

Multi-family Homes in Single Family Zones

What is a Dwelling Unit?



Dwelling Unit

noun formal

/ˈdweliŋg ˈyoʊnət/ dwell·ing u·nit

One or more rooms in a dwelling designed for occupancy by one family for living or sleeping purposes and having only one kitchen.

What is a Multi-family Structure?



Multi-family Structure: 3 or more dwelling units



What is a Multi-family Structure?



Multi-family Structure: 3 or more dwelling units



Current Zoning Code



Multi-family structures with 3 or more units in a single family zone are **non-conforming**

Nonconforming

verb

non·con·form·ing \-kən-'fɔrm/

an activity which was legal at the time established but not presently a permitted or conditional use in the zone.

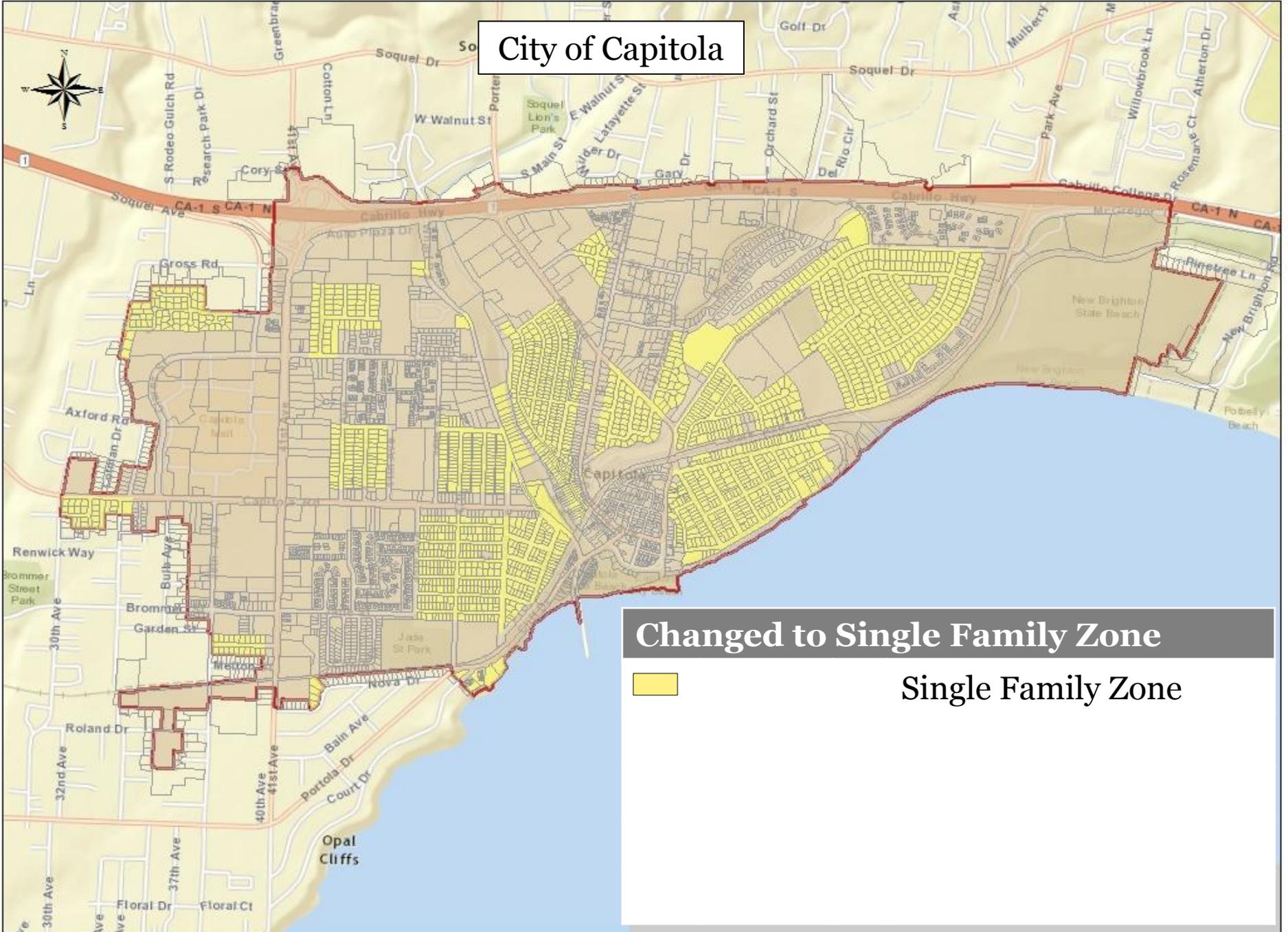
Current Zoning Code



Non-conforming multi-family homes must be discontinued or apply for an extension 50 years from the date the property became non-conforming, or June 26, 2019, whichever date is later.

(Ord. 764 § 1, 1994; Ord. 761 § 1, 1993)

