

# NOTICE OF PUBLIC HEARING CITY OF CAPITOLA CITY COUNCIL

Notice is hereby given that the City of Capitola City Council will hold a Public Hearing to consider the item listed below on **Thursday, April 11, 2019**, beginning at of 7 p.m. in the City Council Chambers, 420 Capitola Avenue, Capitola, CA.

## **Review of the Californian Coastal Commission staff edits to Local Coastal Program Implementation Plan (Zoning Ordinance), and introduction of updated zoning ordinance.**

In January 2018, the City of Capitola adopted a comprehensive update to its Zoning Code (Municipal Code Chapter 17) which included both text and map amendments to reflect the goals, policies, and implementation measures in the 2014 General Plan update. The Zoning Code update establishes new and modified land use regulations that guide future development and design throughout the City of Capitola. Portions of the zoning code are components of Capitola's Local Coastal Program (LCP) Implementation Plan (IP) in accordance with the California Coastal Act of 1976. Approximately two-thirds of the City of Capitola is located in the Coastal Zone. The LCP IP (portions of zoning code) must be adopted by the Coastal Commission prior to it taking affect in the Coastal Zone. The California Coastal Commission staff provided recommended amendments to the zoning ordinance in preparation for Coastal Commission adoption.

The requested amendments to the zoning ordinance include: add public pathways as a permitted use in all zones; modify uses within the visitor serving overlay; include New Brighton State Park as a specific visitor serving overlay; rewrite the coastal overlay zone to clarify process, thresholds, and review of coastal development permits; add regulations for encroachments in public right-of-way; decrease requirements for archaeological and paleontological resource studies; add review standards for fences to protect public views; modify standards of Environmentally Sensitive Habitat Areas (ESHA) to limit development to uses dependent on resources and require all development within 50 feet of ESHA to have a biological study; modify required plant selection with 50 feet of a bluff; add specific cost to in-lieu parking; add provisions to deter expansions of residential parking programs; add review for signs; add development standard for future village hotel; and numerous other references to coastal development permit requirements. A comprehensive update to the City's Accessory Dwelling Unit regulations will also be reviewed including modifications to minimum lot size of interior dwelling units and parking standards for all units to conform with state legislation. The LCP IP update does not include modifications to chapter 17.48 Geological Hazards District and Chapter 17.72 Nonconforming Uses. The LCP IP update affects all properties within the City of Capitola, not only properties within the Coastal Zone.

A copy of the California Coastal Commission redlines of the Capitola Zoning Code is available at City Hall and on the City's website at [cityofcapitola.org](http://cityofcapitola.org).

An Addendum to the General Plan Update Environmental Impact Report has been adopted for the proposed Zoning Code update. The City Council will provide direction on the Coastal Commission staff redlines at the April 11 meeting. Additional information on the proposed Zoning Code update can be obtained on the City website.

If you require special assistance in order to attend the meeting, including needs addressed by the Americans with Disabilities Act, notify the City at least 3 days prior to the meeting by calling 831-475-7300.

For further information, please contact the Community Development Department at 831-475-7300 during normal business hours, write to the City of Capitola, 420 Capitola Avenue, CA 95010, or by email at [kherlihy@ci.capitola.ca.us](mailto:kherlihy@ci.capitola.ca.us)