

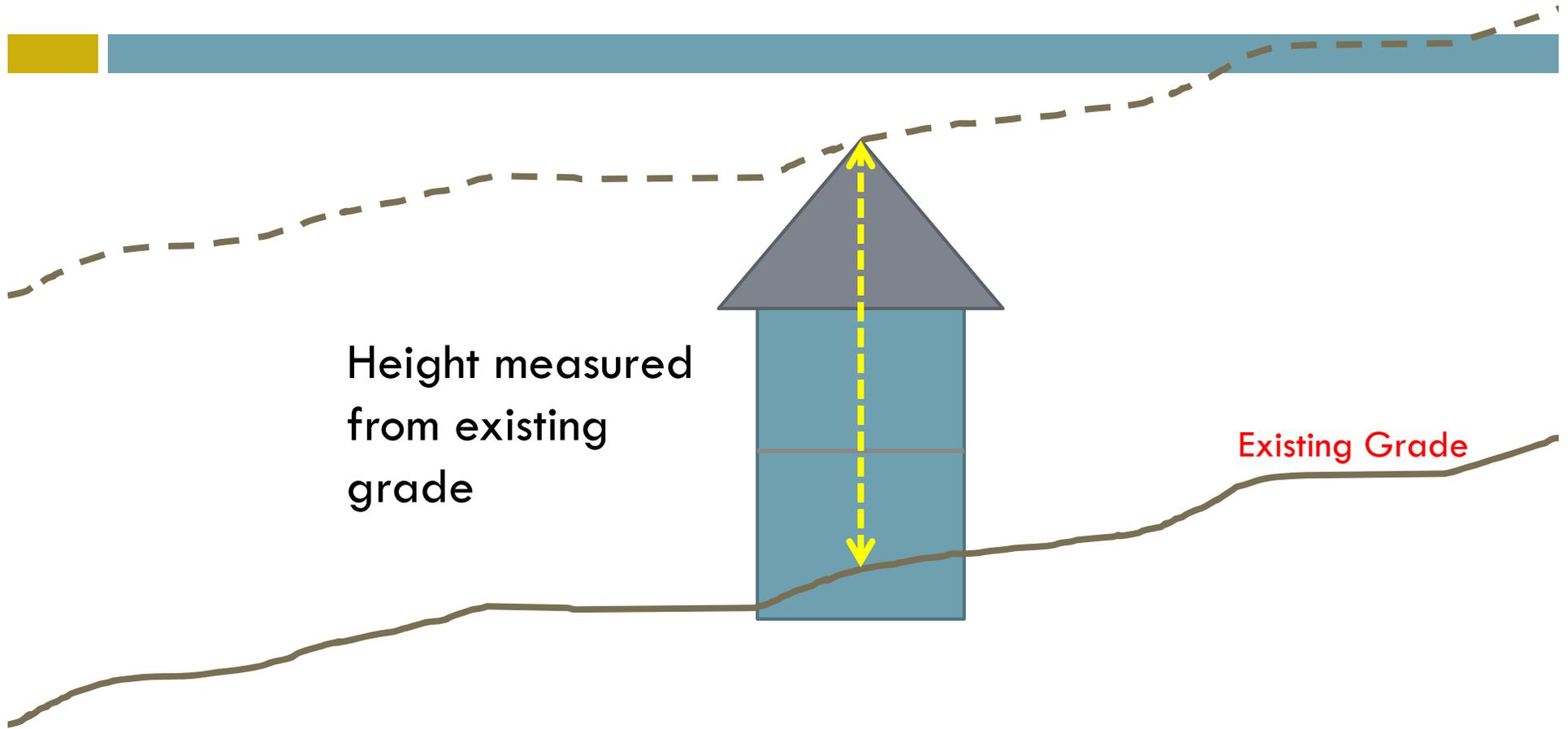
Height



HEIGHT



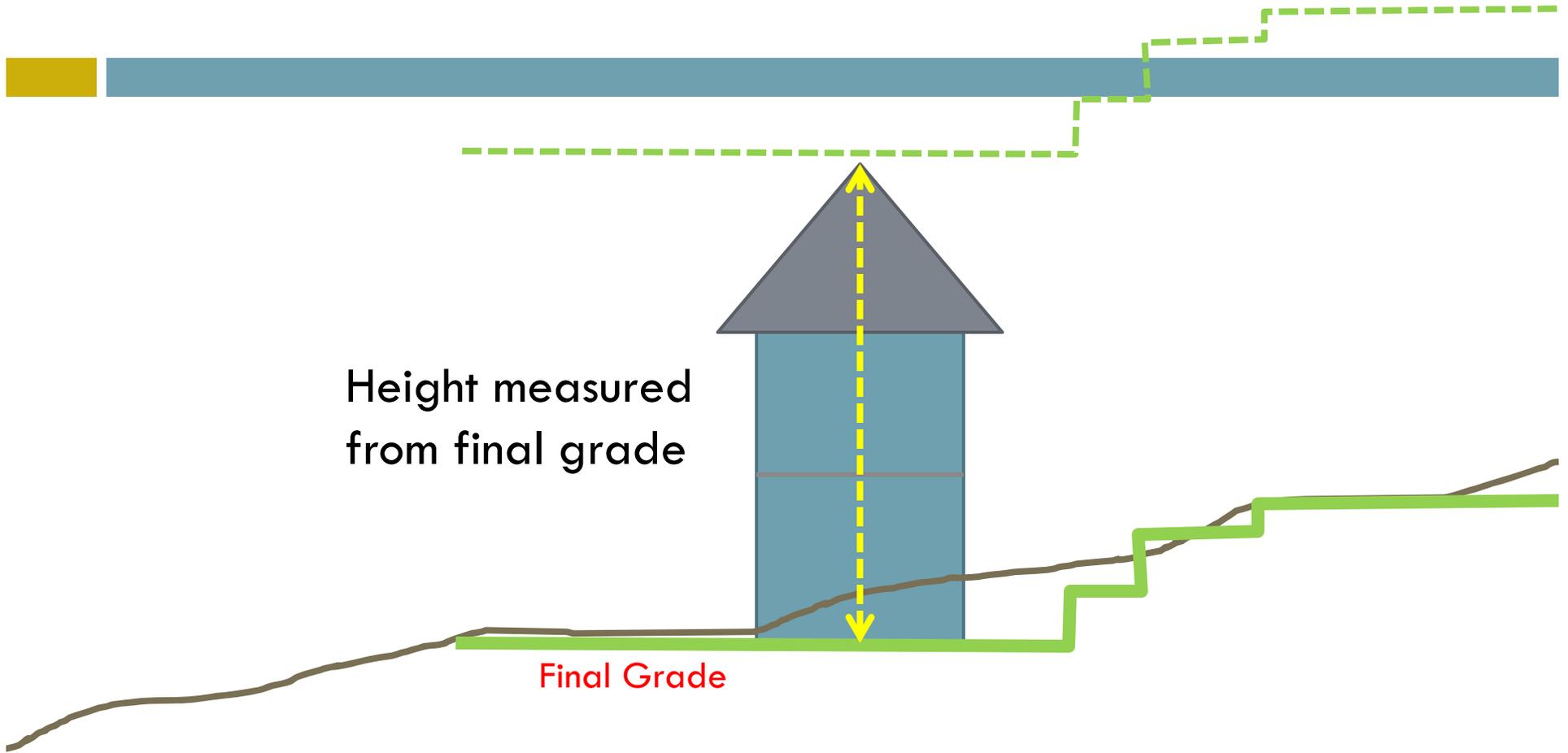
HEIGHT



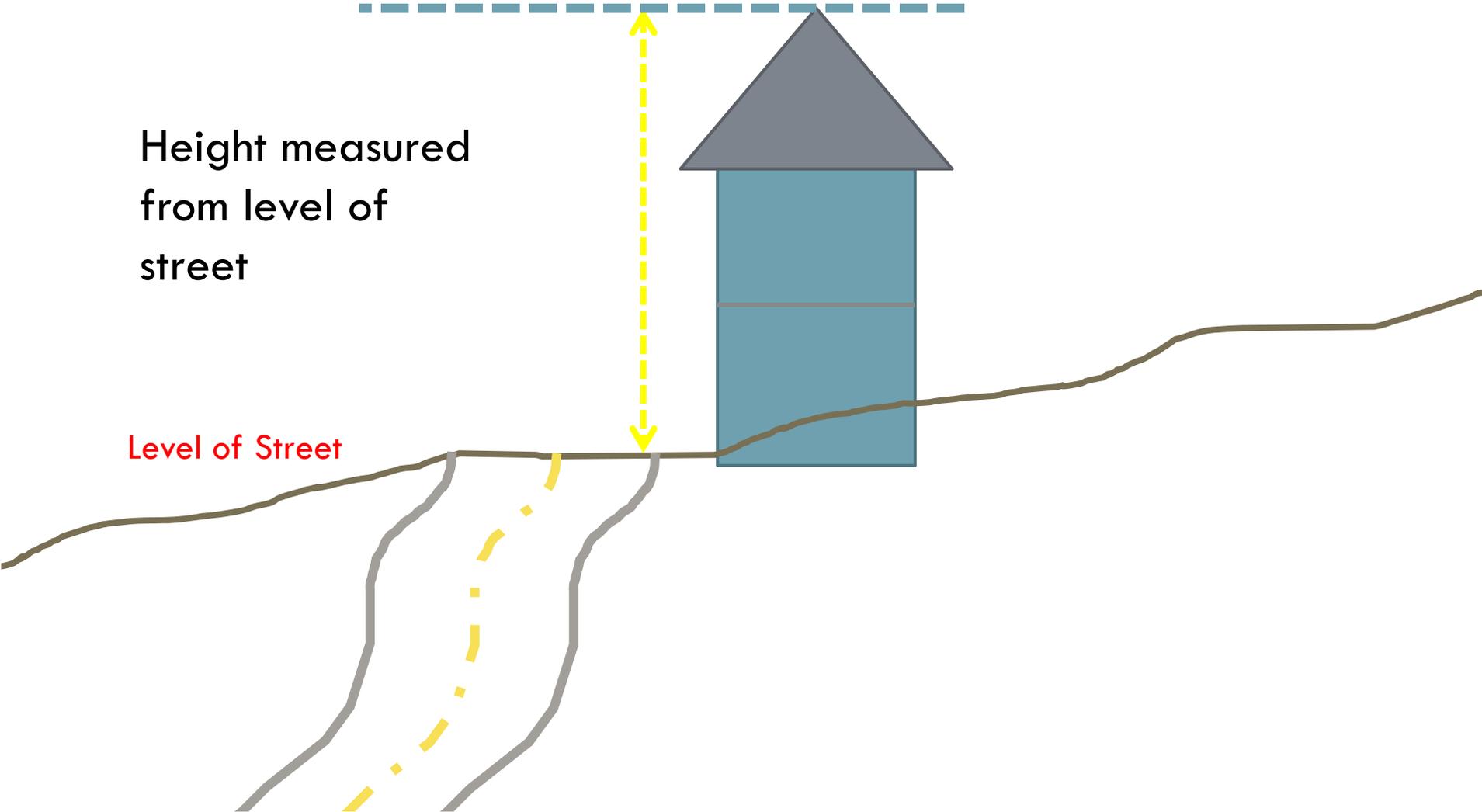
Height measured
from existing
