

City of Capitola

Planning Commission Meeting Agenda

Monday, March 03, 2025 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Matthew Howard, Nathan Kieu, Susan Westman, Courtney Christiansen

All correspondence received prior to 5:00 p.m. on the Friday preceding a Planning Commission Meeting will be distributed to Commissioners to review prior to the meeting. Information submitted after 5 p.m. on that Friday may not have time to reach Commissioners, nor be read by them prior to consideration of an item.

1. Roll Call and Pledge of Allegiance

Commissioners Matthew Howard, Nathan Kieu, Susan Westman, Courtney Christiansen, and Chair Paul Estey

2. Additions and Deletions to the Agenda

A. Additional Material Item 6A

3. Oral Communications

Please review the section How to Provide Comments to the Planning Commission for instructions. Oral Communications allows time for members of the public to address the Planning Commission on any Consent Item on tonight's agenda or on any topic within the jurisdiction of the City that is not on the Public Hearing section of the Agenda. Members of the public may speak for up to three minutes unless otherwise specified by the Chair. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue.

4. Planning Commission/Staff Comments

5. Consent Calendar

All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

A. **Project Description: Request to Continue** Application #25-0056. APN: 036-201-02. Coastal Development Permit to construct approximately 1,300 linear feet of fencing along a coastal bluff. The project is located within the CF (Community Facility) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Santa Cruz Regional Transportation Commission

Representative: Riley Gerbrandt, RTC, Filed: 1/28/25

Recommended Action: Continue item to a date uncertain.

6. Public Hearings

Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Planning Commission Questions; 3) Public Comment; 4) Planning Commission Deliberation; and 5) Decision.

A. Multifamily Residential Zoning

Project Description: Potential amendments to the Multifamily Residential (RM) zoning district and development standards to implement Housing Element Program 1.6.

Recommended Action: Receive update on potential RM zoning district amendments to implement Housing Element Program 1.6 and provide direction on preferred approach to the amendments.

Property Owner: Zoning Code amendments would apply to RM properties citywide.

Representative: Ben Noble Consultant; Sean Sesanto, Associate Planner

B. 309 Capitola Avenue

Project Description: Application #25-0093. APN: 035-172-06. Conditional Use Permit and Wall Sign for a wine tasting room with retail sales (Type 02 License - Winegrower). The building is located within the MU-V (Mixed Use Village) zoning district. The location is in the Coastal Zone, but this application does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #25-0093 and approve the project based on the attached Conditions and Findings for Approval.

Property Owner: Lawrie Properties

Applicant: Joeseeph Miller – Rexford Winery, Filed: 01/16/25

7. Director's Report

8. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on April 3rd, 2025 at 6:00 PM.

How to View the Meeting

Meetings are open to the public for in-person attendance at the Capitola City Council Chambers located at 420 Capitola Avenue, Capitola, California, 95010

Other ways to Watch:

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel: <https://www.youtube.com/@cityofcapitolacalifornia3172>

To Join Zoom Application or Call in to Zoom:

Meeting link: <https://us02web.zoom.us/j/84412302975pwd=NmlrdGZRU2tnYXRjeSs5SIZweUIOQT09>

Or dial one of these phone numbers: 1 (669) 900 6833, 1 (408) 638 0968, 1 (346) 248 7799

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

Members of the public may provide public comments to the Planning Commission in-person during the meeting. If you are unable to attend the meeting in person, please email your comments to planningcommission@ci.capitola.ca.us and they will be included as a part of the record for that meeting. Emailed comments will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.

Appeals: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Design Permit, Conditional Use Permit, Variance, and Coastal Permit. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be in submitted writing on an official city application form, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 6 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: <https://www.cityofcapitola.org/> . Need more information? Contact the Community Development Department at (831) 475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o envíe un correo electrónico a jgautho@ci.capitola.ca.us.

Televised Meetings: Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: <https://www.cityofcapitola.org/>.



Outlook

Change in Zoning Meeting March 3rd

From terre thomas <terra12@cruzio.com>

Date Fri 2/28/2025 3:52 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

February 28, 2025

To: The Planning Commission of Capitola

Re: Special Meeting March 3rd

Zoning Changes

To you and the Planning Department,

In case you will be making a determination this evening regarding the change in zoning for the seven areas discussed at the recent workshop,

I would like to strongly request that you give Area 1 the 600 Park Avenue Apartments, a designation of R20.

My reasoning is that:

- A) Bus service was stopped many years ago, due to lack of ridership.
- B) It takes a good 20 minutes to get to Nob Hill and the Post Office on foot, so carrying groceries would be prohibitive.
- C) Parking considerations must be taken into account for any future development, ie. one to one and a half spaces on site per unit, especially if the RTC takes Park Avenue for the trail, and eliminates all 25 parking spaces on the street, and Cliffwood Heights refuses to take their overflow.

- D) This is the only Area under consideration with single family residence back yards abutting the property. Others may be across the street, or non-existent, so over building is not in the best interest of the neighborhood.

Item 2 A.

For these reasons (and others I don't have time to mention) I strongly urge you to consider giving this parcel an R20 designation so that all future needs are met on the property.

Thank you for hearing me,

Sincerely,

Terre Thomas on Park Avenue



Outlook

MultiFamily Zoning Amendments

From eyvye <liphvye@gmail.com>

Date Sun 3/2/2025 10:08 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Our city desperately needs more housing. Please support any changes to multifamily zoning which allow for greater density and more housing.

Thank you,

Felix Vayssieres

Dear Capitola Mayor and City Council,

The target of 1336 affordable dwelling units needs to be looked at overall and not one proposed area at a time. Specifically, there are already 88 units approved leaving 1248 needed. Using build density rather than proposed du/ac figures, 386 units would be in the currently proposed 7 RM areas. If we add in an estimated 48 ADUs (as these can also be considered affordable units), this leaves 814 units targeted on in the mall redevelopment if none of the 7 area zoning is changed.

Changing Area 1, 600 Park Avenue, to be RM-H (30 du/ac), the mall would only need 692 units. Note that in 2019 just the Sears area of the mall proposed 629 units thus putting the entire mall redevelopment well within reach of the City's target. Any proposed specific area rezoning density must be approved in light of the overall goal.

Further, discussions of all RM zoning especially proposed RM-H, must consider the parking impact on the adjacent streets. If Area 1, 600 Park Avenue, is considered for RM-H (30 du/ac) that would mean 204 units (30x6.8) so there could be a maximum of 408 adults if 2 per unit. Scaling that down to an estimate of 300 with another scaled down estimate of 1.5 cars per du, that means roughly 200 cars must be accounted for within the development itself. This location offers NO on street parking; none on Park and this is further constrained by the rail trail. Therefore all the 7 proposed RM areas must account for a combination of off (within the development) and adjacent on street parking that wouldn't create chaos with the existing neighborhood to be considered prior to any development approval.

Finally height limits must be capped at 3 stories even if parking beneath the buildings is included. The visual impact and shadow impact on the neighboring houses must be a critical consideration in all areas.

Sincerely,

Clark Cochran
4530 Garnet Street
Capitola



I'm a local who wants more density

From Carlos Izquierdo <carlos.andreas.izquierdo@gmail.com>
Date Mon 3/3/2025 3:48 PM
To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Hi,

My name is Carlos Izquierdo and I've lived in Santa Cruz for 26 years. I understand that technically the city of Santa Cruz isn't in the jurisdiction of your commission but I feel like both cities are obviously linked both physically and both directly affect the other.

To keep it simple and brief, I wanted to attend tonight's meeting but have a commitment to one of my kid's events. In place of my voice in person, I'd like to share my thoughts on this topic here:

For whatever it's worth to Capitola from a Santa Cruz resident of over a quarter century, I'd like to see our towns find a middle ground of protecting our environment and culture while also taking an honest look in the mirror and adapting to our needs. Point blank, Santa Cruz and Capitola simply are NOT the sleepy surf towns of the 80's & 90's. Yes, we do have certain elements and areas where this feel can be preserved in pockets, but by and large we have only shot ourselves in the foot by denying the reality that as our population grows, so too must our infrastructure. Should we protect greenspaces like Lighthouse field in SC? Absolutely. But denying density across the board is not taking an honest approach to a problem that is approaching us as surely as a tide that will erode a cliff over years.

The only alternative to density is urban sprawl. If locals think higher density will only cause more congestion, imagine what SC & Capitola will feel like in 50-100 years when, by default, the greenspace between San Jose and Santa Cruz is one big connected suburban megalopolis. We need to be responsible to our future by thinking of the best way to solve **today's** problems in a way that is mindful of the consequences of foolishly trying to preserve yesterday's image. I hope we can find a responsible way to strategically increase density across the county.

Population increase is a force of human nature and we can either ignore it and complain, or adapt and better prepare for it. This includes linking transit solutions that are sustainable and help get cars off the street. Denying the development of housing may keep residents out but will actually only increase traffic as more people drive into town rather than live local and ride their bike around as I do.