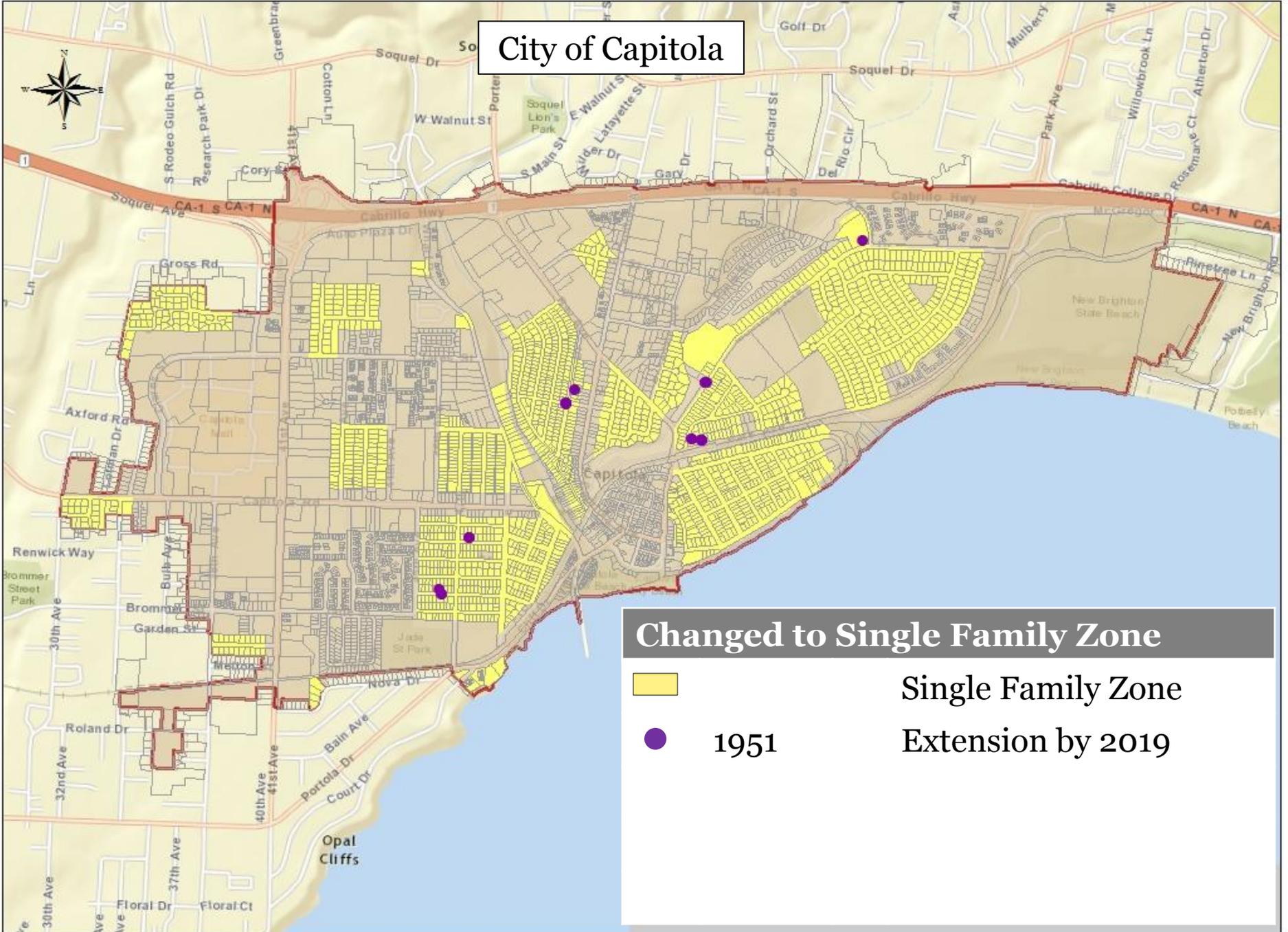
City of Capitola



Changed to Single Family Zone

Single Family Zone

City of Capitola

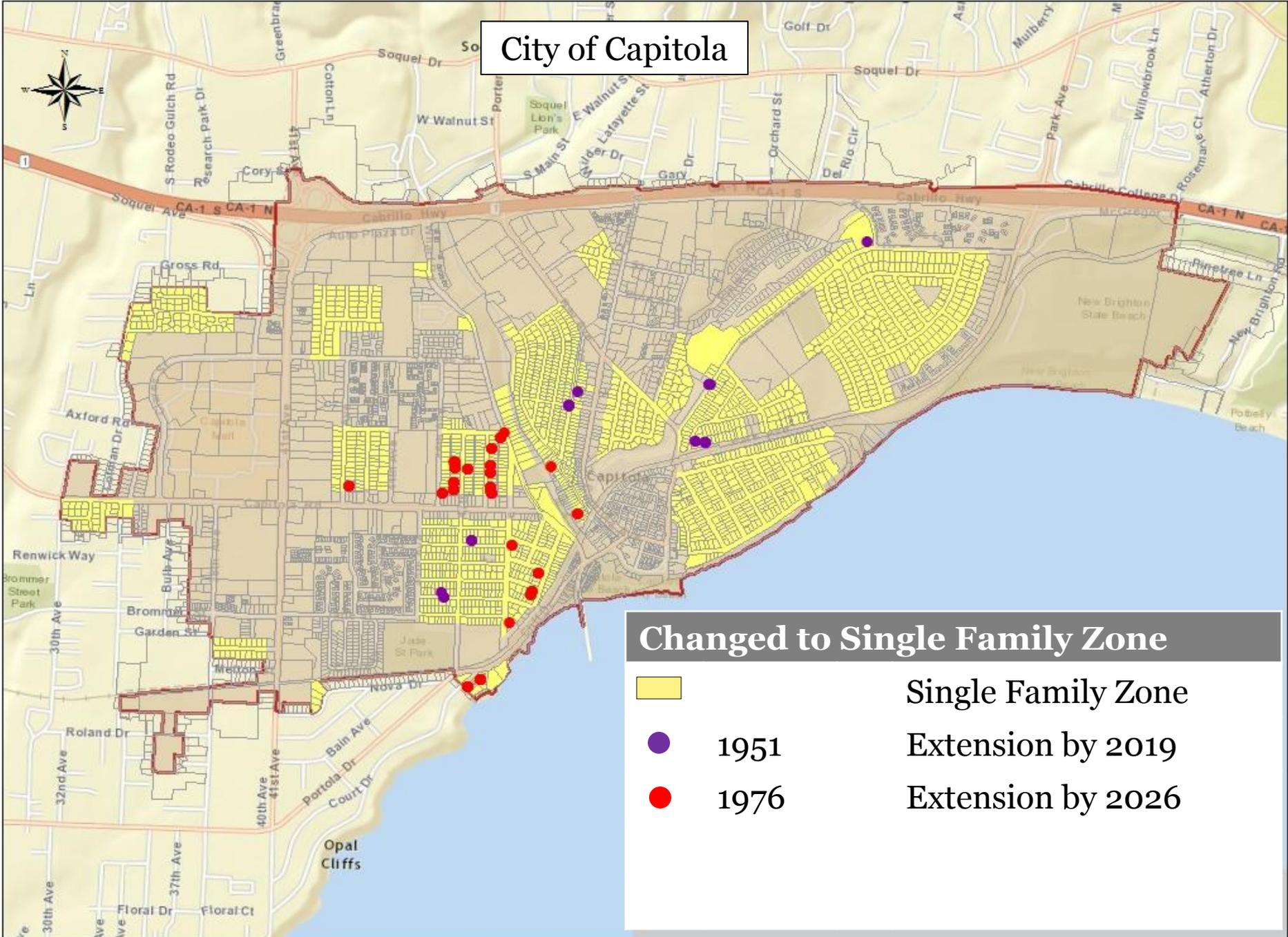


Changed to Single Family Zone

Single Family Zone Extension by 2019

1951

