



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: MARCH 17, 2016

SUBJECT: **Zoning Code Update All Properties within Capitola**

Continuation of Comprehensive Update to the City of Capitola Zoning Code (Municipal Code Chapter 17)

The Zoning Code serves as the Implementation Plan of the City's Local Coastal Program and therefore must be certified by the Coastal Commission.

Environmental Determination: Addendum to the General Plan Update EIR

Property: The Zoning Code update affects all properties within the City of Capitola.

Representative: Katie Cattan, Senior Planner, City of Capitola

BACKGROUND: The Planning Commission began the review of the draft zoning code during the March 3, 2016 special meeting (Attachment 1. Staff Report). The review of the draft zoning code was continued to the March 17, 2016 Special Planning Commission Meeting. Direction provided at the March 3rd meeting is included in Attachment 2. The draft code, zoning map, and previous staff reports with attachments are available online at: <http://www.cityofcapitola.org/communitydevelopment/page/zoning-code-update>.

DISCUSSION: On March 3, 2016, the Planning Commission requested that staff provide a more methodical and sequential review of the draft code rather than the topical approach initially proposed by staff.

In preparation for the March 3rd meeting, each Planning Commissioner provided staff with suggested minor edits and topics for further discussion. Staff organized the edits and discussion requests into a master list (Attachments 3 and 4). This list follows the sequence of the draft code and will be utilized throughout the review by Planning Commission to guide discussion topics during public hearings.

The draft code is separated into 5 parts, as follows:

- Part 1: Enactment and Applicability
- Part 2: Zoning Districts and Overlay Zones
- Part 3: Citywide Standards
- Part 4: Permits and Administration
- Part 5: Glossary

During the Special Planning Commission meeting on March 17, staff will begin with the brief review of Part 1: Enactment and Applicability. Part 1 is an overview of the purpose and effect of

a zoning code, interpretation, and applicability to the zoning districts and zoning map. This is the shortest section of the zoning code and is not expected to take much time to review.

The bulk of the meeting will be focused on Part 2: Zoning Districts and Overlay Zones. This section contains land use tables, development standards, and specific regulations for each zoning district. It is anticipated that more than one meeting will be necessary to review Part 2.

During the March 17th meeting, staff will discuss the future special meeting schedule during the month of April. The following dates are available for special zoning meetings: Monday April 11th, Monday April 18th, Thursday April 21st, and Monday April 25th. At the direction of Planning Commission, staff is prepared to set a schedule including any or all of the available dates.

CEQA: An Addendum to the General Plan Update Environmental Impact Report has been prepared.

RECOMMENDATION: Accept the staff presentation, discuss the proposed draft Zoning Code update, identify desired code revisions, and continue the public hearing to the April 7, 2016 regular meeting.

ATTACHMENTS:

1. March 3, 2016 - Zoning Update PC Staff Report
2. March 3, 2016 Planning Commission direction on Draft Code
3. List of Commissioner's Discussion requests
4. List of Commissioners' Edits

Prepared By: Katie Cattan
Senior Planner



STAFF REPORT

TO: PLANNING COMMISSION
 FROM: COMMUNITY DEVELOPMENT
 DATE: MARCH 3, 2016
 SUBJECT: **Zoning Code Update All Properties within Capitola**

Comprehensive Update to the City of Capitola Zoning Code (Municipal Code Chapter 17)
 The Zoning Code serves as the Implementation Plan of the City's Local Coastal Program and therefore must be certified by the Coastal Commission.

Environmental Determination: Addendum to the General Plan Update EIR

Property: The Zoning Code update affects all properties within the City of Capitola.

Representative: Katie Cattan, Senior Planner, City of Capitola

BACKGROUND

The City of Capitola initiated an effort in 2014 to comprehensively update its 1975 Zoning Code. Over the past 18 months, staff solicited input from a variety of stakeholders to identify issues within the current Zoning Code and opportunities for improvement. Staff used this feedback to develop an issues and options paper which served as the basis for 8 public hearings with the Planning Commission and City Council to provide staff with policy direction prior to drafting an updated code.

Staff has completed a draft Zoning Map (Attachment 1) and Zoning Code (Attachment 7) based on policy direction received during the issues and options hearings. On February 4, 2016, the draft Zoning Code update was released for an extended public review and comment period. The hard copy of the draft zoning code is available for public review at City Hall and at the Capitola branch library. The draft code is available online at:
<http://www.cityofcapitola.org/communitydevelopment/page/zoning-code-update>.

DISCUSSION

The updated Zoning Code represents a comprehensive overhaul of the existing code. The updated code presents a refreshed format and organization which is intended to be more user-friendly for the public, decision-makers, developers, and staff. Where possible, development standards are shown in tables for ease of reference and graphics are used to better illustrate the meaning and intent of various regulations.

The draft Zoning Code establishes new and modified land use regulations which will guide future development and design throughout the City of Capitola. The proposed code includes new and revised zoning districts, permitting procedures, and development standards throughout the City. Thus, the update affects all properties within the City. The extensive scope of revisions in the updated code does not lend itself to showing changes in a traditional strikeout-underline format. Instead, a disposition table has been prepared which includes all substantive

code revisions (Attachment 4). In addition, major changes are highlighted in the body of the draft code with an illustration and description as shown in the following example:



Note: Procedures and criteria for addressing unlisted land uses in Subsection D below are new.

The proposed Zoning Code also relocates the City’s Green Building Ordinance from Municipal Code Chapter 17 (Zoning Code) to Chapter 15 (Buildings and Construction). No changes are currently proposed to the Green Building Ordinance other than moving it to another chapter of the Municipal Code.

On March 3, 2016, the Planning Commission will begin the review of draft zoning code. The following list includes substantial modifications to the code that staff will present during the March 3, 2016 hearing. Most of these modifications are in response to direction received during the issues and options hearings while others represent new or improved standards to regulate common uses and development in Capitola. Additional topics and issues may be discussed as desired by the Planning Commission.

<u>Topic 1. Zoning Map Modifications</u>		
Draft Code:	Proposed Zoning Map	Attachment 1
	Existing Zoning Map	Attachment 2
	Zoning Map Modifications List	Attachment 3

The updated zoning map reflects land use designations on the General Plan land use map including regional and a community commercial areas, consolidation of the multiple mixed use district into one Neighborhood Mixed Use (MU-N) district, and clarity in overlay zones. The updated map also includes corrections to the current zoning map that reflect current built conditions, such as the multifamily condominium property on Opal Cliff Drive that is currently designated single family. A list of modifications to the zoning map are included as Attachment 3.

<u>Topic 2. Development Standards in Mixed Use Zones</u>			
Draft Code:	New Development Standards	17.20.030	Page 20-4
	New Design Standards	17.20.030.C	Page 20-5

The draft zoning code includes two mixed use districts: Village Mixed Use (MU-V) and Neighborhood Mixed Use (MU-N). The new zoning map consolidates the existing Commercial/Residential (CR) district, the Neighborhood Commercial (CN) district and the Professional Office (PO) district into one Neighborhood Mixed Use (MU-N) district. The current code does not include standards for parcel area, parcel width, or parcel depth in mixed use districts. The new code would include minimum parcel dimension standards for each zone which would only apply if a property owner requested a subdivision. These standards would not affect any existing legal lots.