Carlos Izquierdo

Capitola Planning Commission Agenda Report



Meeting: March 3, 2025

From: Community Development Department

Address: Park Avenue Bluff

Project Description: Request to Continue Application #25-0056. APN: 036-201-02. Coastal Development Permit to construct approximately 1,300 linear feet of fencing along a coastal bluff. The project is located within the CF (Community Facility) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Santa Cruz Regional Transportation Commission

Representative: Riley Gerbrandt, RTC, Filed: 1/28/25

Recommended Action: Continue item to a date uncertain.

Capitola Planning Commission

Agenda Report



Meeting: March 3, 2025
From: Community Development Department
Subject: Multifamily Residential Zoning

Project Description: Potential amendments to the Multifamily Residential (RM) zoning district and development standards to implement Housing Element Program 1.6.

Recommended Action: Receive update on potential RM zoning district amendments to implement Housing Element Program 1.6 and provide direction on preferred approach to the amendments.

Property Owner: Zoning Code amendments would apply to RM properties citywide.

Representative: Ben Noble Consultant; Sean Sesanto, Associate Planner

Background: On August 22, 2024, the City Council adopted amendments to the 2023-2031 Housing Element of the General Plan (Housing Element). The Housing Element establishes goals and policies for housing production in Capitola as required by state law. The Housing Element also contains programs with required City actions to implement Housing Element policies. The City must complete these actions by the dates specified for each program. Many Housing Element programs require amendments to the Capitola Zoning Code (Municipal Code Title 17) by the end of 2024 and 2025.

The Planning Commission discussed Zoning Code Amendments to implement the Housing Element at nine meetings in 2024. Table 1 shows the topics discussed at each meeting. On September 19 and October 3, 2024 the Planning Commission recommended the City Council adopt the proposed Zoning Code Amendments. The City Council adopted the Zoning Code Amendments on October 24, 2024.

Table 1: Planning Commission Meetings

Meeting Date	Primary Discussion Topics
February 1, 2024	Incentives for Community Benefits; Second Story Decks; Second Story Windows; Building Massing; Capitola Character
February 15, 2024	Missing Middle Housing; Alternative Housing Types; Parking; Lot Consolidation; Building Massing
May 2, 2024	Residential Multifamily (RM Zone) Density and Development Standards; Housing on Religious Facilities Sites; Design Permit Process
June 6, 2024	RM Zone Density and Standards
July 23, 2024	Design Review; Lot Consolidation; Replacement Housing; Parking; Special Needs Housing
August 15, 2024	Multifamily Residential (RM) zoning districts; Housing on religious sites; Retail cannabis; Office uses in C zones; “Good standing” provision. The
September 5, 2024	Density Bonus; Office Uses in Commercial Zones; Second story Decks and Balconies; Large Residential Care Facilities; Planned Development Zones; Historic Character – Design Permit Criteria
September 19, 2024	Public hearing on all amendments
October 3, 2024	Public hearing on all amendments

Discussion: The purpose of this agenda item is to provide an overview on the evolution of proposed amendments to the RM zone to date, update the Commission on the February 25 community meeting, and receive direction of the RM amendments from the Planning Commission.

RM Zone Amendments: This topic addresses Housing Element Program 1.6, which calls for the City to assess “the maximum densities allowed in the RM-L and RM-M zones to determine if higher densities can help facilitate multi-family development” in Capitola. Program 1.6 also states that the City will “review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing.”

As noted in Table 1, the Planning Commission discussed Residential Multifamily (RM Zone) standards on May 2, June 6, and August 15, 2024. At the May 2, 2024, Planning Commission meeting ([click for link to agenda packet](#)), the Commission reviewed information on existing RM density and development standards, existing built densities in the RM zone, recent Santa Cruz County multifamily development, and prototype models of infill multifamily housing types. In response to this information, the Planning Commission noted a general need to consider increased RM densities and requested staff to return with additional information. Planning Commissioners requested information on development standards needed to achieve increased densities and suggested site-specific consideration of changes to density standards.

At the June 6, 2024, Planning Commission meeting ([click for link to agenda packet](#)), the Commission considered increases to maximum allowed density on 38 RM sites. The Planning Commission also considered potential changes to RM height, building coverage and setback standards to allow for increased densities. The Planning Commission requested staff prepare draft Zoning Map and Zoning Code Amendments for further consideration. During this step, site selection was based on physical suitability, natural resources and hazard constraints, and to bring non-conforming multifamily sites that exceed the allowed density into compliance.

At the August 15, 2024, Planning Commission meeting ([click for link to agenda packet](#)) the Commission considered the proposed RM Zoning Code Amendments . The amendments proposed two new RM subzones, RM-30 and RM-40, allowing up to 30 and 40 units per acre respectively. The Planning Commission considered Zoning Map Amendments that increased allowed density on 24 RM sites. The proposed amendments also included standards for height, building coverage and rear setback standards for the new RM-30 and RM-40 subzones to accommodate their maximum allowed densities.

At the August 15, 2024, Planning Commission meeting, residents expressed concerns about the proposed RM amendments, particularly relating to parking, traffic, height, resident displacement, and other neighborhood impacts. The Planning Commission directed staff to remove the RM amendments from the proposed 2024 Zoning Code Amendments. The Planning Commission directed staff to further consider the proposed RM amendments based on the input received, conduct additional public outreach, and return to the Planning Commission for continued discussion in 2025.

In January of 2025, staff updated the review criteria for site selection to ensure the sites could realistically accommodate additional multifamily development. For instance, multifamily condominiums have almost zero likelihood of redeveloping due to the complexity of approvals associated with condominiums and individual owner approval. Staff identified seven areas which could realistically accommodate additional multifamily development using the following criteria:

- **Ownership Pattern.** Single Ownership Only. No Condominiums.
- **Financial Feasibility.** Age and condition of buildings. Duration of investment.
- **Physical Suitability.** Large parcels. Available land for new buildings.
- **Neighborhood Compatibility.** Access from primary roadways. Compatible adjacent uses.
- **Natural Resources and Hazards Constraints.** No sites along coastal bluff or with environmentally sensitive habitat.
- **Non-Conforming.** Correct non-conforming sites (developments which exceed their zoned maximum allowed density) through new written standard rather than rezoning.

The seven areas do not include those identified in 2024 for the purpose of eliminating nonconformities where built densities exceed allowed densities. Staff recommends addressing these nonconformities with new zoning code language allowing RM redevelopment to existing built densities regardless of maximum

allowed density. Alternatively, the Planning Commission could direct staff to increase allowed density in these areas to equal or exceed their built density, as proposed in 2024.

February 25, 2025, Public Workshop: During the community workshop, staff provided context of the City's Housing Element, last year's zoning amendments, and the workshop goals. Background information about the RM amendments was also provided. Staff requested public feedback on the suitability of the seven RM sites for further multifamily development, requested input on several recent multifamily projects in the area, and shared potential standards needed to accommodate development at 30 dwelling unit per acre.

Attachment 1 provides materials made available to residents in advance of the workshop, which identifies the seven RM areas. To provide public notice of the workshop, staff posted notices at the entrance of each RM area, included an announcement in the Capitola Waves e-newsletter, and emailed residents who previously commented on the proposed RM amendments.

Attachment 2 summarizes public comment received at the workshop and contains photographs of the open house posters with comments attached. In general, participants expressed concerns about areas surrounded by lower-density single-family homes, parking, and privacy impacts. Some participants also noted value in landscaped open areas, private outdoor spaces such as balconies, and the positive impact of some architectural features and styles. Workshop feedback will be discussed further during the March 3 presentation.

Requested Planning Commission Input: Housing Element Program 1.6 requires the City to assess the maximum densities allowed in the RM zones and to determine if higher densities can help facilitate multifamily development in Capitola. Staff requests Planning Commission input on RM areas to consider for increased allowed density. Staff recommends focusing on areas that can realistically accommodate additional multifamily development as presented at the February 24, 2025, community workshop. Alternatively, the Planning Commission could direct staff to proceed with increasing the allowed density in a greater number of RM areas, similar to the RM amendments considered by the Planning Commission in 2024.

Staff also requests Planning Commission input on the maximum density to allow in RM areas and the development standards to accommodate this density. On February 25, 2025, staff presented the table below which shows development standards to accommodate up to 30 units per acre. Alternatively, the Planning Commission could recommend allowing additional density in RM areas, potentially up to 40 units per acre as considered by the Planning Commission in 2024.

Table 2: Existing and Proposed New RM Development Standards

	Existing			Potential New
	RM-L	RM-M	RM-H	
Density (max)	10 du/ac	15 du/ac	20 du/ac	30 du/ac
Height (max)	30 ft.	30 ft.	35 ft.	35 ft. [1]
Building Coverage (max)	40%	40%	40% 45%	50%
Setbacks (min)				
Front	15 ft.	15 ft.	15 ft.	15 ft. [2]
Interior Side	10% of lot width [3]	10% of lot width [3]	10% of lot width [3]	10% of lot width [3] [4]
Street Side	10 ft.	10 ft.	10 ft.	10 ft. [2]
Rear	15% of lot depth	15% of lot depth	15% of lot depth 15 ft.	10 ft.

