ZONING CODE UPDATE

October 19, 2015

CITY COUNCIL
Zoning Code Update

Process

1. Stakeholder and Public Outreach
2. Issues and Option Identification
3. PC and CC Special Meetings
   • Focus on the 18 Issues
   • Provide policy directions on Options
4. Prepare draft Zoning Code
5. PC and CC review of draft Code
   • Examine details, specific language, etc.
6. Public Review and Comment
7. Adoption Hearings
8. Submittal to Coastal Commission
Zoning Code Update
Format for Presentation and Discussion

1. Identify Issue
2. List of Options w/ PC recommendation
3. Summary of PC recommendation
4. Take Public Input
5. Discussion and Direction
Zoning Code Update

Agenda

1. Residential Character
2. Height
3. Floor Area Ratio
4. Parking
5. Historic Preservation
6. Signs
7. Adjourn
Issue #1: Neighborhood Character
Issue #16: Height
Issue #17: Floor Area Ratio
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
  – Large Backyard (20% of lot depth)
  – Less Emphasis on Car
    • Driveway 40% max width
    • Garage set further back
  – Variety of Lot Sizes (Narrow, Small, Large)

• Compatible
  – Mass and Scale (FAR)
  – Height
  – Materials
Issue #1: Neighborhood Character

Setbacks

- Garage: 20 feet
- Front Yard: 15 feet
- Side Yard: 10% Lot Width
- Rear Yard: 20% Lot Depth
### Issue #1: Neighborhood Character

**Residential**

<table>
<thead>
<tr>
<th>Option 1: Maintain R-1 Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 2: Tailored Standards for Individual Neighborhoods</td>
</tr>
<tr>
<td>Option 3: Allow Case by Case Deviations to R-1</td>
</tr>
<tr>
<td>New Option: Additional standards based on lot characteristics and existing development patterns.</td>
</tr>
</tbody>
</table>
Issue #1: Neighborhood Character
Narrow Lots
## Issue #1: Neighborhood Character

### Narrow Lots

<table>
<thead>
<tr>
<th></th>
<th>Existing Code</th>
<th>PC Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side Yard</td>
<td>10% of lot width</td>
<td></td>
</tr>
<tr>
<td>Side Yard 2nd Story</td>
<td>15% of lot Width</td>
<td>Add exception for lots 30’ wide or less.</td>
</tr>
</tbody>
</table>

- **40’**
- **40’**
- **30’**
- **40’**
Issue #1: Neighborhood Character

Second Structure in Rear Yards
Issue #1: Neighborhood Character
Second Structure in Rear Yards
Issue #1: Neighborhood Character
Second Structure in Rear Yards

PC Recommendation:
- Decrease rear yard setback.
- Allow existing 2nd structure within the required setback areas to continue.
Residential 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 #1: Neighborhood Character

## Issue #16.A: HEIGHT in Residential Neighborhoods

<table>
<thead>
<tr>
<th>Existing Code</th>
<th>PC Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>25’</td>
</tr>
<tr>
<td>Height Exception</td>
<td>27’ Half-story design</td>
</tr>
<tr>
<td></td>
<td>27’ Buildings that use historic design elements</td>
</tr>
</tbody>
</table>
Issue #1: Neighborhood Character

Issue #16.A: HEIGHT in Residential Neighborhoods

Additions to historic home utilizing historic roof pitch
Issue #1: Neighborhood Character

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

Issue #16.A: HEIGHT in Residential Neighborhoods

Steep Slopes

Wide Lots
Issue #1: Neighborhood Character

PC Direction

New Option: Additional standards based on lot characteristics and existing development patterns.

Maintain existing R-1 Standards and Introduce:

• Exception Second Story Setback Narrow Lots
• Decrease setback 2nd Structure in Rear Yard
• Height Exceptions

27’ for historic roof pitch.
27’ on lots greater than 7000 sf
27’ on lots w/width 60 feet +
27’ on lots with steep slope
Issue #17: Floor Area Ratio

0.5 FAR

2 Stories -- ¼ Lot Area

1 Story -- ½ Lot Area
Issue #17: Floor Area Ratio
Decks

• FAR – Deck Exceptions:
  – Front Façade
  – Adjacent to Open Space
    • Example, Soquel Creek and Ocean Front properties.
    • Rail corridor open space NOT included in exception.
  – Restaurants and Hotels.
Issue #17: Floor Area Ratio

Decks

- **2\textsuperscript{nd} Story Decks**
  - Administrative permit w/ size limit & increased setback
  - PC approval if beyond limits
Issue #17: Floor Area Ratio