The development standards for the mixed use zones have been updated in the new code to relate to the existing code, with increased guidance. The current setback standards in the CV (Central Village) are extremely flexible. Under the existing code, the CV zone is subject to the 1987 Central Village Development Design Standards, 27 feet height maximum, and 10 percent open space. At the direction of Planning Commission and City Council during the Issues and Options hearings, the 1986 guidelines will be rescinded with the adoption of the new code and the relevant design guidelines incorporated into the code. The draft code maintains flexibility in

development standards in the MU-V district and incorporates design standards reflective of the 1987 guidelines to assist applicants in building placement and articulation.

The development standards for the existing CR, CN, and PO districts have increased separation of buildings with established minimum setbacks on all sides. The new consolidated MU-N district, introduces new development standards for front yards to ensure adequate spacing for sidewalks geared toward walkable mixed use neighborhoods while maintaining the increased separation between buildings. Exceptions have been added for those areas within the MU-N that have an established pattern of buildings being closer to the street or closer together (e.g., Capitola Avenue between the trestle and Blue Gum).

Topic 3. Required parking in the Mixed Use Neighborhood
 Draft Code: On-Site Parking in MU Zones Table 17.76-1 Page 76-2

The draft code does not modify the parking requirements for the Village, with the exception of revised standards for take-out restaurants which is described in Topic 4 and specific requirements for a future hotel at the Village Theater site. Required parking in the Neighborhood Mixed Use (MU-N) zoning district is decreased in the draft code to reflect the ability of residents to walk to destinations, as follows:

Land Use	Existing Code	Decreased Requirement in MU-N
Retail	1 per 240 sq. ft.	1 per 400 sq. ft.
Eating and Drinking Establishments		
Bars and Lounges	1 per 60 sq. ft.	1 per 75 sq. ft.
Restaurants and Cafes	1 per 60 sq. ft.	1 per 400 sq. ft.
Take-out Food and Beverage	1 per 240 sq. ft.	1 per 400 sq. ft.
Personal Services		1 per 400 sq. ft.

Topic 4. 6 Seat Rule for Takeout Establishments
 Draft Code: Parking for Take-out in MU-N and MU-V Table 17.76-1 Page 76-2
 Parking for Take-out in all other districts Table 17.76-2 Page 76-3
 Definition of Eating and Drinking Est. 17.160(E)(1)a-c Page 160-5

The existing zoning code requires 1 space per 240 square feet for *retail use and restaurants/take-out establishments* with six or fewer seats. The necessary oversight by City staff to monitor the six seat maximum within restaurants has been an ongoing enforcement issue. The draft code creates a new land use category *Take-out Food and Beverage*. The draft code defines a *Take-out Food and Beverage* as an “establishment where food and beverages may be consumed on the premises, take out, or delivered, but where the area open to customers is limited to no more than 160 square feet...” The new maximum area accessible to customers was based on a survey of existing conditions in the village. An example of a structure with approximately 160 square feet of area open to customers is Calypso Coffee located at 311 Capitola Avenue.

Topic 5. On-site Parking Alternatives
 Draft Code: On-Site Parking Alternatives 17.76.050 Page 76-9

New onsite parking alternatives included in the draft code are as follows: shared parking, valet parking, low demand exception, transportation demand management plan, and transit center

credit. The draft code also includes a provision for the City’s adopted In-Lieu Parking Fee Program which is presently uncodified. The shared parking alternative is based on direction received on Issue #5 Parking of the Issues and Option Paper and excludes residential land uses. (Attachment 5. Issues and Options Matrix)

Topic 6. Incentives for Community Benefits
Draft Code: Chapter 17.88 Incentives for Community Benefits Page 88-1

This chapter is new to provide better defined standards for what qualifies as an acceptable community benefit which can be considered to allow increased FAR as provided in the General Plan, a Planned Development project, or increased height in commercial zones as prescribed in the existing zoning code.

Topic 7. Non-Conforming Structures
Draft Code: New Substantial Demolition Standards 17.92.080.C Page 92-6
Replication of Single-Family Dwellings 17.92.080.D Page 92-7

The existing code requires that a non-conforming structure come into conformity based on an 80 percent threshold of existing value. The draft code implements a new threshold based on 50 percent of lineal footage of walls or floor area. This chapter also includes a new provision to allow replication of non-conforming single-family dwellings with the approval of a conditional use permit with specific findings and conditions.

Topic 8: Permanent Outdoor Displays
Draft Code: Permanent Outdoor Display 17.96.100 Page 96-9

The existing code lacks standards for outdoor displays. The draft code addresses this deficiency with a new standards for permanent outdoor displays of retail goods. To have a permanent outdoor display, the draft code requires a conditional use permit within the mixed use village zone and an administrative permit in all other zoning districts. The draft code includes new standards for height, size, permitted goods, hours, and screening. Design standards are included to ensure that outdoor displays complement the existing built conditions, are made of quality materials, are maintained, and do not violate the sign code.

Topic 9: Temporary Sidewalk Dining
Draft Code: Temporary Sidewalk Dining 17.96.180 Page 96-16

The current code does not include specific review criteria for sidewalk dining areas. The draft code introduces new standards for outdoor dining within sidewalks and public rights-of-way. This is a common trend throughout destination communities. The new standards allow sidewalk dining along the restaurant’s frontage with approval of an administrative permit and encroachment permit as long as ADA and other standards are met. The draft code also introduces a new allowance for conversion of on-street parking spaces (aka “parklets) to outdoor dining with Planning Commission approval of a conditional use permit and encroachment permit.

Topic 10: Design Review Committee
Draft Code: Appointments. Consulting Architect. 17.108.040.C.2 Page 108-2

The existing Architecture and Site Review Committee would be renamed the Design Review Committee, but would maintain its current functions. The one modification would be the addition of a second architect selected by the Community Development Director as a contract

consultant. The contract Architect would participate only in the review of multi-family projects, non-residential projects, and other significant projects as determined by the Community Development Director.

Topic 11. Minor Modifications

Draft Code: Minor Modifications 17.136 Page 136-1

A new minor modification process is proposed to allow the Planning Commission to approve projects which require flexibility from strict application of certain development standards when variance findings cannot be made. The process would allow up to a 10 percent deviation from the physical development standards that apply to property (height, setbacks, parking dimensions, etc.). The draft code specifically excludes minor modifications to lot area, width, and depth; minimum off-street parking requirements; residential density; and floor area ratio. The Planning Commission takes action on minor modification applications.