grade

Existing Grade

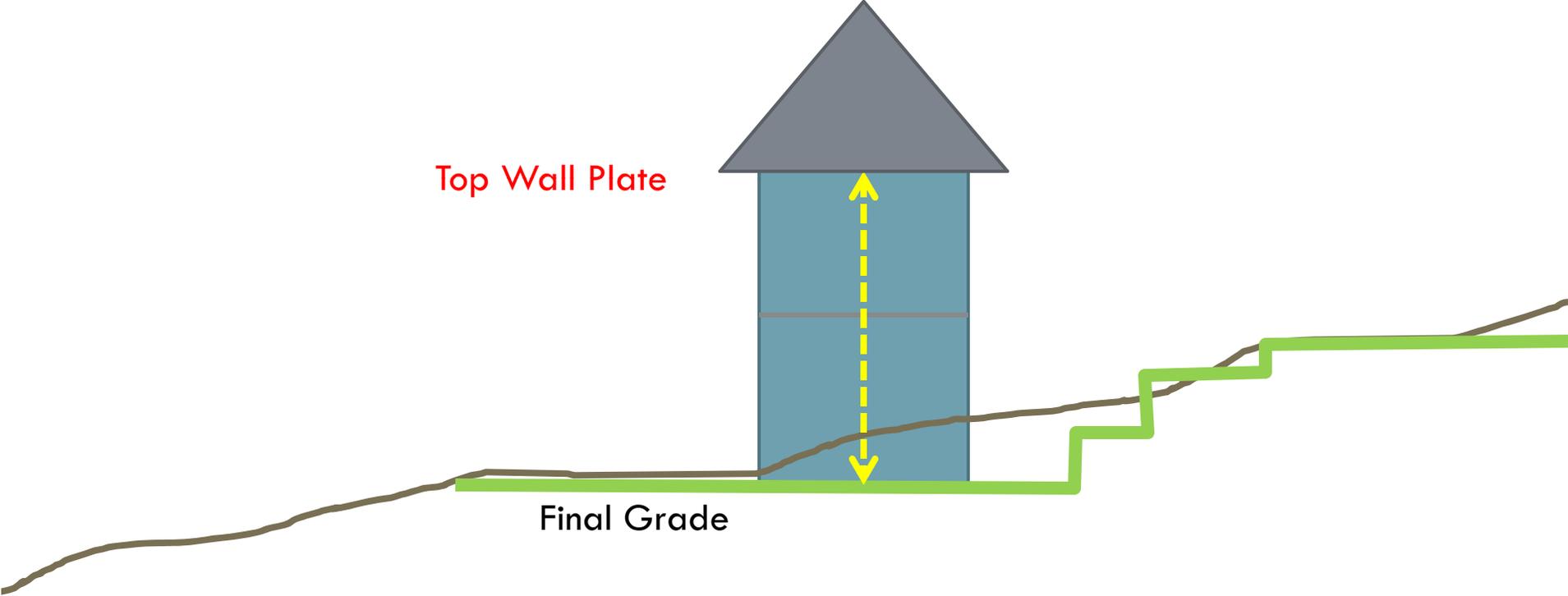
HEIGHT



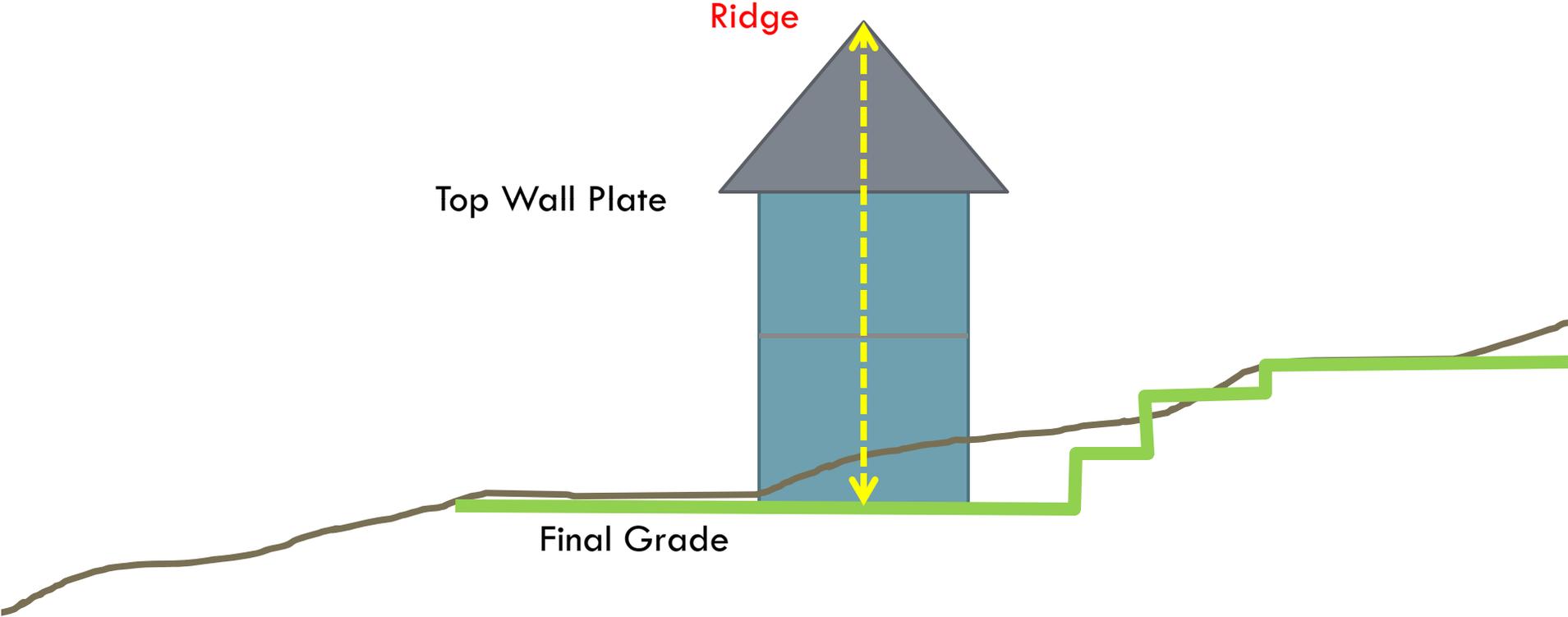
HEIGHT



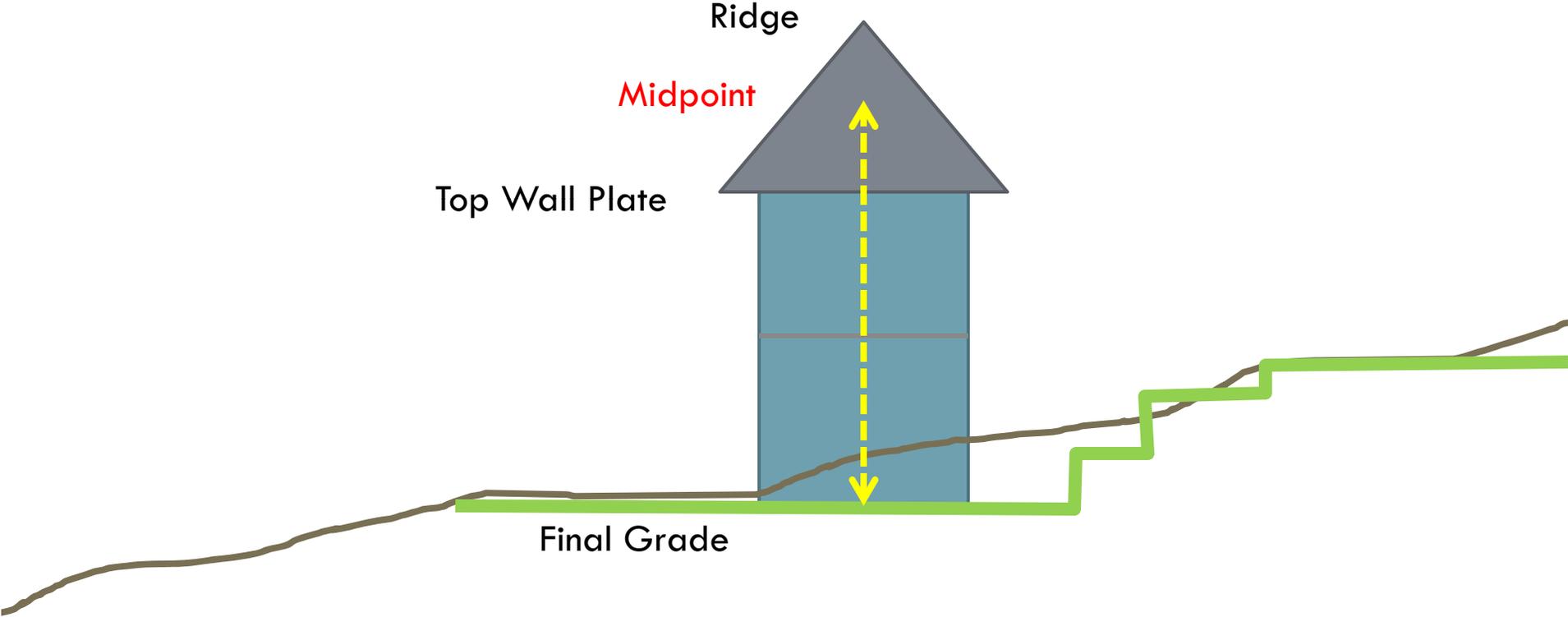
HEIGHT



HEIGHT