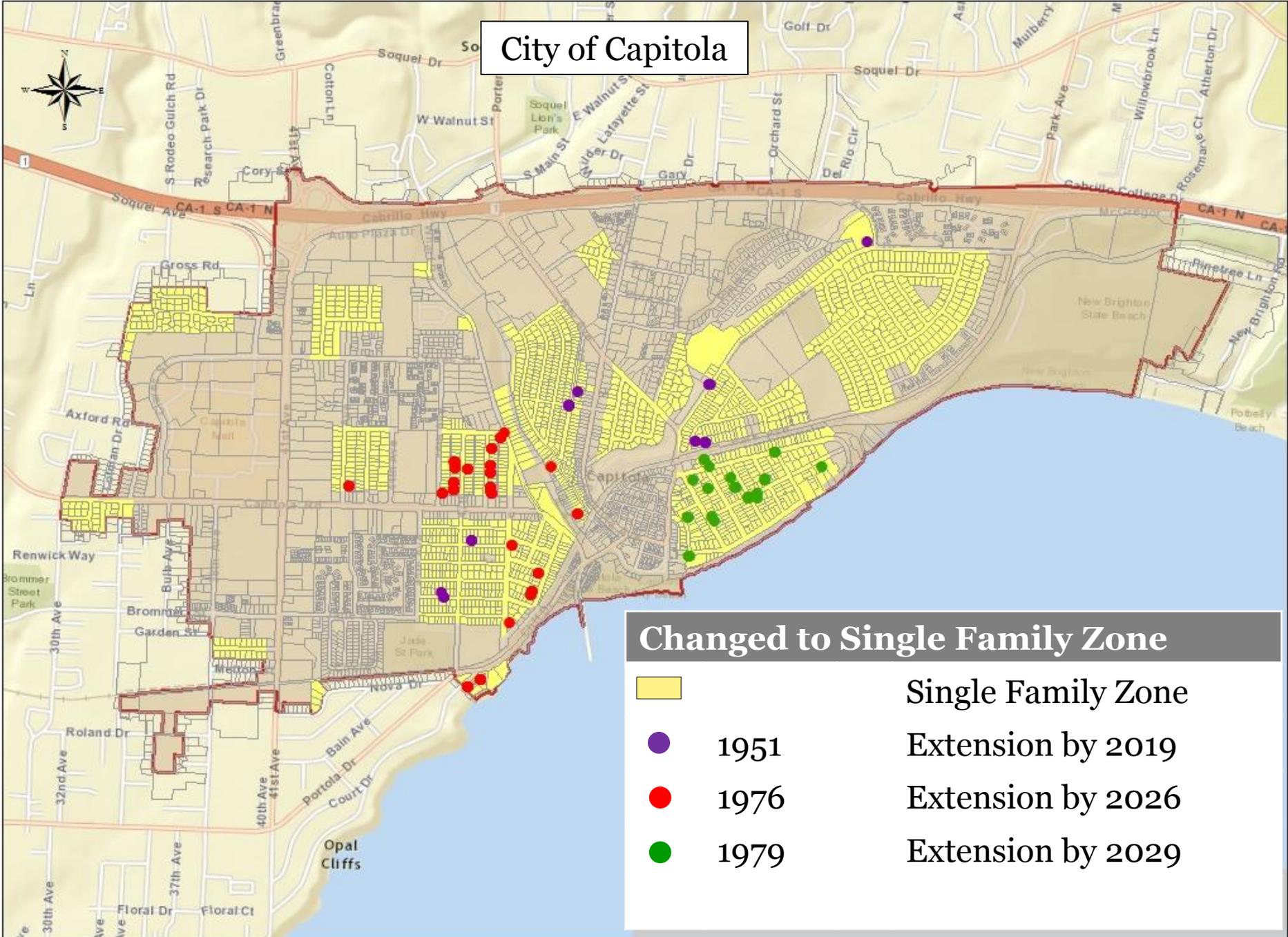
City of Capitola



Changed to Single Family Zone

- Single Family Zone
- 1951 Extension by 2019
- 1976 Extension by 2026

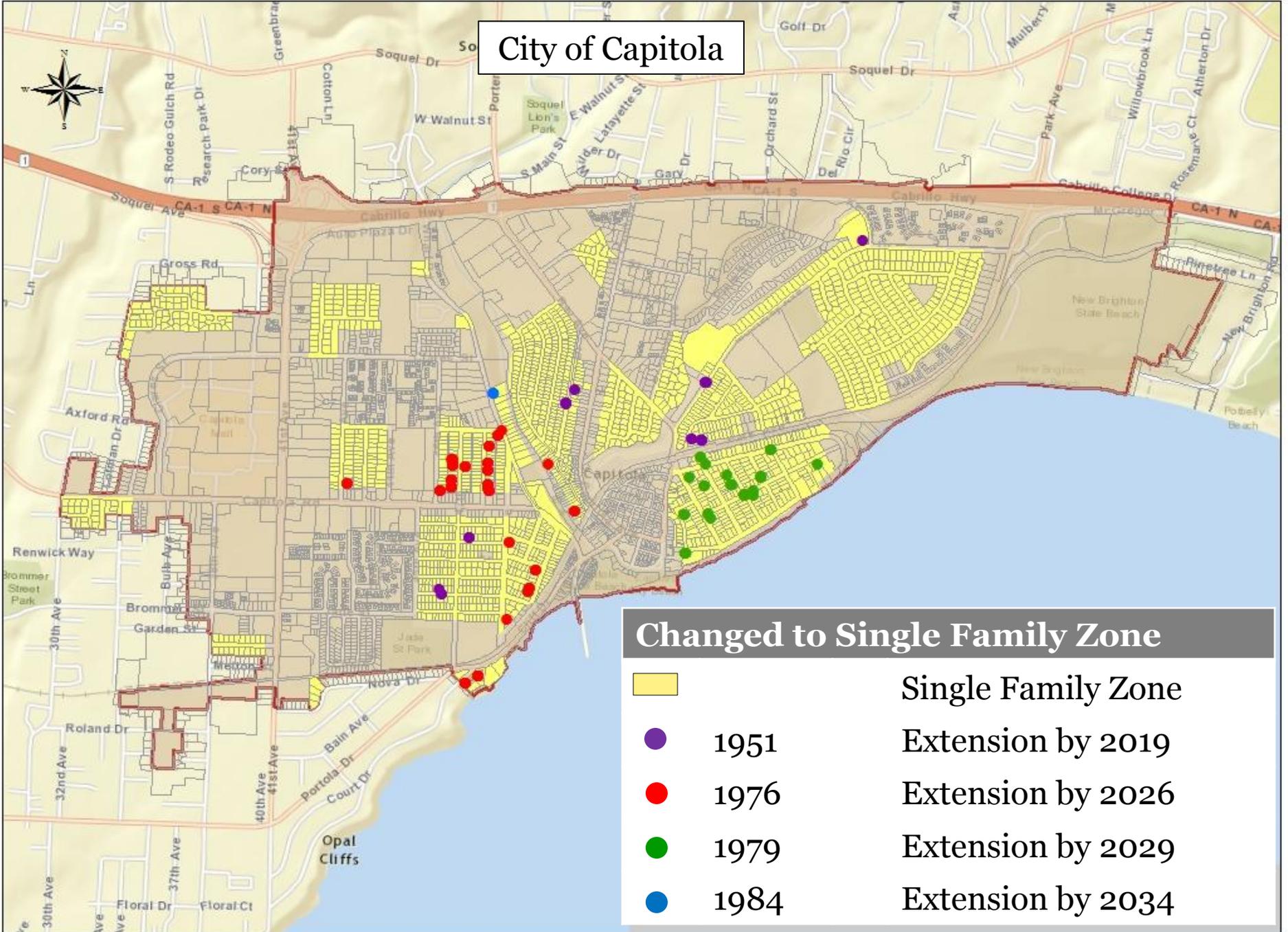
City of Capitola



Changed to Single Family Zone

- Single Family Zone
- 1951 Extension by 2019
- 1976 Extension by 2026
- 1979 Extension by 2029

City of Capitola



Changed to Single Family Zone	
	Single Family Zone
	1951 Extension by 2019
	1976 Extension by 2026
	1979 Extension by 2029
	1984 Extension by 2034