Topic 12. Changes to Approved Projects

Draft Code: Changes to an Approved Project 17.156.070 Page 156-3

This is a new provision within the draft zoning code to address issues with the process to authorize post-approval changes to a project. This section establishes a procedure for the Community Development Director to approve minor changes to approved projects if the requested change complies with all the new review criteria. Changes which exceed these standards would be considered by the Planning Commission.

CEQA

An Addendum to the General Plan Update Environmental Impact Report has been prepared and is included as Attachment 6.

RECOMMENDATIONS

1. Accept the staff presentation, discuss the proposed draft Zoning Code update, and identify desired code revisions;
2. Recommend that the City Council amend Municipal Code Chapter 17 by rescinding the Zoning Code in it entirety and replacing it with the updated Zoning Code including Planning Commission revisions;
3. Recommend that the City Council recind the 1986 Central Village District Design Guidelines;
4. Recommend that the City Council amend Municipal Code Chapter 15 by adding the Green Building Ordinance to the Buildings and Construction code;
5. Recommend that the City Council approve the Addendum to the General Plan Update Environmental Impact Report for the Zoning Code update;
6. Recommend that the City Council authorize the Community Development Director to submit the Zoning Code update to the California Coastal Commission for certification.

**DRAFT
RESOLUTION NO. ____**

**RESOLUTION OF THE CAPITOLA CITY COUNCIL
AMENDING THE CITY’S ZONING CODE BY RESCINDING CHAPTER 17 OF THE CITY OF
CAPITOLA MUNICIPAL CODE AMD RESCINDING THE 1986 CENTRAL VILLAGE
DISTRICT DESIGN GUIDELINES AND ADOPTING THE NEW CHAPTER 17 OF THE CITY**

Attachment: March 3, 2016 - Zoning Update PC Staff Report (1410 : Zoning Code Update)

OF CAPITOLA MUNICIPAL CODE, MOVING THE CITY'S GREEN BUILDING ORDINANCE FROM MUNICIPAL CODE CHAPTER 17 (ZONING CODE) TO CHAPTER 15 (BUILDINGS AND CONSTRUCTION), APPROVING AN ADDENDUM TO THE GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT, AND AUTHORIZING THE COMMUNITY DEVELOPMENT DIRECTOR TO SUBMIT THE NEW ZONING CODE TO THE CALIFORNIA COASTAL COMMISSION FOR CERTIFICATION.

WHEREAS, Section 65300 of the Government Code of the State of California sets forth the requirements for the preparation and adoption of a local General Plan; and

WHEREAS, the City of Capitola's General Plan was adopted on June 26, 2014; and

WHEREAS, Section 65860 of the Government Code of the State of California sets forth the requirement of zoning consistency with the General Plan and the various land uses authorized by the ordinance to be compatible with the objectives, policies, general land uses, and programs specified in the General Plan; and

WHEREAS, the City of Capitola reviews land use designations and zoning in order to regulate appropriate use of land and to protect the public health, safety and welfare; and

WHEREAS, the City of Capitola proposed a comprehensive update to its Zoning Code (Municipal Code Chapter 17) which reflect the goals, policies, and implementation measures in the 2014 General Plan update; and

WHEREAS, the Zoning Code update would establish new and modified land use regulations which will guide future development and design throughout the City of Capitola to implement the General Plan; and

WHEREAS, the proposed Zoning Code update includes new and revised zoning districts, permitting procedures, and development standards throughout the City of Capitola; thus affecting all properties within the City; and

WHEREAS, the proposed Zoning Code update would move the City's Green Building Ordinance from Municipal Code Chapter 17 (Zoning Code) to Chapter 15 (Buildings and Construction); and

WHEREAS, the new Zoning Code update is accompanied by a new Zoning Map which includes the revised zoning districts with correct nomenclature, corrects errors on the previous zoning map, and identifies overlay zones; and

WHEREAS, an Addendum to the General Plan Update Environmental Impact Report was prepared for the new Zoning Code in accordance with State law and CEQA Guidelines; and

WHEREAS, consistent with CEQA and City Guidelines, it was determined that there is no substantial evidence that the new Zoning Code will have a significant effect on the environment; and

WHEREAS, the City of Capitola's Local Coastal Program (LCP) was certified by the California Coastal Commission in December of 1981 and has since been amended from time to time; and

WHEREAS, The Capitola Zoning Code Update affects zoning within the Coastal Zone, therefore the updated Zoning Code must be certified by the California Coastal Commission; and

WHEREAS, The Planning Commission conducted public hearings on April 30, May 18, May 21, June 22, and July 20, 2015 to review the Issues and Options report that focused on larger policy issues within the existing zoning code and relative options to apply to the new

zoning code. During these hearing, the Planning Commission heard public comment and made recommendations on 17 Issues included in the Issues and Options report; and

WHEREAS, the City Council conducted public hearing on April 30, October 19, October 26, and November 12, 2015 to review the Issues and Options report that focused on policy issues within the existing zoning code and relative options to apply to the new zoning code. During these hearings, the City Council reviewed the Planning Commission recommendations, heard public comment, and provided direction on desired implementation within the new zoning code; and

WHEREAS, the new Zoning Code implements the direction provided by the Planning Commission and City Council during the public hearings for the Issues and Options report; and

WHEREAS, the Planning Commission held a public hearing to review and consider the draft Zoning Code on March 3, 2016 and March 17, 2016, and recommended the City Council rescind Chapter 17 of the City of Capitola Municipal Code, rescind the 1986 Central Village District Design Guidelines, adopt the new Chapter 17 of the City of Capitola Municipal Code, move the City's Green Building Ordinance from Municipal Code Chapter 17 (Zoning Code) to Chapter 15 (Buildings and Construction), approve the Addendum to the General Plan Update Environmental Impact Report, and authorize the Community Development Director to submit the new zoning code to the California Coastal Commission for certification; and

WHEREAS, the City Council conducted public hearings on **ADD DATES** and adopted Ordinances No. XXX to rescind Chapter 17 of the City of Capitola Municipal Code, rescind the 1986 Central Village District Design Guidelines, adopt the new Chapter 17 of the City of Capitola Municipal Code, move the City's Green Building Ordinance from Municipal Code Chapter 17 (Zoning Code) to Chapter 15 (Buildings and Construction), approve the Addendum to the General Plan Update Environmental Impact Report, and authorize the Community Development Director to submit the new zoning code to the California Coastal Commission for certification; and

WHEREAS, the new Zoning Code was submitted to and reviewed by CCC and subsequently revised to respond to comments submitted by CCC; and

WHEREAS, the City Council now finds:

1. The proposed draft Zoning Code is deemed to be in the public interest. The updated Zoning Code represents a comprehensive overhaul of the existing code. The updated code presents a refreshed format and organization which is intended to be more user-friendly for the public, decision-makers, developers, and staff. The draft zoning code includes development standards within tables for ease of reference and graphics are used to better illustrate the meaning and intent of various regulations. The draft Zoning Code includes new and revised zoning districts, permit processes, development standards, and procedures which are intended to streamline the development review process while implementing General Plan goals to protect Capitola's coastal village character and to promote design excellence.
2. The proposed Addendum to the General Plan Update Environmental Impact Report is consistent and compatible with the rest of the existing General Plan and any implementation programs that may be affected. The draft Zoning Code replaces the existing Zoning Code Chapter 17 of the City of Capitola Municipal Code. The draft Zoning Code is consistent with the Land Use Element, Open Space and Conservation Element, Mobility Element, Safety and Noise Element, Economic Development Element,

and the 2015-2023 Housing Element. No significant impacts have been identified in the Addendum to the General Plan Update Environmental Impact Report.

