Multi-family Homes in Single Family Zones
What is a Dwelling Unit?

**Dwelling Unit**

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

Nonconforming

verb
non-con·form·ing \-kən-ˈform/

an activity which was legal at the time established but not presently a permitted or conditional use in the zone.
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
- 1951 Extension by 2019
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

- **1951**: Extension by 2019
- **1976**: Extension by 2026
- **1979**: Extension by 2029
City of Capitola

Changed to 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
- Diversity: 6
- Affordability: 9

Negative Influences

- Parking: 4
- None: 2
- 2nd Home: 1
- Higher Density: 1
- Overcrowded: 1
- Poor Building Maintenance: 1
- Pets: 1
- Noise: 1
- Poor Landscaping Maintenance: 1

Total Influences:

- Positive: 10
- Negative: 10
How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

<table>
<thead>
<tr>
<th>Options</th>
<th>Survey Results</th>
<th>Workshop Results</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Keep the current Code</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>A. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units</td>
<td>8</td>
<td>1</td>
<td>9</td>
</tr>
<tr>
<td>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</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>A. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>A. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code</td>
<td>4</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>A. Other</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
</tbody>
</table>
Jewel Box

Neighborhood Influence

- Positive: 3
- Negative: 5
- Mix: 7
- None: 5
Jewel Box

Positive Influences

- None: 3
- Diversity: 3
- 2nd Home: 2
- Year Round Residents: 2
- Affordability: 1

Negative Influences

- None: 3
- Parking: 5
- Overcrowded: 2
- Poor Building Maintenance: 3
- Poor Landscaping Maintenance: 1
- Higher Density: 1
Jewel Box

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

<table>
<thead>
<tr>
<th>Options</th>
<th>Survey Results</th>
<th>Workshop Results</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Keep the current Code</td>
<td>5</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units</td>
<td>7</td>
<td>4</td>
<td>11</td>
</tr>
<tr>
<td>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</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>E. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code</td>
<td>4</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>F. Other</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>
Depot Hill

Neighborhood Influence

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

Positive Influences
- Diversity: 6
- 2nd Home: 1
- Year Round Residents: 1
- Affordability: 2

Negative Influences
- Overcrowded: 5
- Higher Density: 3
- Poor Landscaping Maintenance: 1
- Parking: 3
- None: 2
How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

<table>
<thead>
<tr>
<th>Options</th>
<th>Survey Results</th>
<th>Workshop Results</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Keep the current Code</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units</td>
<td>4</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>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</td>
<td>4</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code</td>
<td>5</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>F. Other</td>
<td>0</td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>
North of Capitola Road

Neighborhood Influence

- Positive: 19
- Negative: 25
- Mix: 21
- None: 8
North of Capitola Road

Positive Influences

- Diversity: 5
- Affordability: 4
- None: 2
- Noise: 1

Negative Influences

- Parking: 7
- Trash: 2
- Safety: 1
- None: 2
- Overcrowded: 1
- Poor Building Maintenance: 3

None: 2
Parking: 7
Trash: 2
Safety: 1
Overcrowded: 1
Poor Building Maintenance: 3
North of Capitola Road

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

<table>
<thead>
<tr>
<th>Options</th>
<th>Survey Results</th>
<th>Workshop Results</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Keep the current Code</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units</td>
<td>4</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>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</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>E. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code</td>
<td>10</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>F. Other</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>
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.