Issue 1: Protecting the Unique Qualities of Residential Neighborhoods
Issue #1: Neighborhood Character

- **Policy LU-5.1 Neighborhood Characteristics.** Require new residential development to strengthen and enhance the unique qualities of the neighborhood in which it is located.

- **Policy LU-5.3 Mass and Scale.** Ensure that the mass, scale and height of new development is compatible with existing homes within residential neighborhoods.

- **Policy LU-5.5 Architectural Character.** Ensure that the architectural character of new development and substantial remodels complements the unique qualities of the neighborhood in which it is located and the overall coastal village character of Capitola.
Issue #1: Neighborhood Character

• **Unique qualities**
  – Inviting front yard and front facade
  – Less emphasis on car in design.
    • Driveway 40% max width
    • Garage set further back
  – Compact Neighborhoods
  – Large backyard (20% of lot depth)

• **Compatible**
  – Total building mass (FAR)
  – Max height of 25’ to 27’ w/exception
Issue #1: Neighborhood Character
Floor Area Ratio

0.5 FAR
2 Stories -- ¼ Lot Area
1 Story -- ½ Lot Area
### Issue #1: Neighborhood Character

#### Floor Area Ratio

- **Floor Area Ratio – Deck Exceptions:**
  - **Front Façade**
  - **Adjacent to Open Space**
    - Example, homes located along Soquel Creek and ocean front properties.
    - Rail corridor open space should not be included in the exception.
  - **Restaurants and Hotels.**
- Include in the updated design permit standards and individual neighborhood standards.
### Issue #1: Neighborhood Character

#### HEIGHT

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<td>27’ for roof pitch greater than 5:12</td>
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<td>27’ on lots greater than 7000 sf</td>
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Issue #1: Neighborhood Character

HEIGHT: Exception for Roof Pitch

- 2/12 pitch
- 4/12 pitch
- 5/12 pitch
- 6/12 pitch
- 7/12 pitch
- 8/12 pitch
- 9/12 pitch
- 10/12 pitch
- 12/12 pitch

Greater than 5:12 roof pitch
Issue #1: Neighborhood Character

HEIGHT: Exception for Lot Size
Issue #1: Neighborhood Character

HEIGHT: Exception for Lot Width

40’  40’  80’  40’
Issue #1: Neighborhood Character

HEIGHT: Exception for Steep Slopes
Issue #1: Neighborhood Character

HEIGHT

27'
25'
Issue #1: Neighborhood Character

HEIGHT

27'

25'
### Issue #1: Neighborhood Character

**HEIGHT**

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Issue #1: Neighborhood Character

Narrow Lots
Issue #1: Neighborhood Character

Narrow Lots
# Issue #1: Neighborhood Character

## Narrow Lots

<table>
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<tr>
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<tr>
<td>Side Yard</td>
<td>10% of lot width</td>
</tr>
<tr>
<td>Side Yard 2\text{nd} Story</td>
<td>15% of lot Width Add exception for lots 30’ wide or less.</td>
</tr>
</tbody>
</table>

![Diagram](chart.png)

- 40’
- 40’
- 30’
- 40’
Issue #1: Neighborhood Character
Second Structure in Rear Yards
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Second Structure in Rear Yards
# Issue #1: Neighborhood Character

**Second Structure in Rear Yards**

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<tr>
<td>Front Yard</td>
<td>40 feet</td>
<td></td>
</tr>
<tr>
<td>Side yard</td>
<td>3 feet</td>
<td></td>
</tr>
<tr>
<td>Rear Yard</td>
<td>8 feet</td>
<td></td>
</tr>
<tr>
<td>Setback from primary structure</td>
<td>3 feet</td>
<td></td>
</tr>
<tr>
<td>Exception</td>
<td>Accessory building 80 sf or less and max of 8 ‘ high may be located within setback area.</td>
<td>Add exception for existing <strong>non-conforming garages</strong> located within setbacks may be upgraded but not expanded.</td>
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### Issue #1: Neighborhood Character

#### Option 1: Maintain existing code.

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</tr>
<tr>
<td>Front Yard</td>
<td>15’</td>
</tr>
<tr>
<td>Garage</td>
<td>20’</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>20% of lot width</td>
</tr>
<tr>
<td>Side Yard</td>
<td>10% of lot width</td>
</tr>
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<td>Side Yard 2(^{nd}) Story</td>
<td>15% of lot Width</td>
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Issue #1: Neighborhood Character

Option 2: Introduce tailored development standards for individual residential neighborhoods.
Option 3: Allow case by case deviations to R-1 standards.

Findings:

1. Deviation reflects the prevailing character in neighborhood.

2. Will not negatively impact adjacent properties.
## Issue #1: Neighborhood Character

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

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<td>Allow existing non-conforming garage in rear yard to be improved but not expanded</td>
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Issue #1: Neighborhood Character

Option 1: Maintain existing code.

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

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

Option 4: HYBRID. Introduce development standards based on specific characteristics of lot or design.
Issue #8A: Calculation of Non Conforming Structural Alterations

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

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

Remodel Costs: (50% of "new construction" costs)
Remodel conditioned space: 279 square feet @ $100.00/square foot $27,900.00

Total Construction/Remodel Cost: $111,700.00 (78.5%)
Issue #8A: Calculation of Non-Conforming Structural Alterations

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

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

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

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

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