- 3. The potential impacts of the proposed Zoning Code have been assessed and have been determined not to be detrimental to the public health, safety, or welfare. It is intended to promote the needs of the community, including protecting Capitola’s coastal village character, promoting design excellence, safe housing conditions, and vital neighborhoods.
- 4. The new Zoning Code was prepared in accordance with California Government Code Sections 65800-65862 and 30500-30525 reviewed and certified by the California Coastal Commission as required by State law. An Addendum to the General Plan Update Environmental Impact Report was completed consistent with CEQA Guideline requirements. The Planning Commission has considered the Addendum to the General Plan Update Environmental Impact Report and finds, based on the entire record before it, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Addendum reflects the City’s independent judgment and analysis.

WHEREAS, City Council has considered the Addendum to the General Plan Update Environmental Impact Report, together with the supporting documentation provided, and based on the basis of the whole record before the Council, finds there is no substantial evidence that the amendment will have a significant effect on the environment and that the Addendum reflects the City’s independent judgment and analysis.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Capitola as follows:

- (a) The Addendum to the General Plan Update Environmental Impact Report for the City of Capitola Zoning Code is hereby approved;
- (b) The City’s Zoning Code is hereby amended to rescind Chapter 17 of the Capitola Municipal Code, rescind the Central Village Design Guidelines, and move the City’s Green Building Ordinance from Municipal Code Chapter 17 (Zoning Code) to Chapter 15 (Buildings and Construction) and adopt the new Zoning Code within Chapter 17 of the Capitola Municipal Code ; and
- (c) The Community Development Director is hereby authorized and directed to submit the new Zoning Code to the California Coastal Commission for final certification.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the XX day of MONTH, 2016, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ed Botorff, Mayor

ATTEST: _____

Attachment: March 3, 2016 - Zoning Update PC Staff Report (1410 : Zoning Code Update)

Susan Sneddon, City Clerk

ATTACHMENTS:

1. Proposed Zoning Map
2. Existing Zoning Map
3. Zoning Map Modification List
4. Disposition Table
5. Issues and Option Matrix
6. Addendum to EIR
7. Draft Zoning Code Public Review 02.04.2016

Prepared By: Katie Cattan
Senior Planner

Planning Commission Meeting March 3, 2016
Direction on Zoning Code Update

Topic 1. Zoning Map Modifications

Draft Code:	Proposed Zoning Map	Attachment 1
	Existing Zoning Map	Attachment 2
	Zoning Map Modifications List	Attachment 3

Planning Commission Direction on Topic 1:

1. Add more labels on map for zoning districts to prevent confusion in closely related colors.
2. Bluff area extending from Monarch Cove Inn to Livermore Drive change from VR to P/OS
3. 3945 Melton Street. At request of owner keep current CC zoning. Remove proposed R-1 change.

Topic 2. Development Standards in Mixed Use Zones

Draft Code:	New Development Standards	17.20.030	Page 20-4
	New Design Standards	17.20.030.C	Page 20-5

Planning Commission Direction on Topic 2:

1. Request to change zone names in mixed use zones to follow abbreviation utilized on map.
 - a. Village Mixed Use (MU-V) would be modified to (V-MU).
 - b. Neighborhood Mixed Use (MU-N) will be modified to (N-MU).
2. Request to revisit Topic 2 when all Planning Commissioners are present.

Topic 3. Required parking in the Mixed Use Neighborhood

Draft Code:	On-Site Parking in MU Zones	Table 17.76-1	Page 76-2
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Planning Commission Direction on Topic 3:

1. Request to revisit when all Planning Commissioners are present.

Topic 4. 6 Seat Rule for Takeout Establishments

Draft Code:	Parking for Take-out in MU-N and MU-V	Table 17.76-1	Page 76-2
	Parking for Take-out in all other districts	Table 17.76-2	Page 76-3
	Definition of Eating and Drinking Est.	17.160(E)(1)a-c	Page 160-5

Planning Commission Direction on Topic 4::

1. Increase area accessible to the public for a takeout establishment from 160 sf to 300 sf.

Topic 5. On-site Parking Alternatives

Draft Code:	On-Site Parking Alternatives	17.76.050	Page 76-9
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Planning Commission Direction on Topic 5:

1. 17.76.050.C. Off-Site Parking:
 - Change D.4 to delete reasonable distance standard and allow shared parking for multi-family residential uses within approximately 1/8 mile of and commercial uses within approximately ¼ mile of shared parking lot.
2. 17.76.050.D Shared Parking

Attachment: March 3, 2016 Planning Commission direction on Draft Code (1410 : Zoning Code Update)

- Maximum limit to reduction in MU-V and MU-N is 25%.
 - Add definition for shared parking
 - Add definition for off-site parking
3. 17.76.060.E Valet Parking
 - Add allowance for a valet parking drop-off/pick-up area within the village that can be utilized by a private company to provide valet parking to any visitor of the village, not limited to a single business.
 4. 17.76.060.F
 - No changes.
 5. 17.76.060.G Transportation Demand Management Plan
 - Edit #3 to replace “approved” to “submitted and reviewed by the Community Development Director...”
 - Edit #7 to specify that the use permit may be revoked, rather than the TDM Plan.
 6. 17.76.060.H Transit Center
 - Discussed removing 400 foot limit and add limit to mall property only.
 - Discussed inefficient transit operations
 - Request to revisit
 7. 17.76.060.I Fees in Lieu of Parking
 - Request to revisit after City Council discussion on March 24th.

Topic 6. Incentives for Community Benefits

Draft Code: Chapter 17.88 Incentives for Community Benefits

Page 88-1

Planning Commission Direction on Topic 6:

1. 17.88.020. Strengthen language to clarify that all community benefits must go beyond what is currently required by the code.
2. 17.88.030. Add a map to show locations where community benefit may be applied.
3. 17.88.030. Explain that the list includes multiple options for allowable benefits and that multiple benefits may be combined. Also, add description that the community benefits must adequately balance the value of the incentive.

