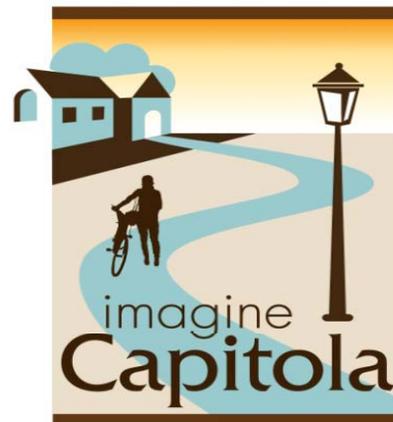


# ZONING CODE UPDATE

October 19, 2015

## CITY COUNCIL



# Zoning Code Update Process

## 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

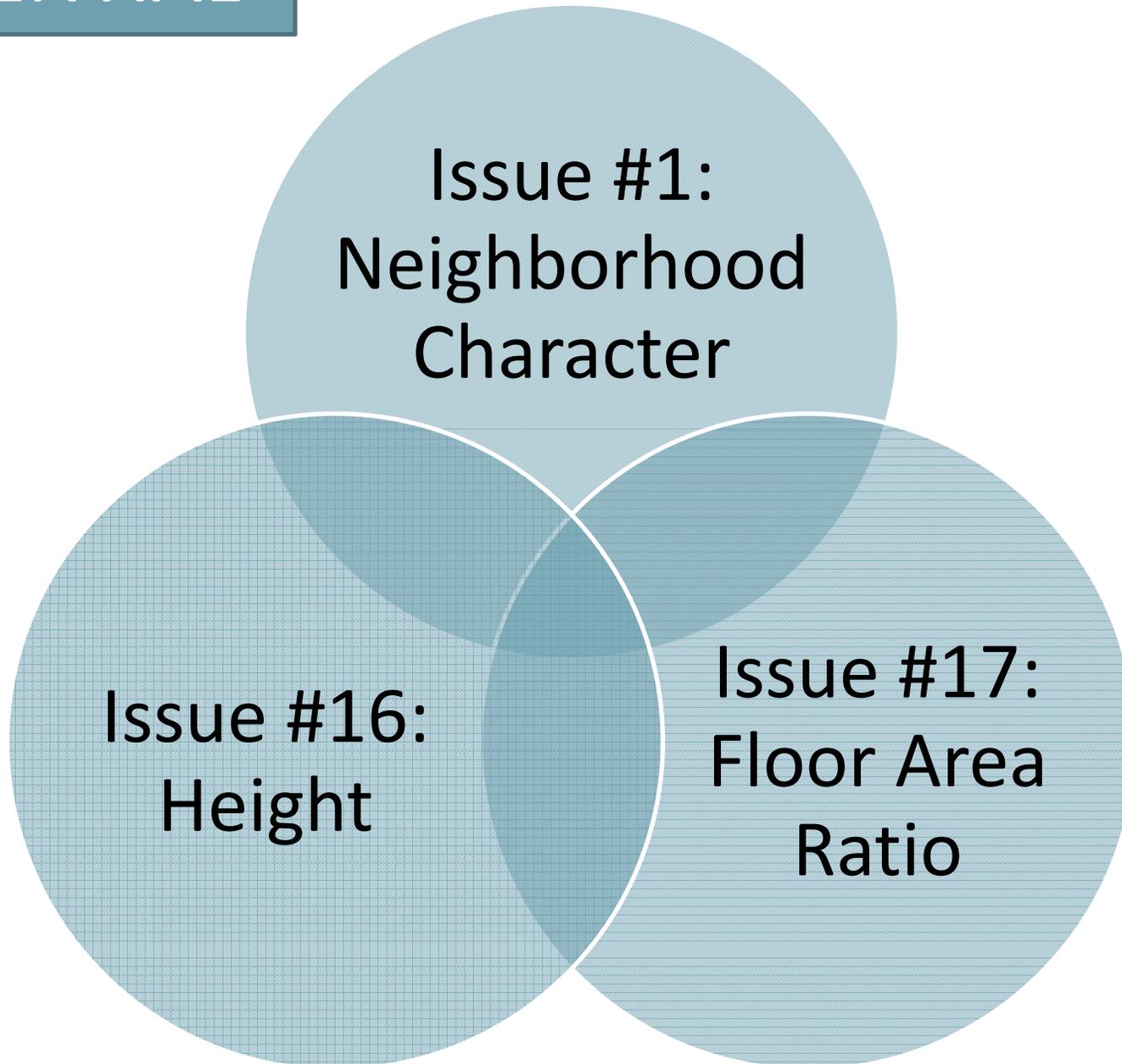
DISCUSSION

# Zoning Code Update

## Agenda

1. Residential Character
2. Height
3. Floor Area Ratio
4. Parking
5. Historic Preservation
6. Signs
7. Adjourn

