

# NOTICE OF PUBLIC HEARING CITY OF CAPITOLA CITY COUNCIL ZONING CODE UPDATE

Notice is hereby given that the City of Capitola City Council will hold a Public Hearing to consider the item listed below on **Thursday, January 11, 2018**, beginning at the hour of 7 p.m. in the City Council Chambers, 420 Capitola Avenue, Capitola, CA.

**Revisions to the Capitola Zoning Code and Zoning Map to adopt a new zoning code and updated zoning map.** 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 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, but is not limited to: new and revised zoning districts, permitting procedures, allowed and conditionally allowed land uses in each zoning district, and development standards (setbacks, height, floor area ratio, minimum lot size, etc.), city-wide development standards (fences, accessory structures, secondary dwelling units, signs, parking, etc.), and land use definition that regulate development on properties throughout the City of Capitola. Thus, the project affects all properties within the City. This is the first comprehensive update of the Zoning Code since 1975 and represents a complete redesign, update, and modernization of the Zoning Code in order to make the Code easier to use and understand for the general public.

A copy of the Public Hearing Draft of the Zoning Code and Zoning Map was released on June 1, 2017, and is available at City Hall, the Capitola Library, and on the City's website at [www.cityofcapitola.org](http://www.cityofcapitola.org)

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

The proposed Zoning Code update would also rescind the Capitola Village Design Guidelines and the 41<sup>st</sup> Avenue Design Guidelines.

The proposed Zoning Code Update will also require an amendment to the City's certified Local Coastal Program.

An Addendum to the General Plan Update Environmental Impact Report has been prepared for the proposed Zoning Code update. The Planning Commission unanimously recommended approval of the amended zoning update and General Plan EIR update on September 6, 2017.

City Council has amended the draft to change properties within 4201 to 4401 Capitola Road on the north side of the street including 1715 42nd Avenue to Mixed Use Neighborhood (MU-N) zoning. The MU-N zone has different permitted land use types and development standards including a height limit of 27 feet. These properties were previously recommended for Community Commercial zoning with a 40-foot height limit.

Interested persons are invited to attend and be heard at the public hearing. Testimony may be presented in person or submitted in written form prior to the hearing and made a part of the hearing record.

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 [citycouncil@ci.capitola.ca.us](mailto:citycouncil@ci.capitola.ca.us)