Staff Clarification:

17.88.040. Clarification per General Plan:

- 41st Avenue areas in CC and CR have FAR max subject to findings: 2.0 (General Plan LU-9.3)
- Central Village area FAR max for Village hotel: 3.0 (General Plan LU-7.3)
- Community Benefit chapter will apply to hotel projects in the village in accordance with General Plan policy LU-7.3

#	LOCATION IN DRAFT CHANGE	REQUESTED DISCUSSION	IMPLEMENTATION
1	Chapter 17.16.030. A – Page 16-3. General Standards – Single Family and Multi-Family Zoning Districts (Smith)	Table 17.16-2: Development Standards in the R-1 and RM Zoning Districts – discuss min lot size	
2	Chapter 17.16.030.B.2 Page 16-4. Front Setbacks in Riverview Terrace (Westman)	<ul style="list-style-type: none"> Define distance of neighboring properties. Current code states 500 feet. This is too vast. Staff suggested modification: “Within the areas shown in Figure 17.16-1, the Planning Commission may approve a reduced front setback to reflect match existing front setbacks on of neighboring properties within 100 feet on the same side of the street. The reduced front setback shall in all cases be no less than 10 feet.” 	
3	Chapter 17.16.030.B.2. Page 16-5. Front Setbacks in Riverview Terrace (Westman)	<ul style="list-style-type: none"> General comment that the sidewalk exempt designations should be updated to make sure they are valid and appropriate. The sidewalk exempt map should be made available for the public. 	
4	Chapter 17.16.030.7. Page 16-7. Plate Height in Side Setback Areas.	This is from the existing code but should be removed due to the new allowance for narrow lots not to have a second story setback. The setback exception is listed under 16.16.030.B.5.	
5	17.16.030.B.8.a(1) Page 16-7. Decks and Balconies (Westman)	Discuss distance of setbacks for administrative review of upper floor decks and balconies. Proposed at 10 feet from property line and 20 feet from single-family dwelling	
6	Chapter 17.16.030.C.2. Table 17.16-4 “Usable Open Space in RM Zoning District. Footnote 2. (Westman)	Footnote 2 – “Roof terraces and roof gardens may provide up to 50 percent of the required common open space area” – This applies to the Common Open Space minimum area requirement of 15%. Common open space is accessible to all residents of a multi-family development. Request to	
7	Chapter 17.20 - Page 20-1 - Mixed Use Zoning District (Westman)	We should discuss separating the MU-V and MU-N districts. The goals and development standards for the two districts are different and the current chapter is confusing.	
8	Chapter 17.20.030 – Page 20-4. Development Standards Table 17.20-2 – Development Standards in the Mixed Use Zoning Districts (Newman)	Remove parcel width & depth. They do not work.	
9	Chapter 17.20.30.A - Page 20-4 General Development Standards (Smith)	How do we meet the new minimum parcel dimensions and maximum front setbacks today? How many nonconforming structures are we creating with these new specifics?	
10	29) Chapter 17.20.030.C. Page 20-5 General Design Standards. (Westman)	Section C should not apply to residential development.	
11	Chapter 17.20.030.C.5 – Page 20-8 – Parking Location and Buffers (Smith)	Standard may prevent residential on-site parking under living. Example 321 Capitola Ave	
12	Chapter 17.20.030.E – Page 20-10. Setbacks in the MU-N Zoning District (Westman)	Should not apply to residential. “Front setback areas for commercial and mixed use buildings in the MU-N Zoning District	
13	Chapter 17.24 - Commercial and Industrial Zoning Districts (Westman)	The autoplaaza should be an overlay zone to eliminate automobile repairs, used car sales, etc. on 41st avenue.	
14	Chapter 17.36 – Planned Development Zoning District (Westman)	Request discussion of PD	
15	Chapter 17.36.040.G - Page 36-4 - Substantial Public Benefit Defined (Westman)	Planning commission should discuss Substantial Public Benefit Definitions as they apply to Planned Developments	

Attachment: List of Commissioner's Discussion requests (1410 : Zoning Code Update)

#	LOCATION IN DRAFT CHANGE	REQUESTED DISCUSSION	IMPLEMENTATION
16	Chapter 17.40.20.1.3(a-f) – Page 40-5 – Design Standards – Pedestrian Orientation (Westman)	This is more restrictive than underlying zoning. Suggest removing.	
17	Chapter 17.40.20.1.5 – Page 40-6 - Affordable Housing Open Space. (Westman)	This is more restrictive the open space standard for multi-family. In general, affordable housing development standards should either be equal to the zoning regulation or less stringent as an incentive.	
18	Chapter 17.52.020.A.3 - Page 52-1 - All Accessory Structures (Smith)	Should all Accessory Structures be allowed basic electric (light) fixture and outlet without additional requirements for design review and floor area calculation. Also reference in Chapter 17.7.20 page 120-3)	
19	9) Chapter 17.52. 020. B.1 – Page 52-2. Development Standards. Table 17.51-1: Accessory Structure Standards in Residential Zoning Districts (Smith)	Could you have an apartment on top of a garage if the garage was not located in setbacks?	
20	Chapter 17.76.030.A – Table 17.76-1 – Page 76-2 - Required Parking Spaces – Mixed Use Zoning Districts (Westman)	Request discussion of parking for mixed use.	
21	Chapter 17.76.030.B – Table 17.76-2 – Page 76-3 - Required Parking Spaces – Other Zoning Districts (Westman)	Secondary Dwelling Units should require a 3rd parking space. Discussion requested.	
22	Chapter 17.76.040.C.3 – Page 76-8 – Location of Parking MU-V Zoning District (Westman)	Track ordinances. Why does the code require off-site parking in village for historic? If they have adequate space we should allow more onsite parking for residences.	
23	Chapter 17.76.040.D – Page 76-8 – Large Vehicle Storage in the R-1 Zoning District (Westman)	Add maximum width	
24	Chapter 17.76. 040. D – Page76-8. Large Vehicle Storage in the R-1 Zoning District (Smith)	Too restrictive, suggest removing second sentence	
25	Chapter 17.76.050.D.1 Shared Parking (page 76-10) (Welch and Newman)	Discuss the exclusion of residential land uses from shared parking (Welch) Too rigid (Newman)	
27	Chapter 17.76.050.G – Page 76-11 - Transportation Demand Management Plan (Westman)	Add standards for parking studies	
28	Chapter 17.76.050.H – Page 76-11 - Transit Center Credit (Westman)	Discuss	Discussed on 3/3/2016
29	Chapter 17.76.060.H – Page 76-15 - Pedestrian Access (Westman)	Applicable to village? Discuss.	
30	Chapter 17.80.050.A.3 - Page 80 - 4 - Flag Signs (Westman)	Discuss new allowance for flag signs	
31	Chapter 17.80.060.F - Page 80-6 - Digital display and electronic reader board signs (Westman)	Discuss. Possible use to show number of parking places.	
32	Chapter 17.80.070.C - Page 80-6 - Illumination (Westman)	Discuss neon signs. Beer signs.	
33	Chapter 17.80.080.B. 7 - Monument Signs limit to 4 tenants (Westman)	Max limit of 4 tenants on Monument sign	
34	Chapter 17.80.080.F.1 - Page 80-9 - Window Signs (Westman)	What is legal to regulate?	
35	Chapter 17.80.080.G.13 - Page 80-11 - Sidewalk signs in MU-V zoning district (Newman)	Suggest removing max limit of sidewalk signs for fairness.	
36	Chapter 17.80.110. - Page 80-17 - Temporary Signs (Westman)	Discussion	