[1] Additional 6 feet permitted above plate height for roof elements with a minimum 5:12 pitch. Maximum 3 stories.

[2] The planning commission may approve reduced front and street side setbacks if the reduced setbacks will accommodate development that complies with sidewalk and street tree standards in 17.82.040 (Circulation and Streetscape).

[3] In no case less than 3 feet or greater than 7 feet.

Next Steps: Staff will prepare RM Zoning Code amendments for Planning Commission review in spring of 2025. The Planning Commission and City Council will hold public hearings to consider adoption of the RM amendments in spring or summer of 2025.

CEQA: Analysis of potential environmental impacts from increased residential densities will be provided as part of public review of the proposed Zoning Code and Zoning Map amendments.

Attachments:

1. February 25, 2025, Community Workshop Materials
 - a. February 25, 2025, Community Workshop Summary
 - b. February 25, 2025, Community Workshop Transcribed Notes
 - c. February 25, 2025, Community Workshop Posters
2. RM Density Summary Table
3. Public Comments Received for March 3, 2025, Planning Commission Meeting
4. Public Comments Received for August 15, 2024, Planning Commission Meeting

Report Prepared By: Ben Noble, Consultant

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

Frequently Asked Questions

What is the Residential Multifamily Zone?

The Residential Multifamily (“RM”) zone is one of many zoning districts established in Capitola’s Zoning Code (Title 17 of the Municipal Code). For each zoning district, the Zoning Code identifies allowed land uses and development standards (e.g., maximum height, minimum setbacks). The Zoning Code implements land use and development policies contained in the City’s General Plan. For more information, view the [Capitola General Plan](#).

Why is the City considering changes to the RM Zone?

Potential changes to the RM zone are in response to Program 1.6 of the Capitola Housing Element. This program requires the City to assess the maximum densities allowed in the RM subzones and to determine if higher densities can help facilitate multi-family development in Capitola. Program 1.6 also requires the City to assess the RM development standards to identify if amendments are needed to reduce constraints on housing production. For more information, view the [Adopted Capitola Housing Element](#).

What does the Housing Element Program 1.6 say?

Housing Element Program 1.6: “Review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing. This includes assessing the maximum densities allowed in the RM-L and RM-M zones to determine if higher densities can help facilitate multi-family development in the City.”

What is property density?

Density is the ratio between the number of residences (dwelling units) to the gross size of the property (acres). This is typically shown as ‘dwelling units/acre’ or ‘du/ac’. Dwelling units are a building or portion of a building that is used as the residence of a single household. This includes single-family homes, duplexes (2), triplexes (3), accessory dwelling units, apartment buildings, condominiums, and more.

What changes to RM zone are being considered?

Potential changes to the RM zone are discussed in the published slides. City staff has identified existing RM areas where an increased allowed density could help facilitate additional multifamily development. As required by Housing Element Program 1.6, the City also needs to consider potential changes to development standards (e.g., maximum height and minimum setbacks) that allows for development at the permitted densities. The City is considering a maximum density of 30 du/ac in certain areas.

How would a maximum density of 30 du/ac compare to density of single-family (R-1) zones in Capitola?

Under a maximum density of 30 du/ac, a one-acre property could construct up to 30 dwellings. Single-family properties in Capitola are closer to 10 percent of an acre, with a density between 7du/ac to 13du/ac, depending on the size of the lot. However, existing state and local law also allow for the construction of accessory dwelling units in single-family zones. For single-family properties with an accessory unit, the density is doubled. The table below provides density estimates based on typical R-1 lots throughout Capitola.

Neighborhood	Lot Dimensions (ft.)	Lot Size		Density (du/ac)	
		Sq. ft.	Acres	Single Dwelling	Single Dwelling and Accessory Unit
Riverview Terrace	40x70	2800 sq. ft.	0.06 ac.	15.6 du/ac	31.1 du/ac
Jewel Box	40x80	3200 sq. ft.	0.07 ac.	13.6 du/ac	27.2 du/ac
Depot Hill	40x100	4000 sq. ft.	0.09 ac.	10.9 du/ac	21.8 du/ac
Cliffwood Heights	60x100	6000 sq. ft.	0.14 ac.	7.3 du/ac	14.5 du/ac
Monterey-Kennedy	60x120	7200 sq. ft.	0.17 ac.	6.1 du/ac	12.1 du/ac

Which properties are being considered for increased allowed density?

The potential RM housing opportunity area are analyzed in the published slides, showing the location of seven RM housing opportunity areas. The document also contains maps, aerial images, and other information about these areas. The referenced slides are online; please visit the [Zoning Code Updates](#) webpage.

Why were these areas selected?

To comply with Housing Element Program 1.6, City staff identified areas where increased allowed density could realistically facilitate additional multifamily development. To select the sites, staff considered the existing ownership pattern, financial feasibility, physical suitability, neighborhood compatibility, and natural resource and hazard constraints.

Is this different from the RM zoning amendments considered last year?

Yes. In 2024 the City considered RM changes that increased the allowed density in 37 areas. The City is now considering changes in only seven areas. In 2024, the City also considered a maximum density of 40 du/ac. The City now is considering increased densities limited to no more than 30 du/ac.

What are development standards?

As defined by the City, “Development standards” means regulations in the zoning code that limit the size, bulk, or placement of structures or other improvements and modifications to a site. Standards can include, among others, allowed density, minimum distance structures can be from a property boundary (setbacks), maximum height of structures, parking requirements, and landscape requirements.

What changes to development standards are being considered other than density?

Changes to development standards are related to setbacks, height limitations, and maximum building coverage.

Would there be any immediate effects by amending RM zones or RM development standards?

- The amendments do not include the approval of a development project. Any housing development will still need to apply for the appropriate permits and approvals.
- The amendments would not mandate private owners to develop or redevelop their property.
- The amendments would not lessen the existing ability for private owners to develop or redevelop their property.

How can I comment on the potential RM changes?

You are invited to attend a community workshop at 6:00 PM on Tuesday February 25, 2025, in City Hall (420 Capitola Avenue). At this workshop you can learn more about the proposed RM changes and provide comments.

The Planning Commission will hold a meeting on Monday, March 3, 2025, at 6 pm in City Hall Council Chambers (420 Capitola Avenue) to receive additional public comment and provide feedback to City staff.

How will the public be notified of the potential RM changes?

2/25/25 Community Workshop: City staff will post notices of the community workshop at the seven RM opportunity areas, and provide information by social media, the City's newsletter, *Capitola Waves*, and on the City website. Notices will also be sent to property owners of opportunity areas.

Planning Commission Hearings: In addition to posting on-site notices, the City will also publish a notice in the Santa Cruz Sentinel and mail postcards to residents and owners of properties within 300 feet of the opportunity areas.

When does the City expect to complete the RM changes?

The City expects to hold public hearings on the proposed RM changes in the spring of 2025. Following the community meeting any Planning Commission public work sessions, the Planning Commission will hold a noticed public hearing to make a recommendation to the City Council. After the Planning Commission hearing, the City Council will hold a public hearing to take action on the proposed changes.

City Of Capitola Residential Multifamily Zone Amendments



Discussion Materials
February 2025

Document Purpose

This document contains discussion material for possible changes to Capitola's Residential Multifamily (RM) zoning district. You can provide comments on this material at two upcoming events:

- **Public Workshop**, February 25, 2025, at 6 pm at City Hall
- **Planning Commission**, Monday, March 3, 2025, at 6 pm at City Hall

Document Contents

This document contains the following sections:

1. Background Information

2. Workshop Discussion Topics

- RM Housing Opportunity Areas
- Multifamily Housing Design
- Development Standards

Background Information

- Capitola's General Plan Housing Element establishes City policies to facilitate housing production as required by state law
- The Housing Element identifies actions the City must complete this year to comply with state housing laws

Background Information

- [General Plan Housing Element](#) Program 1.6 calls for the City to modify development standards in the Residential Multifamily (RM) zone to facilitate multifamily development.