# RESIDENTIAL



# Issue #1: Neighborhood Character

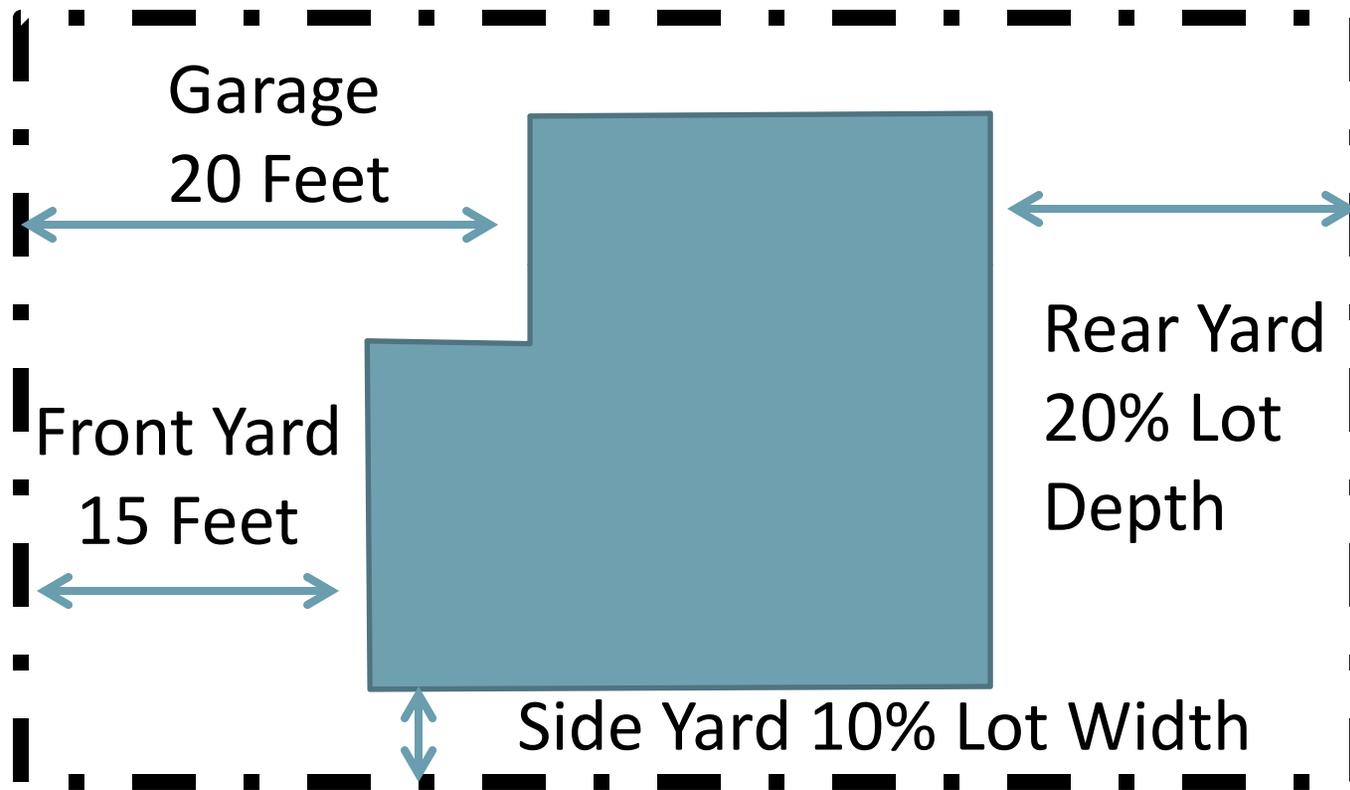
- **Policy LU-5.1 Neighborhood Characteristics.** Require new residential development **to strengthen and enhance** the **unique qualities** of the neighborhood in which it is located
- **Policy LU-5.3 Mass and Scale.** Ensure that the mass, scale and height of new development is **compatible** with 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



