



# CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF JUNE 9, 2016

FROM: Community Development  
SUBJECT: Zoning Code Update Progress Report

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**RECOMMENDED ACTION:** Accept staff presentation and provide direction on future review of draft zoning code.

**BACKGROUND:** The City of Capitola initiated an effort in 2014 to comprehensively update its 1975 zoning code. To begin the process, staff solicited input from a variety of stakeholders to identify issues with current zoning code and opportunities for improvement. Staff used this feedback to develop an issues and options paper which served as the basis for eight public hearings with the Planning Commission and City Council to provide staff with policy direction prior to drafting an updated code. Staff completed a draft zoning code update based on policy direction received during the issues and options hearings.

The draft zoning code was released on February 4, 2016, for an extended public review and comment period. The draft code, zoning map, and previous staff reports with attachments are available online at: <http://www.cityofcapitola.org/communitydevelopment/page/zoning-code-update>. The Planning Commission began their review of the draft zoning code on March 3, 2016, and to date has held seven public hearings to discuss the code. The coastal sections are still pending review by the Planning Commission as staff awaits comments from the Coastal Commission.

Staff estimates three more working meetings with the Planning Commission prior to final recommendation of all draft sections. Once the Planning Commission approves a final draft, staff will make that draft document, which will show Planning Commission changes, available to the City Council.

**DISCUSSION:** To prepare for the City Council hearings, staff is requesting guidance on how the Council would like to review the draft code. The Planning Commission has taken a very thorough approach to their review, with special meetings focused on a sequential review of each chapter of the draft code.


If the City Council wishes to proceed in a similar manner, staff estimates the process will require eight to ten public hearings, including dedicated special meetings. Alternatively, the Council could perform a higher level review of the draft code focusing on key changes by topic which would significantly streamline the process and reduce the number of public hearings. Finally, the Council could choose a hybrid approach, whereby staff presents significant changes and Planning Commission revisions in a sequential, chapter-by-chapter manner.

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Depending on Council direction, staff will return with a draft schedule for the Council's consideration.

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**Reviewed and Forwarded by:**



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Jamie Goldstein, City Manager

6/3/2016