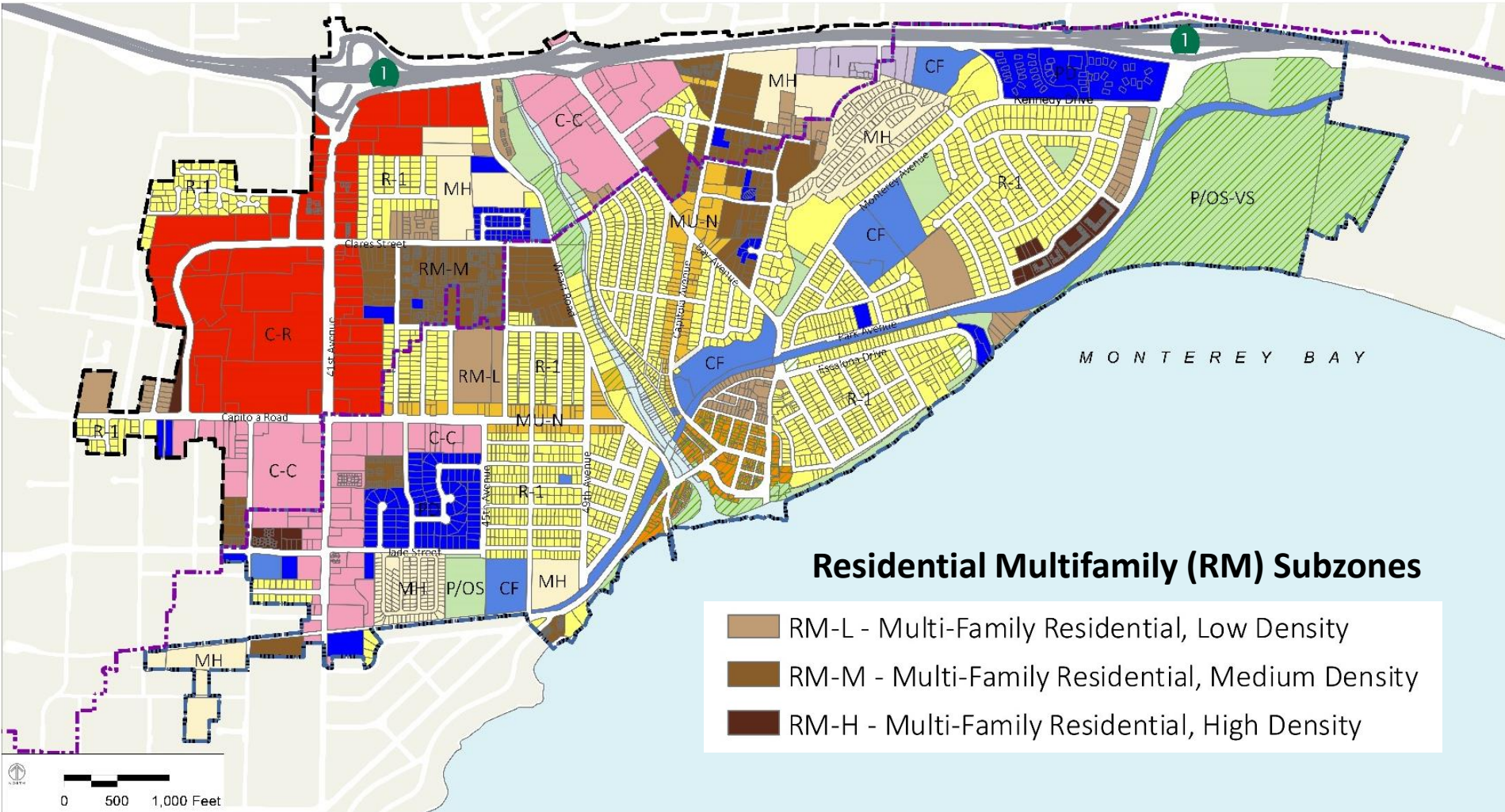
Program 1.6: “Review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing. This includes assessing the maximum densities allowed in the RM-L and RM-M zones to determine if higher densities can help facilitate multi-family development in the City.”

Background Information

- Capitola's Zoning Map shows the boundaries of all zoning districts, including the RM zone
- The RM zone is divided into three subzones, shown on next page:
 - Multifamily Residential, Low Density (RM-L)
 - Multifamily Residential, Medium Density (RM-M)
 - Multifamily Residential, High Density (RM-H)

City of Capitola Zoning Map

Item 6 A.



Residential Multifamily (RM) Subzones

- RM-L - Multi-Family Residential, Low Density
- RM-M - Multi-Family Residential, Medium Density
- RM-H - Multi-Family Residential, High Density

Background Information

- For each RM subzone, the Zoning Code establishes a maximum permitted residential density
- Density is calculated by dividing the number of units on the site by the site area (in acres)
- Existing maximum allowed density in the RM subzones is as follows:
 - RM-L: 10 du/ac
 - RM-M: 15 du/ac
 - RM-H: 20 du/ac

Note: The built density in RM areas often exceeds the maximum allowed density. See [Housing Element](#) pages 4-11 to 4-22 for example RM built densities.

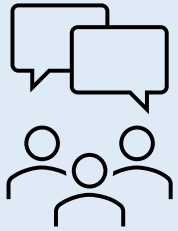
Background Information

- In 2024, the Planning Commission held public meetings to consider proposed Zoning Code amendments to address Housing Element Program 1.6
- The 2024 draft proposal increased allowed density in 37 areas in the RM zone
- The Planning Commission directed City staff to further study the RM amendments based on public comments and site criteria

Discussion Topics

At the February 25 workshop, the City will seek public input on the following discussion topics:

1. RM Housing Opportunity Areas
2. Multifamily Design
3. Development Standards



Look for this icon to find specific discussion questions for the workshop.

RM Housing Opportunity Areas

- Based on Planning Commission direction and public feedback, staff has focused attention on RM areas that could realistically accommodate additional multifamily development
- Staff used the criteria described on the next page to identify these areas

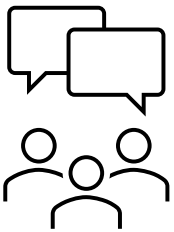
RM Housing Opportunity Area Criteria

Criteria for Realistic Redevelopment Opportunities:

- 1. Ownership Pattern.** Single Ownership Only. No Condominiums.
- 2. Financial Feasibility.** Age and condition of buildings. Duration of investment.
- 3. Physical Suitability.** Large parcels. Available land for new buildings.
- 4. Neighborhood Compatibility.** Access from primary roadways. Compatible adjacent uses.
- 5. Natural Resources and Hazards Constraints.** No sites along coastal bluff or with environmentally sensitive habitat.

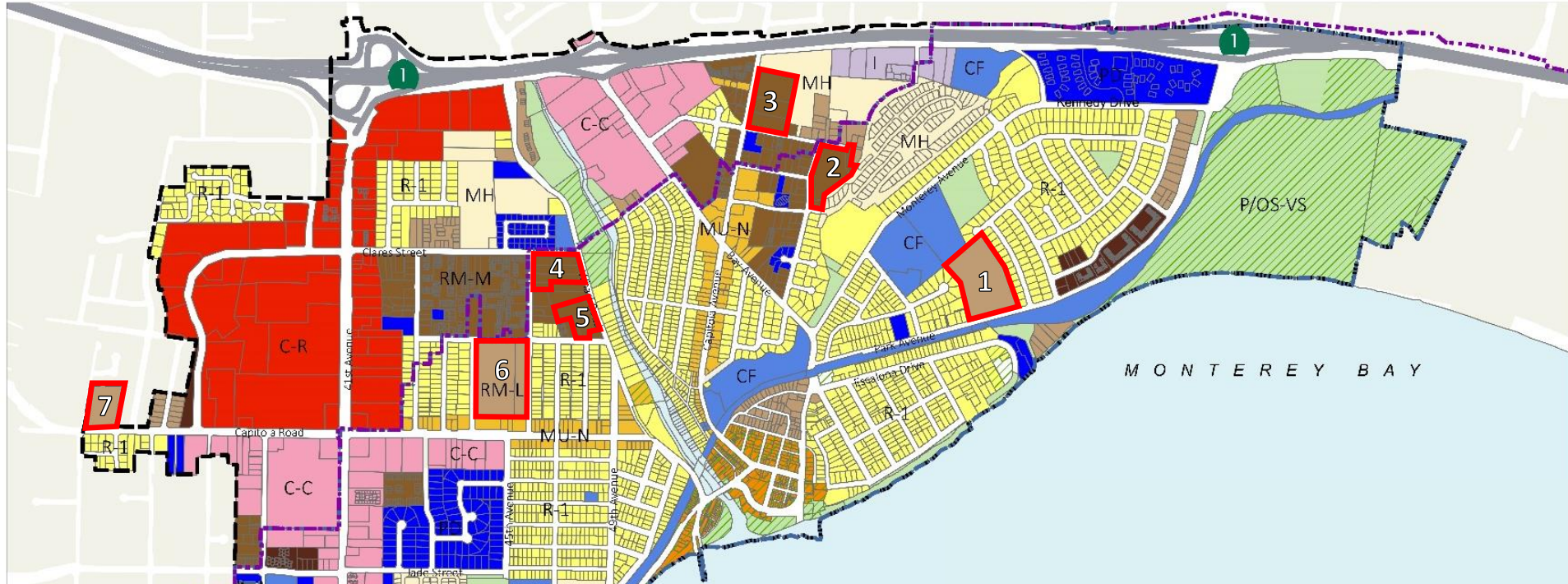
Area Selection

- Using this criteria, staff has identified **seven areas** (reduced from 37) that could realistically accommodate additional multifamily development facilitate multifamily development
- The City seeks feedback on these areas:



- Are these seven RM areas suitable for additional multifamily development? Why or why not?
- Are there additional or different RM areas that should be included?

