. (Ord. 970 § 1, 2012)

15.20.180 Standards for subdivisions.

- A. All new subdivisions proposals and other proposed development, including proposals for manufactured home parks and subdivisions, greater than fifty lots or five acres, whichever is the lesser, shall:

1. Identify the special flood hazard areas (SFHAs) and base flood elevations (BFEs).
2. Identify the elevations of lowest floors of all proposed structures and pads on the final plans.
3. If the site is filled above the base flood elevation, the following as-built information for each structure shall be certified by a registered civil engineer or licensed land surveyor and provided as part of an application for a letter of map revision based on fill (LOMR-F) to the floodplain administrator:

- a. Lowest floor elevation;
- b. Pad elevation;
- c. Lowest adjacent grade.

B. All subdivision proposals and other proposed development shall be consistent with the need to minimize flood damage.

C. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

D. All subdivisions and other proposed development shall provide adequate drainage to reduce exposure to flood hazards. (Ord. 970 § 1, 2012)

15.20.190 Development standards for manufactured homes and manufactured home parks and subdivisions in floodplain area.

A. All manufactured homes that are placed or substantially improved, on sites located: (1) outside of a manufactured home park or subdivision; (2) in a new manufactured home park or subdivision; (3) in an expansion to an existing manufactured home park or subdivision; or (4) in an existing manufactured home park or subdivision upon which a manufactured home has incurred “substantial damage” as the result of a flood, shall:

1. Within zones A1-30, AH, and AE on the community’s Flood Insurance Rate Map, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
2. Within zones V1-30, V, and VE on the community’s Flood Insurance Rate Map, meet the requirements of Section 15.20.270.

B. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A1-30, AH, AE, V1-30, V, and VE on the community’s Flood Insurance Rate Map that are not subject to the provisions of subsection A will be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement, and be elevated so that either the:

1. Lowest floor of the manufactured home is at or above the base flood elevation; or
2. Manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six inches in height above grade.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered civil engineer or licensed land surveyor, and verified by the community building inspector to be properly elevated. Such certification and verification shall be provided to the floodplain administrator. (Ord. 970 § 1, 2012)

15.20.200 Standards for recreational vehicles.

A. All recreational vehicles placed in zones A1-30, AH, AE, V1-30 and VE will either:

1. Be on the site for fewer than one hundred eighty consecutive days; or

2. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
3. Meet the permit requirements of Section 15.20.190 and the elevation and anchoring requirements for manufactured homes in Section 15.20.240.

B. Recreational vehicles placed on sites within zones V1-30, V, and VE on the community's Flood Insurance Rate Map will meet the requirements of subsection A and Section 15.20.270. (Ord. 970 § 1, 2012)

15.20.210 Standards within floodways.

Since floodways are an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Until a regulatory floodway is adopted, no new construction, substantial development, or other development (including fill) shall be permitted within zones A1-30 and AE, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other development, will not increase the water surface elevation of the base flood more than one foot at any point within the city of Capitola.

B. Within an adopted regulatory floodway, the city of Capitola shall prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered civil engineer is provided demonstrating that the proposed encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

C. If subsections A and B are satisfied, all new construction, substantial improvement, and other proposed new development shall comply with all other applicable flood hazard reduction provisions of Sections 15.20.210 through 15.20.270. (Ord. 970 § 1, 2012)

15.20.220 Coastal high hazard areas.

Within coastal high hazard areas, zones V, V1-30, and VE, as established under Section 15.20.090, the following standards shall apply:

A. All new residential and nonresidential construction, including substantial improvement/damage, shall be elevated on adequately anchored pilings or columns and securely anchored to such pilings or columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.

B. All new construction and other development shall be located on the landward side of the reach of mean high tide.

C. All new construction and substantial improvement shall have the space below the lowest floor free of obstructions or constructed with breakaway walls as defined in Section 15.20.100. Such enclosed space shall not be used for human habitation and will be usable solely for parking of vehicles, building access or storage.

D. Fill shall not be used for structural support of buildings.

E. Man-made alteration of sand dunes which would increase potential flood damage is prohibited.

F. The floodplain administrator shall obtain and maintain the following records:

1. Certification by a registered engineer or architect that a proposed structure complies with subsection A; and
2. The elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings or columns) of all new and substantially improved structures, and whether such structures contain a basement. (Ord. 970 § 1, 2012)

15.20.230 Variance procedure.

The issuance of a variance is for floodplain management purposes only. Insurance premium rates are determined by statute according to actuarial risk and will not be modified by the granting of a variance.

The variance criteria set forth in this section are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the city of Capitola to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below flood level are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this chapter are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate. (Ord. 970 § 1, 2012)

15.20.240 Conditions for variances.

A. Generally, variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures of Sections 15.20.110 through 15.20.200 and 15.20.210 through 15.20.270 have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

B. Variances may be issued for the repair or rehabilitation of “historic structures” (as defined in Section 15.20.100) upon a determination that the proposed repair or rehabilitation will not preclude the structure’s continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

C. Variances shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

D. Variances shall only be issued upon a determination that the variance is the “minimum necessary” considering the flood hazard, to afford relief. “Minimum necessary” means to afford relief with a minimum of deviation from the requirements of this chapter. For example, in the case of variances to an elevation requirement, this means the city of Capitola need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposes, but only to that elevation which the city of Capitola believes will both provide relief and preserve the integrity of the local ordinance.

E. Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars for one hundred dollars of insurance coverage; and
2. Such construction below the base flood level increases risks to life and property. It is recommended that a copy of the notice shall be recorded by the floodplain administrator in the office of the Santa Cruz County recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.

F. The floodplain administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency. (Ord. 970 § 1, 2012)

15.20.250 Approval of variances.

A. In passing upon requests for variances, the city of Capitola shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the:

1. Danger that materials may be swept onto other lands to the injury of others;
2. Danger of life and property due to flooding or erosion damage;
3. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;
4. Importance of the services provided by the proposed facility to the community;
5. Necessity to the facility of a waterfront location, where applicable;
6. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. Compatibility of the proposed use with existing and anticipated development;
8. Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. Safety of access to the property in time of flood for ordinary and emergency vehicles;
10. Expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and
11. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.

B. Variances shall only be issued upon a:

1. Showing of good and sufficient cause;
2. Determination that failure to grant the variance would result in exceptional “hardship” to the applicant; and
3. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance (see “Public safety and nuisance”), cause “fraud and victimization” of the public, or conflict with existing local laws or ordinances.

C. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use provided that the provisions of subsections A, B and D are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.

D. Upon consideration of the factors of Section 15.20.290(A) and the purposes of this chapter, the city of Capitola may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter. (Ord. 970 § 1, 2012)

15.20.260 Nonconforming structures in floodplain.

A structure which was lawful before enactment of this chapter, but which is not in conformity with the provisions of this chapter, may be continued as a nonconforming structure subject to the following condition: if any nonconforming structure is destroyed by flood, earthquake, tsunami or, for another cause to the extent of fifty percent or more of its fair market value immediately prior to the destruction, it shall not be reconstructed except in conformity with the provisions of this chapter. (Ord. 970 § 1, 2012)

15.20.270 Variance appeal procedure.

A. Appeal procedure for all decisions made under this chapter shall be in conformance with standard appeal procedures of Chapter 2.52 of this code.

B. The director of public works shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

C. Any applicant to whom a variance is granted should be given written notice that the structure will be permitted to be built in variance with these rules and that the cost of flood insurance will be commensurate with the increased risk resulting from such variance. (Ord. 970 § 1, 2012)

15.20.280 Disclosure requirement.

A person, who is acting as an agent for a seller of real property which is located within an area of special flood hazard, or the seller if he or she is acting without an agent, shall disclose to any prospective purchaser the fact that the property is located within an area of special flood hazard . The community development director may adopt methods of informing owners and real estate sales persons of this requirement. (Ord. 970 § 1, 2012)

City of Capitola Zoning Code



Attachment: Zoning Ordinance (Zoning Code Update)

City Council Adoption Draft
November 2017



This page is intentionally blank

City of Capitola Zoning Code

City Council Adoption Draft
November 2017

Prepared by:

Ben Noble, City and Regional Planning
PlaceWorks

This page is intentionally blank

ZONING CODE USER'S GUIDE

General Plan and Zoning Code Overview

On June 26, 2014 the City of Capitola adopted an updated General Plan - the City's primary policy document governing local land use and development. The General Plan contains a Land Use Map identifying permitted land uses and development intensities, and establishes basic policies to guide development and conservation decisions in Capitola over the next ten to twenty years.

Following adoption of the General Plan, the City began a process to update the Zoning Code, which implements the General Plan with detailed land use and development regulations. After several years of Planning Commission and City Council meetings, the City Council adopted the updated Zoning Code on [date of adoption] with an effective date of [effective date]

Capitola's Zoning Code, codified as Title 17 in the Capitola Municipal Code, establishes a Zoning Map with zoning districts that apply to all property in Capitola. The Zoning Code identifies exactly which land uses are allowed in each zoning district and establishes the permitted building heights, minimum setbacks from property lines, and other development standards in each zoning district.

In addition to development standards, the Zoning Code also establishes standards for signs, parking, landscaping, wireless communications, historic resources, and many other topics. Finally, the Zoning Code identifies permits required for different land uses and types of development, and the process by which the City reviews permit applications and administers the requirements of the Zoning Code.

Organization of the Zoning Code

The updated Zoning Code is organized into five parts, as follows:

- **Part 1 – Enactment and Applicability.** Part 1 legally establishes the Zoning Code, identifies rules for interpreting the Zoning Code, and identifies the Zoning districts and overlay zones established in the Zoning Map.
- **Part 2 – Zoning Districts and Overlay Zones.** Part 2 contains the land use regulations and development standards that are unique to each zoning district and overlay zone.
- **Part 3 – Citywide Standards.** Part 3 contains standards that apply to all property in Capitola, addressing issues such as parking, signs, landscaping, and accessory structures.
- **Part 4 – Permits and Administration.** Part 4 identifies procedures and requirements for permits and other approvals required by the zoning codes, and procedures for the administration of the zoning code.

- **Part 5 – Glossary.** Part 5 defines all specialized terms used in the Zoning Code.

Numbering and Referencing

The numbering system used in the updated Zoning Code continues the system in the existing Zoning Code and is consistent with other titles in the municipal code. The updated Zoning Code is organized as follows:

Title 17 – Zoning Code

Chapter 17.04 – Chapter Name

17.04.010 – Title of First Section

A. Subsection

1. Paragraph

a. Subparagraph

i. Sub-subparagraph

Using the Zoning Code

Below is a general summary of how to use the updated Zoning Code. This summary is intended to help property owners and other applicants understand how the Zoning Code works and the process to determine whether a proposed project complies with applicable regulations.

All project applicants are encouraged to contact the Community Development Department to verify the standards and requirements that apply to a proposed project before preparing and submitting a project application.

Step 1: Identify your Zoning District and Any Overlay Zones

Identify the zoning district and any overlay zones that apply to your property. You can find your property on the Zoning Map, which shows the zoning districts and overlay zones that apply to it. Table 17.12-1 (Base Zoning Districts) in Chapter 17.12 lists all zoning districts in Capitola, and Table 17.12-2 (Overlay Zones) lists all of the overlay zones. Each property in Capitola is assigned one base zoning district. Some properties are subject to one or more overlay zones, but not all.

Step 2: Determine if your Land Use is Permitted

After you have identified the zoning district and any overlay zones that apply to your property, determine if your existing or proposed land uses are permitted. Each chapter within Part 2 of the Zoning Code contains a table that list permitted land uses in the zoning district. For example, Table 17.16-1 lists permitted land uses in the residential zoning districts. If your property is in a residential zoning district, look in this table to determine if your land use is permitted. Using the key provided at the top of the table, determine if you land use is permitted by right or permitted with an Administrative Permit, Minor Use Permit, or Conditional Use Permit.

All land uses listed in the land use regulation table are defined in the Glossary (Chapter 17.160). If your land use does not clearly fall within a land use defined in the Zoning Code, the Community Development Department will determine if the land use should be treated the same as an equivalent listed land use following the procedures in Section 17.08.03.D (Unlisted Land Uses).

If your property is subject to one or more overlay zones, you also need to determine if your land use is permitted within the overlay zones. Land use regulations for overlay zones are found in Chapter 17.40 (Residential Overlay Zones) and Chapter 17.44 (Coastal Overlay Zones).

Step 3: Identify Development Standards in your Zoning District

Next, identify the development standards in your zoning districts and overlay zones if applicable. For each zoning district the Zoning Code establishes standards including minimum setbacks from property lines, maximum building height, and other limitations on the size, placement, and design of development.

Development standards for each zoning district are provided in Part 2 of the Zoning Code. For residential zoning districts, development standards can be found in Section 17.16.030 (Development Standards) of Chapter 17.16 (Residential Zoning Districts). Basic site and structure requirements are typically presented in a table followed by text with additional requirements or exceptions. Development standard tables may reference other sections of the Zoning Code that are relevant to your project.

Like with land use regulations, if your property is subject to one or more overlay zones, you also need to determine that your project complies with any additional development standards for the overlay zones.

Step 4: Identify Other Applicable Development Standards and Land Use Regulations

After you've determined that your project complies with land use regulations and development standards that are unique to your zoning district and overlay zone, determine that your project complies with citywide standards. These citywide standards are in Part 3 of the Zoning Code and include parking (Chapter 17.76), landscaping (Chapter 17.72), and signs (Chapter 17.80) for commercial projects. The Community Development Department will help you to identify which standards apply to your project and whether your project complies with these standards.

Certain land uses also are subject to special standards located in Chapter 17.96 (Supplemental Standards) of the Zoning Code. Land Use regulation tables for zoning districts in Part 2 include references to any supplemental standards. If your land use is subject to supplemental standards, review the applicable standards in Chapter 17.96 to verify compliance. The Community Development Department will help to identify any applicable standards and your compliance.

Step 5: Identify Required Permits and Approvals

After you've determined that your project complies with all applicable standards and regulations, you need to determine which permits and approvals are required. The land use

regulation tables in Part 2 identifies which permits are required for the land use (Administrative Permit, Minor Use Permit, Conditional Use Permit) or no permit (permitted by right).

If you propose a physical change to a structure or site, your project may require a Design Permit. Projects that require a Design Permit are listed in Table 17.120-1 in Chapter 17.120 (Design Permits). Some Design Permits are approved by the Planning Commission, others by the Community Development Director.

Your project may require other types of permits, such as a sign permit for signs, a Coastal Permit for development within the Coastal Zone, or a Certificate of Appropriateness for modifications to a historic property. All permits required by the Zoning Code all listed in Table 17.108-1 in Chapter 17.108 (Administrative Responsibility) and chapters for each permit are in Part 4 of the Zoning Code. Be sure to review with a City Planner all required permits for your project.

Once you have identified which permits are required for your project, you need to identify the procedures and requirements to obtain approval. Find the chapter for each required permit in Part 4, and review the requirements. The permit chapter will tell you whether the Planning Commission or the Community Development Director approves the permit, whether a public hearing is required, and the criteria that the City will use to approve your project. Permit chapters also refer to procedures that apply to all types of permits, such as application submittal and review (Chapter 17.112), public notice and hearing (Chapter 17.148), and post-decision procedures (Chapter 17.156).

CITY OF CAPITOLA ZONING CODE CONTENTS

Part 1 – Enactment and Applicability

Chapter 17.04 - Purpose and Effect of Zoning Code.....04-1

- 17.04.010 Title and Authority
- 17.04.020 Purpose of the Zoning Code
- 17.04.030 Relationship to the General Plan
- 17.04.040 Relationship to the Local Coastal Program
- 17.04.050 Applicability of the Zoning Code

Chapter 17.08 - Interpretation..... 08-1

- 17.08.010 Purpose
- 17.08.020 Authority
- 17.08.030 Rules of Interpretation
- 17.08.040 Procedures for Interpretation/Determinations
- 17.08.050 Zoning Code Enforcement

Chapter 17.12 - Zoning Districts and Map..... 12-1

- 17.12.010 Purpose
- 17.12.020 Zoning Districts
- 17.12.030 Zoning Map

Part 2 – Zoning Districts and Overlay Zones

Chapter 17.16 - Residential Zoning Districts..... 16-1

- 17.16.010 Purpose of the Residential Zoning Districts
- 17.16.020 Land Use Regulations
- 17.16.030 Development Standards

Chapter 17.20 - Mixed Use Zoning Districts..... 20-1

- 17.20.010 Purpose of the Mixed Use Zoning Districts
- 17.20.020 Land Use Regulations
- 17.20.030 Development Standards – Mixed Use Village Zoning District
- 17.20.040 Development Standards – Mixed Use Neighborhood Zoning District

Chapter 17.24 - Commercial and Industrial Zoning Districts..... 24-1

- 17.24.010 Purpose of the Commercial and Industrial Zoning Districts
- 17.24.020 Land Use Regulations
- 17.24.030 Development Standards

Attachment: Zoning Ordinance (Zoning Code Update)

17.24.040 Residential Mixed Use Development in Commercial Zoning Districts

Chapter 17.28 - Visitor Serving Overlay Zone.....28-1

17.28.010 Purpose of the Visitor Serving Zoning Districts

17.28.020 Land Use Regulations

17.28.030 Development Standards

Chapter 17.32 - Special Purpose Zoning Districts.....32-1

17.32.010 Purpose of the Special Purpose Zoning Districts

17.32.020 Land Use Regulations

17.32.030 Development Standards

Chapter 17.36 - Planned Development Zoning District.....36-1

17.36.010 Purpose of the Planned Development Zoning District

17.36.020 Where Allowed

17.36.030 Permitted Land Uses

17.36.040 Development Standards

17.36.050 Required Approvals

17.36.060 Conceptual Review

17.36.070 Planned Development Rezoning

17.36.080 Development Plans

Chapter 17.40 - Residential Overlay Zones..... 40-1

17.40.010 Purpose

17.40.020 Affordable Housing (-AH) Overlay Zone

17.40.030 Vacation Rental Use (-VRU) Overlay Zone

17.40.040 Village Residential (-VR) Overlay Zone

Chapter 17.44 - Coastal Overlay Zone..... 44-1

17.44.010 Purpose

17.44.020 Local Coastal Program Components

17.44.030 Definitions

17.44.040 Relationship to Base Zoning Districts

17.44.050 Allowed Land Uses

17.44.060 Development Standards

17.44.070 Coastal Permit Requirements

17.44.080 Coastal Permit Exemptions

17.44.090 De Minimus Waiver of Coastal Permit

17.44.100 Challenges to City Determinations

17.44.110 Application Submittal

17.44.120 Public Notice and Hearing

17.44.130 Findings for Approval

Attachment: Zoning Ordinance (Zoning Code Update)

- 17.44.140 Notice of Final Action
- 17.44.150 Appeals
- 17.44.160 Permit Issuance
- 17.44.170 Emergency Permits
- 17.44.180 Coastal Permit Amendments

Part 3 – Citywide Standards

Chapter 17.48 - Height, Setbacks, and Floor Area..... 48-1

- 17.48.010 Purpose
- 17.48.020 Height Measurement and Exceptions
- 17.48.030 Setback Measurement and Exceptions
- 17.48.040 Floor Area and Floor Area Ratio

Chapter 17.52 - Accessory Structures and Uses.....52-1

- 17.52.010 Purpose and Applicability
- 17.52.020 Accessory Structures
- 17.52.030 Accessory Uses

Chapter 17.56 - Archaeological and Paleological Resources..... 56-1

- 17.56.010 Purpose and Intent
- 17.56.020 Archaeological Survey Report
- 17.56.030 Environmental Assessment Requirement
- 17.56.040 Development Standards

Chapter 17.60 - Fences and Walls..... 60-1

- 17.60.010 Permit Requirements
- 17.60.020 Measurement of Fence and Wall Height
- 17.60.030 Height Limits
- 17.60.040 Fences Adjacent to Soquel Creek Pathway and Grand Avenue Walkway
- 17.60.050 Materials
- 17.60.060 Parking Lot Screening
- 17.60.070 Private Agreements

Chapter 17.64 - Environmentally Sensitive Habitat Areas..... 64-1

- 17.64.010 Purpose
- 17.64.020 Applicability
- 17.64.030 General Standards
- 17.64.040 Soquel Creek and Lagoon
- 17.64.050 Rispin - Soquel Creek and Escalona Gulch Monarch Butterfly Habitat Areas

Chapter 17.68 - Geological Hazards..... 68-1

- 17.68.010 Purpose and Applicability

Attachment: Zoning Ordinance (Zoning Code Update)

- 17.68.020 Geologic/Engineering Report
- 17.68.030 Shoreline Protection Measures
- 17.68.040 Development in Bluff and Cliff Areas

Chapter 17.72 - Landscaping..... 72-1

- 17.72.010 Purpose
- 17.72.020 Applicability
- 17.72.030 Water Efficient Landscape Design and Installation Ordinance
- 17.72.040 Landscape Plans
- 17.72.050 Required Landscape Areas
- 17.72.060 Landscape Standards
- 17.72.070 Landscape Maintenance

Chapter 17.74 - Secondary Dwelling Units..... 74-1

- 17.74.010 Purpose
- 17.74.020 Definitions
- 17.74.030 Required Permits
- 17.74.040 Permitted Location
- 17.74.050 Standards for All Accessory Dwelling Units
- 17.74.060 Standards for Attached and Detached Accessory Dwelling Units
- 17.74.070 Findings
- 17.74.080 Deed Restrictions
- 17.74.090 Incentives

Chapter 17.76 - Parking and Loading..... 76-1

- 17.76.010 Purpose
- 17.76.020 Applicability
- 17.76.030 Required Parking Spaces
- 17.76.040 General Requirements
- 17.76.050 On-site Parking Alternatives
- 17.76.060 Parking Design and Development Standards
- 17.76.070 Parking Lot Landscaping
- 17.76.080 Bicycle Parking
- 17.76.090 Visitor-Serving Parking
- 17.76.100 On-Site Loading

Chapter 17.80 -Signs..... 80-1

- 17.80.010 Purpose and Applicability
- 17.80.020 Definitions
- 17.80.030 Permit Requirements
- 17.80.040 Rules of Measurement
- 17.80.050 Signs Allowed Without Permits
- 17.80.060 Prohibited Signs
- 17.80.070 General Sign Standards
- 17.80.080 Standards for Specific Types of Signs

Attachment: Zoning Ordinance (Zoning Code Update)

- 17.80.090 Design Standards
- 17.80.100 Residential Signs
- 17.80.110 Temporary Signs
- 17.80.120 Adjustment to Sign Standards
- 17.80.130 Master Sign Program
- 17.80.140 Nonconforming Signs
- 17.80.150 Violations and Enforcement

- Chapter 17.84 - Historic Preservation.....84-1**
- 17.84.010 Purpose
- 17.84.020 Types of Historic Resources
- 17.84.030 Architectural Historian
- 17.84.040 Adding or Removing Designated Historic Resource Status
- 17.84.050 Maintenance of Potential Historic Resource List
- 17.84.060 Criteria for Designating Historic Resources
- 17.84.070 Historic Alteration Permit
- 17.84.080 Demolition of Historic Resources
- 17.84.090 Historic Preservation Incentives

- Chapter 17.88 - Incentives for Community Benefits..... 88-1**
- 17.88.010 Purpose
- 17.88.020 Incentives Restricted to Added Benefits
- 17.88.030 Eligibility
- 17.88.040 Allowable Benefits
- 17.88.050 Available Incentives
- 17.88.060 Relationship to State Density Bonus Law
- 17.88.070 Application Submittal and Review
- 17.88.080 Findings
- 17.88.090 Post-Decision Procedures

- Chapter 17.92 - Nonconforming Parcels, Uses, and Structures..... 92-1**
- 17.92.010 Purpose
- 17.92.020 Applicability
- 17.92.030 General
- 17.92.040 Nonconforming Parcels
- 17.92.050 Nonconforming Use of Land
- 17.92.060 Nonconforming Use of Structures
- 17.92.070 Nonconforming Multi-Family Uses in the R-1 Zoning District
- 17.92.080 Nonconforming Structures
- 17.92.090 Findings

Attachment: Zoning Ordinance (Zoning Code Update)

Chapter 17.96 - Supplemental Standards..... 96-1

- 17.96.010 Purpose
- 17.96.020 Animal Keeping
- 17.96.030 Emergency Shelters
- 17.96.040 Home Occupations
- 17.96.050 Intersection Sight Distance
- 17.96.060 Large Commercial Land Uses
- 17.96.070 Large Home Day Care
- 17.96.080 Large Residential Care Facilities
- 17.96.090 Offshore Oil Development Support Facilities
- 17.96.100 Permanent Outdoor Displays
- 17.96.110 Outdoor Lighting
- 17.96.120 Placement of Underground Utilities
- 17.96.130 Recycling Collection Facilities
- 17.96.140 Self-Storage Facilities
- 17.96.150 Solar Energy Systems
- 17.96.160 Soquel Creek Pathway
- 17.96.170 Temporary Sidewalk Dining
- 17.96.180 Temporary Uses and Structures

Chapter 17.100 - Mobile Home Park Conversions.....100-1

- 17.100.010 Purpose and Intent
- 17.100.020 Applicability
- 17.100.030 Definitions
- 17.100.040 Relocation Impact Report
- 17.100.050 Notice to Prospective Occupants of Pending Change in Park Status
- 17.100.060 Exemptions from Relocation Assistance Obligations
- 17.100.070 Application for Change of Use – Public Hearing – Findings
- 17.100.080 Measures to Prevent Avoidance of Relocation Assistance Obligations
- 17.100.090 Compliance with Relocation Assistance
- 17.100.100 Modification and Revocation of Approved Closure or Conversion
- 17.100.110 Expiration and Extension of Approval
- 17.100.120 Preemption
- 17.100.130 Severability

Chapter 17.104 - Wireless Communication Facilities.....104-1

- 17.104.010 Purpose and Intent
- 17.104.020 Definitions
- 17.104.030 Applicability and Exemptions
- 17.104.040 Permit Requirements
- 17.104.050 Standard Conditions of Approval
- 17.104.060 Preferred Siting and Location

- 17.104.070 Development Standards
- 17.104.080 Operation and Maintenance Requirements
- 17.104.090 Temporary Wireless Communications Facilities
- 17.104.100 Limited Exemption from Standards
- 17.104.110 Severability

Part 4 – Permits and Administration

Chapter 17.108 - Administrative Responsibility.....108-1

- 17.108.010 Purpose
- 17.108.020 Planning Agency
- 17.108.030 Review and Decision-Making Authority
- 17.108.040 Design Review Process

Chapter 17.112 - Permit Application and Review.....112-1

- 17.112.010 Purpose
- 17.112.020 Application Preparation and Filing
- 17.112.030 Application Fees
- 17.112.040 Application Review
- 17.112.050 Multiple Permit Applications
- 17.112.060 Project Evaluation and Staff Reports
- 17.112.070 Environmental Review
- 17.112.080 Applications Deemed Withdrawn

Chapter 17.114 – Conceptual Review.....114-1

- 17.114.010 Purpose
- 17.114.020 When Required/Eligibility
- 17.114.030 Review Authority
- 17.114.040 Application Submittal Requirements
- 17.114.050 Application Review
- 17.114.060 Environmental Review
- 17.114.070 Permit Streamlining Act
- 17.114.080 Noticed Public Meeting
- 17.114.090 Non-Binding Input

Chapter 17.116 - Administrative Permits.....116-1

- 17.116.010 Purpose
- 17.116.020 When Required
- 17.116.030 Review Authority
- 17.116.040 Application Submittal, Review, and Action
- 17.116.050 Public Notice and Hearing
- 17.116.060 Conditions of Approval

Attachment: Zoning Ordinance (Zoning Code Update)

17.116.070 Appeals and Post-Decision Procedures

Chapter 17.120 - Design Permits..... 120-1

- 17.120.010 Purpose
- 17.120.020 Types of Design Permits
- 17.120.030 When Required
- 17.120.040 Application Submittal and Review
- 17.120.050 Design Review Committee
- 17.120.060 Public Notice and Hearing
- 17.120.070 Design Review Criteria
- 17.120.080 Findings for Approval
- 17.120.090 Conditions of Approval
- 17.120.100 Appeals and Post-Decision Procedures

Chapter 17.124 - Use Permits..... 124-1

- 17.124.010 Purpose
- 17.124.020 When Required
- 17.124.030 Review Authority
- 17.124.040 Application Submittal and Review
- 17.124.050 Public Notice and Hearing
- 17.124.060 Considerations
- 17.124.070 Findings for Approval
- 17.124.080 Conditions of Approval
- 17.124.090 Appeals and Post-Decision Procedures
- 17.124.100 Master Use and Tenant Use Permits

Chapter 17.128 - Variances..... 128-1

- 17.128.010 Purpose
- 17.128.020 When Allowed
- 17.128.030 Review Authority
- 17.128.040 Application Submittal and Review
- 17.128.050 Public Notice and Hearing
- 17.128.060 Findings for Approval
- 17.128.070 Conditions of Approval
- 17.128.080 Precedent
- 17.128.090 Appeals and Post-Decision Procedures

Chapter 17.132 - Sign Permits..... 132-1

- 17.132.010 Purpose
- 17.132.020 Types of Sign Permits
- 17.132.030 When Required
- 17.132.040 Review Authority

Attachment: Zoning Ordinance (Zoning Code Update)

- 17.132.050 Application Submittal and Review
- 17.132.060 Public Notice and Hearing
- 17.132.070 Findings for Approval
- 17.132.080 Conditions of Approval
- 17.132.090 Post-Decision Procedures

Chapter 17.136 - Minor Modifications..... 136-1

- 17.136.010 Purpose
- 17.136.020 When Allowed
- 17.136.030 Review Authority
- 17.136.040 Application Submittal and Review
- 17.136.050 Public Notice and Hearing
- 17.136.060 Findings for Approval
- 17.136.070 Conditions of Approval
- 17.136.080 Appeals and Post-Decision Procedures

Chapter 17.140 - Reasonable Accommodations..... 140-1

- 17.140.010 Purpose
- 17.140.020 When Allowed
- 17.140.030 Review Authority
- 17.140.040 Public Notice of Process Availability
- 17.140.050 Application Requirements
- 17.140.060 Review Procedure
- 17.140.070 Criteria for Decision
- 17.140.080 Conditions of Approval
- 17.140.090 Appeals and Post-Decision Procedures

Chapter 17.144 - Zoning Code Amendments..... 144-1

- 17.144.010 Purpose
- 17.144.020 Initiation
- 17.144.030 Application
- 17.144.040 Planning Commission Hearing and Action
- 17.144.050 City Council Hearing and Action
- 17.144.060 Findings for Approval
- 17.144.070 Effective Dates

Chapter 17.148 - Public Notice and Hearings..... 148-1

- 17.148.010 Purpose
- 17.148.020 Notice of Hearing
- 17.148.030 Notice for Minor Use Permits and Administrative Design Permits
- 17.148.040 Notice for Wireless Communication Facility Applications
- 17.148.050 Scheduling of Hearing

Attachment: Zoning Ordinance (Zoning Code Update)

- 17.148.060 Hearing Procedure
- 17.148.070 Recommendations
- 17.148.080 Decision and Notice

Chapter 17.152 - Appeals..... 152-1

- 17.152.010 Purpose
- 17.152.020 Appeal Subjects and Jurisdiction
- 17.152.030 Filing and Processing of Appeals
- 17.152.040 Judicial Review

Chapter 17.156 - Post-Decision Procedures.....156-1

- 17.156.010 Purpose
- 17.156.020 Issuance of Permits
- 17.156.030 City Council Decisions
- 17.156.040 Effective Date of Decision
- 17.156.050 Conformance to Approved Plans
- 17.156.060 Performance Guarantees
- 17.156.070 Changes to an Approved Project
- 17.156.080 Time Limits and Extensions
- 17.156.090 Resubmittals
- 17.156.100 Permits to Run with the Land
- 17.156.110 Permit Revocation

Part 5 – Glossary

Chapter 17.160 - Glossary..... 160-1

Attachment: Zoning Ordinance (Zoning Code Update)

PART 1

Enactment and Applicability

Chapter 17.04 - Purpose and Effect of Zoning Code.....04-1

- 17.04.010 Title and Authority
- 17.04.020 Purpose of the Zoning Code
- 17.04.030 Relationship to the General Plan
- 17.04.040 Relationship to the Local Coastal Program
- 17.04.050 Applicability of the Zoning Code

Chapter 17.08 - Interpretation..... 08-1

- 17.08.010 Purpose
- 17.08.020 Authority
- 17.08.030 Rules of Interpretation
- 17.08.040 Procedures for Interpretation/Determinations
- 17.08.050 Zoning Code Enforcement

Chapter 17.12 - Zoning Districts and Map..... 12-1

- 17.12.010 Purpose
- 17.12.020 Zoning Districts
- 17.12.030 Zoning Map

Chapter 17.04 – PURPOSE AND EFFECT OF ZONING CODE

Sections:

- 17.04.010 Title and Authority
- 17.04.020 Purpose of the Zoning Code
- 17.04.030 Relationship to the General Plan
- 17.04.040 Relationship to the Local Coastal Program
- 17.04.050 Applicability of the Zoning Code

17.04.010 Title and Authority

Title 17 of the Capitola Municipal Code shall be known and cited as the “Capitola Zoning Code” and referred to in this title as “the Zoning Code.” The Zoning Code is adopted pursuant to the authority in Section 65850 of the California Government Code.

17.04.020 Purpose of the Zoning Code

- A. **General.** The purpose of the Zoning Code is to implement the General Plan and the Local Coastal Program Land Use Plan (LUP) and to protect the public health, safety, and welfare.
- B. **Specific.** The Zoning Code is intended to:
 1. Preserve and enhance Capitola’s small-town feel and coastal village charm.
 2. Ensure that all development exhibits high-quality design that supports a unique sense of place.
 3. Protect and enhance the quality of life in residential neighborhoods.
 4. Encourage active and inviting commercial and mixed-use areas.
 5. Support a vibrant, diverse, and dynamic local economy.
 6. Allow for a broad range of housing choices that meets the needs of all segments of the community.
 7. Protect and enhance natural resources that contribute to Capitola’s unique identity and scenic beauty.
 8. Maintain and enhance coastal access and visitor-serving facilities and services.
 9. Protect and preserve the Capitola’s historic resources.
 10. Support a balanced transportation system that accommodates the needs of automobiles, pedestrians, bicycles, and other forms of transportation.
 11. Ensure the protection of coastal resources.

17.04.030 Relationship to the General Plan

The Zoning Code implements the General Plan by regulating the use of land and structures in Capitola. If the Zoning Code conflicts with the General Plan, the General Plan governs.

17.04.040 Relationship to the Local Coastal Program

- A. General.** The Zoning Code is a component of Capitola's Local Coastal Program (LCP) prepared in accordance with the California Coastal Act of 1976 (Coastal Act). The LCP consists of the Local Coastal Program Land Use Plan (LUP) and the Local Coastal Program Implementation Plan (IP). The LCP applies to areas within the coastal zone as identified on the City of Capitola Zoning Map and within the LCP.
- B. Local Coastal Program Implementation Plan.**
1. The Local Coastal Program IP establishes specific land use and development regulations to implement the Local Coastal Program LUP. The following Zoning Code chapters are a part of Capitola's Local Coastal Program IP:
 - a. All chapters in Part 2 (Zoning Districts and Overlay Zones).
 - b. All chapters in Part 3 (Citywide Standards).
 - c. Chapter 17.160 (Glossary).
 2. Any portion of the Zoning Code not specifically identified in subsection (1) above is hereby declared to not be a component of Capitola's Local Coastal Program IP.
- C. Conflicting Provisions.** If the Local Coastal Program Implementation Plan conflicts with the Local Coastal Program Land Use Plan, the Local Coastal Program Land Use Plan shall govern.

17.04.050 Applicability of the Zoning Code

- A. Applicability to Property.** The Zoning Code applies to all land, uses, and structures within the Capitola city limits.
- B. Compliance with Regulations.** All uses, structures, and development activity in Capitola shall comply with the Zoning Code.
- C. Conflicting Regulations.** Where conflict occurs with other city regulations or with state or federal laws, higher law shall control over lower law unless local variation is permitted. Where conflicting laws are of equal stature, the more restrictive shall control unless otherwise specified in the Zoning Code or in state or federal law. In the coastal zone, in case of conflict between the Local Coastal Program and any other City law, regulation, or policy, the Local Coastal Program shall prevail.

Chapter 17.08 – INTERPRETATION

Sections:

- 17.08.010 Purpose
- 17.08.020 Authority
- 17.08.030 Rules of Interpretation
- 17.08.040 Procedures for Interpretation/Determinations
- 17.08.050 Zoning Code Enforcement

17.08.010 Purpose

This chapter establishes rules and procedures for interpreting the Zoning Code to ensure that it is applied and enforced in a consistent manner.

17.08.020 Authority

The City Council delegates to the Community Development Director and the Director's designees authority in accordance with 17.08.040 to interpret the meaning and applicability of all provisions in the Zoning Code.

17.08.030 Rules of Interpretation

A. General Rules. Rules of interpretation in Municipal Code Chapter 1.04 (General Provisions) apply to the Zoning Code. The following general rules also apply to the interpretation and application of the Zoning Code.

1. In the event of any conflict between the provisions of this Zoning Code, the most restrictive requirement shall control.
2. Where there is a conflict between text and any figure, illustration, graphic, heading, map, table, or caption, the text governs.
3. The words “shall,” “will,” “is to,” and “are to” are mandatory. “Should” means a regulation that is not mandatory, but must be either fulfilled or the applicant must demonstrate an alternative that fulfills the intent of the regulation or that a non-economic hardship makes compliance infeasible. “May” is permissive.
4. The following conjunctions are interpreted as follows
 - a. “And” means that all items or provisions so connected apply.
 - b. “Or” means that all items or provisions so connected apply singularly or in any combination.
 - c. “Either . . . or” means that one of the items or provisions so connected apply singularly, but not in combination.
5. All officials, bodies, agencies, ordinances, policies, and regulations referred to in the Zoning Code are those of Capitola unless otherwise noted.

B. Calendar Days. Numbers of days specified in the Zoning Code are continuous calendar days unless otherwise noted. Where the last of a number of days falls on a holiday or weekend (Saturday or Sunday), time limits are extended to the following working day.

C. Land Use Regulation Tables.

1. **Table Notation.** Land use regulation tables in Part 2 (Zoning Districts and Overlay Zones) establish permitted land uses within each zoning district. Notations within these tables have the following meanings:

- a. **Permitted Uses.** A “P” means that a use is permitted by right in the zoning district and is not subject to discretionary review and approval.
- b. **Administrative Permit.** An “A” means the use is permitted with the approval of an Administrative Permit.
- c. **Minor Use Permit.** An “M” means that a use requires approval of a Minor Use Permit.
- d. **Conditionally Permitted Uses.** A “C” means that a use requires approval of a Conditional Use Permit.
- e. **Uses Not Allowed.** A “-” means that a use is not allowed in the zoning district.

2. **Additional Permits.** Notwithstanding paragraph (1) above, additional permits may be required beyond those identified in the land use regulations tables, including but not limited to Design Permits, Coastal Permits, and Historic Alteration Permits.

D. Unlisted Land Uses. If a proposed land use is not listed in the Zoning Code, the use is not permitted except as follows:

1. An unlisted use is not permitted if the use is listed as a permitted use in one or more other zoning districts. In such a case, the absence of the use in the zoning district within the land use table means that the use is prohibited in the zoning district.
2. The Community Development Director may determine that an unlisted proposed use is equivalent to a permitted or conditionally permitted use if all of the following findings can be made:
 - a. The use is similar to other uses allowed in the zoning district.
 - b. The density or intensity of the use is similar to other uses in the zoning district.
 - c. The use is compatible with permitted or conditionally permitted uses in the zoning district.
 - d. The use will meet the purpose of the zoning district.
 - e. The use is consistent with the goals and policies of the General Plan and the Local Coastal Program Land Use Plan.

- f. The use will not be detrimental to the public health, safety, or welfare.
 - 3. When the Community Development Director determines that a proposed use is equivalent to a listed use, the proposed use shall be treated in the same manner as the listed use with respect to development standards, permits required, and all applicable requirements of the Zoning Code.
- E. Zoning Map Boundaries.** Where uncertainty exists as to the boundaries of zoning districts as shown on the Zoning Map, the following rules apply:
- 1. Boundaries shown as approximately following the centerlines of streets, highways, or alleys are construed to follow the centerlines.
 - 2. Boundaries shown as approximately following platted lot lines are construed as following the lot lines.
 - 3. Boundaries shown as approximately following city limits are construed as following city limits.
 - 4. Boundaries shown following railroad lines are construed to be midway between the main tracks.
 - 5. In unsubdivided property or where a zoning district boundary divides a parcel, the location of the boundary is determined by the use of the scale appearing on the Zoning Map.
 - 6. In case further uncertainty exists, the Community Development Director shall determine the exact location of the boundaries. The Director's decision may be appealed to the Planning Commission to determine the exact location of the boundaries.
- F. Parcels Containing Two or More Zoning Districts.**
- 1. For parcels containing two or more zoning districts ("split zoning"), the location of the zoning district boundary shall be determined by the Community Development Director. The Director's decision may be appealed to the Planning Commission to determine the exact location of the boundaries.
 - 2. For parcels containing two or more zoning districts, the regulations for each zoning district shall apply within the zoning district boundaries as identified on the Zoning Map.

17.08.040 Procedures for Interpretation/Determinations

- A. Request for Interpretation.** The Community Development Director shall respond in writing to written requests for interpretation of the Zoning Code if the requested interpretation would substantially clarify an ambiguity which interferes with the effective administration of the Zoning Code. The following procedures apply for a request for interpretation:

1. The request shall be in writing, shall identify the provision to be interpreted, and shall be accompanied by the fee identified in the latest Fee Schedule.
 2. The request shall provide any information that the Director requires to assist in its review.
 3. The Director shall respond to an interpretation request within 30 days of receiving the request.
- B. Form and Content of Interpretation.** Official interpretations prepared by the Director shall be in writing, and shall quote the Zoning Code provisions being interpreted. The interpretation shall describe the circumstance that caused the need for the interpretation.
- C. Official Record of Interpretations.** An official record of interpretations shall be kept and updated regularly by the Community Development Department. The record of interpretations shall be indexed by the number of the section that is the subject of the interpretation and made available for public inspection during normal business hours.
- D. Referral to Planning Commission.** The Director may refer any request for interpretation of the Zoning Code to the Planning Commission for review and interpretation.
- E. Appeals.** Any official interpretation prepared by the Director may be appealed to the Planning Commission. The Planning Commission's interpretation may be appealed to the City Council. Appeals shall be accompanied by the fee identified in the latest Fee Schedule.
- F. Coastal Interpretations.** An applicant may submit to the Director a request for interpretation on coastal matters from the Coastal Commission Executive Director for the Director to consider when making an official interpretation of the Zoning Code.

17.08.050 Zoning Code Enforcement

Enforcement of the Zoning Code shall occur in a manner consistent with Capitola Municipal Code Title 4 (General Municipal Code Enforcement).

Chapter 17.12 – ZONING DISTRICTS AND MAP

Sections:

- 17.12.010 Purpose
- 17.12.020 Zoning Districts
- 17.12.030 Zoning Map

17.12.010 Purpose

This chapter identifies the zoning districts that apply to land within the Capitola city limits and establishes the official Capitola Zoning Map.

17.12.020 Zoning Districts

A. Base Zoning Districts. Capitola is divided into zoning districts that implement the General Plan Land Use Map as shown in Table 17.12-1.

TABLE 17.12-1: BASE ZONING DISTRICTS

Zoning District Symbol	Name of Zoning District	General Plan Land Use Designation
Residential Zoning Districts		
R-1	Residential Single-Family	Single-Family Residential (R-SF)
RM-L	Residential Multi-Family, Low Density	Multi-Family Residential (R-MF)
RM-M	Residential Multi-Family, Medium Density	
RM-H	Residential Multi-Family, High Density	
MH	Mobile Home Park	Mobile Home Park (MH)
Mixed-Use Zoning Districts		
MU-V	Mixed Use, Village	Village Mixed-Use (MU-V)
MU-N	Mixed Use, Neighborhood	Neighborhood Mixed-Use (MU-N)
Commercial and Industrial Zoning Districts		
C-C	Commercial, Community	Community Commercial (C-C)
C-R	Commercial, Regional	Regional Commercial (C-R)
I	Industrial	Industrial (I)

Attachment: Zoning Ordinance (Zoning Code Update)

Zoning District Symbol	Name of Zoning District	General Plan Land Use Designation
Other Zoning Districts		
CF	Community Facility	Public/Quasi-Public Facility (P/QP)
P/OS	Parks and Open Space	Parks and Open Space (P/OS)
PD	Planned Development	N/A

B. Overlay Zones. The Zoning Code and Zoning Map include the overlay zones shown in Table 17.12-2. Overlay zones impose additional regulations on properties beyond what is required by the underlying base zoning district.

TABLE 17.12-2: OVERLAY ZONES

Overlay Zone Symbol	Name of Overlay Zone
-AH	Affordable Housing
-VRU	Vacation Rental Use
-VR	Village Residential
-VS	Visitor Serving
-CZ	Coastal Zone

17.12.030 Zoning Map

- A. Adoption.** The City Council hereby adopts the Capitola Zoning Map (“Zoning Map”), which establishes the boundaries of all base zoning districts and overlay zones provided for in the Zoning Map.
- B. Incorporation by Reference.** The Zoning Map, including all legends, symbols, notations, references, and other information shown on the map, is incorporated by reference and made a part of the Zoning Code.
- C. Location.** The Zoning Map is kept, maintained, and updated electronically by the Community Development Department, and is available for viewing by the public at the Department.

PART 2

Zoning Districts and Overlay Zones

Chapter 17.16 - Residential Zoning Districts.....	16-1
17.16.010 Purpose of the Residential Zoning Districts	
17.16.020 Land Use Regulations	
17.16.030 Development Standards	
Chapter 17.20 - Mixed Use Zoning Districts.....	20-1
17.20.010 Purpose of the Mixed Use Zoning Districts	
17.20.020 Land Use Regulations	
17.20.030 Development Standards – Mixed Use Village Zoning District	
17.20.040 Development Standards – Mixed Use Neighborhood Zoning District	
Chapter 17.24 - Commercial and Industrial Zoning Districts.....	24-1
17.24.010 Purpose of the Commercial and Industrial Zoning Districts	
17.24.020 Land Use Regulations	
17.24.030 Development Standards	
17.24.040 Residential Mixed Use Development in Commercial Zoning Districts	
Chapter 17.28 - Visitor Serving Overlay Zone.....	28-1
17.28.010 Purpose of the Visitor Serving Zoning Districts	
17.28.020 Land Use Regulations	
17.28.030 Development Standards	
Chapter 17.32 - Special Purpose Zoning Districts.....	32-1
17.32.010 Purpose of the Special Purpose Zoning Districts	
17.32.020 Land Use Regulations	
17.32.030 Development Standards	
Chapter 17.36 - Planned Development Zoning District.....	36-1
17.36.010 Purpose of the Planned Development Zoning District	
17.36.020 Where Allowed	
17.36.030 Permitted Land Uses	
17.36.040 Development Standards	
17.36.050 Required Approvals	
17.36.060 Conceptual Review	
17.36.070 Planned Development Rezoning	

17.36.080 Development Plans

Chapter 17.40 - Residential Overlay Zones..... 40-1

17.40.010 Purpose

17.40.020 Affordable Housing (-AH) Overlay Zone

17.40.030 Vacation Rental Use (-VRU) Overlay Zone

17.40.040 Village Residential (-VR) Overlay Zone

Chapter 17.44 - Coastal Overlay Zone..... 44-1

17.44.010 Purpose

17.44.020 Local Coastal Program Components

17.44.030 Definitions

17.44.040 Relationship to Base Zoning Districts

17.44.050 Allowed Land Uses

17.44.060 Development Standards

17.44.070 Coastal Permit Requirements

17.44.080 Coastal Permit Exemptions

17.44.090 De Minimus Waiver of Coastal Permit

17.44.100 Challenges to City Determinations

17.44.110 Application Submittal

17.44.120 Public Notice and Hearing

17.44.130 Findings for Approval

17.44.140 Notice of Final Action

17.44.150 Appeals

17.44.160 Permit Issuance

17.44.170 Emergency Permits

17.44.180 Coastal Permit Amendments

Chapter 17.16 - RESIDENTIAL ZONING DISTRICTS

Sections:

- 17.16.010 Purpose of the Residential Zoning Districts
- 17.16.020 Land Use Regulations
- 17.16.030 Development Standards

17.16.010 Purpose of the Residential Zoning Districts

A. General. The purpose of residential zoning districts is to support attractive, safe, and friendly neighborhoods consistent with Capitola's intimate small-town feel and coastal village charm. Development within the residential zoning districts will feature high quality design that enhances the visual character of the community. The mass, scale, and design of new homes shall be compatible with existing homes in neighborhoods and carefully designed to minimize impacts to existing homes. Residential zoning districts contain a range of housing types and community facilities to support diverse and complete neighborhoods with a high quality of life for residents.

B. Specific.

1. **Residential Single-Family (R-1) Zoning District.** The purpose of the R-1 zoning district is to protect and enhance the unique qualities of individual neighborhoods in Capitola. The R-1 zoning district allows for variation in development standards based on the existing development patterns within these neighborhoods. New development will respect the existing scale, density, and character of neighborhoods to strengthen Capitola's unique sense of place.
2. **Residential Multi-Family (RM) Zoning District.** The purpose of the RM zoning district is to accommodate a range of housing types to serve all Capitola residents. The RM zoning districts allows single-family and multi-family housing at higher densities to maintain and increase the supply of affordable housing choices. Housing in the RM zoning districts will be carefully designed to enhance Capitola's unique identity and to minimize impacts on adjacent land uses and structures. The RM zone is divided into three subzones (RM-L, RM-M, and RM-H) allowing for a range of permitted residential densities.
3. **Mobile Home Park (MH) Zoning District.** The MH zone provides areas for exclusive development of mobile home parks. Mobile home parks provide a valuable source of affordable housing serving Capitola's lower-income and senior residents.

17.16.020 Land Use Regulations

A. Permitted Land Uses. Table 17.16-1 identifies land uses permitted in the residential zoning districts.

TABLE 17.16-1: PERMITTED LAND USES IN THE RESIDENTIAL ZONING DISTRICTS

Key	Zoning District			Additional Regulations
	R-1	RM	MH	
P Permitted Use				
A Administrative Permit required				
M Minor Use Permit required				
C Conditional Use Permit required				
- Use not allowed				
Residential Uses				
Duplex Homes	-	P	-	
Elderly and Long Term Care	-	C	-	
Group Housing	-	P	-	
Mobile Home Parks	-	C	P [1]	Chapter 17.100
Multi-Family Dwellings	-	P	-	
Residential Care Facilities, Small	P	P	C [2]	
Residential Care Facilities, Large	C	C	C [2]	Section 17.96.080
Accessory Dwelling Units	A/C	A/C [4]	-	Chapter 17.74
Single-Family Dwellings	P	P	C [2]	
Public and Quasi-Public Uses				
Community Assembly	C	C	C	
Day Care Centers	C	C	C	
Home Day Care, Large	M	M	M	Section 17.96.070
Home Day Care, Small	P	P	P	
Parks and Recreational Facilities	-	C	C	
Schools, Public or Private	-	C	C	
Commercial Uses				
Bed and Breakfast	C	C	-	
Vacation Rentals	See Section 17.40.030			
Transportation, Communication, and Utility Uses				
Utilities, Major	C	C	C	
Utilities, Minor	P	P	P	
Wireless Communications Facilities	See Chapter 17.104			
Other Uses				
Accessory Uses and Structure	P [3]	P [3]	P[3]	Chapter 17.52
Home Occupation	A	A	A	Section 17.96.040
Temporary Uses and Structures	M	M	-	Section 17.96.180
Urban Agriculture				
Home Gardens	P	P	P	
Community Gardens	M	M	M	
Urban Farms	C	C	C	

Notes:

- [1] May include offices incidental and necessary to conduct a mobile home park use.
- [2] Permitted on the mobile home park parcel or on a separate parcel of no less than 5,000 square feet.
- [3] An accessory structure that exceed the development standards of Chapter 17.52 requires a Conditional Use Permit.
- [4] Permitted only when there is one single family dwelling on the parcel.

Attachment: Zoning Ordinance (Zoning Code Update)

B. Additional Permits. In addition to permits identified in Table 17.16-1, development projects in the residential zoning districts may also require a Design Permit pursuant to Chapter 17.120 (Design Permits). Modifications to a historic resource may require a Historic Alteration Permit pursuant to Chapter 17.84 (Historic Preservation). Development in the coastal zone may require a Coastal Permit pursuant to Chapter 17.44 (Coastal Overlay Zone) independent of and in addition to any other required permit or approval.

17.16.030 Development Standards

A. General Standards - Single-Family and Multi-Family Zoning Districts. Table 17.16-2 identifies development standards that apply in the R-1 and RM zoning districts.

TABLE 17.16-2: DEVELOPMENT STANDARDS IN THE R-1 AND RM ZONING DISTRICTS

	R-1	RM	Additional Standards
Site Requirements			
Parcel Area, Minimum [1]	5,000 sq. ft.	N/A	
Parcel Width, Minimum [1]	30 ft.	N/A	
Parcel Depth, Minimum [1]	80 ft.	N/A	
Floor Area Ratio, Maximum	See Section 17.16.030.B.1	N/A	Section 17.16.030.B Section 17.48.040
Building Coverage, Maximum	N/A	40%	
Open Space	N/A	Section 17.030.C.2	
Parcel Area Per Unit, Minimum	N/A	<u>RM-L</u> : 4,400 sq. ft. <u>RM-M</u> : 2,900 sq. ft. <u>RM-H</u> : 2,200 sq. ft.	
Parking and Loading	See Chapter 17.76		
Structure Requirements			
Setbacks, Minimum			Section 17.48.030.B.2-5
Front	<u>Ground floor</u> : 15 ft. <u>Garage</u> : 20 ft. <u>Second story</u> : 20 ft.	<u>Main structure</u> : 15 ft. <u>Garage</u> : 20 ft.	Section 17.16.030.B.2 Section 17.16.030.B.3 Garage Setback
Rear	20% of parcel depth; 25 ft. max.	15% of parcel depth	Section 17.16.030.B.4
Interior Side	<u>Ground floor</u> : 10% of parcel width; 3 ft. min.; 7 ft. max. <u>Second story</u> : 15% of parcel width	10% of parcel width	Section 17.16.030.B.4 & 5

Attachment: Zoning Ordinance (Zoning Code Update)

	R-1	RM	Additional Standards
Street Side, Corner Lots	10 ft.	10 ft.	Section 17.16.030.B.3
Height, Maximum	25 ft.	<u>RM-L</u> : 30 ft. <u>RM-M</u> : 30 ft. <u>RM-H</u> : 35 ft.	Section 17.16.030.B.6 & 7 Section 17.48.020
Accessory Structures	See Chapter 17.52		

Notes:

[1] Parcel area, width, and depth requirements apply only to the creation of new parcels. These requirements do not apply to legally created parcels existing as of [effective date of updated Zoning Code]. See Capitola Municipal Code Title 16 (Subdivisions) for requirements that apply to lot line adjustments to existing parcels that do not comply with the parcel area, width, and depth requirements in this table.

B. Additional Standards in the R-1 Zoning District. The following additional standards apply in the R-1 zoning district.

1. **Floor Area Ratio.** Table 17.16-3 identifies the maximum permitted floor area ratio (FAR) in the R-1 zoning district. See Section 17.48.040.B for floor area calculations.

TABLE 17.16-3: MAXIMUM FLOOR AREA RATIO IN THE R-1 ZONING DISTRICT

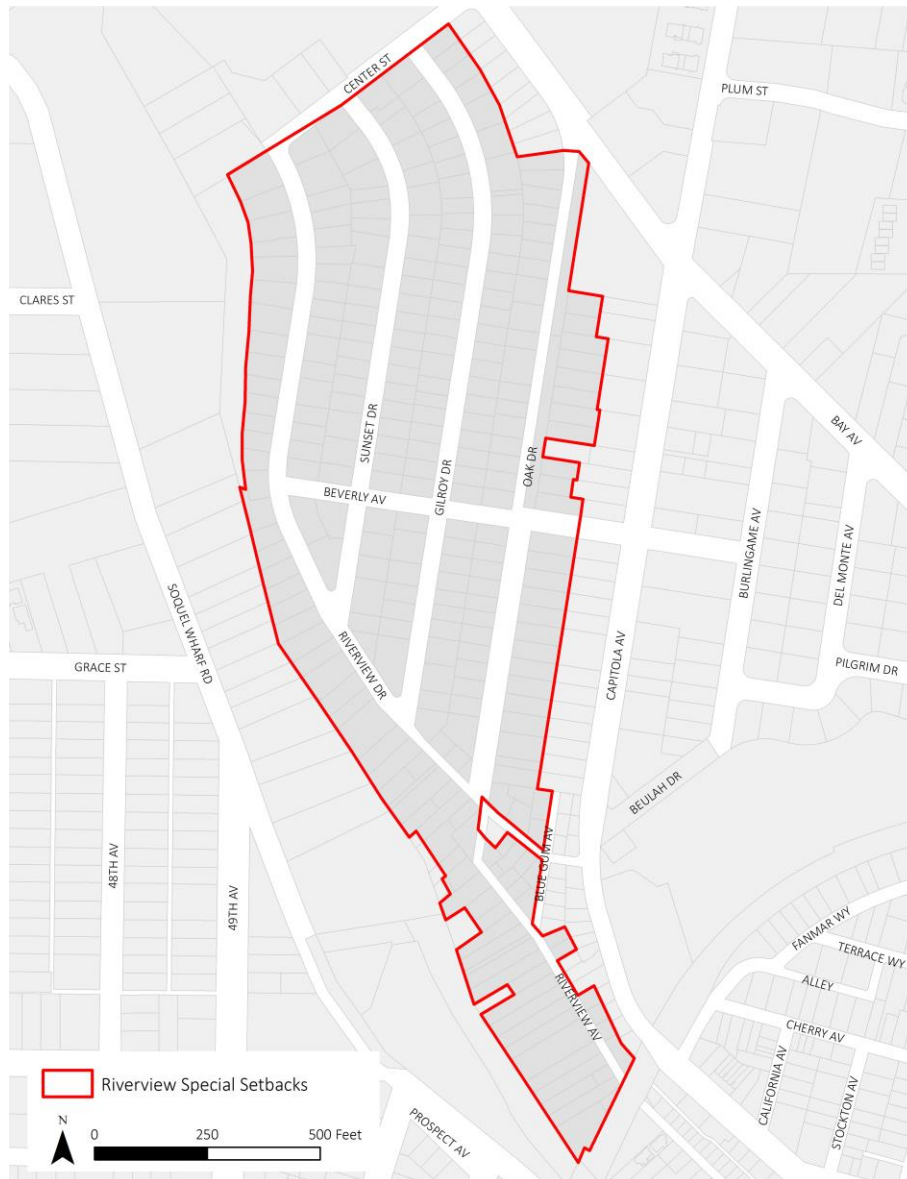
Lot Size	Maximum FAR
2,650 sq. ft. or less	0.58
2,651 to 3,250 sq. ft.	0.57
3,251 to 3,500 sq. ft.	0.56
3,501 to 3,750 sq. ft.	0.55
3,751 to 4,000 sq. ft.	0.54
4,001 to 4,250 sq. ft.	0.53
4,251 to 4,500 sq. ft.	0.52
4,501 to 4,750 sq. ft.	0.51
4,751 to 5,000 sq. ft.	0.50 [1]
5,001 to 6,000 sq. ft.	0.49 [1]
More than 6,000 sq. ft.	0.48 [1]

Notes:

[1] Parcels of 5,000 sq. ft. or more with approved second dwelling units are permitted a maximum FAR of 0.60 for all structures.

2. **Front Setbacks in Riverview Terrace.** Within the areas shown in Figure 17.16-1, the Planning Commission may approve a reduced front setback to reflect existing front setbacks on neighboring properties within 100 feet on the same side of the street. The reduced front setback shall in all cases be no less than 10 feet.

FIGURE 17.16-1: RIVERVIEW TERRACE

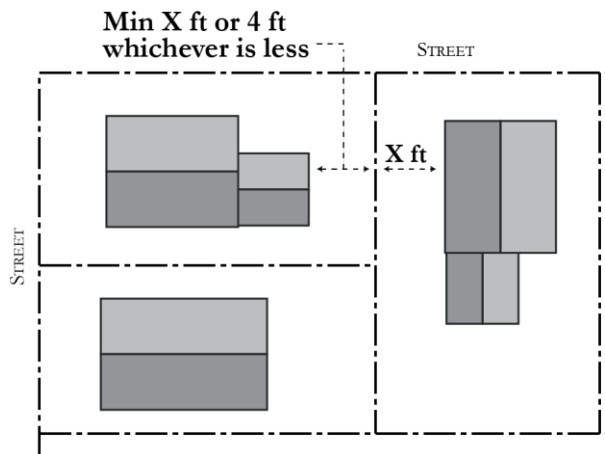


3. **Wharf Road Reduced Setback.** For properties on the east side of Wharf Road from 1820 Wharf Road to 1930 Wharf Road, the Planning Commission may approve a reduced front setback to reflect existing front setbacks on neighboring properties within 100 feet on the same side of the street.
4. **Garage Setbacks.**
 - a. Attached garages shall be setback a minimum of 5 feet behind the front or street side building wall of the primary structure. The Planning Commission may reduce this minimum setback to 3 feet in sidewalk exempt areas.
 - b. Required setbacks for detached garages are identified in Chapter 17.52 (Accessory Structures).

5. Corner Lots.

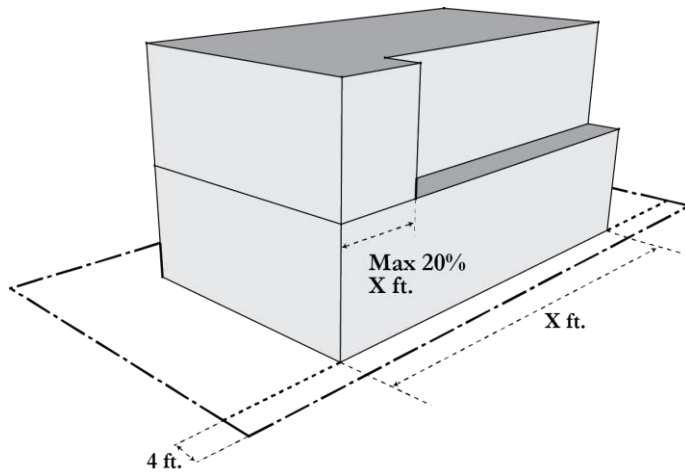
- a. The minimum rear setback for reverse corner lots shall be the minimum interior side yard of the adjacent property, but no less than 4 feet. See Figure 17.16-2.
- b. On a corner lot, the front line of the lot is ordinarily construed as the least dimension of the parcel facing the street. The Community Development Director has the discretion to determine the location of the front yard based on existing conditions and functions.

FIGURE 17.16-2: REVERSE CORNER LOT REAR SETBACK



6. **Second Story Setback Exceptions.** Second story additions must comply with increased setback requirements in Table 17.16-2, except in the following cases:
 - a. For lots 30 feet wide or less, the minimum interior side setback for a second story is the same as the ground floor.
 - b. Up to 20 percent of the length of an upper story wall may be constructed at the same setback as the first-floor wall if the first-floor wall is at least 4 feet from the side property line. See Figure 17.16-3.

FIGURE 17.16-3: SECOND STORY SETBACK EXCEPTION



7. **Height Exceptions.** A maximum height of up to 27 feet in the R-1 zoning district is allowed in the following circumstances:
 - a. Additions to historic structures that are designed to match the roof pitch of the historic structure within the area of new addition.
 - b. Parcels greater than 6,000 sf in size.
 - c. Parcels with a width 60 feet or more.
 - d. Parcels with an average slope of 25 percent or greater.
 - e. When the plate height of structure does not exceed 22 feet.
8. **Landscaping.** See Section 17.72.050.A for residential landscape requirements.
9. **Mini-Bar/Convenience Areas.** A single-family home may contain one mini-bar/convenience area in addition to a kitchen, subject to the following standards:
 - a. Fixtures shall be limited to a small refrigerator, a microwave oven, and a small sink with a drain size less than one and one-half inches.
 - b. No gas line or 220-volt electric service is permitted within the area.
 - c. Only one such area is permitted within a dwelling in addition to the kitchen.
 - d. Internal access to the area shall be maintained within the dwelling.
- C. **Additional Standards for RM Zoning Districts.** The following additional standards apply in the RM zoning district.
 1. **Single-Family Dwellings.** Single-family dwellings in RM zoning districts shall comply with the development standards that apply in the R-1 zoning district.
 2. **Open Space.** Common and private open space in the RM zoning district shall be provided as shown in Table 17.16-4 and Figure 17.16-4.

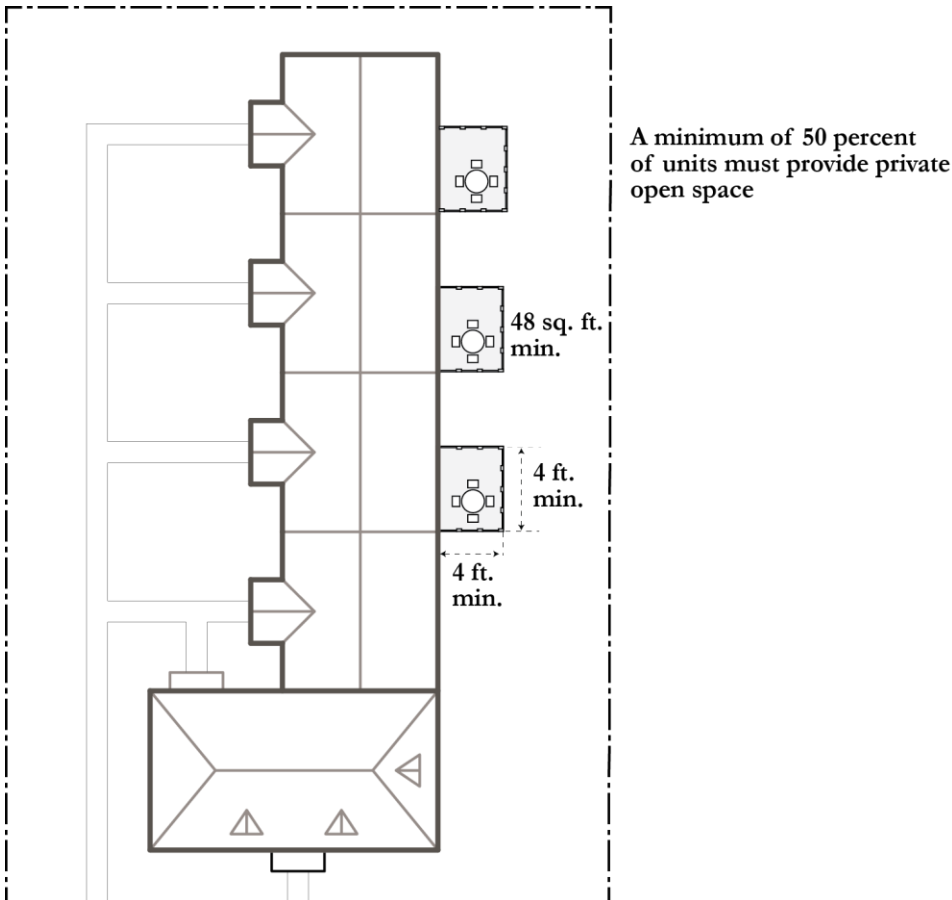
TABLE 17.16-4: USABLE OPEN SPACE IN RM ZONING DISTRICT

Common Open Space [1]	
Minimum area (percent of site area)	15% [2] [3]
Minimum horizontal dimension	15 ft.
Private Open Space [4]	
Minimum percentage of units with private open space	50%
Minimum area (for individual unit)	48 sq. ft.
Minimum horizontal dimension	4 ft.

Notes:

- [1] Common open space shall be fully landscaped and accessible to all residents.
- [2] Roof terraces and roof gardens may provide up to 50 percent of the required common open space area if the Planning Commission finds that roof terraces and roof gardens provide quality open space for residents and minimize noise, privacy and other potential impacts on neighboring properties.
- [3] The Planning Commission may allow reduced common open space to a minimum of 10 percent for projects less than one acre in size or for projects that provide additional private open space equal to or greater than the amount of reduced common open space.
- [4] Private open space may include screened terraces, decks, balconies, and other similar areas

FIGURE 17.16-4: PRIVATE OPEN SPACE



1. **Landscaping.** See Section 17.72.050.A for residential landscape requirements.

D. Standards for the MH Zoning District. Table 17.16-5 identifies development standards that apply in the Mobile Home (MH) zoning district.

TABLE 17.16-5 MH ZONING DISTRICT DEVELOPMENT STANDARDS

		Additional Standards
Site Area [1]	5 acres [2]	
Residential Density, Maximum	20 units per acre	
Setbacks [3]		17.48.030
Front	15 ft.	
Interior Side	10 ft.	
Exterior Side	10 ft.	
Rear	20 ft.	

Notes:

[1] Applies to overall mobile home park area, not sites for individual units.

[2] For vacant property rezoned to MH, the minimum lot area is 5 acres. For existing mobile home parks, the minimum parcel size is 5 acres or the existing parcel size, whichever is less.

[3] Applies only to the perimeter of the mobile home park, not to sites and structures within the interior of the park.

This page is intentionally blank

Chapter 17.20 - MIXED USE ZONING DISTRICTS

Sections:

- 17.20.010 Purpose of the Mixed Use Zoning Districts
- 17.20.020 Land Use Regulations
- 17.20.030 Development Standards – Mixed Use Village Zoning District
- 17.20.040 Development Standards – Mixed Use Neighborhood Zoning District

17.20.010 Purpose of the Mixed Use Zoning Districts

- A. General.** The purpose of the mixed use zoning districts is to provide for active and inviting destinations in Capitola with a diversity of residential and commercial land uses. In the mixed use zoning districts, development shall support a lively, pedestrian-friendly public realm with inviting storefronts facing the sidewalk. A diversity of local and independent businesses, recreational amenities, and public spaces balance the needs of residents and visitors. New development shall respect Capitola's history and reflect its unique coastal village character. The diversity of land uses, pedestrian-friendly development, and general level of activity in the mixed use zoning districts shall support a range of transportation choices, including walking, biking, and transit.
- B. Specific.**
1. **Mixed Use, Village (MU-V) Zoning District.** The purpose of the MU-V zoning district is to preserve and enhance Capitola Village as the heart of the community. A diversity of commercial, residential, and recreational uses in the MU-V zoning district serve both visitors and residents. Land uses and development shall enhance the vitality of the Village while maintaining a high quality of life for residents. A fine-grain mix of retail, restaurants, services, and recreational amenities in the MU-V zoning district provides a walkable environment, caters to all ages, and supports year-round activity during the day and night.
 2. **Mixed Use, Neighborhood (MU-N) Zoning District.** The purpose of MU-N zoning district is to allow for neighborhood-serving mixed use areas that enhance residents' quality of life. The MU-N zoning district contain an eclectic mix of retail, restaurants, and services for residents and visitors. A range of housing types close to non-residential uses increases housing choices and supports a walkable community. Development in the MU-N zoning district will be carefully designed to complement its surroundings and minimize impacts on neighboring properties. Land uses will strengthen connections between destinations in Capitola, including the Village, Bay Avenue, and 41st Avenue.

17.20.020 Land Use Regulations

- A. Permitted Land Uses.** Table 17.20-1 identifies land uses permitted in the mixed use

zoning districts.

TABLE 17.20-1: PERMITTED LAND USES IN THE MIXED USE ZONING DISTRICTS

Key P Permitted Use A Administrative Permit required M Minor Use Permit required C Conditional Use Permit required - Use not allowed	Zoning District		Additional Regulations
	MU-V	MU-N	
Residential Uses			Section 17.20.020.B, C & E
Duplex Homes	-/P [1]	P	
Elderly and Long Term Care	C [2]	C	
Group Housing	C [2]	C	
Multi-Family Dwellings	-/P [1]	C	
Residential Care Facilities, Small and Large	<u>See Section 17.20.020.F C [2]</u> P		
Residential Care Facilities, Large	C [2]	C	Section 17.96.080
Residential Mixed Use	See Section 17.20.020.D & E	C	
Accessory Dwelling Units	-	A/C	Chapter 17.74
Single-Family Dwellings	-/P [1]	P	
Public and Quasi-Public Uses			
Community Assembly	C	C	
Cultural Institutions	C	C	
Day Care Centers	M	M	
Government Offices	P/C [4]	M <u>[5]</u>	
Home Day Care, Large	M	M	Section 17.96.070
Home Day Care, Small	P	P	
Medical Offices and Clinics	-	M <u>[5]</u>	
Parks and Recreational Facilities	C	C	
Public Safety Facilities	C	C	
Schools, Public or Private	-	C	
Commercial Uses			Section 17.20.020.E
Alcoholic Beverage Sales	C	C	
Banks and Financial Institutions	C	P/C [3] <u>[5]</u>	
Commercial Entertainment and Recreation	C	C	
Eating and Drinking Places			
Bars and Lounges	C	C	
Restaurants and Cafes	C	C	
Take-Out Food and Beverage	M	M	
Gas and Service Stations	-	-	
Lodging			

Attachment: Zoning Ordinance (Zoning Code Update)

Key			
P	Permitted Use		
A	Administrative Permit required		
M	Minor Use Permit required		
C	Conditional Use Permit required		
-	Use not allowed		
Zoning District			
	MU-V	MU-N	Additional Regulations
Bed and Breakfast	C	C	
Hotels and Motels	C	C	
Personal Services	P	P/C [3] <u>[5]</u>	
Professional Offices	P/C [4]	M <u>[5]</u>	
Retail	P	P/C [3] <u>[5]</u>	
Vacation Rental	See Chapter 17.40.030		
Transportation, Communication, and Utility Uses			
Utilities, Major	C	C	
Utilities, Minor	P	P	
Wireless Communications Facilities	See Chapter 17.104		
Other Uses			
Accessory Uses and Structures	See Chapter 17.52		Chapter 17.52
Home Occupations	A	A	Section 17.96.040
Permanent Outdoor Display (Accessory Use)	-	C	Section 17.96.100
Temporary Uses and Structures	See Section 17.96.180		
Urban Agriculture			
Home Gardens	P	P	
Community Gardens	M	M	
Urban Farms	C	C	

Notes:

- [1] Allowed only in the Village Residential (-VR) overlay zone. Exclusively residential uses are not allowed outside of the -VR overlay zone.
- [2] Allowed only on the second or third story of a mixed-use development outside of the -VR overlay zone. Allowed on any story in the -VR overlay zone.
- [3] Larger than 3,000 sq. ft. requires a Conditional Use Permit.
- [4] Second floor uses permitted by-right. Ground floor uses require a Conditional Use Permit. Prohibited third floor and above.
- [5] Conditional Use Permit required for parcels fronting Capitola Road.