Public Outreach

June 15, 2015

Public Workshop

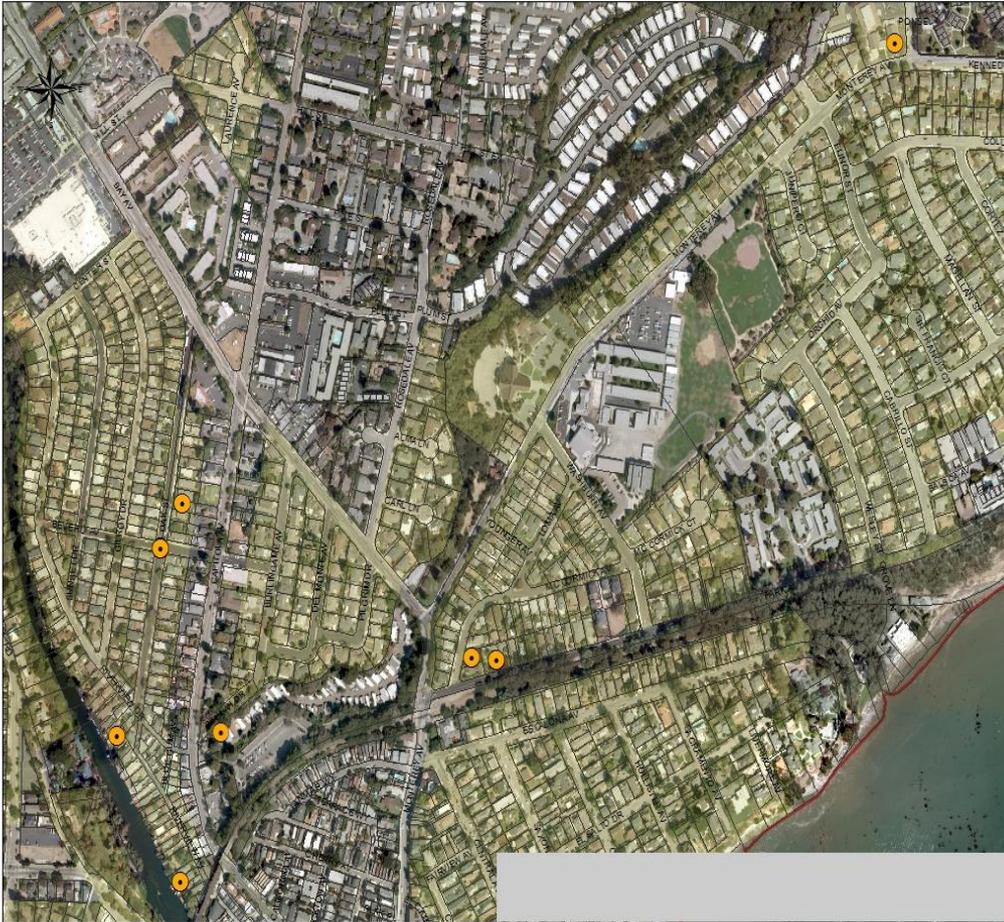
40 Attendees

Online Survey

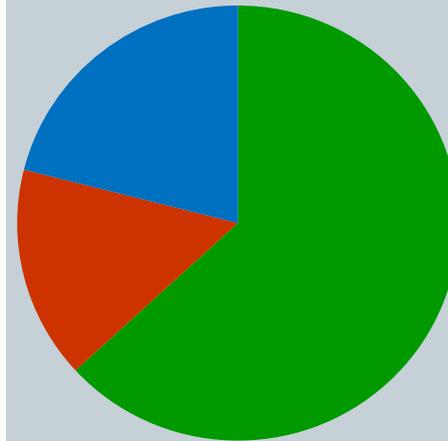
Mailed to owners
in R-1 within 300 ft
77 Participants



Riverview to Monterey



Neighborhood Influence



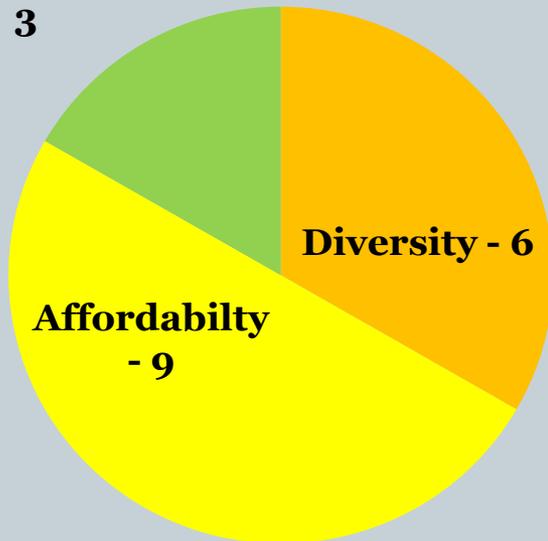
- Positive - 12
- Negative - 3
- Mix - 4
- None - 0