RM Housing Opportunity Areas



- 1. 600 Park Ave
- 2. Rosedale & Hill
- 3. Capitola Ave & Hill
- 4. Clares & 46th
- 5. Capitola Cove
- 6. Capitola Gardens
- 7. Landing at Capitola

Additional information about these seven areas is provided in the following pages



Area 1: 600 Park Avenue



Existing Zoning Map

Site Area	6.8 acres
Existing Units	80
Built Density	12 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

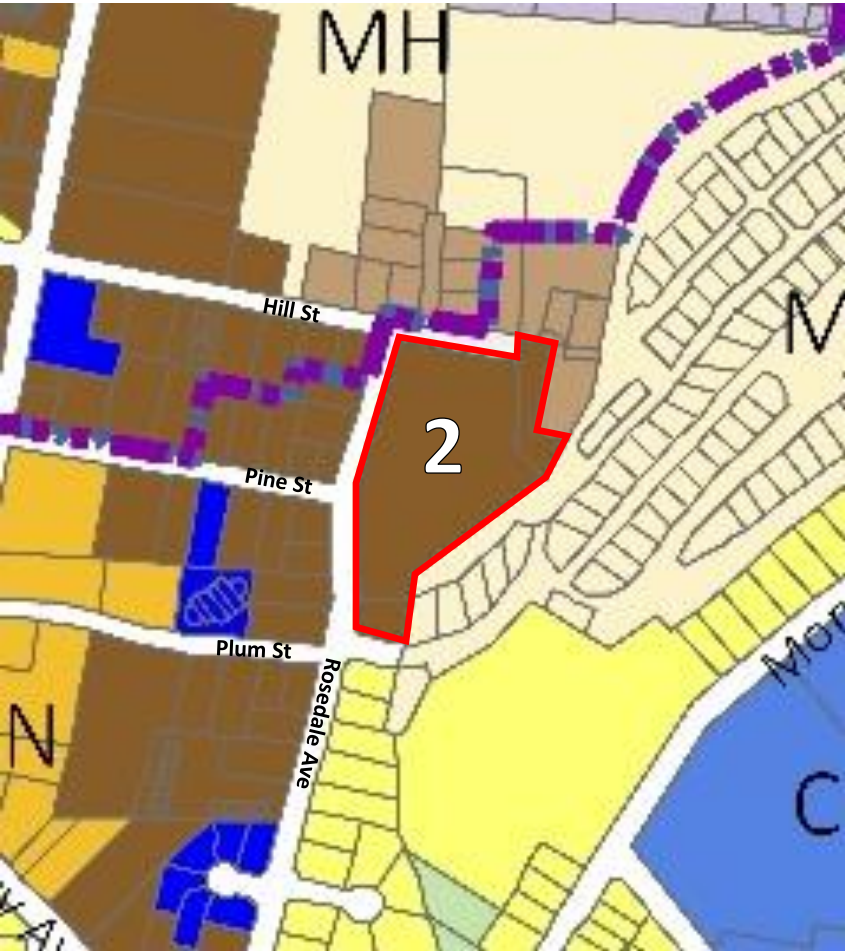
Area 1: 600 Park Avenue

Item 6 A.



Site Area	6.8 acres
Existing Units	80
Built Density	12 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

Area 2: Rosedale & Hill



Existing Zoning Map

Site Area	2.9 acres
Existing Units	62
Built Density	21 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

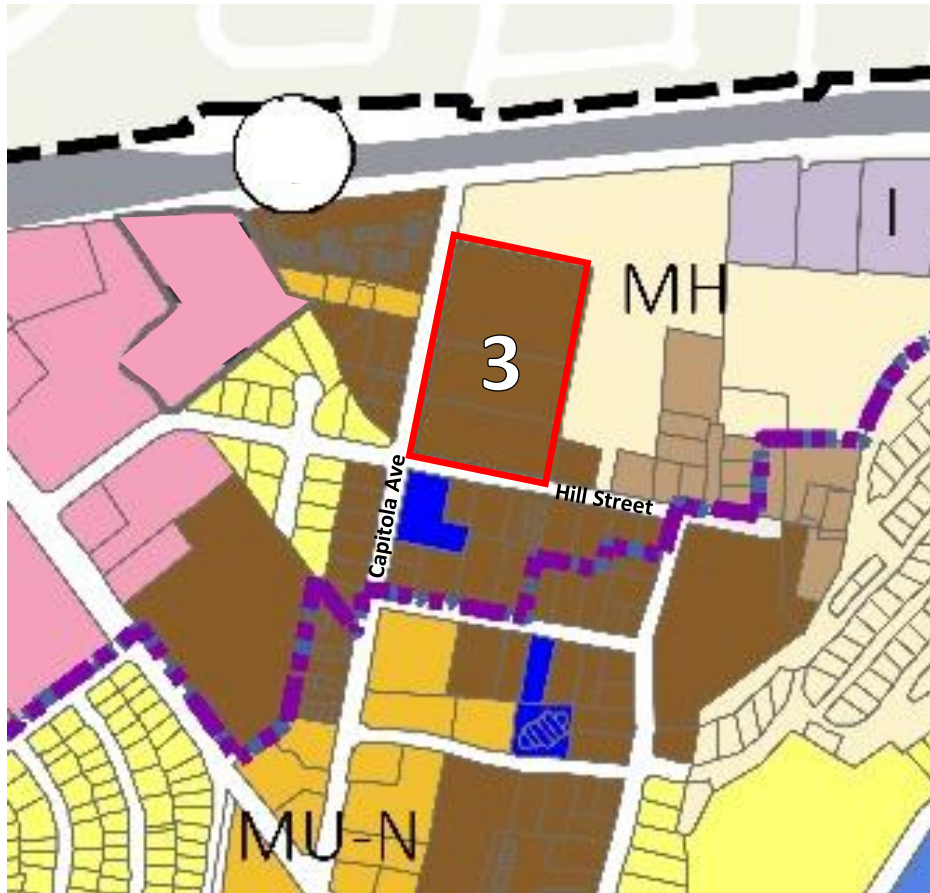
Area 2: Rosedale & Hill

Item 6 A.



Site Area	2.9 acres
Existing Units	62
Built Density	21 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Area 3: Capitola Ave & Hill



Existing Zoning Map

Site Area	3.2 acres
Existing Units	44
Built Density	14 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Area 3: Capitola Ave & Hill



Capitola Terrace
Apartments

Capitola Ave

Hill St

Capitola Hill Apartments

Site Area	4.3 acres
Existing Units	72
Built Density	17 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Area 4: Clares & 46th

Item 6 A.



Existing Zoning Map

Site Area	2.75 acres
Existing Units	52
Built Density	19 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Area 4: Clares & 46th

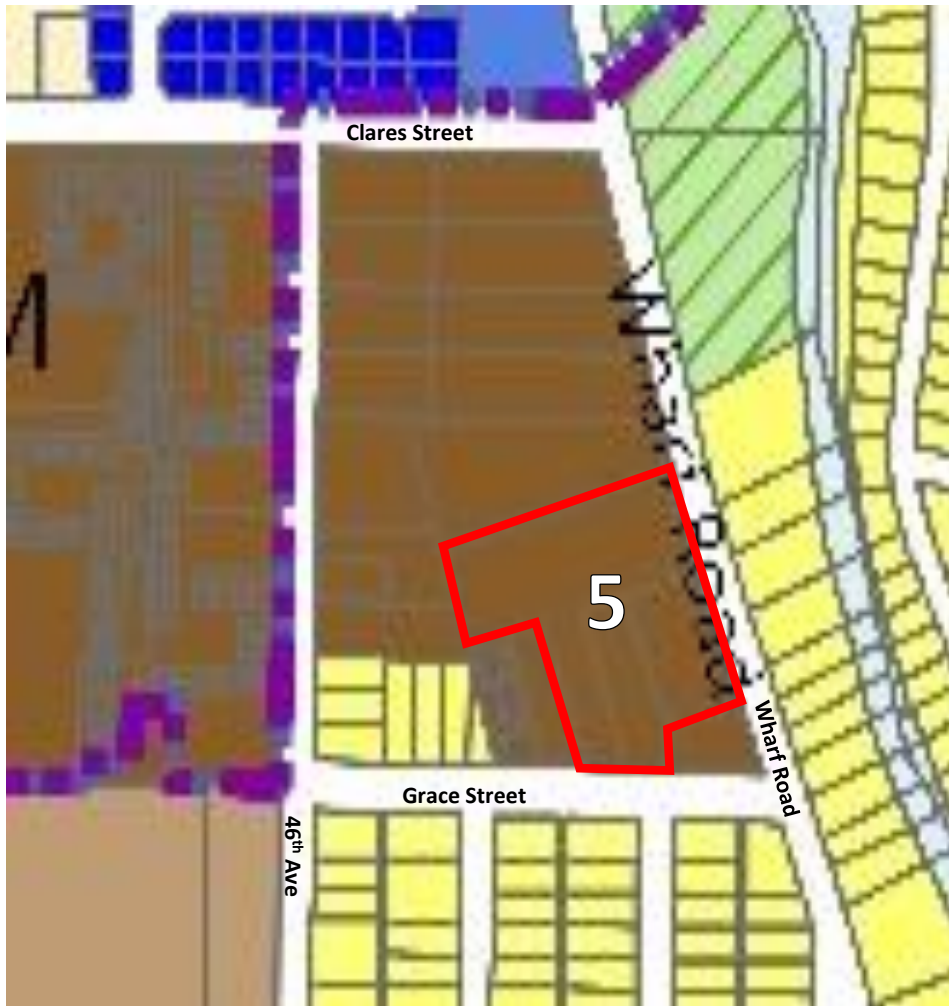
Item 6 A.