B. Village Residential Overlay. Pursuant to Section 17.40.040 (Village Residential (-VR) Overlay Zone), only residential uses are permitted in the -VR overlay zone. The Village Residential (-VR) overlay zone applies to the following areas within the MU-V zoning district as shown on the Zoning Map: Six Sisters, Venetian Court, Lawn Way, and portions of Wharf Road, Riverview Avenue, Cliff Drive, Cherry Avenue, San Jose Avenue, Park Place, and California Avenue.

C. Ground Floor Conversions to Residential. Existing ground floor commercial uses in the MU-V zoning district may not be converted to a residential use unless located in the Village Residential (-VR) overlay zone.

D. Residential Mixed Use in the MU-V Zoning District.

1. If a proposed residential mixed use project in the MU-V zoning district contains any use that requires a Conditional Use Permit, the entire project, including the residential use, requires a Conditional Use Permit.
2. If a proposed residential use replaces an existing upper floor commercial use, the residential use is allowed by-right.

E. Third-Story Uses in the MU-V Zoning District. Permitted land uses within the third-story of an existing or new building in the MU-V zoning district are limited to residential and hotel uses only.

F. Residential Care Facilities. Residential care facilities shall be allowed with the permits required for dwellings of the same type within the applicable zoning district. For example, a residential care facility in a detached single-family home requires the same permits and is subject to the same use regulations as a detached single-family home.

17.20.030 Development Standards – Mixed Use Village Zoning District

A. General. Table 17.20-2 identifies development standards that apply in the Mixed Use Village (MU-V) zoning district.

TABLE 17.20-2: DEVELOPMENT STANDARDS IN THE MIXED USE VILLAGE (MU-V) ZONING DISTRICTS

	MU-V	Additional Standards
Site Requirements		
Floor Area Ratio, Maximum	2.0	Section 17.20.030.C Chapter 17.88 Section 17.48.040
Parking and Loading	See Chapter 17.76	
Structure Requirements		
Setbacks		
Front	<u>Min:</u> 0 ft. <u>Max:</u> 15 ft.	Section 17.20.030.D
Rear	None [1]	
Interior Side	None	
Street Side	<u>Min:</u> 0 ft. <u>Max:</u> 15 ft.	
Height, Maximum	27 ft.	Section 17.20.030.B & C Section 17.48.020 Chapter 17.88
Accessory Structures	See Chapter 17.52	

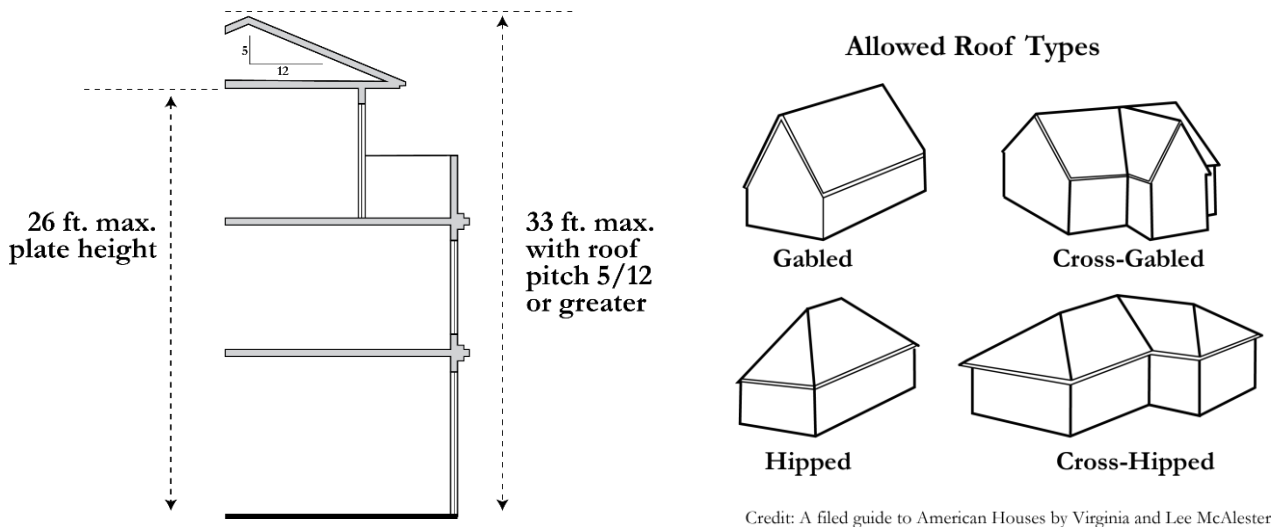
Notes:

[1] 20% of lot depth for residential use on parcel.

B. Height Exceptions. The following exceptions are permitted to the maximum permitted height in the MU-V zoning district as shown in Table 17.20-2:

1. Up to 33 feet for gabled or hipped roof with a minimum 5:12 roof pitch and a maximum plate height of 26 feet. There shall be no breaks in the roof slope for doors and decks. Exterior doors and decks above the 26-foot plate height are prohibited. See Figure 17.20-1.
2. The 33 feet includes the maximum height of projections for non-habitable decorative features and structures identified in Section 17.48.020.B (Height Exceptions).

FIGURE 17.20-1: INCREASED HEIGHT IN THE MU-V ZONING DISTRICT



C. Increased Floor Area And Height for the Capitola Theater Site. As provided in Chapter 17.88 (Incentives for Community Benefits), the City Council may approve exceptions to height and floor area ratio (FAR) limits shown in Table 17.20-2 for the Capitola Theater site (APNs 035-262-04, 035-262-02, and 035-261-10). These exceptions are intended to facilitate the development of a new hotel in the Capitola Village consistent with the General Plan.

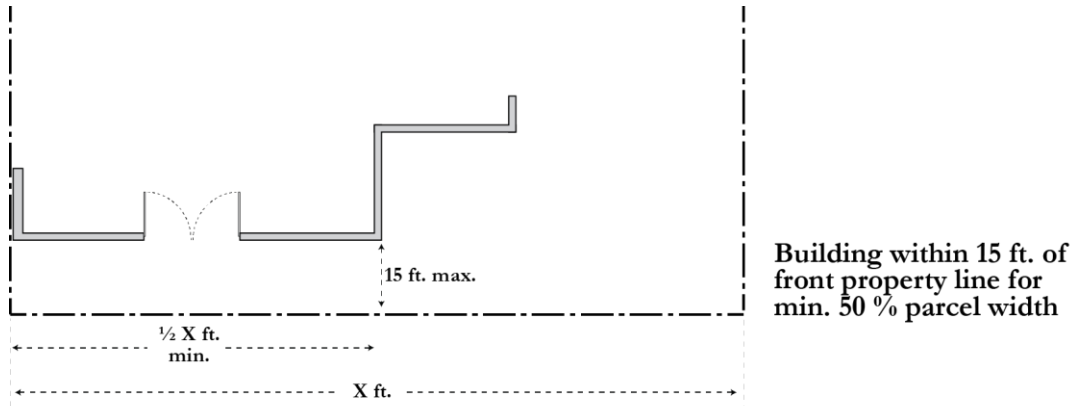
D. Setbacks in the MU-V Zoning District. The following setback standards apply to all new structures in the MU-V zoning district.

1. Building should be constructed within 15 feet of the front property line for a minimum of 50 percent of the parcel’s linear street frontage. See Figure 17.20-7. The Planning Commission may modify or waive this requirement upon finding that:
 - a. Compliance with the build-to width requirement would render the proposed project infeasible;

Attachment: Zoning Ordinance (Zoning Code Update)

- b. The project incorporates a front-facing courtyard of public seating area; or
- c. An alternative site design would result in an enhanced pedestrian experience.

FIGURE 17.20-7: BUILD TO LINE – MU-V ZONING DISTRICT

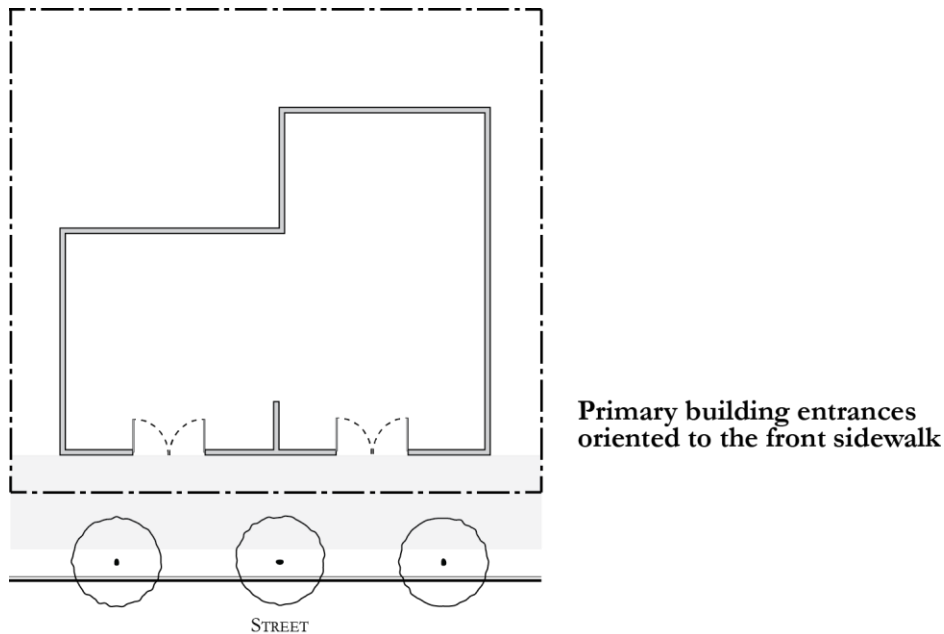


- 2. Front setback areas shall be pedestrian oriented and contain semi-public amenities such as courtyards or outdoor seating areas.
- 3. Structures shall be setback a minimum of 10 feet from the property line on the northerly side of the first two hundred fifty feet of Cliff Drive, west of the intersection of Wharf Road.

E. General Design Standards. The following standards apply to all new buildings and area of new additions within the MU-V zoning districts, excluding the Village Residential Overlay.

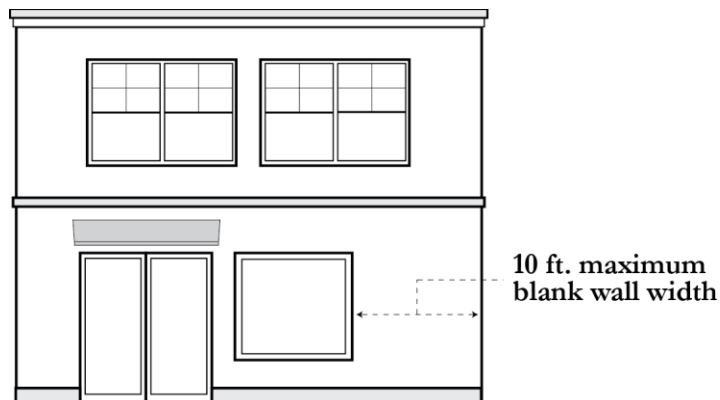
- 1. **Building Orientation.** Buildings should be oriented towards a public street with the primary entrance to the site or building directly accessible from an adjacent sidewalk. See Figure 17.20-2.

FIGURE 17.20-2: BUILDING ORIENTATION



2. **Blank Walls.** The maximum length of an unarticulated/blank building wall fronting a public street shall be 10 feet. See Figure 17.20-3. Building articulation may be provided by:
 - a. Doors, windows, and other building openings;
 - b. Building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest;
 - c. Varying wall planes, heights or contrasting materials; and
 - d. Awnings, canopies or arcades to reinforce the pedestrian scale and provide shade and cover from the elements.

FIGURE 17.20-3: BLANK WALL LIMITATIONS



- 3. **Storefront Width.** The maximum building/storefront width shall be 25 feet. See Figure 17.20-4. Larger buildings shall be broken down into a pedestrian-scale rhythm with differentiated storefront design every 25 feet.

FIGURE 17.20-4: STOREFRONT WIDTH



- 4. **Ground Floor Building Transparency.**
 - a. The ground floor street-facing building walls of non-residential uses shall provide transparent windows or doors with views into the building for a minimum of 65 percent of the building frontage located between 2½ and 7 feet above the sidewalk. See Figure 17.20-5. Windows or doors area shall be transparent to allow views into the building.

FIGURE 17.20-5: STOREFRONT TRANSPARENCY



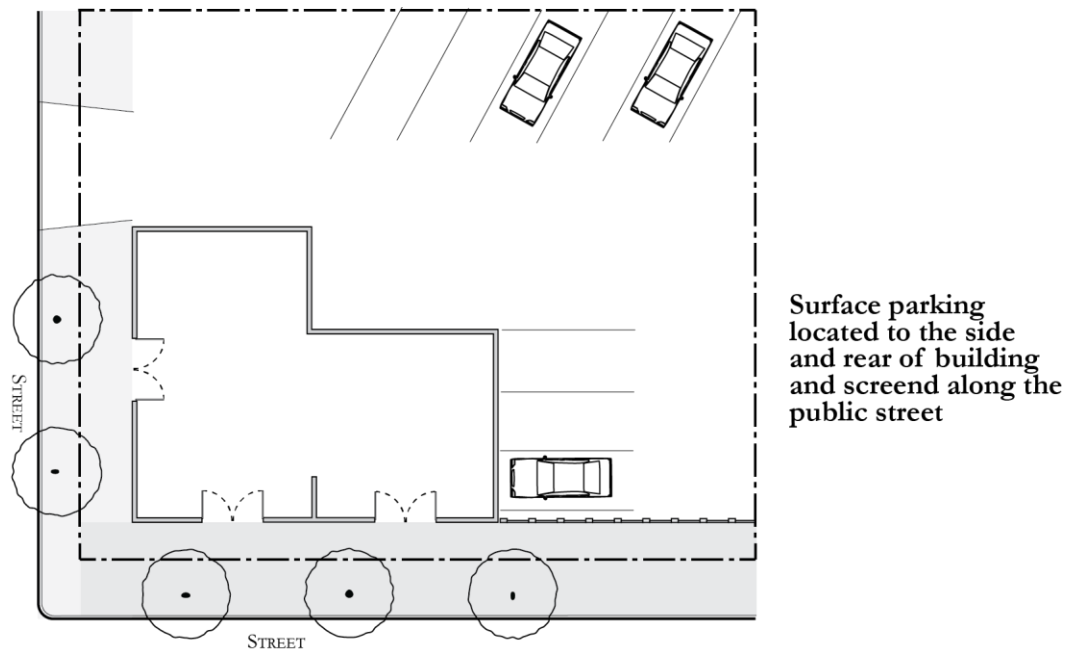
Attachment: Zoning Ordinance (Zoning Code Update)

- b. Exceptions to this transparency requirement may be allowed with a Design Permit if the Planning Commission finds that:
 - (1) The proposed use has unique operational characteristics which preclude building openings, such as for a cinema or theatre; and
 - (2) Street-facing building walls will exhibit architectural relief and detail, and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

5. **Parking Location and Buffers.**

- a. Surface parking shall be located to the rear or side of buildings. Surface parking may not be located between a building and a street-facing property line. See Figure 17.20-6.
- b. Surface parking adjacent to a street-facing property line shall be screened along the public right-of-way with a decorative wall, hedge, trellis, and/or landscaping at least 3 feet in height or maximum allowed pursuant to line of sight requirements in Section 17.96.050.
- c. Loading areas shall be located to the side and rear of buildings, and shall be sufficiently screened from the public right-of-way, as determined by the Community Development Director.

FIGURE 17.20-6: PARKING LOCATION



6. **Driveways and Curb Cuts.**

- a. The maximum width of a new driveway crossing a public sidewalk may not exceed 40 percent of the parcel width or 20 feet, whichever is less. The Community Development Director may approve an exception to this standard in the case of shared or joint use of driveways and parking lots.
 - b. New curb cuts, where allowed, shall be located and designed to maximize safety and convenience for pedestrians, bicycles and mass transit vehicles, as determined by the Community Development Director. Considerations for determination include separation between curb cuts, displaced parking, and sight lines.
7. **Paved Site Areas.**
- a. The materials, colors, textures, and other design features of on-site paved areas, including courtyards, walkways, and patios, shall complement and enhance the overall design character of development on the site.
 - b. The use of asphalt for on-site paving is prohibited, except when used for parking areas and vehicle circulation.
8. **Garbage and Recycling.** Facilities for garbage and recycling shall be screened from public right-of-way and either designed into the architecture of the primary building or enclosed in an accessory structure located to the side and/or rear of the primary building.
9. **Landscaping.** See Section 17.72.050.B.

17.20.040 Development Standards – Mixed Use Neighborhood Zoning District

- A. **General.** Table 17.20-3 identifies development standards that apply in the Mixed Use Neighborhood (MU-N) zoning district.

TABLE 17.20-3: DEVELOPMENT STANDARDS IN THE MIXED USE NEIGHBORHOOD ZONING DISTRICT

	Zoning District	Additional Standards
	MU-N	
Site Requirements		
Parcel Area, Minimum [1]	3,200 sq. ft.	
Parcel Width, Minimum [1]	40 ft.	
Parcel Depth, Minimum [1]	80 ft.	
Floor Area Ratio, Maximum	1.0	Section 17.48.040
Parking and Loading	See Chapter 17.76	
Structure Requirements		
Setbacks		
Front	<u>Min:</u> 0 ft. from property line or 10 ft. from curb, whichever is greater [3] [4] <u>Max:</u> 25 ft.	Section 17.20.040.C
Rear	10 ft. min. from property line [2] [3] [4]	
Interior Side	10% of lot width [3] [4]	
Street Side	<u>Min:</u> 0 ft. from property line or 10 ft. from curb, whichever is greater [3] <u>Max:</u> 25 ft.	
Height, Maximum	27 ft.	Section 17.20.040.D
Accessory Structures	See Chapter 17.52	

Notes:

[1] Parcel area, width, and depth requirements apply only to the creation of new parcels. These requirements do not apply to legally created parcels existing as of [effective date of updated Zoning Code]. See Capitola Municipal Code Title 16 (Subdivisions) for requirements that apply to lot line adjustments to existing parcels that do not comply with the parcel area, width, and depth requirements in this table.

[2] 20% of lot depth for residential use on parcel.

[3] The Planning Commission may approve reduced front, side, and rear setback requirements for properties fronting Capitola Avenue north of the trestle up to and including 431 Capitola Avenue.

[4] The Planning Commission may reduce front, side, and rear setbacks when a parcel is surrounded by commercial properties.

B. Building Orientation.

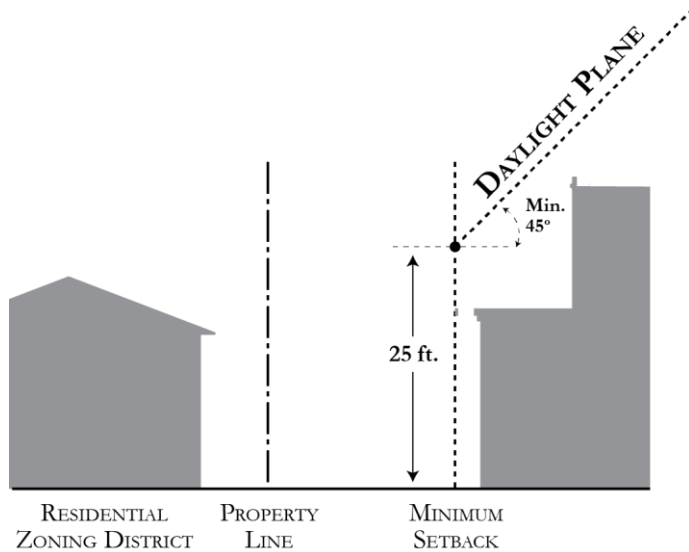
1. Buildings shall be oriented towards a public street with the primary entrance to the site or building directly accessible from an adjacent sidewalk.
2. The Planning Commission may grant an exception to the requirement in paragraph 1 above upon finding that unique conditions on the site require an alternative building orientation and that the proposed project would maintain a pedestrian-friendly and active street frontage to the greatest extent possible.

C. Setbacks in the MU-N Zoning District. Front setback areas in the MU-N Zoning District not used for vehicle parking or circulation shall be pedestrian oriented and shall

be either landscaped or contain semi-public amenities such as courtyards or outdoor seating areas.

- D. Residential Transitions – Daylight Plane.** When a property abuts a residential zoning district, no structure shall extend above or beyond a daylight plane having a height of 25 feet at the setback from the residential property line and extending into the parcel at an angle of 45 degrees. See Figure 17.20-8.

FIGURE 17.20-8: RESIDENTIAL TRANSITIONS – DAYLIGHT PLANE



- E. Parking Location and Buffers.** Surface parking shall be located to the rear or side of buildings where possible. When parking is located between a building and a street-facing property line, the parking shall be either:

1. Screened along the street with a decorative wall, hedge, trellis, and/or landscaping at least 3 feet in height; or
2. Designed to minimize visual impacts and support a pedestrian-friendly environment to the greatest extent possible as determined by the Planning Commission.

- F. Driveways and Curb Cuts.**

1. The maximum width of new driveways crossing a public sidewalk may not exceed 40 percent of the parcel width or 20 feet, whichever is less. The Community Development Director may approve exceptions to these standards in the case of shared or joint use of driveways and parking lots.
2. New curb cuts, where allowed, shall be located and designed to maximize safety and convenience for pedestrians, bicycles and mass transit vehicles, as determined by the Community Development Director. Considerations for determination

include adequate separation between curb cuts, displaced parking, and sight lines.

G. Landscaping. See Section 17.72.050.B.

This page is intentionally blank

Chapter 17.24 - COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Sections:

- 17.24.010 Purpose of the Commercial and Industrial Zoning Districts
- 17.24.020 Land Use Regulations
- 17.24.030 Development Standards
- 17.24.040 Residential Mixed Use Development in Commercial Zoning Districts

17.24.010 Purpose of the Commercial and Industrial Zoning Districts

- A. Community Commercial (C-C) Zoning District.** The purpose of the C-C zoning district is to provide areas for a variety of commercial uses serving Capitola residents and visitors. The C-C zoning district allows for retail, restaurants, and services that meet the daily needs of the community. The scale, intensity, and design of development in the C-C zoning district shall be compatible with adjacent neighborhoods and contribute to Capitola's unique coastal village character. Interspersed residential and office uses in the C-C zoning district shall support a diverse local economy and range of housing choices.
- B. Regional Commercial (C-R) Zoning District.** The purpose of the C-R zoning district is to provide areas for commercial uses that serve regional shoppers as well as Capitola residents, workers, and visitors. The C-R zoning district will maintain a critical mass of retail and service uses that maintain 41st Avenue as a successful retail destination. Office, medical, and residential uses will be restricted to protect the long-term economic vitality of the corridor. Incremental redevelopment of underutilized properties in the C-R zoning district will enhance the corridor as a pedestrian-friendly shopping destination that enhance Capitola's unique identity and quality of life.
- C. Industrial (I) Zoning District.** The purpose of the I zoning district is to provide an area for heavy commercial and light industrial uses in Capitola. The I zoning district allows for non-residential uses which are desired in the community but could be incompatible with land uses in other zoning districts. The I zoning district shall continue to accommodate businesses that contribute to a diverse economy, provide local jobs, and serve the needs of residents and other businesses in Capitola.

17.24.020 Land Use Regulations

- A. Permitted Land Uses.** Table 17.24-1 identifies land uses permitted in the commercial and industrial zoning districts.

TABLE 17.24-1: PERMITTED LAND USES IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Key	Zoning District			Additional Requirements
	C-C	C-R	I	
P Permitted Use				
A Administrative Permit required				
M Minor Use Permit required				
C Conditional Use Permit required				
- Use not allowed				
Residential Uses				
Single-Family Dwellings	-	-	-	
Multi-Family Dwellings	C	C [9]	-	
Residential Mixed Use	C	C [7]	-	Section 17.24.040
Public and Quasi-Public Uses				
Colleges and Trade Schools	C	C	C	
Community Assembly	C	C	-	
Cultural Institutions	C	C	-	
Day Care Centers	C	C	-	
Emergency Shelters	-	-	P	Section 17.96.030
Government Offices	See 17.24.020.C		C	
Medical Offices and Clinics	See 17.24.020.C		-	
Public Safety Facilities	C	C	C	
Commercial Uses				
Alcoholic Beverage Sales	C	C	C	
Banks	P [2]	P [2]	-	
Financial Institutions	P [2]	P [2]	-	Section 17.24.020.C
Business Services	P [2]	P [2]	P	
Commercial Entertainment and Recreation	M	M	-	
Drive-Through Facilities	-	C [4]	-	
Eating and Drinking Establishments				
Bars and Lounges	C	C	C	
Mobile Food Vendors	-	A [6]/C	A [6]/C	
Restaurants and Cafes	M [2]	M [2]	C	
Take-Out Food and Beverage	M [2]	M [2]	-	
Food Preparation	M [2]	-	P	
Gas and Service Stations	C	C	-	
Liquor Stores	C	C	-	
Lodging				
Bed and Breakfast	C	-	-	
Hotel	C	C	-	
Maintenance and Repair Services	M	C	P	

Personal Services	P [1]	P [1]	-	
Professional Offices	See 17.24.020.C		P	
Salvage and Wrecking	-	-	P	
Self-Storage	C	-	C	Section 17.96.140
Retail	P	P	-	
Vehicle Repair	C	C	P	
Vehicle Sales and Rental	C [5]	C [5]	-	
Vehicle Sales Display Room [8]	P	P	-	
Wholesaling	-	M [3]	P	
Heavy Commercial and Industrial Uses				
Construction and Material Yards	-	-	P	
Custom Manufacturing	M	M	P	
Light Manufacturing	-	-	P	
Warehousing and Distribution	-	-	P	
Transportation, Communication, and Utility Uses				
Utilities, Major	-	C	C	
Utilities, Minor	P	P	P	
Recycling Collection Facilities	C	C	C	Section 17.96.130
Wireless Communications Facilities	See 17.104			
Other Uses				
Accessory Uses	See 17.52			
Home Occupations	A	A	-	Chapter 17.96.040
Permanent Outdoor Display	C	C	C	Section 17.96.100
Temporary Uses	See 17.76.180			
Urban Agriculture				
Home Garden	P	P	-	
Community Garden	M	M	-	
Urban Farm	C	C	-	

Notes:

- [1] Combination of two or more tenant suites within a multi-tenant building or greater than 5,000 sq. ft. requires Minor Use Permit
- [2] Combination of two or more tenant suites within a multi-tenant building or greater than 5,000 sq. ft. requires Conditional Use Permit
- [3] Without stock. Storage of merchandise limited to samples only.
- [4] Prohibited within 100 feet of a residential zoning district or residential use including residential properties outside the City limits.
- [5] Majority of vehicles for sale must be new.
- [6] Mobile food vendors in one location two times or less per year are regulated as a temporary use in accordance with Section 17.96.180 and are allowed with an Administrative Permit in accordance with Municipal Code Chapter 9.36. Mobile food vendors in one location more than two times per year require a Conditional Use Permit.
- [7] Residential uses are prohibited on the first story.
- [8] Maximum 5,000 square feet.
- [9] Allowed only as a part of a mixed-use project integrated with commercial structures located on the same development site.

B. Additional Permits. In addition to permits identified in Table 17.24-1, development projects in the commercial and industrial zoning districts may also require a Design Permit

pursuant to Chapter 17.120 (Design Permits). Modifications to a historic resource may require a Historic Alteration Permit pursuant to Chapter 17.84 (Historic Preservation). Development in the coastal zone may require a Coastal Permit pursuant to Chapter 17.32 (Coastal Overlay Zone) independent of and in addition to any other required permit or approval.

C. Office Uses in the C-C and C-R Zoning Districts.

1. **New Office Uses.** –In the C-C and C-R zoning districts, permits required for new office uses and conversions ~~of non-office space to office use including professional, medical, financial institutions and governmental offices;~~ are shown in Table 17.24-2. Offices include professional, medical, financial institutions and governmental offices.
2. **Existing Office Uses.** Within office building utilized exclusively for office uses as of [effective date of Zoning Ordinance], office uses may continue to occupy ground floor tenant spaces. Within such office building, a new tenant is not subject to the permit requirements in Table 17.24-2 until such time that the building is redeveloped or all office space in the ground floor level is converted to a non-office use.

TABLE 17.24-2: PERMITTED NEW OFFICE USES IN THE C-C AND C-R ZONING DISTRICTS

Key	C-C Zoning District	C-R Zoning District
P Permitted Use		
A Administrative Permit required		
M Minor Use Permit required		
C Conditional Use Permit required		
– Use not allowed		
Location and Size of Office Use		
Ground floor, less than 5,000 sq. ft.	P	PH
Ground floor, 5,000 sq. ft. or more	C	PH
Upper floor above a ground floor	P	P
Located within a multi-tenant site in which the office space is not located within a storefront and is setback from the front façade.	P	PH

Note:
~~{H} Within office buildings utilized exclusively for office uses as of [effective date of Zoning Ordinance], office uses may continue to occupy ground floor tenant spaces until such time that the building is redeveloped or all the ground level office space is no longer utilized as an office use.~~

~~17.24.050~~17.24.030 Development Standards

- A. **General.** Table 17.24-3 identifies development standards that apply in the commercial and industrial zoning districts.

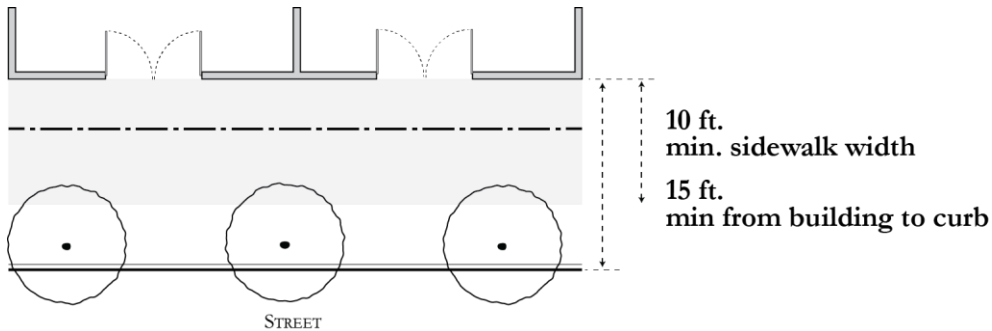
TABLE 17.24-3: DEVELOPMENT STANDARDS IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

	C-C	C-R	I	Additional Standards
Site Requirements				
Parcel Area, Minimum	5,000 sq. ft.			
Parcel Width, Minimum	50 ft.			
Parcel Depth, Minimum	100 ft.			
Floor Area Ratio, Maximum	1.0	1.5	0.5	17.24.030.C 17.88
Residential Density, Maximum	20 du/acre		N/A	
Structure Requirements				
Setbacks, Minimum				
Front	See 17.24.030.B		0 ft.	
Rear	0 ft. unless adjacent to a residential zoning district (see 17.24.030.D)			
Interior Side	0 ft. unless adjacent to a residential zoning district (see 17.24.030.D)			
Street Side	See 17.24.030.B		0 ft.	
Height, Maximum	40ft.	40 ft.	30 ft.	17.24.030.C & D 17.88
Landscaped Open Space, Minimum	5%		5%	Table 17.72-1
Parking and Loading	See 17.76			

B. Front and Street Side Setbacks in the C-R and C-C Zoning Districts. In the C-R and C-C zoning districts, buildings shall be setback from the front and street side property line so that:

1. The building is at least 15 feet from the curb or street edge; and
2. Building placement allows for a minimum 10-foot sidewalk along the property frontage. See Figure 17.24-1.

FIGURE 17.24-1: FRONT AND STREET SIDE SETBACKS IN THE C-R AND C-C ZONING DISTRICTS

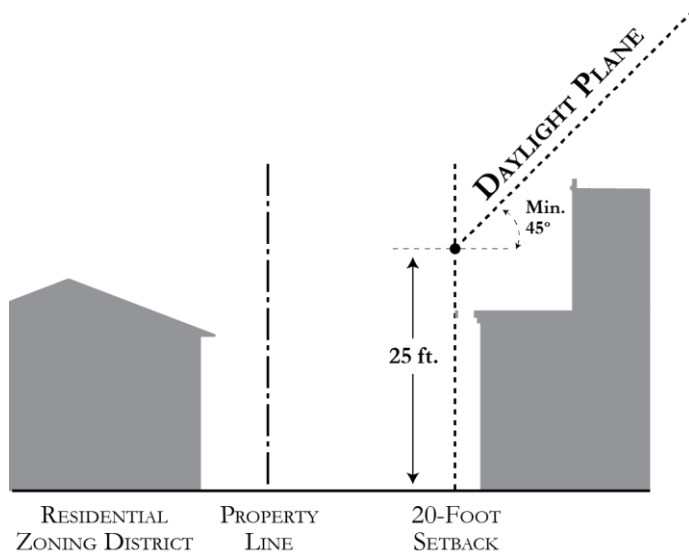


C. Increased Floor Area and Height in C-C and C-R Zoning Districts.

1. **General.** As provided in Chapter 17.88 (Incentives for Community Benefits), the City Council may approve exceptions to height and floor area ratio (FAR) limits shown in Table 17.24-3 for proposed projects in the C-C and C-R zoning districts. These exceptions are intended to facilitate the redevelopment of underutilized properties along 41st Avenue consistent with the vision for the corridor described in the General Plan.

D. Residential Transition Standards. Where a commercial or industrial zoning district abuts a residential zoning district, the following standards apply.

1. **Setbacks.** The minimum setback from the residential property line shall be 15 feet for interior side yards and 20 feet for rear yards. For lots less than 100 feet wide, the Planning Commission may allow a reduced side yard setback upon finding that potential impacts to adjacent residential properties have been adequately minimized through enhanced building and landscape design.
2. **Daylight Plane.** No structure shall extend above or beyond a daylight plane having a height of 25 feet at the setback from the residential property line and extending into the parcel at an angle of 45 degrees. See Figure 17.24-2.
3. **Landscaping.** A landscaped planting area, extending a minimum of 10 feet from the property line, shall be provided along all residential property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of 15 feet.

FIGURE 17.24-2: RESIDENTIAL TRANSITIONS – DAYLIGHT PLANE

4. **Loading.** Loading and unloading shall be designed to have the least amount of impact on neighboring residential uses. When feasible, loading and unloading provided from the commercial frontage rather than from areas adjacent residential uses.

E. Capitola Mall Redevelopment. While the Capitola Mall site has been zoned Regional Commercial (C-R) as part of the Zoning Code Update, it is expected that major redevelopment of the mall property may require a Rezone, Planned Development, Specific Plan, Development Agreement, or similar process to tailor appropriate development standards for the redevelopment project. Where an application submitted pursuant to this section includes fewer than all parcels within the Mall property, the applicant shall demonstrate that the development type and pattern and site design will be compatible and not unreasonably interfere with future redevelopment of the remaining parcels. For the purposes of this section, the mall property is defined as the area bound by 41st Avenue, Clares Street, and Capitola Road.

F. Landscaping. See Section 17.72.050.B for Non-Residential Landscape Requirements.

17.24.060 17.24.040 Residential Mixed Use Development in Commercial Zoning Districts

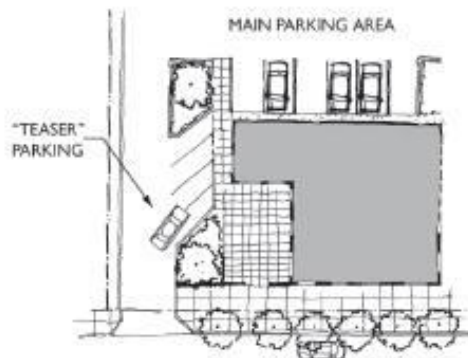
A. Purpose and Applicability. This section establishes design standards for mixed use development with housing above ground floor commercial uses in the Community Commercial (C-C) and Regional Commercial (C-R) zoning districts. These standards are intended to promote successful mixed use development that is pedestrian-friendly and contributes to the vitality of commercial districts in Capitola.

B. Standards.

1. **Ground Floor Uses.** Ground floor spaces fronting the primary street shall be occupied by retail, restaurant, and personal service uses that generate pedestrian activity.
2. **Building Placement.** Buildings shall be placed near the edge of the sidewalk. Increased setbacks are permitted if they enhance pedestrian experience and add visual interest.
3. **Building Orientation.** Buildings shall be oriented towards a public street with the primary entrance to the site or building directly accessible from an adjacent sidewalk. The Planning Commission may allow buildings and their primary entrances to be oriented toward a public space. The primary entrance to a building shall not be oriented towards surface parking.
4. **Blank Walls.** The length of an unarticulated/blank building wall shall not exceed 10 feet. Architectural articulation should have similar pattern as other adjacent buildings to provide cohesive design in the neighborhood. Building articulation may be provided by:
 - a. Doors, windows, and other building openings;
 - b. Building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest;
 - c. Varying wall planes, heights or contrasting materials and colors; and
 - d. Awnings, canopies, or arcades to reinforce the pedestrian scale and provide shade and cover from the elements.
5. **Storefront Width.** The width of a single building/storefront shall not exceed 50 feet. Larger buildings shall be broken down into a pedestrian-scale rhythm with individual storefront widths of 25 to 50 feet.
6. **Ground Floor Building Transparency.** The ground floor street-facing building walls of non-residential uses shall provide transparent windows or doors with views into the building for a minimum of 65 percent of the building frontage located between 2½ and 7 feet above the sidewalk. See Figure 17.24-3. Windows or doors area shall be transparent to allow views into the building. Exceptions to this transparency requirement may be allowed if the Planning Commission finds that:
 - a. The proposed use has unique operational characteristics which preclude building openings, such as for a cinema or theatre; or
 - b. Street-facing building walls will exhibit architectural relief and detail, and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

FIGURE 17.24-3: STOREFRONT TRANSPARENCY

7. **Retail Depth.** Ground floor commercial space shall have a depth of at least 45 feet or two-thirds of the parcel depth, whichever is less. Where possible, 60-foot depths are encouraged to accommodate a wider range of tenants, especially food tenants. The Planning Commission may grant an exception to the minimum retail depth requirement if the minimum retail depth is infeasible due to unusual physical conditions on the parcel.
8. **Ground-Floor Height.** Ground floor commercial space shall have a minimum floor-to-floor height of 15 feet. Where possible, 18-foot floor-to-floor heights are encouraged.
9. **Parking Location.** No more than 10 percent of off-street retail parking may be provided -along the side of retail as “teaser” parking. The remainder of the parking shall be behind the building or in underground/structured parking.
10. **Driveways and Curb Cuts.** Pedestrian and vehicle conflicts shall be minimized by limiting the number of curb cuts to two per block and the width of curb cuts to 24 feet where feasible. To the extent possible, curb cuts shall be designed so pedestrian curb ramps are limited and pathways remain level as they cross the vehicle route.

FIGURE 17.24-3: RESIDENTIAL MIXED USE – TEASER PARKING

Small amounts of “teaser” parking can act as a visual cue to direct drivers to additional parking out of view.

This page is intentionally blank

Chapter 17.28 - VISITOR SERVING OVERLAY ZONES

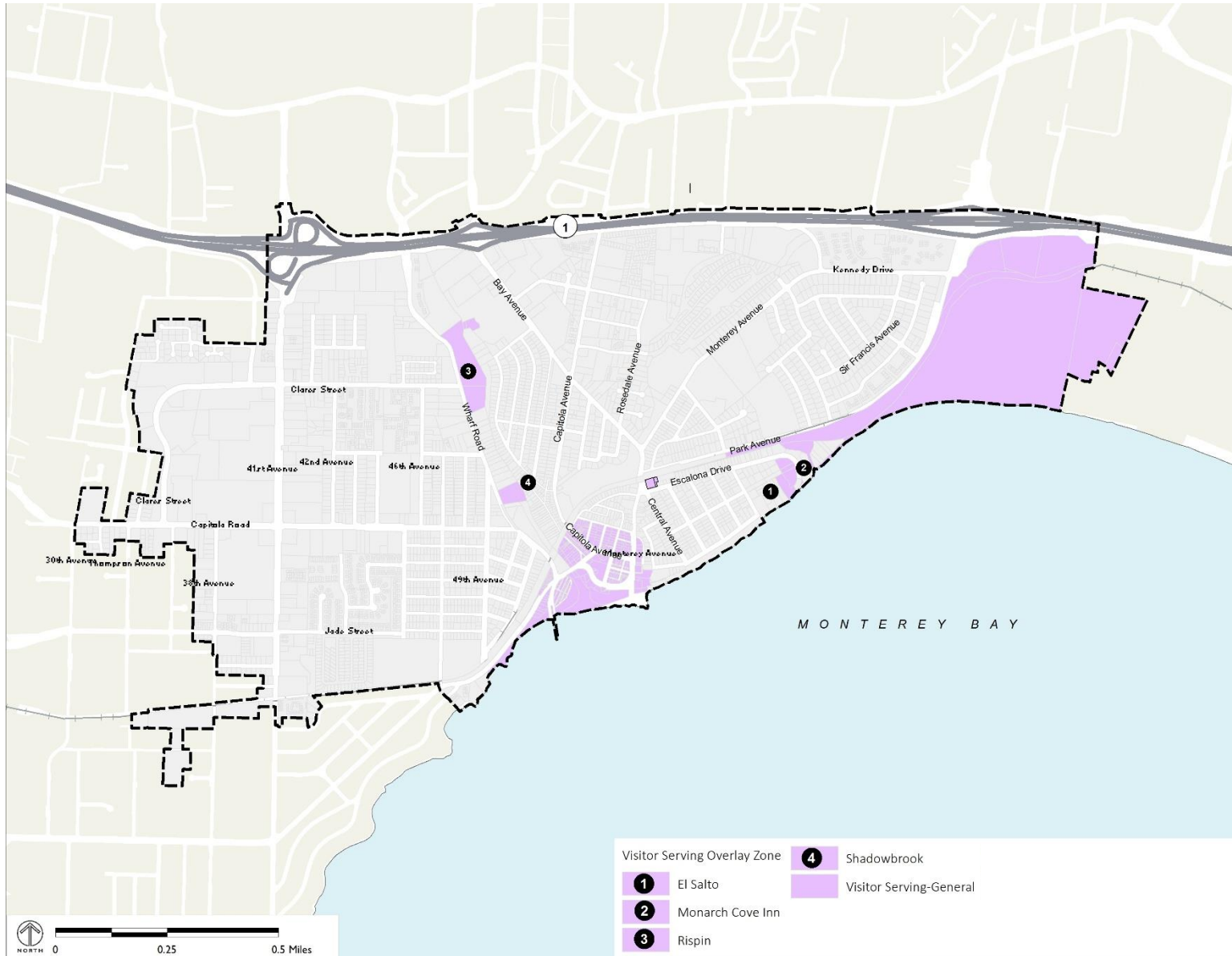
Sections:

- 17.28.010 Purpose of the Visitor Serving Overlay Zone
- 17.28.020 Land Use Regulations
- 17.28.030 Development Standards

17.28.010 Purpose of the Visitor Serving Overlay Zone

- A. General.** The purpose of the Visitor Serving (-VS) overlay zone is to provide the visiting public with a range of opportunities to enjoy Capitola's coastal location. The -VS overlay zone accommodates a range of visitor serving uses including overnight accommodations, dining establishments, and active and passive recreational facilities. Specific permitted uses depend on the resources present on the site and the surrounding land use and environmental context. The -VS overlay zone implements policies to maintain and enhance visitor serving uses in Capitola consistent with the General Plan and Local Coastal Program (LCP).
- B. Visitor Serving Overlay Subzones.** The VS overlay zone is divided into five subzones (see Figure 17.128-1) with unique land use and development standards:
1. **Visitor Serving - Rispin (VS-R).** Applies to the Rispin site (APN 035-371-01 & 02).
 2. **Visitor Serving - Shadowbrook (VS-SB).** Applies to the Shadowbrook site (APN035-111-04).
 3. **Visitor Serving - Monarch Cove Inn (VS-MC).** Applies to the Monarch Cove Inn site (APN 036-143-31 & 036-142-27) and the portion of parcel 036-142-28 that is located between the two Monarch Cove Inn parcels.
 4. **Visitor Serving - El Salto (VS-ES).** Applies to the El Salto site (APN 036-143-35).
 5. **Visitor Serving – General (VS-G).** Applies to all other parcels with a Visitor Serving subzone overlay designation

FIGURE 17.28-1: VISITOR-SERVING DISTRICTS



Attachment: Zoning Ordinance (Zoning Code Update)

17.28.020 Land Use Regulations

A. Permitted Land Uses. Table 17.28-1 identifies land uses permitted in the VS overlay subzones.

TABLE 17.28-1: PERMITTED LAND USES IN THE VISITOR SERVING OVERLAY ZONE

Key P Permitted Use M Minor Use Permit required C Conditional Use Permit required - Use not allowed	VS Subzones					Additional Regulations
	VS-G	VS-R	VS-SB	VS-MC	VS-ES	
Residential Uses						
Employee Housing	C [1]	-	-	-	-	
Multi-Family Dwellings	C [2]	-	-	-	C [2]	
One Caretaker Unit for On-Site Security	C	C	C	C	C	
Single-Family Dwellings	C [3]	-	-	C [3]	C [3]	
Public and Quasi-Public Uses						
Community Assembly	C	C	-	-	-	
Cultural Institutions	C	C	-	-	-	
Day Care Centers	C	-	-	-	-	
Habitat Restoration and Habitat Interpretive facilities	C	C	C	C	-	
Parks and Recreational Facilities	C	C	-	-	-	
Public Parking Lots	C	C	-	-	-	
Public Paths	C	C	C	C	C	
Public Safety Facilities	C	-	-	-	-	
Public Wharfs	C	-	-	-	-	
Schools, Public or Private	-	-	-	-	-	
Commercial Uses						
Business Establishments that Provide Commercial Places of Amusement or Recreation, Live Entertainment, or Service of Alcoholic Beverage	C [4]	C [4]	C	-	-	
Business Establishments that Sell or Dispense Alcoholic Beverages for On-Site Consumption	C	C	C	C	-	
Restaurants						
Full Service	C [5]	C [5]	C [5]	-	-	
Lodging						
Hotels, Inns, Bed and Breakfast, and Hostels	C	C	-	C	C	
Campgrounds [6]	C	-	-	-	-	
Recreational Vehicle Parks	C	-	-	-	-	
Transportation, Communication, and Utility Uses						

Attachment: Zoning Ordinance (Zoning Code Update)

Key P Permitted Use M Minor Use Permit required C Conditional Use Permit required - Use not allowed	VS Subzones					Additional Regulations
	VS-G	VS-R	VS-SB	VS-MC	VS-ES	
Utilities, Major	C	C	C	C	C	
Utilities, Minor	P	P	P	P	P	
Wireless Communications Facilities	See Chapter 17.104					
Other Uses						
Access Roadways	C	C	C	C	C	
Accessory Structures and Uses, New	C [7]	C	C	C	C	
Accessory Structures and Uses Established Prior to Primary Use or Structure	C	C	-	C	-	
Change of Visitor Serving Commercial Uses within a Structure	C [8]	-	-	-	-	
Food Service Accessory to a Lodging Use [9]	C	C	-	C	C	
Home Occupations	C	-	-	-	-	Section 17.96.030
Expansion of a Legal Nonconforming Use within an Existing Structure	C	-	-	-	-	
Legal Nonconforming Use Changed to a Use of a Similar or More Restricted Nature	C	-	-	-	-	
Live Entertainment	C	C	C	-	-	
Offices Accessory to Visitor Serving Use	C	C	C	C	-	
Parking Areas to Serve the Primary Use	C	C	C	C	C	
Retail Accessory to a Visitor Serving Use	C	C	-	C	-	
Temporary Assemblages of People, such as Festivals, Fairs, and Community Events	C [10]	C [10]	C [10]	C [11]	-	
Weddings	C	C	C	C	-	

Notes:

- [1] Permitted only as an accessory use.
- [2] Multi-family dwellings shall comply with development standards in the Multi-Family Residential, Medium Density (RM-M) zoning district.
- [3] Single-family dwellings shall comply with development standards in the Single-Family Residential (R-1) zoning district.
- [4] May not be located within 200 feet of the boundary of a residential zoning district.
- [5] Drive up and car service is not allowed.
- [6] May include moderate intensity recreational uses, including tent platforms, cabins, parks, stables, bicycle paths, restrooms, and interpretive facilities.
- [7] Intensification of the primary use is not allowed.
- [8] The new use may not change the nature or intensity of the commercial use of the structure.
- [9] Permitted only to serve guests of the lodging use.
- [10] Events may not exceed 10 days and may not involve construction of permanent facilities.
- [11] Limited to a single two-day or less event per year.

B. Civic Uses in the VS-R Overlay Subzone. The Planning Commission may allow additional civic uses in the VS-R overlay subzone beyond those specifically identified in

Table 17.28-1 if the Planning Commission finds the additional civic use to be consistent with the purpose of the VS-R overlay subzone and compatible with existing uses present on the site.

17.28.030 Development Standards

A. General. Table 17.28-2 identifies development standards that apply in the VS overlay zone outside of the Mixed Use Village (MU-V) zoning district

TABLE 17.28-2: DEVELOPMENT STANDARDS IN THE VISITOR SERVING ZONING DISTRICTS

	VS Overlay Zone	Additional Standards
Parcel Area, Minimum	5,000 sq. ft	
Impervious Surface, Maximum	<u>VS-R</u> : 25% <u>VS-SB, VS-MC & VS-ES</u> : 50% [1] <u>VS-G</u> : No maximum	
Floor Area Ratio, Maximum	0.25	
Setbacks, Minimum	See Section 17.28.040.B	
Height, Maximum	30 ft.	17.28.040.C

Notes:

[1] In the VS-SB overlay subzone, the impervious surface requirement applies to the parcel located directly adjacent to Soquel Creek. In the VS-ES overlay subzone, the impervious surface calculation excludes the portion of parcel 036-142-28 located outside of the Monarch Cove Inn.

B. Setbacks. The following setback requirements apply in the VS overlay zone.

1. The Planning Commission may require front, side and rear setbacks through the Design Review process to provide adequate light and air, ensure sufficient distance between adjoining uses to minimize any incompatibility, and to promote excellence of development. Where a side or rear yard abuts residential property, a setback of at least 10 feet shall be provided.
2. Front and exterior side yards shall not be used for required parking facilities.
3. For the visitor-serving El Salto parcels located adjacent to the bluff top, new development shall adhere to the setback and development provision provided in the LCP natural hazards policies and in Chapter 17.68 (Geologic Hazards).
4. To protect the waters and riparian habitat of Soquel Creek, new development on the Shadowbrook Restaurant and Rispin parcels shall adhere to the LCP natural systems policies and Chapter 17.64 (Environmentally Sensitive Habitat Areas).

C. Height Exceptions. With a recommendation from the Planning Commission, the City Council may approve additional height up to a maximum of 36 feet in the VS overlay zone outside of the MU-V zoning district when the following findings can be made:

1. The proposed development and design is compatible with existing land uses in surrounding areas, the General Plan, and the LCP.

2. Streets and thoroughfares are suitable and adequate to serve the proposed development.
3. The proposed development does not produce shadows which may adversely affect the enjoyment of adjacent streets, buildings, or open space.
4. Major public views are not blocked by the proposed development.

D. Landscaping. See Table 17.72-2 in Chapter 17.72 (Landscaping) for minimum required landscaping requirements for Visitor Serving Properties.

E. Lighting. In addition to outdoor lighting standards in Section 17.96.110, (Outdoor Lighting), the following lighting requirements apply in the VS overlay zone:

1. All exterior lighting shall be unobtrusive, down-directed, harmonious with the local area, and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled.
2. The location, type and wattage of exterior lighting must be approved by the Community Development Director prior to the issuance of building permits or the establishment of the use.

Chapter 17.32 – SPECIAL PURPOSE ZONING DISTRICTS

Sections:

- 17.32.010 Purpose of the Special Purpose Zoning Districts
- 17.32.020 Land Use Regulations
- 17.32.030 Development Standards

17.32.010 Purpose of the Special Purpose Zoning Districts

- A. Community Facility (CF).** The CF zoning district provides areas for public and community facilities serving Capitola residents and visitors. Land uses permitted in the CF zoning district include public uses such as governmental offices, police and fire stations, community centers, schools, libraries, and other similar uses. The CF zoning district implements the Public/Quasi-Public land use designation in the General Plan.
- B. Parks and Open Space (P/OS).** The P/OS zoning district provides parks, recreational facilities, and open space for the use and enjoyment of the community. The P/OS zoning district also protects and preserves environmentally sensitive natural areas and habitat in Capitola. The P/OS zoning district implements the Parks and Open Space land use designation in the General Plan.

17.32.020 Land Use Regulations

- A. Permitted Uses.** Table 17.32-1 identifies land uses permitted in the CF and P/OS zoning districts.
- B. Commercial Uses in the P/OS Zoning Districts.** Commercial uses that are accessory to a permitted use in in the P/OS zoning district are permitted with a Conditional Use Permit.
- C. Visitor Accommodations in New Brighten State Beach.** Visitor accommodations and campground uses are permitted in the New Brighten State beach.
- D. P/OS Standards.** The following standards apply to uses in the P/OS zoning district.
 1. Any structure, land use, or removal of vegetation or natural materials that in the opinion of the Community Development Director is inconsistent with the purpose of the P/OS zoning district is prohibited.
 2. Development shall be subordinate to its recreational, scenic, or natural resource purpose consistent with the Local Coastal Program (LCP). Natural resource protection shall include protection of arroyos, creeks and riparian corridors, woodlands and other environmentally sensitive habitat.
 3. No new permanent structures are permitted on the open, sandy beach area of Capitola except for facilities required for public health and safety (e.g., lifeguard stands, approved beach erosion control structures).

TABLE 17.32-1: PERMITTED LAND USES IN THE CF AND P/OS ZONING DISTRICTS

Key	Zoning District		Additional Regulations
	CF	P/OS	
P Permitted Use			
A Administrative Permit required			
M Minor Use Permit required			
C Conditional Use Permit required			
- Use not allowed			
Public and Quasi-Public Uses			
Colleges and Trade Schools	C	-	
Community Assembly	P [1]	-	
Cultural Institutions	P [1]	-	
Day Care Centers	P [1]	-	
Government Offices	P	-	
Parks and Recreational Facilities	P [1]	P [1]	
Public Safety Facilities	P	-	
Schools, Public or Private	P	-	
Transportation, Communication, and Utilities Uses			
Recycling Collection Facilities	C	-	17.96.130
Utilities, Major	C	C	
Utilities, Minor	P	P	
Wireless Telecommunications Facilities	See Chapter 17.104		
Other Uses			
Accessory Uses and Structures	See Chapter 17.52		
Temporary Uses and Structures	See Section 17.96.180		
Urban Agriculture			
Community Gardens	M [1]	M [1]	
Urban Farms	C [1]	C [1]	

Notes:

[1] Publicly owned and/or operated facilities only.

17.32.030 Development Standards

- A. Floor Area Ratio.** The maximum permitted floor area ratio (FAR) is 0.25 in the P/OS zoning district and as determined by the Planning Commission through the Design Review process in the CF zoning district.
- B. Other Development Standards.** Other development standards (e.g., setbacks, height, building coverage) in the CF and P/OS zoning districts shall be determined by the Planning Commission through the Design Review and Coastal Permit (if in the coastal zone) process.

Chapter 17.36 – PLANNED DEVELOPMENT ZONING DISTRICT

Sections:

- 17.36.010 Purpose of the Planned Development Zoning District
- 17.36.020 Where Allowed
- 17.36.030 Permitted Land Uses
- 17.36.040 Development Standards
- 17.36.050 Required Approvals
- 17.36.060 Conceptual Review
- 17.36.070 Planned Development Rezoning
- 17.36.080 Development Plans

17.36.010 Purpose of the Planned Development Zoning District

The purpose of the Planned Development (PD) zoning district is to allow for high quality development that deviates from standards and regulations applicable to the other zoning districts in Capitola. The PD zoning district is intended to promote creativity in building design, flexibility in permitted land uses, and innovation in development concepts. The PD zoning district provides land owners with enhanced flexibility to take advantage of unique site characteristics and develop projects that will provide public benefits for residents, employees, and visitors. Development within each PD zoning district is regulated by a Development Plan approved by the City Council.

17.36.020 Where Allowed

The PD zoning district may be applied to any property in Capitola with an area of 20,000 square feet or more except for those designated as Single-Family Residential on the Zoning Map and General Plan Land Use Map. Planned developments are prohibited in the Single-Family Residential zoning district.

17.36.030 Permitted Land Uses

Permitted land uses in each PD zoning district shall conform to the applicable General Plan land use designation and to the Development Plan that applies to the property.

17.36.040 Development Standards

- A. Established in Development Plan.** Development standards (e.g., height, setbacks, building coverage) for each PD zoning district shall be established in the applicable Development Plan.
- B. Maximum Intensity.** The maximum permitted floor area ratio and residential density shall not exceed maximums established in the General Plan for the applicable land use designation.

- C. Public Improvements.** Public infrastructure and improvements in the PD zoning district shall conform to the city's standard specifications as maintained by the Public Works Director.

17.36.050 Required Approvals

- A. Development Plan and Zoning Map Amendment.** Establishment of a PD zoning district requires approval of a Development Plan, Zoning Map amendment, and LCP Amendment if the proposed PD zoning district is in the coastal zone.
- B. Design Review.** A proposed development must receive a Design Permit as required by Chapter 17.120 (Design Permits). All development and land uses within a PD zoning district shall be consistent with the approved Development Plan.

17.36.060 Conceptual Review

Prior to submittal of an application for a PD rezoning and Development Plan, an applicant must complete the Conceptual Review process as described in Chapter 17.114. The Planning Commission and City Council shall each hold at least one noticed public hearing on the project as part of the Conceptual Review process.

17.36.070 Planned Development Rezoning

- A. General Procedures and Requirements.** Establishing a PD zoning district requires City Council approval of a Zoning Map amendment consistent with Chapter 17.144 (Zoning Code Amendments). All procedures and requirements for Zoning Map Amendments in Chapter 17.144 apply to the establishment of a PD zoning district.
- B. Timing.** The City Council shall act on the Zoning Map Amendment concurrently with the Development Plan. A PD zoning district may be established only with concurrent approval of a Development Plan.
- C. Reference to Development Plan.** The ordinance adopted by the City Council establishing a PD zoning district shall reference the Development Plan approved concurrently with the Zoning Map Amendment.

17.36.080 Development Plans

- A. Review Authority.** The City Council takes action on Development Plan applications following recommendation from the Planning Commission.
- B. Timing.** A Development Plan application shall be submitted within one year of Conceptual Review for the proposed project. If an application is not submitted within one year of Conceptual Review, the applicant shall compete a second Conceptual Review process prior to submitting the Development Plan application.
- C. Application Submittal and Review.**

1. Development Plan applications shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review). The application shall include the information and materials required by the Community Development Department and the information required by Paragraph D (Application Materials) below.
2. If the property is not under a single ownership, all owners must join the application, and a map showing the extent of ownership shall be submitted with the application.

D. Application Materials. It is the responsibility of the applicant to provide evidence in support of the findings required by Paragraph G (Findings) below. Applications for approval of a Development Plan shall include the following information and materials:

1. **Project Description.** A written description of the project proposed within the PD zoning district. The project description shall include a narrative statement of the project objectives and a statement of how the proposed project will comply with General Plan goals and policies for the applicable land use designation. An overview of the proposed land use, densities, open space, and parking should be included in the project description.
2. **Community Benefits.** A description of how the proposed development is superior to development that could occur under the standards in the existing zoning districts, and how it will achieve substantial public benefits as defined in Paragraph H below.
3. **Site Plan.** Site plan depicting the existing topography, on-site structures and natural features, mature trees, and other significant vegetation and drainage patterns. The site plan shall show the proposed PD zoning district boundaries and all properties within 500 feet of the site boundary. The site plan shall be to scale and based on a stamped survey prepared by a registered civil engineer or licensed land surveyor.
4. **Concept Plan.** An overall diagram of the project concept. This diagram shall illustrate the overall development concept, including proposed land uses, buildings, circulation, open space, and any other significant elements in the proposed project. Phases shall be clearly indicated if multiple phases are proposed.
5. **Land Use.** A map showing the location of each land use proposed within the site, including open space and common areas. The land use map shall be accompanied by a narrative description of permitted land uses, allowable accessory uses, and uses allowed by-right or with a Conditional Use Permit.
6. **Subdivision Map.** If the project involves the subdivision of land, a tentative parcel map or tentative map required by Title 16 (Subdivisions) of the Capitola Municipal Code.
7. **Circulation.** A map and descriptions of the major circulation features within the site including vehicular, bicycle, pedestrian facilities; traffic flow of internal traffic; and existing and proposed public streets and sidewalk improvements.
8. **Public Facilities and Open Space.** The amount (in square feet or acres) and percentage of site area that will be dedicated for all types of open space, including proposed recreational facilities and amenities; and any public facilities, including public utility easements, public buildings and public land uses.

9. **Development Standards.** All development standards that apply within the project, including:
- a. Land use;
 - b. Circulation of traffic;
 - c. Landscaping;
 - d. Architecture;
 - e. Density and/or intensity;
 - f. Minimum building site;
 - g. Minimum lot dimensions;
 - h. Maximum building coverage;
 - i. Minimum setbacks;
 - j. Maximum building or structure heights;
 - k. Maximum height of fences and walls;
 - l. Signs;
 - m. Off-street parking; and
 - n. Other items as deemed appropriate by the Planning Commission and City Council.

E. Planning Commission Review and Recommendation.

1. The Planning Commission shall hold a public hearing on the Development Plan application as required by Chapter 17.148 (Public Notice and Hearings).
2. The Planning Commission shall recommend to the City Council the approval, approval with modification, or denial of the Development Plan application. The recommendation shall be based on the findings in Paragraph G (Findings) below.

F. City Council Review and Decision. Upon receipt of the Planning Commission's recommendation, the City Council shall conduct a public hearing and either approve, approve in modified form, or deny the Development Plan. The City Council may approve the application only if all of the findings in Paragraph G (Findings) below can be made.

G. Findings. The City Council may approve an application for a Development Plan if all of the following findings can be made:

1. The proposed development is consistent with the General Plan, Local Coastal Program (if applicable), and any applicable specific plan or area plan adopted by the City Council.
2. The proposed development is superior to the development that could occur under the standards applicable in the existing zoning districts.
3. The proposed project will provide a substantial public benefits as defined in Paragraph H (Substantial Public Benefit Defined) below. The public benefit provided shall be of

sufficient value as determined by the Planning Commission to justify deviation from the standards of the zoning district that currently applies to the property.

4. The site for the proposed development is adequate in size and shape to accommodate proposed land uses.
5. Adequate transportation facilities, infrastructure, and public services exist or will be provided to serve the proposed development.
6. The proposed development will not have a substantial adverse effect on surrounding property and will be compatible with the existing and planned land use character of the surrounding area.
7. Findings required for the concurrent approval of a Zoning Map Amendment can be made.

H. Substantial Public Benefit Defined. When used in this chapter, “substantial public benefit” means a project feature not otherwise required by the Zoning Code or any other provision of local, state, or federal law that substantially exceeds the city’s minimum development standards and significantly advances goals of the General Plan. A project must include one or more substantial public benefits to be rezoned as a planned development. The public benefit provided shall be of sufficient value as determined by City Council to justify deviation from the standards of the zoning district that currently apply to the property. Examples of substantial public benefits include but are not limited to:

1. Affordable housing that meets the income restrictions applicable in the Affordable Housing (-AH) overlay zone.
2. Public plazas, courtyards, open space, and other public gathering places that provide opportunities for people to informally meet and gather. The public space must either exceed the city's minimum requirement for required open space and/or include quality improvements to the public realm to create an exceptional experience for the public. Improvements to streets, sidewalks, curbs, gutters, sanitary and storm sewers, street trees, lighting, and other public infrastructure beyond the minimum required by the city or other public agencies.
3. New or improved pedestrian and bicycle pathways that enhance circulation within the property and connectivity to the surrounding neighborhood.
4. Green building and sustainable development features that substantially exceed the city’s green building award status.
5. Preservation, restoration, or rehabilitation of a historic resource.
6. Public art that exceeds the city's minimum public art requirement and is placed in a prominent and publicly accessible location.
7. New or enlarged business that increase the supply and/or diversity of jobs available to Capitola residents. Types of jobs may include jobs that improve environmental quality or reduce energy or resource consumption (“green jobs), high-tech sector jobs, and jobs in

industries focusing on the generation and utilization of intellectual property (“creative jobs”).

8. Increased transportation options for residents and visitors to walk, bike, and take public transit to destinations and reduce greenhouse gas emissions.
9. Public parking lot that provides parking spaces in excess of the required number of parking spaces for use by the surrounding commercial district.
10. Publicly accessible parks, open space, and/or recreational amenities beyond the minimum required by the city or other public agency.
11. Habitat restoration and/or protection of natural resources beyond the minimum required by the city or other public agency.

I. Conditions of Approval.

1. The City Council may attach conditions of approval to a Development Plan to achieve consistency with the General Plan, Local Coastal Program, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.
2. The City Council shall condition approval of the Development Plan on the completion of public improvements and grants of easement shown on the Development Plan.

J. Post-Decision Procedures. Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) shall apply to Development Plans.

K. Effect of Development Plan. All future development and land uses within a PD zoning district shall comply with the approved Development Plan.

1. **Land Uses.** New land uses may be added in a PD zoning district provided the Development Plan identifies the use as a permitted or conditionally permitted land use. Establishing a land use not specifically permitted by the Development Plan would require an amendment to the PD zoning district.
2. **Structures.** New structures may be added in a PD zoning district provided the structures comply with development standards established in the Development Plan (e.g., height, setback, floor area ratio). Design Review consistent with Chapter 17.120 (Design Permits) is required for all new development that was not approved with the Development Plan. Development that exceeds development standards in the Development Plan is allowed only with an amendment to the PD zoning district.

Chapter 17.40 – RESIDENTIAL OVERLAY ZONES

Sections:

- 17.40.010 Purpose
- 17.40.020 Affordable Housing (-AH) Overlay Zone
- 17.40.030 Vacation Rental Use (-VRU) Overlay Zone
- 17.40.040 Village Residential (-VR) Overlay Zone

17.40.010 Purpose

This chapter contains requirements for overlay zones that primarily apply to residential uses and residential areas. Overlay zones establish additional standards and regulations to specific areas, in addition to the requirements of the underlying base zoning district.

17.40.020 Affordable Housing (-AH) Overlay Zone

- A. Purpose.** The purpose of the Affordable Housing (-AH) overlay zone is to facilitate the provision of affordable housing units through the retention and rehabilitation of existing affordable units, or the construction of new affordable units. The -AH overlay zone is intended to:
1. Implement the goals and policies of the General Plan Housing Element and provide the opportunity and means for Capitola to meet its regional fair share allotment of affordable units.
 2. Encourage the development of affordable units by assisting both the public and private sector in making the provision of these units economically viable.
 3. Provide assurances to the City that these units will maintain a high degree of quality and will remain affordable to the target population over a reasonable duration of time.
 4. Encourage the provision of affordable housing through the combination of the -AH overlay with [in](#) the multi-family residential zone where the affordable housing projects are determined to be feasible and are consistent with the General Plan.
 5. Provide a means of directing and simplifying the process for creating and maintaining affordable housing.
 6. Provide incentives to developers, whether in new or rehabilitated housing, to maintain rental units for the long term (e.g., not less than 55 years) and affordable ownership units in perpetuity.
- B. Applicability.** The -AH overlay zone may be applied to parcels located in a multi-family residential or community commercial (C-C) zoning district.
- C. Definitions.**

1. “Affordable housing” means housing capable of being purchased or rented by a household with “very low,” “low,” or “moderate” income levels at an “affordable housing cost” or “affordable rent,” as those terms are defined by the State of California.
2. “Affordable housing overlay district” means a zoning district that applies in addition to existing zoning designation where the city encourages the provision of affordable housing units as described in this chapter.
3. The “very low,” “low,” and “moderate” income levels are defined by the State of California in Sections 50105, 50079.5, and 50093, respectively, of the California Health and Safety Code, and in Subchapter 2 of Chapter 6.5 of Division 1 of Title 25 of the California Code of Regulations, commencing with Section 6900. These income levels are:
 - a. Very Low Income. Up to and including fifty percent of the Santa Cruz County median income, adjusted for family size, as defined by the state law;
 - b. Lower Income. Fifty-one percent to eighty percent of Santa Cruz County median income, adjusted for family size, as defined by the state law;
 - c. Moderate Income. Eighty-one percent to one hundred twenty percent of Santa Cruz County median income, adjusted for family size, as defined by state law.
4. “Affordable housing cost” and “affordable rent” are defined in Sections 50052.5 and 50053, respectively, of the California Health and Safety Code, and in Subchapter 2 of Chapter 6.5 of Division 1 of Title 25 of the California Code of Regulations, commencing with Section 6900.

D. Relationship with State Density Bonus Law and Other State Laws.

1. All of the state laws and regulations referenced above, or their successors in defined terms when amended, shall be incorporated herein as though fully set forth. In the event of any inconsistency or discrepancy between the income and affordability levels set forth in this chapter and the levels set in state laws and regulations, the state provisions shall control.
2. The -AH overlay zone provides a density increase for affordable housing development that in most cases exceeds density bonuses permitted by state law (Government Code Section 65915).
3. A development may utilize the -AH overlay zone as an alternative to the use of state density bonus but may not utilize both the overlay and state density bonuses.

E. Permits and Approvals Required.

1. Affordable housing developments proposed under this chapter require the execution of a Development Agreement by the City and the developer. The Development Agreement shall be prepared in accordance with the provisions of California Government Code Section 65864 et seq.

2. Affordable housing developments proposed under this chapter require approval of a Design Permit. All requirements in Chapter 17.120 (Design Permits) apply, except that the Planning Commission recommends Design Permit approval or denial to the City Council. The City Council may take action on the Design Permit application concurrently with or subsequent to action on the Development Agreement.

F. Permitted Residential Density.

1. Affordable housing developments with up to 20 units per acre are permitted in the -AH overlay zone. The 20 units per acre limit is based on a calculation that includes all existing and new units on the property.
2. Density permitted by in the -AH overlay zone may not exceed what can be accommodated by the site while meeting applicable parking, unit size, and other development standards.
3. Affordable housing development in the coastal zone may require a Coastal Permit in accordance with Chapter 17.44 (Coastal Overlay Zone).

G. Income Restrictions.

1. A minimum of 50 percent of the units in an affordable housing development shall be income restricted affordable housing. All affordable units may be in a single category or part of a mixture of affordable unit types which include:
 - a. Moderate-income households;
 - b. Lower-income households;
 - c. Very low-income households; or
 - d. Extremely low-income households.
2. At minimum 50 percent of income-restricted affordable units (25 percent of the total project units) shall be affordable to low-, very low-, and extremely-low income households. A greater level of affordability will not allow a greater level of density.

H. Development Incentives.

1. **Purpose.**
 - a. In order to reduce costs associated with the development and construction of affordable housing, affordable housing developments within the -AH overlay zone shall be eligible for specified development incentives. These incentives allow for the relaxation of development standards normally applied to housing in Capitola and are established in order to facilitate and promote the development of affordable housing in the City.
 - b. Incentives shall be targeted to improve the project design or to yield the greatest number of affordable units and required level of affordability, so as to

permit the City to meet its regional fair share allotment of affordable housing and the goals of the Housing Element of the General Plan.

2. **Relaxed Development Standards.** The City shall allow the following relaxed development standards for projects that comply with the affordability required specified in Subsection G (Income Restrictions):
 - a. **Minimum Building Site Area and Lot Area per Unit.** There shall be no minimum building site area requirement for individual parcels or dwelling sites within the -AH overlay zone. The building site area shall be designated on a site plan as approved by the City through the Design Permit review process.
 - b. **Density Averaging.** Project density within the -AH overlay zone may be calculated by averaging the density on a project-wide basis so as to permit higher density levels in certain project portions in exchange for advantageous project design features as determined by the City through the Design Permit review process.
 - c. **Setbacks.**
 - (1) The minimum setbacks from property lines shall be determined by the City through the Design Permit process.
 - (2) Minimum setbacks from property lines adjacent to or across from a single-family residential zone shall be same as underlying zoning district.
 - d. **Building Coverage.** The City shall determine the maximum building coverage for the proposed project through the Design Permit process.
3. **Additional Development Incentives.**
 - a. As a further inducement to the development of affordable housing beyond the relaxed development standards described in Section 2 (Relaxed Development Standards) above, the City may choose to extend one or more additional development incentives depending on the quality, size, nature, and scope of the project being proposed.
 - b. Additional development incentives may be in the form of waivers or modifications of other standards which would otherwise inhibit density and achievement of affordable housing goals for the development site, including, but not limited to, the placement of public works improvements.