Attachment: List of Commissioner's Discussion requests (1410 : Zoning Code Update)

#	LOCATION IN DRAFT CHANGE	REQUESTED DISCUSSION	IMPLEMENTATION
37	Chapter 17.88.030.J - Page 88-2 - Public Art (Westman)	Already required. Must go beyond requirement	Discussed on 3/3/2016. Reword/strengthen language in 17.88.020. Add to descriptions of allowable benefits.
38	Chapter 17.92 - Page 92-1 - Non-Conforming Parcels, Uses, and Structures (Westman)	Discussion	
39	Chapter 17.92.080.C.2 - Page 92-7 - Substantial Demolition (Smith)	Discussion on removal of substantial demolition	
40	Chapter 17.96.020. B – Page 96-2 – Household Pets (Westman and Smith)	Limit max number. (Suggest 10 total)	
41	Chapter 17.96.100. Page 96-9 Permanent Outdoor Displays (Welch)	Permanent Outdoor Displays will become a management/code enforcement issue. Do we want to create a path to allow these in the code or prohibit?	
42	20) Chapter 17.96.180 – Page 96-16. Temporary Sidewalks Dining (Smith)	Conversion of on-street parking might need discussion - probably OK as is, but do we want to add any limitations to times and/or presence of street closures/events?	
43	Chapter 17.96.200 – Page 96-20 – Unattended Donation Boxes (Westman)	Discussion	
44	Chapter 17.120. 030. B. 5 –Page 120-3. Single-Family Exemptions (Smith)	Remove "electricity"	

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#	LOCATION IN DRAFT CHANGE	REQUESTED MODIFICATION/EDIT	IMPLEMENTATION
1	1	Throughout Document (Newman)	Consistency in Capitalization: Coastal, Local, State, Federal
2	2	Chapter 17.04.020.B.10 - Page 04-1. Purpose and Effect of Zoning Code; (Westman)	Support a balanced transportation system that accommodates the needs of automobiles, pedestrians, bicycles and bicycles other forms of transportation"
3	3	Chapter 17.08.020 - Page 08-1. Interpretation; Section 020 - Authority (Westman and Newman)	The City Council delegates to the Community Development Director and the Director's designees the authority, in accordance with 17.08.040, to interpret the meaning and applicability of all provisions in the Zoning Code".
4	4	Chapter 17.12.030.C - Page 12-3. Zoning Districts and Map; Zoning Map, Subsection C - Location (Westman)	The Zoning Map is kept, maintained, and updated electronically by the Community Development Department, and is available for viewing by the public at the Department And on the official City of Capitola website "
5	5	Chapter 17.16.010.B.2 - Page 16-1. Specific (Westman)	B.2. MuJ•-Family Residen•al (RM) Zoning District - Housing in the RM zoning district is will be carefully designed to enhance Capitola's unique identity and to minimize impacts on adjacent land uses and structures".
6	6	Chapter 17.16.030.A. - Page 16-3. Development Standards and Site Requirements (Westman)	Add language to clarify that Site requirements are for purposes of future subdivisions. Existing legal lots of record may be developed including substandard lots.
7	7	Chapter 17.16.030.A. Page 16-3. Table 1716-2. (Westman)	Add front yard setback for garage in table. It is listed under 17.16.030.B.3 but would be easier for reader to also be included in the table. Add garage reference under Additional Standards column (17.16.030.B.3). Chapter 17.16.030.A. Table 1716-2.
8	8	Chapter 17.16.030.3.A - Page 16-5 - Garage Setback (Smith)	Clarify. Should garage setback be measured from property line or setback rather than building wall?
9	9	Chapter 17.20.010.B.2 - Page 20-1. Specific. (Westman)	2 - Development in the MU-N zoning district is will be carefully designed to complement its surrounding and minimize impacts on neighboring properties".
10	10	Chapter 17.20.010.B - Page 20-1. Purpose of the Mixed Use Zoning Districts; Subsection B (Welch)	Suggest renaming to follow nomenclature. • 1 - Village Mixed Use (MU-V) change to "Mixed Use - Village" Zoning District"; 2 - "Neighborhood Mixed Use (MU-N) change to "Mixed Use - Neighborhood" Zoning District"
11	11	Chapter 17.20.020.A. Permitted land uses. Table 17.20.020 page 20-3 (Staff)	Vaca•on rental. Reference See Chapter 17.40.030"
12	12	Chapter 17.20.030.D.1 - Page 20-9 - Setbacks in the MU-V Zoning District (Welch)	The Planning Commission way may modify or waive this requirement upon finding that:
13	13	Chapter 17.20.030. D.1 – Page 20-9 - Setbacks in the MU-V Zoning district (Newman)	Loosen standard building within 0-10' of property line.
14	14	Chapter 17.20.30.F Page 20-10 - Height and FAR Standards for the Village Hotel (Westman)	Request legal review to ensure this is not spot zoning•
15	15	Chapter 17.24.010.B. Page 24-1 - Regional Commercial (C-R) Zoning Districts (Westman)	Office, medical, and residential uses are restricted in prime retail locations to protect the long-term economic vitality of the corridor. There is no definition for "prime retail location".
16	16	Chapter 17.24.020 Permitted Land Use - Page 24-2 (Westman)	Table 17.24-1 - Permitted Land Uses in Commercial and Industrial Zoning Districts. Footnote 5. Permitted only on a mixed use site with the residential use secondary to the primary commercial uses on the site. Residential uses on the site are limited to less than 50 percent of the floor area of buildings on the site. Residential uses shall be located and designed to maintain a primarily commercial character and function of the site." - reword for clarity.
17	17	Chapter 17.24-1 - Page 24-2 - Land Use Table (Smith)	Need to define custom manufacturing vs. light manufacturing.
18	18	Chapter 17.24.030.D.2 - Page 24-6 - Daylight Plane (Westman)	Figure 17.24-2 - Residential Transitions - Daylight Plane - Include in MU-N district
19	19	Chapter 17.24.030.B. - Page 24-5 - Front and Street Side Setbacks in CR and CC. (Westman)	Inconsistent with the sign ordinance setbacks for monument signs.
20	20		