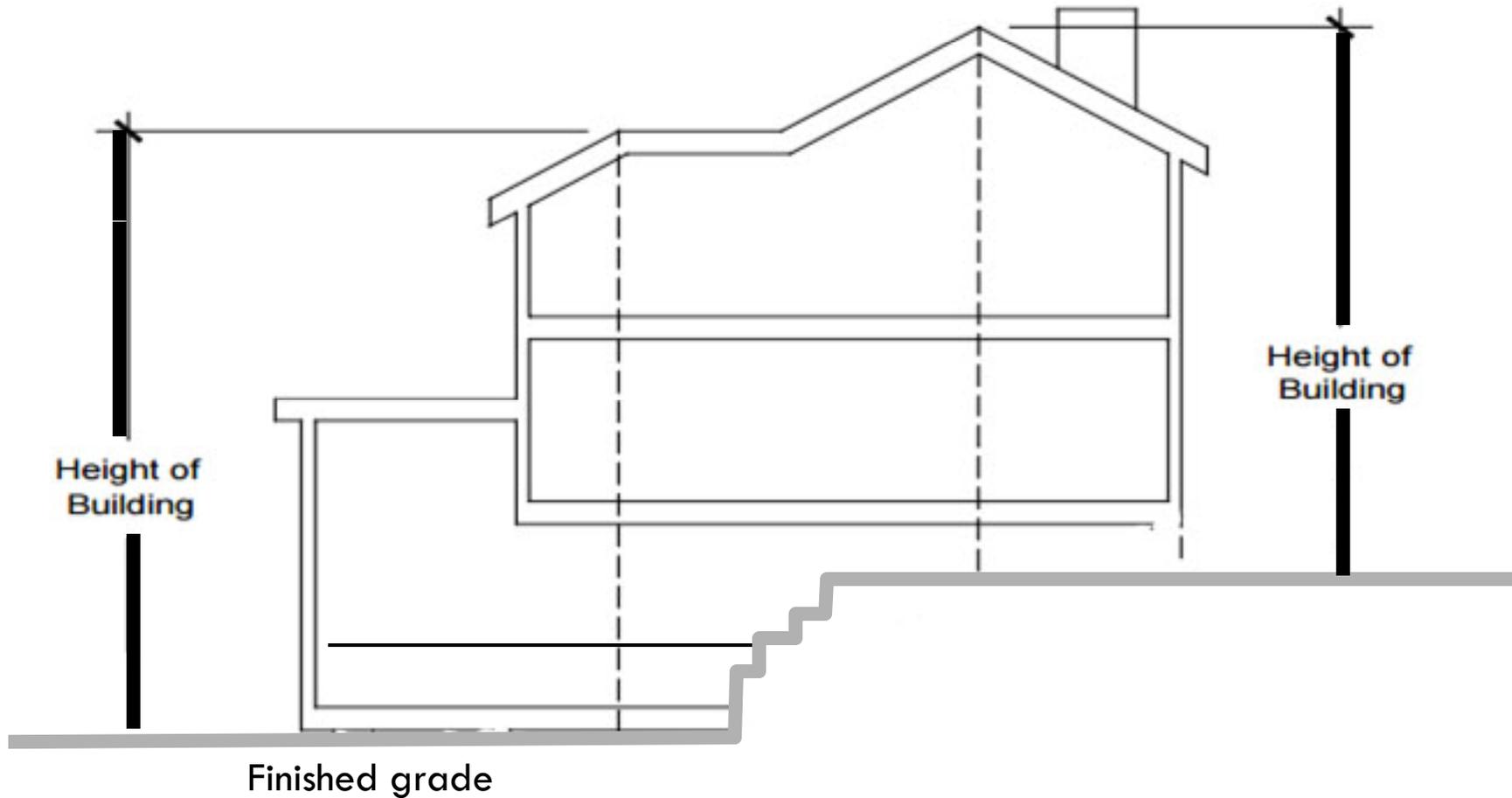


HEIGHT



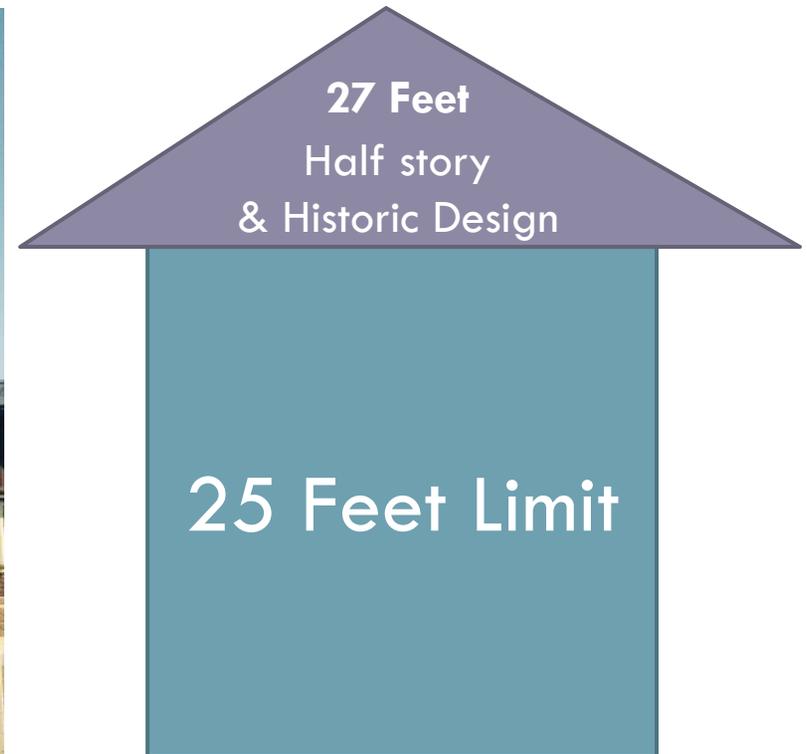
HEIGHT

Vertical distance measured from points around structure where perimeter of the structure meets the finished grade to the highest point of the roof, ridge, or parapet wall



Issue #16A: Height in Residential Neighborhoods

Option 1: Maintain the existing standards.