I. Design Standards.

1. **Purpose and Applicability.**
 - a. The following design standards are intended to ensure high-quality development within the -AH overlay zone that enhances the visual qualities of Capitola and respects adjacent homes and neighborhoods.

- b. Design standards shall apply to all projects receiving development incentives described in Section H (Development Incentives) or residential densities greater than allowed by the applicable base zone.
2. **Neighborhood Compatibility.**
 - a. Affordable housing developments shall be designed and developed in a manner compatible with and complementary to existing and potential development in the immediate vicinity of the project site.
 - b. Site planning on the perimeter shall provide for protection of the property from adverse surrounding influences and shall protect surrounding areas from potentially adverse influences from the property.
 - c. To the greatest extent possible, the design of the development shall promote privacy for residents and neighbors, security, and use of passive solar heating and cooling through proper placement of walls, windows, and landscaping.
 - d. Building design and materials shall blend with the neighborhood or existing structures on the site.
 3. **Building Height.** Maximum building height shall be the same as in the underlying base zoning district.
 4. **Common Open Space.**
 - a. Common open space shall comprise the greater of:
 - (1) 10 percent of the total area of the site; or
 - (2) 75 square feet for each dwelling unit.
 - b. Areas occupied by buildings, streets, driveways, parking spaces, utility units, mailboxes, and trash enclosures may not be counted in satisfying the open space requirement.
 - c. The following areas may be counted in satisfying the open space requirement:
 - (1) Landscaping and areas for passive and active recreation/open space with a minimum depth and width of 5 feet.
 - (2) Land occupied by recreational buildings and structures.
 5. **Streets.**
 - a. All public streets within or abutting the proposed development shall be improved to City specifications for the particular classification of street.
 - b. All private streets shall meet fire code and access standards.
 6. **Accessory Uses and Structures.** Accessory uses and structures shall be permitted as allowed by Chapter 17.52 (Accessory Structures and Uses) and as required through the Design Permit process.
 7. **Signs.** Signs shall be permitted as allowed by Chapter 17.80 (Signs) and as required through the Design Review process.

J. Assurance of Affordability.

1. Affordable housing units developed under this section shall remain available to persons and families of very low, low, and moderate income, at an affordable housing cost or affordable rental cost, at those income and affordability levels as defined in Section 17.40.020.C (Definitions), for 55 years or the natural life of the unit, whichever is greater, unless a longer period is required by a construction or mortgage financing program, mortgage insurance program, state law, or housing grant, loan or subsidy program.
2. The required period of affordability shall run concurrently with any period of affordability required by any other agency; provided, however, that the affordability period shall not be less than 55 years or the natural life of the unit, whichever is greater.
3. The project developer shall be required to enter into an appropriate agreement with the City to ensure affordability is maintained for the required period.

K. Pre-Application Consultation.

1. Prior to submitting an application for an affordable housing development within the -AH overlay zone, the applicant or prospective developer should request preliminary consultation meetings with the Community Development Department and other City staff as appropriate, to obtain information and guidance before incurring substantial expense in the preparation of plans, surveys and other data.
2. Preliminary consultations with City staff should address potential local, state, and federal affordable housing funding availability, and program requirements in guaranteeing project consistency with the objectives and requirements of the -AH overlay zone.

L. Additional Application Requirements. An application for an affordable housing development within the -AH overlay zone shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review) and shall also include the following materials and information:

1. Breakdown of affordable and market rate units including unit number, unit size, affordable designation of each unit (very low, low, or moderate), and rental rate or sale price.
2. The proposed means for assuring the continuing existence, maintenance and operation of the project as an affordable housing project.
3. Such other information as may be required by the Community Development Department to allow for a complete analysis and appraisal of the proposed project.

M. Findings. To approve or recommend approval of an affordable housing development, the review authority shall make all of the following findings, in addition to the findings required by Chapter 17.120 (Design Permits):

1. The incentives granted for density and deviation from development and design standards, are commensurate with the level of affordability. Specifically, the greater the extent of concessions and incentives, the greater the level of affordability, quality, size, nature, and scope of the project being proposed.
2. The design of the proposed project, even with the concessions for density and deviation from development and design standards, is appropriate for the scale and style of the site and surrounding neighborhood. Specifically, the development will provide an attractive visual transition and will not significantly impact the integrity of the surrounding neighborhoods.
3. The developer has agreed to enter into an agreement to maintain the affordability of the project specific to the requirements of the City and any funding sources with greater or longer affordability requirements.
4. If located within the coastal zone, the project is found to be in conformity with the Local Coastal Program, including, but not limited to, sensitive habitat, public viewshed, public recreational access and open space protections.

17.40.030 Vacation Rental (-VR) Overlay Zone

- A. Purpose.** The -VR overlay zone identifies locations within residential areas where the short term rental of dwelling units is permitted.
- B. Applicability.** Locations where the -VR overlay zone applies is shown on the Zoning Map.
- C. Land Use Regulations.** Permitted uses in the -VR overlay zone are the same as in the base zoning district, except that vacation rental uses are permitted with an Administrative Permit.
- D. Required Permit.** Each vacation rental unit is required to obtain a Vacation Rental Permit, as an Administrative Permit, in addition to registering each unit with the City as a business. This includes obtaining a business license, renewable annually, and transient occupancy tax registration.
- E. Development and Operations Standards.**
 1. Vacation rentals in Capitola are prohibited outside of the -VRU overlay zone.
 2. Transient occupation registration is required for each vacation rental unit. A business license and transient occupancy tax registration must be obtained from the City. The business license shall be renewed annually.
 3. Permit holders must submit monthly to the City a completed transient occupancy tax report and payment of all tax owing.
 4. One parking space is required per vacation rental unit. Parking may be on site or within the Beach and Village Parking Lot 1 or 2 with proof of permit, if eligible.

The on-site parking space must be maintained for exclusive use by guests during their stay.

5. The property owner must designate a person who has the authority to control the property and represent the owner. This responsible person must be available at all reasonable times to receive and act on complaints about the activities of the tenants.
6. A maximum of one sign per structure, not to exceed 12 ~~8.5~~ inches by 41-12 inches in size, is permitted to advertise the vacation rental.
7. Each unit must post the Vacation Rental Permit in a visible location within the unit. The Vacation Rental Permit will include a permit number, the development and operations standards of this section (17.40.030.E), and space to write the contact information for the responsible party.
8. If the unit is advertised on the internet, the first line of the posting must include the Vacation Rental Permit number for City reference.
9. No permit holder shall have a vested right to a renewed permit. If there is a history of the permit holder or tenants violating the permit's conditions, the permit may be revoked consistent with Section 17.156.110 (Permit Revocation). After a permit is revoked, the permit holder may reapply for a new permit one year after the revocation. The Community Development Director may deny an application based on previous code enforcement issues. A decision by the Community Development Director is appealable to the Planning Commission.
10. All vacation rental units shall have smoke detectors and carbon monoxide detectors.

17.40.040 Village Residential (-VR) Overlay Zone

- A. Purpose.** The purpose of the -VR overlay zone is to limit certain areas within the Village to exclusive residential use, including vacation rentals.
- B. Land Use Regulations.**
 1. **Residential Uses Only.** Within the -VR overlay zone, only residential land uses (including vacation rentals) are permitted. Non-residential land uses, including but not limited to restaurants, retail, offices, and personal services, are not permitted in the -VR overlay zone.
 2. **Existing Hotels and Motels.** Alterations and modifications to existing hotels and motels shall occur in a manner consistent with Chapter 17.92 (Nonconforming Lots, Uses and Structures).
- C. Development Standards.** Development standards in the -VR overlay zone are the same as the Mixed Use Village (MU-V) zoning district.

Chapter 17.44 – COASTAL OVERLAY ZONE

Sections:

- 17.44.010 Purpose
- 17.44.020 Local Coastal Program Components
- 17.44.030 Definitions
- 17.44.040 Relationship to Base Zoning Districts
- 17.44.050 Allowed Land Uses
- 17.44.060 Development Standards
- 17.44.070 Coastal Permit Requirements
- 17.44.080 Coastal Permit Exemptions
- 17.44.090 De Minimus Waiver of Coastal Permit
- 17.44.100 Challenges to City Determinations
- 17.44.110 Application Submittal
- 17.44.120 Public Notice and Hearing
- 17.44.130 Findings for Approval
- 17.44.140 Notice of Final Action
- 17.44.150 Appeals
- 17.44.160 Permit Issuance
- 17.44.170 Emergency Permits
- 17.44.180 Coastal Permit Amendments

17.44.010 Purpose

This chapter establishes requirements for the Coastal (-CZ) overlay zone which applies to all areas within the City of Capitola coastal zone. The -CZ overlay zone implements the City's Local Coastal Program (LCP) in a manner consistent with the requirements of the California Coastal Act and all associated State regulations. This chapter contains requirements for Coastal Permits to ensure that development projects in the -CZ overlay zone are consistent with the City's Land Use Plan and Local Coastal Implementation Program (LCIP), which together constitute the City's Local Coastal Program (LCP).

17.44.020 Local Coastal Program Components

The City of Capitola LCP consists of the Land Use Plan (LUP) and Implementation Plan (IP) as described below.

- A. Land Use Plan.** The Land Use Plan (LUP), consists of the policy text and the adopted land use, resource, constraint, and shoreline access maps, graphics, and charts. The City's certified LUP (June 1981) is divided into six components as follows:
1. Locating and Planning New or Intensified Development and Public Works Facilities Component.
 2. Public Access Component.

3. Visual Resources and Special Communities Component.
4. Recreation and Visitor-Serving Facilities Component.
5. Natural Systems Component.
6. Natural Hazards Component.

B. Implementation Plan. The Implementation Plan (IP) (certified January 1990), consists of the following implementing ordinances of the City’s Municipal Code:

1. Zoning Code (Title 17) chapters as identified in Section 17.04.040 (Relationship to the Local Coastal Program).
2. Chapter 10.36 (Stopping, Standing, and Parking)
3. Chapter 12.12 (Community Tree and Forest Management)
4. Chapter 12.44 (Limiting Boats on Capitola Beaches During Evening Hours)
5. Chapter 15.28 (Excavation and Grading)
6. Chapter 16.68 (Condominium and Community Apartment Conversions)

17.44.030 Definitions

Specialized terms as used in this chapter are defined as follows.

- A. Aggrieved Person.** Any person who, in person or through a representative, appeared at a City public hearing in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing informed the City of the nature of their concerns, or who for good cause was unable to do either. “Aggrieved Person” includes the applicant for a Coastal Permit.
- B. Coastal Bluff.** A high bank or bold headland with a broad, precipitous, sometimes rounded cliff face overlooking coastal water. A bluff may consist of a steep cliff face below and a more sloping upper bluff above.
- C. Coastal Emergency.** A sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.
- D. Coastal Resources.** Coastal resources include, but are not limited to, public access and public access facilities and opportunities, recreation areas and recreational facilities and opportunities (including for recreational water-oriented activities), public views, natural landforms, marine resources, watercourses (e.g., rivers, streams, creeks, etc.) and their related corridors, waterbodies (e.g., wetlands, estuaries, lakes, etc.) and their related uplands, ground water resources, biological resources, environmentally sensitive habitat areas, agricultural lands, and archaeological or paleontological resources.
- E. Development.** Any of the following, whether on land or in or under water:
 1. The placement or erection of any solid material or structure;
 2. Discharge or disposal of any dredged material or of any gaseous, liquid, solid or

- thermal waste;
3. Grading, removing, dredging, mining or extraction of any materials;
 4. Change in the density or intensity of use of land, including, but not limited to, subdivisions, and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use;
 5. Change in the intensity of use of water, or access thereto;
 6. Construction, reconstruction, demolition or alteration in the size of any structure, including any facility of any private, public or municipal utility;
 7. The removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973.
- F. Environmentally Sensitive Area.** Environmentally sensitive areas include, but are not limited to, wetlands, riparian corridors, Monarch butterfly habitats, and upland areas supporting significant populations of state or federally listed rare, threatened or endangered species.
- G. Feasible.** That which is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.
- H. Local Coastal Program (LCP).** The City's Land Use Plan and Implementation Plan certified by the Coastal Commission as meeting the requirements of the California Coastal Act of 1976.
- I. Energy Facility.** Any public or private processing, producing, generating, storing, transmitting or receiving facility for electricity, natural gas, petroleum, coal, or other source of energy. A "major energy facility" means any of the previously listed facilities that costs more than \$100,000 with an automatic annual increase in accordance with the Engineering News Record Construction Cost Index except for those governed by the provisions of Public Resources Code Section 30610, 30610.5, 30611, or 30624.
- J. Public Works Facility.**
1. Any of the following:
 - a. All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.
 - b. All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.

- c. All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.
 - d. All community college facilities.
2. A “major public works facility” means any of the above listed facilities that costs more than \$100,000 with an automatic annual increase in accordance with the Engineering News Record Construction Cost Index except for those governed by the provisions of Public Resources Code Section 30610, 30610.5, 30611, or 30624. Notwithstanding the above criteria, a "major public works facility" also means publicly financed recreational facilities that serve, affect, or otherwise impact regional or statewide use of the coast by increasing or decreasing public recreational opportunities or facilities.
- K. Sea.** The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to tidal action through any connection with the Pacific Ocean, excluding nonestuarine rivers, streams, tributaries, creeks and flood control and drainage channels.
- L. Shoreline Protective Device.** “Shoreline protective device” means any device, such as a seawall, revetment, riprap, bulkhead, deep pier/caisson, bluff retention device, etc., built for the purpose of serving a coastal-dependent use, or protecting an existing structure or public beach in danger from erosion.
- M. Stream.** Streams in the coastal zone, perennial or intermittent, which are mapped by the United States Geological Survey (USGS) in the National Hydrographic Dataset).
- N. Structure.** Any improvement permanently attached to the ground, including, but not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line and electrical power transmission and distribution line.
- O. Wetland.** "Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

17.44.040 Relationship to Base Zoning Districts

The -CZ overlay zone applies to property in conjunction with the base zoning districts. In case of a conflict between regulations, the regulations in this chapter shall take precedence over those of the base zoning district.

17.44.050 Allowed Land Uses

Allowed land uses in the -CZ overlay zone are the same as in the underlying base zoning district. Permits required for these uses (e.g., Conditional Use Permit, Administrative Permit) are the same as in the underlying base zoning district, and are required in addition to any required Coastal Permit.

17.44.060 Development Standards

General. Development standards (e.g., structure height, setbacks) that apply to property in the -CZ overlay zone are the same as in the underlying base zoning district.

17.44.070 Coastal Permit Requirements

A. Permit Required. All activities that constitute development, as defined in 17.44.020, within the -CZ overlay zone requires a Coastal Permit except as specified in Section 17.44.080 (Coastal Permit Exemptions).

B. Review Authority.

1. The Planning Commission shall take action on all Coastal Permit applications that require other discretionary approval by the City.
2. The Community Development Director shall take action on all Coastal Permit applications for projects that require no other discretionary approval by the Planning Commission or City Council.
3. The City Council may take action on Coastal Permit applications for public works projects that require no other discretionary permit approvals from the City other than funding approval.
4. Development authorized by a Coastal Commission-issued Coastal Permit remains under the jurisdiction of the Coastal Commission for the purposes of condition compliance, amendment and revocation. Any additional development proposed on a parcel with a Coastal Commission-issued Coastal Permit shall be reviewed by the City pursuant to an application for a new Coastal Permit, provided that the Coastal Commission determines that the development is not contrary to any terms or conditions of the Commission-issued permit.

C. Additional Permits. The review of a Coastal Permit application shall be processed concurrently with any other discretionary permit applications required by the City. The City may not grant any discretionary approval for a proposed project that conflicts with this chapter. Discretionary approvals become effective only after a Coastal Permit is approved as required by this chapter.

D. Legal Development and Permitting Processes. Development that legally occurred prior to the effective date of the Coastal Act of 1976 is considered lawfully established development. Improvements, repair, modification, or additions subject to such existing development requires a Coastal Permit in accordance with the provisions of this chapter. The Coastal Permit may be approved if the proposed development is consistent with the policies and standards of the City's LCP.

E. Illegal Development and Permitting Processes. Development that occurred after the effective date of the Coastal Act of 1976 and that did not receive a Coastal Permit or was not otherwise authorized under the Coastal Act, is not lawfully established or authorized development. No improvements, repair, modification, or additions to such existing

development may be approved unless a Coastal Permit is approved that authorizes the existing development, and any violations are abated. The Coastal Permit shall only be approved if the existing and proposed development is consistent with the policies and standards of the City's LCP.

17.44.080 Coastal Permit Exemptions

The following projects are exempt from the requirement to obtain a Coastal Permit.

A. Existing Single-Family Residences. In accordance with PRC Section 30610(a) and 14 CCR Section 13250, improvements to an existing single-family residence, including fixtures and structures directly attached to a residence, landscaping, and structures normally associated with a single-family residence, such as garages, swimming pools, fences and storage sheds, but not including guest houses or self-contained residential units. This exemption also applies to replacement of a mobile home with one which is not more than ten percent larger in floor area, nor equipping a mobile home with removable fixtures such as a porch, the total area of which does not exceed ten percent of the square-footage of the mobile home itself. This exemption does not include:

1. Improvements to a single-family residence if the residence and/or improvement is located on a beach, in a wetland, seaward of the mean high-tide line, within an environmentally sensitive habitat area, in an area designated highly scenic in the LCP, or within 50 feet of the edge of a coastal bluff.
2. Any significant alteration of land forms including removal or placement of vegetation on a beach, wetland, or sand dune, within 50 feet of the edge of a coastal bluff, or within an environmentally sensitive habitat area.
3. The expansion or construction of water wells or septic systems.
4. On property not included in Subparagraph A.1 above that is located between the sea and the first public road paralleling the sea, or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance when one of the following circumstances apply:
 - a. Improvement that would result in an increase of 10 percent or more of internal floor area of an existing structure; or
 - b. An additional improvement of 10 percent or less where an improvement to the structure has previously been undertaken pursuant to this section; or
 - c. An increase in height by more than ten percent of an existing structure and/or any significant non-attached structure such as garages, shoreline protective works or docks.
5. In areas having a critically short water supply as declared by resolution of the Coastal Commission, construction of major water-using development not essential to residential use such as swimming pools, or construction or extension of landscape irrigation systems.

Any improvement to a single-family residence where the Coastal Permit issued for the original structure by the Coastal Commission or City indicated that any future improvements would require a Coastal Permit.

B. Other Existing Structures. In accordance with PRC Section 30610(b) and 14 CCR Section 13253, improvements to an existing structure, other than a single-family residence or public works facility, including landscaping, and fixtures and other structures directly attached to the structure. This exemption does not include:

1. Improvements to a structure if the structure and/or improvement is located on a beach; in a wetland, or stream; seaward of the mean high-tide line; in an area designated highly scenic in the LCP; or within 50 feet of the edge of a coastal bluff.
2. Any significant alteration of land forms including removal or placement of vegetation, on a beach or sand dune; in a wetland or stream; within 100 feet of the edge of a coastal bluff, in a highly scenic area, or in an environmentally sensitive habitat area.
3. The expansion or construction of water wells or septic systems.
4. On property not included in subparagraph B.1 above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance when one of the following circumstances apply:
 - a. Improvement that would result in an increase of 10 percent or more of internal floor area of an existing structure;
 - b. An additional improvement of 10 percent or less where an improvement to the structure has previously been undertaken pursuant to this section;
 - c. An increase in height by more than 10 percent of an existing structure or any significant non-attached structure such as garages, shoreline protective works or docks.
5. In areas having a critically short water supply as declared by resolution of the Coastal Commission construction of major water-using development such as swimming pools, or construction or extension of landscape irrigation systems.
6. Any improvement to a structure where the Coastal Permit issued for the original structure by the Coastal Commission or City indicated that any future improvements would require a Coastal Permit.
7. Any improvement to a structure which changes the intensity of use of the structure.
8. Any improvement made pursuant to a conversion of an existing structure from a multiple unit rental use or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold including, but not limited to, a condominium conversion, stock cooperative conversion or motel/hotel timesharing conversion.

C. Maintenance Dredging of Navigation Channels. In accordance with PRC Section

30610(c), maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.

1. Any method of routine maintenance dredging that involves:
 - a. The dredging of 100,000 cubic yards or more within a twelve month period;
 - b. The placement of dredged spoils of any quantity within an environmentally sensitive habitat area, on any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams; or
 - c. The removal, sale, or disposal of dredged spoils of any quantity that would be suitable for beach nourishment in an area the commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use.

D. Public Roads. Repair and maintenance of existing public roads, including resurfacing and other comparable development necessary to maintain the existing public road facility as it was constructed, provided that:

1. There is no excavation or disposal of fill outside the existing roadway prism; and
2. There is no addition to and no enlargement or expansion of the existing public road.

E. Public Parks. Routine maintenance of existing public parks, including repair or modification of existing public facilities and landscaping where the level or type of public use or the size of structures will not be altered.

F. Public Utilities. Repair, maintenance, replacement, and minor alterations of existing public water, sewer, natural gas, electrical, telephone, television, and flood control infrastructure. **Repair or Maintenance Activities.** In accordance with PRC Section 30610(d) and 14 CCR §13252, repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities. This exemption does not include:

1. Any method of repair or maintenance of a seawall revetment, bluff retaining wall, breakwater, groin, culvert, outfall, or similar shoreline work that involves:
 - a. Repair or maintenance involving substantial alteration of the foundation of the protective work including pilings and other surface or subsurface structures;
 - b. The placement, whether temporary or permanent, of rip-rap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or in coastal waters, streams, wetlands, estuaries and lakes or on a shoreline protective work except for agricultural dikes within enclosed bays or estuaries;
 - c. The replacement of twenty percent or more of the materials of an existing structure with materials of a different kind; or
 - d. The presence, whether temporary or permanent, of mechanized construction

equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within twenty feet of coastal waters or streams.

2. Any repair or maintenance to facilities or structures or work located in an environmentally sensitive habitat area, any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams that include:
 - a. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials.
 - b. The presence, whether temporary or permanent, of mechanized equipment or construction materials.
3. Unless destroyed by natural disaster, the replacement of 50 percent or more of a single family residence, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure that is not repair and maintenance under Coastal Act Section 30610(d) but instead constitutes a replacement structure requiring a Coastal Permit.

G. Replacement of Destroyed Structures. The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure. As used in this section, “disaster” means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner; “bulk” means total interior cubic volume as measured from the exterior surface of the structure.

H. Conversion of Existing Multi-Unit Residential Structures. The conversion of any existing multi-unit residential structure to a time-share project, estate, or use, as defined in Section 11212 of the Business and Professions Code. If any improvement to an existing structure is otherwise exempt from the permit requirements of this chapter, no Coastal Permit is required for that improvement on the basis that it is to be made in connection with any conversion exempt pursuant to this subdivision. The division of a multi-unit residential structure into condominiums, as defined in Section 783 of the Civil Code, is be considered a time-share project, estate, or use for purposes of this paragraph.

I. Temporary Events. Temporary events as defined in this section and which meet all of the following criteria:

1. The event will not occur between the Saturday of Memorial Day weekend through Labor Day, or if proposed in this period will be of less than two days in duration including setup and take-down; and
2. The event will not occupy any portion of a publicly or privately owned sandy beach or park area, public pier, public beach parking area and there is no potential for adverse effect on sensitive coastal resources; and

3. A fee will not be charged for general public admission and/or seating where no fee is currently charged for use of the same area (not including booth or entry fees); or if a fee is charged, it is for preferred seating only and more than 75 percent of the provided seating capacity is available free of charge for general public use; and
 4. The proposed event has been reviewed in advance by the City and it has been determined that it meets the following criteria:
 - a. The event will result in no adverse impact on opportunities for public use of or access to the area due to the proposed location and or timing of the event either individually or together with other development or temporary events scheduled before or after the particular event;
 - b. There will be no direct or indirect impacts from the event and its associated activities or access requirements on environmentally sensitive habitat areas, rare or endangered species, significant scenic resources, or other coastal resources;
 - c. The event has not previously required a Coastal Permit to address and monitor associated impacts to coastal resources.
- J. Emergency Work.** Immediate emergency work necessary to protect life or property, or immediate emergency repairs to public service facilities necessary to maintain service as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code.

17.44.090 De Minimis Waiver of Coastal Permit

The Director may waive the requirement for a Coastal Permit through a De Minimis Coastal Permit Waiver in compliance with this Section upon a written determination that the development meets all of the criteria and procedural requirements set forth in subsections A through G below:

- A. No Adverse Coastal Resource Impacts.** The development has no potential for adverse effects, either individually or cumulatively, on coastal resources.
- B. LCP Consistency.** The development is consistent with the certified Capitola Local Coastal Program.
- C. Not Appealable to Coastal Commission.** The development is not of a type or in a location where an action on the development would be appealable to the Coastal Commission.
- D. Notice.** Public notice of the proposed De Minimis Waiver of Coastal Permit and opportunities for public comment shall be provided as required by Section 17.120 (Public Notice and Hearing), including provision of notice to the Coastal Commission.
- E. Executive Director Determination.** The Director shall provide a notice of determination to issue a De Minimis Waiver to the Executive Director of the Coastal Commission no later than 10 days prior to the required public hearing. If the Executive

Director notifies the Director that a waiver should not be issued, the applicant shall be required to obtain a Coastal Permit if the applicant wishes to proceed with the development.

- F. Review and Concurrence.** The Director's determination to issue a De Minimis Waiver shall be subject to review and concurrence by the Community Development Director, Planning Commission or City Council, as applicable. The Director shall not issue a De Minimis Waiver until the public comment period, including at a minimum through and including the required public hearing, has expired. No De Minimis Waiver may be issued unless it has been reported to decision makers at a regularly scheduled meeting where the public shall have the opportunity to testify and otherwise participate in a hearing on the De Minimis Waiver. If two or more decision makers so request at this hearing, the De Minimis Waiver shall not be issued and, instead, an application for a Coastal Permit shall be required and processed in accordance with the provisions of this chapter. Otherwise, the Waiver shall be deemed approved, effective, and issued the day of the public hearing. In addition to the noticing requirements above, within seven calendar days of effective date of a De Minimis Waiver of Coastal Permit, the Director shall notify the Coastal Commission and any persons who specifically requested notice of such action via first class mail, a Notice of Final Action describing the issuance and effectiveness of the De Minimis Waiver.
- G. Waiver Expiration.** A De Minimus Waiver shall expire and be of no further force and effect if the authorized development is not completed within two years of the effective date of the waiver. In this event, a Coastal Permit shall be required for the development.

17.44.100 Challenges to City Determinations

A. General.

1. The determination of whether a development is nonappealable or appealable for purposes of notice, hearing, and appeals procedures shall be made by the Community Development Director at the time the Coastal Permit application is submitted or as soon thereafter as possible, and in all cases prior to the application being deemed complete for processing.
2. This determination shall be made with reference to the certified Local Coastal Program, including any maps, land use designations and zoning ordinances which are adopted as part of the Local Coastal Program.

- B. Procedure.** Where an applicant, interested person, or the Community Development Director has a question as to the appropriate designation for the development, the following procedures shall establish whether a development is nonappealable or appealable:

1. The Community Development Director shall make its determination as to what type of development is being proposed and shall inform the applicant of the notice and hearing requirements for that particular development (i.e., appealable or

nonappealable).

2. If the determination of the local government is challenged by the applicant or an interested person, or if the Community Development Director wishes to have a Commission determination as to the appropriate designation, the Community Development Director shall notify the Commission by telephone of the dispute/question and shall request an Executive Director's opinion;
3. The Executive Director shall, within two working days of the request (or upon completion of a site inspection where such inspection is warranted), transmit his or her determination as to whether the development is nonappealable or appealable;
4. Where, after the Executive Director's investigation, the Executive Director's determination is not in accordance with the Community Development Director's determination, the Commission shall hold a hearing for purposes of determining the appropriate designation for the area. The Commission shall schedule the hearing on the determination for the next Commission meeting following the Community Development Department request.

17.44.110 Application Submittal

- A. Coastal permit applications shall be filed and reviewed in compliance with Chapter 17.90 (Permit Application and Review). The application shall include the information and materials required by the Community Development Department, together with all required application fees. It is the responsibility of the applicant to provide evidence in support of the findings required by Section 17.44.130 (Findings for Approval).
- B. Application for a Coastal Permit shall be made concurrently with application for any other permits or approvals required by the Zoning Code.
- C. At time of submittal of Coastal Permit application, the City shall make a determination of whether the development is appealable or non-appealable in accordance with Section 17.44.080.

17.44.120 Public Notice and Hearing

- A. **Planning Commission Review.** The Planning Commission shall review and act on a Coastal Permit application at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings). However, processing at levels other than the Planning Commission shall apply in the following cases:
 1. **City Council Review.** The proposed development does not require any other discretionary permit approvals to be reviewed and acted upon by the Planning Commission, in which case the Coastal Permit application will be reviewed and acted on by the City Council; or
 2. **Minor Development.** The City may waive the public hearing requirement for appealable development that qualifies as "minor development". Such development

shall require no other discretionary approval by the City. A public hearing may be waived if the project has no potential for adverse effects on coastal resources or public access to the shoreline, is consistent with the certified LCP, and if the following apply:

- a. Notice that a public hearing would be held upon request is sent to all persons who would otherwise be required to be notified of a public hearing and any other persons who have shown interest;
- b. No request for a public hearing is received within fifteen working days from the date notice was mailed out; and
- c. The notice discloses that the failure to request a public hearing triggers the loss of appeal power on the matter being considered for administrative approval.

17.44.130 Findings for Approval

To approve a Coastal Permit, the review authority shall make all of the following findings:

- A.** The project is consistent with the General Plan, the LUP, and the Local Coastal Implementation Program.
- B.** The project maintains public views between the sea and the first public roadway parallel to the sea.
- C.** The project protects vegetation, natural habitats and natural resources consistent with LCP.
- D.** The design, location, size, and operating characteristics of the proposed development is consistent with any applicable design plans and/or area plans incorporated into the LCP.
- E.** The project maintains public access to the coast along any coastline as set forth in the LCP.
- F.** The project supports the LCP goal of providing visitor-serving needs as appropriate.
- G.** The project is consistent with the LCP goal of encouraging appropriate coastal development uses.
- H.** The proposed development protects and where feasible enhances coastal resources.

17.44.140 Notice of Final Action

The City's action on a Coastal Permit shall become final when all local rights of appeal have been exhausted per Section 17.44.130. Within seven calendar days of a final decision on a Coastal Permit application, the City shall provide notice of its action by first class mail to the applicant, the Coastal Commission, and any other persons who have requested such notice by submitting a self-addressed, stamped envelope to the City. The notice shall contain the City's approved staff report, plans, adopted findings, conditions of approval, indication of whether the project is appealable to the Coastal Commission and the reasons for why it is or is not, and procedures for appeal to the Commission. The City's decision on a Coastal Permit application shall be deemed final when all local rights of appeal have been exhausted as defined in Section 17.44.150 (Appeals).

17.44.150 Appeals

- A. Local Appeals.** Community Development Director decisions on Coastal Permits may be appealed to the Planning Commission and Planning Commission decisions may be appealed to the City Council as described in Chapter 17.152 (Appeals and Calls for Review).
- B. Appeals to the Coastal Commission.**
1. In accordance with PRC Section 30603, any approval decision by the City on a Coastal Permit in the geographic areas defined in subsection 3(a-c), below, or any approval or denial decision by the City on a Coastal Permit for a major public works project (including a publicly financed recreational facility and/or a special district development) or a major energy facility located anywhere in the coastal zone, may be appealed to the Coastal Commission.
 2. Appeals to the Coastal Commission may be filed by the project applicant, any aggrieved person, or any two members of the Coastal Commission.
 3. The following types of projects may be appealed to the Coastal Commission.
 - a. Projects located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
 - b. Projects located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.
 - c. Projects in a sensitive coastal resource area as defined in the LCP.
 - d. Any development which constitutes a major public works project or a major energy facility.
 4. Appeals must be submitted to the Coastal Commission within 10 working days of Coastal Commission receipt of a complete notice of final action.

5. City decisions may be appealed to the Coastal Commission only after an appellant has exhausted all local appeals, except that exhaustion of all local appeals is not required if any of the following occur:
 - a. The City requires an appellant to appeal to more local appellate bodies than have been certified as appellate bodies for Coastal Permits in the coastal zone.
 - b. An appellant was denied the right of the initial local appeal by a City ordinance which restricts the class of persons who may appeal a local decision.
 - c. An appellant was denied the right of local appeal because City notice and hearing procedures for the development did not comply with the provisions of this title.
 - d. The City required an appeal fee for the filing or processing of the appeal.
6. Grounds for appeal of an approved Coastal Permit are limited to the following:
 - a. The development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth by the Local Coastal Plan;
 - b. An appeal of a denial of a permit for a major public works shall be limited to an allegation that the development conforms to the standards set forth in the certified local coastal program and the public access policies set forth in the Local Coastal Plan.

17.44.160 Permit Issuance

A. Effective Date of a Coastal Permit.

1. In areas outside the Coastal Commission appeal area, Coastal Permits shall become effective seven working days after the City's final decision.
2. In areas within the Coastal Commission appeal area, Coastal Permits shall become effective after ten working days if no appeal has been filed. The ten-day appeal period shall start the day after the Coastal Commission receives adequate notice of the final local action.

B. Expiration of Permits. A Coastal Permit not exercised within two years shall expire and become void, except where an extension of time is approved as allowed by Section 17.156.080.C (Extension of Time).

C. Revocation of Permits. Coastal permits may be revoked as provided for in Section 17.156.110 (Permit Revocation)

D. Resubmittals. For a period of twelve months following the denial or revocation of a Coastal Permit, the City shall not accept an application for the same or substantially similar permit for the same site, unless the denial or revocation was made without prejudice, and so stated in the record.

17.44.170 Emergency Permits

- A. Purpose.** Emergency Coastal Permits may be granted at the discretion of the Community Development Director or a local official designated by the City Council for projects normally requiring Coastal Permit approval. To be eligible for an emergency permit, a project must be undertaken as an emergency measure to prevent loss or damage to life, health or property, or to restore, repair, or maintain public works, utilities and services during and immediately following a natural disaster or serious accident.
- B. Application.** Application for an emergency permit shall be made to the City by letter if time allows, and by telephone or in person if time does not allow. The applicant shall submit the appropriate fees at the time of application for an emergency permit.
- C. Required Information.** The information to be reported during the emergency, if it is possible to do so, or to be fully reported after the emergency, shall include all of the following:
1. The nature of the emergency.
 2. The cause of the emergency, insofar as this can be established.
 3. The location of the emergency.
 4. The remedial, protective or preventive work required to deal with the emergency.
 5. The circumstances during the emergency that appeared to justify the course of action taken, including the probable consequences of failing to take action.
- D. Verification of Facts.** The Community Development Director or other designated local official shall verify the facts, including the existence and nature of the emergency, as time allows.
- E. Public Notice.** If time allows, the Community Development Director shall provide public notice of the proposed emergency action, with the extent and type of notice determined on the basis of the nature of the emergency itself.
- F. Criteria for Granting Permit.** The Community Development Director may grant an emergency permit upon making all of the following findings:
1. An emergency exists and requires action more quickly than permitted by the procedures for ordinary permits.
 2. The development can and will be completed within thirty days unless otherwise specified by the terms of the permit.
 3. Public comment on the proposed emergency action has been reviewed if time allows.
 4. The work proposed would be consistent with the requirements of the certified LCP.
- G. Conditions.** The Community Development Director may attach reasonable terms and conditions to the granting of an emergency permit, including an expiration date and the necessity for a regular permit application by a specified date.

H. Limitations.

1. The emergency work authorized under approval of an emergency permit shall be limited to activities necessary to protect the endangered structure or essential public structure.
2. The emergency approval shall be voided if the approved activity is not exercised within 15 days of issuance of the emergency permit.
3. The approval shall expire 60 days after issuance. Any work completed outside of these time periods requires a regular Coastal Permit approval unless an extension is granted by the City.

I. Application for Regular Coastal Permit. Upon the issuance of an emergency permit, the applicant shall submit a completed Coastal Permit application and any required technical reports within a time specified by the Community Development Director, not to exceed 30 days.

J. Reporting of Emergency Permits. The Community Development Director shall report emergency permits to the Coastal Commission and to the City Council and Planning Commission.

17.44.180 Coastal Permit Amendments

- A. New Application.** An applicant may request an amendment a Coastal Permit by filing a new application pursuant to the requirements of this chapter.
- B. Consistency Required.** Any amendment approved for development in the coastal zone shall be found consistent with all applicable local coastal program requirements and this chapter with regards to requirements of jurisdiction, hearings, notices and findings for approval.

This page is intentionally blank

PART 3

Citywide Standards

Chapter 17.48 - Height, Setbacks, and Floor Area.....	48-1
17.48.010 Purpose	
17.48.020 Height Measurement and Exceptions	
17.48.030 Setback Measurement and Exceptions	
17.48.040 Floor Area and Floor Area Ratio	
Chapter 17.52 - Accessory Structures and Uses.....	52-1
17.52.010 Purpose and Applicability	
17.52.020 Accessory Structures	
17.52.030 Accessory Uses	
Chapter 17.56 - Archaeological and Paleological Resources.....	56-1
17.56.010 Purpose and Intent	
17.56.020 Archaeological Survey Report	
17.56.030 Environmental Assessment Requirement	
17.56.040 Development Standards	
Chapter 17.60 - Fences and Walls.....	60-1
17.60.010 Permit Requirements	
17.60.020 Measurement of Fence and Wall Height	
17.60.030 Height Limits	
17.60.040 Fences Adjacent to Soquel Creek Pathway and Grand Avenue Walkway	
17.60.050 Materials	
17.60.060 Parking Lot Screening	
17.60.070 Private Agreements	
Chapter 17.64 - Environmentally Sensitive Habitat Areas.....	64-1
17.64.010 Purpose	
17.64.020 Applicability	
17.64.030 General Standards	
17.64.040 Soquel Creek and Lagoon	
17.64.050 Rispin - Soquel Creek and Escalona Gulch Monarch Butterfly Habitat Areas	

Chapter 17.68 - Geological Hazards.....	68-1
17.68.010 Purpose and Applicability	
17.68.020 Geologic/Engineering Report	
17.68.030 Shoreline Protection Measures	
17.68.040 Development in Bluff and Cliff Areas	
Chapter 17.72 - Landscaping.....	72-1
17.72.010 Purpose	
17.72.020 Applicability	
17.72.030 Water Efficient Landscape Design and Installation Ordinance	
17.72.040 Landscape Plans	
17.72.050 Required Landscape Areas	
17.72.060 Landscape Standards	
17.72.070 Landscape Maintenance	
Chapter 17.74 - Accessory Dwelling Units.....	74-1
17.74.010 Purpose	
17.74.020 Definitions	
17.74.030 Required Permits	
17.74.040 Permitted Location	
17.74.050 Standards for All Accessory Dwelling Units	
17.74.060 Standards for Attached and Detached Accessory Dwelling Units	
17.74.070 Findings	
17.74.080 Deed Restrictions	
17.74.090 Incentives	
Chapter 17.76 - Parking and Loading.....	76-1
17.76.010 Purpose	
17.76.020 Applicability	
17.76.030 Required Parking Spaces	
17.76.040 General Requirements	
17.76.050 On-site Parking Alternatives	
17.76.060 Parking Design and Development Standards	
17.76.070 Parking Lot Landscaping	
17.76.080 Bicycle Parking	
17.76.090 Visitor-Serving Parking	
17.76.100 On-Site Loading	
Chapter 17.80 -Signs.....	80-1
17.80.010 Purpose and Applicability	
17.80.020 Definitions	
17.80.030 Permit Requirements	
17.80.040 Rules of Measurement	

- 17.80.050 Signs Allowed Without Permits
- 17.80.060 Prohibited Signs
- 17.80.070 General Sign Standards
- 17.80.080 Standards for Specific Types of Signs
- 17.80.090 Design Standards
- 17.80.100 Residential Signs
- 17.80.110 Temporary Signs
- 17.80.120 Adjustment to Sign Standards
- 17.80.130 Master Sign Program
- 17.80.140 Nonconforming Signs
- 17.80.150 Violations and Enforcement

Chapter 17.84 - Historic Preservation.....84-1

- 17.84.010 Purpose
- 17.84.020 Types of Historic Resources
- 17.84.030 Architectural Historian
- 17.84.040 Adding or Removing Designated Historic Resource Status
- 17.84.050 Maintenance of Potential Historic Resource List
- 17.84.060 Criteria for Designating Historic Resources
- 17.84.070 Historic Alteration Permit
- 17.84.080 Demolition of Historic Resources
- 17.84.090 Historic Preservation Incentives

Chapter 17.88 - Incentives for Community Benefits..... 88-1

- 17.88.010 Purpose
- 17.88.020 Incentives Restricted to Added Benefits
- 17.88.030 Eligibility
- 17.88.040 Allowable Benefits
- 17.88.050 Available Incentives
- 17.88.060 Relationship to State Density Bonus Law
- 17.88.070 Application Submittal and Review
- 17.88.080 Findings
- 17.88.090 Post-Decision Procedures

Chapter 17.92 - Nonconforming Parcels, Uses, and Structures..... 92-1

- 17.92.010 Purpose
- 17.92.020 Applicability
- 17.92.030 General
- 17.92.040 Nonconforming Parcels
- 17.92.050 Nonconforming Use of Land
- 17.92.060 Nonconforming Use of Structures
- 17.92.070 Nonconforming Multi-Family Uses in the R-1 Zoning District
- 17.92.080 Nonconforming Structures

17.92.090 Findings

Chapter 17.96 - Supplemental Standards..... 96-1

17.96.010 Purpose
 17.96.020 Animal Keeping
 17.96.030 Emergency Shelters
 17.96.040 Home Occupations
 17.96.050 Intersection Sight Distance
 17.96.060 Large Commercial Land Uses
 17.96.070 Large Home Day Care
 17.96.080 Large Residential Care Facilities
 17.96.090 Offshore Oil Development Support Facilities
 17.96.100 Permanent Outdoor Displays
 17.96.110 Outdoor Lighting
 17.96.120 Placement of Underground Utilities
 17.96.130 Recycling Collection Facilities
 17.96.140 Self-Storage Facilities
 17.96.150 Solar Energy Systems
 17.96.160 Soquel Creek Pathway
 17.96.170 Temporary Sidewalk Dining
 17.96.180 Temporary Uses and Structures

Chapter 17.100 - Mobile Home Park Conversions.....100-1

17.100.010 Purpose and Intent
 17.100.020 Applicability
 17.100.030 Definitions
 17.100.040 Relocation Impact Report
 17.100.050 Notice to Prospective Occupants of Pending Change in Park Status
 17.100.060 Exemptions from Relocation Assistance Obligations
 17.100.070 Application for Change of Use – Public Hearing – Findings
 17.100.080 Measures to Prevent Avoidance of Relocation Assistance Obligations
 17.100.090 Compliance with Relocation Assistance
 17.100.100 Modification and Revocation of Approved Closure or Conversion
 17.100.110 Expiration and Extension of Approval
 17.100.120 Preemption
 17.100.130 Severability

Chapter 17.104 - Wireless Communication Facilities.....104-1

17.104.010 Purpose and Intent
 17.104.020 Definitions
 17.104.030 Applicability and Exemptions
 17.104.040 Permit Requirements

- 17.104.050 Standard Conditions of Approval
- 17.104.060 Preferred Siting and Location
- 17.104.070 Development Standards
- 17.104.080 Operation and Maintenance Requirements
- 17.104.090 Temporary Wireless Communications Facilities
- 17.104.100 Limited Exemption from Standards
- 17.104.110 Severability

This page is intentionally blank

Chapter 17.48 - HEIGHT, SETBACKS, AND FLOOR AREA

Sections:

- 17.48.010 Purpose
- 17.48.020 Height Measurement and Exceptions
- 17.48.030 Setback Measurement and Exceptions
- 17.48.040 Floor Area and Floor Area Ratio

17.48.010 Purpose

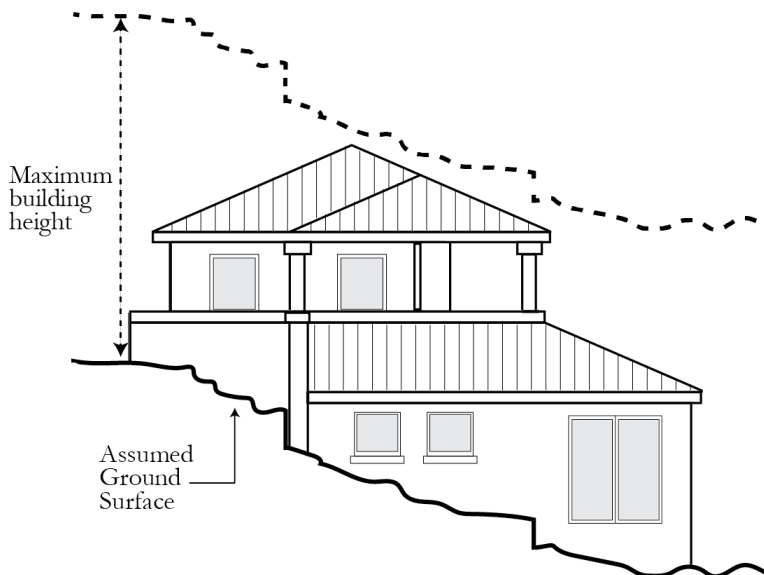
This chapter establishes rules for the measurement of height, setbacks, and floor area, and permitted exceptions to height and setback requirements.

17.48.020 Height Measurement and Exceptions

A. Measurement of Height.

1. The height of a building is measured as the vertical distance from the assumed ground surface to the highest point of the building.
2. Assumed ground surface means a line on the exterior wall of a building that connects the points where the perimeter of the wall meets the finished grade. See Figure 17.48-1.
3. If grading or fill on a property within five years of an application increases the height of the assumed ground surface, height shall be measured using an estimation of the assumed ground surface as it existed prior to the grading or fill.

FIGURE 17.48-1: MEASUREMENT OF MAXIMUM PERMITTED BUILDING HEIGHT



B. Height Exceptions. Buildings may exceed the maximum permitted height in the applicable zoning district as shown in Table 17.48-1. These exceptions may not be combined with other height exceptions, including but not limited to allowances for additional height in the MU-V zone or for historic structures.

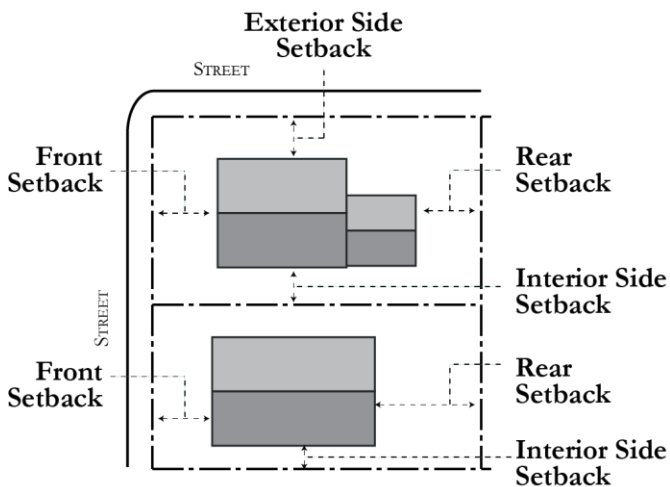
TABLE 17.48-1: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS

Structures Allowed Above Height Limit	Maximum Coverage	Maximum Projection Above Height Limit
Non-habitable decorative features including spires, belfries, cupolas, domes and other similar architectural elements	10% of roof area	3 ft. in the R-1 zoning district; 6 ft. elsewhere
Skylights	20% of roof area	1 ft.
Chimneys not over 6 feet in width	10% of roof area	3 ft. in R-1 zoning district; 6 ft. elsewhere
Flagpoles not over 8 inches in diameter	N/A	3 ft. in R-1 zoning district; 6 ft. elsewhere
Photovoltaic panels and thermal recovery systems	No restriction; <u>subject to California building code</u>	4 ft.
Building mounted telecommunications facilities	See Chapter 17.104	

17.48.030 Setback Measurement and Exceptions

A. Setback Measurement. Setbacks shall be measured as the distance between the property line and the nearest point of the structure along a line at a right angle to the property line. See Figure 17.48-2.

FIGURE 17.48-2: SETBACK MEASUREMENT



Note: See specific zoning district for required minimum setback

- B. Yards.** When unique circumstances exist, the Community Development Director has the authority to determine the lot configuration based on existing conditions and function of the lot.
- C. Projections over Property Lines.** Structures may not extend beyond a property line or into the public right-of-way, except when allowed with an Encroachment Permit.
- D. Projections into Required Setback.** Features of the primary structure on a lot may project into required setback areas as shown in Table 17.48-2, subject to the requirements of the Building Code. See Chapter 17.52 (Accessory Structures and Uses) for setback requirements that apply to accessory structures.

TABLE 17.48-2: ALLOWED PROJECTIONS INTO REQUIRED SETBACKS

	Maximum Projection into Setback				Minimum Distances from Property Lines
	Front	Rear	Interior Side	Exterior Side	
Roof Projections					
Cornices, eaves, canopies, and similar roof projections	4 ft.	4 ft.	2 ft.	2 ft.	<u>All:</u> 3 ft.
Building Wall Projections					
Bay windows, balconies, sills, fireplaces, chimneys, and similar wall projections [1]	2 ft.	2 ft.	2 ft.	2 ft.	<u>All:</u> 3 ft.
Entry Features					
Stairways and fire escapes or similar features	Not allowed	4 ft.	No max	Not allowed	<u>Front:</u> Not allowed <u>Exterior Side:</u> Not allowed <u>Interior Side:</u> 3 ft. <u>Rear:</u> 5 ft.
At grade flatwork such as concrete paving and patios	No max	No max	No max	No max	<u>All:</u> No min
Landing places, patios, and decks 18 inches or less above grade	No max	No max	No max	No max	<u>Front and Exterior Side:</u> 5 ft. <u>Interior Side and Rear:</u> 3 ft.
Open and unenclosed entry porches and decks 19 to 30 inches above grade	4 ft.	6 ft.	½ of required setback	4 ft.	<u>Front:</u> 10 ft. <u>Exterior Side and Rear:</u> 5 ft. <u>Interior Side:</u> 3 ft.
Covered entry porch and decks 19 to 30 inches above grade including roof and roof overhang	5 ft.	Not Applicable	Not Applicable	4 ft.	<u>Front:</u> 10 ft. <u>Exterior side:</u> 5 ft. <u>Interior Side and Rear:</u> Not applicable
Wheelchair ramps and similar features for the disabled	No max	No max	No max	No max	<u>All:</u> No min

Notes:

[1] Projecting bay window may not exceed 60 percent of the width of the wall in which it is located.

- E. Allowed Encroachments in Setback Areas.** The following accessory structures and site improvements may project into required setback areas as shown in Table 17.48-3, subject to the requirements of the Building Code.

Attachment: Zoning Ordinance (Zoning Code Update)

TABLE 17.48-2: ALLOWED ENCROACHMENTS INTO REQUIRED SETBACKS

	Maximum Projection into Setback				Minimum Distances from Property Lines
	Front	Rear	Interior Side	Exterior Side	
Decorative Site Features					
Trellis structure up to 10 ft. in height open on all sides; Arbors with a minimum of two open sides utilized over a walkway	No max	No max	No max	No max	<u>All</u> : No min
Trellis structure up to 10 ft. in height open on at least three sides, and the walls of the structure are at least 50 percent transparent	Not Allowed	No max	No max	Not Allowed	<u>Rear and Interior Side</u> : No min <u>Front and Exterior Side</u> : Not allowed
Planter boxes and masonry planters with a maximum height of 42 inches	No max	No max	No max	No max	<u>All</u> : No min
Decorative ornamental features up to a maximum height of 6 ft. which does not enclose the perimeter of the property	No max	No max	No max	No max	<u>All</u> : No min
Entertainment Features					
Hot Tubs	Not allowed	No max	Not allowed	Not allowed	<u>Rear</u> : 2 ft. <u>All Other</u> : Not allowed
Pools	Not allowed	No max	Not allowed	Not allowed	<u>Rear</u> : 5 ft. <u>All Other</u> : Not allowed
Fire pits up to 30 inches in height	No max	No max	No max	No max	<u>All</u> : 5 ft.
Outdoor kitchens. The kitchen may include gas, electric and plumbing, except electric service may not be 220 volts and drain size may not exceed that allowed for a mini bar. Includes pizza ovens.	Not allowed	No max	Not allowed	Not allowed	<u>Rear</u> : 5 ft.
Other Structures and Equipment					
Children’s play equipment, movable dog house, and similar moveable objects	No max	No max	No max	No max	<u>All</u> : No min
Rain harvest tanks that do not exceed 8 ft. in height	Not allowed	No max	No max	No max	<u>Front</u> : Not allowed <u>All Other</u> : No min
Screened mechanical equipment including hot water heaters and	Not allowed	No max	No max	Not Allowed	<u>Rear and Interior Side</u> : 3 ft. <u>Front and Exterior Side</u> : Not allowed

Attachment: Zoning Ordinance (Zoning Code Update)

17.48.040 Floor Area and Floor Area Ratio

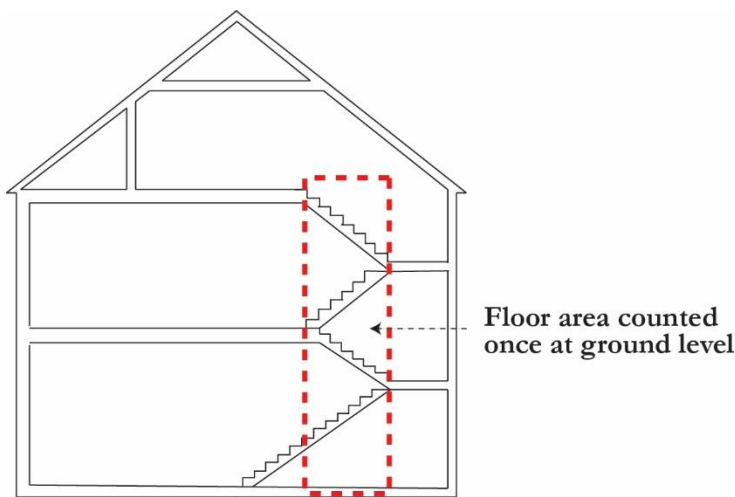
A. Floor Area Defined. Floor area means the sum of the horizontal areas of all floors of an enclosed structure, measured from the outside perimeter of the exterior walls.

B. Floor Area Calculation.

1. Floor area includes all interior area below a roof and within:

- a. The outer surface of the exterior walls; or
 - b. The centerlines of party walls separating buildings or portions thereof; or
 - c. ~~Lines drawn parallel to and two feet~~ All area within the roof line of a carport.
2. Floor area includes the entire area in all enclosed structures without deduction for features such as interior walls or storage areas.
 3. In the case of a multi-story building with a covered or enclosed stairways, stairwells or elevator shafts, the horizontal area of such features are counted only once at the floor level of their greatest area of horizontal extent. See Figure 17.48-3.

FIGURE 17.48-3: FAR MEASUREMENT FOR STAIRWAYS



4. Interior area of a building with a floor-to-ceiling height of greater than 16 feet are counted twice in the floor area calculation.
5. The following features are included in the floor area calculation:
 - a. All upper floor area greater than 4 feet in height, measured between the bottom of the upper floor and the top of the ceiling.
 - b. All accessory structures other than a single building 120 square feet or less, 10 feet or less in height, and without plumbing fixtures.
 - c. Carports.
6. For all uses, the following features are excluded from the floor area calculation:
 - a. Covered or uncovered decks; and patios.
 - b. Trellises, porte-cocheres not more than 10 feet in height, and similar outdoor space which are open on at least three sides, not including carports.
 - c. Bay windows, chimneys, and other similar wall projections.

- d. Up to 250 square feet of an enclosed garage on a lot 3,000 square feet or less.
 - e. Underground parking garages not visible from a public street.
 - f. Basements when all walls are below grade and not visible. Basements are included in calculations of required on-site parking to serve the use.
7. For non-residential uses, the following features are excluded from the floor area calculation:
- a. Outdoor improvements such as patios, decks, courtyards, outdoor dining areas, and other areas used by customers and employees. These features are included in calculations of required on-site parking to serve the use.
 - b. Arcades, porticoes, and similar open areas that are located at or near street level and are accessible to the general public but are not designed or used as sales, display, storage, service, or production areas.
 - c. Quasi-public seating areas located in a privately owned shopping center which is open to all of the patrons of all of the businesses of the shopping center and which consists of a seating area or similar area where there are tables, chairs, benches or landscaping or other similar amenities.

C. Floor Area Ratio.

1. Floor area ratio (FAR) is calculated by dividing the total floor area of all buildings on a site as defined in Section B (Floor Area Calculation) above by the net parcel area.
2. Net parcel area excludes: a) any recorded easements to allow others to use the surface of the property for access to an adjacent property or other similar use, and b) any area under the high water mark that extends into a waterway.

Chapter 17.52 – ACCESSORY STRUCTURES AND USES

Sections:

- 17.52.010 Purpose and Applicability
- 17.52.020 Accessory Structures
- 17.52.030 Accessory Uses

17.52.010 Purpose and Applicability

This chapter establishes requirements for accessory structures and uses in residential and non-residential zoning districts. These requirements do not apply to accessory dwelling units, including two-story accessory dwelling units above a detached garage, which are addressed in Chapter 17.74 (Secondary Dwelling Units).

17.52.020 Accessory Structures

A. All Accessory Structures. The following requirements apply to accessory structures in all zoning districts.

1. Accessory structures shall be clearly incidental and subordinate to the primary structure on the same lot.
2. Accessory structures may not be located on a separate lot from the primary use to which it is incidental and subordinate.
3. A Minor Design Permit is required for garages, sheds and other enclosed buildings with one or more of the following characteristics: an enclosed area of over 120 square feet, a height of over 10 feet, or plumbing fixtures per Section 17.120.030.A.
4. Accessory structures attached to a primary structure are considered a part of the primary structure and shall comply with all standards applicable to the primary structure.
5. Accessory structures may not be designed or used as a bedroom, sleeping area, and/or kitchen, except for accessory dwelling units consistent with Section 17.74 (Accessory Dwelling Units) and outdoor kitchens.

B. Accessory Structures in Residential Zoning Districts.

1. **Development Standards.** Accessory structures in residential zoning districts shall comply with the development standards in Table 17.52-1 and in Figure 17.52-1.

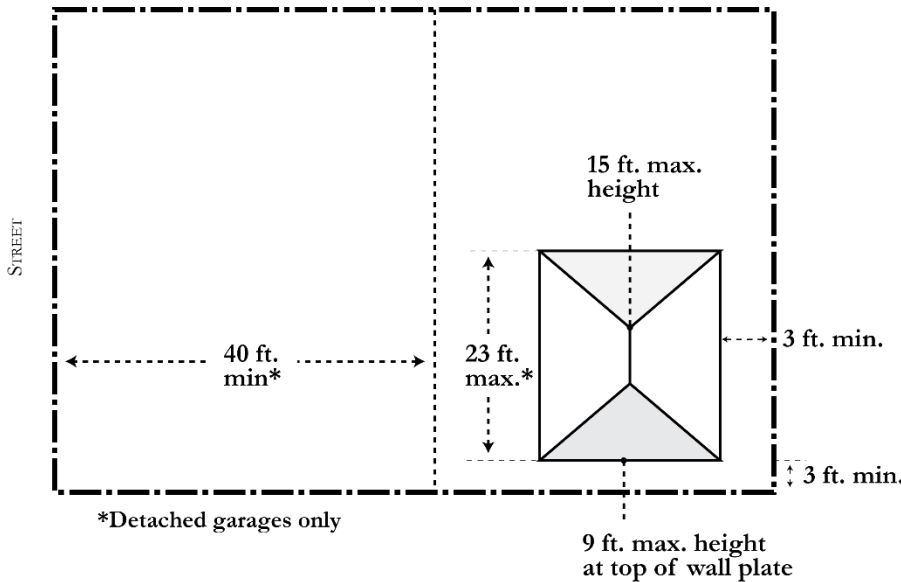
TABLE 17.52-1: ACCESSORY STRUCTURE STANDARDS IN RESIDENTIAL ZONING DISTRICTS

	Single-Family Residential Zoning Districts	Multi-Family Residential Zoning Districts	Additional Standards
Height, Maximum			
Structure	15 ft. [1]	15 ft.	Section 17.52.020.B.2
Top of Wall Plate	9 ft.	9 ft.	
Width, Maximum	23 ft. for detached garages; None for other accessory structures	None	
Setbacks, Minimum			Section 17.52.020.B.3
Front	40 ft. for detached garages; Same as primary structure for other accessory structures	Same as primary structure	
Interior Side	3 ft.	3 ft.	
Street Side	Same as primary structure	3 ft.	
Rear	3 ft.	3 ft.	

Note:

[1] Accessory structures less than 8 feet from a rear or interior side property line may not exceed 12 feet in height.

FIGURE 17.52-1: DETACHED GARAGE STANDARDS IN RESIDENTIAL ZONING DISTRICTS



2. **Height Exception.** The Planning Commission may approve an exception to allow additional height if necessary to match the architectural style of the existing primary structure.
 3. **Setback Exceptions.** One accessory structure permanently attached to the ground is allowed by-right in required side and rear setback areas if the structure is less than 10 feet in height, has 120 square feet or less of enclosed area, and has no plumbing. One additional accessory structure is allowed in required side and rear setback areas with an Administrative Permit.
 4. **Driveway Standards.** The placement of detached garages shall allow for the design and location of driveways consistent with Chapter 17.76 (Parking and Loading).
 5. **Nonconforming Garages.** An existing detached garage in a residential single-family zoning district that does not comply with development standards in Table 17.52-1 is legal nonconforming and may be repaired, renovated, or replaced provided that the nonconformity is not increased or exacerbated
- C. Accessory Structures in Non-Residential Zones.** Accessory structures in non-residential zoning districts are subject to the same development standards (e.g., height and setbacks) as primary structures in the applicable zoning district. Accessory structures should be located to the side or rear of buildings and screened from public view.

17.52.030 Accessory Uses

- A. Residential Accessory Uses.** The following requirements apply to accessory uses in residential zoning district.
1. Accessory uses shall be located on the same parcel as a residence and shall be clearly incidental and subordinate to the residence.
 2. Accessory uses shall not change the character of the residential use. Examples of permitted accessory uses include home occupations and personal property sales (i.e., garage or yard sales).
- B. Non-Residential Accessory Uses.** The following requirements apply to accessory uses in non-residential zoning districts.
1. Accessory uses shall be a part of and clearly incidental and subordinate to the primary use to which it relates.
 2. Accessory uses shall be located on the same parcel as the primary use to which it is incidental and subordinate, within the structure.
 3. Accessory uses shall be customarily associated with the primary use to which it is incidental and subordinate. Examples of common non-residential accessory uses include ATMs, vending machines, newsstands, and personal service establishments

(e.g., child day care, food services) intended to serve employees or customers and that are not visible from public streets.

4. All exterior vending machines require a Conditional Use Permit.
5. Accessory uses may not necessitate an increase in required number of parking spaces.

Chapter 17.56 – ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

Sections:

- 17.56.010 Purpose and Intent
- 17.56.020 Archaeological Survey Report
- 17.56.030 Environmental Assessment Requirement
- 17.56.040 Development Standards

17.56.010 Purpose and Intent

This chapter establishes standards to protect Capitola’s archaeological and paleontological resources. New land uses and development, both public and private, shall be considered compatible with this purpose only where they incorporate all feasible site planning and design features necessary to avoid or mitigate impacts to archaeological and paleontological resources.

17.56.020 Archaeological Survey Report

A. When Required. An archaeological survey report is required for any development located within:

1. An Archaeological/Paleontological Sensitivity Areas as shown in the Capitola Resource Map (Local Coastal Program, Map I-1);
2. 750 feet of a known archaeological resource; or
3. An area with a probability of containing archaeological resources, as determined through the city planner’s onsite investigation or other available information.

B. Report Preparation. The city will initiate the preparation of the survey report at the applicant’s expense utilizing a qualified archaeologist selected by the Community Development Department. The survey report shall be submitted to and accepted by the city prior to deeming the application complete.

C. Mitigation Plan

1. Where construction on, or construction impacts to, an archaeological or paleontological site cannot be avoided, as verified in the archaeological report prepared for the project, a mitigation plan shall be prepared for the project. The mitigation plan shall be submitted to and approved by the city prior to deeming the application complete.
2. The mitigation plan shall include preservation measures in accordance with the guidelines of the State Office of Historic Preservation and/or the State of California Native American Heritage Commission.
3. The consulting archaeologist shall file both the archeological survey report and mitigation plan with the State Office of Historic Preservation and where the plan contains recommendations that will impose any continuing restrictions or obligations

on the property, an agreement approved by the City Attorney, binding the property's owner to the restrictions or requirements, shall also be recorded with the County Recorder. Such agreement shall list the official file number of the report and the location of the document.

D. Mitigation Measures. The recommended mitigation measures contained in the archaeological survey report and mitigation plan shall be made a condition of approval.

E. Required Condition. Where a mitigation plan has been prepared for a proposed development, a condition of project approval shall be that:

1. The preservation measures recommended in the mitigation plan shall be undertaken and completed prior to the issuance of building or grading permits, whichever comes first; or
2. Where appropriate, according to the recommendations contained in the mitigation plan, the preservation measures shall be undertaken concurrent with grading or other soil-disturbing activities and shall be undertaken in accordance with the mitigation plan, as a condition of the grading or building permit; and
3. The results of the preservation activities shall be compiled into a final report prepared by the archaeologist and submitted to the City prior to the issuance of building or grading permits. The City shall contract directly with the archaeologist to prepare the final report at the applicant's expense.

F. Report Standards. The archeological survey report, mitigation plan, and final report shall be prepared according to the report standards of the Society of Professional Archaeologists and must include, at a minimum, a field survey by the archaeologist, survey of available state resource information at the Northwest Regional Information Center of the California Archaeological Inventory, description of the site's sensitivity and any identified archaeological resources, appropriate levels of development if any on the site, and recommended mitigation measures. The report may be required to include additional information, according to the circumstances of the particular site.

Waiver of Report Requirement. The requirement to prepare an archaeological survey report may be waived by the Community Development Director if a previous report was prepared for the site by a qualified archaeologist, as included on the City's list of archaeological consultants or as a member of the Society of Professional Archaeologists, and either of the following apply:

1. The report clearly and adequately included the currently-proposed development site within the scope of its survey; or
2. The proposed development does not involve land clearing, land disturbance, or excavation into native soils.

17.56.030 Grading Monitoring Requirement

The Community Development Director may require grading monitoring by a qualified archaeologist or paleontologist for any project which involves grading into native soils within an area identified as having a moderate to high potential to support archaeological or paleontological resources. Archaeological and paleontological monitors shall be commissioned by the City and paid for by the project applicant.

17.56.040 Unexpected Discovery of Archaeological or Paleontological Resources

If archaeological or paleontological resources are discovered during grading or construction activities, all work must immediately cease and the project applicant or their designated representatives must immediately contact Community Development Department staff to initiate a resource evaluation by a qualified archaeologist or paleontologist, as appropriate. Work shall not resume until the qualified archaeologist or paleontologist determines that no significant resources are present or until appropriate avoidance and/or mitigation measures have been implemented to the satisfaction of the Community Development Director.

17.56.050 Environmental Assessment Requirement

All development proposed on parcels with known archaeological resources, as identified through the survey report, shall be subject to environmental assessment under the California Environmental Quality Act (CEQA) Guidelines. If human remains are discovered during construction, the project shall comply with all applicable State and Federal laws, including California Health and Safety Code Section 7050.5 and CEQA Guidelines Section 15064.5(e).

17.56.060 Development Standards

- A. Design and Location.** Development proposed within areas identified in Section 17.56.020.A (When Required) shall be designed and located so as to avoid development on or impacts to the site to the extent feasible. Alternative siting or location, reduction of project size, and other techniques shall be required where that technique will result in reduced impact to or non-disturbance of the archaeological site.
- B. Mitigation Measures.** Development proposed within areas identified in Section 17.56.020.A (When Required) shall be subject to the mitigation measures of the archaeological survey report as conditions of approval, to be completed prior to the issuance of building or grading permits.

This page is intentionally blank

Chapter 17.60 – FENCES AND WALLS

Sections:

- 17.60.010 Permit Requirements
- 17.60.020 Measurement of Fence and Wall Height
- 17.60.030 Height Limits
- 17.60.040 Fences Adjacent to Soquel Creek Pathway and Grand Avenue Walkway
- 17.60.050 Materials
- 17.60.060 Parking Lot Screening
- 17.60.070 Private Agreements

17.60.010 Permit Requirements

- A. Administrative Permit.** An Administrative Permit is required to establish a new fence or wall consistent with the height, placement, and material standards in this chapter. Replacement of an existing fence that is in compliance with standards of this chapter does not require a permit.
- B. Design Permit.** The Planning Commission may allow fences and walls that deviate from height, placement, and material standards with the approval of a Design Permit. The Planning Commission may approve a deviation to a fence standard provided that the deviation will not result in a significant adverse impact for neighboring properties or the community at large when one or more of the following apply:
 1. Unique circumstances exist on the site, such as a property line abutting a highly trafficked public street or path or historic use of screening for the property; and/or
 2. The deviation is necessary for the reasonable use and enjoyment of the property.
- C. Building Permit.** Fences and walls may require a building permit as required by California Building Code.
- D. Encroachment Permit.**
 1. Improvements located in the public right-of-way may require Public Works Department approval of an Encroachment Permit. See Municipal Code Section 12.56.060(A).

17.60.020 Measurement of Fence and Wall Height

- A. Measurement of Height.** The height of a fence or wall is measured from the finished grade at the base of the fence or wall to the top edge of the fence or wall.
- B. Fences on Walls.** If a fence is atop a wall, the total height is measured from the base of the wall.

C. Different Finished Grades. If the adjacent finished grade is different on opposite sides of a fence or wall, the height is measured from the side with the lowest finished grade to the highest point on the fence or wall.

17.60.030 Height Limits

A. Maximum Height. The maximum height of fences and walls in all zoning districts is shown in Table 17.60-1 and Figure 17.60-1.

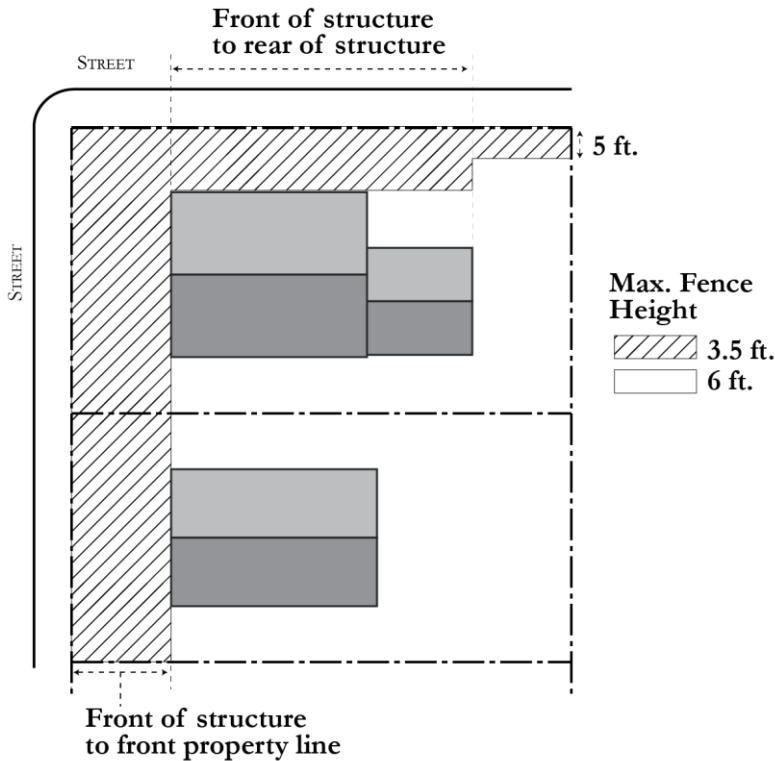
TABLE 17.60-1: FENCE AND WALL HEIGHT

Location	Maximum Height
Area within front setback from the front property line to the front facade of the primary structure	3 ½ ft.
Areas on a corner lot shown in Figure 17.60-1. [1]	3 ½ ft.
All other locations	6 ft.

Note:

[1] See Section 17.96.050 (Intersection Sight Distance) for addition corner lot fence requirements.

FIGURE 17.60-1: FENCE AND WALL HEIGHT



- B. Intersection Sight Distance.** Fences on corner parcels and adjacent to driveways shall comply with maximum height requirements as specified in Section 17.96.050 (Intersection Sight Distances) to maintain a clear view for motor vehicle drivers.
- C. Decorative Features and Materials.**
1. An additional 2 feet of fence height is permitted above a 6 foot high fence for lattice or other similar material that is at least 50 percent transparent.
 2. Decorative arches and other similar features above an entry walkway may be up to 10 feet in height within a required front and exterior side setbacks.
- D. Use of Parking Spaces.** Fences and walls may not be placed in a location that interferes with the use of a required on-site or street parking spaces.
- E. Fences Along Arterials and Collectors.** The Community Development Director may require additional transparency or reduced heights for fences along arterial and collector streets to maintain public views and/or enhance community design.
- F. Noise Walls.** The Planning Commission may allow walls along arterial and collector streets to exceed maximum permitted heights as shown in Table 17.60-1 when necessary to mitigate noise impacts on residents.
- G. Coastal Access.** Fences may not prevent or obstruct public access to the coast or shoreline. Fences also may not block or obscure public views to the coast.