# Issue #1: Neighborhood Character

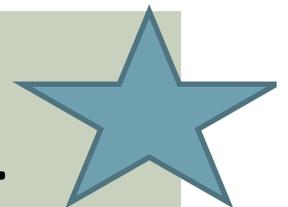
## Residential

Option 1: Maintain R-1 Standards

Option 2: Tailored Standards for Individual  
Neighborhoods

Option 3: Allow Case by Case Deviations to R-1

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



# Issue #1: Neighborhood Character

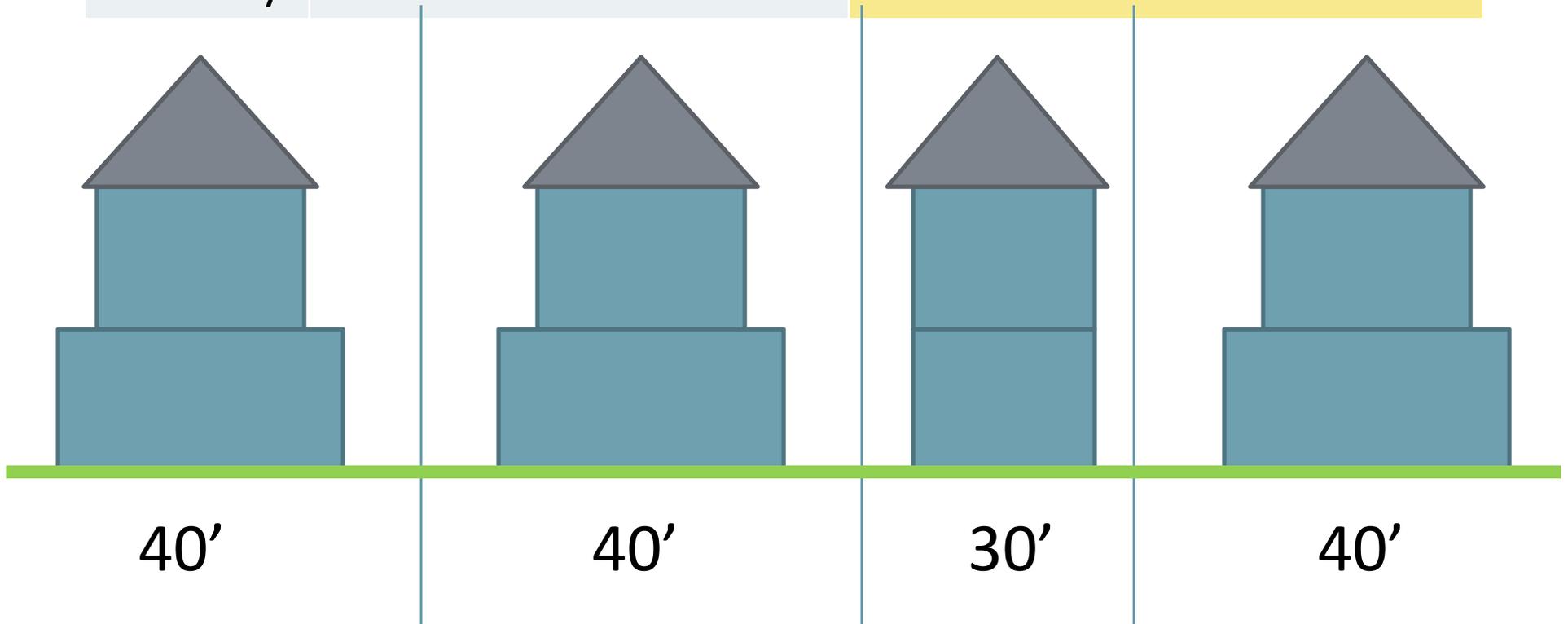
## Narrow Lots



# Issue #1: Neighborhood Character

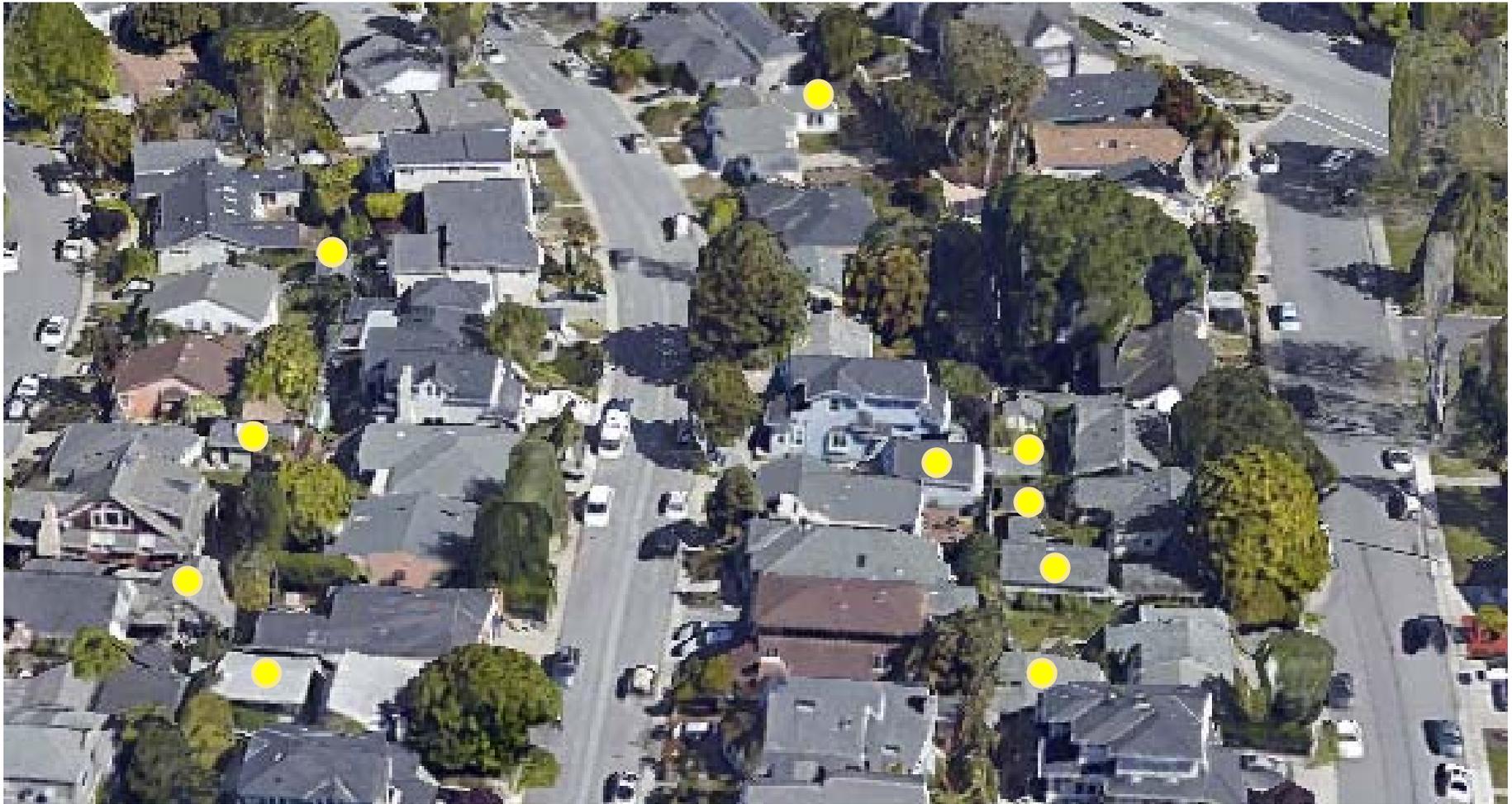
## Narrow Lots

	Existing Code	PC Recommendation
Side Yard	10% of lot width	
Side Yard 2 <sup>nd</sup> Story	15% of lot Width	Add exception for lots 30' wide or less.