Basements

• Floor Area Ratio – Basements:
  – Below grade on all sides
    • Not included in FAR
  – Above grade on 1+ sides
    • Included in FAR
Issue #17: Floor Area Ratio

Eaves, Bay Window, Phantom Floor

- **Roof Eaves:**
  - Remove

- **Bay Windows**
  - Remove

- **Phantom Floors**
  - Ceiling height > 16 ft.
  - Remove

**ADDS TO MASSING**
Issue #17: Floor Area Ratio

Decks
- Front Façade, Open Space, Restaurant & Hotel
- 2nd story and roof top decks – Admin permit w/standards

Basements
- Above grade/Visible – Count in FAR
- Completely below grade on all sides – Not in FAR

Phantom Floors, Roof Eaves, & Bay Windows
- Remove from FAR

DISCUSSION
Height

Capitola Village

Future Hotel
Issue 16B: Height in Capitola Village

Option 1: Maintain existing standard. (27’ Max Height)

Option 2: Expand exceptions provisions.

Option 3: Increase maximum height to accommodate 3 stories.
Issue 16B: Height in Capitola Village

27’ Max Height
Issue 16B: Height in Capitola Village

PC Recommendation:

Maintain existing standard.

- Maintain 27’ Maximum
- Include exception for non-habitable space such as elevator and lighthouse.
Option 1: Apply CV standard. (27’ Max Height)

Option 2: Establish Standard for Hotel Height tied to General Plan.

Option 3: Establish Numerical Standard unique to site.
Issue 16C: Future Hotel Height

PC Recommendation:

Option 2: Establish standard for Hotel Height tied to the General Plan

- Aligned with General Plan
- Flexibility to allow articulation, stepping, etc.
Issue #5: Parking
Issue #5a: Number of Parking Spaces Required

1. Maintain Existing Requirements
2. Modify Parking Requirements for Land Uses in all areas
3. Create location based parking standards.
4. Allow reductions with Parking Study
**Issue #5a: Number of Parking Spaces Required**

**Single Family Standards.**
- Do Not Modify

<table>
<thead>
<tr>
<th>Location</th>
<th>Central Village</th>
<th>Neighborhood Commercial</th>
<th>Industrial</th>
<th>Community Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>1 space per 240 sf</td>
<td>1 space per 240 sf</td>
<td>1 space per 300 sf</td>
<td>1 space per 300 sf</td>
</tr>
</tbody>
</table>
**Issue #5a: Number of Parking Spaces Required**

Create Location Based Parking Standards.
- Parking requirements for each commercial district.
- Village Parking & Single Family – Do Not Modify

<table>
<thead>
<tr>
<th>Location</th>
<th>0 – 1500</th>
<th>1,501 – 2,000</th>
<th>2,001–2,600</th>
<th>2,600 +</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>2 space</td>
<td>2 space per (1 covered)</td>
<td>3 space (1 covered)</td>
<td>4 Spaces (1 covered)</td>
</tr>
</tbody>
</table>
**Issue #5a: Number of Parking Spaces Required**

- Allow Reduction with PC Approval
  - PARKING STUDY for multi-tenant, mixed use
  - Do not include RESIDENTIAL in mixed use
  - Finding: No SPILLOVER IMPACTS on neighborhood
Issue #5a: Number of Parking Spaces Required

PC Recommendation

1. Create location based parking standards.

2. Allow reductions with Parking Study
   - PARKING STUDY for multi-tenant, mixed use
   - Do not include RESIDENTIAL in mixed use
   - Finding: No SPILLOVER IMPACTS on neighborhood
Issue #5b: Village Hotel Parking

Option 1: Maintain Existing Requirement

Option 2: Specific standard for Village Hotel

Option 3: Base Standard on a Parking and Traffic Study prepared for the hotel development application

Flexibility to create a parking demand management plan
Issue 5C: Parking Efficiency

PC Recommendation:

Add Shared Parking standards (previously discussed)

Add Parking Lift standards
PC Recommendation

Add design standards for carports

- Carport should be the exception with findings to support.
- Include carports in the FAR calculation
PC Recommendation

Issue 5c: Parking Efficiency

- Add Shared Parking standards (previously discussed)
- Add Parking Lift standards

Issue 5d: Garages

- Add design standards for carport
- Include carport in FAR calculation

DISCUSSION
Issue 6: Historic Preservation

5 New Historic Elements to be Added to Code

- 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

- 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