17.60.040 Fences Adjacent to Soquel Creek Pathway and Grand Avenue Walkway

All fences adjacent to the pedestrian paths along the east side of Soquel Creek north of Stockton Avenue and along the Grand Avenue Walkway shall comply with the following standards:

- A. Maximum height: 3 ½ feet.
- B. Required material: wood, ornamental steel or iron, or other similar material.
- C. Fences may not be constructed of solid material. Fences shall maintain public views through the use of widely-spaced vertical posts or other techniques.

17.60.050 Materials

- A. **Permitted Materials.** Fences and walls shall be constructed of decorative masonry, ornamental steel or iron, or wood, and shall be of a complementary color and material with the primary building. Other materials may be permitted if the Community Development Director determines the design to be compatible with adjacent structures and its surrounding neighborhood.
- B. **Prohibited Materials.**

1. Fences and walls may not be constructed of inappropriate materials such as sheet metal, vehicles, underground/above-ground tanks, garage doors, aluminum siding, corrugated tin, and other similar materials not specifically designed for use as fencing.
2. Barb-wire, razor wire, and electric fences are prohibited in all zoning districts. Chain link fences are prohibited in residential zoning districts, except for temporary use during construction with an active building permit.

17.60.060 Parking Lot Screening

Parking lots of six spaces or more within ten feet of a residential zoning district shall be screened with a fence or wall as required by Subsection 17.76.060.I (Screening). The Planning Commission or City Council may require a fence or wall beyond the maximum height.

17.60.070 Private Agreements

This chapter is not intended to interfere with any agreement between private parties regarding the placement, height, or design of fences and walls. Where conflict occurs between this chapter and such a private agreement, the City shall follow this chapter. The City is not responsible for monitoring or enforcing private agreements or mediating fence and wall disputes between neighbors.

Chapter 17.64 – ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Sections:

- 17.64.010 Purpose
- 17.64.020 Applicability
- 17.64.030 General Standards
- 17.64.040 Soquel Creek and Lagoon
- 17.64.050 Monarch Butterfly Habitat – Rispin-Soquel Creek and Escalona Gulch

17.64.010 Purpose

This chapter establishes standards to protect and preserve environmentally sensitive habitat areas in Capitola consistent with Capitola’s General Plan, Local Coastal Program (LCP), and the requirements of the Coastal Act.

17.64.020 Applicability

This chapter applies to the following environmentally sensitive habitat areas. Environmentally sensitive habitat areas (ESHA) are any areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. ESHA includes wetlands, coastal streams and riparian vegetation, and terrestrial ESHA, including habitats of plant and animal species listed under the Federal or California Endangered Species Act. In addition, the following areas are ESHA as identified in Capitola’s LCP:

A. Soquel Creek, ~~and Lagoon, and Riparian Corridor~~

~~**B.** Soquel Creek Riparian Corridor~~

~~**C.**~~ **B.** Noble Gulch Riparian Corridor

~~**D.**~~ **C.** Tannery Gulch Riparian Corridor

~~**E.**~~ **D.** Monarch Butterfly Habitat – Rispin-Soquel Creek and Escalona Gulch

17.64.030 General Standards

The following standards apply to all environmentally sensitive habitat areas:

- A. Impact Prevention.** Development within an environmentally sensitive habitat area shall be sited and designed to prevent impacts which would significantly degrade the area.
- B. Long-Term Protection.** Development shall be sited, designed, and maintained to achieve the long-term protection of the environmentally sensitive habitat areas.
- C. Prohibited Areas for Development.** Notwithstanding subsections A and B, above, and with the exception of restoration and resource protection and enhancement activities, no new development may encroach into the waters of Soquel Creek or Lagoon, be sited

within the root zone of riparian or butterfly host trees, or require the removal of trees in a Monarch butterfly habitat area which provide roosting habitat or wind protection.

D. Minimum Setbacks.

1. Development may not encroach into required minimum setbacks from environmentally sensitive habitat areas as shown in Table 17.64-1 (Required Setbacks from Environmentally Sensitive Habitat Areas), except as allowed in subparagraph (2) below. The setbacks listed below are minimums and may be increased depending on the findings of the biological study required in 17.64.030(E), below.

TABLE 17.64-1: REQUIRED SETBACKS FROM ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Environmentally Sensitive Habitat Area	Minimum Setback
Soquel Creek and Lagoon	35 ft. from the western shoreline of Soquel Creek Lagoon [1]
Soquel Creek Riparian Corridor	35 feet from the outer edge of riparian vegetation. On the heavily developed east side of the lagoon and creek (from Stockton Avenue to Center Street) the setback requirement shall be measured from the bank of Soquel Creek. In no case may the setback be located on the west side of the pedestrian path.
Noble Gulch Riparian Corridor	35 feet from the outer edge of riparian vegetation
Tannery Gulch Riparian Corridor	50 feet from the outer edge of riparian vegetation

Notes:

[1] Does not apply to public facilities outside the coastal zone. Within the coastal zone, applies to public facilities unless otherwise specified in Section 30233 of the Coastal Act.

2. To allow for a minimum level of development on a physically constrained lot, the City may allow a reduction to the required minimum setback provided that a biological study determines that the reduced setback does not have a significant adverse effect on the natural area.

E. Setback Exceptions on Developed Lots

1. The City may grant an exception to the minimum setbacks in Section D (Minimum Setbacks) for the following projects on developed lots:
 - a. An addition or modifications to an existing single-family home that does not extend further into the environmentally sensitive habitat area setback.
 - b. An accessory structure that complies with all applicable standards in Chapter 17.52 (Accessory Structures).
2. A developed lot means a lot that is developed or utilized to its ultimate potential use according to the applicable zoning district. For example, an R-1 lot that contains a single-family home or a permitted public/quasi-public use is considered developed.

A residential or commercial lot that is vacant or used periodically for temporary uses (e.g., seasonal holiday sales) is not considered developed.

3. The City may grant an exception with the approval of an Administrative Permit upon finding that the project is:
 - a. Sited and designed to prevent impacts which would significantly degrade environmentally sensitive habitat areas; and
 - b. Is compatible with the continuance of habitat and recreation activities within environmentally sensitive habitat areas.
4. The City may attach conditions to the Administrative Permit to ensure compliance with all City policies and regulations pertaining to the protection of environmentally sensitive habitat areas.
5. City approval of an exception shall not require the applicant to prepare a biological study.

F. Biological Study. For any proposed development within the ESHA areas identified above, the City shall contract with a qualified biologist at the applicant's expense to prepare a biological study. Biological studies shall include the following:

1. Field surveys to determine the presence and location of any sensitive habitats and sensitive plant and animal species; and
2. A biological report which includes vegetation maps, a list of all observed native plant and animal species, an evaluation of other sensitive species which were not observed but have the potential to occur on the site, an impact analysis, and recommendations for avoiding, minimizing, or mitigating impacts. The biological report shall identify building setbacks, wetland buffers, landscape recommendations, and mitigation monitoring and reporting requirements as appropriate.

G. Conservation Easements and/or Deed Restrictions. If necessary and appropriate to protect natural areas, the City shall require a permanent conservation easement or deed restriction over any portion of the property containing environmentally sensitive habitat areas and their required setbacks.

H. Erosion Control and Water Quality.

1. All development shall conform to erosion control and water quality requirements consistent with federal, state, and local regulations. Within riparian areas, grading shall be minimized within the riparian setback area. Grading shall not be permitted to damage the roots of riparian trees or trees within butterfly habitat areas. Grading shall only take place during the dry season.
2. During construction, erosion control measures shall be implemented, including limiting removal of vegetation, minimizing exposure of bare soils, replanting disturbed soils with suitable native species, controlling runoff, and preventing sedimentation from entering drainages. All areas outside the immediate construction

areas shall not be disturbed. The City shall require measures for temporary drainage retention during construction, including mulching, erosion control seeding, and other measures as needed to prevent any sediment from reaching sensitive habitat areas.

- I. **Removal of Native Riparian Trees.** Removal of native riparian trees within riparian corridors is prohibited unless it is determined by the Community Development Director, on the basis of an arborist report, that such removal is in the public interest by reason of good forestry practice, disease of the tree, or safety considerations.
- J. **Dead Trees in Riparian Corridors.** Snags, or standing dead trees, shall not be removed from riparian corridors unless in imminent danger of falling. Removal shall be consistent with all applicable provisions of Capitola Municipal Code Chapter 12.12 (Community Tree and Forest Management). Any removed tree shall be replaced with a healthy young tree of an appropriate native riparian species or appropriate habitat for Monarch butterflies.
- K. **Landscaping Plan.** A landscaping plan shall be prepared for proposed developments that identifies the location and extent of any proposed modification to existing vegetation and the locations, kinds, and extent of new landscaping. The emphasis of such plans shall be on the maintenance and enhancement of native species, the removal of existing invasive species, and the enhancement of natural habitat. New invasive plant or tree species are prohibited, with the exception of species which positively contribute to Monarch butterfly habitat.
- L. **Wood-Burning Fireplaces.** Wood-burning fireplaces shall be prohibited in structures built on site where Monarch butterflies may be disturbed due to chimney smoke. The City discourages wood-burning fireplaces for residential uses in all other areas of Capitola.

17.64.040 **Soquel Creek, ~~and Lagoon,~~ and Riparian Corridor**

The following standards apply in the Soquel Creek, ~~and Lagoon,~~ and Riparian Corridor ~~area~~ in addition to the standards in Section 17.64.030 (General Standards):

- A. **No New Development.** No new development is permitted within the riparian corridor along Soquel Creek and Lagoon, except for restoration and resource protection and enhancement activities, and, outside the coastal zone only, and public facilities.
- B. **Division of Land.** New divisions of land may be approved only if each new parcel contains adequate area outside the riparian or stream bank setback to accommodate new development.

17.64.050 **Monarch Butterfly Habitat – Rispin-Soquel Creek and Escalona Gulch**

The following standard applies to both the Rispin - Soquel Creek and the Escalona Gulch Monarch Butterfly Habitat Areas in addition to the standards in Section 17.64.030 (General Standards):

- A. Permitted Construction Periods.** Construction for otherwise allowable development within or on properties contiguous to the designated butterfly groves shall be prohibited during fall and winter months when the Monarch butterflies are present. Removal or modification of trees within the groves shall not be permitted during these periods except when determined by the Community Development Director, on the basis of an arborist report, to be an emergency necessary to protect human life or property.
- B. Tree Protection.**
1. Development shall be sited and designed to avoid removal of large trees. New development located immediately adjacent to large trees shall be evaluated by an arborist to ensure that the development will not negatively impact the tree in the future.
 2. Trees removed for construction shall be replaced based on a tree replanting program developed in consultation with a qualified Monarch butterfly expert. The trees shall be sited in strategic locations as identified by the replanting program.
 3. Barrier fencing shall be installed around large trees, especially cluster trees, for protection during construction.
- C. Structure Height.** The City shall limit structure heights as needed to prevent shading of cluster sites.
- D. Construction Involving Heavy Equipment.** No construction involving heavy equipment that may bump into the cluster trees or produce heavy plumes of exhaust smoke is permitted during the months in which the Monarch butterflies are in residence (October 1st to March 1st).

This page is intentionally blank

Chapter 17.68 – GEOLOGICAL HAZARDS

Sections:

- 17.68.010 Purpose and Applicability
- 17.68.020 Geologic/Engineering Report
- 17.68.030 Shoreline Protection Measures
- 17.68.040 Development in Bluff and Cliff Areas

17.68.010 Purpose and Applicability

This chapter establishes standards for development in areas with geological hazards, including beach, shoreline, and bluff areas.

17.68.020 Geologic/Engineering Report

A. When Required. A geologic/engineering report shall be prepared for the following:

1. Developments located on a beach, including shoreline protective measures. “Shoreline protective measures” includes the installation of any structure or material for the purpose of protecting a structure, road, utility or transmission line in an area where coastal process operate. Shoreline protective measures include but not limited to riprap or a seawall.
2. Any blufftop or cliff development which is proposed within 200 feet of the cliff edge. In specific areas of known geological stability or where adequate protective devices already exist, a smaller area of analysis may be designated. The City may designate a greater area of analysis or exclude development entirely in areas of known high instability.
3. In areas determined by the Community Development Director, the Public Works Director, the Building Inspector, or the Planning Commission to have a landslide potential.
4. Any development built on a slope in excess of 30 percent.
5. Other areas with potential geologic hazards as determined by the Planning Commission.

B. Contents of Geologic/Engineering Reports.

1. All geologic/engineering reports shall be prepared according to the guidelines for practice issued by the California Geological Survey, and Coastal Commission Guidelines for Bluff Top Development.
2. Geological/engineering reports shall be prepared by a registered geologist or professional engineer with expertise in soils or foundations engineering, or by a certified engineering geologist.

- C. Expert Review.** The City may employ, at the applicant's expense, an appropriate expert to evaluate the adequacy of the report.
- D. Report Noted on Subdivision Maps.** All geologic/engineering reports prepared in conjunction with an application to subdivided property shall be noted on the map as provided in Government Code Section 66434(f).

17.68.030 Shoreline Protection Measures

- A. Primary Structures.** Shoreline protection structures may be permitted only when necessary to protect existing development other than accessory structures.
- B. Beach Erosion.** Shoreline protection structures may be permitted to protect public beaches in danger from erosion only when:
 - 1. Nonstructural solutions (e.g., artificial beach nourishment, relocation of structures) are infeasible;
 - 2. Structure design eliminates or mitigates adverse impacts on local shoreline sand supply, public access, marine habitats and paleontological resources; and
 - 3. Vertical beach access is provided where feasible.

17.68.040 Development in Bluff and Cliff Areas

- A. Permitted Location.** Bluff and cliff top development is permitted only when the development is designed to assure stability and structural integrity for the expected life of the project (at least fifty years).
- B. Prohibited Impacts.** Cliff top development, including storm runoff, foot traffic, grading, and irrigation, may not create nor contribute significantly to erosion problems or geological instability of the site or surrounding areas.

Chapter 17.72 LANDSCAPING

Sections:

- 17.72.010 Purpose
- 17.72.020 Applicability
- 17.72.030 Water Efficient Landscape Design and Installation Ordinance
- 17.72.040 Landscape Plans
- 17.72.050 Required Landscape Areas
- 17.72.060 Landscape Standards
- 17.72.070 Landscape Maintenance

17.72.010 Purpose

This chapter establishes landscaping standards to enhance the aesthetic appearance of developed areas in Capitola and to promote the efficient use of water resources.

17.72.020 Applicability

A. Multi-Family and Non-Residential Projects. The following multi-family and non-residential projects shall comply with all requirements of this chapter:

1. Construction of new structures.
2. Additions that increase the floor area of a multi-family or non-residential structure by 3,000 square feet or more.

B. Singly Family Projects.

1. New single-family homes shall comply with all requirements of this chapter.
2. If existing landscaping is disturbed or new landscaping is added as part of a remodel or addition to an existing single-family home that requires a Design Permit, the new landscaping shall comply with the standards in Section 17.72.060 (Landscape Standards). The City will evaluate compliance with these standards based on the plans and materials submitted as part of the Design Permit application. Submittal of a Landscape Plan for the entire site in accordance with Section 17.72.040 (Landscape Plans) is not required.

17.72.030 Water Efficient Landscape Design and Installation Ordinance

In addition to the requirements of this chapter, all applicable development in Capitola shall also comply with the applicable water provider's (i.e., the City of Santa Cruz Water Department or Soquel Creek Water District) Landscape Water Use Efficiency Ordinance. ~~the Model Water Efficient Landscaping Ordinance prepared by the California Department of Water Resources (DWR), when required by the California Water Conservation in Landscaping Act (Government Code Section 65591 et seq.)~~ If conflicts occur between the ~~Model Water Efficient Landscaping Ordinance~~ applicable water provider's Landscape Water

Use Efficiency Ordinance and the Zoning Code, the more restrictive policy to conserve water shall control.

17.72.040 Landscape Plans

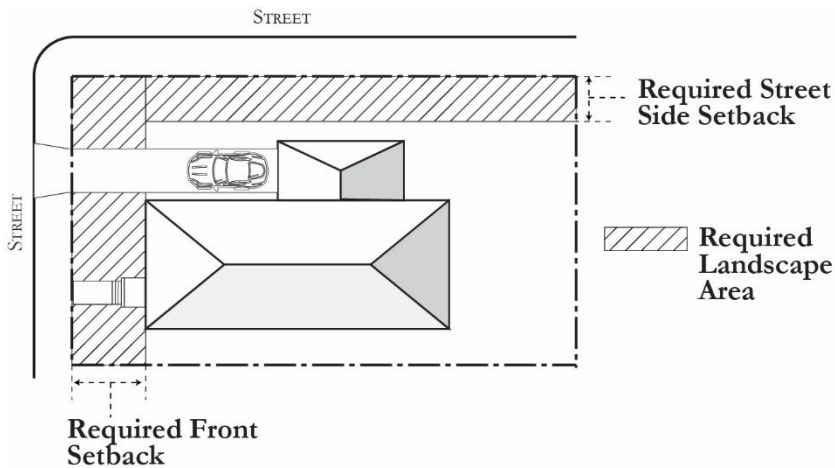
- A. Landscape Plan Required.** Projects subject to the requirements of this chapter shall submit a landscape plan as part of planning permit applications (e.g., Design Permit applications) and subsequent building permit applications.
- B. Required Contents.** Landscape plans shall include the following features and information:
1. Site boundaries.
 2. Existing conditions on the property, including contours and existing structures.
 3. Structures immediately adjacent to the property.
 4. New structures and improvements proposed as part of the development project.
 5. Existing landscaping, trees, and vegetation to be retained specifying plant location, species, and size. Details of existing trees shall also include tree diameter measured 48 inches above existing grade and outer limit of tree canopy.
 6. New landscaping proposed as part of the development project specifying plant location, species, and size.
 7. Irrigation plan specifying the location, type, and size of all components of the irrigation system.
 8. Proposed grading.
 9. Additional information as determined by the Community Development Department to demonstrate compliance with the requirements of this chapter.
- C. Review and Approval.** The Community Development Department shall review all landscape plans to verify compliance with this chapter. Landscape plans shall be approved by the review authority responsible for approving the planning permits required for the proposed project.
- D. Changes to Approved Landscape Plans.**
1. Substantial modifications to an approved landscape plan shall be allowed only by the review authority which approved the landscape plan.
 2. The Community Development Director may approve minor modifications to a landscape plan previously approved by the Planning Commission. Minor modifications are defined as changes to a landscape plan that do not alter the general design character of the landscaped area or alter a feature of the landscaped area specifically required by the Planning Commission.

17.72.050 Required Landscape Areas

A. Residential Zoning Districts.

1. All required front and street side setback areas, excluding areas required for access to the property, shall be landscaped and maintained. See Figure 17.72-1.
2. Landscaping may consist of any combination of living plants, such as trees, shrubs and grass ~~or with~~ related natural features, such as rock, stone, or mulch; and may include patios, courtyards, and outdoor dining areas. Decorative hardscape featuring pervious materials is permitted within required landscaping areas when combined with natural vegetation.

FIGURE 17.72-1: REQUIRED LANDSCAPE AREA IN R-1 ZONING DISTRICT



B. Non-Residential Zoning Districts.

1. Except in the I zoning district, all required front and street side setback areas shall be landscaped, excluding areas required for access to the property and public or quasi-public open space such as courtyards and outdoor seating.
2. The minimum landscaped area on a site is shown in Table 17.72-1.
3. In the MU-V and MU-N zoning districts, up to 75 percent of the minimum landscaped area may be occupied by outdoor dining areas, courtyards, and other similar quasi-public areas with Planning Commission approval. Hardscape areas counting towards landscaping requirements must contain above-ground planters and other similar features that incorporate greenery and plantings into the space design. In all other zoning districts these areas may not count toward landscaping requirements.

TABLE 17.72-1: MINIMUM LANDSCAPED AREA IN NON-RESIDENTIAL ZONING DISTRICTS

Zoning Districts	Minimum Landscaped Area
MU-V, MU-N, C-R, C-C, CF, I	5%

Attachment: Zoning Ordinance (Zoning Code Update)

Zoning Districts	Minimum Landscaped Area
P/OS, PD, VA	As determined by the permit approval process

C. Visitor Serving Properties. Minimum required landscaping for certain visitor serving properties are shown in the Table 17.72-2.

TABLE 17.72-2: MINIMUM LANDSCAPED AREA FOR VISITOR SERVING PROPERTIES

Property	Minimum Landscaped Area
Rispin Site	75% as either landscaped areas in developed areas of the site, or unlandscaped natural areas in areas subject to conservation easements
Shadowbrook Restaurant Parcel and visitor-serving El Salto and Monarch Cove parcels	50% landscaped area or undeveloped open space

17.72.060 Landscape Standards

A. General Standards. The following standards apply pursuant to 17.72.020 within all zoning districts.

1. **Plant Selection.** A minimum of 90 percent of plants and trees shall be drought-tolerant as defined by the Water Use Classification of Landscape Species (WUCOLS.) Native plants adapted to the local climate are preferred.
2. **Turf Lawns.**
 - a. Turf areas shall be limited to 25 percent of the landscaped area. The Planning Commission may approve larger areas if the lawn area provides functional open space.
 - b. Drought-tolerant grass species shall be used exclusively.
 - c. Turf shall not be used on berms, slopes, or median islands where runoff is a problem.
3. **Slopes.** Turf and high water use plants shall not be planted on berms and slopes greater than 25 percent.
4. **Plant Groupings.** Where irrigation is proposed, plants shall be grouped in separate hydrozones (i.e., plants within each irrigation valve area shall have the same watering requirements).
5. **Water Features.** Decorative water features (e.g., fountains, ponds, waterfalls) must be approved by the Planning Commission and shall have recirculating water systems. Automatic fill valves are not recommended for use within water features
6. **Watering Times.** Watering shall be limited to between eight p.m. and ten a.m.

7. **Public Safety.** Plant species shall be selected and located so that at maturity they do not interfere with pedestrian, bicycle, or vehicular circulation or safety and do not conflict with overhead lights, or utility lines.
- B. Irrigation and Water Efficiency.** Irrigation systems shall be designed to avoid runoff, low head drainage, overspray, and other similar conditions where water flows outside of landscaped areas. Irrigation systems shall feature the following equipment:
1. Irrigation systems shall meet a minimum irrigation efficiency ~~of 75 percent standard of the applicable water provider.~~
 2. Separate landscape water meters for landscape areas exceeding 10,000 square feet for single-family residential uses and 5,000 square feet for all other uses.
 3. Irrigation controllers capable of percent adjustment, multiple programming, and rain sensor.
 4. Overhead sprays shall have a precipitation rate of no more than 0.75 inches per hour.
 5. Separated valves and circuits based on water use and sun exposure. Separate valves for turf and non-turf and berm areas are required.
 6. Sprinkler heads and emitters selected for proper area coverage, application rate, operation pressure, adjustment capability, and ease of maintenance.
 7. Rain-sensing override devices are required for all irrigation systems.
 8. Drip or bubble irrigation are required for all trees. Bubblers should not exceed a flow rate of 1.5 gallons per minute.
 9. State-approved back flow prevention devices shall be installed on all irrigation systems
- C. Timing of Installation.** Landscaping systems shall be installed prior to final building permit inspection or certification of occupancy.

17.72.070 Landscape Maintenance

The following landscape maintenance requirements apply to multi-family and non-residential properties.

- A. General.** Landscape areas shall be maintained in a neat and healthful condition at all times.
- B. Mulch.** Mulch shall be periodically added to the soil surface in all landscape areas.
- C. Replacement of Dead or Dying Plants.** Plants that are dead or severely damaged or diseased shall be replaced by the property owner.
- D. Removal of Landscaping.** Any removed mature landscaping shall be replaced with landscaping of similar size and maturity as that which was removed. Trees may only be

removed and/or replaced in accordance with the City's Tree Ordinance, Municipal Code Section 12.12

- E. Irrigation Systems.** Irrigation systems shall be maintained in a fully functional manner as approved by the City and required by this chapter. Watering schedules should be adjusted periodically to reflect seasonal variations.

Chapter 17.74 – ACCESSORY DWELLING UNITS

Sections:

- 17.74.010 Purpose
- 17.74.020 Definitions
- 17.74.030 Required Permits
- 17.74.040 Permitted Location
- 17.74.050 Standards for All Accessory Dwelling Units
- 17.74.060 Standards for Attached and Detached Accessory Dwelling Units
- 17.74.070 Findings
- 17.74.080 Deed Restrictions
- 17.74.090 Incentives

17.74.010 Purpose

This chapter establishes standards for the location and construction of accessory dwelling units consistent with Government Code Section 65852.2. These standards are intended to allow accessory dwelling units as a form of affordable housing in Capitola while maintaining the character and quality of life of residential neighborhoods.

17.74.020 Definitions

Terms used in this chapter are defined as follows:

- A. Accessory Dwelling Unit.** “Accessory dwelling unit” means a self-contained living unit located on the same parcel as a primary single-family residence with exterior access to the accessory dwelling unit provided independent from the primary single-family residence.
- B. Attached Accessory Dwelling Unit.** “Attached accessory dwelling unit” means an accessory dwelling unit that:
 1. Shares at least one common wall with the primary single-family residence;
 2. Is not fully contained within the existing space of the primary single-family residence or an accessory structure; and
 3. Provides exterior access independent from the primary single-family residence.
- C. Detached Accessory Dwelling Unit.** “Detached accessory dwelling unit” means an accessory dwelling unit that does not share a common wall with the primary single-family residence.
- D. Internal Accessory Dwelling Unit.**
 1. “Internal accessory dwelling unit” means an accessory dwelling unit that:
 - a. Is fully contained within the existing space of the primary single-family residence or an accessory structure; and

- b. Provides exterior access independent from the primary single-family residence.
- 2. The term internal accessory dwelling unit includes junior accessory dwelling units as defined in Government Code Section 65852.22.
- E. Two-story Attached Accessory Dwelling Unit.** “Two-story attached accessory dwelling unit” means an attached accessory dwelling unit that is configured as either two stories of living space attached to the primary single-family residence or located on the second story above the ground floor of the primary single-family residence.
- F. Two-story Detached Accessory Dwelling Unit.** “Two-story detached accessory dwelling unit” means a detached accessory dwelling unit that is configured as either two stories of living space as part of a single accessory dwelling unit or second story living space above a ground floor garage or other accessory structure.

17.74.030 Required Permits

A. Internal Accessory Dwelling Units.

- 1. **Administrative Permit.** An internal accessory dwelling unit is allowed with an Administrative Permit if:
 - a. The proposed unit complies with Section 17.74.040 (Standards for All Accessory Dwelling Units); and
 - b. The proposed unit is contained within an existing primary single-family residence or accessory structure that complies with the minimum side and rear setback requirements of the applicable zoning district.
- 2. **Design Permit and Conditional Use Permit.** The Planning Commission may allow an internal accessory dwelling unit located within an existing primary single-family residence or accessory structure that does not comply with the minimum side and rear setback requirements of the applicable zoning district with the approval of a Design Permit and Conditional Use Permit.

B. Attached and Detached Accessory Dwelling Units.

- 1. **Administrative Permit.** Attached and detached accessory dwelling units consistent with Section 17.74.040 (Standards for All Accessory Dwelling Units) and Section 17.74.050 (Standards for Attached and Detached Accessory Dwelling Units) are allowed with an Administrative Permit.
- 2. **Design Permit and Conditional Use Permit.**
 - a. The Planning Commission may approve an attached or detached accessory dwelling units that deviates from the standards in Subsections C (Unit Size) through J (Open Space and Landscaping) of Section 17.74.050 (Standards – Attached and Detached Accessory Dwelling Units) with the approval of a Design Permit and a Conditional Use Permit.

- b. All two-story attached and detached accessory dwelling units require Planning Commission approval of a Design Permit and Conditional Use Permit.
- C. Conditional Use Permit Findings.** To approve a Conditional Use Permit for an accessory dwelling unit, the Planning Commission must make all of the findings in Section 17.74.050 (Findings).
- D. Time Limit to Act.** The City shall complete its review of an accessory dwelling unit application requiring an Administrative Permit and approve or deny the application within 120 days after receiving an application.

17.74.040 Standards for All Accessory Dwelling Units

The following standards apply to all types of accessory dwelling units, including attached, detached, and internal accessory dwelling units.

- A. Compliance with Zoning District Standards.** An accessory dwelling unit shall comply with all requirements of the applicable zoning district except as modified in this chapter.
- B. One Primary Residence on Parcel.** An accessory dwelling unit is permitted only when not more than one primary single-family dwelling is present on a parcel or is constructed concurrently with the accessory dwelling unit.
- C. Occupancy.** The property owner must occupy either the primary or accessory dwelling. The Planning Commission may grant an exception to this requirement in the case of unique hardship with the approval of a Conditional Use Permit.
- D. Maximum Number per Parcel.** Only one accessory dwelling unit is allowed on a single parcel.
- E. Permitted Location.**
 - 1. **Internal Accessory Dwelling Units.** Internal accessory dwelling units are permitted only in the R-1, RM, and MU-N zoning districts on lots of 4,000 square feet or more occupied by one single-family dwelling.
 - 2. **Attached and Detached Accessory Dwelling Units.** Attached and detached accessory dwelling units are permitted on lot of 5,000 square feet or more occupied by one single-family dwelling only in:
 - a. The Single-Family Residential (R-1) zoning district; and
 - b. The Multi-Family Residential (RM) and Neighborhood Mixed Use (MU-N) zoning districts.
- F. Minimum Lot Size.**
 - 1. **Internal Accessory Dwelling Units.** An internal accessory dwelling unit is permitted only on parcels 4,000 square feet or greater.
 - 2. **Attached and Detached Accessory Dwelling Units.** An attached or detached accessory dwelling unit is permitted only on parcels 5,000 square feet or greater.

G. Unit Size. The maximum permitted floor area for an accessory dwelling unit is as shown in Table 17.74-2:

TABLE 17.74-2: MAXIMUM ACCESSORY DWELLING UNIT SIZE

Lot Size	Maximum Accessory Dwelling Unit Size
Under 4,000 sq. ft.	Not Permitted
4,000 – 4,999 sq. ft.	500 sq. ft. (Internal ADU only)
5,000 – 7,500 sq. ft.	500 sq. ft.
7,501 – 9,999 sq. ft.	640 sq. ft.
10,000 – 11,999 sq. ft.	800 sq. ft.
12,000 sq. ft. or more	1,000 sq. ft.

H. Maximum Floor Area Ratio. The combined floor area ratio (FAR) of a lot with a primary residence and an accessory dwelling unit shall not exceed 0.60.

I. Parking.

1. **Internal Accessory Dwelling Units.** Off-street parking in addition to any off-street parking required for the primary residence is not required for an internal accessory dwelling unit. The floor area of the internal accessory dwelling Unit shall not be included in the parking calculation for the primary residence.
2. **Attached and Detached Accessory Dwelling Units.**
 - a. Except as provided in Paragraph (c) below, one off-street parking space shall be provided for an attached or detached accessory dwelling unit in addition to any off-street parking required for the primary residence.
 - b. Required off-street parking may be provided as tandem parking on an existing driveway and may be located within minimum required setback areas from front, side, and rear property lines on the parcel in accordance with Section 17.76.040.B (Parking in Front and Exterior Side Setback Areas).
 - c. No off-street parking is required for an attached or detached accessory dwelling unit in the following cases:
 - (1) The accessory dwelling unit is located within one-half mile of a bus transit stop with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
 - (2) The accessory dwelling unit is located within a National Register Historic District or other historic district officially designated by the City Council.
 - (3) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

- (4) When there is a car share vehicle pick-up/drop-off location within one block of the accessory dwelling unit.

J.—Utility Connections.

~~**K.—** Utility connection requirements shall be subject to state law and the serving utility district General. An accessory dwelling unit shall not be considered a new residential use for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.~~

~~**L.— Internal Accessory Dwelling Units.** The City shall not require an applicant to install a new or separate utility connection directly between an internal accessory dwelling unit and the utility or impose a related connection fee or capacity charge.~~

~~**M.— Attached and Detached Accessory Dwelling Units.**~~

~~**N.—** The City may require a new or separate utility connection directly between an attached or detached accessory dwelling unit and the utility.~~

~~**O.J.** Consistent with Government Code Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.~~

P.K. Fire Sprinklers. The City shall not require accessory dwelling units to provide fire sprinklers if they would not be required for the primary residence under the current Fire Code.

17.74.050 Standards for Attached and Detached Accessory Dwelling Units

The following standards apply to attached and detached accessory dwelling units.

A. Height and Setback Standards.

1. Height and setbacks standards for attached and detached accessory dwelling units are shown in Table 17.74-3.
2. The Planning Commission may allow a detached accessory dwelling unit to exceed the height limits in Table 17.74-2 to accommodate a roof design that matches special roof features of the primary residence. Such a height exception requires Planning Commission approval of a Design Permit and a Conditional Use Permit.

TABLE 17.74-3: ACCESSORY DWELLING UNIT SETBACK AND HEIGHT STANDARDS

	Type of Accessory Dwelling Unit	
	Detached	Attached
Setbacks, Minimum [2]		

Interior Side	5 ft.	Same as required for primary residence
Exterior Side	Same as required for primary residence	
Rear	<u>One story unit</u> : 8 ft. [3] <u>Two story unit</u> : 10 ft. [3]	
Front	Same as required for primary residence	
Height, Maximum		
One story	<u>One story unit</u> : 15 ft. [1] <u>Two story unit</u> : 22 ft.	Height of primary residence or maximum permitted in zoning district, whichever is less

Notes:

- [1] Maximum height of 12 feet when accessory dwelling unit is 10 feet or less from property line.
- [2] No setback is required for an existing garage that is converted to an accessory dwelling unit.
- [3] Minimum 5-foot setback for accessory dwelling units constructed above a garage.

B. Incorporation into Primary Residence. A detached accessory dwelling unit may not be incorporated into the primary residence unless parking and setback standards for the expanded primary residence are satisfied.

C. Two-Story Accessory Dwelling Units. All two-story accessory dwelling units require Planning Commission approval of a Design Permit and Conditional Use Permit.

D. Doors and Windows.

1. The entrance to a detached accessory dwelling unit shall face the interior of the parcel unless the accessory dwelling unit is directly accessible from an alley or a public street.
2. Openings (e.g., doors and windows) on exterior walls that are closest to and face adjacent residentially-zoned properties shall be designed to minimize privacy impacts and maintain access to light and ventilation on adjacent properties.

E. Orientation.

1. The accessory dwelling unit generally limits the major access stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley if applicable. Windows that impact the privacy of the neighboring side or rear yard shall be minimized.
2. Parking accessed from an alley shall maintain a 24-foot back-out area, which may include the alley.

F. Design. The design of the accessory dwelling unit shall complement the design of the primary residence by use of the similar exterior wall materials, window types, door and window trims, roofing materials and roof pitch.

- G. Open Space and Landscaping.** Open space and landscaping shall be provided that is usable for both the accessory dwelling unit and the primary residence. Landscaping maintain privacy and provide screening for adjacent properties.
- H. Mobile Units.** Vehicles and trailers of any kind, with or without wheels, are prohibited as accessory dwelling units.

17.74.060 Findings

To approve a Conditional Use Permit for an accessory dwelling unit, the Planning Commission shall find that:

- A.** The exterior design of the accessory dwelling unit is compatible with the existing residence on the lot through architectural use of building forms, height, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.
- B.** The exterior design is in harmony with, and maintains the scale of, the neighborhood.
- C.** The accessory dwelling unit will not create excessive noise, traffic, or parking congestion.
- D.** The accessory dwelling unit has or will have access to adequate water sewer service as determined by the applicable service provider.
- E.** Adequate open space and landscaping has been provided that is usable for both the accessory dwelling unit and the primary residence. Open space and landscaping provides for privacy and screening of adjacent properties.
- F.** The location and design of the accessory dwelling unit maintains a compatible relationship to adjacent properties and does not significantly impact the privacy, light, air, solar access, or parking of adjacent properties.
- G.** The accessory dwelling unit generally limits the major access stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley if applicable. Windows that impact the privacy of the neighboring side or rear yard have been minimized. The design of the accessory dwelling unit complements the design of the primary residence and does not visually dominate it or the surrounding properties.
- H.** The site plan is consistent with physical development policies of the General Plan, any area plan or specific plan, or other City policy for physical development. If located in the coastal zone, the site plan is consistent with policies of the Local Coastal Plan.
- I.** The project would not impair public views along the ocean and of scenic coastal areas. Where appropriate and feasible, the site plan restores and enhances the visual quality of visually degraded areas.

17.74.070 Deed Restrictions

- A.** Before obtaining a building permit for an accessory dwelling unit, the property owner shall file with the County Recorder a declaration of restrictions containing a reference to

the deed under which the property was acquired by the current owner. The deed restriction shall state that:

1. The accessory dwelling unit may not be sold separately.
 2. The accessory dwelling unit is restricted to the approved size.
 3. The property owner must occupy either the primary residence or the accessory dwelling unit.
- B.** The above declarations are binding upon any successor in ownership of the property. Lack of compliance shall be cause for code enforcement and/or revoking the City's approval of the accessory dwelling unit.
- C.** The deed restriction shall lapse upon removal of the accessory dwelling unit.

17.74.080 Incentives

A. Fee Waivers for Affordable Units.

1. The City may waive development fees for accessory dwelling units that will be rented at levels affordable to low or very low income households.
2. Applicants of affordable accessory dwelling units shall record a deed restriction limiting the rent to low or very low-income levels prior to issuance of a building permit.
3. Landlords of accessory dwelling units shall be relieved of any affordability condition upon payment of fees in the amount previously waived as a result of affordability requirements, subject to an annual consumer price index increase commencing with the date of application for building permit.

- B. Historic Properties.** The Planning Commission may allow exceptions to design and development standards for accessory dwelling units proposed on a propriety that contains a Historic Resource as defined in Chapter 17.84 (Historic Preservation). To allow such an exception, the Planning Commission shall approve a Conditional Use Permit and find that the exception is necessary to preserve the architectural character of the primary residence.

Chapter 17.76 – PARKING AND LOADING

Sections:

- 17.76.010 Purpose
- 17.76.020 Applicability
- 17.76.030 Required Parking Spaces
- 17.76.040 General Requirements
- 17.76.050 On-site Parking Alternatives
- 17.76.060 Parking Design and Development Standards
- 17.76.070 Parking Lot Landscaping
- 17.76.080 Bicycle Parking
- 17.76.090 Visitor Serving Parking
- 17.76.100 On-site Loading

17.76.010 Purpose

This chapter establishes on-site parking and loading requirements in order to:

- A. Provide a sufficient number of on-site parking spaces for all land uses.
- B. Provide for functional on-site parking areas that are safe for vehicles and pedestrians.
- C. Ensure that parking areas are well-designed and contribute to a high-quality design environment in Capitola.
- D. Allow for flexibility in on-site parking requirements to support a multi-modal transportation system and sustainable development pattern.
- E. Ensure that on-site parking areas do not adversely impact land uses on neighboring properties.

17.76.020 Applicability

This chapter establishes parking requirements for three development scenarios: establishment of new structures and uses, replacement of existing uses, and expansion and enlargement of existing structures and uses.

- A. **New Structures and Uses.** On-site parking and loading as required by this chapter shall be provided anytime a new structure is constructed or a new land use is established.
- B. **Replacing Existing Uses.**
 1. Mixed Use Village Zoning District.
 - a. Where an existing residential use is changed to a commercial use in the Mixed Use Village (MU-V) zoning district, parking shall be provided for the full amount required by the new use. No space credit for the previous use may be granted.
 - b. In all other changes of use in the Mixed Use Village (MU-V) zoning district,

additional parking is required to accommodate the incremental intensification of the new use. Additional parking is not required to remedy parking deficiencies existing prior to the change in use.

2. **Other Zoning Districts.** Where an existing use is changed to a new use outside of the Village Mixed Use (MU-V) zoning district, additional parking is required to accommodate the incremental intensification of the new use. Additional parking is not required to remedy parking deficiencies existing prior to the change in use.

C. Expansions and Enlargements.

1. Nonresidential Use.

- a. Where an existing structure with a nonresidential use is expanded or enlarged, additional parking is required to serve only the expanded or enlarged area, except as allowed by subparagraph b below.
 - b. Within the Mixed Use Village (MU-V) zoning district, an eating and drinking establishment may expand by 20 percent of the existing floor area of the business without providing additional parking. Permitted expansions include modification of the internal building layout to enlarge the dining area, additions to the size of the business within an existing building footprint, and new outdoor dining areas.
2. **Residential Use.** For an existing structure with a residential use, the full amount of parking to serve the use is required when the floor area is increased by more than ten percent.

17.76.030 Required Parking Spaces

- A. **Mixed Use Village Zoning Districts.** All land uses in the Mixed Use Village (MU-V) zoning districts shall provide the minimum number of on-site parking spaces as specified in Table 17.76-1. Required parking for uses not listed in Table 17.76-1 shall be the same as required for land uses in other zoning districts as shown in Table 17.76-2.

TABLE 17.76-1: REQUIRED ON-SITE PARKING IN VILLAGE MIXED USE ZONING DISTRICT

Land Uses	Number of Required Parking Spaces
	Village Mixed Use (MU-V)
Retail	1 per 240 sq. ft.
Eating and Drinking Establishments	
Bars and Lounges	1 per 60 sq. ft. of floor area for dining and/or drinking; 1 per 240 sq. ft. for all other floor area
Restaurants and Cafes	1 per 60 sq. ft. of floor area for dining and/or drinking; 1 per 240 sq. ft. for all other floor area
Take-Out Food and Beverage	1 per 240 sq. ft.
Personal Services	1 per 240 sq. ft.
Hotels	
With more than 20 guest rooms	As determined by a parking demand study [1]
With 20 or less guest rooms	1 per guest room plus additional spaces as required by the Planning Commission
<u>Notes:</u> [1] The Parking Demand Study shall be paid for by the applicant, contracted by the City, and approved by the Planning Commission.	

B. Other Zoning Districts. Land uses in zoning districts other than the mixed use zoning districts shall provide a minimum number of on-site parking spaces as specified in Table 17.76-2.

TABLE 17.76-2: REQUIRED ON-SITE PARKING IN OTHER ZONING DISTRICTS

Land Uses	Number of Required Parking Spaces
Residential Land Uses	
Duplex Homes	2 per unit, 1 covered
Elderly and Long Term Care	1 per six beds plus 1 per 300 sq. ft. of office and other nonresidential areas
Group Housing (includes single-room occupancy)	1 per unit plus 1 guest space per 6 units
Mobile Home Parks	1 per unit plus 1 per office
Multi-Family Dwellings	2.5 per unit, 1 covered
Residential Care Facilities, Small	0.5 per bed plus 1 per 300 sq. ft. of office and other nonresidential areas

Residential Care Facilities, Large	0.5 per bed plus 1 per 300 sq. ft. of office and other nonresidential areas
Accessory Dwelling Units	See Chapter 17.52 (Accessory Dwelling Units)
Single-Family Dwellings	1,500 sq. ft. or less: 2 per unit 1,501-2,000 sq. ft.: 2 per unit, 1 covered 2,001-2,600 sq. ft.: 3 per unit, 1 covered 2,601 sq. ft. or more: 4 per unit, 1 covered
Public and Quasi-Public Land Uses	
Community Assembly	1 per 3 fixed seats, or 1 per 40 sq. ft. of assembly area for uses without fixed seats
Cultural Institutions	As determined by a parking demand study
Day Care Centers	1 per 400 sq. ft. of floor area used for daycare and 1 per employee
Government Offices	1 per 300 sq. ft.
Home Day Care, Large	1 per non-resident employee
Home Day Care, Small	None beyond minimum for residential use
Medical Offices and Clinics	1 per 300 sq. ft.
Parks and Recreational Facilities	As determined by a parking demand study
Public Safety Facilities	As determined by a parking demand study
Schools, Public or Private	2 per classroom
Commercial Land Uses	
Banks and Financial Institutions	1 per 300 sq. ft.
Business Services	1 per 300 sq. ft.
Commercial Entertainment and Recreation	1 per 3 fixed seats, or 1 per 40 sq. ft. of assembly area for uses without fixed seats
Eating and Drinking Establishments	
Bars and Lounges	1 per 60 sq. ft. of floor area for dining and/or drinking 1 per 300 sq. ft. for all other floor area
Restaurants and Cafes	1 per 60 sq. ft. of floor area for dining and/or drinking 1 per 300 sq. ft. for all other floor area
Take-Out Food and Beverage	1 per 300 sq. ft. of gross floor area

Food Preparation	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office area
Gas and Service Stations	2 for gas station plus 1 per 100 sq. ft. of retail and as required for vehicle repair
Lodging	
Bed and Breakfast	1 per guest room plus parking required for residential use
Hotel	1 per guest room plus 1 per 300 sq. ft. of office
Maintenance and Repair Services	1 per 600 sq. ft.
Personal Services	1 per 300 sq. ft.
Professional Offices	1 per 300 sq. ft.
Salvage and Wrecking	1 per 500 sq. ft. of building area plus 1 per 0.5 acre of outdoor use area.
Self-Storage	1 per 5,000 sq. ft.
Retail	1 per 300 sq. ft. of customer area
Vehicle Repair	1 per 500 sq. ft. of non-service bay floor area plus 2 per service bay
Vehicle Sales and Rental	1 per 300 sq. ft. for offices plus 1 per 1,000 sq. ft. of display area and requirements for vehicle repair where applicable
Wholesale	1 per 5,000 sq. ft.
Heavy Commercial and Industrial Land Uses	
Construction and Material Yards	1 per 2,500 sq. ft.
Custom Manufacturing	1 per 2,000 sq. ft., plus 1 per 300 sq. ft. of office
Light Manufacturing	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office
Warehouse, Distribution, and Storage Facilities	1 per 1,500 sq. ft.
Transportation, Communication, and Utility Uses	
Utilities, Major	As determined by a parking demand study
Utilities, Minor	None
Recycling Collection Facilities	1 per 1,000 sq. ft. of floor area
Wireless Communications Facilities	None

Other Uses	
Accessory Uses	Same as primary use
Home Occupation	None beyond requirement for residence
Quasi-Public Seating Areas	None
Temporary Uses	As determined by review authority
Urban Agriculture	
Home Gardens	None beyond requirement for residence
Community Gardens	None
Urban Farms	As determined by a parking demand study

C. Calculation of Required Spaces.

1. **Floor Area.** Where a parking requirement is a ratio of parking spaces to floor area, the floor area is assumed to be gross floor area, unless otherwise stated. The floor area of a use shall be calculated as described in Section 17.48.040 (Floor Area and Floor Area Ratio). Floor area for garages and other parking facilities are not included in the calculation of floor area for the purpose of determining on-site parking requirements.
2. **Employees.** Where a parking requirement is stated as a ratio of parking spaces to employees, the number of employees is based on the largest shift that occurs in a typical week.
3. **Seats.** Where a parking requirement is stated as a ratio of parking spaces to seats, each 24 inches of bench-type seating at maximum seating capacity is counted as one seat.
4. **Fractional Spaces.** In determining the number of required parking, fractions of spaces over one-half shall be rounded up to the next whole number.

D. Unlisted Uses. The parking requirement for land uses not listed in Table 17.76-1 and Table 17.76-2 shall be determined by the Community Development Director based on the requirement for the most comparable similar use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand.

E. Sites with Multiple Uses. Where more than one land use is conducted on a site, the minimum number of required on-site parking spaces shall be the sum of the number of parking spaces required for each individual use.

F. Additional Required Parking. The Planning Commission may require more on-site parking than required by Table 17.76-1 and Table 17.76-2 if the Planning Commission determines that additional parking is needed to serve the proposed use and to minimize adverse impacts on neighboring properties.

17.76.040 General Requirements

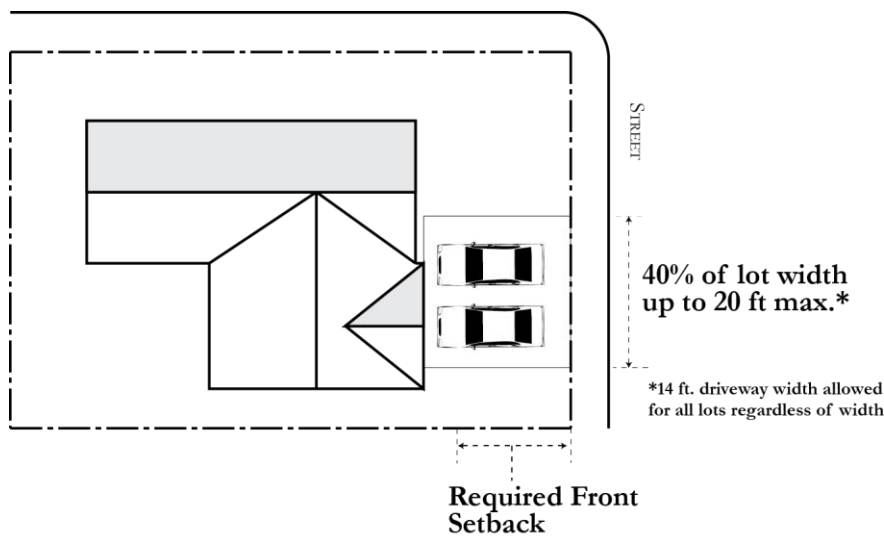
A. Availability and Use of Spaces.

1. In all zoning districts, required parking spaces shall be permanently available and maintained to provide parking for the use they are intended to serve.
2. Owners, lessees, tenants, or persons having control of the operation of a use for which parking spaces are required shall not prevent or restrict authorized persons from using these spaces.
- 2.3. A Conditional Use Permit is required to designate parking spaces for exclusive use by an individual tenant within an integrated commercial complex.
- 3.4. Required parking spaces shall be used exclusively for the temporary parking of vehicles and shall not be used for the sale, lease, display, repair, advertising, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the Zoning Code.

B. Parking in Front and Exterior Side Setback Areas.

1. **R-1 Zoning District.** In the R-1 zoning district, the width of a parking space in the required front or exterior side setback area may not exceed 40 percent of lot width up to a maximum of 20 feet, except that all lots may have a parking space of up to 14 feet in width regardless of lot width. See Figure 17.76-1. The Planning Commission may allow a larger parking area within the required front and exterior side setback areas with a Design Permit if the larger parking area incorporates design features, such as impervious materials and enhanced landscaping, that minimize visual impacts to the neighborhood.

FIGURE 17.76-1: PARKING IN FRONT SETBACK AREA IN R-1 ZONING DISTRICT



2. Other Zoning Districts.

- a. In all zoning districts other than the R-1 zoning district, required parking spaces may not be located within required front or exterior side setback areas.
- b. In the Mixed Use Village zoning district, parking may be located adjacent to the street-facing property line in accordance with Section 17.20.030.E.5 (Parking Location and Buffers).
- c. In the Mixed Use Neighborhood zoning district, parking may be located in the front or exterior side setback area if approved by the Planning Commission in accordance with Section 17.20.040.E (Parking Location and Buffers).

C. Location of Parking.

1. **All Zoning Districts.** Required parking spaces may not be located within any public or private right-of-way unless located in a sidewalk exempt area an Encroachment Permit is granted.
2. **R-1 Zoning District.** Required parking spaces in the R-1 zoning district shall be on the same parcel as the use that they serve.
3. **MU-V Zoning District.** Required parking spaces for new non-residential development and intensified uses in the MU-V zoning district shall be provided on sites outside of the Village area. These spaces shall be within walking distance of the use which it serves or at remote sites served by a shuttle system. The Planning Commission may approve exceptions to allow on-site parking in the MU-V district for:
 - a. The Capitola Theater site (APN 035-262-04) and Mercantile site (APN 035-221-17) if driveway cuts are minimized to the extent possible and parking areas are located on the interior of the sites; and
 - b. If mandated under Federal Emergency Management Agency regulations and as consistent with the certified Local Coastal Program.
4. **Other Zoning Districts.** In all zoning districts other than the R-1 and MU-V zoning district, required parking shall be located on the same lot as the use they are intended to serve, except as allowed by Section 17.76.050.D below.

D. Large Vehicle Storage in the R-1 Zoning District. In addition to the required on-site parking spaces for a single-family dwelling, one additional on-site parking or storage space may be provided on a parcel in the R-1 zoning district for a recreational vehicle, boat, camper, or similar vehicle. This space may not be located in a required front or exterior side setback area and may be utilized only to store a vehicle that does not exceed 13.5 feet in height, 8.5 feet in width, and 25 feet in length. Such parking or storage spaces shall be finished in concrete, asphalt, semi-permeable pavers, or a similar paved surface.

E. Covered Parking in the R-1 Zoning District.

1. When required by this chapter, covered parking spaces serving a single-family

dwelling shall be provided within an enclosed garage. The Planning Commission may allow required covered parking spaces to be provided within an open carport with a Design Permit if the Planning Commission finds that a garage is practically infeasible or that a carport results in a superior project design.

2. All carports serving a single-family dwelling shall comply with the following design standards:
 - a. Carports shall be designed with high quality materials, compatible with the home. The roofing design, pitch, colors, exterior materials and supporting posts shall be similar to the home. The carport shall appear substantial and decoratively finished in a style matching the home which it serves.
 - b. The slope of a carport roof shall substantially match the roof slope of the home which it serves.
 - c. Pedestrian pathways connecting the carport with the home shall be provided.
3. Garages in the R-1 zoning district may be converted to habitable living space only if the total number of required on-site parking spaces is maintained, including covered spaced for the covered parking space requirement.

F. Electric Vehicle Charging.

1. **When Required.** Electric vehicle charging stations shall be provided:
 - a. For new structures or uses required to provide at least 25 parking spaces; and
 - b. Additions or remodels that increase an existing parking lot of 50 for more spaces by 10 percent or more.
2. **Number of Charging Stations.** The number of required charging stations shall be calculated as follows:
 - a. 25-49 parking spaces: 1 charging station.
 - b. 50-100 parking spaces: 2 charging stations, plus one for each additional 50 parking spaces.
 - c. For the purpose of calculating required number of charging stations, parking spaces shall include existing and proposed spaces.
3. **Location and Signage.** Charging stations shall be installed adjacent to standard size parking spaces. Signage shall be installed designating spaces with charging stations for electric vehicles only.

G. Parking for Persons with Disabilities.

1. Parking spaces for persons with disabilities shall be provided in compliance with California Code of Regulations Title 24.
2. Parking spaces required for the disabled shall count toward compliance with the number of parking spaces required by Table 17.76-1 and Table 17.76-2.

H. Curb-side Service.

1. Curb-side (drive-up) service for retail uses is allowed in all zoning districts.
2. Restaurant curb-side service requires a Conditional Use Permit in the Regional Commercial (C-R) zoning district and is prohibited in all other zoning districts.

17.76.050 On-site Parking Alternatives

A. Purpose. This section identifies alternatives to required on-site parking to:

1. Allow for creative parking solutions;
2. Enhance economic vitality in Capitola;
3. Promote walking, biking, and use of transit; and
4. Encourage the efficient use of land resources consistent with the General Plan.

B. Eligibility. Alternatives to required on-site parking in this section are available only to uses located outside of the Mixed Use Village zoning district, except for:

1. Valet parking (Subsection F) which is available in all zoning districts, including the Mixed Use Village zoning district; and
2. Fees in-lieu of parking (Subsection I), which is available only to uses in the Mixed Use Village zoning district.

C. Required Approval. All reductions in on-site parking described in this section require Planning Commission approval of a Conditional Use Permit.

D. Off-Site Parking.

1. For multi-family housing and non-residential uses, the Planning Commission may allow off-site parking if the Commission finds that practical difficulties prevent the parking from being located on the same lot it is intended to serve.
2. Off-site parking shall be located within a reasonable distance of the use it is intended to serve, as determined by the Planning Commission.
3. A deed restriction or other legal instrument, approved by the City Attorney, shall be filed with the County Recorder. The covenant record shall require the owner of the property where the on-site parking is located to continue to maintain the parking space so long as the building, structure, or improvement is maintained in Capitola. This covenant shall stipulate that the title and right to use the parcels shall not be subject to multiple covenant or contract for use without prior written consent of the City.

E. Shared Parking. Multiple land uses on a single parcel or development site may use shared parking facilities when operations for the land uses are not normally conducted during the same hours, or when hours of peak use differ. The Planning Commission may allow shared parking subject to the following requirements:

1. A parking demand study prepared by a specialized consultant contracted by the Community Development Director, paid for by the applicant, and approved by the Planning Commission demonstrates that there will be no substantial conflicts between the land uses' principal hours of operation and periods of peak parking demand.
2. The total number of parking spaces required for the land uses does not exceed the number of parking spaces anticipated at periods of maximum use.
3. The proposed shared parking facility is located no further than 400 feet from the primary entrance of the land use which it serves.
4. In the Mixed Use Neighborhood (MU-N) zoning district the reduction for shared parking is no greater than 25 percent of the required on-site parking spaces.

F. Valet Parking. The Planning Commission may allow up to 25 percent of the required on-site parking spaces to be off-site valet spaces (except for a hotel on the former Village theatre site (APN 0350262-04, 035-262-02, and 035-261-10) for which there is no maximum limit of off-site valet spaces). Valet parking shall comply with the following standards:

1. Valet parking lots must be staffed when business is open by an attendant who is authorized and able to move vehicles.
2. A valet parking plan shall be reviewed and approved by the Community Development Director in consultation with the Public Works Director.
3. Valet parking may not interfere with or obstruct vehicle or pedestrian circulation on the site or on any public street or sidewalk.
4. The use served by valet parking shall provide a designated drop-off and pick-up area. The drop-off and pick-up area may be located adjacent to the building, but it may not be located within a fire lane, impede vehicular and/or pedestrian circulation, or cause queuing in the right-of-way or drive aisle.

G. Low Demand. The number of required on-site parking spaces may be reduced if the Planning Commission finds that the land use will not utilize the required number of spaces due to the nature of the specific use. This finding shall be supported by the results of a parking demand study approved by the Community Development Director in consultation with the Public Works Director.

H. Transportation Demand Management Plan. The Planning Commission may reduce the number of required on-site parking spaces for employers that adopt and implement a Transportation Demand Management (TDM) Plan subject to the following requirements and limitations:

1. A TDM Plan reduction is available only to employers with 25 or more employees.
2. Required on-site parking spaces may be reduced by no more than 15 percent.
3. The TDM Plan shall be approved by the Community Development Director in

consultation with the Public Works Director.

4. The TDM Plan shall identify specific measures that will measurably reduce the demand for on-site parking spaces. Acceptable measures must ensure a reduced demand for parking spaces (e.g., an employee operated shuttle program). Measures that only encourage the use of transit, ridesharing, biking, or walking will not be accepted.
5. The employer shall appoint a program coordinator to oversee transportation demand management activities.
6. The program coordinator must provide a report annually to the Planning Commission that details the implementation strategies and effectiveness of the TDM Plan.
7. The Planning Commission may revoke the TDM Plan at any time and require additional parking spaces on site upon finding that that the Plan has not been implemented as required or that the Plan has not produced the reduction the demand for on-site parking spaces as originally intended.

I. Fees in Lieu of Parking

1. Within the MU-V zoning district, on-site parking requirements for hotel uses may be satisfied by payment of an in-lieu parking fee established by the City Council to provide an equivalent number of parking spaces in a municipal parking lot. Such payment must be made before issuance of a building permit or a certificate of occupancy. Requests to participate in an in-lieu parking program must be approved by the City Council.
2. Fee revenue must be used to provide public parking in the vicinity of the use. In establishing parking districts, the City Council may set limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered.

- J. Transit Center Credit.** Provided a regional transit center is located within the Capitols Mall property, the Planning Commission may reduce the number of required parking spaces by up to 10 percent for residential mixed use projects in the Capitola Mall property bounded by Clare's Street, Capitola Road, and 41st Avenue.

17.76.060 Parking Design and Development Standards

- A. Minimum Parking Space Dimensions.** Minimum dimensions of parking spaces shall be as shown in Table 17.76.3.

TABLE 17.76-3: MINIMUM PARKING SPACE DIMENSIONS

Type of Space	Minimum Space Dimensions
Spaces Serving Single-Family Dwellings	
Uncovered and covered (garage) spaces	10 ft. by 20 ft. [1]
In sidewalk exempt areas	10 ft. by 18 ft.
Spaces Serving Multi-Family and Non-Residential Uses	
Standard Spaces	9 ft. by 18 ft.
Compact Spaces	8 ft. by 16 ft.
Tandem Spaces [2]	9 ft. by 18 ft.

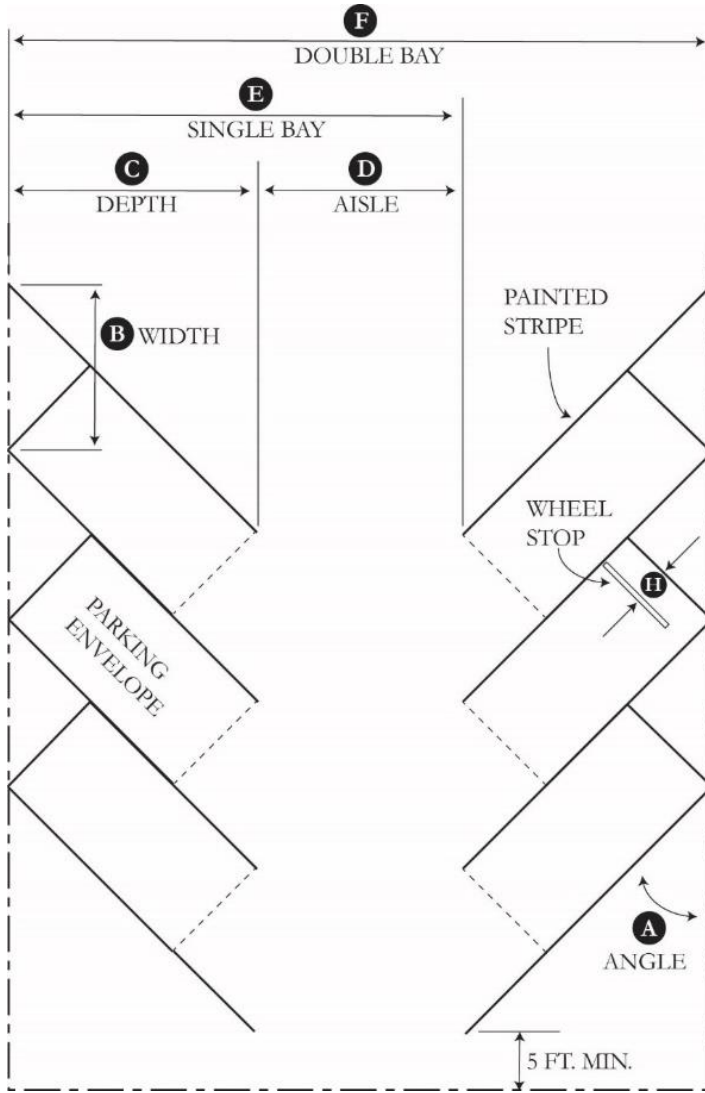
Notes:

[1] The dimensions of parking spaces in an enclosed garage shall be measured from the interior garage walls.

[2] See Section 17.76.060.E.3 (Tandem Parking Spaces)

- B. Compact Spaces.** A maximum of 30 percent of required on-site parking spaces serving multi-family and non-residential uses may be compact spaces. All parking spaces for compact cars shall be clearly marked with the word “Compact” either on the wheel stop or curb, or on the pavement at the opening of the space.
- C. Parking Lot Dimensions.** The dimensions of parking spaces, maneuvering aisles, and access ways within a parking lot shall conform to the City’s official parking space standard specifications maintained by the Public Works Director and as shown in Figure 17.76-2 and Table 17.76-4.

FIGURE 17.76-2: STANDARD PARKING LOT DIMENSIONS



Attachment: Zoning Ordinance (Zoning Code Update)

TABLE 17.76-4: STANDARD PARKING LOT DIMENSIONS

A Parking Angle	B Width		C Depth		D Aisle			E Single Bay			F Double Bay		
	Compact	Standard	Compact	Standard	Compact	Residential	Commercial	Compact	Residential	Commercial	Compact	Residential	Commercial
90	7'-6"	8'-6"	15'-0"	18'-0"	20'-0"	22'-0"	25'-0"	35'-0"	40'-0"	43'-0"	50'-0"	58'-0"	61'-0"
85	7'-7"	8'-6"	15'-7"	18'-8"	19'-0"	21'-0"	24'-0"	34'-7"	39'-8"	42'-8"	50'-2"	58'-4"	61'-0"
80	7'-8"	8'-7"	16'-1"	19'-2"	18'-0"	20'-0"	23'-0"	34'-1"	39'-2"	42'-4"	50'-2"	58'-4"	p
75	7'-9"	8'-10"	16'-5"	19'-7"	17'-0"	19'-0"	22'-0"	33'-5"	38'-7"	41'-7"	49'-10"	58'-2"	61'-0"
70	8'-0"	9'-0"	16'-9"	19'-10"	16'-0"	18'-0"	21'-0"	32'-9"	37'-10"	40'-10"	49'-6"	57'-8"	66'-8"
65	8'-4"	9'-4"	16'-10"	19'-11"	15'-0"	17'-0"	20'-0"	31'-10"	36'-11"	39'-11"	48'-8"	56'-10"	59'-10"
60	8'-8"	9'-10"	16'-9"	19'-10"	14'-0"	16'-0"	19'-0"	30'-9"	35'-10"	38'-10"	47'-6"	55'-8"	58'-8"
55	9'-1"	10'-4"	16'-7"	19'-7"	13'-0"	15'-0"	18'-0"	29'-7"	34'-7"	37'-7"	46'-2"	54'-2"	57'-2"
50	9'-10"	11'-1"	16'-4"	19'-2"	12'-0"	14'-0"	17'-0"	28'-4"	33'-2"	36'-2"	44'-8"	52'-4"	55'-4"
45	10'-7"	12'-0"	15'-11"	18'-8"	11'-0"	13'-0"	16'-0"	25'-5"	30'-0"	33'-0"	42'-10"	50'-4"	53'-4"
40	11'-8"	13'-2"	15'-15"	18'-0"	10'-0"	12'-0"	15'-0"	24'-8"	28'-2"	31'-2"	40'-10"	48'-0"	51'-0"
35	13'-1"	14'-10"	14'-8"	17'-2"	10'-0"	11'-0"	14'-0"	24'-0"	26'-2"	29'-2"	39'-4"	45'-4"	48'-4"
30	15'-3"	17'-0"	14'-0"	16'-2"	10'-0"	10'-0"	13'-0"	35'-0"	40'-0"	43'-0"	38'-0"	42'-4"	45'-4"

Attachment: Zoning Ordinance (Zoning Code Update)

D. Surfacing.

1. All parking spaces, maneuvering aisles, and access ways shall be paved with asphalt, concrete, or other all-weather surface.
2. Permeable paving materials, such as porous concrete/asphalt, open-jointed pavers, and turf grids, are a preferred surface material, subject to approval by the Public Works Director.

E. Tandem Parking Spaces. Tandem parking spaces are permitted for all residential land uses, provided that they comply with the following standards:

1. Parking spaces in a tandem configuration shall be reserved for and assigned to a single dwelling unit.
2. For single-family dwellings, tandem parking is permitted for up to two uncovered spaces in front of a garage, with a maximum of three tandem spaces, including the covered space in a single garage. Tandem parking spaces of three spaces or more require Planning Commission approval.
3. The minimum size of an uncovered tandem parking space may be reduced to 9 feet by 18 feet.
4. All required guest parking shall be provided as single, non-tandem parking spaces.
5. Tandem parking spaces shall not block the use of the driveway to access other parking spaces located within the parking area.
6. Tandem parking spaces shall be used to accommodate passenger vehicles only.

F. Parking Lifts. Required parking may be provided using elevator-like mechanical parking systems (“lifts”) provided the lifts are located within an enclosed structure or otherwise screened from public view. Parking lifts shall be maintained and operable through the life of the project.**G. Lighting.**

1. A parking area with six or more parking spaces shall include outdoor lighting that provides adequate illumination for public safety over the entire parking area.
2. Outdoor lighting as required above shall be provided during nighttime business hours.
3. All parking space area lighting shall be energy efficient and designed so that any glare or spillage is directed away from residential properties.
4. All fixtures shall be hooded and downward facing.
5. All fixtures shall meet the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light (“dark sky compliant”).

H. Pedestrian Access.

1. Parking lots with more than 30 parking spaces shall include a pedestrian walkway in

- compliance with ADA requirements.
2. The design of the pedestrian walkway shall be clearly visible and distinguished from parking and circulation areas through striping, contrasting paving material, or other similar method as approved by the Community Development Director.
- I. Screening.** Parking lots of six spaces or more shall comply with the following screening standards.
1. **Location.** Screening shall be provided along the perimeter of parking lots fronting a street or abutting a residential zoning district.
 2. **Height.**
 - a. Screening adjacent to streets shall have a minimum height of 3 feet.
 - b. For parking lots within 10 feet of a residential zoning district, screening shall have a minimum height of 6 feet, with additional height allowed with Planning Commission approval.
 3. **Materials – General.** Required screening may consist of one or more of the following materials:
 - a. Low-profile walls constructed of brick, stone, stucco or other durable material
 - b. Evergreen plants that form an opaque screen.
 - c. An open fence combined with landscaping to form an opaque screen.
 - d. A berm landscaped with ground cover, shrubs, or trees.
 4. **Materials – Adjacent Residential.** Parking lots within 10 feet of a residential zoning district shall be screened by a masonry wall.
- J. Drainage.** A drainage plan for all parking lots shall be approved by the Public Works Director.
- K. Adjustments to Parking Design and Development Standards.** The Planning Commission may allow adjustments to parking design and development standards in this section through the approval of a Minor Modification as described in Chapter 17.136 (Minor Modifications).

17.76.070 Parking Lot Landscaping

- A. General Standards.** All landscaping within parking lots shall comply with the requirements of Chapter 17.72 (Landscaping) in addition to the standards within this section.
- B. Landscaping Defined.** Except as otherwise specified in this section, landscaping and landscaped areas shall consist of plant materials, including any combination of trees, shrubs, and ground cover.
- C. Interior Landscaping.** All areas within a parking lot not utilized for parking spaces or

access/circulation shall be landscaped. For parking lots with more than 15 spaces, the minimum amount of interior landscaping is specified in Table 17.76-5. Interior landscaping is defined as any landscaped area surrounded on at least two sides by parking spaces or drive aisles, and excluding areas around the perimeter of the parcel or development site.

TABLE 17.76-5: MINIMUM REQUIRED PARKING LOT LANDSCAPING

Number of Required Parking Spaces	Percent of Surface Parking Area to be Landscaped
16 to 30	10%
31 to 60	15%
Over 60	20%

D. Shade Trees.

1. One shade tree shall be provided for every five parking spaces in a parking lot.
2. Shade trees shall be a minimum 24-inch box in size and shall provide a minimum 30-foot canopy at maturity.
3. Shade trees shall be of a type that can reach maturity within 15 years of planting and shall be selected from a City-recommended list of canopy tree species.
4. Shade trees shall be arranged in a parking lot to provide maximum shade coverage (based on a 30-foot canopy) on August 21. The arrangement should approximate nearly 50 percent shade coverage.
5. The Planning Commission may grant an exception to the required tree plantings if the 50% shade coverage exists within the parking lot.

E. Concrete Curbs.

1. All landscape areas shall be separated from parking spaces, drive aisles and driveways by a continuous, raised concrete curb. Raised concrete curbs shall be a minimum of 4 inches high by 4 inches deep.
2. The City may approve alternatives to raised concrete curbs as needed to comply with any mandatory stormwater drainage standards.

F. Parking Space Landscaping. A maximum of 2 feet at the front end of a parking space may be landscaped with low shrubs or ground cover in which a vehicle could extend over in lieu of paving surface. This landscaping may not count toward minimum required parking lot landscaped area.

G. Timing. Landscaping shall be installed prior to the City's authorization to occupy any buildings served by the parking area, or prior to the final inspection for the parking lot.

- H. **Green Parking Exemptions.** Parking lots that incorporate solar panels, bioswales, and other similar green features into the parking lot design are eligible for reduced parking lot landscaping requirements with Planning Commission approval of a Design Permit.
- I. **Exceptions.** The Planning Commission may grant an exception to the parking lot landscaping requirements in this section with the approval of a Design Permit upon finding that:
 1. Full compliance with the requirement is infeasible or undesirable;
 2. The project complies with the requirement to the greatest extent possible; and
 3. The project incorporates other features to compensate for the exception and create a high quality design environment.

17.76.080 Bicycle Parking

- A. **Applicability.** All new multi-family developments of 5 units or more and commercial uses served by parking lots of 10 spaces or more shall provide bicycle parking as specified in this section.
- B. **Types of Bicycle Parking.**
 1. **Short-Term Bicycle Parking.** Short-term bicycle parking provides shoppers, customers, messengers and other visitors who generally park for two hours or less a convenient and readily accessible place to park bicycles.
 2. **Long-Term Parking.** Long-term bicycle parking provides employees, residents, visitors and others who generally stay at a site for several hours a secure and weather-protected place to park bicycles. Long-term parking may be located in publicly accessible areas or in garages or other limited access areas for exclusive use by tenants or residents.
- C. **Bicycle Parking Spaces Required.** Short-term and long-term bicycle parking spaces shall be provided as specified in Table 17.76-6.