Issue #16A: Height in Residential Neighborhoods

Option 2: Eliminate 27 foot exceptions.
(Max height of 25 feet.)



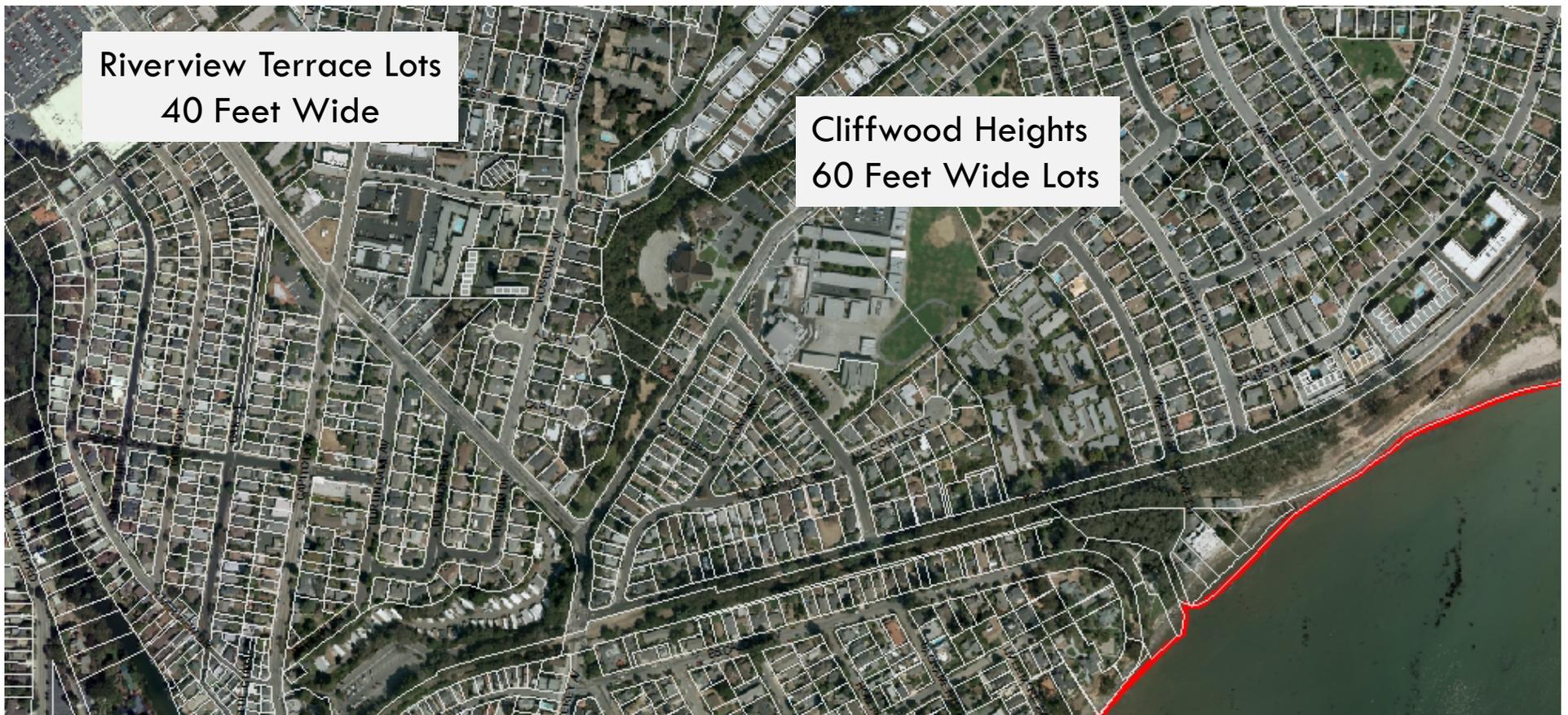
Issue #16A: Height in Residential Neighborhoods

Option 3: Allow greater variation based on existing neighborhood character.



Issue #16A: Height in Residential Neighborhoods

Option 3: Allow greater variation based on existing neighborhood character.



Issue #16A: Height in Residential Neighborhoods

Option 1: Maintain the existing standards. (25 + 2)

Option 2: Eliminate 27 foot exceptions. (25 max)

Option 3: Allow greater variation based on existing neighborhood character.

Issue #16B: Capitola Village

Option 1: Maintain the existing standards. 27'



Issue #16B: Capitola Village

Option 2: Expand exception provisions



Superior Design

**Substantial
Community Benefit**

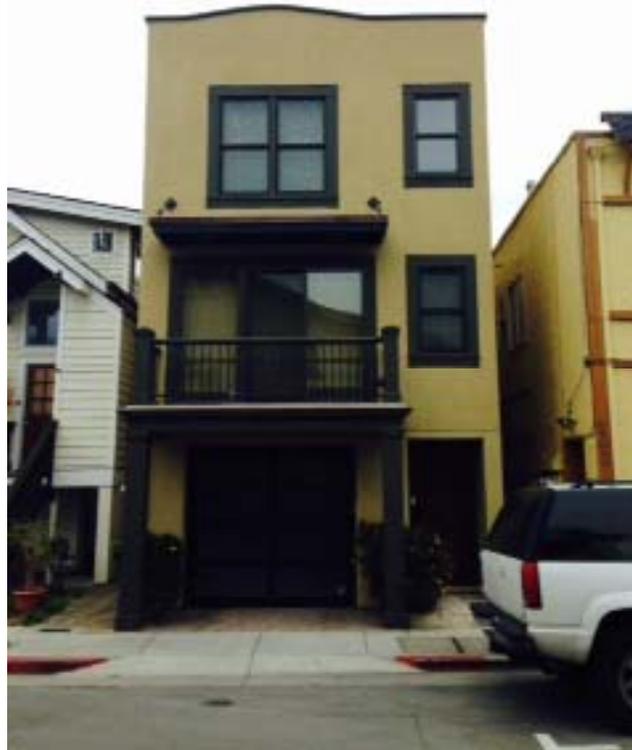
Issue #16B: Capitola Village

Option 3: Increase maximum height limit to accommodate 3 stories.



Issue #16B: Capitola Village

Option 3: Increase maximum height limit to accommodate 3 stories.



Issue #16B: Capitola Village

Option 3: Increase maximum height limit to accommodate 3 stories.