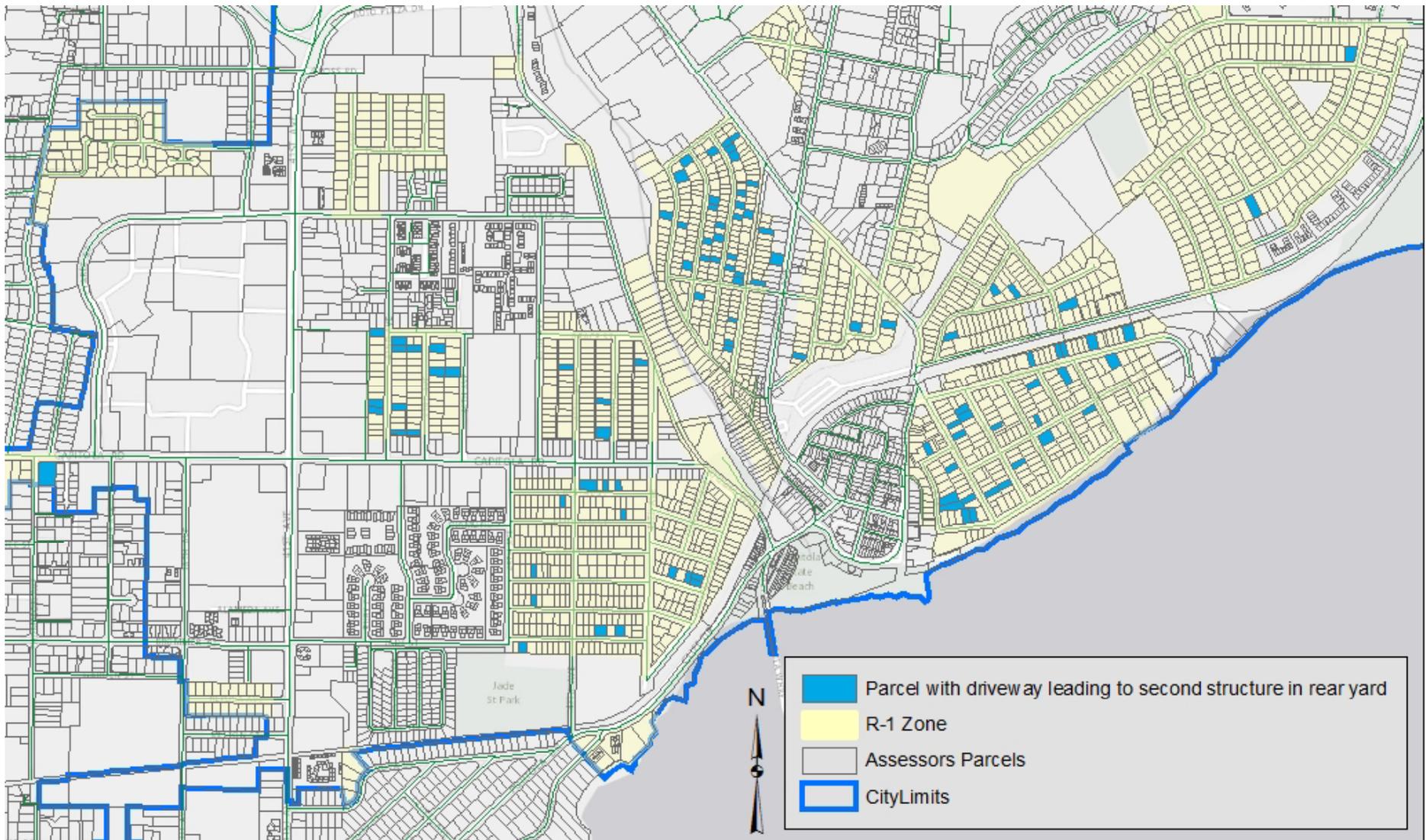
# Issue #1: Neighborhood Character

## Second Structure in Rear Yards



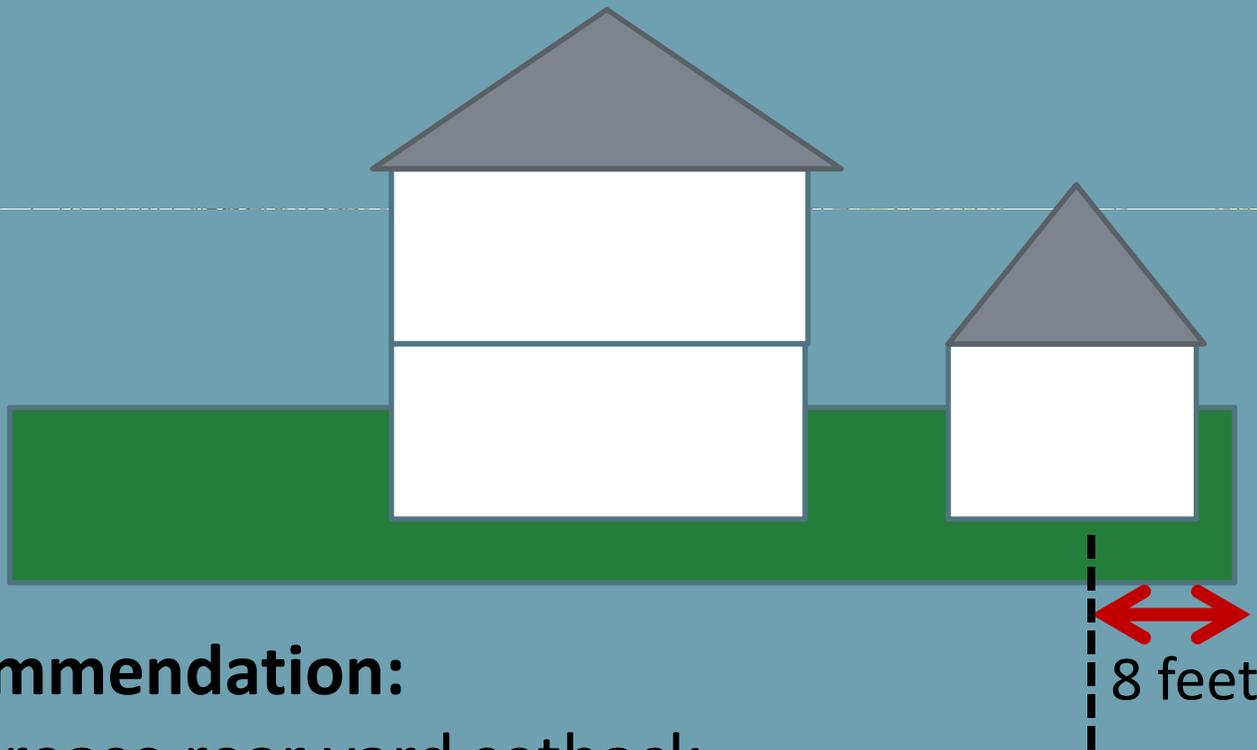
# Issue #1: Neighborhood Character

## Second Structure in Rear Yards



# Issue #1: Neighborhood Character

## Second Structure in Rear Yards



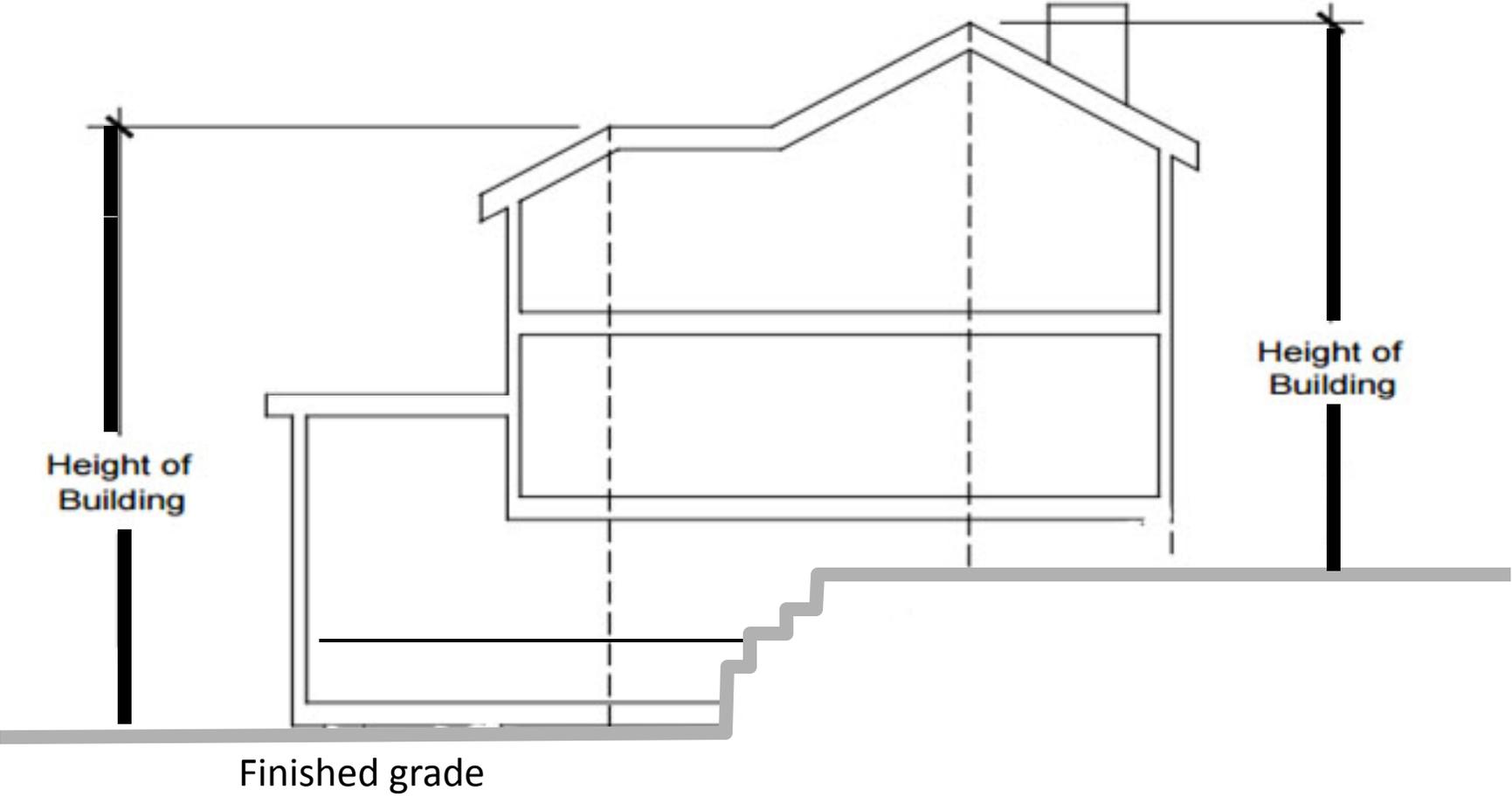
### PC Recommendation:

- Decrease rear yard setback.
- Allow existing 2<sup>nd</sup> 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