TABLE 17.76-6 REQUIRED BICYCLE PARKING SPACES

Land Use	Required Bicycle Parking Spaces	
	Short-Term Spaces	Long-Term Spaces
Multi-Family Dwellings and Group Housing	10% of required automobile spaces; minimum of 4 spaces	1 per unit
Non-Residential Uses	10% of required automobile spaces	1 per 20 required automobile spaces for uses 10,000 sq. ft. or greater

- D. Short-Term Bicycle Parking Standards.** Short-term bicycle parking shall be located within 100 feet of the primary entrance of the structure or use it is intended to serve.
- E. Long-Term Bicycle Parking Standards.** Following standards apply to long-term bicycle parking:
1. **Location.** Long-term bicycle parking shall be located within 750 feet of the use that it is intended to serve.
 2. **Security.** Long-term bicycle parking spaces shall be secured. Spaces are considered secured if they are:
 - a. In a locked room or area enclosed by a fence with a locked gate;
 - b. Within view or within 100 feet of an attendant or security guard;
 - c. In an area that is monitored by a security camera; or
 - d. Visible from employee work areas.
- F. Parking Space Dimensions.**
1. Minimum dimensions of 2 feet by 6 feet shall be provided for each bicycle parking space.
 2. An aisle of at least 5 feet shall be provided behind all bicycle parking to allow room for maneuvering.
 3. 2 feet of clearance shall be provided between bicycle parking spaces and adjacent walls, polls, landscaping, pedestrian paths, and other similar features.
 4. 4 feet of clearance shall be provided between bicycle parking spaces and adjacent automobile parking spaces and drive aisles.
- G. Rack Design.** Bicycle racks must be capable of locking both the wheels and the frame of the bicycle and of supporting bicycles in a fixed position. The Planning Commission may allow creative approaches to rack design (e.g., vertical wall-mounted bicycle racks) if physical site constraints render compliance with bicycle parking design standards impractical or undesirable.
- H. Cover.** If bicycle parking spaces are covered, the cover shall be permanent and designed to protect the bicycle from rainfall.

17.76.090 Visitor Serving Parking

- A. Shuttle Program Parking.** Parking for the free summer beach shuttle program shall be provided in a remote lot or lots, such as those located on Bay Avenue, Capitola Beach, and the Village public parking lots.
- B. Public Parking in the Coastal Zone.**
1. Public parking existing as of [date of Zoning Ordinance adoption] in the following locations in the CF zoning district shall be maintained for public parking:

- a. The Upper City Hall parking lot;
 - b. The Cliff Drive overlook parking; and
 - c. The Cliff Drive Southern Pacific railroad right-of-way parking unless Cliff Drive must be relocated due to cliff erosion.
2. Substantial changes in public parking facilities in the coastal zone require a Local Coastal Program (LCP) amendment.

17.76.100 On-site Loading

- A. Applicability.** All retail, hotel, warehousing, manufacturing, and similar uses that involve the frequent receipt or delivery of materials or merchandise shall provide on-site loading spaces consistent with the requirements of this section.
- B. Number of Loading Spaces.** The minimum number of required loading spaces shall be as specified in Table 17.76-7.

TABLE 17.76-7: REQUIRED LOADING SPACES

Floor Area	Required Loading Spaces
Less than 10,000 sq. ft.	None
10,000 to 30,000 sq. ft.	1
Greater than 30,000 sq. ft.	2 plus 1 per each additional 20,000 sq. ft.

C. Location.

- 1. Required loading spaces shall be located on the same lot as the use they are intended to serve.
- 2. No loading space shall be located closer than 50 feet to a residential zoning district, unless the loading space is wholly enclosed within a building or screened by a solid wall not less than 8 feet in height.

D. Dimensions.

- 1. Each loading space shall have minimum dimensions of 10 feet wide, 25 feet long, and 14 feet in vertical clearance.
- 2. Deviations from the minimum dimensions standards may be approved by the Community Development Director if the spatial needs are less than the minimum required due to the truck size and type that will be utilized in the operation of a specific business.

E. Design and Configuration.

Attachment: Zoning Ordinance (Zoning Code Update)

1. Loading spaces shall be configured to ensure that loading and unloading takes place on-site and not within adjacent public rights-of way.
2. Sufficient maneuvering area shall be provided for loading spaces so that vehicles may enter and exit an abutting street in a forward direction.
3. Loading spaces and their associated maneuvering areas shall not encroach into required employee or visitor parking areas or other on-site areas required for vehicle circulation.
4. Loading spaces shall be striped and clearly identified as for loading purposes only.

Chapter 17.80 - SIGNS

Sections:

17.80.010	Purpose and Applicability
17.80.020	Definitions
17.80.030	Permit Requirements
17.80.040	Rules of Measurement
17.80.050	Signs Allowed Without Permits
17.80.060	Prohibited Signs
17.80.070	General Sign Standards
17.80.080	Standards for Specific Types of Signs
17.80.090	Design Standards
17.80.100	Residential Signs
17.80.110	Temporary Signs
17.80.120	Adjustment to Sign Standards
17.80.130	Master Sign Program
17.80.140	Nonconforming Signs
17.80.150	Violations and Enforcement

17.80.010 Purpose and Applicability

- A. Purpose.** This chapter establishes standards relating to the permitted type, size, height, placement, number, and design of signs. The intent of these standards is to:
1. Support economically viable businesses serving city residents, workers, and visitors.
 2. Allow for signage that identifies businesses in a fair and equitable manner.
 3. Protect and enhance the aesthetic qualities of the city.
 4. Minimize hazards to motorists and pedestrians resulting from excessive, confusing, and distracting signs.
 5. Allow for a simple and streamlined sign permitting process.
- B. Applicability.** This chapter applies to all signs in Capitola, except for City-installed signs and signs required by a governmental agency to carry out its responsibility to protect the public health, safety, and general welfare.

17.80.020 Definitions

The following definitions apply to this chapter:

- A. Awning Sign.** A sign incorporated into, attached, or painted on an awning.

- B. Awning Face Sign.** A sign located on the sloping plane face of an awning.
- C. Awning Valance Sign.** A sign located on the valance of an awning perpendicular to the ground.
- D. Center Identification Sign.** A sign identifying the name of a shopping center and that does not include the name of any business within the center. A shopping center is a commercial building or group of buildings operated as a unit on a single parcel, sharing common parking areas or commonly owned adjacent parcels.
- E. Construction Site Sign.** An on-premise sign for an approved construction project that publicizes the future building and occupants as well as the architects, engineers and construction organizations involved in the project.
- F. Directory Sign.** An on-premise sign which shows the direction to or location of a customer entrance to a business.
- G. Flags.** Fabric, textile, or material with colors and/or patterns which display a symbol of a nation, state, company, or idea.
- H. Monument Sign.** An independent, freestanding structure supported on the ground as opposed to being supported on the building.
- I. Projecting Sign.** Any sign permanently attached to a building or wall such that the sign face or faces are perpendicular to the building or wall.
- J. Roof Sign.** Any sign that is mounted on a roof or a parapet, of a building.
- K. Sidewalk Sign.** Movable or permanent business identification signs placed in or attached to a public sidewalk.
- L. Sign.** Any device, fixture, placard or structure that uses any color, form, graphic, illumination, symbol or writing to advertise or announce the purpose of a business or entity, or to communicate information of any kind to the public.
- M. Sign Area.** See Section 17.80.040.A (Calculation of Sign Area).
- N. Sign Copy.** The area of a sign occupied by letters, numbers, graphics, or other content intended to inform, direct, or otherwise transmit information.
- O. Sign Face.** The area of a sign where sign copy is placed.
- P. Wall Sign.** A sign which is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.
- Q. Window Sign.** A sign posted, painted, placed, or affixed in or on a window exposed to public view or within one foot and parallel to a window exposed to public view.

17.80.030 Permit Requirements

- A. Administrative Sign Permits.** An Administrative Sign Permit (Chapter 17.132) is required to install, construct, or enlarge a sign, except for:

1. Signs exempt from the permit requirements of this chapter as specified in Section 17.80.050 (Signs Allowed without Permits).
2. Signs requiring a Sign Permit as identified in Section B below.

B. Sign Permits. Planning Commission approval of a Sign Permit (Chapter 17.132) is required for the following types of signs and approvals:

1. New signs in the Mixed Use Village (MU-V) zoning district.
2. Exterior neon signs.
3. Monument signs for more than four tenants.
4. Auto dealership signs in the C-R zoning district (Section 17.80.080.A) that are not otherwise allowed with an Administrative Sign Permit.
5. Adjustments to sign standards in low visibility areas in commercial zoning districts (17.80.120.E).
6. Signs that do not conform with permitted sign types and standards in Section 17.80.080 (Standards for Specific Types of Signs)
7. Master sign programs (Section 17.80.130).

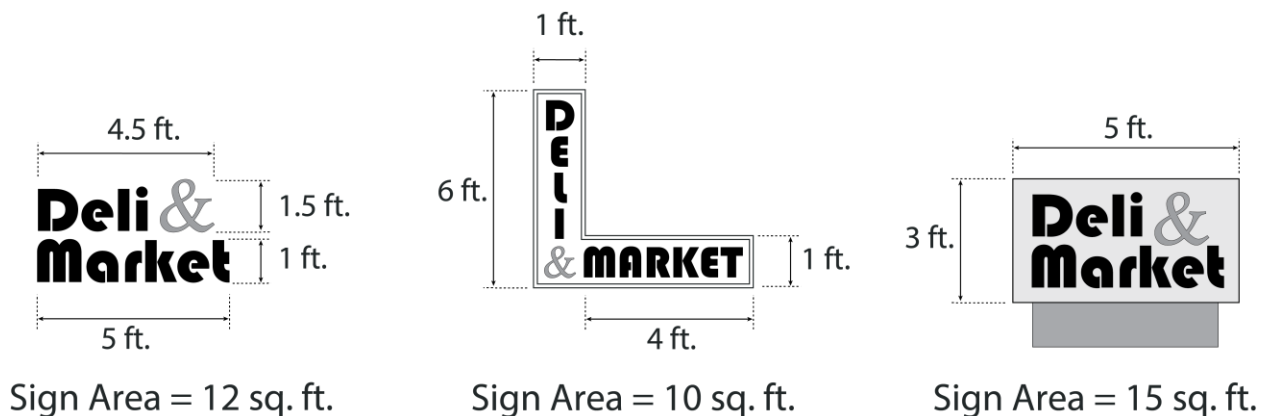
C. City-Installed Signs. City-installed signs in all zoning districts do not require a permit.

17.80.040 Rules of Measurement

A. Calculation of Sign Area.

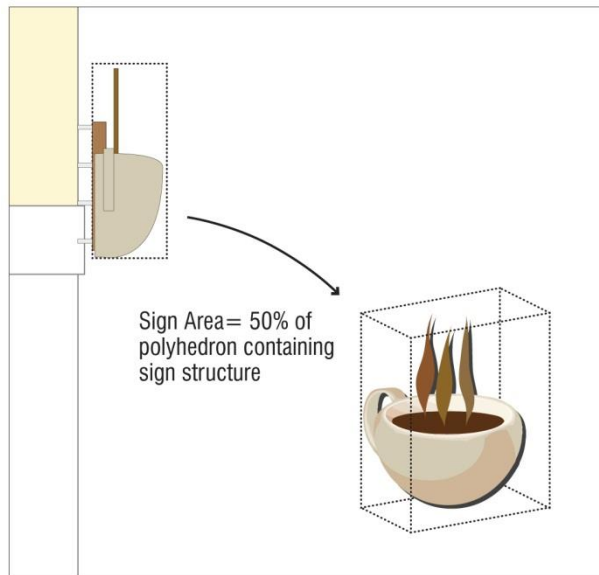
1. Sign area is measured as the area of all sign copy, framing, or other display enclosed within a continuous perimeter forming a single geometric shape with no more than six sides. See Figure 17-80-1.

FIGURE 17-80-1: MEASUREMENT OF SIGN AREA



2. Supporting framework or bracing that is clearly incidental to the display itself shall not be calculated as sign area.
3. The area of a double-faced (back-to-back) sign shall be calculated as a single sign face if the distance between each sign face does not exceed 18 inches and the two faces are parallel with each other
4. The area of spherical, free-form, sculptural or other non-planar signs are measured as 50 percent of the sum of the area enclosed within the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure. See Figure 17.80-2.

FIGURE 17.80-2: NON-PLANER SIGN AREA



- B. Monument Sign Height Measurement.** The height of a monument or other freestanding sign is measured as the vertical distance from the sidewalk or top of curb nearest the base of the sign to the top of the highest element of the sign.

17.80.050 Signs Allowed Without Permits

- A. Types of Signs.** The following signs are allowed without a planning permit and shall not be counted towards the allowable sign area or number of signs on a parcel:
1. On-site directional signs which do not include commercial messages or images, not to exceed 3 feet in height and 6 square feet in area.
 2. Informational signs which do not include commercial messages or images, displayed for the safety and convenience of the public, providing information such as “restrooms,” “danger,” “impaired clearance,” “no smoking,” “parking in rear,” and other signs of a similar nature.
 3. Flags bearing noncommercial messages or graphic symbols.

4. One commemorative plaque identifying a building name, date of construction, or similar information that is cut into, carved, or made of stone, concrete, metal, or other similar permanent material.
 5. One bulletin board on a parcel occupied by a noncommercial place of public assembly, with a maximum area of 12 square feet.
 6. Political signs during an election period located outside of a public street, path, or right-of-way. Political signs may not exceed 32 square feet per unit.
 7. Signs within a building, or on the premises of a building, that are not visible from the public right-of-way and are intended for interior viewing only.
 8. Murals on the exterior of a building that do not advertise a product, business, or service.
 9. Official or legal notices required by a court order or governmental agency.
 10. Signs installed by a governmental agency within the public right-of-way, including signs advertising local nonprofit, civic, or fraternal organizations.
 11. Signs, postings, or notices required by a governmental agency to carry out its responsibility to protect the public health, safety, and general welfare.
 12. Restaurant menu signs attached to a building, with a maximum area of 3 square feet.
 13. Real estate listings posted in the window of a real estate office, with a maximum area of 25 percent of the total window area.
 14. Residential signs not requiring a building permit as specified in Section 17.80.100 (Residential Signs).
 15. Temporary signs consistent with Section 17.80.110 (Temporary Signs).
 16. Vacation rental signs up to 12 ~~8.5~~ inches by 12 ~~11~~ inches. ~~Existing rental signs shall be brought into compliance with this standard within one year from [effective date of Zoning Code].~~
 17. Garage sale signs limited to the day of the garage sale.
- B. Building Permit Review.** Planning staff shall review all proposed signs listed in Section A (above) that require a Building Permit to verify compliance with all applicable standards.
- C. Changes to Sign Face.** Changes to a sign face that do not structurally alter or enlarge a legally-established sign and utilize similar materials shall not require a planning permit.
- D. Routine Maintenance.** The painting, cleaning, repair, and normal maintenance of a legally-established sign shall not require a planning permit.

17.80.060 Prohibited Signs

The following signs are prohibited:

- A. Signs or sign structures which have become a public nuisance or hazard due to inadequate maintenance, dilapidation, or abandonment.
- B. Portable signs placed on the ground other than sidewalk signs permitted in the MU-V zoning district consistent with Section 17.80.080.K (Sidewalk Signs).
- C. Roof signs.
- D. Signs emitting odors, gases, or fluids.
- E. Signs that feature a flag, pennant, whirligig, or any device which is designed to wave, flutter, rotate or display other movement under the influence of wind, excluding flags and insignia of any government.
- F. Digital display and electronic readerboard signs which allow the image on a sign to be changed by electronic control methods, except for digital gas and service station signs consistent with Section 17.80.080.H (Gas and Service Station Signs) and parking garage signs consistent with Section 17.80.080.I (Parking Garage Signs).
- G. Animated signs, with the exception of clocks and barber poles.
- H. Signs that emit sound.
- I. Signs which simulate in size, color, lettering, or design a traffic control sign or signal.
- J. Signs which flash, blink, change color, or change intensity.
- K. Beacons.
- L. Signs mounted or attached to a vehicle parked for the purpose of calling attention to or advertising a business establishment.
- M. Signs that have been abandoned, or whose advertised use has ceased to function for a period of 90 days or more.
- N. Signs adversely affecting traffic control or safety.
- O. Signs containing obscene matter.
- P. Signs with exposed raceways.
- Q. Signs attached to trees.
- R. Signs erected or maintained with horizontal or vertical clearance from overhead utilities less than required by State agencies.
- S. Signs erected for the dominant purpose of being seen by travelers on a freeway, except for auto dealership signs as allowed by Section 17.80.080.A (Auto Dealership Signs).
- T. Inflatable signs and balloons greater than fifteen inches in diameter, except for temporary auto dealership signs.
- U. Signs on public property not placed there by the public entity having the possessory interest in such property.

V. All other signs not specifically permitted by or exempted from the requirements of this chapter.

17.80.070 General Sign Standards

A. Maximum Permitted Sign Area. Table 17.80-1 identifies the maximum cumulative/total sign area permitted on a property in each zoning district. Each business may have a mix of the sign types allowed by Section 17.80.080 (Standards for Specific Sign Types) provided the area of all signs on the property does not exceed the maximum established in Table 17.80-1.

TABLE 17.80-1: SIGN AREA STANDARDS

Zoning District	Area per Linear Foot of Building Frontage
MU-V, MU -N	0.5 sq. ft. per linear foot 36 sq. ft. max
MU-N, C-R, C-C, I	1 sq. ft. per linear foot 50 sq. ft. max
VS, CF, P/OS [1]	As determined through Sign Permit
PD	As determined through the Development Plan

Notes:

Sign requirements in the Visitor Serving overlay zone shall be as required by the base zoning district.

B. Maintenance. Signs, including all supports, braces, and anchors, shall be maintained in a state of good repair at all times. Damage to signs, including cracked sign faces, frayed or weathered fabric, and broken lighting, shall be repaired promptly.

C. Building Surface Repair. When an existing sign is replaced or modified, any newly exposed portions of a building surface on which the sign is displayed shall be repaired and repainted to restore a uniform appearance to the surface. Compliance with this requirement includes the removal of any excess conduit and supports, and the patching or filling of any exposed holes.

D. Illumination.

1. Non-residential signs may be internally or externally illuminated except where specifically prohibited. Internal illumination is permitted only when the portion of the sign that appears illuminated is primarily the sign lettering, registered trademark, or logo. Internally illuminated boxes are prohibited, except that the copy of an existing internally illuminated box sign may be replaced with a change of business.
2. The light source for externally illuminated signs shall be positioned so that light does not shine directly on adjoining properties or cause glare for motorists or pedestrians.
3. Exposed bulbs are not permitted.
4. Internal illumination is prohibited in the Mixed-Use Village (MU-V).

E. Materials and Design.

1. Except for interior window signs, all permanent signs shall be constructed of wood, metal, plastic, glass, or similar durable and weatherproof material.
2. The design of signs, including its shape, features, materials, colors, and textures, shall be compatible with the design character of the development or use it identifies and will not have an adverse effect on the character and integrity of the surrounding area.

F. Location and Placement.

1. All signs shall be located on the same parcel as the business or use that it serves, except as otherwise allowed by this chapter.
2. Signs shall not obstruct the ingress to, or egress from, a door, window, fire escape, or other required accessway.
3. Signs shall not interfere with visibility at an intersection, public right-of-way, driveway, or other point of ingress/egress. The City may require sign setbacks greater than specified in this chapter as needed to maintain adequate visibility for motorists and pedestrians. See Section 17.96.050 (Intersection Sign Distance).

G. Signs in the Public Right-of-Way.

1. No sign shall be permitted in the public right-of-way, except for:
 - a. Signs installed or required by a governmental agency.
 - b. Signs advertising local nonprofit, civic, or fraternal organizations with City Engineer approval.
 - c. Awning, canopy, marquee, projecting, or suspended signs attached to a building wall subject to the requirements in Section 17.80.080 (Standards for Specific Types of Signs).
 - d. Sidewalk signs in the Village Mixed Use (MU-V) zoning district consistent with Section 17.80.080.G (Sidewalk Signs).
 - e. Shared auto dealership signs consistent with Section 17.80.080.A (Auto Dealership Signs).
2. Any sign illegally installed or placed on public property shall be subject to removal and disposal as specified in Section 17.80.150 (Violations and Enforcement). The City shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of the sign.
3. Signs in the public right-of-way may require City approval of an Encroachment Permit.

17.80.080 Standards for Specific Types of Signs

Signs consistent with the standards in this section are allowed with an Administrative Permit unless Planning Commission approval of a Sign Permit is specifically required. Signs that deviate from the

standards in this section may be allowed with Planning Commission approval of a Sign Permit in accordance with Section 17.80.120 (Adjustment to Sign Standards).

A. Auto Dealership Signs.

1. In addition to signs allowed with an Administrative Sign Permit (17.080.030.A), the Planning Commission may allow special auto dealership signage in the C-R zoning district with approval of a Sign Permit subject to the following standards:
 - a. Location: On or adjacent to an auto dealership land use.
 - b. Placement: 10 feet minimum setback from property line abutting the public right-of-way.
 - c. Maximum Height: At or below roof line.
 - d. The Planning Commission shall review the Sign Permit application if the total combined sign area on the site exceeds 100 square feet.
 - e. The Planning Commission may allow one shared sign used by multiple auto dealerships at the entry of Auto Plaza Drive which extends into or above the public right-of-way.
2. The Planning Commission may allow temporary auto dealership signage, such as signage on light poles and flags and pennants, that deviate from temporary sign standards in 17.80.110 (Temporary Signs) with the approval of a Sign Permit.

B. Awning Signs.

1. Standards for awning signs in each zoning district are as shown in Table 17.80-2.
2. Awning signs shall be located on the awning above a display window or the entrance to the business it serves.
3. An awning sign that projects over any public walkway or walk area shall have an overhead clearance of at least 8 feet.

TABLE 17.80-2: AWNING SIGN STANDARDS

Zoning District	Awning Face Sign		Awning Valance Sign		
	Maximum Area	Maximum Number	Maximum Area	Maximum Letter Height	Maximum Number
MU-V, MU-N	Sign Permit Required (Chapter 17.132)		75 percent of valance	Two-thirds of valance height	1 sign per awning located on either the awning face or the awning valance
C-R, C-C	30 percent of awning face	1 sign per awning located on either the awning face or the awning valance			
I	20 percent of awning face				

Note: In the Visitor Serving (VS), Community Facility (CF) and Parks and Open Space (P/OS) zoning districts, standards for awning signs shall be established by the Planning Commission through a Sign Permit. In the Planned Development (PD) zoning district, standards for awning signs shall be established by the City Council in the Development Plan.

C. Monument Signs.

- Standards for monument signs in each zoning district are as shown in Table 17.80-3.

TABLE 17.80-3: MONUMENT SIGN STANDARDS

Zoning District	Maximum Area	Maximum Height	Maximum Number
MU-V	12 sq. ft.	4 ft.	1 per property
MU-N	16 sq. ft.		
C-R	60 sq. ft.	8 ft.	1 per building frontage
C-C	35 sq. ft.		
I			4 ft.

Note: In the Visitor Serving (VS), Community Facility (CF) and Parks and Open Space (P/OS) zoning districts, standards for monument signs shall be established by the Planning Commission through a Sign Permit. In the Planned Development (PD) zoning district, standards for monument signs shall be established by the City Council in the Development Plan.

- Monument signs shall be placed on the property of the business associated with the sign.
- Where two monument signs are allowed on a corner parcel, each sign be placed at least 200 feet from the intersection corner.
- A monument sign for up to four tenants may be approved with an Administrative Sign Permit. Monument signs listing more than four tenants require Planning Commission approval of a Sign Permit.
- The area surrounding the base of a monument sign shall be landscaped consistent with Chapter 17.72 (Landscaping).
- Monument signs shall be placed at least 5 feet away from any public or private driveway.
- Monument signs shall be placed at least 5 feet behind sidewalk or property line, whichever is greater.
- The height of a monument sign is measured as the vertical distance from the sidewalk or top of curb nearest the base of the sign to the top of the highest element of the sign.
- Monument signs are not allowed in conjunction with wall signs on a property with three or fewer businesses.

D. Center Identification Signs.

1. Standards for center identification signs in each zoning district are as shown in Table 17.80-4.
2. Center identification signs shall identify the name of the center but may not include the name of any business or businesses within the center.
3. No more than one freestanding sign is permitted per center street frontage. If a monument sign is located along the center frontage, an additional center identification sign is not permitted.

TABLE 17.80-4: CENTER IDENTIFICATION SIGN STANDARDS

Zoning District	Maximum Area	Maximum Height	Maximum Number
MU-V and MU-N	Not permitted		
C-R	60 sq. ft.	5 ft.	1 per shopping center
C-C	35 sq. ft.		
I	Not permitted		

Note: In the Planned Development (PD) zoning district, standards for center identification signs shall be established by the City Council in the Development Plan.

E. Directory Signs.

1. Standards for directory signs in each zoning district are as shown in Table 17.80-5.
2. Directory signs may not be legible from adjacent public rights-of-way.
3. Directory signs shall identify the names of the occupant of the building or complex.

TABLE 17.80-5: DIRECTORY SIGN STANDARDS

Zoning District	Maximum Area	Maximum Height
MU-V	12 sq. ft.	4 ft.
MU-N	16 sq. ft.	
C-R	30 sq. ft.	5 ft.
C-C	25 sq. ft.	

I	25 sq. ft.	4 ft.
----------	------------	-------

Note: In the Visitor Serving (VS), Community Facility (CF) and Parks and Open Space (P/OS) zoning districts, standards for directory signs shall be established by the Planning Commission through a Sign Permit. In the Planned Development (PD) zoning district, standards for directory signs shall be established by the City Council in the Development Plan.

F. Wall Signs.

1. Standards for wall signs in each zoning district are as shown in Table 17.80-6.
2. Wall signs shall be attached parallel to the exterior wall of the business associated with the sign and may not extend above the top of building wall.
3. Wall signs may be in cabinets, on wood, or on similar material attached to the wall or painted directly on the wall.
4. Any portion of a wall sign that projects over any public walkway or walk area shall have an overhead clearance of at least 8 feet.
5. Wall signs are not allowed in conjunction with a monument sign on a property with three or fewer businesses.
6. On a corner lot, one wall sign is allowed per street frontage.

TABLE 17.80-6: WALL SIGN STANDARDS

Zoning District [1]	Maximum Area	Maximum Projection from Wall	Maximum Number
MU-V	0.5 sq. ft. per linear foot of shopfront, not to exceed 36 sq. ft. max	4 in.	1 per shopfront
MU-N	1.0 sq. ft. per linear foot of shopfront, not to exceed 36 ft.		
C-R, C-C, I [2]		12 in.	1 per shopfront

Note:

[1] In the Visitor Serving (VS), Community Facility (CF) and Parks and Open Space (P/OS) zoning districts, standards for wall signs shall be established by the Planning Commission through a Sign Permit. In the Planned Development (PD) zoning district, standards for wall signs shall be established by the City Council in the Development Plan.

[2] Wall signs are not allowed in conjunction with a monument sign in the Industrial (I) zoning district.

G. Projecting Signs.

1. Standards for projecting signs in each zoning district are as shown in Table 17.80-7.
2. Projecting signs shall be attached to the ground floor exterior wall of the business associated with the sign and may not extend above the top of the second story finished floor.

3. Projecting signs shall maintain a minimum 2-foot horizontal clearance from a driveway or street curb.
4. An encroachment permit must be obtained for all signs projecting over a public right-of-way.
5. A projecting sign that projects over any public walkway or walk area shall have an overhead clearance of at least 8 feet.

TABLE 17.80-7: PROJECTING SIGN STANDARDS

Zoning District	Maximum Area	Maximum Projection from Wall	Maximum Number
MU-V, MU-N	4 sq. ft.	4 ft.	1 per business entryway or storefront
C-R, C-C, I	8 sq. ft.	4 ft.	1 per business entryway or storefront

Note:

In the Visitor Serving (VS), Community Facility (CF) and Parks and Open Space (P/OS) zoning districts, standards for projecting signs shall be established by the Planning Commission through a Sign Permit. In the Planned Development (PD) zoning district, standards for projecting signs shall be established by the City Council in the Development Plan.

H. Gas and Service Station Signs. In addition to signs allowed with an Administrative Sign Permit (Section 17.080.030.A), the Planning Commission may allow special gas and service station signs that comply with the following standards .

1. A maximum of two signs, not exceeding 4 square feet, shall be allowed on each pump island to denote either full service or self-service.
2. No other signs will be allowed to be attached to pumps or islands other than required by State law. (See Business & Professions Code Section 13530.)
3. A six-foot-high monument sign which displays prices charged, credit cards accepted or special services rendered shall be allowed on each street frontage.
4. Digital changeable copy signs for gasoline pricing is permitted.
5. Two additional signs up to a maximum of 1 square foot are permitted to advertise ancillary services such as ATMs and propane. Such signs must be attached to another sign or structure and may not be a portable freestanding sign.

I. Parking Garage Signs. A maximum of one digital display signs not exceeding four square feet on each street frontage is permitted to show the number of available parking spaces.

J. Window Signs

1. Standards for window signs in each zoning district are as shown in Table 17.80-8.
2. Window signs may be attached only to the inside of a ground floor window of the business associated with the sign.

3. Interior signs within one foot of a window and publicly visible from outside of the building shall be included in the calculation of sign area for the property.

TABLE 17.80-8: WINDOW SIGN STANDARDS

Zoning District	Maximum Area
MU-V, MU-N	25 percent of window
C-R, C-C, I	30 percent of window

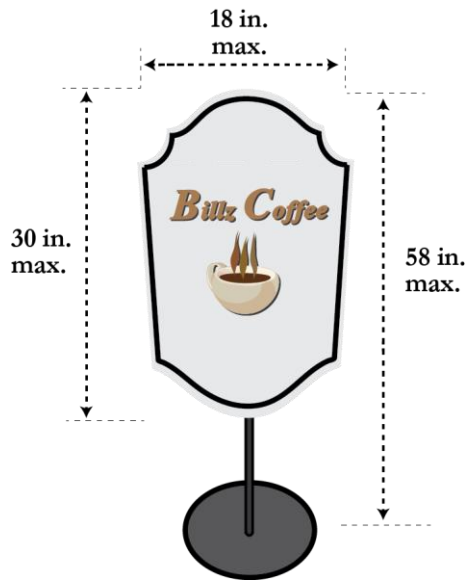
Note:

[1] In the Visitor Serving (VS), Community Facility (CF) and Parks and Open Space (P/OS) zoning districts, standards for window signs shall be established by the Planning Commission through a Sign Permit. In the Planned Development (PD) zoning district, standards for window signs shall be established by the City Council in the Development Plan.

K. Sidewalk Signs.

1. **Where Allowed.** Sidewalk signs are permitted only in the MU-V zoning district consistent with the requirements of this section.
2. **Permits Required.**
 - a. Sidewalk signs consistent with this section and the approved BIA design as illustrated in Figure 17-80-3 can be issued an over the counter sign permit by the Community Development Director.
 - b. All sidewalk signs shall obtain an encroachment permit. The encroachment permit will identify the location and method used to drill a hole in the sidewalk and/or the location of a sign on a base.
 - c. The owner of any business desiring to place a sidewalk sign on the City right-of-way shall provide an executed City hold harmless waiver and proof of liability insurance to the satisfaction of the City Attorney in the amount of one million dollars prior to placing the sign within said right-of-way.

FIGURE 17-80-3: SIDEWALK SIGN STANDARDS AND DESIGN CONCEPTS



3. **Dimensions.** Sidewalk signs shall comply with the dimension standards in Table 17.80-9.

TABLE 17.80-9: SIDEWALK SIGNS STANDARDS

Zoning District	Sign Face			Entire Sign
	Maximum Area	Maximum Width	Maximum Height	Maximum Height [1]
MU-V	3.75 sq. ft.	18 in.	32 30 in.	58 in.
All Other Zoning Districts	Not permitted			

Note:

[1] Measured from sidewalk to top of sign

4. **Number of Signs.**

- a. Only one two-sided sidewalk sign per business establishment is permitted.
- b. Multi-tenant developments are permitted one sidewalk sign per each common exterior public business entrance.

5. **Materials and Design.**

- a. Sidewalk signs shall be attached to metal poles. Poles may be either drilled into the sidewalk or inserted into a moveable base. Moveable bases shall be constructed of metal, form a circle with a diameter of no more than 18 inches, and must be approved as part of the sign permit.

- b. Lights, banners, flags or similar objects shall not be placed on or adjacent to sidewalk signs.
 - c. Signs faces be constructed of solid wood, metal or similar durable and weatherproof material.
 - d. No sidewalk sign may contain lights of any kind.
6. **Sidewalk Clearance.**
- a. The sidewalk in front of the business must be at least 78 inches in width.
 - b. Sidewalk signs shall not interfere with pedestrian ingress or egress as required by the building code or obstruct vehicular traffic sight distance requirements. A 48-inch level clear path of travel on concrete or similar material must be maintained where the sign is located.
7. **Separation from Other Sidewalk Signs.** Sidewalk signs shall be spaced a minimum of 30 linear feet from all other permitted sidewalk signs.
8. **Display During Open Hours.** Sidewalk signs may be used only during the hours when the business is open to the public. At all other times the sign and base must be stored within the business premises.
9. **Advertising Multiple Businesses.** Individual signs may advertise more than one business.
10. **Other Business Signage.**
- a. No other temporary advertising signs (Section 17.80.110) may be used at the same time as the sidewalk sign is in use.
 - b. All other signs on the property must be in conformance with the City's sign regulations prior to a sidewalk sign permit being issued.

17.80.090 Design Standards

- A. **Design Standards for Mixed Use Zoning Districts.** The following design standards apply to all signs in the MU-V and MU-N zoning districts.
- 1. Signs shall preserve, complement, or enhance the architectural composition and features of the building to which it is attached. Signs may not cover or obscure significant architectural details of the building to which it is attached.
 - 2. Signs shall be coordinated with the overall façade composition, including ornamental details and other signs on the building to which it is attached.
 - 3. Signs shall be mounted to fit within existing architectural features. The shape of the sign shall be used to reinforce the relationship of moldings and transoms seen along the street.
 - 4. Signs shall be located and designed so that they are legible when viewed from the sidewalk. Sign letter styles and sizes shall be designed for legibility from the sidewalk, not the street.

5. To the extent possible, sign attachment parts shall be reused in their original location (holes in the façade or fixing positions) to protect the original building materials.
6. Internally illuminated signs are prohibited in the MU-V and MU-N zoning districts.
7. Wiring conduit for sign lighting shall be carefully routed to avoid damage to architectural details and to be concealed from view as much as possible.
8. Sign materials and colors shall be compatible with the period and style of building to which it is attached. Sign panels shall avoid the extensive use of primary color or significant areas of white or cream.
9. Letters and logos shall be raised, routed into the sign face, or designed to give the sign variety and depth.
10. The sign will not have a significant adverse effect on the character and integrity of the surrounding area.

B. Design Standards for Commercial Zoning Districts. The following design standards apply to all signs in the C-C and C-R zoning districts.

1. Sign design shall conform to and be in harmony with the architectural character of the building.
2. Signs shall be symmetrically located within a defined architectural space.
3. Internally illuminated signs are permitted only when the portion of the sign that appears illuminated is primarily the sign lettering, registered trademark, or logo. Large panel internally illuminated signs are prohibited.
4. The design of monument and other freestanding signs relate to the architecture of the building or development they serve. Exterior materials, finishes and colors shall be the same or similar to those of the building or structures on site.
5. Letters and logos shall be raised, routed into the sign face, or designed to give the sign variety and depth.

C. Design Standards for Industrial Zoning District. Signs within the Industrial (I) zoning district shall be constructed of metal or other materials consistent with the light industrial character of the zoning district.

17.80.100 Residential Signs – Multi-Unit Properties

Multi-unit properties may display one or more master signs subject to the following requirements:

- A. A master sign program (17.80.130) has been approved for the multi-unit property.
- B. Maximum allowable sign area: 20 square feet per property.
- C. A master sign for a multi-unit property requires an Administrative Sign Permit.

17.80.110 Temporary Signs

- A. Permitted Temporary Signs.** Table 17.80-10 (Temporary Sign Standards) identifies temporary signs permitted either by-right or with the approval of an Administrative Sign Permit. The Planning Commission may allow other types of temporary signs or temporary signs that do not comply with the standards in Table 17.80-1 with approval of a Sign Permit.

TABLE 17.80-10 TEMPORARY SIGN STANDARDS

Sign Type	Permit Required	Use Restriction	Maximum Number	Maximum Area/ Size	Maximum Duration
Auto Dealership Signs - Flags - Pennants - Balloons	None	Auto dealerships on Auto Plaza Drive only	No maximum	0.5 sq. ft. per linear business frontage; 30 sq. ft. max; 1/3 of window max	Year-round; must be maintained in good condition
Commercial Banner Signs	Administrative Sign Permit	Non-residential uses only	1 per 500 ft. of linear site frontage; 2 sign maximum	30 sq. ft.	30 continuous calendar days; no more than 60 days each calendar year
Construction Site Signs - Residential	Administrative Sign Permit	Residential uses only	1 per 500 ft. of linear site frontage; 2 sign maximum	Height: 5 ft. Area: 12 sq. ft.	From issuance of building permit to certificate of occupancy
Construction Site Signs - Non-Residential	Administrative Sign Permit	Commercial and industrial uses only	1 per 500 ft. of linear site frontage; 2 sign maximum	Height: 8 ft.; 4 ft. in MU-V Area: 40 sq. ft.; 12 sq. ft. in MU-V	From issuance of building permit to certificate of occupancy
For Sale, Lease, and Rent Signs, Non-Residential	None	Commercial and industrial uses only	1 per property	Height: 8 ft. Area: 40 sq. ft.	1 year; Director may approve extension
For Sale, Lease, and Rent Signs, Residential	None	Residential uses only	1 per property	Height: 4 ft. Area: 6 sq. ft.	180 days; Director may approve extension
Open House or model home	None	None	1 per property and 1 on other property with owner consent	Height: 4 ft. Area: 6 ft.	Limited to day of open house.
Special Event	None	Special events open to the public (e.g., open studio)	1 per property and 1 on other property with owner consent	Height: 4 ft. Area: 6 ft.	Limited to day of special event house.
Residential Subdivision	Administrative Sign Permit	Residential subdivisions and condominiums located in the city	1 per subdivision	Height: 10 ft. Area: 40 sq. ft.	180 days or upon the sale of the last unit, whichever comes first

Attachment: Zoning Ordinance (Zoning Code Update)

17.80.120 Adjustment to Sign Standards

This section establishes procedures to allow the Planning Commission to approve signs that deviate from certain standards to provide reasonable flexibility in the administration of the sign ordinance.

- A. Permit Required.** Adjustments to sign standards allowed by this section requires Planning Commission approval of a Sign Permit.
- B. Permitted Adjustments.** The Planning Commission may allow adjustment to the following sign standards:
1. The type of sign allowed in non-residential zoning districts (e.g., awning signs, monument signs).
 2. Requirements for temporary signs.
 3. The maximum permitted sign area up to a 25 percent increase.
 4. The maximum permitted sign height up to 25 percent increase.
- C. Excluded Adjustments.** The Planning Commission may not use the sign standards adjustment process to approve deviations to the following sign standards:
1. Prohibited Signs (Section 17.80.060).
 2. All general Sign Standards (Section 17.80.070) except maximum permitted sign area (17.80.70.A).
 3. Maximum number of signs allowed per property.
 4. Residential signs (Section 17.80.100).
- D. Findings.** The Planning Commission may approve an adjustment to sign standards as allowed by this section if the following findings can be made in addition to findings required to approve Sign Permit applications:
1. The sign will be compatible with adjacent structures and uses and is consistent with the character of the neighborhood or district where it is located.
 2. The sign will not adversely impact neighboring properties or the community at large.
 3. The adjustment is necessary due to unique characteristics of the subject property, structure, or use.
 4. The sign will be consistent with the purpose of the zoning district, the General Plan, Local Coastal Program, and any adopted area or neighborhood plan.
 5. The adjustment will not establish an undesirable precedent.
- E. Low Visibility Commercial Properties.**
1. In addition to adjustments allowed by subsection A through D above, the Planning Commission may allow additional adjustments to sign standards for low visibility properties

in the C-R and C-C zoning districts. A low visibility property means a property where signage consistent with applicable standards would not be easily visible from the street or sidewalk due to the width of street frontage, parcel depth or configuration, placement of buildings on the property, topography, vegetation, or other physical characteristic of the property.

2. Adjustments to sign standards for low visibility properties require Planning Commission approval of a Sign Permit.
3. Adjustments are allowed to required sign types, height, size, placement, and number. Adjustments may not allow for prohibited signs or monument signs.
4. The Planning Commission may approve additional or variations to any type of signage upon making the following findings:
 - a. The special signage, as designed and conditioned, is necessary and appropriate for the subject commercial site, in order to allow the site and the businesses located within it to be competitive with other businesses of a similar nature located elsewhere, and/or to be competitive with industry standards governing sale of the merchandise offered at the site.
 - b. The special signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area.

17.80.130 Master Sign Program

- A. Purpose.** The purpose of the Master Sign Program is to provide a coordinated approach to signage for multi-family development and multi-tenant commercial developments.
- B. Applicability.** A Master Sign Program is required for multi-family uses with more than one permanent sign proposed, and any non-residential development with four or more tenants.
- C. Permit Required.** A Master Sign Program requires Planning Commission approval of a Sign Permit.
- D. Applications.** Applications shall be filed with the Planning Department on the appropriate City forms, together with all the necessary fees, deposits, exhibits, maps, and other information required by the Department to clearly and accurately describe the proposed Master Sign Program.
- E. Master Sign Program Contents.** All Master Sign Programs shall identify the materials, color, size, type, placement and general design of signs located on a project or property.
- F. Design Standards.**
 1. Master Sign Programs shall feature a unified and coordinated approach to the materials, size, type, placement and general design of signs proposed for a project or property. Master Sign Programs may allow for variety in the design of individual signs.

2. A Master Sign Program may deviate from standards contained in this chapter relating to permitted sign height, number of signs, sign area, and type of sign. A Master Sign Program may not allow a prohibited signs as identified in Section 17.80.060 (Prohibited Signs).

G. Effect of Master Sign Program.

1. All subsequent signs proposed for a development or property subject to an approved Master Sign Program shall comply with the standards and specifications included in the Master Sign Program.
2. Signs consistent with an approved Master Sign Program are allowed with an Administrative Sign Permit.
3. Approval of a Master Sign Program shall supersede the regulations of this chapter. Any aspect of the proposed signs not addressed by the Master Sign Program shall be in compliance with this chapter.

17.80.140 Nonconforming Signs

This section applies to all legally-established signs that do not conform to current requirements in this chapter.

A. Continuation.

1. Except as required by paragraph 2 below, a nonconforming sign may continue its use as a sign if it was legally established in compliance with all applicable regulations in effect at the time it was established. It is the applicant's responsibility to demonstrate that the sign was legally established.
- ~~2. A nonconforming sign must be brought into conformance with this chapter if the existing structure is increased beyond 50 percent of the floor area of the existing structure. At time of review of a Design Permit application for a property with a non-conforming sign on the site, the Planning Commission shall review the existing non-conforming sign in conjunction with the Design Permit. The Planning Commission may allow the continuation of the nonconforming sign only upon finding the sign is compatible with the design character and scale of the surrounding area and does not adversely impact the public health, safety, or general welfare.~~

B. Allowed Changes.

1. Changes to sign copy/face and repainting of legal nonconforming signs is permitted as long as there is no alteration to the physical structure or support elements of the sign.
2. A legal-nonconforming sign that sustains less than 50-percent damage to its structure may be repaired to its original pre-damaged condition, provided that such repair is completed within 180 days after the date of the damage.

C. Required Compliance. A legal nonconforming sign shall be removed or brought into compliance with this chapter in the following situations:

1. The use advertised by the sign has ceased to function for a period of 90 days or more.
2. The sign has sustained at least 50-percent damage to its structure.
3. The sign is located on a remodeled building façade.
4. The sign is relocated to a different lot or building.

17.80.150 Violations and Enforcement

A. Illegal Signs. It is unlawful for any person to install, place, construct, repair, maintain, alter or move a sign in a manner that does not comply with the requirements of this chapter.

B. Removal of Illegal Signs.

1. The City may immediately remove or cause the removal of any sign that places the public in immediate peril or that is located within the public right-of-way.
2. For illegal signs that do not place the public in immediate peril and are located on private property, the City shall serve the business owner or person responsible for the sign a written certified notice that:
 - a. Describes the physical characteristics of the subject sign.
 - b. Explains the nature of the violation.
 - c. States that the sign shall be removed or brought into compliance with this article within a specified number of days after the notice is received.
 - d. States that the City will remove the sign if the business owner or person responsible for sign does not correct the violation within the specified number of days after the notice is received.
 - e. States that the City may destroy the illegal sign if it is not retrieved within 20 days of removal by the City.
 - f. States that the business owner or person responsible for all costs associated with the removal, storage, and destruction of the sign.
3. If an illegal sign is not removed or brought into compliance within the specified number of days after a notice is received, the City may issue a citation to the business owner or person responsible for the sign as provided in Municipal Code Title 4 (General Municipal Code Enforcement) and may remove or cause the removal of the sign.
4. Any accessory structures, foundations, or mounting materials which are unsightly or a danger to the public health, safety, and welfare shall be removed at the time of the sign removal.
5. A sign removed by the City shall be stored for a minimum of 20 days. If the sign is not retrieved by the business owner or person responsible for the sign within this 20-day period, the City may destroy the sign.

SIGNS

17.80

Chapter 17.84 – HISTORIC PRESERVATION

Sections:

- 17.84.010 Purpose
- 17.84.020 Types of Historic Resources
- 17.84.030 Architectural Historian
- 17.84.040 Adding or Removing Designated Historic Resource Status
- 17.84.050 Maintenance of Potential Historic Resource List
- 17.84.060 Criteria for Designating Historic Resources
- 17.84.070 Historic Alteration Permit
- 17.84.080 Demolition of Historic Resources
- 17.84.090 Historic Preservation Incentives

17.84.010 Purpose

This chapter establishes procedures for the classification of historic resources and requirements for alterations to these resources. These provisions are intended to preserve and enhance Capitola's historic character while maintaining the ability of property owners to reasonably improve and modify historic homes and structures in Capitola.

17.84.020 Types of Historic Resources

The Zoning Code establishes two types of historic resources: Designated Historic Resources and Potential Historic Resources identified in the City's list of potential historic resources. The City intends for both types of historic resources to be comprised primarily of structures from the pre-World War II era of Capitola's history.

A. Designated Historic Resources. Designated Historic Resources include the following:

1. Resources listed on the National Register of Historic Places or determined by the State Historical Resources Commission to be eligible for listing on the National Register of Historic Places.
2. Resources listed on the California Register of Historical Resources or determined by the State Historical Resources Commission to be eligible for listing on the California Register of Historical Resources.
3. A contributing structure within a National Register Historic District (Venetian Court, Six Sisters, Lawn Way, and Old Riverview Districts).
4. Other resources officially designated by the City Council as a Designated Historic Resource based on the criteria in Section 17.84.060 (Criteria for Designating Historic Resources).

B. Potential Historic Resource. A Potential Historic Resources is a site, structure, or feature that has previously been identified by the City as potentially historic and is

included on a list of potentially historic resources as maintained by the Community Development Department consistent with Section 17.84.050 (Maintenance of Potential Historic Resource). The purpose of the list of Potential Historic Resources is to maintain an inventory of properties that are potentially historic for use by City staff when reviewing development project applications.

17.84.030 Architectural Historian

A. General.

1. The City of Capitola shall utilize the services of an Architectural Historian as specified in this chapter to assist with the review of development project applications and to advise on other matters associated with historic preservation in the City of Capitola.
2. The Architectural Historian must be certified by the State of California as a historic preservation professional and must be familiar with the history and architecture of the City of Capitola.
3. When the services of the Architectural Historian are needed to assist with a development project application, all costs associated with the Architectural Historian's services shall be paid for by the applicant.

B. Role. The Architectural Historian shall assist the City in the administration and enforcement of this chapter. Specific duties may include:

1. Reviewing applications to add or remove Designated Historic Resource status in accordance with Section 17.84.040 (Adding or Removing Designated Historic Resource Status).
2. Recommending to the Community Development Director additions or removal of structures from the City's list of Potential Historic Resources in accordance with Section 17.84.050 (Maintenance of Potential Historic Resource List).
3. Completing DPR523 forms or equivalent documentation to record the historic significance of historic resources.
4. Reviewing Historic Alteration Permit applications, Design Permit applications, and other applications involving a modification or potential impact to a historic resource.
5. Advising the City on other matters related to historic preservation in the City of Capitola.

17.84.040 Adding or Removing Designated Historic Resource Status

- #### **A. Initiation.** The City Council, Planning Commission, or property owner may request designating a property as a Designated Historic Resource or removing such classification from a property.

B. Application Contents. An application by a property owner shall be on a form designated by the Community Development Department and shall include the following information:

1. **Photographs – Subject Property & Context.**

- a. Photographs of each exterior elevation of all buildings and structures on the site, including retaining walls and fences.
- b. Photographs of exterior details (façade materials, porches, columns, cornices, window trim, wall materials, and fence materials).
- c. Historic photographs of original structure if available.

2. **Physical Condition – Written and Graphic.** A detailed written description on the physical condition of the structure with supporting photographs.

3. **Property History.** A description of the history of the property, if known.

4. **Requests to Remove Classification.** A property owner may request to remove the Designated Historic Resource status by submitting to the Community Development Department a written request accompanied by a description with photograph documentation explaining the property's lack of historic significance of the property.

5. **Additional Information.** Any additional information requested by the Community Development Director necessary to process and evaluate the application.

C. Application Review. The Community Development Director shall review applications for adequacy and completeness under the requirements of this section. The application shall be reviewed by the City's Architectural Historian to assess whether the property exhibits characteristics for classification as a Designated Historic Resource described in Section 17.84.060 (Criteria for Designating Historic Resources). If the property exhibits characteristics for classification, the Architectural Historian will complete a DPR523 or equivalent for the City's records. A staff report with a recommendation on the approval, approval with conditions, or denial of the application based upon the evaluation of the proposed historic resource classification shall be prepared by the Community Development Department for Planning Commission consideration.

D. Planning Commission Recommendation. The Planning Commission shall review a Designated Historic Resource application at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings) and provide a recommendation to approve, conditionally approve, or deny the application.

E. City Council Action. The City Council shall approve, conditionally approve, or deny the application by resolution. The action of the City Council is final.

F. Effect of Classification. The classification of a Designated Historic Resource shall run with the land and be binding to subsequent owners of the property. Upon classification, the City shall add the structure to the City's Designated Historic Resource list.

17.84.050 Maintenance of Potential Historic Resource List

- A. Authority to Maintain.** The Community Development Director shall be responsible for maintaining the list of Potential Historic Resources. The Director may add or remove structures from the list based on input from an Architectural Historian.
- B. Additions to List.** Any structure added to the Potential Historic Resource list shall meet one or more of the criteria in Section 17.84.060.B (Potential Historic Resource). The property owner shall be notified in writing of a decision to add a property to the list. Decisions of the Community Development Director to add a property to the list may be appealed to the Planning Commission.
- C. Removal of Listed Structures.** A property owner may request the removal of a property from the Historic Structure List by submitting to the Community Development Department a written request accompanied by a description with photograph documentation explaining the property's lack of historic significance of the property. Decisions of the Community Development Director to maintain a structure on the list despite a request for its removal by the property owner may be appealed to the Planning Commission.

17.84.060 Criteria for Designating Historic Resources

- A. Designated Historic Resources.** Designated Historic Resources represent particularly noteworthy community resources that exemplify the City's unique historic identity, primarily from the pre-World War II era of Capitola's history. Designated Historic Resources possess iconic landmark status that contribute to Capitola's unique sense of place due to physical characteristics of the resource visible from a public place. The City Council may classify a property as a Designated Historic Resource if it meets any of the following criteria:
1. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history.
 2. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the uses of indigenous materials or craftsmanship.
 3. It is an example of a type of building once common in Capitola but now rare.
 4. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related groupings of properties which contribute to each other and are united aesthetically by plan or physical development.
- B. Potential Historic Resource.** Based on a recommendation from the City's Architectural Historian, the Community Development Director may add a structure to the Potential Historic Resource list if it meets any of the above criteria for classifying a Designated Historic Resource or any of the following criteria:

1. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, district, or the city.
2. It embodies elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation.
3. It is similar to other distinctive properties, sites, areas or objects based on an historic, cultural or architectural motif.
4. It is one of the few remaining examples in the City, region, State or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

17.84.070 Historic Alteration Permit

- A. Purpose.** A historic alteration permit is an approval required to alter the exterior of a historic resource.
- B. Requirement for Designated Historic Resources.** A historic alteration permit is required for any exterior alteration to a Designated Historic Resource as defined in Section 17.84.020 (Types of Historic Resources).
- C. Requirement for Potential Historic Resource.**
1. **When Permit is Required.** A historic alteration permit is required for an alteration to a Potential Historic Resource if:
 - a. The project requires a discretionary approval (e.g., Design Permit); and
 - b. The Community Development Director determines that the project may result in a significant adverse impact of a historic resource as defined in the California Environmental Quality Act (CEQA) Guidelines Section 15064.5. A structure found not to be historically significant through a historic evaluation does not require a historic alteration permit.
 2. **Historic Resource Assessment and Consultation.** A proposed alteration to a Designated Historic Resource or a Potential Historic Resource that requires a discretionary permit will be reviewed by the City's Architectural Historian to assess if the project may result in a significant adverse impact of a historic resource. The Community Development Director shall use this assessment to determine if the findings of approval for the historic alteration permit can be made. Review by the City's Architectural Historian is not required for in-kind repairs in accordance with subsection E (Exception for Preservation and in-Kind Rehabilitation) below.
- D. Alteration Defined.** As used in this chapter, "alteration" means any exterior change or modification to a structure, cutting or removal of trees and other natural features, disturbance of archeological sites or areas, and the placement or removal of any accessory structures affecting the exterior visual qualities of the property. Painting is not

considered an alteration unless painted features are designated as significant or characteristic of a historic resource.

- E. Exception for Preservation and In-Kind Rehabilitation.** A historic alteration permit is not required for preservation or rehabilitation due to damage to windows, doors, trim, or other similar building elements. The rehabilitation shall be in-kind, matching the original design in size, detail, materials, and function. To qualify for this exception, the applicant must provide evidence of original design and details of the in-kind replacement.
- F. Review Authority.** The Planning Commission shall take action on all applications for a historic alteration permit.
- G. Application Requirements.** Applications for a historic alteration permit shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review). The application shall include the information and materials required by the Community Development Department together with all required application fees.
- H. Public Notice and Hearing.** The Planning Commission shall consider applications for a historic alteration permit at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings).
- I. Findings for Approval.** The Planning Commission may approve a historic alteration permit only if all of the following findings can be made:
1. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.
 2. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.
 3. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.
 4. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.
 5. Archeological resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken.
 6. The proposed project is consistent with the General Plan, any applicable Specific Plan, the Zoning Code, and the California Environmental Quality Act (CEQA).
- J. Conditions of Approval.** The Planning Commission may attach conditions of approval to a historic alteration permit to achieve consistency with the General Plan, Local Coastal Program, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

- K. Appeals.** Decisions on historic alteration permit may be appealed as described in Chapter 17.152 (Appeals).

17.84.080 Demolition of Historic Resources

- A. Permit Required.** The demolition of a historic resource requires approval of a Historic Resource Demolition Permit.
- B. Review Authority.**
1. The Planning Commission takes action on Historic Resource Demolition Permit applications to demolish a Potential Historic Resource.
 2. The Planning Commission recommends and the City Council takes action on Historic Resource Demolition Permits applications to demolish a Designated Historic Resource.
- C. Application Submittal and Review.** Applications for a Historic Resource Demolition Permit shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review). The application shall include the information and materials required by the Community Development Department together with all required application fees to the satisfaction of the CDD or Planning Commission. The City may require third-party review of these materials at the applicant's expense. It is the responsibility of the applicant to provide evidence in support of the findings required by Section 17.84.070.I (Findings for Approval).
- D. Planning Commission Recommendation.** For Historic Resource Demolition Permit applications to demolish a Designated Historic Resource, the Planning Commission shall provide a recommendation to the City Council on a Historic Resource Demolition Permit at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings). The Planning Commission shall base its recommendation on the findings specified in Paragraph F (Findings for approval) below.
- E. Public Notice and Hearing.** The review authority shall review and act on a Historic Resource Demolition Permit at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings).
- F. Findings for Approval.** To approve a Historic Resource Demolition Permit, the review authority shall make one or more of the following findings:
1. The structure must be demolished because it presents an imminent hazard to public health and safety as determined by a licensed structural engineer.
 2. The structure proposed for demolition is not structurally sound despite evidence of the applicant's efforts to rehabilitate and properly maintain the structure.
 3. The rehabilitation or reuse of the structure is economically infeasible. Economic infeasibility shall be demonstrated by preparing actual project costs and by comparing the estimated market value of the property in its current condition, after rehabilitation and after demolition.

4. No feasible alternative use of the structure exists that can earn a reasonable economic return.

G. Limitations on Findings of Economic Hardship. The review authority may not approve a Historic Resource Demolition Permit if an economic hardship was caused by any of the following:

1. Willful or negligent acts by the applicant.
2. Purchasing the property for substantially more than market value.
3. Failure to perform normal maintenance and repairs.
4. Failure to diligently solicit and retain tenants.
5. Failure to prescribe a rental amount which is reasonable for the current market.
6. Failure to provide normal tenant improvements.

H. Post-Decision Procedures. Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) shall apply to Historic Resource Demolition Permit.

17.84.090 Historic Preservation Incentives

- A. Mills Act Agreement.** Upon request of the owner of a Designated Historic Resource, the City Council may elect to enter into a Mills Act Agreement with the owner. See Government Code Section 50280 et seq. The Mills Act Agreement shall run with the land and be binding upon subsequent owners of the Designated Historic Resource. If the City Council elects to enter into a Mills Act Agreement, the City shall file the Mills Act Agreement for recording with the County Recorder.
- B. California Historical Building Code.** The California Historical Building Code (Title 24, Part 8) shall apply to all Designated Historic Resources to facilitate the preservation and continuing use of the building while providing reasonable safety for the building's occupants and access for persons with disabilities.
- C. Grant or Loan Priority.** The City shall give the highest priority to Designated Historic Resources when distributing grants or loans whose purpose is historic preservation.
- D. Permitting Fees.** The City Council shall waive application and review fees for Planning permits required for development projects that preserve, retain, and rehabilitate a historic structure. Planning permit fees shall be waived only for significant rehabilitations of noteworthy historic structures, not for remodels or additions to older homes that would not substantially advance the City's historic preservation goals. Required third party reviews shall be paid for by the applicant.
- E. Modifications to Development Standards.** The City Council may approve modifications to development standards in the applicable zoning district, such as parking and setbacks, if the modification is necessary to allow for the preservation, rehabilitation, or restoration of a historic resource.

Chapter 17.88 – INCENTIVES FOR COMMUNITY BENEFITS

Sections:

17.88.010	Purpose
17.88.020	Incentives Restricted to Added Benefits
17.88.030	Eligibility
17.88.040	Allowable Benefits
17.88.050	Available Incentives
17.88.060	Relationship to State Density Bonus Law
17.88.070	Application Submittal and Review
17.88.080	Findings
17.88.090	Post-Decision Procedures

17.88.010 Purpose

This chapter establishes incentives for applicants to locate and design development projects in a manner that provides substantial benefits to the community. These incentives are intended to facilitate the redevelopment of underutilized properties along 41st Avenue consistent with the vision for the corridor described in the General Plan and to encourage the development of a new hotel in the Village as called for by the General Plan.

17.88.020 Incentives Restricted to Added Benefits

The City may grant incentives only when the community benefits or amenities offered are not otherwise required by the Zoning Code or any other provision of local, state, or federal law. Community benefits or amenities must significantly advance General Plan goals and/or incorporate a project feature that substantially exceeds the City's minimum requirements.

17.88.030 Eligibility

- A. Eligibility for Incentive.** The City may grant incentives for the following projects:
1. Projects in the Regional Commercial (C-R) and Community Commercial (C-C) zoning districts that:
 - a. Front 41st Avenue; or
 - b. Front Capitola Road between Clares Street and 42nd Avenue, or
 - c. Are located on the Capitola Mall site.
 2. A hotel on the former Capitola Theater site (APN 035-262-04, 035-262-02, 035-261-10) in the Mixed Use Village zoning district.
- B. Setback Required – 41st Avenue.** Structures on properties fronting the east side of 41st Avenue must be set back a minimum of 100 feet from the property line abutting a residential property.

17.88.040 Allowable Benefits

- A. All Eligible Projects.** The City may grant incentives to all eligible projects as identified in Section 17.88.030 (Eligibility) that provide one or more of the following community benefits. The public benefit provided shall be of sufficient value as determined by the Planning Commission to justify deviation from the standards of the zoning district that currently applies to the property.
1. **Public Open Space.** Public plazas, courtyards, and other public gathering places that provide opportunities for people to informally meet and gather. Open space must be accessible to the general public at all times. Provision must be made for ongoing operation and maintenance in perpetuity. The public space must either exceed the City's minimum requirement for required open space and/or include quality improvements to the public realm to create an exceptional experience.
 2. **Public Infrastructure.** Improvements to streets, sidewalks, curbs, gutters, sanitary and storm sewers, street trees, lighting, and other public infrastructure beyond the minimum required by the City or other public agency.
 3. **Pedestrian and Bicycle Facilities.** New or improved pedestrian and bicycle pathways that enhance the property and connectivity to the surrounding neighborhood.
 4. **Transportation Options.** Increased transportation options for residents and visitors to walk, bike, and take public transit to destinations and reduce greenhouse gas emissions.
 5. **Historic Resources.** Preservation, restoration, or rehabilitation of a historic resource.
 6. **Public Parking.** Public parking structure that provides parking spaces in excess of the required number of parking spaces for use by the surrounding commercial district. Excess parking provided as part of a Village hotel may not be located on the hotel site and must be located outside of the Mixed Use Village zoning district.
 7. **Green Building.** Green building and sustainable development features that exceed the City's green building award status.
 8. **Public Art.** Public art that exceeds the City's minimum public art requirement and is placed in a prominent and publicly accessible location.
 9. **Other Community Benefits.** Other community benefits not listed above, such as entertainment destinations, as proposed by the applicant that are significant and substantially beyond normal requirements.
- B. 41st Avenue/Capitola Road Projects.** In addition to the community benefits in Subsection A above, the City may grant incentives to eligible projects fronting 41st Avenue or Capitola Road between Clares Street and 42nd Avenue or on the Capitola Mall site that provide one or more of the following community benefits:

1. **Capitola Mall Block Pattern.** Subdivision of the existing Capitola Mall property into smaller blocks with new intersecting interior streets. May include the extension of 40th Avenue south into the Mall property to form a new pedestrian-friendly private interior street.
2. **Surface Parking Lot Redevelopment.** Redevelopment of existing surface parking lots fronting 41st Avenue and Capitola Road while introducing new sidewalk-oriented commercial buildings that place commercial uses along the street frontage.
3. **Transit Center.** Substantial infrastructure improvements to the transit center on the Capitola Mall property that are integrated with a possible future shuttle system in Capitola. The transit center may be moved to an alternative location consistent with the operational requirements of Santa Cruz Metro.
4. **Affordable Housing.** Affordable housing that meets the income restrictions applicable in the Affordable Housing (-AH) overlay zone.

17.88.050 Available Incentives

- A. **41st Avenue/Capitola Road Projects.** The City may grant the following incentives to an eligible project fronting 41st Avenue, Capitola Road between Clares Street and 42nd Avenue, or on the Capitola Mall site:
 1. An increase in the maximum permitted floor area ratio (FAR) to 2.0.
 2. An increase in the maximum permitted building height to 50 feet.
- B. **Village Hotel.** The City may grant the following incentives to a proposed hotel on the former Capitola Theater site (APN 035-262-04, 035-262-02, 035-261-10):
 1. An increase in the maximum permitted floor area ratio (FAR) to 3.0.
 2. An increase to the maximum permitted building height provided that:
 - a. The maximum height of the hotel remains below the elevation of the bluff behind the hotel; and
 - b. The bluff behind the hotel remains visible from the Capitola wharf as a green edge with existing mature trees maintained on site.

17.88.060 Relationship to State Density Bonus Law

The incentives allowed by this section are in addition to any development incentive required by Section 65915 of the California Government Code.

17.88.070 Application Submittal and Review

- A. **Request Submittal.** A request for an incentive in exchange for benefits shall be submitted concurrently with an application for the discretionary permits required for the

project by the Zoning Code. Applications shall be accompanied by the following information:

1. A description of the proposed amenities and how they will benefit the community.
 2. All information needed by the City Council to make the required findings described in Section 17.88.080 (Finding) below, including a pro forma analysis demonstrating that the benefit of the proposed amenities to the community is commensurate with the economic value of the requested incentives.
- B. **Conceptual Review.** Prior to City action on a request for an incentive, the request shall be considered by the Planning Commission and City Council through the Conceptual Review process as described in Chapter 17.114 (Conceptual Review). Conceptual Review provides the applicant with non-binding input from the City Council and Planning Commission as to whether the request for incentives is worthy of consideration.
- C. **Theatre Site Story Poles.** Prior to City action on a proposed hotel on the former Capitola Theater site the applicant shall install poles and flagging on the site to demonstrate the height and mass of the proposed project
- D. **Planning Commission Recommendation.** Following Conceptual Review, the Planning Commission shall provide a recommendation to the City Council on the proposed project and requested incentives at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings).
- E. **City Council Action.** After receiving the Planning Commission's recommendation, the City Council shall review and act on the requested incentives at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings). The City Council shall also review and act on other permits required for the project requesting incentives.

17.88.080 Findings

- A. **All Eligible Projects.** The City Council may approve the requested incentives for all eligible projects only if **all** of the following findings can be made in addition to the findings required for any other discretionary permit required by the Zoning Code:
1. The proposed amenities will provide a substantial benefit to the community and advance the goals of the General Plan.
 2. There are adequate public services and infrastructure to accommodate the increased development potential provided by the incentive.
 3. The public benefit exceeds the minimum requirements of the zoning code or any other provisions of local, state, or federal law.
 4. The project minimizes adverse impacts to neighboring properties to the greatest extent possible.

B. Village Hotel. In addition to the findings in Subsection A above, the City Council may approve the requested incentives for a proposed hotel on the former Capitola Theater site only if the following findings can be made:

1. The design of the hotel respects the scale and character of neighboring structures and enhances Capitola's unique sense of place.
2. The hotel will contribute to the economic vitality of the Village and support an active, attractive, and engaging pedestrian environment.
3. The hotel design minimizes impacts to public views of the beach and Village from vantage points outside of the Village.
4. Parking for the hotel is provided in a way that minimizes vehicle traffic in the Village and strengthens the Village as a pedestrian-oriented destination.

17.88.090 Post-Decision Procedures

Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) shall apply to decisions on incentives for community benefits.

This page is intentionally blank

Chapter 17.92 – NONCONFORMING PARCELS, USES, AND STRUCTURES

Sections:

- 17.92.010 Purpose
- 17.92.020 Applicability
- 17.92.030 General
- 17.92.040 Nonconforming Parcels
- 17.92.050 Nonconforming Use of Land
- 17.92.060 Nonconforming Use of Structures
- 17.92.070 Nonconforming Multi-Family Uses in the R-1 Zoning District
- 17.92.080 Nonconforming Structures
- 17.92.090 Findings

17.92.010 Purpose

This chapter establishes regulations for nonconforming parcels, uses and structures. These regulations are intended to:

- A. Allow for the development and use of legal nonconforming parcels.
- B. Ensure that nonconforming uses and structures do not adversely impact neighboring properties.
- C. Allow for the limited enlargement or intensification of nonconforming uses and structures.
- D. Allow for limited repairs and maintenance to nonconforming structures.
- E. Allow for the replication of detached single-family homes to support improvements to the City's housing stock while maintaining Capitola's unique coastal village character.
- F. Provide for the elimination of nonconforming uses as appropriate due to abandonment, obsolescence, and destruction.

17.92.020 Applicability

This chapter applies to existing parcels, uses, and structures that do not conform to the regulations of the zoning district in which they are located. Any policies that are inconsistent shall be interpreted in the manner that is more protective of coastal resources.

17.92.030 General

- A. **Continuation.** A nonconforming parcel, use, or structure may be continued if it was legally established in compliance with all applicable regulations in effect at the time it was established.
- B. **Legally Established Defined.** To be considered legally established, a legal nonconforming parcel, use, or structure shall have been physically constructed or in

existence, not merely approved by the City. Conditional Use Permits, Variances, Coastal Permits, Building Permits, or other approvals not exercised within the required time do not establish the right to a legal nonconformity.

- C. Burden of Proof.** Any person asserting a right to a nonconforming parcel, use or structure has the burden of proof to demonstrate that the nonconformity was legally established.

17.92.040 Nonconforming Parcels

- A. Development Permitted.** A legally established parcel with nonconforming dimensions (e.g., parcel width, depth, and size) is permitted all development rights of the applicable zoning district.
- B. Conformance with Standards.** New development on legal nonconforming parcels shall comply with all setback, building coverage, parking, and other standards of the applicable zoning district, as well as all applicable geologic and environmentally sensitive habitat setbacks.

17.92.050 Nonconforming Use of Land

- A. Continuation Permitted.** A nonconforming use of land conducted outside of a structure may continue so long as:
1. The nonconforming use is not enlarged, increased, or extended to occupy a greater area of land; and
 2. The nonconforming use is not moved in whole or in part to any other portion of the parcel.
- B. Cessation of Use.** If any such nonconforming use of land ceases for a period of more than 180 consecutive days, any subsequent use of such land shall conform to the regulations of the applicable zoning district. For the purpose of this section, a use is considered ceased if any of the following apply:
1. The use is not present on the site;
 2. For uses that serve customers (e.g., restaurants), the use no longer serves customers; and/or
 3. For uses with employees, no employees (including the owner) are present on the site.

17.92.060 Nonconforming Use of Structures

- A. Change in Ownership, Tenancy, or Management.** A change in ownership, tenancy, or management of a nonconforming use shall not affect its legal nonconforming status.
- B. Resuming a Nonconforming Use.** A nonconforming use changed to a conforming use shall not return to a nonconforming use.

- C. Replacement of a Nonconforming Use.** A nonconforming use may not be replaced by another nonconforming use.
- D. Intensification of Use.**
1. The enlargement of a structure or parcel occupied by a nonconforming use, or the intensification in any way of the operation of a nonconforming use, requires the approval of a Conditional Use Permit.
 2. To approve a proposed intensification to a nonconforming use, the Planning Commission shall make all Conditional Use Permit findings (Chapter 17.124) in addition to the findings in Section 17.92.090 (Findings).
- E. Discontinuation of Use.** A nonconforming use discontinued for 90 consecutive days shall not be reestablished and may be replaced only by a conforming use.
- F. Nonconforming Multi-Family Uses.** Nonconforming multi-family uses in the Residential Single Family (R-1) zoning district shall comply with Section 17.92.070 (Nonconforming Multi-Family Uses).

17.92.070 Nonconforming Multi-Family Uses in the R-1 Zoning District

This section applies to multi-family uses that are nonconforming due to their location in the Residential Single Family (R-1) zoning district

- A. Amortization.** A nonconforming multi-family use in the R-1 zoning district must be discontinued on June 26, 2019, or 50 years from the date the use first became nonconforming, whichever is later, except as provided in subsections B and C below.
- B. Amortization Extensions.**
1. An owner of a nonconforming multi-family use may apply to the City Council for an extension to the amortization requirement in Section A above.
 2. The City Council may grant an extension of up to 25 years upon finding that:
 - a. The appearance, condition and management of the property is such that the property is not greatly detrimental to the single-family residential character of the neighborhood in which it is located;
 - b. The extension is necessary in order to prevent a major economic loss to the property owner and to lessen deterioration;
 - c. All reasonable conditions have been imposed for the purpose of repairing dilapidation and bringing, or keeping, the property up to neighborhood standards; and
 3. The multi-family use must be discontinued upon completion of the extended amortization period granted by the City Council. In such cases, the property may continue as a residential use only if converted to a single-family dwelling. A property

may not apply for another extension upon the completion of the granted amortization extension period.

C. Incentives for Property Improvement.

1. **Incentive Program.** To encourage upgrades and improvements to non-conforming multi-family uses in the R-1 zoning district, the City Council may grant permanent legal status to properties that satisfy the requirements of the City's nonconforming multi-family improvement incentive program. Properties that satisfy the requirements of the incentive program are exempt from the amortization requirement established in Sections A and B above.
2. **Submittal Requirements.** To participate in the incentive program, a property owner shall prepare and submit to the City a property improvement plan that contains the following:
 - a. A general description of the property, including property ownership, current and prior uses on the property, history of property improvements and maintenance, and aspects of the property that do not comply with current zoning regulations.
 - b. Proposed improvements to bring the property into greater compliance with development standards required by the Zoning Code, including parking and landscaping requirements. These improvements may include reduction of the number of units on the property.
 - c. A description of any neighborhood compatibility concerns associated with the property, including parking, noise, property maintenance, and refuse and recycling storage issues.
 - d. Proposed property improvement and maintenance measures to address any neighborhood compatibility concerns.
 - e. Documentation of outreach to neighbors to gather information about neighborhood compatibility concerns and possible methods to address these concerns.
 - f. A description of any necessary measures to mitigate for any impacts to coastal resources.
3. **Measures to Compensate for Impacts.** A property owner may also propose additional measures that would provide a neighborhood benefit to compensate for impacts from the nonconforming use that cannot be fully mitigated. For example, a property owner may propose reducing the number of residential units in a building, providing shared parking, screening trash facilities, improving building and site design, adding or upgrading landscaping, providing units as deed-restricted affordable housing, or installing green building upgrades that exceed the City's green building award status.