Issue #16B: Capitola Village

Option 3: Increase maximum height limit to accommodate 3 stories.



FINDINGS:

Compatible

No Negative Impact to Surrounding

Issue #16B: Capitola Village



Option 1: Maintain the existing standards.

Option 2: Expand exception provisions

Option 3: Increase maximum height limit to accommodate 3 stories.

Issue #16C: Village Hotel

Option 1: Apply Central Village standard. (27')



Issue #16C: Village Hotel

Option 2: Establish Performance Standards

“The maximum height of the hotel should remain below the elevation of the bluff behind. The bluff behind the hotel should remain legible as a green edge with existing mature trees maintained on site.”

Issue #16C: Village Hotel

Option 2: Establish Performance Standards

- Below the elevation of the bluff
- Bluff legible as green edge with existing mature trees
- Variation in height along street frontage to compliment the existing streetscape

Issue #16C: Village Hotel

Option 3: Establish a Numerical Standard Unique to Hotel



X Feet
Above
Sea Level

Issue #16C: Village Hotel



Option 1: Apply Central Village standard. (27')

Option 2: Establish Performance Standards

Option 3: Establish a Numerical Standard Unique to Hotel

Issue #15: Visitor-Serving Use in Depot Hill



Issue #15: Visitor-Serving Use in Depot Hill



Visitor Accommodations (VA)

Visitor Accomodations

Hotel, Motel, Hostel,
Bed and Breakfast,
Lodge, Campground,
Resort.

Ancillary Visitor-serving
food and service
establishments.

MAX FAR: 0.5.

Issue #15: Visitor-Serving Use in Depot Hill



- Visitor Serving (VS)
- Visitor Accommodations (VA)
- Single-Family Residential (R-SF)
- Parks and Open Space (P/OS)
- Public/Quasi-Public (P/QP)

VS Overlay

Hotel, Motel, Hostel, Bed and Breakfast, Lodge, Campground, Resort.

Ancillary visitor-serving food and service establishments.

Apply Development Standards of R-1.

Issue #15: Visitor-Serving Use in Depot Hill

ZONING

VS –
Monarch Cove Inn



Issue #15: Visitor-Serving Use in Depot Hill



ZONING

**VS –
Monarch Cove Inn**

**VS –
El Salto**

Issue #15: Visitor-Serving Use in Depot Hill



ZONING

VS –
Monarch Cove Inn

VS –
El Salto

VS –
Overlay

HEIGHT: 30 feet
Up to 36 feet
with findings

	Monarch Cove	El Salto
Visitor lodging	CUP	CUP
Food service related to lodging	CUP	CUP
Public paths	CUP	CUP
Temporary festivals	CUP	Prohibited
Live entertainment	CUP	Prohibited
Commercial entertainment and recreation	CUP	Prohibited
Other similar visitor-serving uses	CUP	Prohibited
Accessory office and retail uses	CUP	Prohibited
Single-family homes	Prohibited	CUP
Multi-family homes	Prohibited	CUP

	Visitor Serving
Visitor lodging	CUP
RV Park	CUP
Campground	CUP
Restaurant or Bar	CUP
Employee Housing	CUP
Day care centers	CUP
Temporary festivals	CUP
Weddings	CUP
Live entertainment	CUP
Commercial entertainment and recreation	CUP
Other similar visitor-serving uses	CUP
Accessory office and retail uses	CUP
Single-family homes	CUP
Multi-family homes	CUP

Issue #15: Visitor-Serving Use in Depot Hill

Neighbor Concerns

- Existing use has caused problems for neighbors
- New visitor-serving uses would increase these problems
- Permitted intensity of new visitor-accommodation uses would be incompatible with the surrounding single-family neighborhood



Issue #15: Visitor-Serving Uses on Depot Hill

Option 1: Maintain existing permitted uses.

	Monarch Cove	El Salto
Visitor lodging	CUP	CUP
Food service related to lodging	CUP	CUP
Public paths	CUP	CUP
Temporary festivals	CUP	Prohibited
Live entertainment	CUP	Prohibited
Commercial entertainment and recreation	CUP	Prohibited
Other similar visitor-serving uses	CUP	Prohibited
Accessory office and retail uses	CUP	Prohibited
Single-family homes	Prohibited	CUP
Multi-family homes	Prohibited	CUP

Issue #15: Visitor-Serving Uses on Depot Hill

Option 2: Modify permitted uses (Monarch Cove).

	Monarch Cove	El Salto
Visitor lodging	CUP	CUP
Food service related to lodging	CUP	CUP
Public paths	CUP	CUP
Temporary festivals	CUP Prohibit	Prohibited
Live entertainment	CUP Prohibit	Prohibited
Commercial entertainment and recreation	CUP Prohibit	Prohibited
Other similar visitor-serving uses	CUP	Prohibited
Accessory office and retail uses	CUP	Prohibited
Single-family homes	Prohibited	CUP
Multi-family homes	Prohibited	CUP

	Visitor Serving
Visitor lodging Bed and Breakfast.	CUP
RV Park	CUP Prohibit
Campground	CUP Prohibit
Restaurant or Bar	CUP Prohibit
Employee Housing	CUP
Day care centers	CUP Prohibit
Temporary festivals	CUP Prohibit
Weddings	CUP Prohibit
Live entertainment	CUP Prohibit
Commercial entertainment and recreation	CUP Prohibit
Other similar visitor-serving uses	CUP Prohibit
Accessory office and retail uses	CUP Prohibit
Single-family homes	CUP
Multi-family homes	CUP

Issue #15: Visitor-Serving Uses on Depot Hill

Option 3: Limit intensity of visitor accommodation uses

	Existing	New
Height	30 ft.	28 ft.
Lot Coverage	50%	25%
Habitable Building Area	No limit*	15,000 sq. ft.
Guest Rooms	No limit*	15

*Currently limited by other standards, such as parking and lot coverage

Issue #15: Visitor-Serving Uses on Depot Hill



Option 4:
Rezone to R-1

New Visitor
Serving Uses
Prohibited.

Existing Use
allowed to
continue.

Issue #15: Visitor-Serving Use in Depot Hill



-  Visitor Serving (VS)
-  Visitor Accommodations (VA)
-  Single-Family Residential (R-SF)
-  Parks and Open Space (P/OS)
-  Public/Quasi-Public (P/QP)

Issue #15: Visitor-Serving Uses on Depot Hill

Option 1: Maintain existing permitted uses.

Option 2: Modify permitted uses.

Option 3: Limit intensity of visitor accommodation uses.

Option 4: Rezone to R-1.