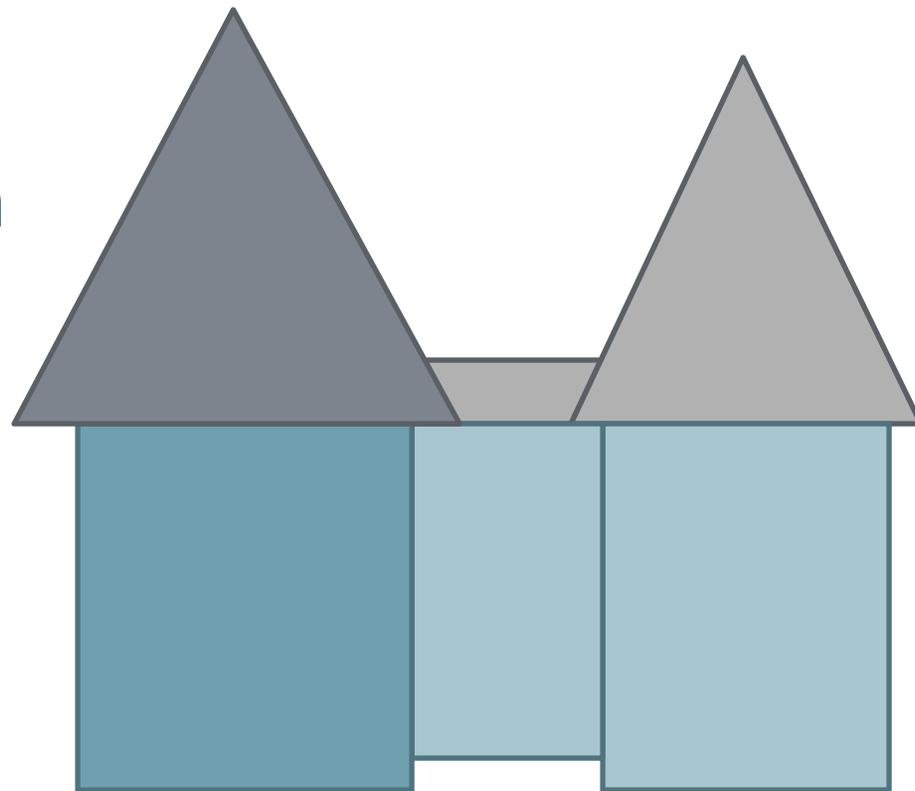
## Issue #16.A: HEIGHT in Residential Neighborhoods

	Existing Code	PC Recommendation
Height	25'	
Height Exception	27' Half-story design	
	27' Buildings that use historic design elements	

# Issue #1: Neighborhood Character

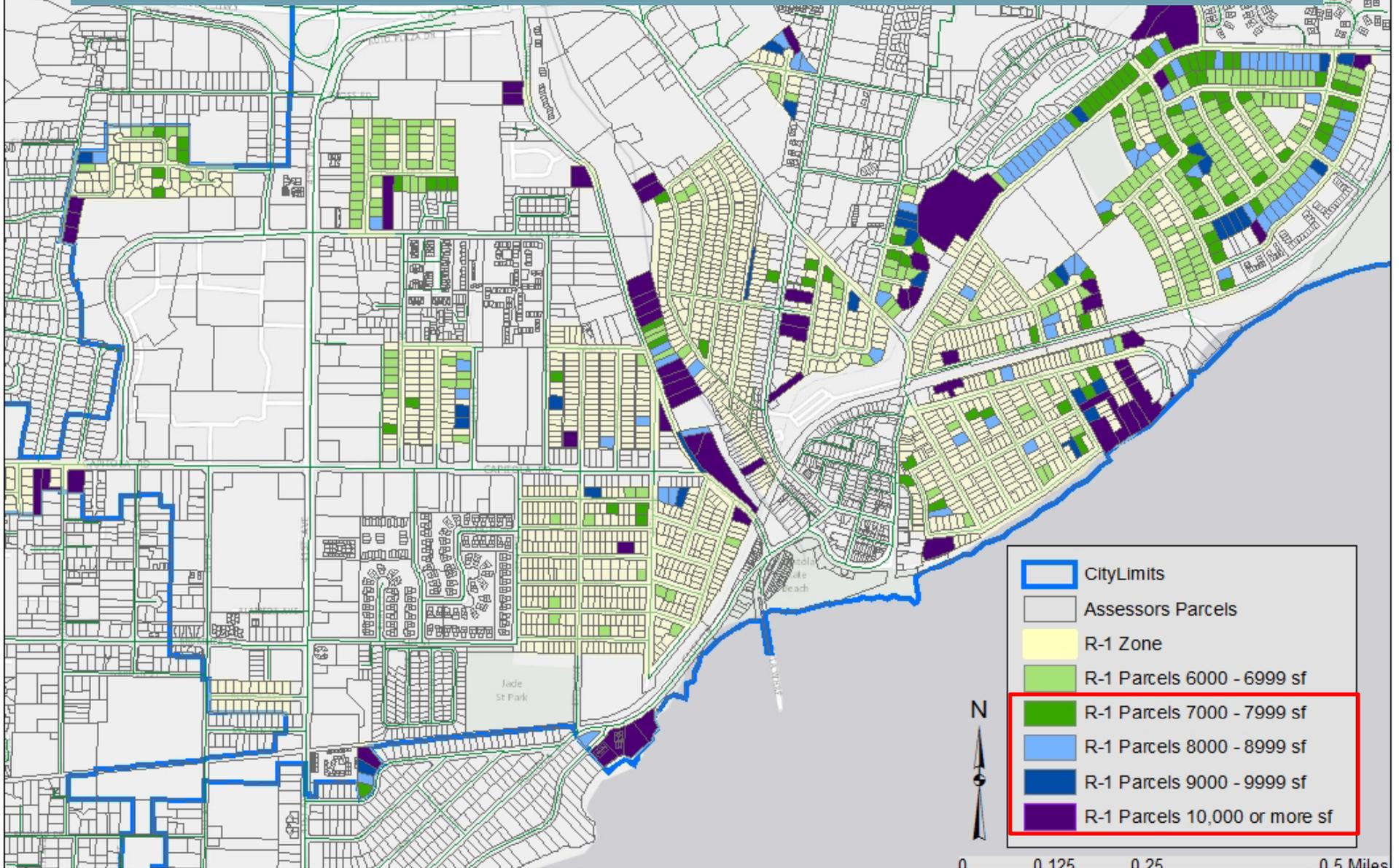
## Issue #16.A: HEIGHT in Residential Neighborhoods