Site Area	2.75 acres
Existing Units	52
Built Density	19 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Area 5: Capitola Cove

Item 6 A.



Site Area	2 acres
Existing Units	35
Built Density	18 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Existing Zoning Map

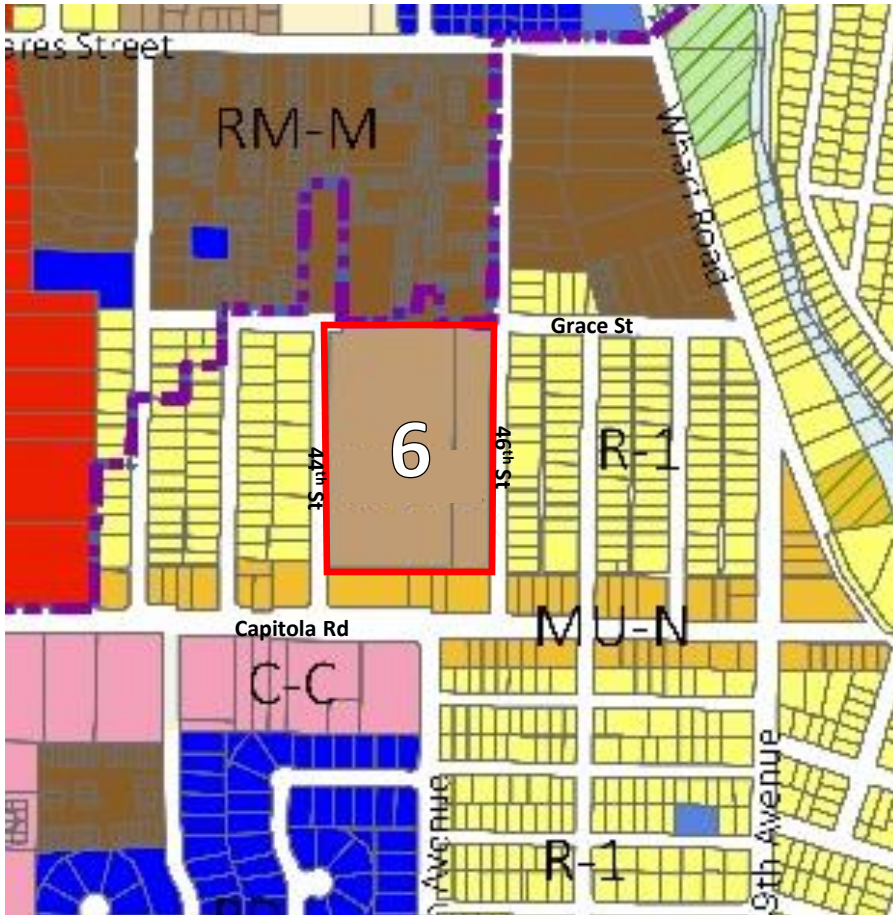
Area 5: Capitola Cove

Item 6 A.



Site Area	2 acres
Existing Units	35
Built Density	18 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Area 6: Capitola Gardens



Existing Zoning Map

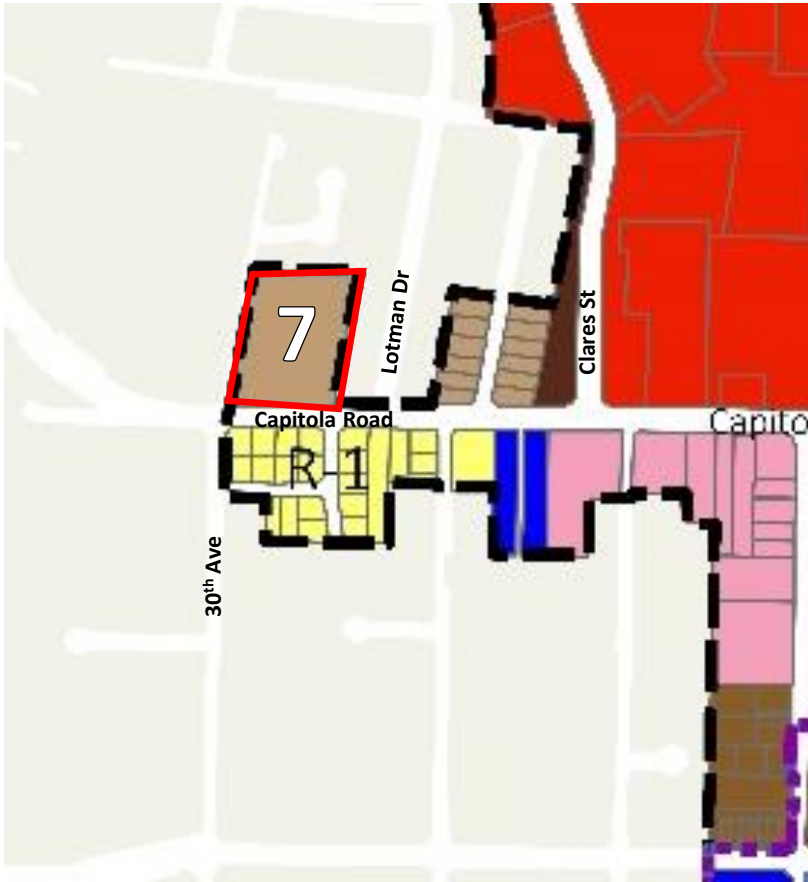
Site Area	6.6 acres
Existing Units	80
Built Density	12 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

Area 6: Capitola Gardens



Site Area	6.6 acres
Existing Units	80
Built Density	12 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

Area 7: Landing at Capitola



Existing Zoning Map

Site Area	2.8 acres
Existing Units	50
Built Density	18 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

Area 7: Landing at Capitola



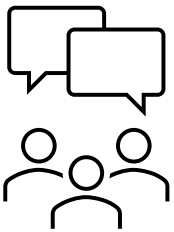
Site Area	2.8 acres
Existing Units	50
Built Density	18 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