Issue #6: Historic Preservation



Resident desire to improve historic preservation regulations:

- Adopt clear standards for including properties on historic list.
- Establish a procedure and criteria for the City to approve or deny modifications to historic resources
- Adopt and maintain a complete list of local historic resources

Issue #6: Historic Preservation



NEW ZONING CODE PROVISIONS

**Procedures to
identify historic
resources**

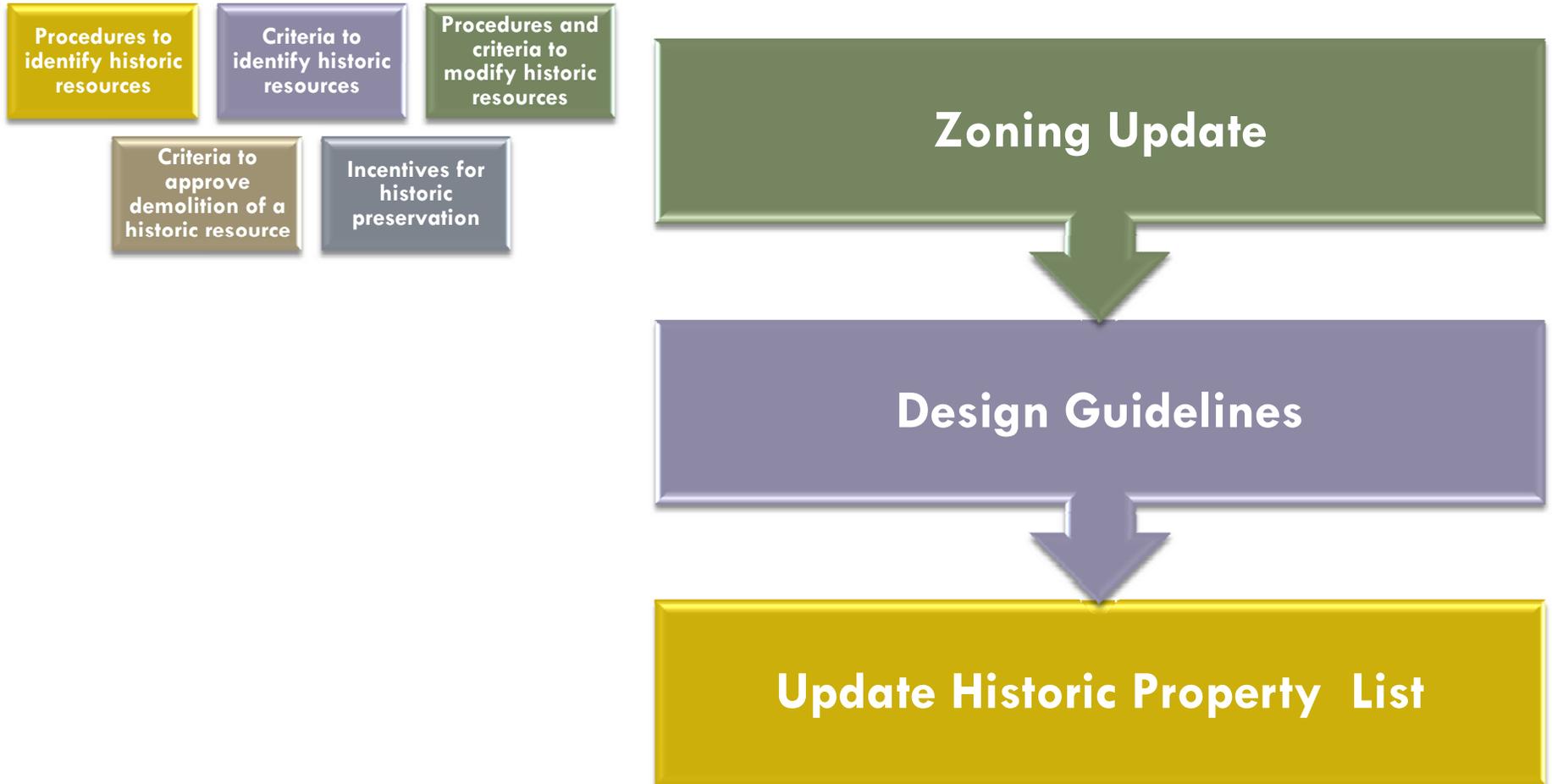
**Criteria to
identify historic
resources**

**Procedures and
criteria to
modify historic
resources**

**Criteria to
approve
demolition of a
historic resource**

**Incentives for
historic
preservation**

Issue #6: Historic Preservation



Issue #6: Historic Preservation

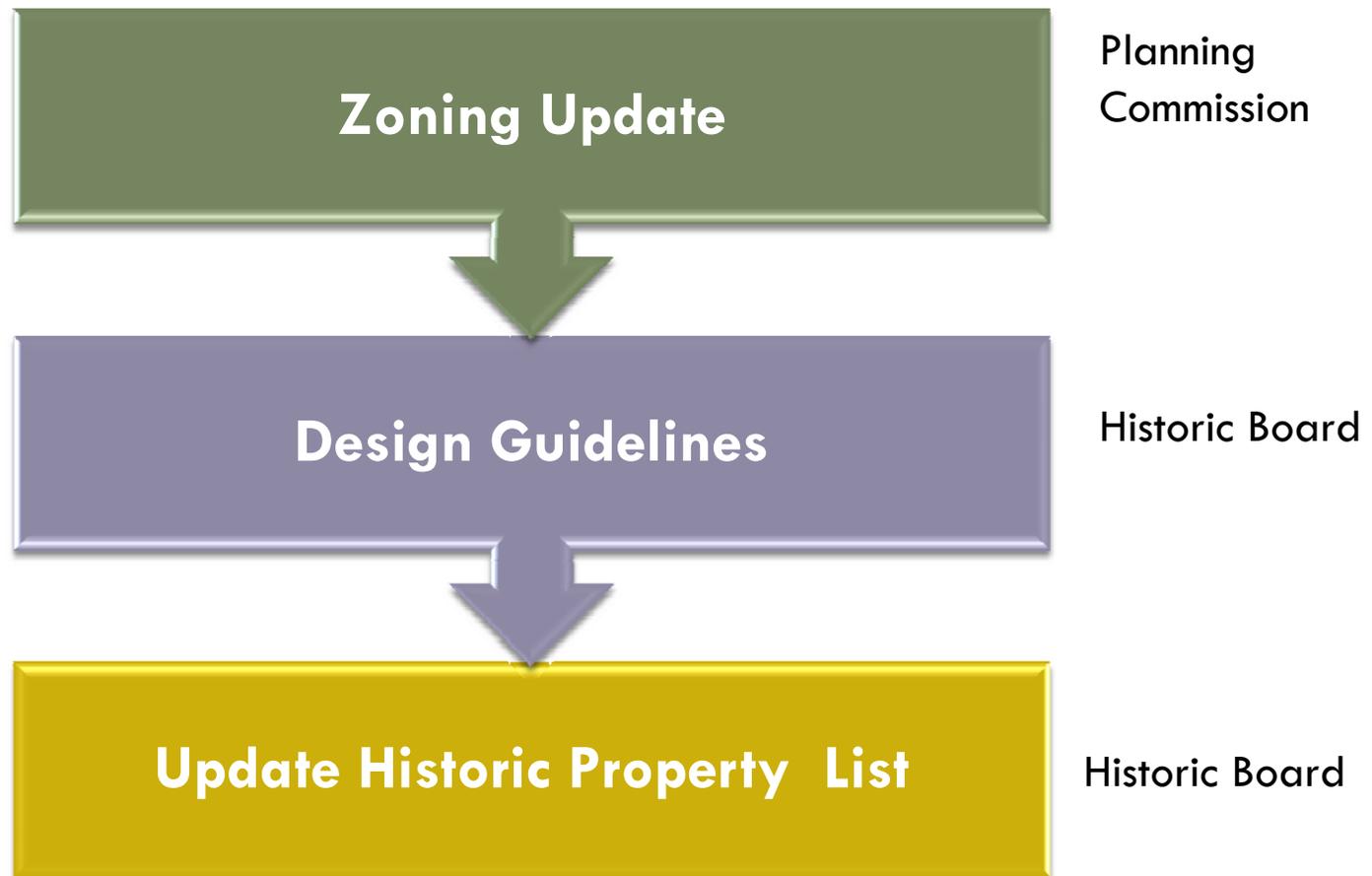
Option 1: Establish a Historic Resources Board.