Additions to  
historic home  
utilizing  
historic roof pitch



# Issue #1: Neighborhood Character

## HEIGHT: Exception for Lot Size



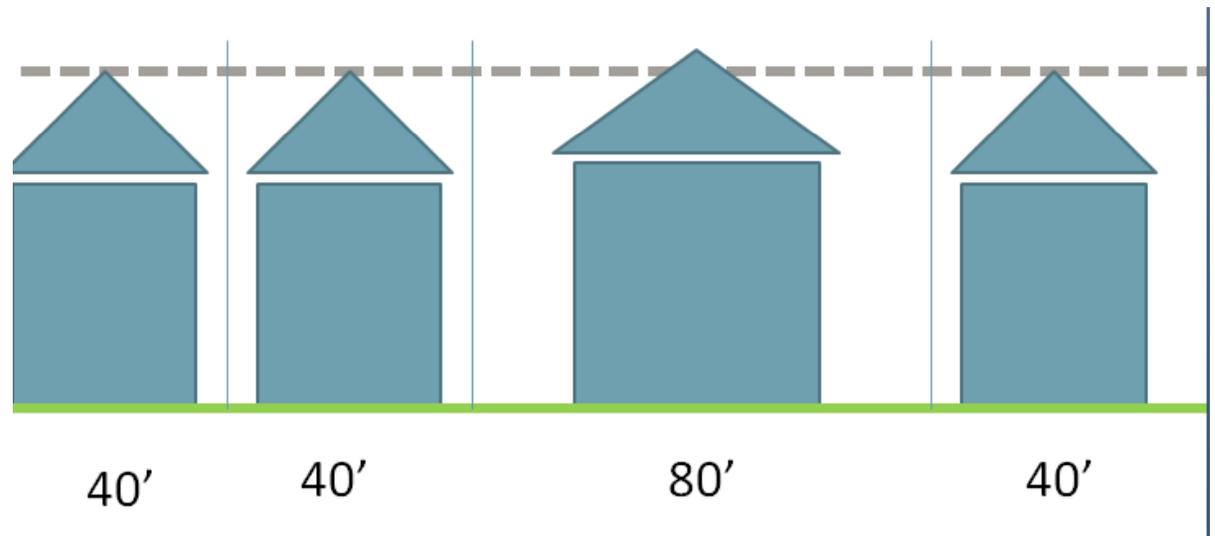
# Issue #1: Residential Character

## 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 2<sup>nd</sup> Structure in Rear Yard
- Height Exceptions

27' for historic roof pitch.