4. **City Review.** The Community Development Director, in consultation with the Public Works Director, shall review the property improvement plan and determine if the plan correctly identifies issues associated with the property and adequately proposes improvements to address these issues. The Community Development Director shall forward to the Planning Commission and City Council a recommendation on the adequacy of the Plan.
5. **Property Improvement Agreement and Schedule.** The property improvement plan shall identify a realistic schedule to complete all proposed improvements within 2 years of City Council approval. The property owner shall enter into a property improvement agreement with the City agreeing to complete all proposed improvements within this established schedule.
6. **Findings.** At a noticed public hearing, the City Council may grant legal nonconforming status to a property upon finding that:
 - a. The property improvement plan, when implemented, will adequately address any neighborhood compatibility concerns previously associated with the property.
 - b. The property improvement plan incorporates adequate monitoring and maintenance provisions to ensure that neighborhood compatibility issues will not reoccur in the future.
 - c. The location and size of the site is suitable and appropriate for a multi-family use.
 - d. The property as improved will feature high quality design elements that complement the aesthetic qualities of the neighborhood.
 - e. The property will not produce unreasonable privacy, noise, light, and air impacts on neighboring properties.
 - f. Sufficient off-street parking is provided to accommodate parking needs of residents and minimize parking impacts on neighboring properties. Vehicles will not be parked in a manner that projects into adjacent sidewalks, streets, or otherwise interferes with vehicle and pedestrian circulation adjacent to the site.
 - g. Refuse and recycling storage facilities are provided on-site and screened from view from neighboring properties and the street.
 - h. The granting of legal status will not result in an excessive concentration of multi-family uses in the immediate vicinity of the property.
 - i. Community benefits, if proposed, sufficiently compensate for impacts from the non-conforming use that cannot fully mitigated.
7. **Revocation.** The City may at any time revoke the legal status of the property if the property violates the improvement and maintenance agreement. Revocation shall occur in a manner consistent with Section 17.156.110 (Permit Revocation).

17.92.080 Nonconforming Structures

This section identifies allowed modifications to nonconforming structures, summarized in Table 17.92-1.

TABLE 17.92-1: ALLOWED MODIFICATIONS TO NONCONFORMING STRUCTURES

Project Affecting a Nonconforming Structure	Example	Permit Required [1]
Interior repairs, maintenance, and alterations	Interior renovations to a room within a portion of a building located within a required setback area	None
Exterior repairs, modifications, and additions that do not alter or affect the nonconforming aspect of the structure	Adding floor area to a home with an existing roof that exceeds the maximum building height where the addition complies with the maximum building height and all other applicable standards	None
Exterior reconstruction (demolish and rebuild) and modifications that alter or affect the nonconforming aspect of the structure [2]	Demolishing and rebuilding an existing building wall within a required setback area with no increase in floor area	Design Permit
Exterior repairs, modifications, and additions that increase or exacerbate the nonconforming aspect of the structure	Adding floor area to a portion of an existing room within a required setback area	Design Permit and Variance
Reconstruction of a single-family dwelling per 17.92.080.C	See 17.92.080.C	Design Permit
Recreation of an involuntarily damaged or destroyed structure per 17.92.080.D	Rebuilding a home destroyed by a fire to match the destroyed home	None

Notes:

[1] The proposed project may require permits and approvals for other reasons not related to its nonconforming status. For example, additions or enlargements to a single-family dwelling often requires a Design Permit.

[2] Repairs and replacement of exterior finishes such as roofs and exterior siding are allowed without a Design Permit.

A. Alterations Permitted By Right.

1. Interior repairs, maintenance and alterations to any portion of a nonconforming structure are permitted if the changes and improvements do not enlarge or expand the structure.
2. Exterior Modifications to a nonconforming structure that do not alter or affect the nonconforming aspect of the structure are permitted. For example, an addition to a structure with a non-conforming setback is permitted if no changes are made to the

portion of the structure projecting into the required setback, and if the addition complies with all setback, height, floor area ratio, and other applicable development standards.

B. Alterations and Additions Requiring a Design Permit.

1. Exterior Repairs and improvements that affect the nonconforming aspect of a nonconforming structure are allowed with a Design Permit if the improvement does not increase or exacerbate the nonconformity. For example, rebuilding a building wall within a required setback are permitted with a Design Permit if the wall is not moved closer to the property line and the length of the wall within the required setback is not increased.
2. The Planning Commission may approve an alteration or addition to a nonconforming structure that renovates, reconstructs, or replicates the nonconforming aspect of the structure with a Design Permit. The addition may not increase or exacerbate the nonconformity and may not exceed 50 percent of the floor area of the existing structure.
3. To approve such alterations and additions, the Planning Commission shall make all Design Permit findings (Chapter 17.120) in addition to the findings in Section 17.92.090 (Findings).

C. Reconstruction of Single-Family Dwellings.

1. A nonconforming single-family dwelling may be reconstructed with the approval of a Design Permit. This provision is intended to allow for improvements to housing in Capitola in a manner that maintains the historic coastal village character of residential neighborhoods.
2. “Reconstruction” as used in this subsection means the replacement of a demolished structure which recreates the original building footprint, mass, floor area, height, and roof lines. Deviation from existing design details such as the arrangement of doors and windows, materials, and color may be permitted. Exact reconstruction may not be possible due to the unavailability of matching materials and/or the necessity to meet current Building Code requirements.
3. A non-conforming single-family dwelling is not eligible for reconstruction if the mass and floor area of the existing home can be reconfigured on the parcel in a manner consistent with the development standards of the applicable zoning district. Reconstruction provisions are intended to apply only to homes on constrained parcels where compliance with applicable development standards is not feasible.
4. Deviations from the original building design that would reduce a nonconformity are allowed, and encouraged in cases where the deviation does not adversely impact the architectural integrity of the home.
5. To approve such a reconstruction, the Planning Commission shall make all Design Permit findings (Chapter 17.120) in addition to the findings in Section 17.92.090

(Findings), and must find that the reconstruction contributes to the preservation of Capitola's coastal village character.

6. No additions or modifications that would increase the mass, floor area or height of a replicated nonconforming single-family dwellings are permitted for up to 10 years following approval of the reconstructed home.

D. Involuntary Damage or Destruction.

1. Nonconforming structures damaged or destroyed by earthquake, fire, flood, or other calamity may be repaired or reconstructed provided that the nonconforming aspects of the structure are not increased or exacerbated.
2. "Reconstruction" as used in this subsection means the replacement of a demolished structure which recreates the original building footprint, mass, floor area, height, and roof lines. Deviation from existing design details such as the arrangement of doors and windows, materials, and color may be permitted. Exact reconstruction may not be possible due to the unavailability of matching materials and/or the necessity to meet current Building Code requirements.
3. The repair or reconstruction of a nonconforming structure shall begin within one year and shall be completed within three years. The Community Development Director may approve an extension of two additional years to complete reconstruction of the demolished structure if the delay was caused by circumstances over which the applicant has no fault or control.

E. Moved Structures. A nonconforming structure that is moved to a new location shall conform to all applicable standards of the applicable zoning district.

17.92.090 Findings

The Planning Commission may approve a Design Permit for projects that alter or affect the nonconforming aspect of a structure and for the replication of a single-family dwelling if all of the following findings can be made in addition to the findings in Chapter 17.120 (Design Permits):

- A. Available evidence indicates that the nonconforming use or structure was legally established.
- B. The nonconforming use or structure has not resulted in a notable negative impact or nuisance on neighboring properties or to the surrounding area.
- C. The nonconforming use or structure is compatible with the general character of the surrounding area.
- D. The proposed action is consistent with the purpose and intent of the applicable zoning district.

Chapter 17.96 - SUPPLEMENTAL STANDARDS

Sections:

- 17.96.010 Purpose
- 17.96.020 Animal Keeping
- 17.96.030 Emergency Shelters
- 17.96.040 Home Occupations
- 17.96.050 Intersection Sight Distance
- 17.96.060 Large Commercial Land Uses
- 17.96.070 Large Home Day Care
- 17.96.080 Large Residential Care Facilities
- 17.96.090 Offshore Oil Development Support Facilities
- 17.96.100 Permanent Outdoor Displays
- 17.96.110 Outdoor Lighting
- 17.96.120 Placement of Underground Utilities
- 17.96.130 Recycling Collection Facilities
- 17.96.140 Self-Storage Facilities
- 17.96.150 Solar Energy Systems
- 17.96.160 Soquel Creek Pathway
- 17.96.170 Temporary Sidewalk Dining
- 17.96.180 Temporary Uses and Structures

17.96.010 Purpose

This chapter establishes supplemental standards for land uses, activities, and development that apply in all zoning districts.

17.96.020 Animal Keeping

A. General Standards. The following standards apply to the keeping of all animals in Capitola.

1. **Public Health and Safety.** It shall be unlawful and shall constitute a nuisance to keep any animal that poses a threat to public health or safety.
2. **Animal Noise.** In addition to those in Municipal Code Chapter 9.12 (Noises), no animal may disturb neighbors with its noise between sunset and one-half hour after sunrise.
3. **Sanitation.** It shall be unlawful and shall constitute a nuisance for any person to keep animals in an unsanitary manner or produce obnoxious odors. All debris, refuse, manure, urine, food waste, or other animal byproduct shall be removed from all the premises every day or more often as necessary.

3-4. Property Confinement. Animals other than household pets, where allowed, shall be confined to the property within a fenced yard.

B. Household Pets.

1. **Compliance with General Standards.** The keeping of dogs, cats, domesticated birds, rabbits, rodents, reptiles and amphibians, potbelly pigs less than 150 pounds, and other household pets is permitted provided they comply with Paragraph A above.
2. **Maximum Number.** A maximum of four of each type of household pet with a maximum of eight pets total is permitted in a single dwelling unit.

C. Chickens.

1. **Permitted Location.** Keeping of chickens is permitted only on properties of 5,000 square feet or more occupied by a single-family dwelling.
2. **Prohibitions on Roosters.** Only hens are permitted pursuant to this chapter. Roosters are prohibited.
3. **Number of Chickens.** A maximum of four chickens are permitted on a single property.
4. **Enclosure Requirement.** Chickens shall be kept in a coop which is sufficient to contain chickens. When outside of a coop, chickens shall be confined to the property within a fenced yard.
5. **Location of Coops.**
 - a. Chicken coops must be located behind the primary structure on the lot.
 - b. Chicken coops may not be located within a required front and side setback area or closer than 20 feet to dwelling units on adjacent properties.

D. Honeybees.

1. **Permitted Location.** Keeping of beehives is permitted only on properties occupied by a single-family dwelling.
2. **Minimum Lot Size and Number of Hives.** A maximum of one beehive is permitted on properties of at least 5,000 square feet.
3. **Location of Beehives.** Beehives shall be located behind the primary structure on the property. Beehives shall not be located closer than 20 feet to dwellings on adjacent properties or 5 feet from a property line.

E. Prohibited Animals. Keeping the following animals is prohibited:

1. Roosters, fowl other than chickens and ducks, goats, pigs other than potbelly pigs, and other livestock.

2. Wild animals as defined in Section 2118 of the California Fish and Game Code, except when authorized by the State Department of Fish and Game under Fish and Game Code Section 2150 et seq.

17.96.030 Emergency Shelters

Emergency shelters will comply with the following standards:

- A. Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
- B. Physical Characteristics.** Emergency shelters shall comply with applicable State and local housing, building, and fire code requirements.
- C. Security.** Facilities shall have on-site security during hours of operation. Parking and outdoor facilities shall be designed to provide security for residents, visitors and employees.
- D. Laundry Facilities.** Facilities shall provide laundry facilities or services adequate for the number of residents.
- E. Common Facilities.** Facilities shall contain amenities appropriate to the population to be served to include the following:
 1. Central cooking and dining room.
 2. Recreation room.
 3. Counseling services.
 4. Child care facilities.
 5. Other support services.
- F. Outdoor Activity.** For the purpose of noise abatement, organized outdoor activities may only be conducted between the hours of eight a.m. and ten p.m.
- G. Refuse.** Emergency shelters shall provide a refuse storage area that is in accordance with city requirements for accessory refuse structures. The storage area shall accommodate a standard-sized trash bin adequate for use on the parcel, or other enclosures as approved by the Community Development Director. The refuse enclosure shall be accessible to refuse collection vehicles.
- H. Emergency Shelter Provider.** The agency or organization operating the emergency shelter shall comply with the following requirements:
 1. Temporary shelter shall be available to residents for no more than six months.
 2. Staff and services shall be provided to assist residents to obtain permanent shelter and income.

3. The provider shall have a written management plan including, as applicable, provisions for staff training, good neighbor policies, security, transportation, client supervision, food services, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents. Such plan shall be submitted to and approved by the planning, inspections, and permitting department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrated compliance with the physical standards. The operator of each emergency shelter shall annually submit the management plan to the planning, inspections and permitting department with updated information for review and approval. The City Council may establish a fee by resolution, to cover the administrative cost of review of the required management plan.
 - I. **Limited Terms of Stay.** The maximum term of staying at an emergency shelter is six months in a consecutive twelve-month period.
 - J. **Transportation Plan.** A transportation plan is required.
 - K. **Parking.** The emergency shelter shall provide on-site parking at a rate of one space per staff member plus one space per six occupants allowed at the maximum capacity.
 - L. **Bicycle Parking.** The shelter shall provide secure bicycle parking at a rate of one space per occupant.
 - M. **Development Standards.** An emergency shelter must comply with all development standards in the Industrial (I) zoning district.

17.96.040 Home Occupations

- A. **Required Permit.** An Administrative Permit is required to establish or operate a home occupation.
- B. **Standards.** All home occupations shall comply with the following standards:
 1. **Size.** Home occupations may not occupy more than 25 percent of the floor area of the dwelling unit or 400 square feet, whichever is less.
 2. **Sales and Displays.** Products may not be sold onsite directly to customers within a home occupation. Home occupations may not establish window displays of products to attract customers.
 3. **Advertising.** No newspaper, radio, or television service shall be used to advertise the location of business; however, contact information, including phone numbers and email address, are allowed on advertisements.
 4. **Signs.** One single, non-illuminated, wall-mounted outdoor sign of not more than 1 square foot in area is permitted.

5. **Vehicle Traffic.** A home occupation may not generate vehicle traffic greater than normally associated with a residential use. No excessive pedestrian, automobile, or truck traffic introduced to the neighborhood as a result of the home occupation.
 6. **Deliveries.** Deliveries and pick-ups for home occupations may not interfere with vehicle circulation, and shall occur only between 8:00 a.m. and 8:00 p.m., Monday through Saturday.
 7. **Mechanical Equipment.** Mechanical equipment that is not normally associated with a residential use is prohibited.
 8. **Performance Standards.** Home occupations shall not generate dust, odors, noise, vibration, or electrical interference or fluctuation that is perceptible beyond the property line.
 9. **Hazardous Materials Prohibited.** The storage of flammable, combustible, or explosive materials is prohibited.
 10. **Employees.** Employees of a home occupation shall be limited to the persons residing in the dwelling unit.
 11. **On-Site Client Contact.** No more than one client/customer at the property at one time. Customer or client visits are limited to three per day, or six per day for personal instruction services (e.g., musical instruction or training, art lessons, academic tutoring)
 12. **Outdoor Storage Prohibited.** Goods, equipment, and materials associated with a home occupation shall be stored within an enclosed structure or in a manner that is not visible from the property line.
- C. Permit Revocation.** An Administrative Permit for a home occupation that violates any of the standards in Paragraph B (Standards) above may be revoked consistent with Section 17.156.110 (Permit Revocation).

17.96.050 Intersection Sight Distance

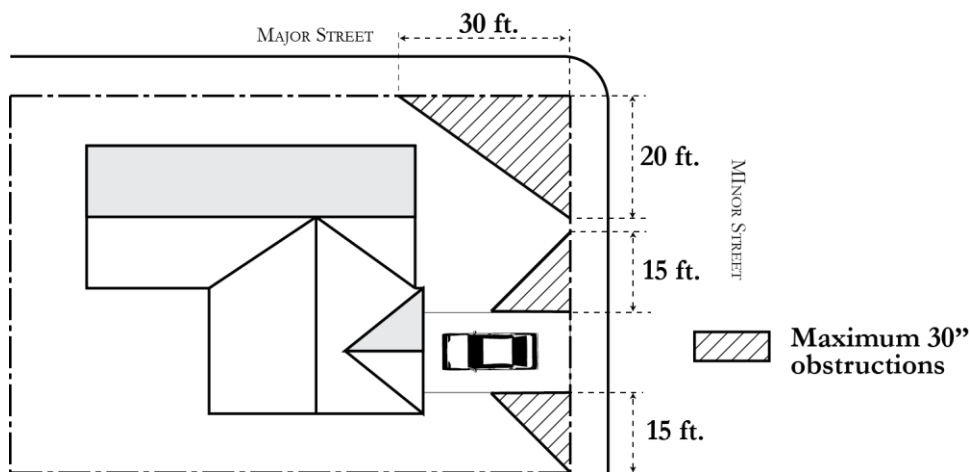
- A. Vision Triangle Required.** In zoning districts which require a front and street side setback for primary structures, all corner parcels shall provide and maintain a clear vision triangle at the intersection of the streets' right-of-way and adjacent to driveways for the purpose of traffic safety.
- B. Vision Triangle Defined.**
 1. **Intersections.** The intersection vision triangle shall be the area formed by measuring 30 feet along the major street front property line and 20 feet along the minor street property line from the point of intersection, and diagonally connecting the ends of the two lines. See Figure 17.96-1.

2. **Driveways.** The driveway vision triangle is the area formed by measuring 15 feet along the driveway and the street from the point of intersection, and diagonally connecting the ends of the two lines. See Figure 17.96-1.

C. Maintenance of Sight Lines.

1. No structure, vehicle, object, or landscaping over 30 inches in height may be placed within a vision triangle, except as allowed by subsection 2 below.
2. Trees pruned at least 8 feet above the established grade of the curb so as to provide clear view by motor vehicle drivers are permitted within a vision triangle.

FIGURE 17-96-1: VISION TRIANGLES



17.96.060 Large Commercial Land Uses

A. Purpose and Applicability. This section establishes special findings that the Planning Commission must make to approve a Conditional Use Permit for commercial land uses with more than 12,000 square feet of floor area within one or more buildings. This requirement applies to all proposed new commercial land uses except for:

1. Uses already specifically approved in an applicable Master Conditional Use Permit pursuant to Section 17.124.100 (Master Use Permit); and
2. Uses within a shopping center or mall with a floor area of 300,000 square feet or more.

B. Findings. To approve a Conditional Use Permit for a commercial land use with 12,000 square feet or more of floor area, the Planning Commission shall make the following findings in addition to the findings in Section 17.124.070 (Findings for Approvals):

1. Vehicle traffic and parking demand created by the proposed use will not have substantial adverse impacts on properties within the vicinity of the subject property.

2. The structure occupied with the proposed use is compatible with the scale and character of existing structures in the surrounding area.
3. The proposed use is compatible with existing land uses in the surrounding area.
4. The size of the proposed use is similar to the average size of similar uses located in the surrounding area.
5. The use will support the surrounding local economy and attract visitors to the commercial area.

C. Purpose of Findings. The purpose of additional findings for large commercial uses is to enable the Planning Commission to ensure that all new uses and development are consistent with the General Plan and compatible with the character of existing neighborhoods and districts. These findings are not intended to involve the City in the normal competition that arises between similar businesses in Capitola.

17.96.070 Large Home Day Care

As allowed by Health and Safety Code Sections 1597.465 et seq., the City shall approve a large home day care if it complies with the following standards.

- A. Care Provider Occupancy.** The single-family home in which the large home day care is located shall be the principal residence of the care provider. The day care use shall be clearly residential in character and shall be accessory to the use of the property as a residence.
- B. License.** The care provider shall obtain and maintain a license from the State of California Department of Social Services.
- C. Separation.** A large home day care facility within a residential zoning district may not be located within 500 feet of another large home day care.
- D. Yard Requirement.** A large home day care shall either be located within the R-1 zoning district with outdoor play space or shall have 75 square feet of outdoor activity space for each child. A large home day care outside the R-1 shall have an outdoor area owned or leased by the applicant and cannot be shared with other property owners unless permission is granted by the joint owners. The City may waive this space requirement if the applicant can demonstrate that there is a public park or other public open area that is in close proximity to the large home day care.
- E. Screening.** A fence or wall shall be located on all property lines or around all outdoor activity areas. The fence or wall shall comply with all applicable standards in Chapter 17.60 (Fences and Walls).
- F. Noise.** Outdoor activities may not occur before 7:00 a.m. or after 8:00 p.m. when the site is located within or adjacent to a residential zoning district.
- G. Parking.** Off-street parking shall be provided as required by Chapter 17.76 (Parking and Loading).

- H. Garage.** The garage shall be utilized for the parking of the property owner's vehicles. Use of the garage for the day care home function, such as for a play area, is not allowed.
- I. Safety Compliance.** The applicant is required to have the home inspected and submit a letter of compliance from the following:
1. **City Building Division.** The homes shall be inspected and brought into compliance with the building codes relative to the proposed use.
 2. **Fire Marshal.** The home shall be inspected and brought into compliance with the California Health and Safety code and Fire code relative to the proposed use.
- J. Pick-Up and Drop-Off Plan.** The Community Development Director shall approve a plan for the pick-up and drop-off of children. The plan shall demonstrate that adequate parking and loading areas are available to minimize congestion and conflict on public streets. The plan shall include an agreement for each parent or client to sign that includes, at a minimum:
1. A scheduled time for pick-up and drop-off with allowances for emergencies; and
 2. Prohibitions of double-parking, blocking driveways of neighboring properties, or using driveways of neighboring properties to turn around.

17.96.080 Large Residential Care Facilities

Large residential care facilities shall comply with the following standards:

- A. Separation.** A large residential care facility in a residential zoning district shall not be located within 500 feet of another large residential care facility.
- B. Screening and Landscaping.** A wall or fence shall be provided for purposes of screening and securing outdoor recreational areas in compliance with Chapter 17.60 (Fences and Walls).
- C. License.** The care provider shall obtain and maintain a license from the State of California Department of Social Services. Large residential care facilities shall be operated according to all applicable State and local regulations.
- D. Safety Compliance.** The applicant is required to have the facility inspected and submit a letter of compliance from the following:
1. **City Building Department.** The facility shall be inspected and brought into compliance with the building codes relative to the proposed use.
 2. **Fire Marshal.** The facility shall be inspected and brought into compliance with the California Health and Safety code and Fire code relative to the proposed use.

17.96.090 Offshore Oil Development Support Facilities

- A. Prohibition.** There shall be no construction, reconstruction, operation, or maintenance of any commercial or industrial offshore oil development support facility within the City of Capitola.
- B. Facilities and Activities Included in Prohibition.** Prohibited facilities and activities include, but are not limited to:
1. Oil or gas storage facilities, pipe and drilling materials, or equipment repair or storage facilities, which operates directly in support of any offshore oil or gas exploration, development, drilling, pumping or production.
 2. Construction, reconstruction, or operation of facilities to process any oil or natural gas taken or removed from any offshore oil or gas drilling or pumping operations.

17.96.100 Permanent Outdoor Displays

- A. Permitted Displays.** A single permanent outdoor display of retail goods that complies with this section is permitted as an accessory use to a primary commercial use in the mixed use, commercial, and industrial zoning districts, except in the MU-V zoning district, where permanent outdoor displays are prohibited.
- B. Permits Required.** Permanent outdoor displays require Planning Commission approval of a Conditional Use Permit.
- C. Standards.**
1. **Height.** Displayed items shall not exceed 6 feet in height.
 2. **Size.** Display areas are limited to 6 feet wide or 10 percent of the width of the front building elevation. A display area may extend a maximum of 3 feet from the front building wall.
 3. **Goods Permitted.** Displayed items shall be of the same type that are lawfully displayed and sold inside the building occupied by the primary commercial use. Only the business or entity occupying the building may sell merchandise in an outdoor display area.
 4. **Hours.** Items shall be displayed only during the operating hours of the primary commercial use. Items shall be removed from display and moved into a permanently enclosed structure upon close of business.
 5. **Screening.** If outdoor display areas are proposed as part of a project subject to discretionary review (e.g., Conditional Use or Design Permit) and approval by the City, the review authority may require that display areas be screened from view from neighboring properties with a solid wall, fence, or landscaped berm.
 6. **Vending Machines.** Vending machines are not permitted as part of an outdoor display. Vending machines are considered an accessory use requiring Planning Commission approval of a Conditional Use Permit.

7. Design Standards.

- a. Outdoor displays shall be designed to enhance the shopping environment. The outdoor display shall be designed to complement the architecture of the building and public realm.
- b. Outdoor displays shall be self-supporting, stable, and constructed to withstand wind or contact. The display shall not be permanently affixed to any object, structure or the ground including utility poles, light poles, and trees.
- c. Outdoor displays may not contain any information which would routinely be placed on a business sign located on the building such as the name or type of business, hours of business operation, business logo, brand name information, etc. The outdoor display may include a sign which indicates the price of the display items or simply indicates a "sale" on the items limited in size to 4 square inches.
- d. Outdoor displays shall be continuously maintained in a state of order, security, safety and repair. The display surface shall be kept clean, neatly painted, and free of rust, corrosion, protruding tacks, nails and/or wires.

8. Location.

- a. All outdoor display areas shall be located on the same parcel as the primary commercial use.
- b. Outdoor display areas may not be placed within any permanent landscaped area, required parking space, or loading area.
- c. No items may be displayed within the public right-of-way, including public sidewalks.
- d. Outdoor display areas may not be placed in a location that would cause a safety hazard, obstruct the entrance to a building, encroach upon driveways, or otherwise create hazards for pedestrian or vehicle traffic.

D. Exceptions to Standards. The Planning Commission may grant exceptions to the standards in Paragraph C above with a Conditional Use Permit upon finding that the exception is necessary and that the outdoor display with the exception will comply with the basic intent of the standards.

17.96.110 Outdoor Lighting

A. Purpose. This section establishes standards for outdoor lighting to minimize light pollution, maintain enjoyment of the night sky, and reduce light impacts on adjacent properties.

B. Applicability. The standards in this section apply to all outdoor lighting in Capitola except for:

1. Lighting installed and maintained by the City of Capitola or other public agency;

2. Athletic field lights used within a school campus or public or private park;
3. Temporary construction and emergency lighting; and
4. Seasonal lighting displays related to cultural or religious celebrations.

C. Maximum Height. Lighting standards shall not exceed the maximum heights specified in the Table 17.76-1.

TABLE 17.96-1 MAXIMUM LIGHT STANDARD HEIGHT

Zoning District	Maximum Height
Residential Zoning Districts	16 ft.
Mixed Use and Commercial Zoning Districts	16 ft. within 100 ft. of any street frontage or residential property line; 20 ft. in any other location
Industrial Zoning Districts	16 ft. within 100 ft. of any street frontage or residential property line; 25 ft. in any other location
Community Facility and Parks/Open Space Zoning Districts	25 ft., or as necessary for safety and security

D. Prohibited Lighting. The following types of exterior lighting are prohibited:

1. Exposed bulbs and/or lenses;
2. Mercury vapor lights; and
3. Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, or moves.

E. Fixture Types. All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for cutoff or full cutoff luminaires

F. Light Trespass. Lights shall be placed to deflect light away from adjacent lots and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties.

1. Direct or sky-reflected glare from floodlights shall not be directed into any other parcel or street.
2. No light or activity may cast light exceeding one foot-candle onto a public street, with the illumination level measured at the centerline of the street.
3. No light or activity may cast light exceeding one-half foot-candle onto a residentially zoned parcel or any parcel containing residential uses.

G. Required Documentation. Prior to issuance of building permits, project applicants shall submit to the City photometric data from lighting manufacturers demonstrating compliance with the requirements of this section.

17.96.120 Placement of Underground Utilities

New construction or additions that increase existing floor area by 25 percent or more shall place existing overhead utility lines underground to the nearest utility pole.

17.96.130 Recycling Collection Facilities

All recycling collection facilities where permitted shall comply with the standards in this section.

- A. Accessory Use.** Recycling collection facilities may be established only as an accessory use in conjunction with an existing commercial or industrial use which complies with the Zoning Code and the Capitola Building and Fire Codes.
- B. Permit Required.** Where allowed by Part 2 (Zoning Districts and Overlays), a recycling collection facility requires Planning Commission approval of a Conditional Use Permit.
- C. Attendant Required.** Facilities may accept materials for recycling only when an attendant is present on site.
- D. Maximum Size.** Recycling collection facilities may occupy no more than 5,000 square feet of area on a property.
- E. Parking Areas.**
 - 1. Recycling collection facilities shall provide parking for removal of the materials and for customers depositing the materials.
 - 2. Occupation of parking spaces by the facility and by the attendant may not reduce available parking spaces below the minimum number required for the primary host use, unless a study shows that existing parking capacity is not already fully utilized during the time the recycling facility will be on the site.
- F. Accepted Items.** Recycling collection facilities may accept only glass, metal or plastic containers, papers and reusable items. Used motor oil may be accepted with a permit from the Santa Cruz County Environmental Health Department and the Hazardous Wastes Commission.
- G. Power-driven Processing Equipment.** Except for reverse vending machines, recycling collection facilities may not use power-driven processing equipment.
- H. Location.**
 - 1. Mobile vending facilities shall be located in a designated area without eliminating the required parking or landscaping;

2. Facilities shall be at least 100 feet from any property zoned or occupied for residential use, unless there is a recognized service corridor and acoustical shielding between the containers and the residential use.
- I. Maintenance.** The site shall be maintained free of litter and any other undesirable materials. Mobile facilities, at which trucks or containers are removed at the end of each collection day, shall be swept at the end of each collection day.
 - J. Noise.** Facilities shall not exceed noise levels of 60 dBA as measured from the property line of a residentially zoned property or a residential use. Facilities shall not exceed noise levels of 70 dBA measured from all other property lines.
 - K. Hours of Operation.** Facilities shall operate only between the hours of nine a.m. and seven p.m.
 - L. Facility Information and Display.**
 1. Containers shall be clearly marked to identify the type of materials which may be deposited.
 2. The facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers.
 - M. Signs.** Signs may be provided as follows:
 1. Recycling facilities may have identification signs with a maximum of 10 square feet, in addition to informational signs required by subsection J above.
 - N. Landscaping.** The facility shall comply with all landscaping standards required by Chapter 17.72 (Landscaping) and other City ordinance.

17.96.140 Self-Storage Facilities

- A. Purpose and Applicability.** This section establishes special findings for the Planning Commission to approve self-storage facilities in the Community Commercial (C-C). These findings are intended to ensure that new self-storage facility will not adversely impact the economic vitality of Capitola's commercial districts.
- B. Required Findings.** In addition to the findings in Chapter 17.124 (Use Permits), the Planning Commission must make the following findings to approve a self-storage facility in the Community Commercial (C-C) zoning districts:
 1. The location of the proposed self-storage facility is not conducive/better suited as self-storage rather than traditional retail due to limited access to or poor visibility from the street.
 2. The proposed self-storage facility would be compatible with existing land uses in the surrounding area.

3. Streets and other means of egress are adequate to serve the proposed self-storage facility.

17.96.150 Solar Energy Systems

A. Required Permits.

1. **Rooftop Systems.** Rooftop solar energy systems and solar water heaters are permitted by-right in all zoning districts. No permit or approval is required other than a building permit ~~is required~~ and fire department review.
2. **Other Systems.** Solar energy systems that are not located on the rooftop of a primary structure require a Conditional Use Permit.

B. Height Exceptions. Rooftop solar energy systems may project up to 4 feet above the maximum permitted structure height in the applicable zoning district. This exception is applicable to the solar energy system only, not the structure on which it is located.

C. Mixed Use Village Zoning District. Rooftop solar facilities in the Mixed Use Village zoning district shall be located and design to minimize visibility from a street or other public place to the greatest extent possible.

D. Building Permit Review and Approval. Building permit applications for rooftop solar energy systems shall be reviewed and approved in compliance with Municipal Code Chapter 15.10 (Expedited Solar Permitting Ordinance).

17.96.160 Soquel Creek Pathway

The following standards apply to the Soquel Creek Riverview Pedestrian Pathway, which extends from the Stockton Avenue Bridge along the eastern side of Soquel Creek, under the Railroad Trestle, to 427 Riverview Avenue, where it follows a drainage easement to Riverview Avenue. As used in this section, “pathway” means the undeveloped area within which the pedestrian walking surface (comprised of brick, decomposed granite and other surface materials) is located.

- A. The pathway shall be maintained at a minimum of either the existing pathway width shown in the March 2005 survey maintained by the City of Capitola, or 4 feet, whichever is greater.
- B. The pathway shall have an overhead clearance of 8 feet.
- C. Primary structures east of the pathway shall be setback a minimum of 5 feet from the edge of the pathway.
- D. New development, decks, fencing, landscaping and other improvements may not encroach into the pathway.
- E. Property owners shall trim and maintain landscaping so that it does not encroach into the pathway.

- F. Permeable surface variations (i.e., brick, decomposed granite and other surfaces) are permitted.
- G. Deck handrails may not exceed 42 inches in height. The space between the deck and the handrails may not be filled in to create a solid appearance.

17.96.170 Temporary Sidewalk Dining

This section establishes requirements for temporary outdoor dining areas located on a public sidewalk or other area within the public right-of-way.

- A. **Required Permits.** Temporary sidewalk dining within the public right-of-way requires an Administrative Permit and an Encroachment Permit.
- B. **Permitted Zoning Districts.** Temporary outdoor dining within the public right of way is allowed in the Commercial Community (C-C), Commercial Regional (C-R), and Mixed Use, Neighborhood (MU-N) zoning districts. Temporary outdoor dining within the public right of way is not permitted in the Mixed Use Village (MU-V) zoning district.
- C. **Standards.** Temporary sidewalk dining shall comply with the following standards.
 1. **Location.** Outside dining is permitted on the public sidewalk:
 - a. When incidental to and part of a restaurant; and
 - b. Along the restaurant's frontage.
 2. **Number of Dining Areas.** An indoor restaurant may operate only one outside dining area confined to a single location.
 3. **Safe Passage.**
 - a. Temporary sidewalk dining is permitted only where the sidewalk is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the outside dining area.
 - b. The sidewalk immediately adjacent to the restaurant shall have adequate space to accommodate tables and chairs and shall provide adequate safe passage along the sidewalk for pedestrian and wheelchair users of the sidewalk. Safe and adequate passage of 4 feet width shall be provided along the sidewalk and from the curb to the sidewalk. No tables or chairs shall be placed or allowed to remain on any sidewalk that inhibit passage.
 4. **Furniture and Signage Location.**
 - a. Tables and chairs in a sidewalk dining area shall be set back at least 2 feet from any curb and from any sidewalk or street barrier, including a bollard, and at least 8 feet from a bus stop.
 - b. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable.

- c. All temporary improvements to separate the outdoor dining area from the sidewalk, such as a railing, shall relate to the architectural design of the primary restaurant structure in color, materials, and scale.
 - d. Umbrellas shall be secured with a minimum base of not less than 60 pounds.
 - e. All signs are subject to Chapter 17.80.
5. **Food and Beverages.** The service of alcoholic beverages within the sidewalk dining area requires a Conditional Use Permit, and shall comply with the following requirements:
- a. The outside dining area shall be situated immediately adjacent to and abutting the indoor restaurant which provides it with food and beverage service.
 - b. The outside dining area shall be clearly separate and delineated from the areas of the sidewalk which remains open to pedestrian traffic.
 - c. One or more signs shall be posted during hours of operation stating that alcohol is prohibited outside of the dining area.
 - d. The outside dining area shall receive all licenses required for on-site consumption of alcoholic beverages from State authorities.
6. **Trash and Maintenance.**
- a. Storage of trash is prohibited within or adjacent to the sidewalk dining area. All trash and litter shall be removed as it accumulates or otherwise becomes a public nuisance.
 - b. The sidewalk dining area, including the sidewalk surface and furniture, shall be maintained in a clean and safe condition.
7. **Hours of Operation.** Sidewalk dining may occur between 7 a.m. and 10 p.m. seven days a week. Tables, chairs, and all other outdoor dining furniture shall be removed from the sidewalk and stored indoors at night and when the sidewalk dining area is not in operation.

17.96.180 Temporary Uses and Structures

- A. Purpose.** This section establishes requirements for the establishment and operation of temporary uses and structures. These requirements allow for temporary uses and structures in Capitola while limiting impacts on neighboring properties and the general public.
- B. Temporary Uses Allowed By Right.** The following temporary uses are permitted by right. No permits or approvals from the Community Development Department are required.

1. **Garage Sales.** Garage sales for individual residences limited to three, one- to two-day events per calendar year. One block or neighborhood sale per calendar year is allowed in addition to individual sales.
 2. **Storage Containers.** Storage containers delivered to a home, loaded at the residence, and delivered to another location, for a maximum of two weeks on private property. Storage containers on a residential property for more than two weeks may be approved by the Planning Commission with a Conditional Use Permit.
 3. **Outdoor Fund Raising Events.** Outdoor fund raising events on commercial sites when sponsored by a non-profit organization directly engaged in civic or charitable efforts. Outdoor fund raising events are limited to two days each month for each sponsoring organization.
 4. **On-Site Construction Yards.** Temporary construction yards and office trailers that are located on-site, less than 1 acre in size, and established in conjunction with an approved project. The construction yard and trailer shall be immediately removed within 10 days of completion of the construction project or expiration of the building permit.
- C. Temporary Uses Requiring a Permit.** An Administrative Permit is required for the following temporary uses.
1. **Seasonal Sales.** Seasonal sales (e.g., Christmas trees, pumpkins) for a maximum of 45 calendar days, no more than four times per year on a single property. Seasonal sales are prohibited on residentially zoned property.
 2. **Temporary Outdoor Displays of Merchandise and Parking Lot Sales.** Temporary outdoor displays of merchandise and parking lot sales on private property for a maximum of three days no more than two times per year on a single property. Following the completion of the temporary display, all signs, stands, poles, electrical wiring, or any other fixtures, appurtenances or equipment associated with the display shall be removed from the premises.
 3. **Farmer's Markets.** Farmer's markets for a maximum of one day per week in a non-residential zoning district. Farmer's markets for more than one day per week in a non-residential are permitted with a Conditional Use Permit. Farmer's markets in a residential zoning district are permitted with a Conditional Use Permit.
 4. **Off-Site Construction Yards.** Construction yards located off-site in conjunction with an approved project. The construction yard shall be immediately removed within 10 days of completion of the construction project or expiration of the building permit.
 5. **Employee Trailers.** Trailer or commercial modular units used as a work site for employees of a business displaced during construction, for a maximum of 12 months. The Community Development Director may grant up to two 12-month

extensions for ongoing construction activity requiring more than 12 months to complete

6. **Mobile Food Vendors.** Mobile food vendors in one location two times or less per year in accordance with Municipal Code Chapter 9.36. Mobile food vendors in one location more than two times per year require a Conditional Use Permit.
7. **Real Estate Offices.** Real estate offices used exclusively for the sale of homes or other real estate units located within an approved multi-unit development project for a maximum of three years or within 30 days when the last home is sold, whichever comes first.
8. **Other Similar Activities.** Similar temporary activities determined by the Community Development Director to be compatible with the applicable zoning district and surrounding uses.

D. Temporary, Publicly Attended Activities. Temporary, publicly attended activities such as festivals, outdoor entertainment, and other similar events may be permitted pursuant to Municipal Code Chapter 9.36 (Temporary, Publicly Attended Activities).

E. Conditions of Approval. Upon the approval of a permit for a temporary use, the City may attach the following conditions when necessary in connection with the temporary use:

1. Hours of operation.
2. Maintenance of accessibility for the disabled.
3. Protection of fire lanes and access.
4. Preservation of adequate on-site circulation.
5. Preservation of adequate on-site parking or a parking management plan to temporarily park off-site.
6. Cleanup of the location or premises.
7. Use of lights or lighting or other means of illumination.
8. Operation of any loudspeaker or sound amplification in order to prevent the creation of any nuisance or annoyance to the occupants of or commercial visitors to adjacent buildings or premises.

Chapter 17.100 – MOBILE HOME PARK CONVERSIONS

Sections:

- 17.100.010 Purpose and Intent
- 17.100.020 Applicability
- 17.100.030 Definitions
- 17.100.040 Relocation Impact Report
- 17.100.050 Notice to Prospective Occupants of Pending Change in Park Status
- 17.100.060 Exemptions from Relocation Assistance Obligations
- 17.100.070 Application for Change of Use – Public Hearing – Findings
- 17.100.080 Measures to Prevent Avoidance of Relocation Assistance Obligations
- 17.100.090 Compliance with Relocation Assistance
- 17.100.100 Modification and Revocation of Approved Closure or Conversion
- 17.100.110 Expiration and Extension of Approval
- 17.100.120 Preemption
- 17.100.130 Severability

17.100.010 Purpose and Intent

This chapter establishes standards for the closure of a mobile home park and addresses the impact of such closures upon the ability of displaced residents to find adequate housing in another mobile home park. Mobile home parks are an important source of affordable housing within Capitola. The purpose of this chapter is to provide financial compensation and relocation assistance to displaced residents and provide mobile home park owners with protection from unreasonable relocation costs, in compliance with Government Code Sections 65863.7 and 66427.4. Nothing in this chapter shall be construed to mean that the City supports any change of use of any mobile home park.

17.100.020 Applicability

This chapter applies to the closure of any mobile home park or the conversion of a mobile home park to a different use.

17.100.030 Definitions

As used in this chapter, the following words and phrases shall have the following meanings:

- A. “Applicant” means a person or entity who has filed an application for change of use of a mobile home park.
- B. “Change of use” includes all activities specified in Section 798.10 of the California Civil Code and amendments to the General Plan or any applicable specific plan, rezoning of property, land use permits, such as a Conditional Use Permit or a Variance, Tentative

Parcel or Tentative Tract Maps, and building permits when the effect of the change will be to decrease the number of spaces available for mobile home habitation.

- C. “Change without new use” refers to what Civil Code Section 798.56(g)(2) describes as a “change of use [requiring] no local governmental permit” [other than approval of the RIR].
- D. “Comparable housing” means housing which, on balance, is comparable in floor area, number of bedrooms, and amenities, proximity to public transportation, shopping, schools, employment opportunities and medical services and other relevant factors to the mobile home to which comparison is being made.
- E. “Comparable mobile home park” means a mobile home park substantially equal in terms of park condition, amenities and other relevant factors, including, but not limited to, proximity to public transportation, shopping, medical services, employment opportunities and schools.
- F. “Director” means the Community Development Director.
- G. “Eligible mobile home resident” or “eligible resident” means a mobile home resident whose mobile home was located in a mobile home park on the date of an application for change of use. Eligible resident includes the spouse, parents, children and grandchildren of the eligible resident when those persons resided in the mobile home on the date of the application.
- H. “Legal owner” means any person or entity having an ownership interest in a mobile home other than the registered owner, such as a lender or mortgagor.
- I. “Mobile home” has the meaning set forth in Section 798.3 of the California Civil Code.
- J. “Mobile home owner” means the registered owner or registered owners of a mobile home, regardless of the number of such owners or the form of such ownership.
- K. “Mobile home park” or “park” has the meaning set forth in Section 798.4 of the California Civil Code.
- L. “Mobile home park owner” or “park owner” means the person, persons or entity that owns a mobile home park and includes any person authorized by the park owner to seek approval of an application for change of use or respond to a rent review petition filed pursuant to this chapter.
- M. “Mobile home owner” means a mobile home owner who resides in the mobile home he or she owns. Unless the context indicates otherwise, it includes the mobile home owner’s spouse, parents, children and grandchildren who reside in the mobile home.
- N. “Mobile home tenant” or “tenant” is a person who occupies a mobile home within a mobile home park pursuant to a bona fide lease or rental agreement and who, during his or her tenancy, was not the owner of that mobile home.
- O. “Handicapped mobile home resident” means a mobile home resident with any medically determinable physical or mental impairment as demonstrated by a finding of a

state or federal agency or a medical certificate, or who requires special care facilities in the mobile home or special care equipment, such as, but not limited to, a wheelchair.

- P.** “Low income” means an income of eighty percent or less of current median income as established annually by the United States Department of Housing and Urban Development (“HUD”) for the statistical area in which Capitola is located, as adjusted for household size.

17.100.040 Relocation Impact Report

- A. Submittal to Director.** Prior to a change of use of a mobile home park, a Relocation Impact Report (RIR) complying with the requirements of this chapter must be filed with the Director. It is the park owner’s responsibility to comply with the notice requirements of subsections g(1) and (2) of Civil Code Section 798.56. Because the Civil Code Section 798.56(g)(2) notice cannot be given until after the approval of both the project and the sufficiency of the (RIR), the park owner is encouraged to consult with staff (especially if any waiver of Municipal Code Section 17.100.030 requirements will be requested) early in the process about the contents of the RIR.
- B. Required Information.** The RIR shall be prepared by an independent agent acceptable to the City at the applicant’s expense and shall include the following information unless the Director determines the information is not necessary:
1. A detailed description of the proposed or change of use, or change without new use.
 2. A timetable for conversion of the mobile home park.
 3. A legal description of the mobile home park.
 4. The number of spaces in the park, length of occupancy by the current occupant of each space and current rental rate for each space.
 5. The date of manufacture and size of each mobile home.
 6. Appraisals addressing relevant issues identified by the Director. A qualified appraiser shall be selected by the City and the cost of the appraisals shall be borne by the applicant. The appraisals shall identify those mobile homes which cannot be moved due to type, age or other considerations. Appraisal information shall be provided on the effect upon the homeowner’s investment in the mobile home, such as the change in value of effected mobile homes that would result from the proposed change of use.
 7. The results of questionnaires to all homeowners/occupants regarding the following: whether the occupant owns or rents, whether this is the only residence, occupants’ ages, whether the occupants have disabilities that would be aggravated by the moving process, the purchase date and price paid by the mobile home owner, the costs incurred by the mobile home owner in improving the home, and

the amount and relevant terms of any remaining mortgage. Answering such questionnaire shall be voluntary.

8. The name and mailing address of each eligible resident, mobile home tenant, mobile home resident, resident mobile home owner and legal owner of a mobile home in the park.
 9. The purchase price of condominiums similar in size to the mobile homes within a reasonable distance, and the rental rates and moving costs involved in moving to an apartment or other rental unit within a reasonable distance including, but not limited to, fees charged by moving companies and any requirement for payment of the first and last month's rent and security deposits.
 10. A list of comparable mobile home parks within a 20 mile radius and a list of comparable mobile home parks within a radius of 25 to 50 miles of the applicant's mobile home park. For each comparable park, the list should, if possible, state the criteria of that park for accepting relocated mobile homes, rental rates and the name, address and telephone number of the park representative having authority to accept relocated homes, including any written commitments from mobile home park owners willing to accept displaced mobile homes. The purpose of this requirement is to provide information necessary to create appropriate relocation compensation. It is not meant to suggest that the City, in any sense, favors tenants relocating out of any mobile home park in Capitola.
 11. Estimates from two moving companies as to the minimum and per mile cost of moving each mobile home, including tear-down and set-up of mobile homes and moving of improvements such as porches, carports, patios and other moveable amenities installed by the residents. Said moving companies shall be approved by the director prior to inclusion in the final RIR.
 12. Proposed measures to mitigate the adverse impacts of the conversion upon the mobile home park residents.
 13. Identification of a relocation specialist to assist residents in finding relocation spaces and alternate housing. The specialist shall be selected by the applicant, subject to the City's approval, and shall be paid for by the applicant.
- C. Filing of Relocation Impact Report.** The City shall not consider an RIR to be filed, within the meaning of Government Code Section 65863.7, until the applicant has submitted to the Community Development Department both a draft RIR which applicant believes meets the requirements of Municipal Code Section 17.100.030, and a written statement that such draft RIR has been filed pursuant to Government Code Section 65863.7.
- D. Refusal to Review Relocation Impact Report.** If the City Attorney determines that the proposed conversion or closure of the mobile home park would be illegal, the Community Development Director shall not process the RIR unless a court of competent jurisdiction rules that the proposed use would be legal.

17.100.050 Notice to Prospective Occupants of Pending Change in Park Status

After an application for change of use of a mobile home park (or for City approval of a RIR) has been filed with the Director, the applicant shall give notice to all known prospective mobile home purchasers and tenants that the application for change of use has been filed. Notice shall be given in addition to notices required by Civil Code Section 798.56 (g) (1) and in all cases shall be given prior to execution of any new rental agreement. The park owner shall obtain a signed acknowledgment of receipt of such notice from each prospective purchaser or tenant and file it with the Director. If the prospective purchaser or tenant refuses to sign, a dependable record of delivery of notice shall be maintained by the park owner.

17.100.060 Exemptions from Relocation Assistance Obligations

- A. Exemption Available.** Any person who files an application for change of use may file an application for total or partial exemption from the obligation to provide relocation assistance.
- B. Notice of Application.** Notice of an application for exemption shall be given pursuant to Section 17.100.070.B and C. Notices shall contain the information in provided in the exemption application.
- C. Basis for Application.**
1. **Total Exemption.** An application for total exemption may be made on one of two grounds:
 - a. The imposition of any relocation obligations would eliminate substantially all reasonable use or economic value of the property for alternate uses; or
 - b. The park is exempt from the requirement of relocation assistance under state law governing changes of use of mobile home parks.
 2. **Partial Exemption.** An application for partial may be made on one of two grounds:
 - a. The imposition of particular relocation obligations would eliminate substantially all reasonable use or economic value of the property for alternate uses; or
 - b. The obligation would exceed limitations imposed by Government Code Section 65863.7(e). The application shall specify the particular relocation obligations which would cause this result.
- D. Application Contents.**
1. An application for exemption made pursuant to subsections (1)(a) and (2)(a) above shall contain, at a minimum, an estimate of the value of the subject property by a qualified real estate appraiser if the park were permitted to be developed for the use proposed in the application for change of use, or other use consistent with

applicable zoning, and an estimate of the value of such park by such appraiser if use of the property as a mobile home park is continued.

2. An application for exemption pursuant to subsection (1)(b) and (2)(b) above shall specify the provisions of state law providing the claimed exemption and documentation demonstrating entitlement to such exemption.

E. Notice of Approval. If the City grants an exemption after the applicant provides notice consistent with Civil Code Section 798.56(g)(2) notice, renoticing will be required.

17.100.070 Application for Change of Use – Public Hearing – Findings

- A. City Review of RIR.** Upon the filing of an RIR, the Director shall examine the RIR and advise the applicant in writing within 30 days whether it is complete. When an application and RIR have been accepted as complete, the Director shall set a time, date and place for a hearing before the Planning Commission not later than 60 days after the date of acceptance. Because certain required information in an RIR (e.g., appraisals, tenant data) cannot be obtained until after filing an application for change of use, the initial application for change of use and RIR shall contain all pertinent available information to start the process of obtaining the information required for a complete application and RIR.
- B. Owner and Resident Notice.** Not less than 30 days prior to the scheduled public hearing before the Planning Commission, the park owner shall deliver to the each mobile home owner and resident within the park a copy of the approved RIR and the notice of the date, time and place of the public hearing on the application. Notice shall be delivered by certified mail or personal delivery.
- C. Verification of Notice Requirements.** Not less than 15 days prior to the scheduled public hearing before the Planning Commission on the RIR, the park owner shall file with the Director a verification of noticing required by this chapter and Government Code Section 65863.7. The form and manner of such verification shall be approved by the City Attorney.
- D. Planning Commission Recommendation.**
 1. **Public Hearing.** The Planning Commission shall hold a public hearing on the application for a change of use and the RIR within 95 days of the date the application and RIR were accepted as complete. The Planning Commission shall provide a recommendation to the City Council on the approval of the change of use and RIR and may recommend measures to mitigate adverse impacts on residents impacted by the change of use.
 2. **Mitigation Measures.** Measures to mitigate adverse impacts on residents shall not exceed reasonable cost and may include, but are not limited to, the following:

- a. Payment of the cost of physically moving the mobile home to a new site, including tear-down and setup of mobile homes, including, but not limited to, movable improvements such as patios, carports and porches.
- b. Payment of a lump sum based on consideration of any increase in security deposit at the new mobile home park which the resident or tenant lacks the ability to pay.
- c. Payment of a lump sum based on consideration of any differential between rental rates at the closing mobile home park and the new mobile home park during the first year of the new tenancy.
- d. For those mobile home residents who move to apartments or other rental housing alternatives, payment of a lump sum based on consideration of any differential in the rental rate between the closing park and the comparable housing, requirements for payment of security deposits and cleaning fees. Mobile home households may be compensated based on the number of bedrooms in the mobile home so that a one bedroom mobile home may be compensated based on a one bedroom apartment, a two bedroom mobile home based on a two bedroom apartment, etc.
- e. Provision of a replacement space within a reasonable distance of the closing mobile home park.
- f. For residents whose mobile home cannot be relocated to a comparable park within a 50-mile radius of the closing mobile home park, payment of a lump sum based upon consideration of the value of the mobile home, including resident improvements (e.g., landscaping, porches, carports), any increase in mortgage obligations of the resident on the mobile home, and the costs of purchasing a mobile home on-site in a comparable park or acquiring other comparable replacement housing.
- g. The park owner shall make the monetary payments contemplated in this subsection a reasonable period of time (to be set by the City Council) in advance of the actual relocation of a resident or homeowner. The resident or homeowner shall not be under a legal obligation to relocate by the method used to measure mitigation costs.

E. City Council Decision.

1. **Hearing and Decision.** The City Council shall hold a noticed public hearing on an application for a change of use within 45 days of the Planning Commission's recommendation. The City Council shall take action on the application within 80 days of the Planning Commission's recommendation.
2. **Mitigation Measures.** The City Council may impose reasonable measures not exceeding the reasonable costs of relocation to mitigate the adverse impacts of the change of use on eligible mobile home residents pursuant to Paragraphs D and G of this section.

3. **Statute of Limitations.** The decision of the City Council is final. Pursuant to Code of Civil Procedure 1094.6, the statute of limitations for bringing a judicial challenge to any decision concerning a change of use of mobile home park is 90 days. Notice of the City's decision to the applicant, park owner and affected residents shall include notice that the 90 day statute of limitations in 1094.6 applies.
- F. Extension of Time Periods.** Time periods in this section may be extended as necessary to comply with the California Environmental Quality Act (CEQA) or the California Coastal Act.
- G. Cost of Mitigation Measures.** Notwithstanding any other provision in this section, the cost of mitigation measures shall comply with Government Code Section 65863.7 which states that "the steps taken to mitigate shall not exceed the reasonable costs of relocation."

17.100.080 Measures to Prevent Avoidance of Relocation Assistance Obligations

- A. Notice.** If any change of use or RIR approval application is withdrawn or denied, those previously given notices or announcements shall be so informed in writing by the mobile home park owner.
- B. No Waiver of Rights.** No prospective mobile home resident or existing mobile home resident may be required to sign a waiver, or a lease or rental agreement which includes a waiver, of their rights under this chapter. Any waiver of rights under this chapter by such a mobile home resident shall be deemed invalid unless the resident or prospective resident and the park owner obtain the prior approval of the waiver from the Director, who may grant such approval only upon a finding that the waiver is voluntary and was made after being fully informed of the terms of this chapter.

17.100.090 Compliance with Relocation Assistance

- A. Acceptance of Mitigation Measures.**
1. The applicant shall execute and record a certificate, and file proof with the Director, accepting the mitigation measures imposed on the approval of a closure or conversion within 90 days of the final City Council action approving the change of use. The applicant shall give the six- or twelve-month notice of the termination of tenancy and closure of the park required by Civil Code Section 798.56(g) within 120 days of that action.
 2. An approval of a change of use shall automatically become null and void if the certificate accepting the conditions is not filed and executed within 90 days of the date of the approval of the change of use and the notice of termination of tenancy has not been given within 120 days of that resolution.
- B. Timing of Mitigation.** All mitigation measures imposed on the approval of a change of use shall be fully performed for each resident prior to that resident's required vacation of the mobile home park, unless otherwise provided in the mitigation measure.

No eligible resident shall be required to vacate a mobile home space unless the applicant is in full compliance with all mitigation measures pertaining to the resident, and has otherwise fulfilled the notice requirements of the California Mobile Home Residency Law relating to termination of tenancy.

- C. Issuance of Building Permits.** The City may not issue any building permit for the development within a converted or closed mobile home park until the City has adopted a resolution approving the change of use and the mobile home park owner has fully complied with the relocation assistance required by that resolution.

17.100.100 Modification and Revocation of Approved Closure or Conversion

A. Modification.

1. After a change of use has been approved and after the applicant has executed and recorded a certificate of acceptance of the conditions of any approval, the City may consider modification of the mitigation measures imposed upon the filing of a written application by the applicant. The City may approve modifications on the grounds that there has been a change in circumstances or that new information which could not reasonably have been known or considered at the time of the hearings on the application has become available. Examples of such new information or changed circumstances include, but are not limited to, revised plans by the applicant and a change in the availability of relocation spaces. Modifications may not be approved when it would unreasonably prejudice the ability of the residents to relocate to comparable spaces or comparable alternate housing.
2. Any application for modification shall be subject to the notice and hearing procedures set forth in Sections 17.100.070 (Application for Change of Use – Public Hearing – Findings). The decision in connection with a modification request shall take place as with the initial approval.

B. Revocation.

1. The City Council may initiate revocation proceedings on the grounds that the mobile home park owner or applicant has violated this chapter or the terms of the approval of the change of use. Action to initiate revocation proceedings shall specify the grounds for revocation and shall set a hearing before the City Council to consider the revocation not sooner than 45 and not later than 60 days after the action to initiate proceedings.
2. Notice of revocation proceeding shall be sent to the mobile home park owner by certified mail or personal delivery together with notice that any response from the owner must be filed at least 20 days prior to the date set for the revocation hearing.
3. The City Council shall render its findings and decision concerning revocation within 90 days after initiating revocation proceedings.

17.100.110 Expiration and Extension of Approval

A. Expiration. Approval of a change of use shall become null and void if the notice of termination of tenancy has not been given within the time provided in Section 17.100.090 (Compliance with Relocation Assistance) and relocation pursuant to the conditions of approval has not occurred within twelve months of the effective date of the approval of the change of use, unless otherwise extended as provided in Paragraph B below, or unless otherwise provided in the resolution approving it.

B. Extensions.

1. The City Council may approve an extension to the date of giving notice and/or to the approval of the change of use. Applications for an extension shall be submitted in writing by the mobile home park owner to the Community Development Department. Applications must be submitted on or before the date to give the notice of termination or the expiration of the approval of the change of use.
2. The City Council may deny the request upon finding that the mobile home park owner has unreasonably delayed implementation of the mitigation measures or that further delay will result in prejudice or further adverse impacts upon eligible residents remaining in the mobile home park. Approval of an extension may be conditioned on reasonable measures designed to mitigate the adverse impacts resulting from the delay. The application for extension shall be subject to the notice and hearing procedures set forth in Section 17.100.100.B (Revocation).

17.100.120 Preemption

In the event the provisions of this chapter conflict with any code, ordinance or regulation of the City, the provisions of this chapter shall govern. In the event any provisions of this chapter conflict with a provision of state law, this chapter shall be interpreted and applied in conformity with state law.

17.100.130 Severability

If any part or provision of this chapter, or the application of such to any person or circumstance is held invalid, the remainder of the chapter, including the application of such part or provision to other persons or circumstances, shall not be effected and shall continue in full force and effect. To this end the provisions of this chapter are severable.

Chapter 17.104 – WIRELESS COMMUNICATIONS FACILITIES

Sections:

- 17.104.010 Purpose and Intent
- 17.104.020 Definitions
- 17.104.030 Applicability and Exemptions
- 17.104.040 Permit Requirements
- 17.104.050 Standard Conditions of Approval
- 17.104.060 Preferred Siting and Location
- 17.104.070 Development Standards
- 17.104.080 Operation and Maintenance Requirements
- 17.104.090 Temporary Wireless Communications Facilities
- 17.104.100 Limited Exemption from Standards
- 17.104.110 Severability

17.104.010 Purpose and Intent

- A. Purpose.** This chapter establishes requirements for the development, siting, collocation, installation, modification, relocation, ~~development~~, and operation of wireless communications facilities consistent with applicable state and federal laws. These requirements aim to protect public health, safety, and welfare while balancing the benefits of robust wireless services with the unique community character, aesthetics, and local values of the City of Capitola.
- B. Intent.** This chapter does not intend to, and shall not be interpreted or applied to:
1. Prohibit or effectively prohibit personal wireless services;
 2. Unreasonably discriminate among wireless communications providers of functionally equivalent personal wireless services;
 3. Regulate the installation, operation, collocation, modification, or removal of wireless facilities on the basis of the environmental effects of radio frequency (RF) emissions to the extent that such emissions comply with all applicable Federal Communications Commission (FCC) regulations;
 4. Prohibit or effectively prohibit any collocation or modification that the City may not deny under state or federal law; or
 5. Preempt any applicable state or federal law.

17.104.020 Definitions

- A. Terms Defined.** Terms used in this chapter are defined as follows:
1. “Amateur radio facilities” are antennas and related equipment for the purpose of self-training, intercommunication, or technical investigations carried out by an amateur radio operator who operates without commercial interest, and who holds a

written authorization from the Federal Communications Commission to operate an amateur radio facility.

2. “Antenna” means a device or system of wires, poles, rods, dishes, discs, or similar devices used to transmit and/or receive radio or electromagnetic waves.
3. “Applicable FCC decisions” means the same as defined by California Government Code Section 65964.1(d)(1), as may be amended, which defines that term as “In re Petition for Declaratory Ruling, 24 FCC Rcd. 13994 (2009) and In the Matter of Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies, Report and Order, 29 FCC Rcd. 12865 (2014).”
4. “Array” means one or more antennas mounted at approximately the same level above ground on tower or base station.
5. “Base station” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(1), as may be amended, which defines that term as follows:
 - a. A structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in 47 C.F.R. Section 1.40001(b)(9) or any equipment associated with a tower.
 - b. “Base station” includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
 - c. “Base station” includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).
 - d. “Base station” includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under 47 C.F.R. Section 1.40001, supports or houses equipment described in paragraphs (b)(1)(i) through (ii) of 47 C.F.R. Section 1.40001 that has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.
 - e. “Base station” excludes any structure that, at the time the relevant application is filed with the State or local government under 47 C.F.R. Section 1.40001, does not support or house equipment described in paragraphs (b)(1)(i)-(ii) of 47 C.F.R. Section 1.40001.
6. “Collocation” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(2), as may be amended, which defines that term as “[t]he mounting or installation of transmission equipment on an eligible support structure for the

purpose of transmitting and/or receiving radio frequency signals for communications purposes.” As an illustration and not a limitation, the FCC’s definition effectively means “to add” new equipment to an existing facility and does not necessarily refer to more than one wireless facility installed at a single site.

7. “Eligible facilities request” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(3), as may be amended, which defines that term as “[a]ny request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving: (i) Collocation of new transmission equipment; (ii) Removal of transmission equipment; or (iii) Replacement of transmission equipment.”
8. “Eligible support structure” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)4), as may be amended, which defines that term as “[a]ny tower or base station as defined in [47 C.F.R. Section 1.40001], provided that it is existing at the time the relevant application is filed with the State or local government under [47 C.F.R. Section 1.40001].”
9. “Existing” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(5), as may be amended, which provides that “[a] constructed tower or base station is existing for purposes of the [FCC rules implementing Section 6409 of the Spectrum Act] if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.”
10. “FCC” means the Federal Communications Commission or its successor agency.
11. “Personal wireless services” has the same meaning as provided in 47 U.S.C. Section 332(c)(7)(C)(i), as may be amended, which defines the term as “commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.”
12. “Section 6409(a)” means Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, 126 Stat. 156, codified as 47 U.S.C. Section 1455(a), as may be amended.
13. “Service provider” means a wireless communications provider, company or organization, or the agent of a company or organization that provides wireless communications services.
14. “Significant gap” is a gap in the service provider’s own wireless telecommunications facilities, as defined in federal case law interpretations of the Federal Telecommunications Act of 1996.
15. “Site” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(6), as may be amended, which provides that “[f]or towers other than towers in the public

rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.”

16. “Stealth facility” is any facility designed to blend into the surrounding environment, and is visually unobtrusive. Examples of stealth facilities may include architecturally screened roof-mounted antennas, facade mounted antennas painted and treated as architectural elements to blend with the existing building, or elements designed to appear as vegetation or trees. Also referred to as concealed communications facilities.
17. “Substantial change” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(7), as may be amended, which defines that term differently based on the particular facility type and location. For clarity, the definition in this chapter organizes and paraphrases the FCC’s criteria and thresholds for a substantial change according to the facility type and location. The definition of substantial change contained in this section shall be interpreted and applied so as to be consistent with 47 C.F.R. Section 1.40001(b)(7) (as may be amended) and the applicable FCC decisions, rules and orders and court rulings relating to the same. In the event of any conflict between the definition of substantial change contained in this section and the definition contained in 47 C.F.R. Section 1.40001(b)(7) (as may be amended), 47 C.F.R. Section 1.40001(b)(7) (as may be amended) shall govern and control.
 - a. For towers outside the public right-of-way, a substantial change occurs when:
 - (1) The proposed collocation or modification increases the overall height more than 10 percent or the height of one additional antenna array not to exceed 20 feet (whichever is greater); or
 - (2) The proposed collocation or modification involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance (whichever is greater); or
 - (3) The proposed collocation or modification involves the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four cabinets; or
 - (4) The proposed collocation or modification involves excavation outside the current boundaries of the leased or owned property surrounding the wireless tower, including any access or utility easements currently related to the site.
 - b. For towers in the public right-of-way and for all base stations, a substantial change occurs when:
 - (1) The proposed collocation or modification increases the overall height more than 10 percent or 10 feet (whichever is greater); or

- (2) The proposed collocation or modification involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than 6 feet; or
 - (3) the proposed collocation or modification involves the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four 4cabinets; or
 - (4) The proposed collocation or modification involves the installation of any new equipment cabinets on the ground when there are no pre-existing ground cabinets associated with the structure; or
 - (5) The proposed collocation or modification involves the installation of any ground cabinets that are more than ten percent larger in height or overall volume than any other ground cabinets associated with the structure; or
 - (6) The proposed collocation or modification involves excavation outside the area in proximity to the structure and other transmission equipment already deployed on the ground.
- c. In addition, for all towers and base stations wherever located, a substantial change occurs when:
- (1) The proposed collocation or modification would defeat the existing concealment elements of the support structure as determined by the Community Development Director; or
 - (2) The proposed collocation or modification violates a prior condition of approval, provided however that the collocation need not comply with any prior condition of approval related to height, width, equipment cabinets, or excavation that is inconsistent with the thresholds for a substantial change described in this section.
- d. Interpretation of Thresholds.
- (1) The thresholds for a substantial change described above are disjunctive. The failure to meet any one or more of the applicable thresholds means that a substantial change would occur.
 - (2) The thresholds for height increases are cumulative limits. For sites with horizontally separated deployments, the cumulative limit is measured from the originally-permitted support structure without regard to any increases in size due to wireless equipment not included in the original design. For sites with vertically separated deployments, the cumulative limit is measured from the permitted site dimensions as they existed on February 22, 2012—the date that Congress passed Section 6409(a).
18. “Temporary wireless communications facility” means a wireless communications facility located on a parcel of land and consisting of a vehicle-mounted facility, a building mounted antenna, or a similar facility, and associated equipment, that is used

to provide temporary coverage for a large-scale event or an emergency, or to provide temporary replacement coverage due to the removal of an existing permitted, permanent wireless communications facility necessitated by the demolition or major alteration of a nearby property.

19. “Tower” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(9), as may be amended, which defines that term as “[a]ny structure built for the sole or primary purpose of supporting any [FCC]-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.” Examples include, but are not limited to, monopoles, mono-trees, and lattice towers.
 20. “Transmission equipment” means the same as defined by the FCC in 47 C.F.R. Section 140001(b)(8), as may be amended, which defines that term as “[e]quipment that facilitates transmission for any [FCC]-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.”
 21. “Wireless” means any FCC-licensed or authorized wireless communications service transmitted over frequencies in the electromagnetic spectrum.
 22. “Wireless communications facility” is a facility that sends and/or receives radio frequency signals, AM/FM, microwave, and/or electromagnetic waves for the purpose of providing voice, data, images or other information, including, but not limited to, cellular and/or digital telephone service, personal communications services, and paging services. Wireless communications facilities include antennas and all other types of equipment for the transmission or receipt of such signals; towers or similar structures built to support such equipment; equipment cabinets, base stations, and other accessory development; and screening and concealment elements. (Also referred to as “facility”).
 23. “Wireless communications provider” is any company or organization that provides or who represents a company or organization that provides wireless communications services. (Also referred to as “service provider”).
 24. “Zoning Code” means the City of Capitola Zoning Code.
- B. Terms Not Defined.** Terms not defined in this section shall be interpreted to give this chapter its most reasonable meaning and application, consistent with applicable state and federal law.

17.104.030 Applicability and Exemptions

- A. Applicability.** This chapter applies to all new facilities and all modifications to existing facilities proposed after the effective date of this chapter unless exempted by Subsection B (Exemptions) below.
- B. Exemptions.** This chapter does not apply to:
 1. Amateur radio facilities;
 2. Direct-to-home satellite dishes, TV antennas, wireless cable antennas, and other OTARD antennas covered by the Over-the-Air Reception Devices rule in 47 Code of Federal Regulations (C.F.R.) Section 1.4000 et seq.;
 3. Non-commercial wireless communications facilities owned and operated by a public agency, including but not limited to the City of Capitola; and
 4. All antennas and wireless facilities identified by the FCC or the California Public Utilities Commission (CPUC) as exempt from local regulations.

17.104.040 Permit Requirements

- A. Required Permits.** Wireless communications facilities are grouped into four tiers, each with its own permit requirement as shown in Table 17.104-1.

TABLE 17.104-1: WIRELESS COMMUNICATIONS FACILITY TIERS AND REQUIRED PERMITS*

	Types of Facilities	Permit Required
Tier 1	Modifications to an existing facility that qualify as an “eligible facility request” as defined in Section 17.104.020.A.7	Section 6409(a) Permit
Tier 2	<p>Building- and facade-mounted facilities in the C-C, C-R, or I zoning district when the proposed facility (1) is a stealth facility, (2) does not generate noise in excess of the City’s noise regulations and (3) does not exceed the applicable height limit in the applicable zoning district.</p> <p>Pole-mounted facilities in the public right-of-way consistent with Section 17.104.070.D when the facility is either (1) incorporated into a steel pole with all antennas, equipment, and cabling entirely concealed from view, or (2) mounted to a wood pole with all equipment other than antennas located substantially underground and pole-mounted equipment, where necessary, extends no more than 2 feet horizontally and 5 feet vertically from the pole.</p> <p>A collocation that is not a Tier 1 Facility.</p> <p>A modification to an eligible support structure that is not a Tier 1 Facility.</p>	Administrative Permit
Tier 3	Building- and facade-mounted facilities in the C-C, C-R, or I zoning district that are not Tier 2 Facilities.	Minor Use Permit

Attachment: Zoning Ordinance (Zoning Code Update)

	Types of Facilities	Permit Required
	Building- and facade-mounted facilities in the MU-V, MU-N, VA, or CF zoning district. Pole-mounted facilities in the public right-of-way consistent with Section 17.104.070.D that are not Tier 2 Facilities.	
Tier 4	New towers in any zoning district Any facility in the R-1, RM, or MH zoning district [1] Any facility within a public park or open space Any facility that is not a Tier 1, 2, or 3 Facility	Conditional Use Permit

Notes:

[1] Except pole-mounted facilities located in a public right-of-way that qualify as either a Tier 2 or 3 Facility.

* Any wireless communications facility located in the City's coastal zone may also require a Coastal Development Permit per Zoning Code Chapter 17.46 (CZ Coastal Zone Combining District), in which case the public notice and hearing requirements (and required findings) set forth in Chapter 17.46 will also apply.

B. Review Authority.

- Tier 1 and Tier 2 Facilities.** The Community Development Director shall review and take action on all Section 6409(a) Permit applications for Tier 1 facilities and Administrative Permit applications for Tier 2 facilities.
- Tier 3 Facilities.** The Community Development Director shall review and take action on Minor Use Permit applications for Tier 3 facilities. If a member of the public requests a public hearing in accordance with Subsection G.3 (Tier 3 Facilities (Minor Use Permit)) below, the Community Development Director may refer the application to the Planning Commission for review and final decision.
- Tier 4 Facilities.** The Planning Commission shall review and take action on Conditional Use Permit applications for Tier 4 facilities.

C. Conflicting Provisions. Conditional Use Permits required for a wireless communications facility shall be processed in compliance with Chapter 17.124 (Use Permits) and with this chapter. In the event of any conflict between this chapter and Chapter 17.124 (Use Permits), this chapter shall govern and control.

D. Coastal Zone. A Coastal Development Permit may also be required for any wireless communications facility located (or proposed to be located) in the City's coastal zone. Coastal Development Permits required for wireless communications facilities shall be processed in conformance with chapter 17.46 (CZ Coastal Zone Combining District, as may be amended) and with this chapter. In the event of any conflict between this chapter and Chapter 17.46 (as may be amended), Chapter 17.26 shall govern and control, to the extent consistent with applicable federal law (including, but not limited to, the

Telecommunications Act of 1996, Section 6409(a), and applicable FCC decisions, rules and orders) and not preempted by applicable state or federal law.

C. Other Permits. A permit issued under this chapter is not in lieu of any other permit required under the Municipal Code (including, but not limited to, coastal development permits, encroachment permits, building permits, etc.), except as specifically provided in this chapter. In addition to any Section 6409(a) permit, administrative use permit, minor use permit, or conditional use permit that may be required under this chapter, the applicant must obtain all other required permits and/or approvals from other City departments, and/or state or federal agencies.