Multifamily Housing Design

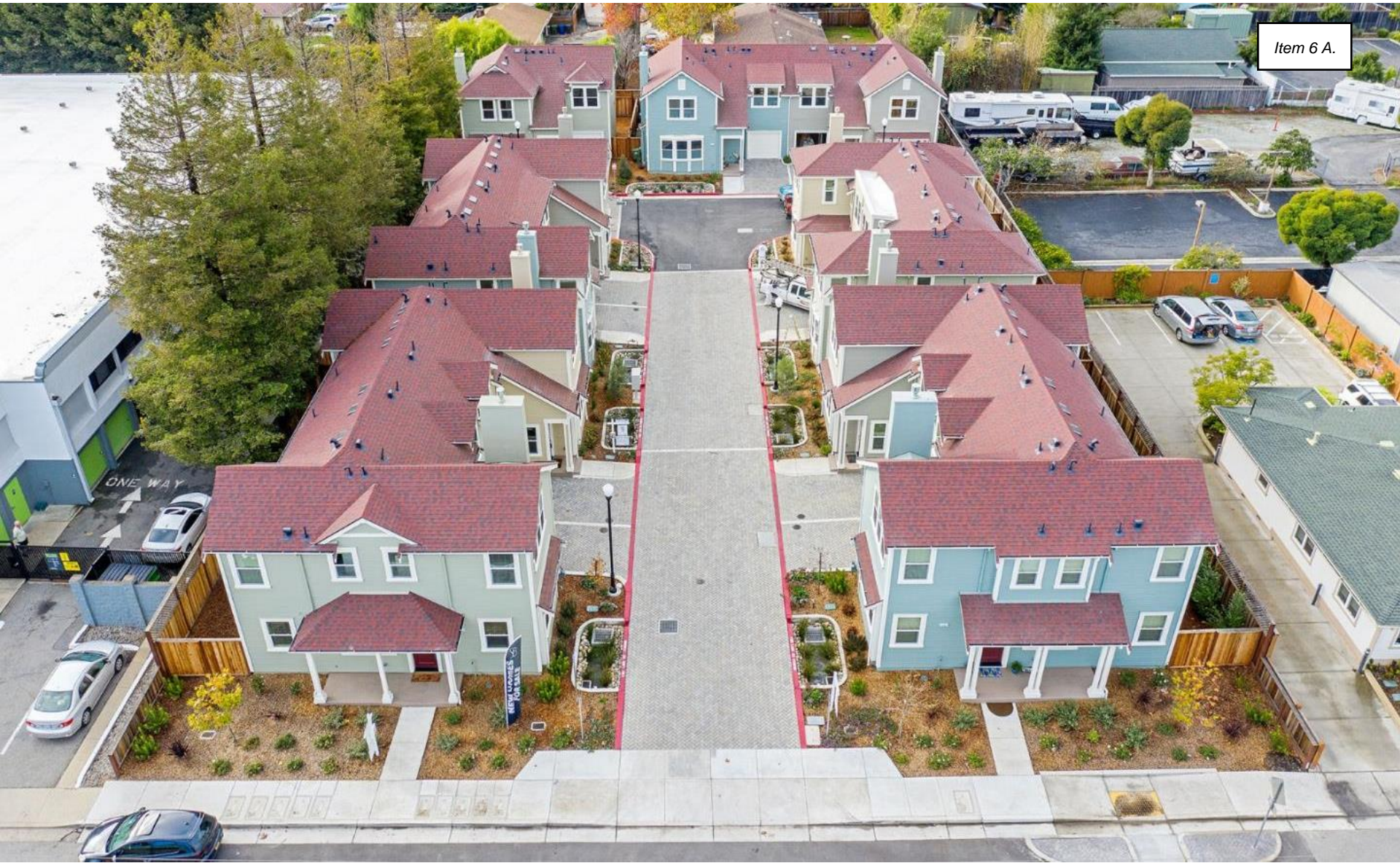
- There are many different types of multifamily housing, including townhomes, apartment buildings, and courtyard housing
- New multifamily housing can be designed to fit into the surrounding neighborhood and enhance Capitola's unique sense of place

Multifamily Housing Design

- The photographs on the following pages show examples of recent multifamily development in Santa Cruz County
- The City seeks your input on the example multifamily development:



- What do you like about these examples?
What don't you like?
- What features would you like to see in new multifamily development in the RM zones?



Tera Court, Capitola
15 du/ac



Dunslee Way, Scotts Valley
15 du/ac



1209 Seabright Ave, Santa Cruz
16 du/ac



237 Bluebonnet Lane, Scotts Valley
19 du/ac



Bay Avenue Senior Apartments, Capitola

23 du/ac



716 Darwin Street, Santa Cruz
35 du/ac



708 Frederick Street, Santa Cruz
36 du/ac



Walnut Commons, Santa Cruz
59 du/ac

Development Standards

- City standards can help ensure that new multifamily development is properly designed and fits in with the surrounding neighborhood
- City development standards include:
 - Allowed density
 - Maximum height
 - Maximum building coverage (percentage of lot occupied by a building)
 - Minimum setbacks from property lines

Development Standards

- Housing Element Program 1.6 requires the City to modify RM development standards, if needed, to allow for development at the permitted density
- To allow for 20 du/ac in the RM-H subzone, staff recommends changes to building coverage and rear setback standards

Development Standards

- If a new RM subzone is created, the City will need to establish development standards for the subzone that allows for the permitted density
- For example, if the maximum allowed density on a site is 30 units per acre, maximum height, setbacks, and lot coverage must realistically allow for new development at that density

Development Standards

- The following page shows development standards for the existing RM subzones, with recommended changes
- The following page also shows standards that would allow for development at 30 du/ac if the City were to allow for that density in certain RM areas

Development Standards

Potential RM zone development standards:

	Existing			Potential New
	RM-L	RM-M	RM-H	
Density (max)	10 du/ac	15 du/ac	20 du/ac	30 du/ac
Height (max)	30 ft.	30 ft.	35 ft.	35 ft. [1]
Building Coverage (max)	40%	40%	40% 45%	50%
Setbacks (min)				
Front	15 ft.	15 ft.	15 ft.	15 ft. [2]
Interior Side	10% of lot width [3]	10% of lot width [3]	10% of lot width [3]	10% of lot width [3] [4]
Street Side	10 ft.	10 ft.	10 ft.	10 ft. [2]
Rear	15% of lot depth	15% of lot depth	15% of lot depth 15 ft.	10 ft.

[1] Additional 6 feet permitted above plate height for roof elements with a minimum 5:12 pitch. Maximum 3 stories.

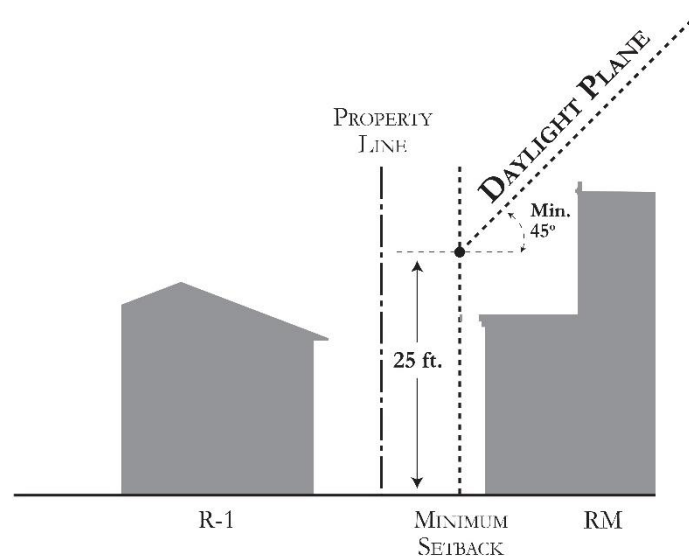
[2] The planning commission may approve reduced front and street side setbacks if the reduced setbacks will accommodate development that complies with sidewalk and street tree standards in 17.82.040 (Circulation and Streetscape).

[3] In no case less than 3 feet or greater than 7 feet.

Development Standards

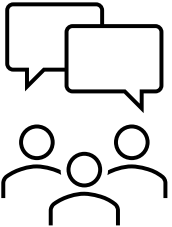
Multifamily development in all RM subzones also must comply with an existing “daylight plane” standard to limit the height of building walls adjacent to existing single-family homes

RM Daylight Plane: Where an RM zoning district abuts an R-1 zoning district, no structure shall extend above or beyond a daylight plane having a height of 25 feet at the setback from the R-1 property line and extending into the parcel at an angle of 45 degrees.



Development Standards

- The City seeks your input on RM development standards:



- Do you have any comments on potential changes to the RM-H standards?
- Do you have any comments on potential standards to allow up to 30 du/ac?
- Of the 7 Housing Opportunity Sites, where do think a density of 30 du/ac would be appropriate?

Next Steps

You can learn more about the RM changes and provide input at the following events:

- **Community Workshop:** February 25, 2025, at 6 pm at City Hall
- **Planning Commission Meeting:** March 3, 2025, at 6 pm at City Hall
- **Subsequent Hearings:** To be determined, Spring 2025

We look forward to hearing from you!

Sean Sesanto, Associate Planner

831.475.7300

ssesanto@ci.capitola.ca.us



RESIDENTIAL MULTIFAMILY ZONE AMENDMENTS COMMUNITY WORKSHOP SUMMARY

Workshop Background

On February 25, 2025, the City of Capitola hosted a community workshop for the Residential Multifamily Zone Amendments. The purpose of the workshop was to provide background information on the amendments and to receive feedback on RM areas suitable for additional multifamily development. The City advertised the open house by posting notices at the entrance of each RM area, announcing the workshop in the Capitola Waves e-newsletter, and emailing residents who previously commented on the proposed RM amendments.

The workshop was held at City Hall and began with a presentation by the project consultant. Participants then viewed posters identifying seven RM areas that could potentially accommodate additional multifamily development based on selection criteria. Participants also viewed posters with examples of recent multifamily development in Santa Cruz County and proposed development standards to accommodate a maximum 30 dwelling unit per acre density. Participants used index cards to provide comments on the posters. For the seven RM area, participants commented on whether the areas are suitable for additional multifamily development. For the multifamily development design, participants commented on what they like and don't like about the example development. Participants discussed the posters with City staff and consultants during the open house.