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#	LOCATION IN DRAFT CHANGE	REQUESTED MODIFICATION/EDIT	IMPLEMENTATION
20	Chapter 17.24.030.D.2 and Figure 17.24.2 - Page 24-6 - Daylight plane (Smith)	There is a conflict. Text says Daylight Plane is 20' high. Figure shows 25' high.	
21	Chapter 17.28.010.B.5 - Page 28-1 - Visitor Serving - General (Smith)	add (VS-G)	
22	15)Chapter 17.28.030 - Visitor Serving Land Use Regulation on Table 17.28-1: Permitted Land Uses in the Visitor Serving Zoning Districts Page 28-3 (Westman)	Schools, Public or Private - Subzone VS-G - Draft code: Conditional Use. Suggest Change to Prohibit.	
23	15)Chapter 17.28.030 - Visitor Serving Land Use Regulation on Table 17.28-1: Permitted Land Uses in the Visitor Serving Zoning Districts Page 28-3 (Westman)	VS Subzones - Typo. Top of columns should be "VS-G, R, SB, MC, ES"	
24	15)Chapter 17.28.030 - Visitor Serving Land Use Regulation on Table 17.28-1: Permitted Land Uses in the Visitor Serving Zoning Districts Page 28-3 (Westman)	Footnote 10 - Events may not exceed 10 days; Comment - Long but reflects current code.	
25	15)Chapter 17.28.030 - Visitor Serving Land Use Regulation on Table 17.28-1: Permitted Land Uses in the Visitor Serving Zoning Districts Page 28-3 (Westman)	Footnote 11 - Limited to single one-day event per year; Suggest modifying to two-days. Current rule prohibits Car Show during the summer months (Commissioner Smith also raised this issue)	
26	Chapter 17.28.040.A. Page 28-5. Standards in the Visitor Serving Zoning District (Westman)	Table 17.28-2: Development Standards in the Visitor Serving Zoning Districts - Add heights for subzones. Staff comment: as written, the new code reflects the existing code. The individual subzones do not have special height standards. Table 17.28 says that all new subdivision in the Village or any other Visitor Serving location can have a building height of 30 feet. The other section on Village height says that you can only have 30 feet is you have a 5/12 pitch or greater. Which is correct?	
27	Chapter 17.32.020.C - Page 32-1. Visitor Accommodations in New Brighton State Beach (Westman)	Section sets maximum intensity of three units per gross lot area. State regulated. Check with Coastal Commission if we can remove from code.	
28	Chapter 17.32.020.E - Page 32-3 Public Parking in the Coastal Zone (Westman)	Not necessary to have in zoning code. Remove section	
29	Chapter 17.36.060.B. 1-3 - Page 36-2. Application Submittal & Review (Newman)	Clarify two-step process and that preliminary approval does not give development rights.	
30	Chapter 17.40.020.G - Page 40-3 - Income Restrictions (Westman)	Rewrite to make the requirement clear.	
31	Chapter 17.40.020.L - Page 40-7 - AH Overlay - Additional Application Requirements (Westman)	An application for an affordable housing development within the -AH overlay zone shall be filed and reviewed in compliance with Chapter 17.112 (Permit Application & Review) - wrong reference. Katie's comment. Susan there must be a mix up. 17.112 is the permit application and review section. I'd suggest removing your comment or redirect if I got the wrong reference.	
32	Chapter 17.40.030.E.5 - Page 40-8 - Permit Revocation (Smith)	after a Minor Permit is revoked, the permit holder may <u>not</u> reapply for a new permit <u>for one year after revocation</u>	
33	Chapter 17.44.020.G - Page 44-3 - Major Public Works Facility. (Westman)	Justify raising number based on value amount. Check coastal acknowledgment.	
34	Chapter 17.44.040.J.1 - Page 44-9 - Temporary Events (Westman)	"The event will not occur between the Saturday of Memorial Day weekend through Labor Day, or if proposed in this period will be of less than one two day in duration including setup and take-down;" - change to 2 days (car show)	
35	Chapter 17.44.070.1 - Page 44-9. Conversion of Existing Multi-Unit Residential Structures (Newman)	"The conversion of any existing multi-unit residential structure to a time-share condominium project, estate, or use as defined in Section 11212 of the Business and Professions Code".	
36	Chapter 17.44.080 - Page 44-10 - Coastal Boundary (Smith)	Should note where the "Capitola Permit and Appeal Jurisdiction Map" can be found or at least identify Zone A and Zone B on a map in the Zoning Code fro eference	
37	Chapter 17.44.110.A - Page 44-13 - Public Notice and Hearing - Planning Commission Review (Westman)	Check reference to 17.148	Correct reference
38	Chapter 17.44.120.B - Page 44-14 - Coastal Overlay Zone - Findings for Approval (Westman)	Remove finding B for views.	
39			

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#	LOCATION IN DRAFT CHANGE	REQUESTED MODIFICATION/EDIT	IMPLEMENTATION	
39	3) Chapter 17.48.020. B – Page 48-2. Height Exceptions; Table 17.48-1: Allowed Projections Above Height Limits (Smith)	"Flagpoles not over 8 inches in width/ diameter".		
40	Chapter 17.48.030. A – Page 48-2. Setback Measurement - Figure 14.48-2: Setback Measurement (Smith)	Add note to "See specific zones for required zone setbacks"		
41	41	Chapter 17.48.030. D – Page 48-4. Accessory Structures in Setback Areas (Smith)	<ul style="list-style-type: none"> • Modify. Keep 4. Pool setback as is. • Add a separate line for hot tub with 2 foot setback. 	
42	42	Chapter 17.52. 020. A.4 –Page 52-1. All Accessory Structures (Smith)	Is three feet necessary? Check with Building official and remove if ok	
43	43	Chapter 17.52.020.A.6 – All Accessory Structures (Westman)	Make distinction, can you use as office but not as a dwelling? Clarify	"Accessory structures may not be designed or used for <u>human habitation</u> as a second dwelling unit, except in those applications or secondary dwelling units consistent with section 17.74 (Secondary Dwelling Units)" Need ddefinition for human habitation
44	44	Chapter 17.52.020.B.1 – Table 17.52.1 – Page 52-2 (Westman)	Is this consistent with Issues and Options direction?	<p>Issues and Options Direction: Secondary Structure in Rear Yard</p> <ul style="list-style-type: none"> o Decrease rear yard setback from 8 feet to 4 feet. o Maintain 17.15.140.G "The width of detached garages or carports in the rear yard is limited to twenty-one feet. The height is limited to fifteen feet (nine feet to the top of the wall plate) for secondary structures located a minimum of 8 feet from the rear property line. However, the planning commission may approve an exception to allow additional height if necessary to match the architectural style of the existing primary structure." o ADD: Secondary Structures less than 8 feet from the side yard may not exceed <u>12 feet in height.</u> o Maintain required 2 foot landscape buffer between driveway and property line. o Maintain front setback (40 feet), side yard setback (3 feet) and setback from primary structure (3 feet) o Add statement in residential zoning districts an existing garage located within the required setback areas are legal non-conforming structures that may be updated but the non-conformity may not be expanded.
45	45	Chapter 17.56.020 - Page 56-1 - Coastal permit	Make sure to reference this chapter in the Coastal Zone	
46	46	Chapter 17.60.030.B.2 – Page 60-2 – Decorative Features and Materials (Smith)	Edit to be consistent with allowance of 10' Trellis.	"Decorative arches and other similar features above an entry walkways may be up to 8 <u>10</u> feet in height within a required front and exterior side setback"
47	47	Chapter 17.64.030.D - Table 17.64-1 - Page 64 (Westman)	Tannery Gulch Riparian Corridor setback is from Riparian Corridor not the oak woodland vegetation. Previous error in code that should be removed.	"50 feet from outer edge of riparian and oak woodland vegetation"
48	48	Chapter 17.64.040 - Page 64-3 - Soquel Creek and Lagoon (Westman)	There was a previous allowance for docks that is not in the existing code or the update. Suggest adding standard.	
49	49	Chapter 17.64.050 – Page 64-3 – butterfly habitat (Westman)	Add "Rispin"/Soquel Creek to better describe area.	"The following standard applies to both the <u>Rispin</u> /Soquel Creek and the Escalona..."
50	50	Chapter 17.68.020.B.1 - Page 68-2 - Geological Report (Westman)	Too specific. Make more general. Report reference will likely change over the years.	
51	51	Chapter 17.72.060. A – Page 72-4. Landscape Standard: General Standards (Newman)	Should clarify that the standards are only required subject to 17.72.020 A-C. "The following standards shall be in compliance within all zoning districts within applicable development as outlined in 17.72.020 A-C"	
52	52	Chapter 17.74.040.1.1 - Page 74-3- Alley Orientation (Smith)	<ul style="list-style-type: none"> • "Alley Orientation" • This is within existing code; suggest to remove alley orientation and update with language that reflects finding 17.74.050.G for orientation. 	
53				