D.E. Pre-Application Conference. The City encourages prospective applicants to request a pre-application conference with the Community Development Department in accordance with Section 17.112.020.A (Pre-application Conference) before completing and filing a permit application.

E.F. Permit Application and Review.

1. **Application Required.** All permits granted under this chapter shall require an application filed in compliance with this chapter and Chapter 17.112 (Permit Application and Review).
2. **Application Contents.** All applications shall include the following:
 - a. The applicable application fee(s) established by the City. Fees required to process permit applications are identified in the Planning Fee Schedule approved by the City Council.
 - b. A fully completed and executed application using an official City application form.
 - c. The application must state what approval is being sought (i.e., Conditional Use Permit, Minor Use Permit, Administrative Permit, or Section 6409(a) Permit). If the applicant believes the application is for a Section 6409(a) Permit, the applicant must provide a detailed explanation as to why the applicant believes that the application qualifies as an eligible facilities request subject to a Section 6409(a) Permit.
 - d. A completed and signed application checklist available from the City, including all the information, materials, and fees specified in the City's application checklist for proposed wireless communications facilities.
 - e. If the proposed facility is to be located on a City-owned building or structure, the application must be signed by an authorized representative of the City.
 - f. For Section 6409(a) Permits and Administrative Permits involving a collocation or modification to an eligible support structure, the application must be accompanied by all prior approvals for the existing facility (including but not limited to all conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment), as

well as all permit applications with required application materials for each separate permit required by the City for the proposed facility, including but not limited to a building permit and an encroachment permit (if applicable).

- g. All other materials and information required by the Community Development Director as publicly stated in the application checklist(s).

3. **Application Review.**

- a. The Community Development Department shall review applications in accordance with Chapter 17.112 (Permit Application and Review). In the event of any conflict between this chapter and Chapter 17.112 (Permit Application and Review), this chapter shall govern and control.
- b. The application processing time for applications subject to this chapter shall be in conformance with the time periods and procedures established by applicable FCC decisions, adjusted for any tolling due to incomplete application notices or mutually agreed upon extensions of time.

F.G. Public Notice and Hearing.

1. **All Facilities.** Public notice of pending decision or hearing for all facilities shall contain the following:
 - a. A description of the proposed facility, collocation, or modification.
 - b. The location of the subject property.
 - c. Required permits and approvals.
 - d. How the public can obtain additional information on the proposed project.
2. **Tier 1 Facilities (Section 6409(a) Permit) and Tier 2 Facilities (Administrative Permit).**
 - a. City approval or denial of a Tier 1 or Tier 2 facility is a ministerial action which does not require a public hearing.
 - b. The applicant shall post notice of pending action on a Tier 1 or Tier 2 facility application on the subject property at least ten (10) calendar days prior to the City taking action on the application.
 - c. In addition to the information identified in Subsection F.1 (All Facilities) above, the notice of a pending action for Tier 1 facilities shall contain the following statement: “Federal law may require approval of this application. Further, Federal Communications Commission Regulations may deem this application granted by the operation of law unless the City timely approves or denies the application, or the City and applicant reach a mutual tolling agreement.”²
3. **Tier 3 Facilities (Minor Use Permit).**

- a. A public hearing for a Tier 3 facility is required only if the Community Development Director receives a written request for a public hearing from the public.
 - b. The City shall mail public notice of a pending action on a Tier 3 facility to the owners of the real property located within a radius of 100 feet from the exterior boundaries of the subject property at least ten (10) calendar days prior to the City taking action on the application.
 - c. In addition to the information identified in Subsection G.1 (All Facilities) above, the notice of a pending action shall contain a statement that the City is considering the application and that the Community Development Director will hold a public hearing for the application only upon receiving by a specified date written request for a hearing.
 - d. If the City receives a request for a public hearing by the specified date, the Community Development Director shall hold a noticed public hearing on the application or refer the application to the Planning Commission for review and final decision. Public notice of the requested public hearing will be mailed to the owners of real property located within a radius of 100 feet from the exterior boundaries of the subject property.
 - e. If no written request for a public hearing is received by the specified date, the Community Development Director shall act on the application without a public hearing.
4. **Tier 4 Facilities (Conditional Use Permit).**
- a. The Planning Commission shall review and take action on Tier 4 facility applications at a noticed public hearing in conformance with this chapter and Chapter 17.124 (Use Permits), as may be amended from time to time.
 - b. At least ten (10) calendar days prior to the scheduled hearing date, the City shall provide public notice of the hearing by:
 - (1) Mailing public notice of the hearing to the following recipients:
 - a) The owners of the subject property or the owner's authorized agent and the applicant;
 - b) The owners of the real property located within a radius of 600 feet from the exterior boundaries of the subject property;
 - c) Each local agency expected to provide essential facilities or services to the subject property;
 - d) Any person who has filed a written request for notice with the Community Development Department; and

- e) Any other person, whose property, in the judgment of the Community Development Department, might be affected by the proposed project; and
- (2) Posting a printed notice at the project site.
- c. If the number of property owners to whom notice would be mailed in compliance with Subsection 4.b.1 above is more than 1,000, the Community Development Department may choose to provide notice by placing a display advertisement of at least one-eight page in one or more local newspapers of general circulation at least ten (10) calendar days prior to the scheduled hearing date.
 - d. In addition to the types of notice required above, the Community Development Department may provide additional notice as determined necessary or desirable.
 - e. The validity of the hearing shall not be affected by the failure of any resident, property owner, or community member to receive a mailed notice.
 - f. In addition to the information identified in Subsection G.1 (All Facilities) above, the notice of a public hearing shall identify the date, location, and time of the hearing.

G.H. Applicant Notifications for Deemed Granted Remedies. Under state and/or federal law, the City's failure to act on a wireless communications facility permit application within a reasonable period of time in accordance with the time periods and procedures established by applicable FCC decisions, accounting for tolling, may result in the permit being deemed granted by operation of law. To the extent federal or state law provides a "deemed granted" remedy for wireless communications facility applications not timely acted upon by the City, no such application shall be deemed granted unless and until the applicant satisfies the following requirements:

1. For all Tier 2, Tier 3 and Tier 4 Facility applications:
 - a. Completes all public noticing required pursuant to Section 17.104.040.G (Public Notice and Hearings) and California Government Code Section 65091 to the Community Development Director's satisfaction.
 - b. No more than 30 days before the date by which the City must take final action on the application (as determined in accordance with the time periods and procedures established by applicable FCC decisions and accounting for tolling), the applicant must provide the following written notice to the City and other specified recipients as follows:
 - (1) For Tier 2 Facilities, the written notice shall be delivered to the City and posted on the subject property.
 - (2) For Tier 3 Facilities, the written notice shall be delivered to the City and mailed to the owners of the subject property (or the owner's authorized

agent), and the owners of the real property located within a radius of 100 feet from the exterior boundaries of the subject property and any person who has filed a written request for notice with the Community Development Department.

- (3) For Tier 4 Facilities, the written notice shall be delivered to the City and mailed to the owners of the subject property (or the owner's authorized agent), the owners of the real property located within a radius of 600 feet from the exterior boundaries of the subject property, each local agency expected to provide essential facilities or services to the subject property, any person who has filed a written request for notice with the Community Development Department, and any other person identified by the Community Development Department as a person whose property might be affected by the proposed project.
 - (4) The notice shall be delivered to the City in person or by certified United States mail.
 - (5) The notice must state that the applicant has submitted an application to the City, describe the location and general characteristics of the proposed facility, and include the following statement: "Pursuant to California Government Code Section 65964.1, state law may deem the application approved in 30 days unless the City approves or denies the application, or the City and applicant reach a mutual tolling agreement."
2. For all facility applications:
- a. Submits a complete application package consistent with the application procedures specified in this chapter and applicable federal and state laws and regulations.
 - b. Following the date by which the City must take final action on the application (as determined in accordance with the time periods and procedures established by applicable FCC decisions and accounting for tolling), the applicant must provide notice to the City that the application is deemed granted by operation of law.

H.I. Basis for Approval – Tier 1 Facilities.

1. This subsection shall be interpreted and applied so as to be consistent with the Telecommunications Act of 1996, Section 6409(a), and the applicable FCC and court decisions and determinations relating to the same. In the event that a court of competent jurisdiction invalidates all or any portion of Section 6409(a) or a FCC rule or regulation that interprets Section 6409(a), such that federal law would not mandate approval for any eligible facilities request, then all proposed modifications to existing facilities subject to this section must be approved by an Administrative Permit, Minor Use Permit, or Conditional Use Permit, as applicable, and subject to the discretion of the Community Development Director.

2. The Community Development Director shall approve a Section 6409(a) Permit for a Tier 1 facility upon finding that the proposed facility qualifies as an eligible facilities request and does not cause a substantial change as defined in Section 17.104.020 (Definitions).
3. In addition to any other alternative recourse permitted under federal law, the Community Development Director may deny a Section 6409(a) Permit upon finding that the proposed facility:
 - a. Defeats the effect of existing concealment elements of the support structure;
 - b. Violates any legally enforceable standard or permit condition related to compliance with generally applicable building, structural, electrical and/or safety codes;
 - c. Violates any legally enforceable standard or permit condition reasonably related to public health and/or safety; or
 - d. Otherwise does not qualify for mandatory approval under Section 6409(a) for any lawful reason.

H.J. Basis for Approval – Tier 2 Facilities. To approve an Administrative Permit for a Tier 2 facility, the Community Development Director must find that the proposed facility complies with the requirements of this chapter and all other applicable requirements of the Zoning Code.

J.K. Basis for Approval – Tier 3 and 4 Facilities. To approve a Minor Use Permit or Conditional Use Permit for a proposed Tier 3 or Tier 4 facility, the review authority must make all of the following findings:

1. The facility is consistent with the requirements of this chapter.
2. All the findings required for the Minor Use Permit or Conditional Use Permit as specified in Chapter 17.124 (Use Permits) can be made for the proposed facility.

K.L. Appeals.

1. **Tier 1 Facilities:** Community Development Director decisions on a Section 6409(a) Permit are final and may not be appealed.
2. **Tier 2 and 3 Facilities.** Community Development Director decisions on an Administrative Permit for a Tier 2 Facility and a Minor Use Permit for a Tier 3 Facility may be appealed to the Planning Commission in accordance with Chapter 18.112 (Appeals). Planning Commission decisions on such an appeal may be appealed to the City Council.
3. **Tier 4 Facilities.** Planning Commission decisions on a Conditional Use Permit for a Tier 4 facility may be appealed to the City Council in accordance with Chapter 18.112 (Appeals).

L.M. Permit Revocation.

1. **Basis for Revocation.** The City may revoke a permit for a wireless communications facility for noncompliance with any enforceable permit, permit condition, or law applicable to the facility.
2. **Revocation Procedures.**
 - a. When the Community Development Director finds reason to believe that grounds for permit revocation exist, the Director shall send written notice to the permit holder that states the nature of the violation or non-compliance and a means to correct the violation or non-compliance. The permit holder shall have a reasonable time from the date of the notice (not to exceed 60 calendar days from the date of the notice or a lesser period if warranted by a public emergency) to correct the violation or cure the noncompliance, or show that the violation has not occurred or the facility is in full compliance.
 - b. If after receipt of the notice and opportunity to cure described in Section 17.104.040.M.2.a above, the permit holder does not correct the violation or cure the noncompliance (or demonstrate full compliance), the Community Development Director may schedule a public hearing before the Planning Commission at which the Planning Commission may modify or revoke the permit.
 - c. For permits issued by the Community Development Director, the Community Development Director may revoke the permit without such public hearing. The Community Development Director decision to revoke may be appealed to the Planning Commission.
 - d. The Planning Commission may revoke the permit upon making one or more of the following findings:
 - (1) The permit holder has not complied with any enforceable permit, permit condition, or law applicable to the facility.
 - (2) The wireless communications provider has failed to comply with the conditions of approval imposed.
 - (3) The permit holder and/or wireless communications provider has failed to submit evidence that the wireless communications facility complies with the current FCC radio frequency standards.
 - (4) The wireless communications facility fails to comply with the requirements of this chapter.
 - e. The Planning Commission's decision may be appealed to the City Council in accordance with Chapter 18.112 (Appeals).
 - f. Upon revocation, the City may take any legally permissible action or combination of actions necessary to protect public health, safety and welfare.

M.N. Cessation of Operations

1. **Notice to City.** Wireless communications providers shall provide the City with a notice of intent to vacate a site a minimum of 30 days prior to the vacation.
2. **New Permit Required.** A new permit shall be required if a site is to be used again for the same purpose as permitted under the original permit if a consecutive period of six months have lapsed since cessation of operations.
3. **Removal of Equipment.** The service provider or property owner shall remove all obsolete and/or unused facilities and associated equipment from the site within 180 days of the earlier of:
 - a. Termination of the lease with the property owner; or
 - b. Cessation of operations.

N.O. Abandonment

1. To promote the public health, safety and welfare, the Community Development Director may declare a facility abandoned or discontinued when:
 - a. The permit holder or service provider abandoned or discontinued the use of a facility for a continuous period of 90 days; or
 - b. The permit holder or service provider fails to respond within 30 days to a written notice from the Community Development Director that states the basis for the Community Development Director's belief that the facility has been abandoned or discontinued for a continuous period of 90 days; or
 - c. The permit expires and the permit holder or service provider has failed to file a timely application for renewal.
2. After the Community Development Director declares a facility abandoned or discontinued, the permit holder or service provider shall have 60 days from the date of the declaration (or longer time as the Community Development Director may approve in writing as reasonably necessary) to:
 - a. Reactivate the use of the abandoned or discontinued facility subject to the provisions of this chapter and all conditions of approval; or
 - b. Remove the facility and all improvements installed in connection with the facility (unless directed otherwise by the Community Development Director), and restore the site to its original pre-construction condition in compliance with all applicable codes and consistent with the previously-existing surrounding area.
3. If the permit holder and/or service provider fail to act as required in Section 17.104.040.O.2 within the prescribed time period, the following shall apply:
 - a. City may but is not obligated to remove the abandoned facility, restore the site to its original pre-construction condition, and repair any and all damages that occurred in connection with such removal and restoration work.

- b. The City may but is not obligated to store the removed facility or any part thereof, and may use, sell or otherwise dispose of it in any manner the City deems appropriate.
 - c. The last-known permit holder (or its successor-in-interest), the service provider (or its successor-in-interest), and, if on private property, the real property owner shall be jointly liable for all costs and expenses incurred by the City in connection with its removal, restoration, repair and storage, and shall promptly reimburse the City upon receipt of a written demand, including, without limitation, any interest on the balance owing at the maximum lawful rate.
 - d. The City may but is not obligated to use any financial security required in connection with the granting of the facility permit to recover its costs and interest.
 - e. Until the costs are paid in full, a lien shall be placed on the facility, all related personal property in connection with the facility and, if applicable, the real private property on which the facility was located for the full amount of all costs for removal, restoration, repair and storage (plus applicable interest). The City Clerk shall cause the lien to be recorded with the County of Santa Cruz Recorder's Office. Within 60 days after the lien amount is fully satisfied including costs and interest, the City Clerk shall cause the lien to be released with the County of Santa Cruz Recorder's Office.
4. If a permit holder, service provider, and/or private property owner fails to comply with any provisions of this Section 17.104.040.O (Abandonment), the City may elect to treat the facility as a nuisance to be abated as provided in Municipal Code Title 4 (General Municipal Code Enforcement).

O.P. Relocation for Facilities in the Right-of-Way.

- 1. The Public Works Director may require a permit holder to relocate and/or remove a facility in the public right-of-way as the City deems necessary to:
 - a. Change, maintain, repair, protect, operate, improve, use, and/or reconfigure the right-of-way for other public projects; or
 - b. Take any actions necessary to protect the public health, safety and welfare.
- 2. The Public Works Director shall provide the permit holder with adequate written notice identifying a specified date by which the facility must be relocated and/or removed.
- 3. The relocation and/or removal of the facility shall be at the permit holder's sole cost and expense and in accordance with the standards in this chapter applicable to the facility.

P.Q. Transfer of Ownership.

- 1. **Notice.** Any wireless communications provider that is buying, leasing, or is considering a transfer of ownership of a previously approved facility shall submit a

letter of notification of intent to the Community Development Director a minimum of 30 days prior to the transfer.

2. **Responsibilities.** In the event that the original permit holder sells its interest in a wireless communications facility, the succeeding carrier shall assume all facility responsibilities and liabilities and shall be held responsible for maintaining consistency with all permit requirements and conditions of approval.
3. **Contact Information.** A new contact name for the facility shall be provided by the succeeding provider to the Community Development Department within 30 days of transfer of interest of the facility.

17.104.050 Standard Conditions of Approval

All wireless communications facilities approved through a City permit or deemed granted by operation of law shall comply with the following standard conditions of approval. Standard conditions of approval shall apply in addition to other conditions of approval attached to the project by the review authority in compliance with the Zoning Code and as allowed by state and federal law.

- A. **All Facilities.** The following standard conditions of approval apply to all facilities and shall be included in all Administrative Permits, Minor Use Permits, and Conditional Use Permits:
 1. **Compliance with Chapter.** The facility shall comply with the requirements of this chapter, including but not limited to requirements in Section 17.104.070 (Development Standards) and Section 17.104.080 (Operation and Maintenance Requirements).
 2. **Compliance with Applicable Laws.** The permit holder and service provider shall at all times comply with all applicable provisions of the Zoning Code, any permit issued under the Zoning Code, and all other applicable federal, state and local laws, rules and regulations. Failure by the City to enforce compliance with applicable laws shall not relieve any applicant of its obligations under the Municipal Code (including, but not limited to, the Zoning Code), any permit issued under the Zoning Code, or any other applicable laws, rules, and regulations.
 3. **Compliance with Approved Plans.** The facility shall be built in compliance with the approved plans on file with the Community Development Department.
 4. **Approval Term.** The validly issued Administrative Permit, Minor Use Permit, or Conditional Use Permit for the wireless communications facility shall be valid for an initial maximum term of ten years, except when California Government Code Section 65964(b), as may be amended, authorizes the City to issue a permit with a shorter term. The approval may be administratively extended by the Community Development Director from the initial approval date for a subsequent five years and may be extended by the Director every five years thereafter upon verification that the facility continues to comply with this chapter and conditions of approval under

which the facility was originally approved. Costs associated with the review process shall be borne by the service provider, permit holder, and/or property owner.

5. **Inspections; Emergencies.** The City or its designee may enter onto the facility area to inspect the facility upon reasonable notice to the permit holder. The permit holder and service provider shall cooperate with all inspections. The City reserves the right to enter or direct its designee the facility and support, repair, disable, or remove any elements of the facility in emergencies or when the facility threatens imminent harm to persons or property.
6. **Contact Information for Responsible Parties.** The permit holder and service provider shall at all times maintain accurate contact information for all parties responsible for the facility, which shall include a phone number, street mailing address, and email address for at least one person. All such contact information for responsible parties shall be provided to the Community Development Director upon request.
7. **Graffiti Removal.** All graffiti on facilities must be removed at the sole expense of the permit holder within 48 hours after notification from the City.
8. **FCC (including, but not limited to, RF Exposure) Compliance.** All facilities must comply with all standards and regulations (including, but not limited to, those relating to RF exposure) of the FCC and any other state or federal government agency with the authority to regulate such facilities. The City may require submission on an ongoing basis of documentation evidencing that the facility and any collocated facilities complies with applicable RF exposure standards and exposure limits and affirmations, under penalty of perjury, that the subject facilities are FCC compliant and will not cause members of the general public to be exposed to RF levels that exceed the maximum permissible exposure (MPE) levels deemed safe by the FCC.
9. **Implementation and Monitoring Costs.** The permit holder and service provider (or their respective successors) shall be responsible for the payment of all reasonable costs associated with the monitoring of the conditions of approval, including, without limitation, costs incurred by the Community Development Department, the Public Works Department, the City Manager's Department, the office of the City Attorney and/or any other appropriate City department or agency. The Community Development Department shall collect costs on behalf of the City
10. **Indemnities.** The permit holder, service provider, and, if applicable, the non-government owner of the private property upon which the facility, tower and/or base station is installed (or is to be installed) shall defend (with counsel satisfactory to the City), indemnify and hold harmless the City of Capitola, its officers, officials, directors, agents, representatives, and employees (i) from and against any and all damages, liabilities, injuries, losses, costs and expenses and from and against any and all claims, demands, lawsuits, judgments, writs of mandamus and other actions or proceedings brought against the City or its officers, officials, directors, agents, representatives, or employees to challenge, attack, seek to modify, set aside, void or

annul the City's approval of the permit, and (ii) from and against any and all damages, liabilities, injuries, losses, costs and expenses and any and all claims, demands, lawsuits, judgments, or causes of action and other actions or proceedings of any kind or form, whether for personal injury, death or property damage, arising out of, in connection with or relating to the acts, omissions, negligence, or performance of the permit holder, the service provider, and/or, if applicable, the private property owner, or any of each one's agents, representatives, employees, officers, directors, licensees, contractors, subcontractors or independent contractors. It is expressly agreed that the City shall have the right to approve (which approval shall not be unreasonably withheld) the legal counsel providing the City's defense, and the property owner, service provider, and/or permit holder (as applicable) shall reimburse City for any and all costs and expenses incurred by the City in the course of the defense.

B. Tier 1 Facilities. In addition to the applicable conditions in Subsection A (All Facilities), all Tier 1 facilities shall comply with and all Section 6409(a) Permits shall include the following standard conditions of approval:

1. **No Permit Term Extension.** The City's grant or grant by operation of law of a Section 6409(a) Permit constitutes a federally-mandated modification to the underlying permit or approval for the subject tower or base station. The City's grant or grant by operation of law of a Section 6409(a) Permit will not extend the permit term for any Conditional Use Permit, Minor Use Permit, Administrative Permit or other underlying regulatory approval and its term shall be coterminous with the underlying permit or other regulatory approval for the subject tower or base station. If requested in writing by the applicant at the time of application submittal, the permit term for the underlying Conditional Use Permit, Minor Use Permit, Administrative Permit or other underlying regulatory approval may be administratively extended by the Community Development Director (at his/her discretion) from the initial approval date upon verification that the facility continues to comply with this chapter and conditions of approval under which the facility was originally approved.
2. **No Waiver of Standing.** The approval of a Section 6409(a) Permit (either by express approval or grant by operation of law) does not waive, and shall not be construed to waive, any standing by the City to challenge Section 6409(a), any FCC rules that interpret Section 6409(a), or any eligible facilities request.

17.104.060 Preferred Siting and Location

The following siting and location preferences apply to all proposed new facilities and substantial changes to existing facilities. The Community Development Director may require the applicant to submit an alternative sites analysis and evidence to demonstrate that a proposed facility could not be feasibly installed in a preferred site or location.

A. Preferred Siting. To the extent feasible, all proposed facilities should be sited according to the following preferences, ordered from most preferred to least preferred:

1. Sites on a City owned or controlled parcel (excluding public parks and/or open spaces); then
2. Collocations on eligible support structures in the public right-of-way; then
3. Collocations on eligible support structures outside of the public right-of-way; then
4. New base stations in the public right-of-way; then
5. New base stations outside of the public right-of-way; then
6. New towers in the public right-of-way, then
7. New towers outside the public right-of-way.

B. Discouraged Siting – Utility Poles in Planned Utility Undergrounding Project Areas. The City discourages the placement of new facilities on utility poles within the public right-of-way in areas where there is a planned utility undergrounding project. In such cases, new facilities should be placed on utility poles within the planned utility undergrounding project area only if an alternative placement is infeasible or undesirable based on the standards and/or criteria contained in this chapter. If a utility undergrounding project is initiated, the City may require the removal of any facilities on utility poles in the public right-of-way in accordance with Section 17.104.040.P (Relocation for Facilities in the Right-of-Way).

C. Preferred Locations – General. All applicants should, to the extent feasible, locate proposed facilities in non-residential zoning districts.

D. Preferred Locations – Non-Residential Zoning Districts. To the extent feasible, all proposed facilities in non-residential zoning districts should be located according to the following preferences, ordered from most preferred to least preferred:

1. Parcels in the industrial (I) zoning district; then
2. Parcels in the commercial (C-R, and C-C) zoning districts; then
3. Parcels in all other non-residential zoning districts.

E. Preferred Locations – Residential Zoning Districts. If a facility is proposed in a residential (R-1, RM, MH) zoning district, all facilities should be located according to the following preferences, ordered from most preferred to least preferred:

1. Parcels that contain approved non-residential uses and do not contain residential uses; then
2. Parcels that contain approved non-residential uses and also contain residential uses; then
3. All other parcels.

F. Coastal Zone Siting. In addition to the preferred and discouraged siting considerations described in subsections A through E above, new wireless communications facilities in the coastal zone shall avoid being sited between the sea and the first road paralleling the

sea, within 100 feet of Soquel Creek, within New Brighton State Beach, or within any environmentally sensitive habitat area to the extent feasible and consistent with federal and state law.

F.G. Additional Alternative Sites Analysis. If an applicant proposes to locate a new facility or substantial change to an existing facility on a parcel that contains a single-family or multi-family residence, or a site located in the City's coastal zone on the seaward side of the first through public road parallel to the sea, the applicant shall provide an additional alternative sites analysis that at a minimum shall include a meaningful comparative analysis of all the alternative sites in the more preferred locations that the applicant considered and states the underlying factual basis for concluding why each alternative in a more preferred location was (i) technically infeasible, (ii) not potentially available and/or (iii) more intrusive.

17.104.070 Development Standards

A. General Design Standards. All new facilities and substantial changes to existing facilities shall conform to the following design standards:

1. **Concealment.** To the maximum extent feasible, all facilities shall incorporate concealment measures and/or techniques appropriate for the proposed location and design. All ground-mounted equipment on private property shall be completely concealed to the maximum extent feasible according to the following preferences, ordered from most preferred to least preferred:
 - a. Within an existing structure including, but not limited to, an interior equipment room, mechanical penthouse or dumpster corral; then
 - b. Within a new structure designed to integrate with or mimic the adjacent existing structure; then
 - c. Within an underground equipment vault if no other feasible above-ground design that complies with subsections (a) or (b) exists.
2. **Underground Equipment.** To the extent feasible, power and telecommunication lines servicing wireless communications facilities must be placed underground. Additional expense to install and maintain such lines underground does not exempt an applicant from this requirement, except where the applicant demonstrates by clear and convincing evidence that this requirement will effectively prohibit the provision of personal wireless services.

2.3. Height.

- a. All facilities may not exceed the height limit in the applicable zoning district except as allowed in subsections (b) or (c) below.
- b. The review authority may approve a height exception up to 8 feet above the height limit when a proposed facility is:
 - (1) Mounted on the rooftop of an existing building;

- (2) Completely concealed; and
 - ~~(3)~~ Architecturally integrated into the underlying building; and
 - ~~(3)(4)~~ If located (or proposed to be located) in the City's coastal zone, does not impact public views to and along the ocean and scenic coastal areas.-
- c. The review authority may approve a height exception for towers or utility poles when:
- (1) The proposed facility is no taller than the minimum necessary to meet service objectives;
 - (2) The height exception is necessary to address a significant gap in the applicant's existing service coverage;
 - (3) The applicant has demonstrated to the satisfaction of the Planning Commission through a detailed alternatives analysis, that there are no viable, technically feasible, and environmentally (e.g., visually) equivalent or superior potential alternatives (i.e., sites, facility types, siting techniques, and/or designs) that comply with the height standard and meet service objectives that no alternative location, siting technique, or type of facility is feasible to meet service objectives; and
 - (4) The proposed facility complies with design standards and preferences in Section B (Tower-Mounted Facilities) below to the maximum extent feasible.

~~3.4.~~ **Setbacks.** All facilities shall comply with all setback requirements in the applicable zoning district.

~~4.5.~~ **Collocation.** Facilities shall be designed, installed, and maintained to accommodate future collocated facilities to the extent feasible.

~~5.6.~~ **Landscaping.** Landscaping shall be installed and maintained as necessary to conceal or screen the facility from public view. All landscaping shall be installed, irrigated, and maintained consistent with Chapter 17.72 (Landscaping) for the life of the permit.

~~6.7.~~ **Lights.** Security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties.

~~7.8.~~ **Noise.** All transmission equipment and other equipment (including but not limited to air conditioners, generators, and sump pumps) associated with the facility must not emit sound that exceeds the applicable limit established in Municipal Code Chapter 8.28 (Noise).

9. **Public Right-of-Way.**

- a. Facilities located within or extending over the public right-of-way require City approval of an encroachment permit.

b. To conceal the non-antenna equipment, applicants shall install all non-antenna equipment underground to the extent feasible and appropriate for the proposed location. Additional expense to install and maintain equipment underground does not exempt an applicant from these requirements, except where the applicant demonstrates by clear and convincing evidence that the requirement will effectively prohibit the provision of personal wireless services.

b.c. Applicants must install ground-mounted equipment so that it does not obstruct pedestrian or vehicular traffic or incommode the public use of the right-of-way.

8-10. Signage.

- a. A facility may not display any signage or advertisements unless expressly allowed by the City in a written approval, recommended under FCC regulations, or required by law or permit condition.
- b. Every facility shall at all times display signage that accurately identifies the facility owner and provides the facility owner's unique site number, and also provides a local or toll-free telephone number to contact the facility owner's operations center.

9-11. Advertising. No advertising signage or identifying logos shall be displayed on wireless communications facilities, except for small identification plates used for emergency notification or hazardous or toxic materials warning, unless expressly allowed by the City in a written approval, recommended under FCC regulations, or required by law or permit condition.

12. Historic Features. A facility which modifies the exterior of a historic feature as defined in Chapter 17.84.020 (Types of Historic Resources) shall comply with the requirements of Chapter 17.84 (Historic Preservation).

10-13. Coastal Zone Considerations. Facilities in any portion of the City's coastal zone shall be consistent with applicable policies of the City's Local Coastal Program (LCP) and the California Coastal Act. To the extent technically feasible and legally permissible, all facilities located in the City's coastal zone must be designed, installed, mounted, and maintained so that no portion of a facility extends onto or impedes access to a publicly used beach.

B. Tower-Mounted Facilities.

1. **General Design Preferences.** To the extent feasible and appropriate for the proposed location, all new towers should be designed according to the following preferences, ordered from most preferred to least preferred:
 - a. Faux architectural features (examples include, but are not limited to, bell towers, clock towers, lighthouses, obelisks and water tanks); then
 - b. Faux trees; then
 - c. Monopoles that do not conceal the antennas within a concealment device.

2. **Tower-mounted Equipment.** All tower-mounted equipment shall be mounted as close to the vertical support structure as possible to reduce its visual profile. Applicants should mount non-antenna, tower-mounted equipment (including, but not limited to, remote radio units/heads, surge suppressors, and utility demarcation boxes) directly behind the antennas to the maximum extent feasible.
3. **Ground-mounted Equipment.** Ground-mounted equipment shall be concealed with opaque fences or other opaque enclosures. The City may require additional design and/or landscape features to blend the equipment or enclosure into the surrounding environment.
4. **Concealment Standards for Faux Trees.** All faux tree facilities shall comply with the following standards:
 - a. The canopy shall completely envelop all tower-mounted equipment and extend beyond the tower-mounted equipment at least 18 inches.
 - b. The canopy shall be naturally tapered to mimic the particular tree species.
 - c. All tower-mounted equipment, including antennas, equipment cabinets, cables, mounts and brackets, shall be painted flat natural colors to mimic the particular tree species.
 - d. All antennas and other tower-mounted equipment cabinets shall be covered with broadleaf or pine needle “socks” to blend in with the faux foliage.
 - e. The entire vertical structure shall be covered with permanently-affixed three-dimensional faux bark cladding to mimic the particular tree species.

C. Building and Facade Mounted Facilities.

1. **General Design Preferences.** To the extent feasible and appropriate for the proposed location, all new building and facade mounted facilities should be designed according to the following preferences, ordered from most preferred to least preferred:
 - a. Completely concealed and architecturally integrated facade or rooftop mounted base stations which are not visible from any publicly accessible areas at ground level (examples include, but are not limited to, antennas behind existing parapet walls or facades replaced with RF-transparent material and finished to mimic the replaced materials); then
 - b. Completely concealed new structures or appurtenances designed to mimic the support structure’s original architecture and proportions (examples include, but are not limited to, cupolas, steeples, and chimneys); then
 - c. Facade-mounted facilities incorporated into “pop-out” screen boxes designed to be architecturally consistent with the original support structure.
2. **Ground-mounted Equipment.** Outdoor ground-mounted equipment associated with base stations must be avoided whenever feasible. In locations visible or

accessible to the public, outdoor ground-mounted equipment shall be concealed with opaque fences or landscape features that mimic the adjacent structures (including, but not limited to, dumpster corrals and other accessory structures).

D. Pole-Mounted Facilities in the Public Right-of-Way.

1. **All Facilities.** All facilities mounted to steel light poles and wood utility poles in the public right-of-way shall comply with the following design standards:
 - a. Antennas, brackets, and cabling shall all be painted a single color that matches the pole color.
 - b. Unnecessary equipment manufacturer decals shall be removed or painted over.
 - c. The facility shall not alter vehicular circulation or parking within the public right-of-way or impede vehicular or pedestrian access or visibility along the public right-of-way.
 - d. All pole-mounted transmission equipment (including, but not limited to, antennas) shall be installed as close to the pole as technically and legally feasible to minimize impacts to the visual profile.
 - e. Colors and materials for facilities shall be chosen to minimize visibility. All visible exterior surfaces shall be constructed with non-reflective materials and painted and/or textured to match the support pole. All conduits, conduit attachments, cables, wires and other connectors must be concealed from public view to the maximum extent feasible.
 - f. An applicant may request an exemption from one or more standards in this Section 17.104.070.D (Pole-Mounted Facilities in the Public Right-of-Way) on the basis that such exemption is necessary to comply with Public Utilities Commission General Order 95. The applicant bears the burden to demonstrate why such exemption should be granted.
2. **Steel Pole Facilities.** Facilities mounted to a steel light pole in the public right-of-way shall comply with the following design standards:
 - a. All equipment and cabling shall be located in the pole and concealed from view.
 - b. Antennas shall be located on the top of the pole as a vertical extension of the pole. Antennas and equipment may not be mounted onto the side of the pole.
 - c. To the extent technically feasible, antennas shall be contained within a maximum 14-inch wide enclosure on the top of the pole.
3. **Wood Pole Facilities.** Facilities mounted to a wood utility pole in the public right-of-way shall comply with the following design standards:
 - a. Equipment enclosures shall be as narrow as feasible with a vertical orientation to minimize its visibility when attached to the pole. The equipment mounting base plates may be no wider than the pole.

- b. Side-mounted equipment may extend no more than five feet horizontally from the side of the pole.
 - c. Equipment shall be stacked close together on the same side of the pole.
 - d. A line drop (no electric meter enclosure) shall be used if allowed by the utility company.
 - e. Shrouds, risers, or conduit shall be used to reduce the appearance of cluttered or tangled cabling.
 - f. Side-mounted antennas shall be attached to the pole using an arm with flanges/channels that reduces the visibility of cabling and passive RF gear.
 - g. To the extent technically feasible, top-mounted antennas may be no wider than the width of the pole top.
4. **Undergrounding of Cabling between Pole Mounted Facilities in the Coastal Zone.** For new pole mounted facilities located in the City's coastal zone, any proposed cable between such facilities shall be placed underground to the extent feasible.

17.104.080 Operation and Maintenance Requirements

All wireless communications facilities approved through a City permit or deemed granted by operation of law shall comply with the following operation and maintenance requirements.

- A. **General Compliance.** All facilities shall comply with all applicable goals, objectives and policies of the General Plan/Local Coastal Program, area plans, zoning regulations and development standards; the California Coastal Act; and the California Environmental Quality Act (CEQA).
- B. **Access Control.** All facilities shall be designed to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances. The Community Development Director may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism when, because of their location and/or accessibility, antenna facilities have the potential to become an attractive nuisance.
- C. **Noise.** All facilities shall be constructed and operated in such a manner as to minimize the amount of noise impacts to adjacent uses and activities. At any time, noise attenuation measures may be required by the Community Development Director when deemed necessary. Facilities shall comply with all applicable noise standards in the General Plan and Municipal Code. Testing and maintenance activities of wireless communications facilities which generate audible noise shall occur between the hours of eight a.m. and five p.m., weekdays (Monday through Friday, non-holiday) excluding emergency repairs, unless allowed at other times by the Community Development Director.

- D. General Maintenance.** The site and the facility, including but not limited to all landscaping, fencing, transmission equipment, antennas, towers, equipment, cabinets, structures, accessory structures, signs, and concealment and/or stealth features and standards shall be maintained in a state of good repair, in a neat and clean manner, and in accordance with all approved permits and conditions of approval. Damage to the site and the facility shall be repaired promptly. This shall include keeping all wireless communications facilities graffiti free and maintaining security fences in good condition.
- E. Change in Federal or State Regulations.** All facilities shall meet the current standards and regulations of the FCC, the California Public Utilities Commission, and any other agency of the federal or state government with the authority to regulate wireless communications providers. If such standards and/or regulations are changed, the wireless communications provider shall bring its facilities into compliance with such revised standards and regulations within 90 days of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal or state agency. Failure to bring wireless communications facility into compliance with revised standards and regulations shall constitute grounds for the immediate removal of the facility at the wireless communications provider's expense.
- F. Service after Natural Disaster.** All wireless communications facilities providing service to the government or general public shall be designed to survive a natural disaster without interruption in operation.

17.104.090 Temporary Wireless Communications Facilities.

- A.** A temporary wireless communications facility, such as a "cell-on-wheels" (COW), may be used to replace wireless communications facility services during the relocation or rebuilding process of an existing facility, during festivals or other temporary events and activities that otherwise require a permit under this chapter, and during public emergencies.
- B.** A temporary wireless communications facility shall be processed as an administrative use permit under a proposed or existing permit when used during the relocation or rebuilding process of an existing wireless communications facility, or when used for a festival or other temporary event or activity.
- C.** A temporary wireless communications facility to protect public health, safety or welfare during an emergency shall be processed as a Tier 2 Administrative Permit. The applicant shall submit an application for a temporary emergency use permit before installation of such temporary wireless communications facility.
- D.** The Community Development Director may approve a temporary wireless communications facility for no more than ninety (90) days.
- E.** A temporary wireless facility may be approved for a period of up to one year if the following requirements are met:

PART 4

Permits and Administration

Chapter 17.108 - Administrative Responsibility.....	108-1
17.108.010 Purpose	
17.108.020 Planning Agency	
17.108.030 Review and Decision-Making Authority	
17.108.040 Design Review Process	
Chapter 17.112 - Permit Application and Review.....	112-1
17.112.010 Purpose	
17.112.020 Application Preparation and Filing	
17.112.030 Application Fees	
17.112.040 Application Review	
17.112.050 Multiple Permit Applications	
17.112.060 Project Evaluation and Staff Reports	
17.112.070 Environmental Review	
17.112.080 Applications Deemed Withdrawn	
Chapter 17.114 – Conceptual Review.....	114-1
17.114.010 Purpose	
17.114.020 When Required/Eligibility	
17.114.030 Review Authority	
17.114.040 Application Submittal Requirements	
17.114.050 Application Review	
17.114.060 Environmental Review	
17.114.070 Permit Streamlining Act	
17.114.080 Noticed Public Meeting	
17.114.090 Non-Binding Input	

Chapter 17.116 - Administrative Permits.....116-1

- 17.116.010 Purpose
- 17.116.020 When Required
- 17.116.030 Review Authority
- 17.116.040 Application Submittal, Review, and Action
- 17.116.050 Public Notice and Hearing
- 17.116.060 Conditions of Approval
- 17.116.070 Appeals and Post-Decision Procedures

Chapter 17.120 - Design Permits..... 120-1

- 17.120.010 Purpose
- 17.120.020 Types of Design Permits
- 17.120.030 When Required
- 17.120.040 Application Submittal and Review
- 17.120.050 Design Review Committee
- 17.120.060 Public Notice and Hearing
- 17.120.070 Design Review Criteria
- 17.120.080 Findings for Approval
- 17.120.090 Conditions of Approval
- 17.120.100 Appeals and Post-Decision Procedures

Chapter 17.124 - Use Permits..... 124-1

- 17.124.010 Purpose
- 17.124.020 When Required
- 17.124.030 Review Authority
- 17.124.040 Application Submittal and Review
- 17.124.050 Public Notice and Hearing
- 17.124.060 Considerations
- 17.124.070 Findings for Approval
- 17.124.080 Conditions of Approval
- 17.124.090 Appeals and Post-Decision Procedures
- 17.124.100 Master Use and Tenant Use Permits

Chapter 17.128 - Variances..... 128-1

- 17.128.010 Purpose
- 17.128.020 When Allowed
- 17.128.030 Review Authority
- 17.128.040 Application Submittal and Review
- 17.128.050 Public Notice and Hearing
- 17.128.060 Findings for Approval
- 17.128.070 Conditions of Approval
- 17.128.080 Precedent

17.128.090 Appeals and Post-Decision Procedures

Chapter 17.132 - Sign Permits..... 132-1

- 17.132.010 Purpose
- 17.132.020 Types of Sign Permits
- 17.132.030 When Required
- 17.132.040 Review Authority
- 17.132.050 Application Submittal and Review
- 17.132.060 Public Notice and Hearing
- 17.132.070 Findings for Approval
- 17.132.080 Conditions of Approval
- 17.132.090 Post-Decision Procedures

Chapter 17.136 - Minor Modifications..... 136-1

- 17.136.010 Purpose
- 17.136.020 When Allowed
- 17.136.030 Review Authority
- 17.136.040 Application Submittal and Review
- 17.136.050 Public Notice and Hearing
- 17.136.060 Findings for Approval
- 17.136.070 Conditions of Approval
- 17.136.080 Appeals and Post-Decision Procedures

Chapter 17.140 - Reasonable Accommodations..... 140-1

- 17.140.010 Purpose
- 17.140.020 When Allowed
- 17.140.030 Review Authority
- 17.140.040 Public Notice of Process Availability
- 17.140.050 Application Requirements
- 17.140.060 Review Procedure
- 17.140.070 Criteria for Decision
- 17.140.080 Conditions of Approval
- 17.140.090 Appeals and Post-Decision Procedures

Chapter 17.144 - Zoning Code Amendments..... 144-1

- 17.144.010 Purpose
- 17.144.020 Initiation
- 17.144.030 Application
- 17.144.040 Planning Commission Hearing and Action
- 17.144.050 City Council Hearing and Action
- 17.144.060 Findings for Approval
- 17.144.070 Effective Dates

Chapter 17.148 - Public Notice and Hearings.....	148-1
17.148.010 Purpose	
17.148.020 Notice of Hearing	
17.148.030 Notice for Minor Use Permits and Administrative Design Permits	
17.148.040 Notice for Wireless Communication Facility Applications	
17.148.050 Scheduling of Hearing	
17.148.060 Hearing Procedure	
17.148.070 Recommendations	
17.148.080 Decision and Notice	
Chapter 17.152 - Appeals.....	152-1
17.152.010 Purpose	
17.152.020 Appeal Subjects and Jurisdiction	
17.152.030 Filing and Processing of Appeals	
17.152.040 Judicial Review	
Chapter 17.156 - Post-Decision Procedures.....	156-1
17.156.010 Purpose	
17.156.020 Issuance of Permits	
17.156.030 City Council Decisions	
17.156.040 Effective Date of Decision	
17.156.050 Conformance to Approved Plans	
17.156.060 Performance Guarantees	
17.156.070 Changes to an Approved Project	
17.156.080 Time Limits and Extensions	
17.156.090 Resubmittals	
17.156.100 Permits to Run with the Land	
17.156.110 Permit Revocation	

Chapter 17.108 – ADMINISTRATIVE RESPONSIBILITY

Sections:

- 17.108.010 Purpose
- 17.108.020 Planning Agency
- 17.108.030 Review and Decision-Making Authority
- 17.108.040 Design Review Process

17.108.010 Purpose

This chapter describes the authority and responsibilities of the City Council, Planning Commission, and the Community Development Director in the administration of the Zoning Code.

17.108.020 Planning Agency

The City Council, Planning Commission, and Community Development Director function as the Planning Agency and as the Advisory Agency in compliance with Government Code Section 65100.

17.108.030 Review and Decision-Making Authority

Table 17.108-1 shows the review and decision-making authority of the City Council, Planning Commission, and Community Development Director in the administration of the Zoning Code.

TABLE 17.108-1: REVIEW AND DECISION-MAKING AUTHORITY

Type of Action	Role of Authority [1]		
	Community Development Director	Planning Commission	City Council
Legislative Actions			
Development Agreements	Recommend	Recommend	Decision
General Plan Amendments	Recommend	Recommend	Decision
Zoning Code Amendments	Recommend	Recommend	Decision
Permits			
Administrative Permits	Decision	Appeal	Appeal
Administrative Sign Permits	Decision	Appeal	Appeal
Sign Permits	Recommend	Decision	Appeal
Design Permits	Recommend	Decision	Appeal
Minor Design Permits	Decision	Appeal	Appeal

Attachment: Zoning Ordinance (Zoning Code Update)

Type of Action	Role of Authority [1]		
	Community Development Director	Planning Commission	City Council
Coastal Permits	See 17.44.060 (Coastal Permit Requirements)		
Conditional Use Permits	Recommend	Decision	Appeal
Historic Resource Demolition Permits [2]	Recommend	Recommend/Decision	Decision/Appeal
Master Use Permits	Recommend	Decision	Appeal
Minor Use Permits	Decision	Appeal	Appeal
Tenant Use Permits	Decision	Appeal	Appeal
Other Approvals and Actions			
Conceptual Review	See 17.114 (Conceptual Review)		
Historic Alteration Permit	Recommend	Decision	Appeal
Minor Modifications	Recommend	Decision	Appeal
Preliminary and Final Development Plans (PD)	Recommend	Recommend	Decision
Reasonable Accommodations	Decision	Appeal	Appeal
Variances	Recommend	Decision	Appeal

Notes:

[1] “Recommend” means that the review authority makes a recommendation to a higher decision-making body; “Decision” means that the review authority makes the final decision on the matter; “Appeal” means that the review authority shall consider and decide appeals of decisions of an earlier decision-making body, in compliance with Chapter 17.152 (Appeals).

[2] The Planning Commission is the decision-making authority on Historic Resource Demolition Permits applications for Potential Historic Resources. The City Council is the decision authority on Historic Resource Demolition Permits applications for Designated Historic Resources.

17.108.040 Design Review Process

A. Purpose.

1. The Design Review process allows for City staff and City-contracted design professionals to provide preliminary recommendations to the applicant on Design Permit applications prior to Planning Commission review.
2. Through the Design Review process, City staff and City-contracted design professionals shall work with applicants to produce the best possible project design consistent with City policies and regulations prior to a hearing before the Planning Commission. The Design Review process does not result in a Design Permit approval or a specific recommendation to the Planning Commission for approval or denial of a Design Permit application.

B. Participating Staff and Consultants

1. City staff involved in the Design Review process include City staff representing the Planning, Public Works, and Building Departments.

2. A City-contracted landscape architect, architect, and architectural historian may also participate in the Design Review process for significant and/or sensitive projects as determined by the Community Development Director. A City-contracted architect shall participate in the Design Review process for all new proposed multi-family and non-residential construction projects.

This page is intentionally blank

Chapter 17.112 – PERMIT APPLICATION AND REVIEW

Sections:

- 17.112.010 Purpose
- 17.112.020 Application Preparation and Filing
- 17.112.030 Application Fees
- 17.112.040 Application Review
- 17.112.050 Multiple Permit Applications
- 17.112.060 Project Evaluation and Staff Reports
- 17.112.070 Environmental Review
- 17.112.080 Applications Deemed Withdrawn

17.112.010 Purpose

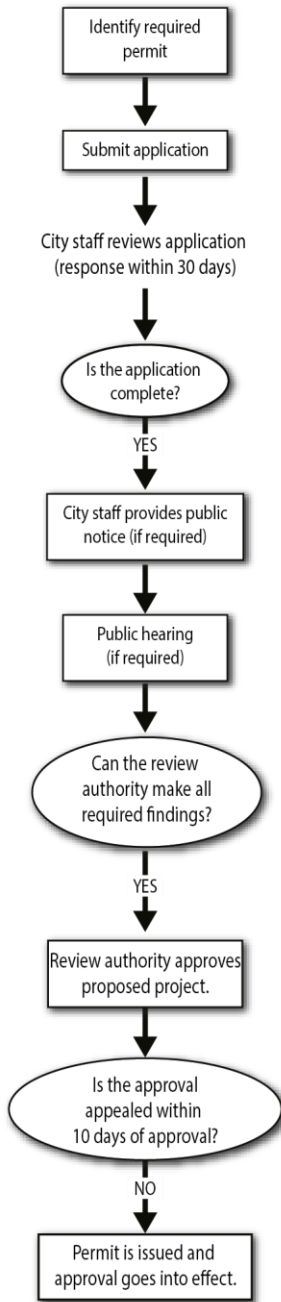
This chapter establishes procedures for the preparation, filing, and processing of permits required by the Zoning Code. The term “permit” when used in this chapter refers to any action, permit, or approval listed in Table 17.108-1 (Review and Decision-Making Authority).

17.112.020 Application Preparation and Filing

A. Pre-Application Conference.

1. The City encourages prospective applicants to request a pre-application conference with the Community Development Department before completing and filing a permit application.
2. The purpose of this conference is to:
 - a. Inform the applicant of City requirements as they apply to the proposed project;
 - b. Inform the applicant of the City’s review process;
 - c. Identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project; and
 - d. Provide guidance to the applicant of possible project alternatives or modifications.
3. The pre-application conference and any information provided to prospective applicants by City staff shall not be construed as a recommendation for approval or denial of an application.

Figure 17.112-1: Typical Permit Review and Approval Process



Attachment: Zoning Ordinance (Zoning Code Update)

4. Failure by City staff to identify all permit requirements shall not constitute a waiver of those requirements.

B. Application Contents.

1. All permit applications shall be filed with the Community Development Department on an official City application form.
2. Applications shall be filed with all required fees, information, and materials as specified by the Community Development Department.

C. Eligibility for Filing.

1. An application may only be filed by the property owner or the property owner's authorized agent.
2. The application shall be signed by the property owner or the property owner's authorized agent if written authorization from the owner is filed concurrently with the application.

17.112.030 Application Fees

A. Fee Schedule. Fees required to process permit applications are identified in the Planning Fee Schedule approved by the City Council.

B. Requirement of Payment.

1. The City may deem an application complete and begin processing the application only after all required fees have been paid.
2. Failure to pay any required supplemental application fees is a basis for denial or revocation of a permit application.

C. Refunds and Withdrawals.

1. Application fees cover City costs for public hearings, mailings, staff and consultant time, and the other activities involved in processing applications. Consequently, the City will not refund fees for a denied application.
2. In the case of an application withdrawal, the Community Development Director may authorize a partial refund of a deposit account based upon the pro-rated costs to date and the status of the application at the time of withdrawal.
3. Flat fees submitted in conjunction with a permit application are non-refundable.

17.112.040 Application Review

A. Review for Completeness.

1. **Initial Review.** The Community Development Department shall review each application for completeness and accuracy before it is accepted as being complete and officially filed.

2. **Basis for Determination.** The Community Development Department's determination of completeness shall be based on the City's list of required application contents and any additional written instructions provided to the applicant in a pre-application conference and during the initial application review period.
3. **Notification of Applicant.** Within 30 calendar days of application filing, the Community Development Department shall inform the applicant in writing that the application is complete and has been accepted for processing, or that the application is incomplete and that additional information is required.
4. **Appeal of Determination.** When the Community Development Department has determined that an application is incomplete, and the applicant believes that the application is complete or that the information requested by the Community Development Department is not required, the applicant may appeal the Community Development Department's determination in compliance with Chapter 17.152 (Appeals).
5. **Submittal of Additional Information.**
 - a. When the Community Development Department determines that an application is incomplete, the time used by the applicant to submit the required additional information is not considered part of the time within which the determination of completeness for resubmitted materials shall occur.
 - b. Additional required information shall be submitted in writing.
 - c. The Community Development Department's review of information resubmitted by the applicant shall be in compliance with subsection 'a' above, along with another 30-day period of review for completeness.
6. **Environmental Information.** After the Community Development Department has accepted an application as complete, the Department may require the applicant to submit additional information for the environmental review of the project in compliance with the California Environmental Quality Act (CEQA).

17.112.050 Multiple Permit Applications

- A. **Concurrent Filing.** An applicant for a development project that requires the filing of more than one application (e.g., Zoning Map Amendment and a Conditional Use Permit) shall file all related applications concurrently unless the concurrent filing requirements are waived by the Community Development Director.
- B. **Concurrent Processing.** The Community Development Department shall process multiple applications for the same project concurrently. Projects requiring multiple permit applications shall be reviewed and acted upon by the highest review authority designated by the Zoning Code for any of the applications (e.g., a project requiring a Zoning Map Amendment and a Conditional Use Permit shall have both applications decided by the City Council, instead of the Planning Commission acting on the

Conditional Use Permit). The Planning Commission shall provide a recommendation to the City Council on permits and approvals ordinarily acted upon by the Planning Commission.

17.112.060 Project Evaluation and Staff Reports

- A. **Staff Evaluation.** The Community Development Department shall review all permit applications to determine if they comply with the Zoning Code, the General Plan, and other applicable City policies and regulations.
- B. **Staff Report.** For all permit applications requiring review by the Planning Commission or City Council, the Community Development Department shall prepare a staff report describing the proposed project and including, where appropriate, a recommendation to approve, approve with conditions, or deny the application.
- C. **Report Distribution.** Staff reports shall be furnished to the applicant at the same time as they are provided to the review authority before action on the application.

17.112.070 Environmental Review

- A. **CEQA Review.** After acceptance of a complete application, the Community Development Department shall review the project in compliance with the California Environmental Quality Act (CEQA) to determine whether:
 1. The proposed project is exempt from the requirements of CEQA;
 2. The proposed project is not a project as defined by CEQA;
 3. A Negative Declaration may be issued;
 4. A Mitigated Negative Declaration may be issued; or
 5. An Environmental Impact Report (EIR) is required.
- B. **Compliance with CEQA.** These determinations and, where required, the preparation of appropriate environmental documents shall be in compliance with CEQA and any adopted City CEQA guidelines.
- C. **Special Studies Required.** Special studies, paid for in advance by the applicant, may be required to supplement the City's CEQA compliance review.

17.112.080 Applications Deemed Withdrawn

- A. **Response Required.** If an applicant does not pay required supplemental fees or provide information requested in writing by the Community Development Department within nine months following the date of the letter, the application shall expire and be deemed withdrawn without any further action by the City.
- B. **Resubmittal.** After the expiration of an application, future City consideration shall require the submittal of a new complete application and associated filing fees.

This page is intentionally blank

Chapter 17.114 – CONCEPTUAL REVIEW

Sections:

- 17.114.010 Purpose
- 17.114.020 When Required/Eligibility
- 17.114.030 Review Authority
- 17.114.040 Application Submittal Requirements
- 17.114.050 Application Review
- 17.114.060 Environmental Review
- 17.114.070 Permit Streamlining Act
- 17.114.080 Noticed Public Meeting
- 17.114.090 Non-Binding Input

17.114.010 Purpose

This chapter describes the process for Conceptual Review of a proposed project. Conceptual Review allows an applicant to receive preliminary non-binding input from the Planning Commission and/or City Council on a proposed project prior to City action on a formal permit application.

17.114.020 When Required/Eligibility

- A. Planned Development Projects.** Conceptual Review is required for proposed Planned Development projects in accordance with Chapter 17.36 (Planned Development Zoning District).
- B. Other Projects.** Conceptual Review is not required for projects other than a Planned Development project, but may be requested by an applicant. Conceptual Review is intended for complex or controversial projects that would benefit from preliminary input prior to City action on a permit application. An applicant may also request conceptual review to receive input on policy interpretations and sensitive community issues that would benefit from early input from the Planning Commission.

17.114.030 Review Authority

- A. Planned Development Projects.** Both the Planning Commission and the City Council shall provide input on a Conceptual Review application for a Planned Development project.
- B. Other Projects.**
 1. For a project other than a Planned Development project that requires Planning Commission approval, the Planning Commission shall provide input on the Conceptual Review application.

2. For projects other than a Planned Development project that requires both Planning Commission and City Council approval, the Planning Commission shall provide input on the Conceptual Review application; the City Council may also provide input on the application upon the applicant's request.

17.114.040 Application Submittal Requirements

A. All Projects.

1. An applicant requesting Conceptual Review shall file an application with the Community Development Department on an official City application form.
2. Applications shall be filed with all required fees, information, and materials as specified by the Community Development Department. Application fees for Conceptual Review are subject to the requirements specified in Section 17.112.030 (Application Fees).

B. Planned Development Projects. In addition to application materials required by paragraph 1 above, Conceptual Review applications for Planned Development projects shall also include the following:

1. A statement describing the proposed project and how it complies with the findings required for the approval of a Planned Development project in Section 17.36.080.G (Findings).
2. Project plans, diagrams, and graphics as needed to illustrate the overall development concept, including proposed land uses, buildings, circulation, open space, and any other significant elements in the project.

17.114.050 Application Review

A. Completeness Review. The Community Development Department shall review each Conceptual Review application for completeness and accuracy. The Department may request additional information if necessary for consideration of the Planning Commission and/or City Council.

B. Staff Report. The Community Development Department shall prepare a staff report describing the proposed project and including, where appropriate, an analysis of project compliance with applicable City policies and regulations. Staff reports shall be furnished to the applicant at the same time as they are provided to the review authority before consideration of the application.

17.114.060 Environmental Review

Conceptual Review applications are not defined as a project pursuant to the California Environmental Quality Act (CEQA) and as such are not subject to environmental review process as required by CEQA.

17.114.070 Permit Streamlining Act

Conceptual Review applications are not subject to the requirements of the California Permit Streamlining Act (Act). An application that receives Conceptual Review shall not be considered complete pursuant to the requirements of the Act unless and until the Director has received an application for approval of a development project, reviewed it, and determined it to be complete under Chapter 17.112 (Permit Application and Review).

17.114.080 Noticed Public Meeting

- A. Noticed Public Meeting Required.** The Planning Commission or City Council (“review authority”) shall consider a Conceptual Review application at a public meeting noticed in accordance with Section 17.148.020 (Notice of Hearing).
- B. Information Received.** At the meeting the review authority shall receive information from staff and the applicant and receive public comment on the proposed project.
- C. Preliminary Input.** The review authority shall provide the applicant with preliminary input on the proposed project, including the project compliance with applicable City policies and regulations.
- D. Input on Planned Development Projects.** For Planned Development projects, the review authority shall provide preliminary input on project compliance with findings required for the approval of a Planned Development project in Section 17.36.080.G (Findings).

17.114.090 Non-Binding Input

Review authority input on the Conceptual Review application shall not be construed as a recommendation for City approval or denial of the project. Any recommendation that results from Conceptual Review is advisory only and shall not be binding on either the applicant or the City.

This page is intentionally blank

Chapter 17.116 – ADMINISTRATIVE PERMITS

Sections:

- 17.116.010 Purpose
- 17.116.020 When Required
- 17.116.030 Review Authority
- 17.116.040 Application Submittal, Review, and Action
- 17.116.050 Public Notice and Hearing
- 17.116.060 Conditions of Approval
- 17.116.070 Appeals and Post-Decision Procedures

17.116.010 Purpose

This chapter identifies the process to obtain an Administrative Permit. An Administrative Permit is required for uses permitted by-right yet subject to specific Zoning Code standards. An Administrative Permit is a ministerial procedure for the City to verify that a proposed use complies with all applicable standards and to ensure that the applicant understands and accepts these standards.

17.116.020 When Required

Uses that require an Administrative Permit are specified in the land use regulation tables for each zoning district found in Part 2 (Zoning Districts and Overlay Zones).

17.116.030 Review Authority

The Community Development Director takes action on all Administrative Permit applications.

17.116.040 Application Submittal, Review, and Action

- A. An application for an Administrative Permit shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review).
- B. Community Development Department staff shall review the application to verify compliance with the Zoning Code. If the project complies with the Zoning Code, the Community Development Director shall approve the application.

17.116.050 Public Notice and Hearing

No public notice or hearing is required for an Administrative Permit.

17.116.060 Conditions of Approval

No conditions of approval may be attached to the approval of an Administrative Permit.

17.116.070 Appeals and Post-Decision Procedures

- A. Community Development Director decisions on Administrative Permits may be appealed to the Planning Commission as described in Chapter 17.152 (Appeals).
- B. Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) shall apply to Administrative Permits.

Chapter 17.120 – DESIGN PERMITS

Sections:

- 17.120.010 Purpose
- 17.120.020 Types of Design Permits
- 17.120.030 When Required
- 17.120.040 Application Submittal and Review
- 17.120.050 Design Review Process
- 17.120.060 Public Notice and Hearing
- 17.120.070 Design Review Criteria
- 17.120.080 Findings for Approval
- 17.120.090 Conditions of Approval
- 17.120.100 Appeals and Post-Decision Procedures

17.120.010 Purpose

This chapter establishes the process to obtain a Design Permit. A Design Permit is a discretionary action that enables the City to ensure that proposed development exhibits high quality design that enhances Capitola’s unique identity and sense of place. The Design Permit process is also intended to ensure that new development and uses are compatible with their surroundings and minimize negative impacts on neighboring properties.

17.120.020 Types of Design Permits

The Zoning Code establishes two types of Design Permits: Design Permits reviewed and approved by the Planning Commission and Minor Design Permits reviewed and approved by the Community Development Director.

17.120.030 When Required

- A. Types of Projects.** The types of projects that require a Design Permit, and the type of Design Permit for each project, are listed in Table 17.120-1. If a type of development project or activity is not specifically listed in Table 17.120-1, a Design Permit is not required.

TABLE 17.120-1: PROJECTS REQUIRING DESIGN PERMITS

Type of Project	Type of Permit
Single-Family Residential Projects	
Ground floor additions to existing single-family homes where the addition is visible from a public street and does not exceed 15 ft. in height, except for exempt additions (Section 17.120.030.B)	Minor Design Permit
Accessory structures greater than 10 ft. in height and/or 120 sq. ft. to 300 sq. ft.	Minor Design Permit
Accessory structures greater than 300 sq. ft.	Design Permit

Type of Project	Type of Permit
Upper floor decks and balconies on the side or rear of a home that are not adjacent to public open space	Design Permit
Upper floor additions to an existing single-family homes	Design Permit
New single-family homes	Design Permit
Multi-Family Residential Projects	
Ground-floor additions less than 15% of total floor area of an existing multi-family structure	Minor Design Permit
Upper floor decks and balconies on the side or rear of a structure that are not adjacent to public open space	Design Permit
Accessory structures including garbage and recycling enclosures	Minor Design Permit
Ground-floor additions 15% of total floor area or more to an existing multi-family structure	Design Permit
Upper floor additions to an existing multi-family structure	Design Permit
New multi-family residential structures	Design Permit
Non-Residential Projects (Including Mixed-Use)	
Exterior modifications to an existing structure that do not increase the floor area of the structure	Minor Design Permit
Accessory structures 120 sq. ft. to 300 sq. ft. including garbage and recycling enclosures	Minor Design Permit
Accessory structures greater than 300 sq. ft. including garbage and recycling enclosures	Design Permit
Additions less than 15% of the floor area of an existing non-residential structure where the addition is not visible from the primary street frontage	Minor Design Permit
Additions 15% or more of the floor area of an existing non-residential structure where the addition is visible from the primary street frontage	Design Permit
Additions to an existing non-residential structure of 3,000 sq. ft. or more	Design Permit
New non-residential structures	Design Permit

B. Single-Family Exemptions. The following additions to a single-family dwelling are exempt from the Design Permit requirement:

1. Ground-floor single-story additions up to 400 square feet at the rear of the home.
2. Enclosure of an existing recessed entrance up to 25 square feet.
3. Enclosure of an existing open porch up to 50 square feet.
4. Installation of bay windows.
5. A single accessory structures that does not exceed 120 square feet in floor area and 10 feet in height with no connection to water or sewer.
6. Minor exterior modification or replacement of materials on an existing structure including siding, windows, doors, and roof.

7. Other similar minor additions to a single-family dwelling as determined by the Community Development Director.
8. Upper floor decks and balconies immediately adjacent to a street or public open space.

17.120.040 Application Submittal and Review

- A. General.** An application for a Design Permit shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review). The application shall include the information required by the Community Development Department with all required application fees. It is the responsibility of the applicant to provide evidence in support of the findings required by Section 17.120.080 (Findings for Approval).
- B. Streetscape Illustration.** For all proposed new buildings, the applicant shall submit streetscape illustrations that includes neighboring structures within 100 feet of the side property lines.
- C. Enhanced Visualization.** The City may require enhanced project visualization materials (e.g., 3-D renderings, photo-simulations, physical models, expanded streetscape diagrams, viewpoint analysis) when any of the following apply:
 1. The project is proposed within a prominent or highly visible development site as determined by the Community Development Director.
 2. The project would be located within or adjacent to vista points or visually-sensitive areas as identified in the General Plan.
 3. The applicant is requesting a Variance for height.
 4. Substantial changes to the exterior of an existing structure.
 5. The Community Development Director determines that enhanced visualization is necessary to determine if the findings for approval can be made for the proposed project.
- D. Review by Architectural Historian.** Proposed projects that involve an exterior alteration to a Designated Historic Resource or a Potential Historic Resource as defined in Section 17.84.020 (Types of Historic Resources) shall be reviewed by an Architectural Historian and may require a Historic Alteration Permit as provided in Section 17.84.070 (Historic Alteration Permit).

17.120.050 Design Review Process

- A. Review Required.** All Design Permit applications shall be reviewed by City staff and City-contracted design professionals as specified in Section 17.108.040 prior to review and action on the application by the Planning Commission.
- B. Purpose of Review.** The purpose of the Design Review process is to provide recommendations to the applicant on the design of the project based on Design Review

criteria in Section 17.120.070. Applicants are encouraged to consider comments from the Design Review process and modify the project design as needed prior to Planning Commission consideration of the application.

17.120.060 Public Notice and Hearing

- A. Design Permits.** The Planning Commission shall review and act on a Design Permit application at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings).
- B. Minor Design Permits.** Public notice of a pending action on a Minor Design Permit application shall be provided in compliance with Chapter 17.148 (Public Notice and Hearings). The Community Development Director shall hold a public hearing for a Minor Design Permit application only upon receiving a written request for a public hearing as provided in Section 17.148.030 (Notice of Pending Action).

17.120.070 Design Review Criteria

When considering Design Permit applications, the City shall evaluate applications to ensure that they satisfy the following criteria, comply with the development standards of the zoning district, conform to policies of the General Plan and any applicable specific plan, and are consistent with any other policies or guidelines the City Council may adopt for this purpose. To obtain Design Permit approval, projects must satisfy these criteria to the extent they apply.

- A. Community Character.** The overall project design including site plan, height, massing, architectural style, materials, and landscaping contribute to Capitola's unique coastal village character and distinctive sense of place.
- B. Neighborhood Compatibility.** The project is designed to respect and complement adjacent properties. The project height, massing, and intensity is compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.
- C. Historic Character.** Renovations and additions respect and preserve existing historic structure. New structures and additions to non-historic structures reflect and complement the historic character of nearby properties and the community at large.
- D. Sustainability.** The project supports natural resource protection and environmental sustainability through features such as on-site renewable energy generation, passive solar design, enhanced energy efficiency, water conservation measures, and other green building techniques.
- E. Pedestrian Environment.** The primary entrances are oriented towards and visible from the street to support an active public realm and an inviting pedestrian environment.

- F. Privacy.** The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimizes privacy impacts on adjacent properties and provides adequate privacy for project occupants.
- G. Safety.** The project promotes public safety and minimizes opportunities for crime through design features such as property access controls (e.g., placement of entrances, fences), increased visibility and features that promote a sense of ownership of outdoor space.
- H. Massing and Scale.** The massing and scale of buildings complement and respect neighboring structures and correspond to the scale of the human form. Large volumes are divided into small components through varying wall planes, heights, and setbacks. Building placement and massing avoids impacts to public views and solar access.
- I. Architectural Style.** Buildings feature an architectural style that is compatible with the surrounding built and natural environment, is an authentic implementation of appropriate established architectural styles, and reflects Capitola's unique coastal village character.
- J. Articulation and Visual Interest.** Building facades are well articulated to add visual interest, distinctiveness, and human scale. Building elements such as roofs, doors, windows, and porches are part of an integrated design and relate to the human scale. Architectural details such as trim, eaves, window boxes, and brackets contribute to the visual interest of the building.
- K. Materials.** Building facades include a mix of natural, high-quality, and durable materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.
- L. Parking and Access.** Parking areas are located and designed to minimize visual impacts and maintain Capitola's distinctive neighborhoods and pedestrian-friendly environment. Safe and convenient connections are provided for pedestrians and bicyclists.
- M. Landscaping.** Landscaping is an integral part of the overall project design, is appropriate to the site and structures, and enhances the surrounding area.
- N. Drainage.** The site plan is designed to maximize efficiency of on-site drainage with runoff directed towards permeable surface areas and engineered retention.
- O. Open Space and Public Places.** Single-family dwellings feature inviting front yards that enhance Capitola's distinctive neighborhoods. Multi-family residential projects include public and private open space that is attractive, accessible, and functional. Non-residential development provides semi-public outdoor spaces, such as plazas and courtyards, which help support pedestrian activity within an active and engaging public realm.
- P. Signs.** The number, location, size, and design of signs complement the project design and are compatible with the surrounding context.

- Q. Lighting.** Exterior lighting is an integral part of the project design with light fixtures designed, located, and positioned to minimize illumination of the sky and adjacent properties.
- R. Accessory Structures.** The design of detached garages, sheds, fences, walls, and other accessory structures relate to the primary structure and are compatible with adjacent properties.
- S. Mechanical Equipment, Trash Receptacles, and Utilities.** Mechanical equipment, trash receptacles, and utilities are contained within architectural enclosures or fencing, sited in unobtrusive locations, and/or screened by landscaping.

17.120.080 Findings for Approval

To approve a Design Permit application, the review authority shall make all of the following findings:

- A.** The proposed project is consistent with the General Plan, Local Coastal Program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the City Council.
- B.** The proposed project complies with all applicable provisions of the Zoning Code and Municipal Code.
- C.** The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
- D.** The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
- E.** The proposed project complies with all applicable Design Review criteria in Section 17.120.070 (Design Review Criteria)
- F.** For projects in residential neighborhoods, the proposed project maintains the character, scale, and development pattern of the neighborhood.

17.120.090 Conditions of Approval

The Planning Commission or Community Development Director may attach conditions of approval to a Design Permit to achieve consistency with the General Plan, Local Coastal Program, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

17.120.100 Appeals and Post-Decision Procedures

- A.** Planning Commission decisions on Design Permits may be appealed to the City Council as described in Chapter 17.152 (Appeals).
- B.** Community Development Director decisions on Minor Design Permits may be appealed to the Planning Commission as described in Chapter 17.152 (Appeals).

- C. Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) apply to Design Permits.

This page is intentionally blank

Chapter 17.124 – USE PERMITS

Sections:

- 17.124.010 Purpose
- 17.124.020 When Required
- 17.124.030 Review Authority
- 17.124.040 Application Submittal and Review
- 17.124.050 Public Notice and Hearing
- 17.124.060 Considerations
- 17.124.070 Findings for Approval
- 17.124.080 Conditions of Approval
- 17.124.090 Appeals and Post-Decision Procedures
- 17.124.100 Master Use and Tenant Use Permits

17.124.010 Purpose

This chapter describes the process to obtain Use Permits, which include Conditional Use Permits, Minor Use Permits, Master Use Permits, and Tenant Use Permits. A Use Permit is required for land uses that are generally appropriate within a zoning district, but potentially undesirable on a particular parcel or in large numbers. A Use Permit is a discretionary action that enables the City to ensure that a proposed use is consistent with the General Plan and will not create negative impacts to adjacent properties or the general public.

17.124.020 When Required

- A. Land uses that require a Conditional Use Permit or a Minor Use Permit are shown in the land use regulation tables for each zoning district found in Part 2 (Zoning Districts and Overlay Zones).
- B. Land uses eligible for a Master Use Permit or a Tenant Use Permit are described in Section 17.124.100 (Master Use and Tenant Use Permits).

17.124.030 Review Authority

- A. The Planning Commission takes action on Conditional Use Permit and Master Use Permit applications.
- B. The Community Development Director takes action on Minor Use Permit and Tenant Use Permit applications.
- C. The Community Development Director may refer any Minor Use Permit and Tenant Use Permit application to the Planning Commission for review and final decision.

17.124.040 Application Submittal and Review

Use Permit applications shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review). The application shall include the information and materials required by the Community Development Department, together with all required application fees. It is the responsibility of the applicant to provide evidence in support of the findings required by Section 17.124.070 (Findings for Approval).

17.124.050 Public Notice and Hearing

- A. The Planning Commission shall review and act on a Conditional Use Permit or a Master Use Permit application at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings).
- B. Public notice of a pending action on a Minor Use Permit application shall be provided in compliance with Chapter 17.148 (Public Notice and Hearings). The Community Development Director shall hold a public hearing for a Minor Use Permit application only upon receiving a written request for a public hearing as provided in Section 17.148.030 (Notice of Pending Action).
- C. No public hearing is required for a Tenant Use Permit.

17.124.060 Considerations

When evaluating a Conditional Use Permit, Minor Use Permit, or Master Use Permit application, the review authority shall consider the following characteristic of the proposed use:

- A. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
- B. Availability of adequate public services and infrastructure.
- C. Potential impacts to the natural environment.
- D. Physical suitability of the subject site for the proposed use in terms of design, location, operating characteristics, shape, size, topography.