Riverview to Monterey

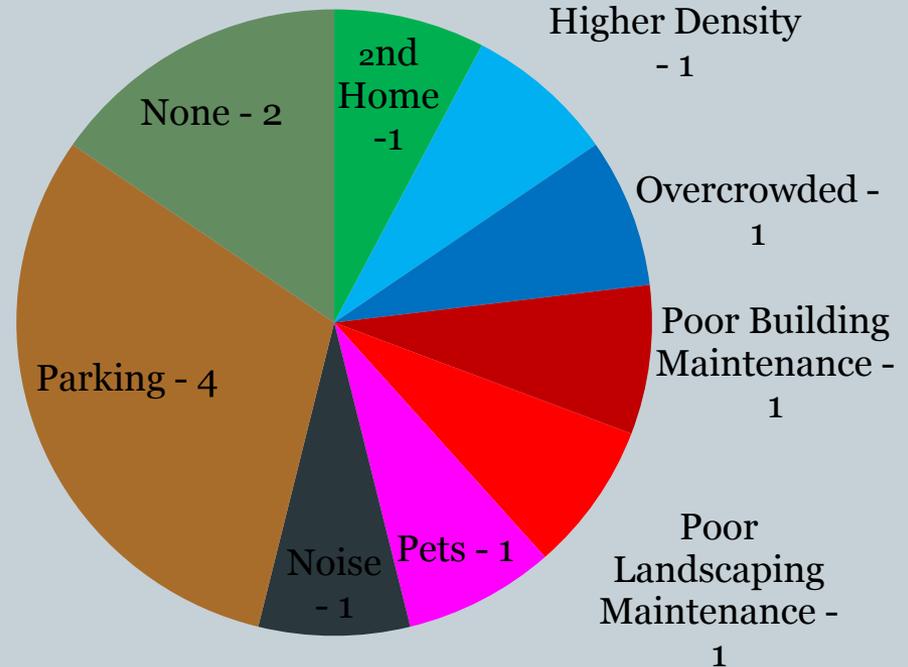


Positive Influences

**Year Round
Residents -
3**



Negative Influences

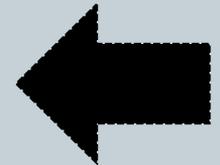


Riverview to Monterey

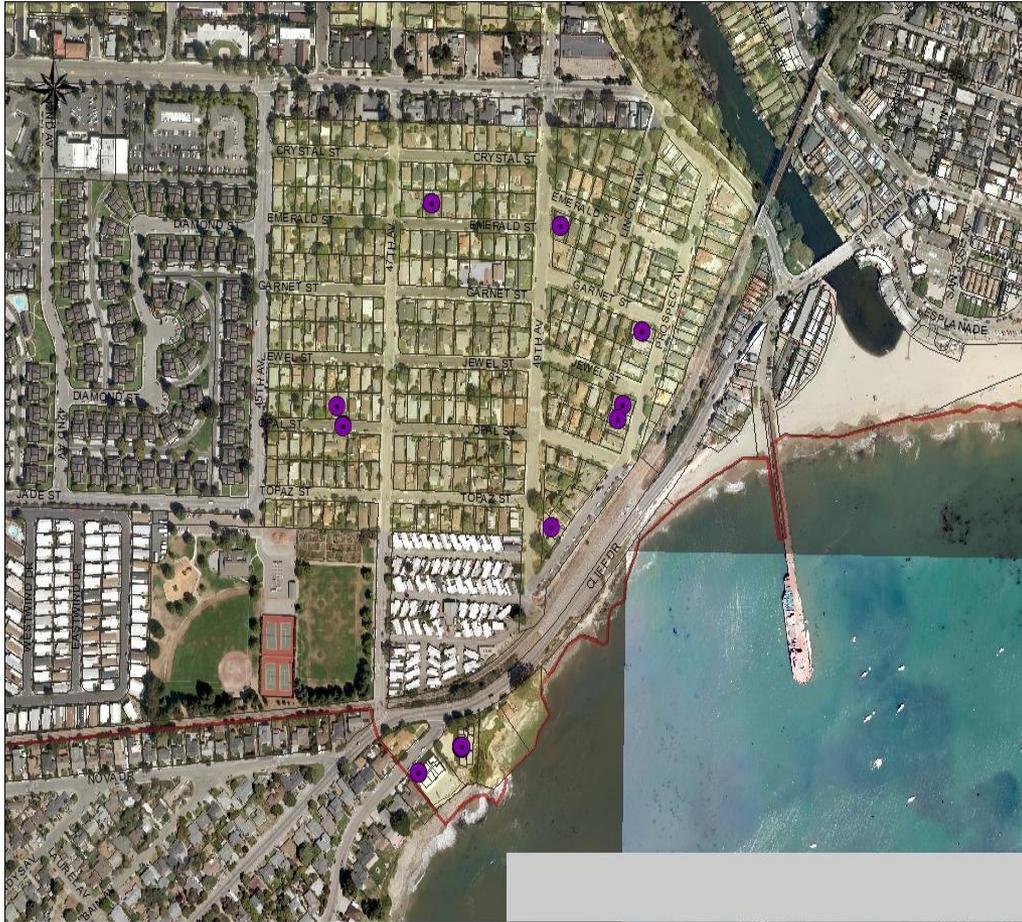
**Remove Extension.
Allow to continue
but not increase**

How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

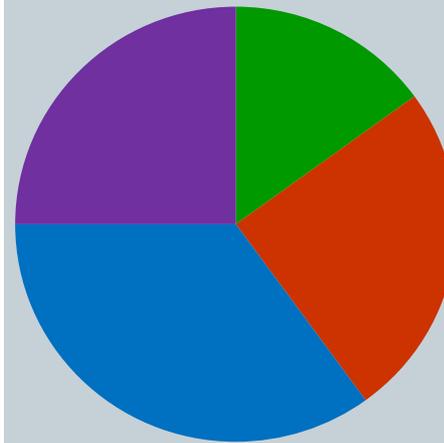
Options	Survey Results	Workshop Results	Total
A. Keep the current Code	1	0	1
A. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units	8	1	9
A. Add to the existing requirement that the City Council may require the removal of units to address issues that cannot be addressed due to limited space on the site such as adequate onsite parking	1	0	1
A. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning	1	1	2
A. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code	4	0	4
A. Other	2	0	2