A	B	C	D	
1	#	LOCATION IN DRAFT CHANGE	REQUESTED MODIFICATION/EDIT	IMPLEMENTATION
53	54	Chapter 17.76.020 – Page 76-1 – Applicability (Westman)	Add description after applicability title stating that section applies to 3 different development scenarios.	"This section applies to administration of several development scenarios including: new structures and uses, replacement of existing uses, and expansions and enlargements.
54	55	Chapter 17.76.030.A (page 76-2) Parking in Mixed Use Zoning Districts (Welch)	Table 17.76-1: Required on-site Parking in Mixed Use Zoning Districts • i.Rename Village Mixed Use" to "Mixed Use - Village" AND "Rename "Neighborhood Mixed Use" to "Mixed Use - Neighborhood"	
55	56	Chapter 17.76.040.B.1 – Figure 17.60-1 – Page 76-7 - Parking in Front Setback Area in R-1 (Westman and Smith)	10 feet too narrow; change to 20 ft. wide max. (Westman and Smith) also limits perpendicular parking (Smith)	Reflect existing code with max width of 40% of lot width up to a maximum of 20 feet. Narrow lots may have a minimum of 14' driveway width.
56	57	Chapter 17.76.040.B.2 0 Page 76-7 - Other Zoning Districts (Smith)	MU-N – address parking in front yard in mixed use neighborhood; Clarify to allow limited area of parking that may be in the front yard.	
57	58	Chapter 17.76. 050. C.2 – Page 76-10. Off-site Parking (Newman)	Typo. "On Off-site parking shall be located within a reasonable distance of the use it is intended to serve, as determined by the Planning Commission".	
58	59	Chapter 17.76. 050. C.3 – Page 76-10. Off-site Parking (Newman)	A covenant-record-deed restriction or other legal instrument, approved by the City Attorney, shall be filed with the County Recorder"	
59	60	Chapter 17.76.040.E.1 Page 76-10 - Valet Parking (Westman)	Code states to be staffed at all times. Only needs to be staffed when business is open	Revise "Valet parking lots must be staffed when business is open at all times by an attendant who is authorized and able to move vehicles"
60	61	Chapter 17.76.050.D.2 Shared Parking (page 76-10) (Welch)	Clarify that parking study is required. Deposit paid by applicant and study contracted by City, reviewed by Community Development Director, and ultimately approved by Planning Commission	
61	62	Chapter 17.76.070 – Page 76-16 – Parking Lot Landscaping (Westman and Smith)	Add exceptions (Westman) Add flexibility to regulate canopy without requiring too many trees. (Smith)	
62	63	Chapter 17.76.050. G.5 – Page 76-11. Transportation Demand Management Plan (Smith)	Clarify program coordination	
63	64	Chapter 17.76. 080. H – Page 76-19. Bicycle Parking Cover (Smith)	Allow flexibility for creative designer and function	
64	65	Chapter 17.84.030 – Page 84-3 - Authority to Maintain (Westman)	"The Director may add or remove structures from the list based on input from the State Certified Architectural Historian and the City Historian"	
65	66	Chapter 17.96. 020. C.1 – Page 96-2. Chickens (Smith)	Location of Chicken Coops; not in front yard or exterior street	
66	67	Chapter 17.96.020.E – Page 96-2 – Prohibited Animals (Westman)	Add ducks	"Roosters, fowl other than chickens and ducks, goats pigs other than potbelly pigs, and other livestock".
67	68	Chapter 17.96.100.D – Page 96-9 – Standards for permanent outdoor display (Westman)	Add standard for location on private property and not allowed in public R.O.W.	
68	69	Chapter 17.96.110.D.1 – Page 96-11 – Prohibited Lighting (Westman)	What is a drop down lens? Clarify or remove.	
69	70	Chapter 17.96.180.B.4.e - Temporary Sidewalk Dining (page 96-17) (Welch)	Furniture and Signage Location; e - Is the allowance for signs on awnings and umbrellas consistent with the sign section of the code?	
70	71	Chapter 17.96.180.B.7 -Temporary Sidewalk Dining (page 96-18) (Welch)	Hours of Operation - Add days of week: Sidewalk dining may occur between 7 a.m. and 10 p.m. 7 days a wee	
71	72	Chapter 17.108. 030 – Page 108-1. Review and Decision Making; Table 17.108-1: Review and Decision Making Authority (Smith)	Define 'Reasonable Accommodations' under Other Approvals	
72	73	Chapter 17.156. 070. C. 5 – Page 156-3. Minor Changes (Smith)	"A feature of the project that was a specific consideration of approval." Does this mean if we talk about it at the public hearing it fits?	
73	74	Chapter 17.156.080. C.3 – Page 156-5. Extension of Time (Smith)	Define '...up to expiration date of a valid tentative for projects...' What is a valid tentative?	
74	75	Chapter 17.160.020. B.3 – Page 160-2. "B" Terms (Smith)	Basement – portion below grade	

1	A	B	C	D
	#	LOCATION IN DRAFT CHANGE	REQUESTED MODIFICATION/EDIT	IMPLEMENTATION
76	75	Chapter 17.160.020.H - Page 160-7. "H" Terms (Smith)	<ul style="list-style-type: none"> • Home Day Care <ul style="list-style-type: none"> i. "Home day care facilities, large" means a day care home facility supervising 8 persons or less 9 to 14 persons. ii. "Home day care facilities, small" means a day care home facility supervising 9 to 14 persons 8 persons or less. 	