Possible Functions:

- Review designation of historic features.
- Advise on historic design guidelines.
- Advise the Planning Commission and City Council on other matters pertaining to historic preservation
- Review additions/modifications (or keep PC review)



Issue #6: Historic Preservation



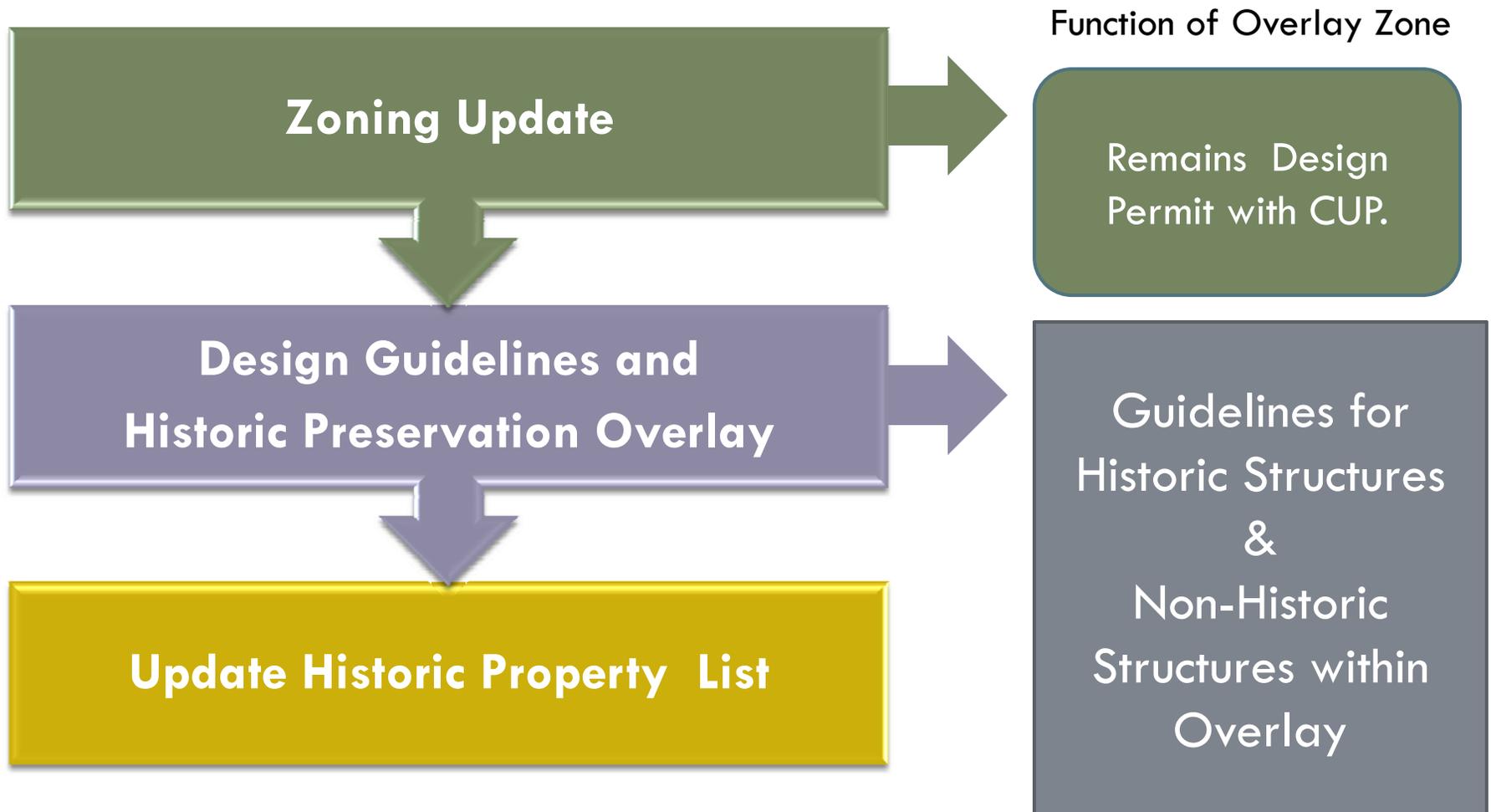
Issue #6: Historic Preservation

Option 2: Establish a new Historic Preservation Overlay Zone.

- Applies to existing National Register Historic Districts and other areas
- Highlights special permit requirements, design standards, and incentives for preservation



Issue #6: Historic Preservation



Issue #6: Historic Preservation

Option 3: Establish new enforcement and penalty provisions

Pacific Grove established financial penalties and development limitations on structures in violation of the City's historic preservation ordinance



Issue #6: Historic Preservation

Option 4: Establish new maintenance and upkeep provisions

Add language specifically requiring adequate maintenance and upkeep of historic resources to prevent demolition by neglect



Issue #6: Historic Preservation

Option 1: Establish a Historic Resources Board.

Option 2: Establish a new Historic Preservation Overlay Zone.

Option 3: Establish new enforcement and penalty provisions

Option 4: Establish new maintenance and upkeep provisions