Jewel Box



Neighborhood Influence

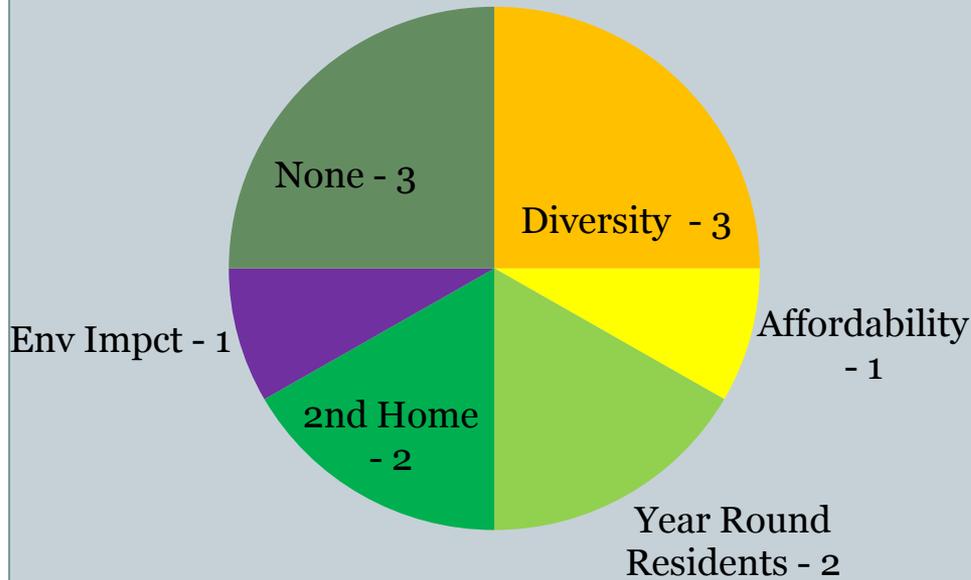


- Positive - 3
- Negative - 5
- Mix - 7
- None - 5

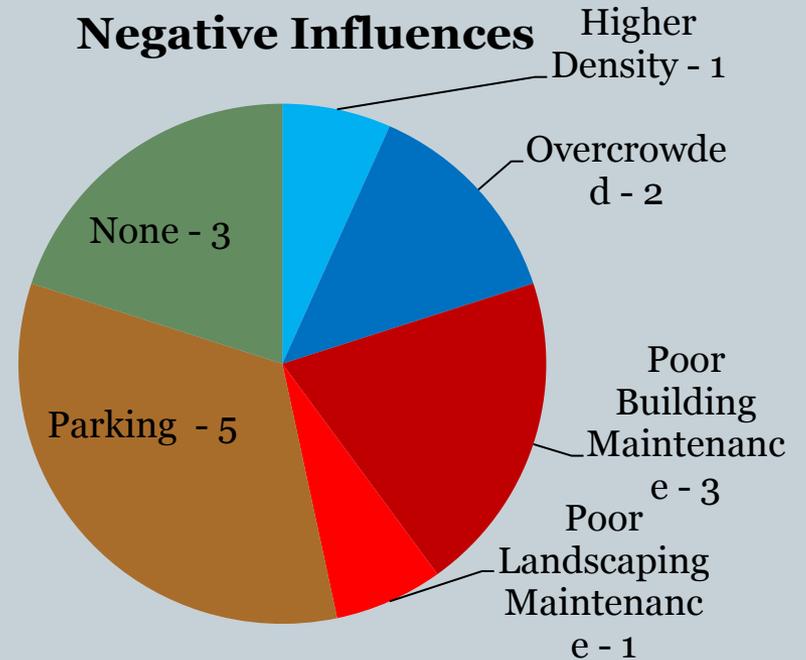
Jewel Box



Positive Influences



Negative Influences

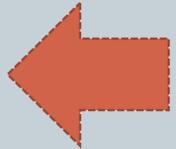


Jewel Box

Remove Extension.
Allow to continue
but not increase

How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

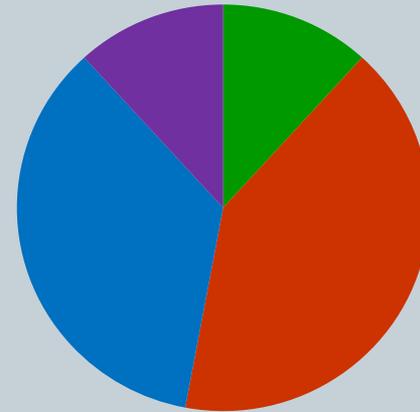
Options	Survey Results	Workshop Results	Total
A. Keep the current Code	5	0	5
B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units	7	4	11
C. Add to the existing requirement that the City Council may require the removal of units to address issues that cannot be addressed due to limited space on the site such as adequate onsite parking	1	0	1
D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning	1	0	1
E. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code	4	0	4
F. Other	1	0	1



Depot Hill



Neighborhood Influence

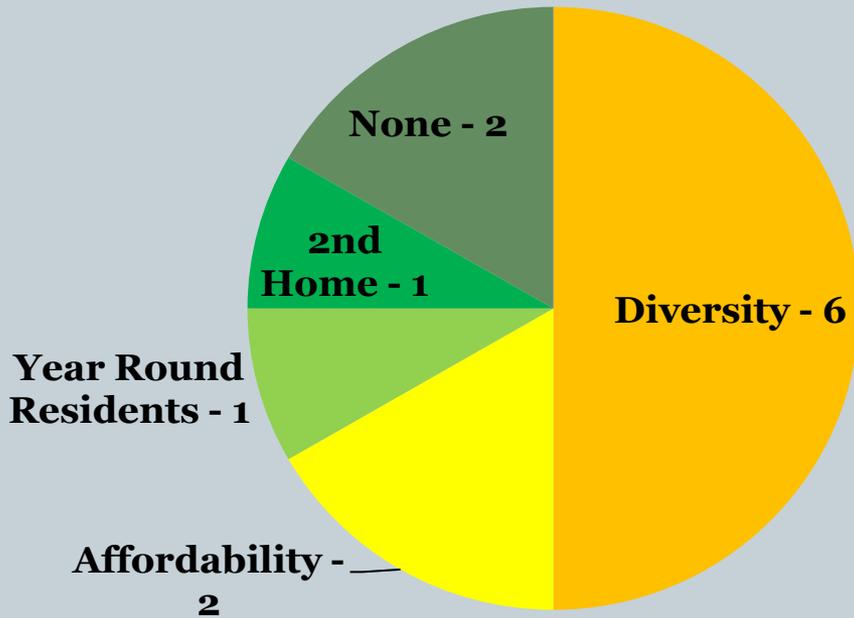


- Positive - 2
- Negative - 7
- Mix - 6
- None - 2

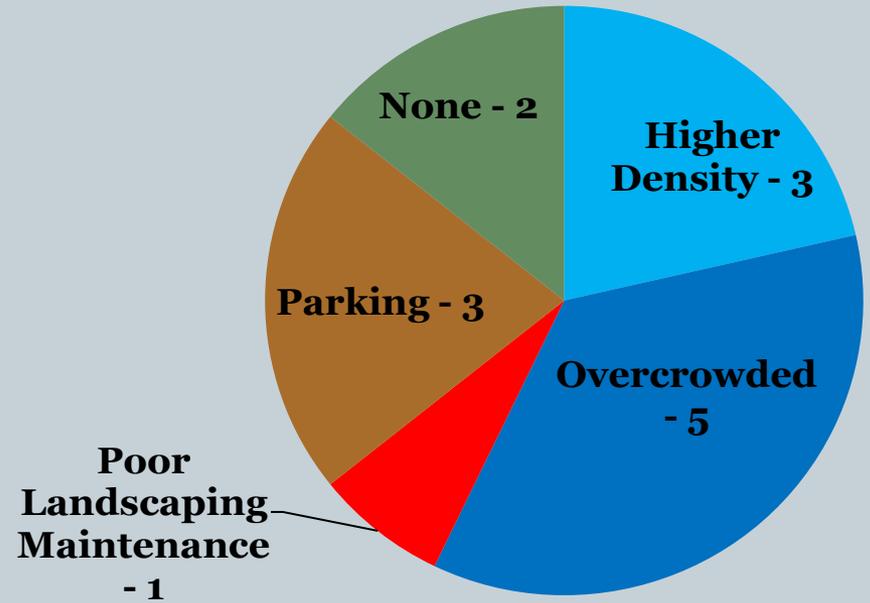
Depot Hill



Positive Influences



Negative Influences



Depot Hill

Even distribution of preferred options.