17.124.070 Findings for Approval

To approve a Conditional Use Permit, Minor Use Permit, or Master Use Permit, the review authority shall make all of the following findings:

- A. The proposed use is allowed in the applicable zoning district.
- B. The proposed use is consistent with the General Plan, Local Coastal Program, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.
- C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.

- D. The proposed use will not be detrimental to the public health, safety, and welfare.
- E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

17.124.080 Conditions of Approval

The Planning Commission or Community Development Director may attach conditions of approval to a use permit to achieve consistency with the General Plan, Local Coastal Program, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

17.124.090 Appeals and Post-Decision Procedures

- A. Planning Commission decisions on Conditional Use Permits may be appealed to the City Council as described in Chapter 17.152 (Appeals).
- B. Community Development Director decisions on Minor Use Permits or Tenant Use Permits may be appealed to the Planning Commission as described in Chapter 17.152 (Appeals).
- C. Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) apply to Use Permits.

17.124.100 Master Use and Tenant Use Permits

- A. **Purpose.** A Master Use Permit is a type of Conditional Use Permit that identifies permitted land uses within a commercial property occupied by multiple tenants. Tenant Use Permits are issued by the Community Development Director for individual tenants that comply with a Master Use Permit.
- B. **Master Use Permit Eligibility.** To be eligible for a Master Use Permit, a property must:
 1. Contain more than 10,000 square feet of floor area on a single parcel or on multiple adjoining parcels under one ownership;
 2. Conform to all applicable parking and landscaping requirements; and
 3. Contain leasable space for two or more tenants.
- C. **Permitting Process and Restrictions.** The process to review and approve a Master Use Permit is the same as for a Conditional Use Permit, except as follows:
 1. When approving a Master Use Permit, the Planning Commission shall specify the uses allowed on the property. Allowed uses are limited to uses permitted or conditionally permitted in the applicable zoning district.
 2. The Planning Commission may establish a maximum size for an individual tenant and/or use.

3. A change of tenant larger than 12,000 square feet in a property with a Master Use Permit requires Planning Commission approval of an amendment to the existing Master Use Permit. A change in tenant larger than 12,000 square feet may not be approved with a Tenant Use Permit.
4. The Planning Commission may deny a Master Use Permit upon finding that particular circumstances of the property, including an existing or proposed use, require a standard Conditional Use Permit process to protect the public health, safety, and welfare.

D. Tenant Use Permits.

1. A land use proposed within a property subject to a Master Use Permit may be established with a Tenant Use Permit, except for tenants 12,000 square or more as described in paragraph 3 above.
2. Tenant Use Permits are approved by the Community Development Director. The Director shall approve a Tenant Use Permit if the proposed use is consistent with the conditions of the Master Use Permit and the requirements of this section.

- E. Tenant Notification.** Prior to leasing space on a property with a Master Use Permit, the permit holder shall inform the prospective tenant of the conditions of approval attached to the Master Use Permit and the requirements of this section.

Chapter 17.128 – VARIANCES

Sections:

- 17.128.010 Purpose
- 17.128.020 When Allowed
- 17.128.030 Review Authority
- 17.128.040 Application Submittal and Review
- 17.128.050 Public Notice and Hearing
- 17.128.060 Findings for Approval
- 17.128.070 Conditions of Approval
- 17.128.080 Precedent
- 17.128.090 Appeals and Post-Decision Procedures

17.128.010 Purpose

This chapter identifies the process to obtain a Variance. A Variance is a discretionary permit that allows for deviation from physical development standards in the Zoning Code. The City may grant a Variance only when the strict application of development standards creates a unique hardship due to unusual circumstances associated with the property.

17.128.020 When Allowed

- A. Allowable Variances.** The City may grant a Variance to allow for deviation from any physical development standard that applies to the subject property. Examples of physical development standards include height, setbacks, open space, floor area ratio (FAR), and off-street parking requirements.
- B. Variances Not Allowed.** A Variance may not be granted to:
1. Permit a use other than a use permitted in the zoning district a specified in Part 2 (Zoning Districts and Overlay Zones).
 2. Reduce the minimum lot size for single-family dwellings or minimum site area per dwelling unit requirements for multi-family developments.
 3. Reduce the protection of an environmentally sensitive habitat area except as specifically provided in Chapter 17.64 (Environmentally Sensitive Habitat Areas).
 4. Allow deviation from a requirement of the General Plan.

17.128.030 Review Authority

The Planning Commission takes action on all Variance applications.

17.128.040 Application Submittal and Review

An application for a Variance shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review). The application shall include the information and materials required by the Community Development Department for Variance applications, together with all required application fees. It is the responsibility of the applicant to provide evidence in support of the findings required by Section 17.128.060 (Findings for Approval).

17.128.050 Public Notice and Hearing

The Planning Commission shall review and act on a Variance application at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings).

17.128.060 Findings for Approval

To approve a Variance application, the Planning Commission shall make all of the following findings:

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.
- B. The strict application of the Zoning Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.
- C. The Variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.
- D. The Variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity or in the same zone as the subject property.
- E. The Variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

17.128.070 Conditions of Approval

The Planning Commission may attach conditions of approval to a Variance to achieve consistency with the General Plan, Local Coastal Program, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

17.128.080 Precedent

The approval of a Variance shall not set the precedent for the granting of any future Variance. Each application shall be considered only on its individual merits.

17.128.090 Appeals and Post-Decision Procedures

- A.** Planning Commission decisions on Variances may be appealed to the City Council as described in Chapter 17.152 (Appeals).
- B.** Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) shall apply to Variances.

This page is intentionally blank

Chapter 17.132 – SIGN PERMITS

Sections:

- 17.132.010 Purpose
- 17.132.020 Types of Sign Permits
- 17.132.030 When Required
- 17.132.040 Review Authority
- 17.132.050 Application Submittal and Review
- 17.132.060 Public Notice and Hearing
- 17.132.070 Findings for Approval
- 17.132.080 Conditions of Approval
- 17.132.090 Post-Decision Procedures

17.132.010 Purpose

This chapter establishes the process for obtaining a Sign Permit. A Sign Permit is a discretionary action that enables the City to ensure that a proposed sign is consistent with all General Plan goals and policies and will not create negative impacts to adjacent properties or the general public.

17.132.020 Types of Sign Permits

The Zoning Code establishes two types of Sign Permits: Sign Permits reviewed and approved by the Planning Commission and Administrative Sign Permits reviewed and approved by the Community Development Director.

17.132.030 When Required

A Sign Permit is required for types of signs identified in Chapter 17.80.030 (Permit Requirements).

17.132.040 Review Authority

- A. The Planning Commission takes action on all Sign Permit applications.
- B. The Community Development Direction takes action on all Administrative Sign Permit applications.

17.132.050 Application Submittal and Review

An application for a Sign Permit shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review). The application shall include the information and materials required by the Community Development Department together with all required application fees. It is the responsibility of the applicant to provide evidence in support of the findings required by Section 17.132.060 (Findings for Approval).

17.132.060 Public Notice and Hearing

- A. The Planning Commission shall review and act on a Sign Permit at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings).
- B. No public hearing is required for an Administrative Sign Permit.

17.132.070 Findings for Approval

The reviewing authority may approve a Sign Permit if all of the following findings can be made:

- A. The proposed signs are consistent with the General Plan, Local Coastal Program, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.
- B. The proposed signs comply with all applicable standards in Chapter 17.80 (Signs).
- C. The proposed sign will not adversely impact the public health, safety, or general welfare.
- D. The number, size, placement, design, and material of the proposed signs are compatible with the architectural design of buildings on the site.
- E. The proposed signs are restrained in character and no larger than necessary for adequate identification.

17.132.080 Conditions of Approval

The review authority may attach conditions of approval to a Sign Permit to achieve consistency with the General Plan, Local Coastal Program, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

17.132.090 Post-Decision Procedures

- A. Planning Commission decisions on Sign Permits may be appealed to the City Council as described in Chapter 17.152 (Appeals).
- B. Community Development Director decisions on Administrative Sign Permits may be appealed to the Planning Commission as described in Chapter 17.152 (Appeals).
- C. Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) apply to Sign Permits.

Chapter 17.136 – MINOR MODIFICATIONS

Sections:

- 17.136.010 Purpose
- 17.136.020 When Allowed
- 17.136.030 Review Authority
- 17.136.040 Application Submittal and Review
- 17.136.050 Public Notice and Hearing
- 17.136.060 Findings for Approval
- 17.136.070 Conditions of Approval
- 17.136.080 Appeals and Post-Decision Procedures

17.136.010 Purpose

This chapter establishes the process to obtain a Minor Modification. A Minor Modification allows for small deviations from development standards to accommodate projects which meet the needs of property owners, are consistent with the purpose of the Zoning Code and General Plan, and do not negatively impact neighboring properties or the community at large.

17.136.020 When Allowed

- A. **Permitted Modifications.** The Planning Commission may approve a Minor Modification to allow for a maximum 10 percent deviation from a physical development standard that applies to the subject property. Types of physical development standards eligible for a Minor Modification include:
1. Dimensional standards and setbacks for parking spaces, driveways, garages, parking lots, and loading areas; and
 2. Minimum and maximum setbacks from property lines;
 3. Other similar dimensional standards as determined by the Community Development Director.
- B. **Excluded Modifications.** The City may not approve Minor Modifications for:
1. Minimum required on-site open space and landscaping;
 2. Maximum height of buildings, fences, walls, and other structures;
 3. Lot area, width, or depth;
 4. Minimum number of off-street parking spaces;
 5. Maximum residential density; or
 6. Maximum floor area ratio (FAR).

17.136.030 Review Authority

The Planning Commission takes action on Minor Modifications applications.

17.136.040 Application Submittal and Review

An application for a Minor Modification shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review). The application shall include the information and materials required by the Community Development Department for Minor Modification applications, together with all required application fees. It is the responsibility of the applicant to provide evidence in support of the findings required by Section 17.136.060 (Findings for Approval).

17.136.050 Public Notice and Hearing

The Planning Commission shall review and act on a Minor Modification application at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings).

17.136.060 Findings for Approval

To approve a Minor Modification application, the Planning Commission shall make all of the following findings:

- 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.
- B. The modification will not adversely impact neighboring properties or the community at large.
- C. The modification is necessary due to unique characteristics of the subject property, structure, or use.
- 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.
- 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.
- F. The modification will not establish a precedent.

17.136.070 Conditions of Approval

The Planning Commission may attach conditions of approval to a Minor Modification to achieve consistency with the General Plan, Local Coastal Program, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

17.136.080 Appeals and Post-Decision Procedures

- A. Planning Commission decisions on Minor Modifications may be appealed to the City Council as described in Chapter 17.152 (Appeals).
- B. Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) apply to Minor Modifications.

This page is intentionally blank

Chapter 17.140 – REASONABLE ACCOMMODATIONS

Sections:

- 17.140.010 Purpose
- 17.140.020 When Allowed
- 17.140.030 Review Authority
- 17.140.040 Public Notice of Process Availability
- 17.140.050 Application Requirements
- 17.140.060 Review Procedure
- 17.140.070 Criteria for Decision
- 17.140.080 Conditions of Approval
- 17.140.090 Appeals and Post-Decision Procedures

17.140.010 Purpose

This chapter establishes a procedure for requesting reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. A reasonable accommodation is typically an adjustment to physical design standards to accommodate the placement of wheelchair ramps or other exterior modifications to a dwelling in response to the needs of a disable resident.

17.140.020 When Allowed

- A. Eligible Applicants.** A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of the Zoning Code or other land use regulations, policy, or practice acts as a barrier to fair housing opportunities.
- B. Definition.** A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having this type of impairment, or anyone who has a record of this type of impairment.
- C. Eligible Request.** A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

17.140.030 Review Authority

- A. Community Development Director.** The Community Development Director shall take action on reasonable accommodation applications if the application is not filed for concurrent review with an application for discretionary review by the Planning Commission or City Council.

- B. Other Review Authority.** If a reasonable accommodation application is submitted concurrently with a permit application reviewed by the Planning Commission or City Council, the reasonable accommodation application shall be reviewed by the Planning Commission or City Council.
- C. Referral to Planning Commission.** The Community Development Director may refer any reasonable accommodation application to the Planning Commission for review and final decision.

17.140.040 Public Notice of Process Availability

Notice of the availability of the reasonable accommodation process shall be publicly displayed at City Hall. Forms for requesting reasonable accommodation shall be available to the public at the Community Development Department at City Hall.

17.140.050 Application Requirements

- A. Application.** A request for reasonable accommodation shall be submitted on an application form provided by the Community Development Department along with any fees required by the Planning Fee Schedule.
- B. Review with Other Land Use Applications.** If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (e.g., Conditional Use Permit, Design Review), then the applicant shall file the reasonable accommodation application materials together for concurrent review with the application for discretionary approval.
- C. Application Timing.** A request for reasonable accommodation may be filed at any time that the accommodation is necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligation to comply with other applicable regulations not at issue in the requested accommodation.
- D. Application Assistance.** If an individual needs assistance in making the request for reasonable accommodation, the City will provide assistance to ensure that the process is accessible to the individual.

17.140.060 Review Procedure

- A. Director Review.**
 1. The Community Development Director shall make a written determination within 45 days and either grant, grant with modifications, or deny a request for reasonable accommodation.
 2. If necessary to reach a determination on the request for reasonable accommodation, the Community Development Director may request further information from the applicant consistent with fair housing laws. In the event that

a request for additional information is made, the forty-five-day period to issue a decision is stayed until the applicant submits the requested information.

- B. Other Review Authority.** The determination on whether to grant or deny the request for reasonable accommodation submitted concurrently with a discretionary permit application shall be made by the Planning Commission or City Council in compliance with the review procedure for the discretionary review.

17.140.070 Criteria for Decision

The review authority shall make a written decision and either approve, approve with modifications, or deny a request for reasonable accommodation based on consideration of all of the following factors:

- A.** Whether the housing which is the subject of the request will be used by an individual defined as disabled under the Americans with Disabilities Act.
- B.** Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Americans with Disabilities Act.
- C.** Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.
- D.** Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- E.** Potential impacts on surrounding uses.
- F.** Physical attributes of the property and structures.
- G.** Other reasonable accommodations that may provide an equivalent level of benefit.

17.140.080 Conditions of Approval

In approving a request for reasonable accommodation, the review authority may impose conditions of approval to ensure that the reasonable accommodation will comply with the criteria required by Section 17.140.070 (Criteria for Decision).

17.140.090 Appeals and Post-Decision Procedures

- A. Appeals.** Reasonable accommodation decisions may be appealed consistent with Chapter 17.152 (Appeals). If an applicant needs assistance in filing an appeal on an adverse decision, the City will provide assistance to ensure that the appeals process is accessible.
- B. Other Post-Decision Procedures.** Post-decision procedures and requirements in Chapter 17.156 (Post-Decision Procedures) apply to reasonable accommodation decisions.

This page is intentionally blank

Chapter 17.144 – ZONING CODE AMENDMENTS

Sections:

- 17.144.010 Purpose
- 17.144.020 Initiation
- 17.144.030 Application
- 17.144.040 Planning Commission Hearing and Action
- 17.144.050 City Council Hearing and Action
- 17.144.060 Findings for Approval
- 17.144.070 Effective Dates

17.144.010 Purpose

This chapter establishes procedures for amending the Zoning Code and Zoning Map. All amendments to the Zoning Code shall be processed as set forth in Government Code Section 65853 et seq. and as specified in this chapter.

17.144.020 Initiation

- A. Zoning Map Amendment.** A request for an amendment to the Zoning Map may be initiated by:
1. The City Council;
 2. The Planning Commission;
 3. The Community Development Director; or
 4. One or more owners of the property for which the amendment is sought.
- B. Zoning Code Text Amendment.** A request for an amendment to the text of the Zoning Code may be initiated by the following:
1. The City Council;
 2. The Planning Commission;
 3. The Community Development Director; or
 4. Any resident, property owner, or business owner in the city.

17.144.030 Application

An application for a Zoning Code Amendment shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application and Review). The application shall include the information and materials required by the Community Development Department, together with all required application fees. For amendments submitted by a resident, property owner, or business owner, it is the responsibility of the applicant to provide evidence in support of the findings required by Section 17.144.060 (Findings for Approval).

17.144.040 Planning Commission Hearing and Action

- A. Public Notice and Hearing.** The Planning Commission shall review and act on a proposed Zoning Map Amendment and Zoning Code Amendment at a noticed public hearing in compliance with Chapter 17.148 (Public Notice and Hearings).
- B. Recommendation of Approval.** The Planning Commission may recommend to the City Council the approval or conditional approval of the proposed Zoning Map Amendment or Zoning Code Amendment, based upon the findings specified in Section 17.144.060 (Findings for Approval). The Planning Commission shall forward a written recommendation, and the reasons for the recommendation, to the City Council within 90 days after the date the hearing was closed to the public. A recommendation for approval shall be made by a majority vote of the total membership of the Planning Commission.
- C. Denial.** The Planning Commission may deny the proposed Zoning Code Amendment based upon the findings specified in Section 17.144.060 (Findings for Approval). For a Zoning Map Amendment, if the action of the Planning Commission is to recommend denial, the City Council is not required to take further action on the proposed amendment unless an interested party requests a hearing in writing with the City Clerk within ten days after the Planning Commission recommendation is filed with the City Council.

17.144.050 City Council Hearing and Action

- A. General.** After receipt of the Planning Commission's recommendation to approve a proposed Zoning Code Amendment or Zoning Map Amendment, the City Council shall hold a public hearing on the proposal in compliance with Chapter 17.148 (Public Notice and Hearings).
- B. Approval or Denial.** The City Council may approve, conditionally approve, or deny the proposed Zoning Code Amendment or Zoning Map Amendment based upon the findings specified in Section 17.144.060 (Findings for Approval).
- C. Finality of Action.** The action by the City Council shall be made by a majority vote of the total membership of the City Council and shall be final and conclusive except for amendments within the coastal appeal zone, in which case the City Council's decision may be appealed to the Coastal Commission.
- D. Referral to Planning Commission.** If the City Council proposes to adopt a substantial modification to the Zoning Code Amendment not previously considered by the Planning Commission, the proposed modification shall be first referred to the Planning Commission for its recommendation.
- E. Failure to Report.** The failure of the Planning Commission to report back to the City Council within 40 days after the reference, or within the time set by the City Council, shall be deemed a recommendation of approval.

17.144.060 Findings for Approval

The City Council may approve a Zoning Code Amendment or Zoning Map Amendment only if all of the following findings are made:

A. Findings for all Zoning Code and Zoning Map Amendments.

1. The proposed amendment is consistent with the General Plan and any applicable specific plan as provided by Government Code Section 65860.
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

B. Additional Finding for Zoning Code Text Amendments. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code.

C. Additional Finding for Zoning Map Amendments. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the Zoning Code and General Plan and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

17.144.070 Effective Dates

A Zoning Code Amendment becomes effective 30 days following the adoption of the ordinance by the City Council.

This page is intentionally blank

Chapter 17.148 – PUBLIC NOTICE AND HEARINGS

Sections:

- 17.148.010 Purpose
- 17.148.020 Notice of Hearing
- 17.148.030 Notice of Pending Action for Minor Use Permits and Administrative Design Permits
- 17.148.040 Notice for Wireless Communication Facility Applications
- 17.148.050 Scheduling of Hearing
- 17.148.060 Hearing Procedure
- 17.148.070 Recommendations
- 17.148.080 Decision and Notice

17.148.010 Purpose

This chapter establishes procedures for public notices and hearings required by the Zoning Code.

17.148.020 Notice of Hearing

When the Zoning Code requires a noticed public hearing, the City shall provide notice of the hearing as required by this section and by the California Government Code.

- A. Content of Notice.** Notice of a public hearing shall include all of the following information, as applicable.
1. **Hearing Information.** The date, time, and place of the hearing; the name of the hearing body; and the phone number, email address, and street address of the Community Development Department where an interested person could call or visit to obtain additional information.
 2. **Project Information.** The name of the applicant, the City's file number assigned to the application, a general explanation of the matter to be considered, a general description of the location of the subject property, and any recommendation from a prior hearing body.
 3. **Statement on Environmental Document.** A statement that the proposed project is determined to be exempt from the California Environmental Quality Act (CEQA), or that a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report has been prepared for the project. The hearing notice shall state that the hearing body will consider approval of the CEQA determination or document prepared for the proposed project.
 4. **Zoning Map Amendments (Rezoning).** Public notices posted onsite for proposed Zoning Map Amendments (rezoning) shall consist of the words "Notice of Proposed Change of Zone" printed in plain type with letters not less than 1½ inches in height.

B. Method of Notice Distribution. Notice of a public hearing required by the Zoning Code shall be given at least ten calendar days before the hearing date in compliance with Sections 1 through 5 below and as summarized in Table 17.148-1.

TABLE 17.148-1: METHOD OF NOTICE DISTRIBUTION

Type of Permit or Approval Hearing	Mailed notice	Printed notice posted at site	Notice published in newspaper
Conceptual Review Design Permit & Appeal Major Revocable Encroachment Permit & Appeal Minor Modification & Appeal Minor Design Permit Appeal Minor Use Permit Appeal Removal of Structure from Designated Historic Structure List Sign Permit & Appeal Historic Alteration Permit Historic Resource Demolition Permit Tenant Use Permit Appeal	Yes 300-foot radius for adjacent property owners	Yes	No
Development Agreement General Plan Amendment Zoning Code and Map Amendment Variance & Appeal Conditional Use Permit & Appeal Master Use Permit, Amendment, & Appeal Condominium Conversion & Appeal Subdivision & Appeal Development Plans (PD Zones)	Yes 300-foot radius for adjacent property owners	Yes	Yes
Coastal Development Permit & Appeal	Yes 100-foot radius for adjacent property owners	Yes	Yes
Notice of Administrative Review for Minor Design Permit and Minor Use Permit	Yes 100-foot radius	Yes	No
Wireless Communication Facility Permits and Approvals	See Chapter 17.104 (Wireless Communication Facilities)		

Attachment: Zoning Ordinance (Zoning Code Update)

1. **Newspaper Publication.** Where required by Table 17.148-1, notice shall be published in at least one newspaper of general circulation at least ten calendar days before the hearing.
2. **Mailing.** Where required by Table 17.148-1, notice shall be mailed at least ten calendar days before the scheduled hearing to the following recipients:
 - a. **Project Site Owners and the Applicant.** The owners of the subject property or the owner's authorized agent, and the applicant.
 - b. **Adjacent Property Owners.** For all hearings before the Planning Commission and appeals thereof with the exception of solely Coastal Development Permits, the owners of the real property located within a radius of 300 feet from the exterior boundaries of the subject property.
 - c. **California Coastal Commission.** For applications including a Coastal Development Permit, a notice shall be mailed to the California Coastal Commission Central Coast office.
 - d. **Local Agencies.** Each local agency expected to provide roads, schools, sewerage, streets, water, or other essential facilities or services to the subject property, whose ability to provide those facilities and services may be significantly affected.
 - e. **Persons Requesting Notice.** Any person who has filed a written request for notice with the Community Development Department.
 - f. **Blind, Aged, and Disabled Communities.** Whenever a hearing is held regarding a permit for a drive-through facility, or modification of an existing drive-through facility permit, notice procedures shall incorporate the blind, aged, and disabled communities in order to facilitate their participation.
 - g. **Other Persons.** Any other person whose property, in the judgment of the Community Development Department, might be affected by the proposed project.
3. **Alternative to Mailing.** If the number of property owners to whom notice would be mailed in compliance with Subsection 2 above is more than 1,000, the Community Development Department may choose to provide notice by placing a display advertisement of at least one-eighth page in one or more local newspapers of general circulation at least ten days prior to the hearing.
4. **Posting.** A printed notice shall be posted at the project site at least ten calendar days prior to the hearing.
5. **Additional Notice.** In addition to the types of notice required above, the Community Development Department may provide additional notice as determined necessary or desirable.

6. **Failure to Receive Notice.** The validity of the hearing shall not be affected by the failure of any resident, property owner, or community member to receive a mailed notice.

17.148.030 Notice of Pending Action for Minor Use Permits and Minor Design Permits

- A.** For Minor Use Permit and Administrative Design Review applications, public notice of a pending action shall be mailed to the owners of the real property located within a radius of 100 feet from the exterior boundaries of the subject property at least ten calendar days prior to the City taking action on the application.
- B.** In addition to information required by Section 17.148.020.A, the notice of a pending action shall state that the City is considering the application and that the Community Development Director will hold a public hearing for the application only if a member of the public submits to the City a written request for a hearing within ten calendar days of the notice being sent.
- C.** If the City receives a request for a public hearing within ten calendar days of the notice being sent, the Community Development Director shall hold a noticed public hearing on the application consistent with this chapter. Public notice of the requested public hearing will be mailed to the owners of real property located within a radius of 100 feet from the exterior boundaries of the subject property.
- D.** If no request for a public hearing is received by the specified date, the Community Development Director shall act on the application without a public hearing.

17.148.040 Notice for Wireless Communication Facility Applications

Public notice for wireless communication facility applications shall be given in accordance with Section 17.104.040 (Public Notice and Hearing).

17.148.050 Scheduling of Hearing

After the completion of any environmental document required by the California Environmental Quality Act (CEQA), and a Community Development Department staff report, a matter requiring a public hearing shall be scheduled on the next available agenda reserved for public hearings, but no sooner than any minimum time period established by State law.

17.148.060 Hearing Procedure

- A. General.** Hearings shall be conducted in a manner consistent with the procedures adopted or endorsed by the hearing body and consistent with the open meeting requirements of the Ralph M. Brown Act.

- B. Time and Place of Hearing.** A hearing shall be held at the date, time, and place for which notice was given, unless the required quorum of hearing body members is not present.
- C. Continued Hearing.** Any hearing may be continued without further public notice, provided that the chair of the hearing body announces the date, time, and place to which the hearing will be continued before the adjournment or recess of the hearing.
- D. Motion of Intent.** The hearing body may announce a tentative decision, and defer action on a final decision until appropriate findings and conditions of approval have been prepared.

17.148.070 Recommendations

After a public hearing resulting in a recommendation to another hearing body, the recommendation shall be forwarded to the other hearing body. A copy of the staff report to other hearing body with the recommendation shall be provided to applicant.

17.148.080 Decision and Notice

- A. Date of Action.** The hearing body shall take action on the matter being considered following the close of the public hearing. The hearing body shall also take action on projects within the following timeframe as required by the California Environment Quality Act (CEQA):
 1. Within 60 days of the date a Negative Declaration or Mitigated Negative Declaration has been adopted for project approval, the City shall take action on the accompanying discretionary project.
 2. Within 180 days from the date the decision-making authority certifies a final Environmental Impact Report (EIR), the City shall take action on the accompanying discretionary project.
- B. Decision.**
 1. The hearing body may announce and record its decision on the matter being considered at the conclusion of a scheduled hearing, or make a motion of intent and continue the matter to a later meeting agenda.
 2. At the conclusion of a hearing conducted by the Community Development Director, the Community Development Director may choose to refer the matter to the Planning Commission for review and final decision. Referral to the Planning Commission may be chosen in cases of unusual public sensitivity, controversy, or complexity relating to the requested approval.
- C. Notice of Decision.**
 1. If the review authority denies a permit, notice shall be mailed to the applicant and property owner the next day and shall include procedures for appeal, if applicable.

2. Following a final decision granting a permit and conclusion of the appeal period as described in Section 17. 152, the Community Development Department shall provide notice of the final action to the applicant and to any person who specifically requested notice of the final action.
 - a. Notice of an approved final action shall contain applicable findings, conditions of approval, reporting and monitoring requirements, and the expiration date of the permit.
 - b. Notice of final actions that include a Coastal Development Permit that may be appealed to the California Coastal Commission will include notice that they are subject to an additional ten working day appeal period.

Chapter 17.152 – APPEALS

Sections:

- 17.152.010 Purpose
- 17.152.020 Appeal Subjects and Jurisdiction
- 17.152.030 Filing and Processing of Appeals
- 17.152.040 Judicial Review

17.152.010 Purpose

This chapter establishes procedures for the appeal and call for review of actions and decisions made by the Planning Commission and the Community Development Director. This chapter supplements general procedures for appeals to the City Council in Municipal Code Chapter 2.52 (Appeals to the City Council). In the case of any conflict between this chapter and Chapter 2.52, this chapter governs.

17.152.020 Appeal Subjects and Jurisdiction

- A. Community Development Director Decisions.** Any decision of the Community Development Director may be appealed to the Planning Commission.
- B. Planning Commission Decisions.** Any decision of the Planning Commission may be appealed to the City Council.
- C. Coastal Permits.** Appeal procedures for Coastal Permits shall be as specified in Chapter 17.44.140 (Appeals).

17.152.030 Filing and Processing of Appeals

- A. Eligibility.** Any person may submit an appeal of a decision by the Community Development Director and the Planning Commission.
- B. Timing of Appeal.** An appeal shall be filed within ten calendar days following the date the decision was rendered, unless a longer appeal period is specified as part of the project approval. In the event the completion of the appeal period falls on a weekend or holiday, the decision shall become effective after 5:00 pm on the first business day following the completion of the appeal period.
- C. Form of Appeal.**
 1. An appeal shall be submitted in writing on an official City application form together with all required application fees.
 2. The appeal application shall state the pertinent facts and the basis for the appeal.
 3. The whole decision or part of the decision may be appealed. If an appellant chooses, an appeal may be taken solely from any finding, action, or condition.

D. Effect of Appeal. Once an appeal is filed, any action on the associated project is suspended until the appeal is processed and a final decision is rendered by the review authority.

E. Report and Scheduling of Hearing.

1. When an appeal has been filed, the Community Development Department shall prepare a report on the matter, including all of the application materials in question, and schedule the matter for a public hearing by the appropriate review authority within 90 days of receiving the appeal.
2. Notice of the hearing shall be provided and the hearing shall be conducted in compliance with Chapter 17.148 (Public Notice and Hearings).
3. Any interested person may appear and be heard regarding the appeal.
4. All appeals on a single project shall be considered together at the same hearing.

F. Hearing and Decision.

1. During the appeal hearing, the review authority may take action on any aspect of the appealed project (de novo review). The review authority shall make its own decision supported by findings.
2. The review authority's decision may:
 - a. Affirm, affirm in part, or reverse the action that is the subject of the appeal;
 - b. Adopt additional conditions of approval that address the matter appealed; or
 - c. Remand the appeal for further review, recommendation, or action to the previous review authority.
3. The review authority's action shall be based upon findings of fact about the particular case. The findings shall identify the reasons for the action on the appeal and verify the compliance of the subject of the appeal with the Zoning Code.
4. A matter being heard on appeal may be continued for good cause (e.g. additional California Environmental Quality Act (CEQA) review is required).
5. If the hearing body is unable to reach a decision on the matter appealed, the appeal and the decision of the previous review authority shall remain in effect.

G. Effective Date of Appeal Decision.

1. **City Council's Decision.** A decision of the City Council on an appeal is final and shall be effective on the date the decision is rendered.
2. **Other Decisions.** A decision of the Planning Commission is final and effective after 5:00 p.m. on the tenth calendar day following the date the decision is rendered, when no appeal to the decision or call for review has been filed in compliance with this chapter. In the event the completion of the appeal period

falls on a weekend or holiday, the decision shall become effective after 5:00 pm on the first business day following the completion of the appeal period.

17.152.040 Judicial Review

No person may seek judicial review of a City decision on a permit or other matter in compliance with the Zoning Code until all appeals to the Planning Commission and City Council have been first exhausted in compliance with this chapter.

This page is intentionally blank

Chapter 17.156 – POST-DECISION PROCEDURES

Sections:

- 17.156.010 Purpose
- 17.156.020 Issuance of Permits
- 17.156.030 City Council Decisions
- 17.156.040 Effective Date of Decision
- 17.156.050 Conformance to Approved Plans
- 17.156.060 Performance Guarantees
- 17.156.070 Changes to an Approved Project
- 17.156.080 Time Limits and Extensions
- 17.156.090 Resubmittals
- 17.156.100 Permits to Run with the Land
- 17.156.110 Permit Revocation

17.156.010 Purpose

This chapter establishes procedures and requirements that apply following a City decision on a permit required by the Zoning Code.

17.156.020 Issuance of Permits

Permits shall not be issued until the effective date, provided that no appeal of the review authority's decision has been filed in compliance with Chapter 17.152 (Appeals).

17.156.030 City Council Decisions

All decisions of the City Council on appeals, legislative actions, and other matters are final and conclusive except for decisions which may be appealed to the Coastal Commission.

17.156.040 Effective Date of Decision

A. City Council Decisions.

1. A decision of the City Council on a project outside of the Coastal Zone is final and shall be effective on the date the decision is rendered.
2. A decision of the City Council on a project within the Coastal Zone that is not appealable to the Coastal Commission is final and shall be effective on the date the Coastal Commission has received a Notice of Final Action consistent with Section 17.44.130 (Notice of Final Action).
3. A decision of the City Council on a project within the Coastal Zone that is appealable to the Coastal Commission is final and shall be effective after 5:00 p.m. on the tenth working day following the date the decision is rendered, when no

appeal to the decision has been filed with the Coastal Commission in compliance with Chapter 17.44.140 (Appeals).

- B. Other Decisions.** The decision of the Community Development Director or Planning Commission is final and effective after 5:00 p.m. on the tenth day following the date the decision is rendered, when no appeal to the decision has been filed in compliance with Chapter 17.152 (Appeals).

17.156.050 Conformance to Approved Plans

- A. Compliance.** All work performed under an approved permit shall be in compliance with the approved drawings and plans and any conditions of approval imposed by the review authority.
- B. Changes.** Changes to an approved project shall be submitted and processed in compliance with Section 17.156.070 (Changes to an Approved Project).

17.156.060 Performance Guarantees

- A. Security Required.** The Community Development Director may require an applicant to provide adequate security to guarantee the proper completion of any approved work or compliance with any conditions of approval.
- B. Form of Security.** The security shall be in the form of cash, a certified or cashier's check, or a performance bond executed by the applicant and a corporate surety authorized to do business in California and approved by the City.
- C. Amount of Security.** The Community Development Director shall determine the amount of the security necessary up to 150 percent of project cost to ensure proper completion of the approved work or compliance with any conditions of approval.
- D. Duration of Security.** The security shall remain in effect until all work has been completed and conditions fulfilled to the satisfaction of the Community Development Director or until a specified warranty period has elapsed.
- E. Release of Security.** The security deposit shall be released upon completion of the approved work or compliance with any conditions of approval.
- F. Failure to Comply.**
1. Upon failure to complete any work or comply with conditions, the City may complete the work or fulfill the condition, and may collect from the applicant or surety all costs incurred, including administrative, engineering, legal, and inspection costs.
 2. Any unused portion of the security shall be refunded to the funding source.

17.156.070 Changes to an Approved Project

An approved project shall be established only as approved by the review authority, except when changes to the project are approved in compliance with this section.

- A. Request for a Change.** An applicant shall request desired changes in writing, and shall submit appropriate supporting materials and an explanation for the request.
- B. Notice and Hearing.** If the original approval required a noticed public hearing, a noticed public hearing is required for the requested change, except as allowed by Subsection C (Minor Changes).
- C. Minor Changes.** The Community Development Director may authorize minor changes to an approved project if the changes comply with all of the following criteria:
1. The requested changes are consistent with the Zoning Code.
 2. The requested changes are consistent with the spirit and intent of the original approval.
 3. The requested changes do not involve a feature of the project that was a basis for findings in a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report for the project.
 4. The requested changes do not involve a feature of the project that was a basis for conditions of approval for the project.
 5. The requested changes do not involve a feature of the project that was a specific consideration by the review authority in granting the approval.
 6. The requested changes do not involve any expansion, intensification, or increase in size of the land use or structure.
 7. The requested changes comply with the criteria above and involve a minor change to the project design that maintains the essential elements of the project as originally approved. Minor changes to a project design include but are not limited to modifications to:
 - a. The location, size, or design of a surface parking area if consistent with Chapter 17.76 (Parking and Loading).
 - b. The location or design of an accessory structure 120 square feet and 10 feet in height or less.
 - c. The size, placement, or number of doors and windows provided the changes affect fewer than 25 percent of the structure's doors and windows and no new privacy impacts would be created.
 - d. Materials affecting less than 25 percent of the building facade provided the changes maintain the approved architectural style of the structure.
 - e. Fences and walls if consistent with Chapter 17.60 (Fences and Walls).

- f. Landscaping if consistent with Chapter 17.72 (Landscaping).
- g. Exterior lighting if consistent with Chapter 17.96 (Supplemental Standards).
- h. Roof forms and materials provided there is no increase in structure height.
- i. Facade articulation such as porch columns, shutters, tile work, and other architectural details. Modifications that fundamentally alter the architectural style of a structure are not considered a minor change.
- j. The number, location, and size of decks and patios provide no new noise or privacy impacts would be created.
- k. The number, size, type, and location of skylights.
- l. Other similar minor changes to project design as determined by the Community Development Director.

17.156.080 Time Limits and Extensions

A. Expiration of Permit.

- 1. A permit not exercised within two years shall expire and become void, except where an extension of time is approved as allowed by Subsection C (Extension of Time) below.
- 2. A permit shall expire and become void if the permitted land use is abandoned or discontinued for one year or longer.

B. Exercised Defined. A permit or approval shall be considered exercised when:

- 1. A building permit is issued and construction has commenced;
- 2. A certificate of occupancy is issued; or
- 3. The land use is established.

C. Extension of Time. The Community Development Director may approve extensions to a permit in the following manner:

- 1. Extensions to a permit may be approved by the review authority which originally approved the permit.
- 2. In instances where the Community Development Director was the approval authority, the Community Development Director may choose to refer any action to extend a permit to the Planning Commission for review and final decision.
- 3. The review authority may approve up to two two-year extensions (four years total) to a permit. The review authority may also approve an extension up to the expiration date of a valid tentative map as allowed by the Subdivision Map Act for projects involving a subdivision of land if such an extension is necessary to prevent a substantial hardship for the project applicant.

4. The applicant shall submit to the Community Development Department a written request for an extension of time no later than ten days before the expiration of the permit.
5. The review authority may extend the permit if the applicant has proceeded in good faith and has exercised due diligence in efforts to exercise the permit in a timely manner.
6. The burden of proof is on the applicant to demonstrate that the permit should be extended.

17.156.090 Resubmittals

- A. Resubmittals Prohibited.** For a period of twelve months following the denial or revocation of a permit, the City shall not accept an application for the same or substantially similar permit for the same site, unless the denial or revocation was made without prejudice, and so stated in the record.
- B. Determination.** The Community Development Director shall determine whether the new application is for a permit which is the same or substantially similar to the previously denied or revoked permit.
- C. Appeal.** The determination of the Community Development Director may be appealed to the Planning Commission, in compliance with Chapter 17.112 (Permit Application and Review).

17.156.100 Permits to Run with the Land

Permits issued in compliance with the Zoning Code remain valid upon change of ownership of the site, structure, or land use that was the subject of the permit application.

17.156.110 Permit Revocation

Any discretionary permit may be revoked as provided for in this section.

- A. Review Authority.**
 1. A permit may be revoked by the review authority which originally approved the permit.
 2. In instances where the Community Development Director was the approval authority, the Community Development Director may choose to refer any action to revoke a permit to the Planning Commission for review and final decision.
- B. Property Owner Notification.** Prior to initiating proceedings to revoke a permit, the Community Development Director shall notify the property owner of the permit violations, identify necessary corrections, and establish a reasonable period within which the property owner shall correct the violations. If the property owner has not corrected

the violation within the specified period of time, the City may proceed with the process to revoke the permit.

- C. Public Notice and Hearing.** Public notice and hearing for any action to revoke a permit shall be provided in compliance with Chapter 17.148 (Public Notice and Hearings).
- D. Findings.** The review authority may revoke a permit only if one or more of the following findings can be made:
1. The applicant or property owner has altered the circumstances under which the permit was granted to a degree that one or more of the findings required to grant the original permit can no longer be made.
 2. Permit issuance was based on misrepresentation by the applicant, either through the omission of a material statement in the application, or in public hearing testimony.
 3. One or more conditions of approval have been violated, or have not been complied with or fulfilled.
 4. The use or structure for which the permit was granted no longer exists or has been discontinued for a continuous period of at least twelve months.
 5. The applicant or property owner has failed or refused to allow inspections for compliance.
 6. Improvements authorized by the permit are in violation of the Zoning Code or any law, ordinance, regulation, or statute.
 7. The use or structure is being operated or maintained in a manner which constitutes a nuisance.
- E. Effect of Revocation.** The revocation of a permit shall have the effect of terminating the approval and denying the privileges granted by the permit.
- F. Appeals.** A decision on a permit revocation may be appealed in accordance with Chapter 17.152 (Appeals).

PART 5

Glossary

Chapter 17.160 - Glossary..... 160-1

This page is intentionally blank

Chapter 17.160 - GLOSSARY

Sections:

17.160.010 Purpose

17.160.020 Definitions

17.160.010 Purpose

This chapter provides definitions of terms and phrases used in the Zoning Code that are technical or specialized, or which may not reflect common usage. If any of the definitions in this chapter conflict with others in the Municipal Code, these definitions shall control for only the provisions of this Zoning Code. If a word is not defined in this chapter or in other chapters of the Zoning Code, the Community Development Director shall determine the appropriate definition.

17.160.020 Definitions

A. "A" Terms.

1. **Abutting.** "Abutting" or "adjoining" means having a common boundary, except that parcels having no common boundary other than a common corner shall not be considered abutting.
2. **Accessory Structure.** "Accessory structure" means a structure that is incidental and subordinate to a primary structure or use located on the same parcel.
3. **Accessory Use.** "Accessory use" means a land use which is incidental and subordinate to a primary land use located on the same parcel.
4. **Addition.** "Addition" means any development or construction activity that expands the footprint or increases the habitable floor area of a building.
5. **Adjacent.** "Adjacent" means directly abutting, having a boundary or property line(s) in common or bordering directly, or contiguous to.
6. **Alcoholic Beverage Sales.** "Alcoholic beverage sales" means the sale of alcoholic beverages for on-site consumption at a restaurant, bar, nightclub or other establishment, or the retail sale of alcoholic beverages for off-site consumption.
7. **Alteration.** See "Modification."
8. **Applicant.** "Applicant" means any person, firm, partnership, association, joint venture, corporation, or an entity or combination of entities which seeks City permits and approvals.
9. **Assumed Ground Surface.** "Assumed ground surface" means a line on each elevation of an exterior wall or vertical surface which connects those points where the perimeter of the structure meets the finished grade.

10. **Average Slope.** “Average slope” means the average slope of a parcel calculated using the formula: $S = 100(I)(L)/A$, where:
- S = Average slope (in percent);
 - I = Contour interval (in feet);
 - L = Total length of all contour lines on the parcel (in feet); and
 - A = Area of subject parcel (in square feet).

B. “B” Terms.

- Balcony.** “Balcony” means a platform that projects from the wall of a building thirty inches or more above grade that is accessible from the building’s interior, is not accessible from the ground and is not enclosed by walls on more than two sides.”
- Banks.** “Banks” means a commercial establishment providing retail banking services. Includes only establishments serving walk-in customers or clients, including banks, savings and loan institutions, check-cashing services, and credit unions.
- Base Zoning District.** “Base zoning district” means the primary zoning, as distinguished from an overlay zone, that applies to a parcel of land as shown on the Zoning Map.
- Basement.** “Basement” means that portion of a building between floor and ceiling, which is partly or all below grade, and where more than the vertical distance from grade to ceiling is below the average ground contact level of the exterior walls of the building.
- Block.** “Block” means the property abutting on one side of a street and lying between the two nearest intersecting streets.”
- Bluff or Cliff.** “Bluff” or “cliff” means the scarp or steep face of rock, decomposed rocks, sediment or soil resulting from erosion, faulting, folding or excavation of land mass and exceeding ten feet in height, and includes what are commonly known as “cliffs.”
- Building.** “Building” means any structure used or intended for supporting or sheltering any use or occupancy.
- Building Coverage.** “Building coverage” means the land area covered by all buildings and accessory structures on a parcel.
- Building Face.** “Building face” means and includes the general outer surface of a main exterior wall of a building. For example, a building with a rectangular plan has four main exterior walls and four building faces.

10. **Building Height.** “Building height” means the vertical distance measured from the assumed ground surface of the building to the highest point of the roof, ridge, or parapet wall.
11. **Business Services.** “Business Services” means an establishment that provides services to other businesses on a fee or contract basis. Includes computer rental and repair, catering, printing and duplicating services, outdoor advertising services, package delivery services, equipment rental and leasing, and other similar land uses.
12. **By-Right.** “By-right” means permitted without any form of discretionary approval.

C. “C” Terms.

1. **California Environmental Quality Act (CEQA).** California Environmental Quality Act (CEQA) means California State law (Public Resources Code Section 2100 et seq.) requiring government agencies to consider the environmental consequences of their actions before taking action on a proposed project.
- 1.2. **Capitola Village.** “Capitola Village” means the central core of Capitola generally bounded by the Monterey Bay shoreline to the south, the railroad trestle to the north and west, and Cliff Avenue and Depot Hill to the east.
- 2.3. **Caretaker Quarters.** “Caretaker quarters” means a residence that is accessory to a nonresidential primary use of the site, where needed for security, or 24-hour care or supervision.
- 3.4. **Carport.** “Carport” means an accessory building to a residential structure, open on two, three or four sides and attached to, or detached from, a dwelling and established for the loading or unloading of passengers or the storage of an automobile.
- 4.5. **Coastal Zone.** “Coastal zone” means the area of land and water extending from the state’s outer seaward limit of jurisdiction inland to the boundary as shown in Capitola’s Local Coastal Program (LCP) as certified by the California Coastal Commission.
- 5.6. **Colleges and Trade Schools.** “Colleges and trade schools” means institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees. Includes junior colleges, business and computer schools, management training, vocational education, and technical and trade schools.
- 6.7. **Community Assembly.** “Community assembly” means a facility that provides space for public or private meetings or gatherings. Includes places of worship, community centers, meeting space for clubs and other membership organizations, social halls, union halls, banquet centers, and other similar facilities.

~~7.8.~~ **Community Benefit.** “Community benefit” means a public amenity offered by a project applicant that advances General Plan goals but is not required by the Zoning Code or any other provision of local, State, or federal law.

~~8.9.~~ **Commercial Entertainment and Recreation.** “Commercial entertainment and recreation” means an establishment that provides entertainment or recreation activities or services for a fee or admission charge. Includes bowling alleys, electronic game arcades, billiard halls, pool halls, sports clubs, commercial gymnasiums, dancehalls, and movie theatres.

~~9.10.~~ **Community Development Director.** “Community Development Director” means the Community Development Director of the City of Capitola or his or her designee.

~~10.11.~~ **Construction and Material Yards.** “Construction and material yards” means storage of construction materials or equipment on a site other than a construction site. Includes public utility buildings and service yards used by a governmental agency.

~~12.~~ **Cultural Institution.** “Cultural institution” means a public or nonprofit institution that engages in cultural, scientific, and/or educational enrichment. Includes libraries, museums, performing art centers, aquariums, environmental education centers, non-profit art centers and galleries, botanical gardens, and other similar uses.

~~11.13.~~ **Curb-side Service.** “Curb-side service” or “drive-up service” means service provided by a commercial establishment while a customer remains waiting within a vehicle.

~~12.14.~~ **Custom Manufacturing.** See “Manufacturing, Custom.”

D. “D” Terms

1. **Dark Sky Compliant.** “Dark sky compliant” means a lighting fixture that meets the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light.
2. **Day Care Center.** “Day care center” means a facility that provides non-medical care and supervision of minors for periods of less than 24 hours. Includes nursery schools, day nurseries, child care centers, infant day care centers, cooperative day care centers, and similar uses.
3. **Daylight Plane.** “Daylight plane” means the imaginary line beginning at a height of 20 feet at the setback from a property line and extending into the parcel at an angle of 45 degrees.
4. **Deck.** “Deck” means an outdoor a platform, either freestanding or attached to a building, that is supported by pillars or posts.

5. **Demolition, Substantial.** “Substantial demolition” means the removal or replacement of either 50 percent or more of the lineal footage of existing interior and exterior walls or 50 percent or more of the area of existing floor, ceilings, and roof structures.
6. **Density.** “Density” means the number of dwelling units per acre of land, excluding street rights-of-way, public easements, public open space, land under water, and certified wetlands and floodplains.
7. **Design Review.** “Design Review” means that process for the City to review and act on a Design Permit application.
8. **Designated Historic Resource.** See Section 17.84.020.A (Designated Historic Resources).
9. **Development.** “Development” means any human-caused change to land that requires a permit or approval from the City.
10. **Development Standards.** “Development standards” means regulations in the Zoning Code that limit the size, bulk, or placement of structures or other improvements and modifications to a site.
11. **Discretionary Approval.** “Discretionary approval” means an action by the City by which individual judgment is used as a basis to approve or deny a proposed project.
12. **Drive-Through Facility.** “Drive-Through Facility” means a facility where a customer is permitted or encouraged, either by the design of physical facilities or by the service procedures offered, to be served while remaining seated within a vehicle. Includes drive-through restaurants, coffee shops, pharmacies, banks, automatic car washes, drive-up windows, ~~curb-side service~~, and other similar land uses and services.
13. **Duplex Home.** “Duplex home” means a residential structure that contains two dwelling units, each with its own entrance. Each unit within a duplex home provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
14. **Dwelling Unit.** “Dwelling unit” means a building or a portion of a building containing one or more habitable rooms used or designed for occupancy by one family for living and sleeping purposes, including kitchen and bath facilities.

E. “E” Terms.

1. **Eating and Drinking Establishments.** “Eating and drinking establishments” means businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.
 - a. “Bars and Lounges” means a business devoted to serving alcoholic beverages for consumption by guests on the premises and in which the serving of food is

- only incidental to the consumption of such beverages. Includes cocktail lounges, nightclubs, taverns, and other similar uses.
- b. “Restaurants and Cafes” means a business establishment serving food and beverages to customers where the food and beverages may be consumed on the premises or carried out and where more than 160 square feet of public area is open to customers. Includes full service restaurants, fast-food restaurants, coffee shops, cafes, and other similar eating and drinking establishments.
 - c. “Take-Out Food and Beverage” means establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where the area open to customers is limited to no more than 160 square feet. Includes take-out restaurants, take-out sandwich shops, limited service pizza parlors and delivery shops, and snack bars. Also includes catering businesses or bakeries that have a storefront retail component.
2. **Elderly and Long-Term Care.** “Elderly and Long Term Care” means establishments that provide twenty-four-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed as a skilled nursing facility by the State of California, including but not limited to rest homes and convalescent hospitals, but not residential care, hospitals, or clinics
 3. **Emergency Shelter.** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, as defined in Section 50801 of the California Health and Safety Code.

F. “F” Terms

1. **Farmers’ Market.** “Farmers’ market” means a market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, locally produced arts and crafts items but excludes second-hand goods. Food and beverages dispensed from booths located on site is permitted as an accessory use.
2. **Financial Institution.** “Financial institution” means a professional office conducting businesses within the financial industry. Excludes commercial establishments providing retail banking services to walk-in customers or clients (see “banks”).
3. **Fence.** “Fence” means a structure connected by boards, masonry, rails, panels, or other similar permanent building material for the purpose of enclosing space or separating parcels of land. This definition includes gates but excludes hedges and other living plants.
4. **Floor Area.** “Floor area” means the sum of the horizontal areas of all floors of an enclosed structure, measured from the outside perimeter of the exterior walls as described in Section 17.48.040 (Floor Area and Floor Area Ratio).

5. **Floor Area Ratio.** “Floor area ratio” means the gross floor area of all of the buildings on the parcel divided by the net parcel area.
6. **Food Preparation.** “Food Preparation” means a businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Includes catering kitchens, and small-scale specialty food production.
7. **Frontage.** “Frontage” means that portion of all property abutting ~~on a side of a street between two intersecting or terminating streets, or the end of such street if it does not meet another a street.~~

G. “G” Terms

1. **Garage.** “Garage” means an enclosed structure or a part of a building designed or used for the storage of automobiles and other motor vehicles.
2. **Garage Sale.** “Garage Sale” means a temporary sale for the purpose of selling, trading or otherwise disposing of household furnishings, personal goods or other tangible properties of a resident of the premises on which the sale is conducted.
3. **Gas and Service Stations.** “Gas and service stations” means a retail business establishment supplying gasoline and oil and minor accessories for automobiles. Included in this definition are incidental food and beverage and car wash facilities.
4. **Group Housing.** “Group housing” means shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. Includes rooming and boarding houses, single-room occupancy housing, dormitories, and other types of organizational housing, and extended stay hotels intended for long-term occupancy (30 days or more). Excludes hotels, motels, bread and breakfasts, and residential care facilities.
5. **Geological Hazard.** “Geological hazard” means a threat to life, property or public safety caused by geological or hydrological processes such as faulting and secondary seismic effects, including but not limited to: liquefaction, landsliding, erosion, flooding, tsunami or storm wave inundation.
6. **Government Offices.** “Government offices” means a place of employment occupied by governmental agencies and their employees. Includes offices for administrative, clerical, and public contact functions but excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment
7. **Grading.** “Grading” means Any and all activities involving earthwork, including placement or fill and/or excavation.
8. **Ground Floor.** “Ground floor” means the first floor of a building other than a cellar or basement that is closest to finished grade.

H. “H” Terms

1. **Habitable Space.** “Habitable space” means an area within a building that is conditioned (heated or cooled) with a finished floor and a ceiling height of at least 7 feet 6 inches. Excludes unfinished attics, cellars, crawl spaces, and other similar utility areas.
2. **Height.** See “building height.” For structures other than buildings, “height” means the vertical distance from grade to the highest point of the structure directly above.
3. **Home Day Care.** “Home day care” means a facility providing daytime supervision and care for adults, children, or elderly located in the provider’s own home.
 - a. “Home day care facilities, large” means a day care home facility supervising 9 to 14 persons.
 - b. “Home day care facilities, small” means a day care home facility supervising 8 persons for less.
4. **Historic Resource.** “Historic Resource” means either a Designated Historic Resource or a Potential Historic Resource as defined in Section 17.84.020 (Types of Historic Resources).
5. **Historic Alteration Permit.** “Historic alteration permit” means the City permit required to alter the exterior of a historic resource in accordance with Section 17.84.060 (Historic Alteration Permit).
6. **Home Occupation.** “Home occupation” means the conduct of a business within a dwelling unit or residential site, with the business activity being subordinate to the residential use of the property.

I. “I” Terms.”

1. **Impervious Surface.** “Impervious surface” means any surface that does not permit the passage of water. Impervious surfaces include buildings, parking areas, and all paved surfaces.

J. “J” Terms. None.

K. “K” Terms”

1. **Kitchen.** “Kitchen” means any room or part of a room used or intended or designed to be used for cooking or the preparation of food for a single dwelling unit, and distinct from a “mini-bar/convenience area” which is intended as a supplemental food preparation area within a single-family home.

L. “L” Terms.

1. **Land Use.** An activity conducted on a site or in a structure, or the purpose for which a site or structure is designed, arranged, occupied, or maintained. The meaning of the term “use” is identical to “land use.”

2. **Landscaping.** “Landscaping” means the planting and maintenance of living plant material, including the installation, use, and maintenance of any irrigation system for the plant material, as well as nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials).
3. **Liquor Store.** “Liquor store” means a business selling alcoholic beverages for off-site consumption with the sale of alcoholic beverages constituting its primary source of revenue.
4. **Local Coastal Program (LCP).** “Local Coastal Program” means the City’s Land Use Plan and Implementation Plan which includes the Zoning Code, Zoning Map and actions certified by the Coastal Commission as meeting the requirements of the California Coastal Act of 1976.
5. **Light Manufacturing.** See “Manufacturing, Light.”
6. **Lodging.** “Lodging” means an establishment providing overnight accommodations to transient patrons for payment for periods of less than 30 consecutive days.
 - a. “Bed and breakfast” means a residential structure that is in residential use with one or more bedrooms rented for overnight lodging and where meals may be provided.
 - b. “Hotel” means an establishment providing overnight lodging to transient patrons. Hotels and motels may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. Includes motor lodges, motels, extended-stay hotels, and tourist courts, but does not include group housing or bed and breakfast establishments, which are separately defined and regulated.
7. **Lot.** See “Parcel.”

M. “M” Terms.

1. **Maintenance and Repair Services.** “Maintenance and repair services” means businesses which provide construction, maintenance and repair services off-site, but which store equipment and materials or perform fabrication or similar work on-site. Includes off-site plumbing shops, general contractors, contractor’s storage yards, appliance repair, janitorial services, electricians, pest control, heating and air conditioning, roofing, painting, landscaping, septic tank service, and other similar uses.
2. **Manufacturing, Custom.** “Manufacturing, custom” means establishments primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment and the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, candle making shops, woodworking, and custom jewelry manufacturers.

3. **Manufacturing, Light.** “Manufacturing, Light” means the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing and custom manufacturing.
4. **Material Change.** “Material change” means any significant alteration, by private or public action, in the external appearance or surface of an improvement, landscape or vista. This shall not include ordinary maintenance which does not require a permit.
5. **Ministerial Action.** “Ministerial action” means a City decision on a planning permit which involves only the use of fixed standards or objective measurements and does not require the exercise of discretion.
6. **Mini-Bar/Convenience Area.** “Mini-bar/convenience area” means a supplemental food preparation area within a single-family home subject to the standards in Section 17.16.030.B.9 (Mini-Bar/Convenience Areas).
7. **Medical Offices and Clinics.** “Medical offices and clinics” means a facility where medical, mental, dental, or other personal health services are provided on an outpatient basis using specialized equipment. Includes offices for physicians, dentists, and optometrists, diagnostic centers, blood banks and plasma centers, and emergency medical clinics offered exclusively on an out-patient basis. Hospitals are excluded from this definition.
8. **Mixed Use.** “Mixed use” means two or more different land uses located in one structure or on one parcel or development sites.
9. **Mobile Food Vendors.** “Mobile Food Vendors” means businesses selling food or drinks from temporary and semi-permanent structures or mobile equipment such as food trucks or pushcarts.
10. **Mobile Home Park.** See Section 17.100.030 (Definitions) of Chapter 17.100 (Mobile Home Park Conversions).
11. **Modification.** “Modification” means any construction or physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.
12. **Multi-Family Dwelling.** “Multi-family dwelling” means a building that contains three or more dwelling units, with each unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

N. “N” Terms.

1. **Nonconforming Parcel.** “Nonconforming parcel” means a parcel that lawfully established but that no longer conforms with the parcel size or dimension standards of the zoning district in which it is located.

2. **Nonconforming Structure.** “Nonconforming structure” means a structure which does not meet the current development standards for the district in which the structure is located. Development standards include, but are not limited to setbacks, height or lot coverage regulations of the zoning district, but do not include standards contained in the Uniform Codes, such as the Building Code.
3. **Nonconforming Use.** “Nonconforming use” means a use that lawfully occupied a building or land at the time the use was established, but that no longer conforms with the use regulations of the zoning district in which it is located.

O. “O” Terms.

1. **Open Space, Private.** “Open space, private” means open areas for outdoor living and recreation that are adjacent and directly accessible to a single dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.
2. **Open Space, Common.** “Open space, common” means areas for outdoor living and recreation that are intended for the use of residents and guests of more than one dwelling unit.
3. **Overlay Zone.** “Overlay zone” means an additional zoning district as shown on the Zoning Map that prescribes special regulations to a parcel in combination with the base zoning district.

P. “P” Terms.

1. **Parcel.** “Parcel” means a lot, tract, or area of land whose boundaries have been established by a legal instrument such as a deed or map recorded with the County of Santa Cruz, and which is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way. The meaning of “lot” is identical to “parcel.”
2. **Parcel Area, Gross.** “Gross parcel area” means the total horizontal area included within the parcel lines of the parcel, including one-half the width of any alley or portion thereof abutting a parcel line.
3. **Parcel Area, Net.** “Net parcel area” means the gross parcel area excluding: a) any recorded easements to allow others to use the surface of the property for necessary access to an adjacent property or other similar use such as a shared driveway or public access agreement (excludes utility easements), and b) any area under the high water mark that extends into a waterway.
4. **Parcel, Corner.** “Corner parcel” means a parcel situated at the junction of two or more intersecting streets, with a parcel line bordering on each of the two or more streets.
5. **Parcel Depth.** “Parcel depth” means the ~~horizontal average~~ distance from the ~~front street parcel~~ line ~~or front line of the parcel~~ to the rear ~~parcel~~ line, measured in the ~~mean general~~ direction of the side ~~parcel lines of the parcel~~.

6. **Parcel Line.** “Parcel line” means the lines bounding a parcel.
7. **Parcel Line, Front.** “Front parcel line” means that dimension of a parcel or portion of a parcel, abutting on a street except the side of a corner parcel. On a corner parcel the narrowest street frontage is considered the front parcel line. The Community Development Director may designate the front parcel line for irregularly shaped parcels with unusual development patterns.
8. **Parcel Line, Rear.** “Rear-parcel line” means ordinarily, the line of a parcel which is generally opposite the ~~line along the frontage~~ front parcel line of said parcel. The Community Development Director may designate the rear parcel line for irregularly shaped parcels with unusual development patterns. In cases in which this definition is not applicable, the Community Development Director shall designate the rear parcel line.
9. **Parcel Line, Interior Side.** “Interior side parcel line” means any boundary line not a front line or a rear line shared with another parcel.
10. **Parcel Line, Exterior Side.** “Exterior side parcel line” means any boundary line not a front line or a rear line adjacent to a street.
11. **Parcel, Reversed Corner.** “Reversed corner parcel” means a corner parcel, the side street line of which is substantially a continuation of the front line of the parcel upon which it rears.
12. **Parcel Width.** “Parcel width” means the ~~horizontal average~~ distance ~~between the~~ between the side parcel lines, measured at right angles to the parcel depth ~~at a point midway between the front and rear parcel lines.~~
13. **Parking Lot.** “Parking lot” means an open area of land, a yard or other open space on a parcel other than a street or alley, used for or designed for temporary parking for more than four automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.
14. **Parking Space.** “Parking space” means land or space privately owned, covered or uncovered, laid out for, surfaced, and used or designed to be used for temporary parking or storage of standard motor vehicles.
15. **Parks and Recreational Facilities.** “Parks and recreational facilities” means non-commercial public facilities that provide open space and/or recreational opportunities. Includes parks, community gardens, community centers, passive and active open space, wildlife preserves, playing fields, tennis courts, swimming pools, gymnasiums, and other similar facilities.
16. **Personal Services.** “Personal services” means an establishment that provides services to individuals and that may provide accessory retail sales of products related to the services provided. Includes barber shops and beauty salons, nail salons, dry cleaning establishments, self-service laundromats, tailors, tanning salons, State-licensed massage therapists, fitness studios, yoga studios, dance studios, pet

grooming services, veterinary clinics, and other similar land uses. Also includes establishments that offer specialized programs in personal growth and development such as music, martial arts, vocal, fitness and dancing instruction.

17. **Planning Permit.** “Planning permit” means any permit or approval required by the Zoning Code authorizing an applicant to undertake certain land use activities.
18. **Potential Historic Resource.** See Section 17.84.020.B (Potential Historic Resources).
19. **Primary Use.** “Primary use” means the main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur.
20. **Primary Structure.** “Primary structure” means a structure that accommodates the primary use of the site.
21. **Professional Office.** “Professional office” means a place of employment occupied by businesses providing professional, executive, management, or administrative services. Includes offices for accountants, architects, advertising agencies, insurance agents, attorneys, commercial art and design services, non-retail financial institutions, real estate agents, news services, photographers, engineers, employment agencies, real-estate agents, and other similar professions. Also includes research and development facilities that engages in research, testing, and development of commercial products or services in technology-intensive fields.
22. **Public Safety Facility.** “Public safety facility” means a facility operated by a governmental agency for the purpose of protecting public safety. Includes fire stations and other fire-fighting facilities, police stations, public ambulance dispatch facilities, and other similar land uses.

Q. “Q” Terms. None.

R. “R” Terms.

1. **Recreational Vehicle (RV).** “Recreational vehicle” means a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:
 - a. Contains less than 320 square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
 - b. Contains 400 square feet or less of gross area measured at maximum horizontal projections;
 - c. Is built on a single chassis; and
 - d. Is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

2. **Recycling Collection Facility.** A center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public.
3. **Remodel.** “Remodel” means a change or alteration in a building that does not increase the building’s net square footage.
4. **Residential Care Facility.** “Residential care facility” means a state-licensed residential facility providing social and personal care for residents. Includes children’s homes, homes for the elderly, orphanages, self-help group homes, and transitional housing for the homeless. Excludes facilities where medical care is a core service provided to residents, such as nursing and convalescent homes.
 - a. “Residential care facility, large” means a residential care facility for 7 or more persons.
 - b. “Residential care facility, small” means a residential care facility for 6 or fewer persons.
5. **Residential Mixed Use.** “Residential mixed use” means one or more structures on a single parcel that contains both dwelling units and non-residential uses such as retail, restaurants, offices, or other commercial uses. Different land uses may be within a single structure (vertical mixed use) or in separate structures on a single parcel (horizontal mixed use).
6. **Retail.** “Retail” means stores and shops selling merchandise to the general public. Includes drug stores, general merchandise stores, convenience shops, pet stores, department stores, and other similar retail establishments.
7. **Review Authority.** “Review authority” means the City official or City body that is responsible, under the provisions of the Zoning Code, for approving or denying a permit application or other request for official City approval.

S. “S” Terms.

1. **Salvage and Wrecking.** “Salvage and wrecking” means storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.
2. **Schools, Public or Private.** “Schools, Public or Private” means public or private facilities for education, including elementary, junior high, and high schools, providing instruction and study required in public schools by the California Education Code.
3. **Secondary Dwelling Unit.** “Secondary dwelling unit” means a self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single parcel.
 - a. “Secondary dwelling unit, attached,” means a secondary dwelling unit that shares at least one common wall with the primary residential unit.

- b. “Secondary dwelling unit, detached,” means a secondary dwelling unit that does not share a common wall with the primary residential unit.
4. **Setback.** “Setback” means the minimum allowable distance from a given point or line of reference such as a property line to the nearest vertical wall or other element of a building or structure as defined in this chapter. Setbacks shall be measured at right angles from the nearest property line establishing a setback area line parallel to that ~~parcel~~ line. Where a property line is located within a street, the setback shall be measured from the edge of the right-of-way containing the street.
 5. **Sign.** See Chapter 17.80 (Signs).
 6. **Single-Family Dwelling.** “Single-family dwelling” means a residential structure designed for occupancy by one household. A single-family home provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
 7. **Site.** “Site” means a parcel or adjoining parcels that are under single ownership or single control, and that are considered a unit for the purposes of development or other use.
 8. **Site Area.** “Site area” means the total area included within the boundaries of a site.
 9. **Self-Storage.** “Self-storage” means a structure or group of structures with controlled access that contains individual and compartmentalized stalls or lockers for storage of customers’ goods.
 10. **Split Zoning.** “Split zoning” means a parcel on which two or more zoning districts apply due to zoning district boundaries crossing or otherwise not following the parcel boundaries.
 11. **Story.** “Story” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused under-floor space is more than 6 feet above grade as defined in this chapter for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined in this chapter at any point, such basement, cellar or unused under-floor space shall be considered as a story.
 12. **Story, Half.** “Half story” means a partial story under a gable, hip or gambrel roof, the wall plates of which are at least two opposite exterior walls and which are not more than four feet above the floor plate of the second floor, and may include shed or dormer projections from those walls. Dormers may constitute not more than one-third of the length of the wall upon which they are located, whether as a single unit or multiple dormers.

13. **Street.** “Street” means a public way more than 20 feet in width which affords a primary or principal means of access to abutting property. “Streets” includes private roads and highways.
14. **Structural Alterations.** “Structural alterations” means any change in the supporting members of a building, such as bearing walls, columns, beams, girders, floor, ceiling or roof joists and roof rafters, or change in roof exterior lines which would prolong the life of the supporting members of a building.
15. **Structure.** “Structure” means anything constructed or erected that requires attachment to the ground, or attachment to something located on the ground. Pipelines, poles, wires, and similar installations erected or installed by public utility districts or companies are not included in the definition of “structure.” In the coastal zone, “structure” includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

T. “T” Terms.

1. **Tandem Parking.** “Tandem parking” means an arrangement of parking spaces such that one or more spaces must be driven across in order to access another space or spaces.
2. **Temporary Structure.** “Temporary structure” means a structure that is erected for a limited period of time, typically no longer than 180 days, and that does not permanently alter the character or physical facilities of a property.
3. **Temporary Use.** “Temporary use” means a short-term activity that may or may not meet the normal development or use standards of the applicable zone, but that occurs for a limited period of time, typically less than 12 months and does not permanently alter the character or physical facilities of a property.
4. **Trellis.** “Trellis” means a structure made from an open framework or lattice of interwoven or intersecting pieces of wood, bamboo or metal made to support and display climbing plants.

U. “U” Terms.

1. **Upper Floor.** “Upper floor” means any story of a building above the ground floor.
2. **Urban Agriculture.** “Urban agriculture” means activities involving the raising, cultivation, processing, marketing, and distribution of food in urban areas.
 - a. “Home garden” means the property of a single-family or multifamily residence used for the cultivation of fruits, vegetables, plants, flowers, or herbs by the residents of the property, guests of the property owner, or a gardening business hired by the property owner.
 - b. “Community garden” means privately or publicly owned land used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users.

Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained or used by group members.

- c. “Urban farm” means privately or publicly owned land used for the cultivation of fruits, vegetables, plants, flowers, or herbs by an individual, organization, or business with the primary purpose of growing food for sale.
3. **Use.** See “Land Use.”
4. **Utilities, Major.** “Utilities, major” means generating plants, electric substations, solid waste collection, including transfer stations and materials recovery facilities, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities of public agencies or public utilities
5. **Utilities, Minor.** “Utilities, Minor” means infrastructure facilities that are necessary to serve development within the immediate vicinity such as electrical distribution lines and underground water and sewer lines.

V. “V” Terms.

1. **Vacation Rental.** “Vacation rental” means the occupancy for hire of real property or portion thereof for a period of less than 30 consecutive calendar days. “For hire,” for purposes of this section, does not include:
 - a. The owner or long term lessee of the property, without consideration, allowing family or friends to use the property;
 - b. An arrangement whereby the owner or long term lessee of the property agrees to a short term trade with another property owner or long term lessee whereby the sole consideration is each concurrently using the other’s property.
2. **Valet Parking Service.** “Valet parking service” means a parking service provided to accommodate patrons of one or more businesses that is accessory and incidental to the business and by which an attendant on behalf of the business takes temporary custody of a patron’s motor vehicle and moves, parks, stores or retrieves the vehicle for the patron’s convenience.
3. **Vehicle Repair.** Vehicle repair means an establishment for the repair, alteration, restoration, or finishing of any vehicle, including body repair, collision repair, painting, tire and battery sales and installation, motor rebuilding, tire recapping and retreading, and towing. Repair shops that are incidental to a vehicle sales or rental establishment on the same site are excluded from this definition.
4. **Vehicle Sales and Rental.** “Vehicle sales and rental” means an establishment for the retail sales or rental of new or used vehicles. Includes the sale of vehicle parts and vehicle repair, provided that these activities are incidental to the sale of vehicles.

5. **Vehicle Sales Display Room.** “Vehicle sales display room” means an establishment for the retail sales of new vehicles conducted entirely within an enclosed building. Outdoor storage and display of vehicles are not permitted.

W. “W” Terms.

1. **Wall.** “Wall” means a permanent upright linear structure made of stone, concrete, masonry, or other similar material.
2. **Warehousing and Distribution.** “Warehousing and distribution” means an establishment used primarily for the storage and/or distributing goods to retailers, contractors, commercial purchasers or other wholesalers, or to the branch or local offices of a company or organization. Includes vehicle storage, moving services, general delivery services, refrigerated locker storage facilities, and other similar land uses.
3. **Wholesaling.** “Wholesaling” means indoor storage and sale of goods to other firms for resale. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or Internet orders. Wholesalers normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic.
4. **Wireless Communication Facilities.** See Chapter 17.114 (Wireless Communication Facilities).

X. “X” Terms. None.

Y. “Y” Terms.

1. **Yard.** “Yard” means an open space, other than a court, on the same parcel with a building, unoccupied and unobstructed from the ground upward, except for such encroachments allowed by the Zoning Code.
2. **Yard, Front.** “Front yard” means a yard extending across the full width of the parcel, the depth of which is the minimum horizontal distance between the front line of the parcel and the nearest line of the main building or enclosed or covered porch. On a corner parcel the front line of the parcel is ordinarily construed as the least dimension of the parcel fronting on a street.
3. **Yard, Rear.** “Rear yard” means a yard extending across the full width of the parcel, and measured between the rear line of the main building or enclosed or covered porch nearest the rear line of the parcel; the depth of the required rear yard shall be measured horizontally.
4. **Yard, Side.** “Side yard” means a yard on each side of the main building extending from the front yard to the rear yard, the width of each yard being measured between the side line of the parcel and the nearest part of the main building or enclosed or covered porch.

Zoning code changes:

64-4 Remove “or” in J

74-3 Add a provision to ensure that the occupancy requirement is restored upon change of ownership or recovery

76-3 Add parking requirements for guests

80-22 Add A3 to require adherence to the sign ordinance upon change of ownership

96-8 17.96.080 A. Delete “large”

17.96.110 Outdoor Lighting: Call out specifically for light to be directed downward

96-18 line 6, Change “2” to “4”

148-3 line 4, add language to require posting on utility poles