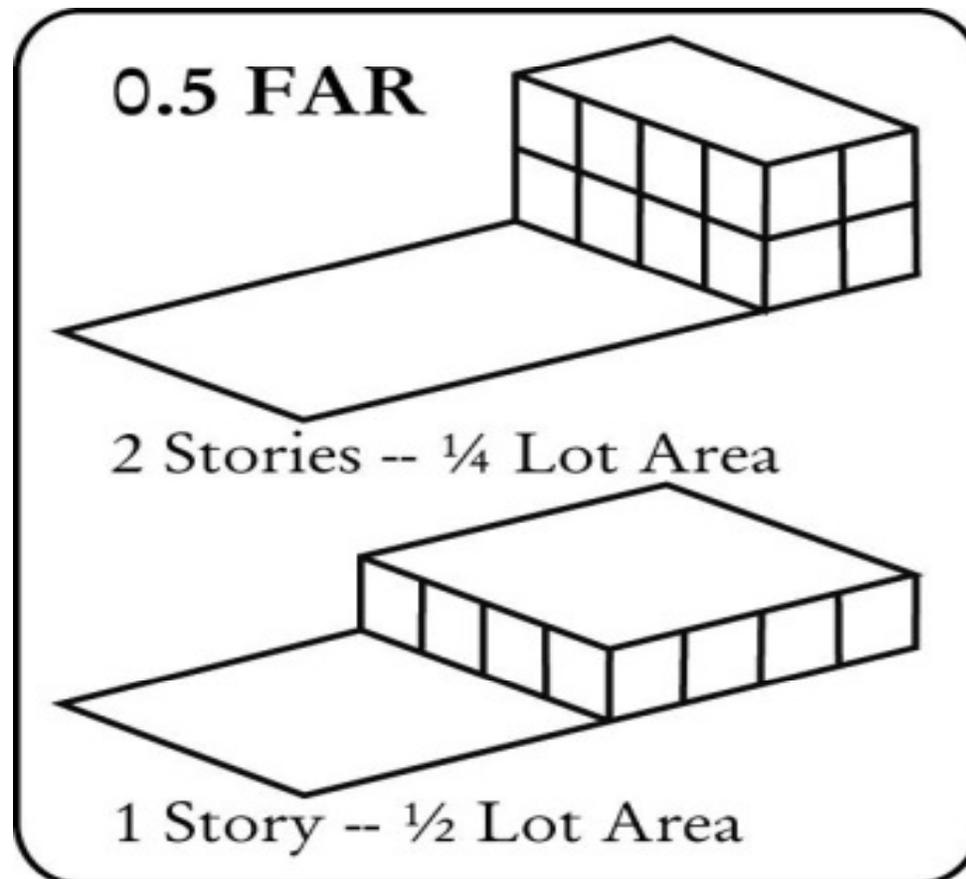
27' on lots greater than 7000 sf

27' on lots w/width 60 feet +

27' on lots with steep slope

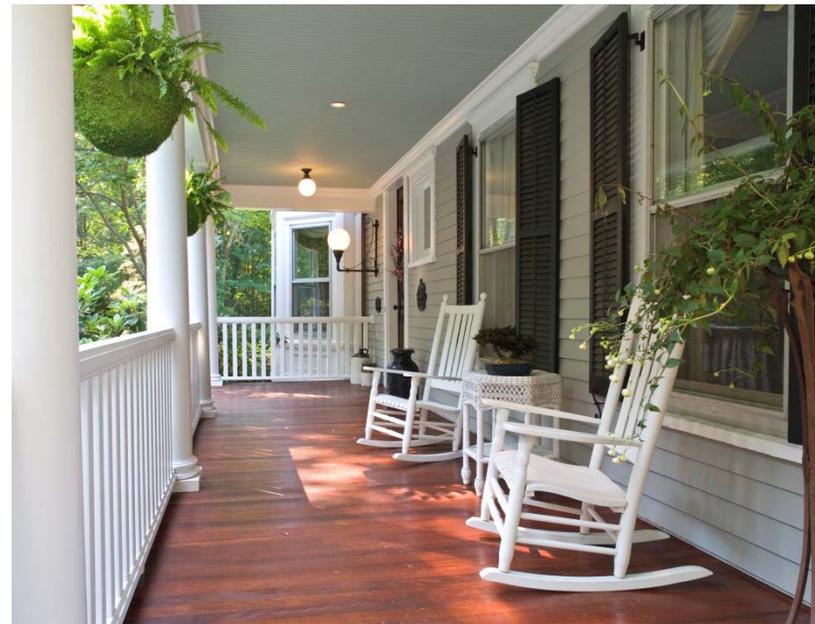
DISCUSSION

# Issue #17: Floor Area Ratio



# 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<sup>nd</sup> 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
- 2<sup>nd</sup> 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.



DISCUSSION

# Issue 16C: Future Hotel Height

Option 1: Apply CV standard. (27' Max Height)

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

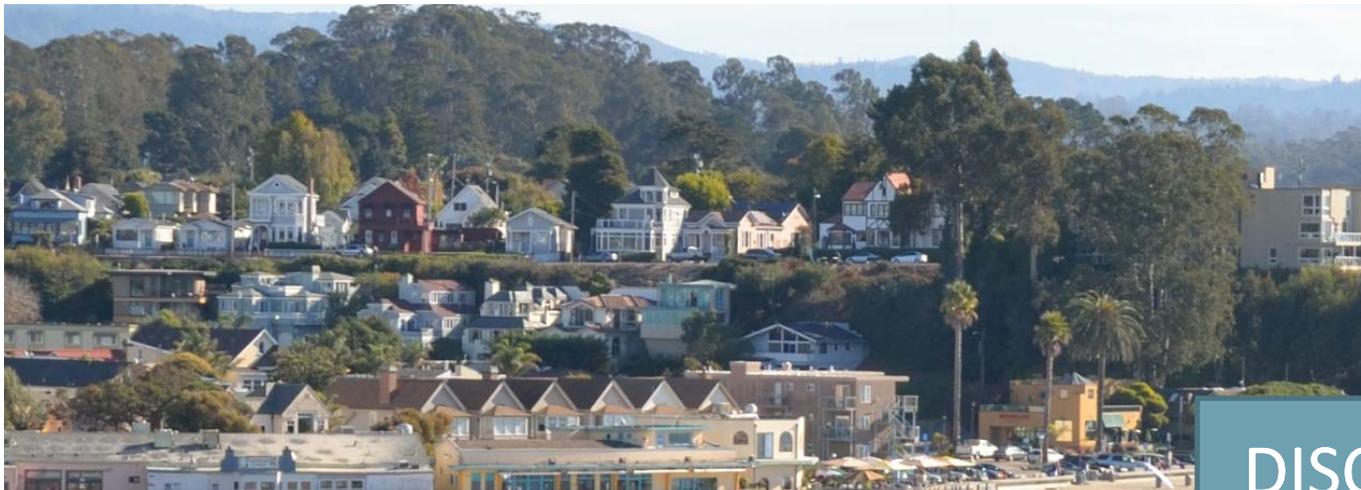
Option 3: Establish Numerical Standard unique to site.

# 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.



DISCUSSION

# 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

Location	Central Village	Neighborhood Commercial	Industrial	Community Commercial
Retail	1 space per 240 sf	1 space per 240 sf	1 space per 300 sf	1 space per 300 sf

# 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

Location	0 – 1500	1,501 – 2,000	2,001–2,600	2,600 +
Single Family	2 space	2 space per (1 covered)	3 space (1 covered)	4 Spaces (1 covered)

# 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

DISCUSSION

# 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

DISCUSSION

# Issue 5C: Parking Efficiency

## PC Recommendation:

Add Shared Parking standards (previously discussed)

Add Parking Lift standards



# Issue 5D: Garages

## 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

DISCUSSION