How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

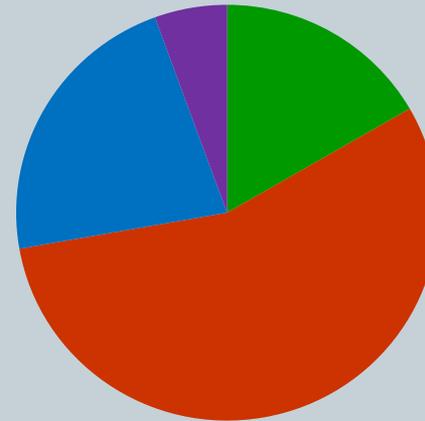
Options	Survey Results	Workshop Results	Total
A. Keep the current Code	3	0	3
B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units	4	0	4
C. Add to the existing requirement that the City Council may require the removal of units to address issues that cannot be addressed due to limited space on the site such as adequate onsite parking	4	0	4
D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning	0	0	0
E. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code	5	0	5
F. Other	0	6	6



North of Capitola Road



Neighborhood Influence

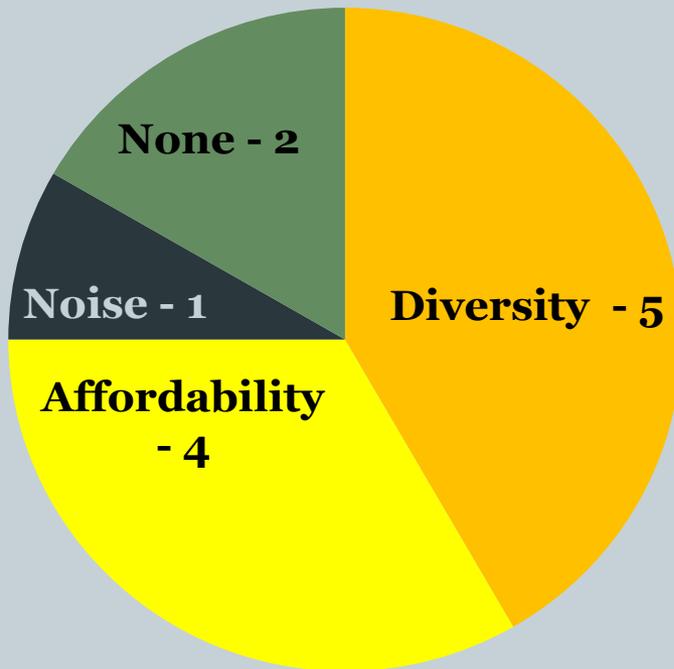


- Positive - 19
- Negative - 25
- Mix - 21
- None - 8

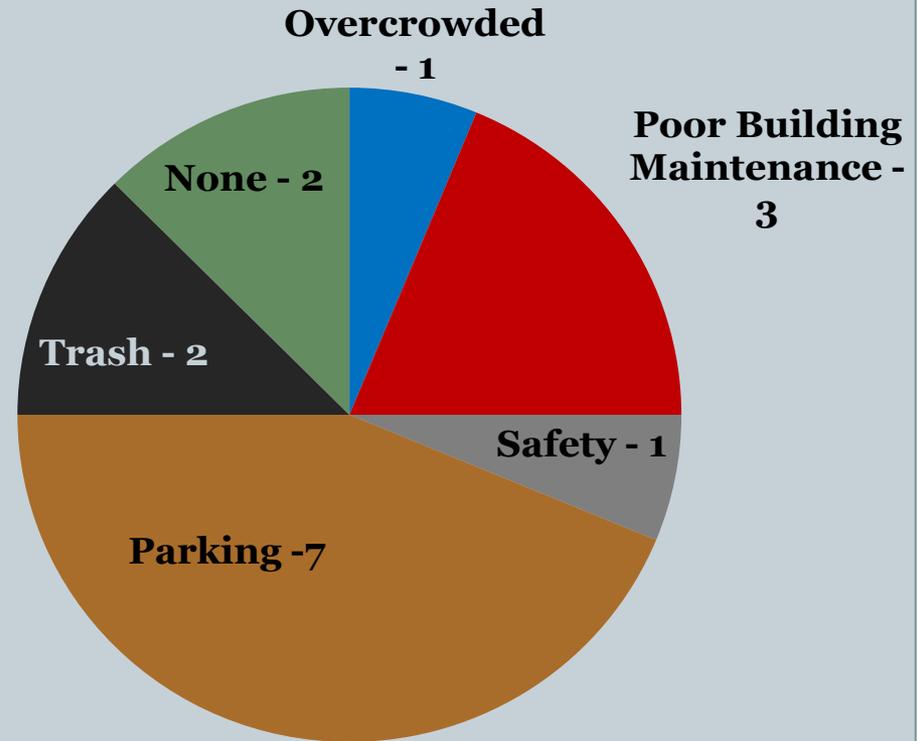
North of Capitola Road



Positive Influences



Negative Influences



North of Capitola Road

Discontinue multi-family uses
by 2019.
Remove extension process.

How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

Options	Survey Results	Workshop Results	Total
A. Keep the current Code	2	0	2
B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units	4	2	6
C. Add to the existing requirement that the City Council may require the removal of units to address issues that cannot be addressed due to limited space on the site such as adequate onsite parking	0	2	2
D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning	0	1	1
E. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code	10	0	10
F. Other	1	0	1



Planning Commission Direction

Option 1. Maintain existing sunset clause and opportunity to apply for exception:

- Require upgrades to mitigate impacts.
- Extension 25 year maximum
- Applicant to participate in future assessment district
- Include public noticing requirement (300')

Option 4. Rezone high concentrations from SF to Multi-Family.

- Opal Cliff East/West and Coastal Life Church

Option 5. Incentive program providing specified public benefits.

- City Architect – Design & Parking solutions.

DISCUSSION