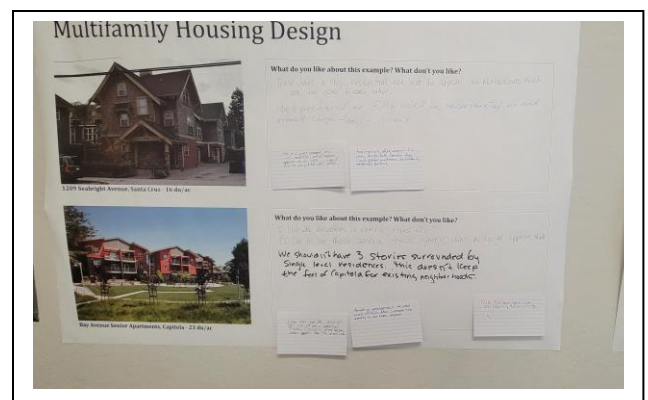


In total, 19 people (excluding staff and consultants) attended the open house.

Workshop Feedback

Attached to this summary are photographs of the posters with public comments and transcribed public comments from the posters. For the seven MF areas, major themes in the comments provided included the following:

- Concern with impacts from higher density development on surrounding lower-intensity residential uses, including privacy, shadow, and visual impacts
- Concern with loss of existing on-site parking and increased demand for street parking
- Preference for additional multifamily development on sites close to service and amenities and served by transit
- Concern with loss of existing on-site open space and play space
- Support for large sites that can realistically accommodate well-designed high-density housing



- Support for improving the appearance of older existing development
- Support for bringing existing development into conformance with allowed density
- Concern with loss of existing affordable units and displacement of residents

For the multifamily development examples, design issues of importance included the following:

- Street-facing porches
- Usable open space
- Height
- Breaking up box-like massing
- Massing distribution on site
- Building materials and colors
- Roof design
- Landscaping
- Building separation
- Architectural style
- Façade articulation

Attachments:

1. Transcribed comments from posters

**TRANSCRIBED POSTER NOTES
COMMUNITY WORKSHOP**

Area 1: 600 Park Avenue

Question: Is this area suitable for additional multifamily development? Why or why not?

Comments:

600 – Not suitable – R20 max. Only areas surrounded by R1; Need sufficient parking on site. Out of neighborhood; Not walking distance to amenities and stores; RTC may take over Park Ave; Bus service stopped due to low ridership; 2 story [buildings at] perimeter; 3 stories more suitable to interior.

Potentially since very low density. Has some open space but very little park areas in Capitola. Do not remove existing parking.

One of the only true low income housing units. Leave it alone and don't price folks out

Absolutely. One of the only remaining large parcels that can accommodate well-designed and truly high-density multifamily residential development (at least 30 du/ac). Please create some renderings to show people how it can be done in a way that won't scare them.

Within residential neighborhood on both borders not enough parking now.

80 units of low income housing. All low income currently

Area 2 : Rosedale & Hill

Question: Is this area suitable for additional multifamily development? Why or why not?

Comments:

Potentially if demo existing buildings. Some open area should remain. Not much park area in Capitola. Almost no street parking anywhere. Do not remove existing parking.

Yes. Please increase the density to at least 30 du/acre to align with the rest of the jurisdictions in the county.

Area 3 : Capitola Ave & Hill

Question: Is this area suitable for additional multifamily development? Why or why not?

Comments:

There is NO extra parking on Capitola Road or Hill Street. None!!! We already live with a freeway on one side of **Turner** Lane. Please don't build high or we lose our privacy as well

If you change 15 du/ac to 30 x 4.3 acres – 129 units. 129 minus existing 72 is 57 more units?! How do you maintain any greenspace, play areas, setbacks?

Ye. Redevelopment may not happen, but our ridiculously low high-density density limit of 20 du/ac should be raised to at least 30 du/ac

I don't see how more units could be added without demo existing units. Do not remove parking.

Concerns: Height, set back, density, parking.

Parking is already inadequate for neighbors on Hill Street and Capitola Avenue. Tall buildings would not allow sun to enter into yards that already get little light.

Yes with qualifications. We need 1) adequate setbacks from adjacent property to make sure multistory don't block light; 2) adequate parking; 3) better public transportation; 4) will only support small increase in density less than or equal to 25%

Against Area 3. Taller buildings pushed against west of **[dense?]** existing neighbors. Impedes privacy and solar access to many existing people.

Area 4 : Clares and 46th

Question: Is this area suitable for additional multifamily development? Why or why not?

Comments:

Yes, has some open space but unless removed onsite parking would have to demo and increase stories. Do not remove parking.

Not suitable for additional multifamily due to already identified potential for 2561 units in mall/41st Avenue. Consider as well as existing multifamily development throughout this neighborhoods/region of the city.

Yes. This development is old and unsightly. Redevelopment would absolutely be an improvement. Please increase the density to at least 30 du/ac.

Area 5 : Capitola Cove

Question: Is this area suitable for additional multifamily development? Why or why not?

Comments:

Potentially if demo old building. Do not remove existing parking SF to south side Clares and East side very little open space, very little park area in Capitola

Not suitable to due to already identified potential for 2561 units in the mall/41st Avenue corridor, as well as existing multifamily throughout the neighborhood/region of the city

Yes. If nothing else, please at least make the density accommodate the built density to bring it into compliance with the zoning. 30 du/ac should be preferable.

Area 6 : Capitola Gardens

Question: Is this area suitable for additional multifamily development? Why or why not?

Comments:

Pros: Underutilized site compared to neighboring mixed-use MU-N. Larger lot size for opportunity to have well design MF. Proximity to transportation and services. Potential for workforce housing. Strong candidate for rezoning vs. 1-5.

Yes only single story development in a parking like setting. There is more open space, could be future multistory. They landed 3 ADUs in the biggest lawn area. No parking required for them. Do not remove parking

YES. One of the last opportunities for a large well-designed, truly high density multifamily residential development in our city...and in close proximity to lots of amenities, the beach, and the 41st avenue commercial corridor. Please raise the density to at least 30 du/ac.

Capitola Gardens is not suitable for additional multifamily. Its already bordered by the new Bluffs development and the multifamily villas at Capitola complex. Plus, Capitola Road corridor is slated for opportunity and the mall area presents plans for expansive housing.

Don't inundate on street parking for existing residents.

Area 7 : Landing at Capitola

Question: Is this area suitable for additional multifamily development? Why or why not?

Comments:

Yes, potentially if demo old building very little open space. Do not remove parking

Pros: Already exceeds the allowed density; proximity to other multifamily housing making it a logical extension; area is already zoned RM-L and an increase in density would not drastically change the character of the neighborhood; strategic location to public transit; potential for mixed-income housing; strong candidate for rezoning vs. #1-5.

Yes. It won't happen (redevelopment) because what is there is relatively dense and well-maintained, but remove the density constraint. Increase the density to at least 20 du/ac to bring it into conformance with the zoning, or make it 30 du/ac to increase their options!

Multifamily Housing Design Posters

Terra Court, Capitola

Its no bad, has a lot of concrete. Glad front porches are on the frontage. Very little open space, no play areas.

Needs more treen canopy. Would prefer a multifamily, multistory, residential building with shared open space

I don't like the height! Colors pitch roofs. No green space.

Best of all the examples for articulation and sense of individual owner.

Dunslee Way, Scotts Valley

Two stories on the perimeter and 3 in the middle with translucent windows on neighbors sides

Great architectural design. I love the front porches with access to the street in a multifamily development. Good siding and color choices

This is a nice design – neighborhood friendly front onto paring or street area. Varied planes and roof line. Thhere is community gathering space behind some of the buildings and in the back. Beautifully landscaped too. I've been there and even the 3 story it has an interesting design.

Great Design.

Way too much

1209 Seabright Avenue, Santa Cruz

These have a very residential look, but do appear like McMansions that are too close to each other.

Much preferred as RMs will be incorporated in and around single-family homes.

This is a great example, very nice materials, lots of details appears as an SFD. Nice to see pitched roof and lots of gables.

Architectural style doesn't fit with Santa Cruz. Density okay. Would prefer multistory, multifamily, residential building.

Design – No. Don't mind the height and closeness. Addresses middle-housing.

Bay Avenue Senior Apartments, Capitola

I like the variations in exterior materials. I'd like to see these several stories higher! I think the design supports that.

We shouldn't have 3 stories surrounded by single level residences. This doesn't keep the feel of Capitola for existing neighborhoods.

I have never see[n] the interior of this site, it has a pedestrian friendly interesting street façade. Looks better from the street side.

Amazing development. We need more of this. Also, increase the density to let them expand!

I like the open space and low profile of the buildings.

Looks very Pacific Northwest. Good use of multi-units.

716 Darwin Street, Santa Cruz

This example has a warm look w/balconies and varying exteriors. It's a good look for 35 du/ac!

This is a warm look

I like this example but it's a little top heavy with balconies on a 3rd story. It has pleasing design with architectural details to break up the somewhat boxy mass.

Front looks dated! Height is fine but I'm curious about parking and if no parking, is it close to transit

Frederick Street, Santa Cruz

While boxy, the roof variations help break it up, as do the balconies. Another good look for 36 du/ac

This looks like a monolith. Very boxy. 3 stories. Should not border residential single level neighborhoods!

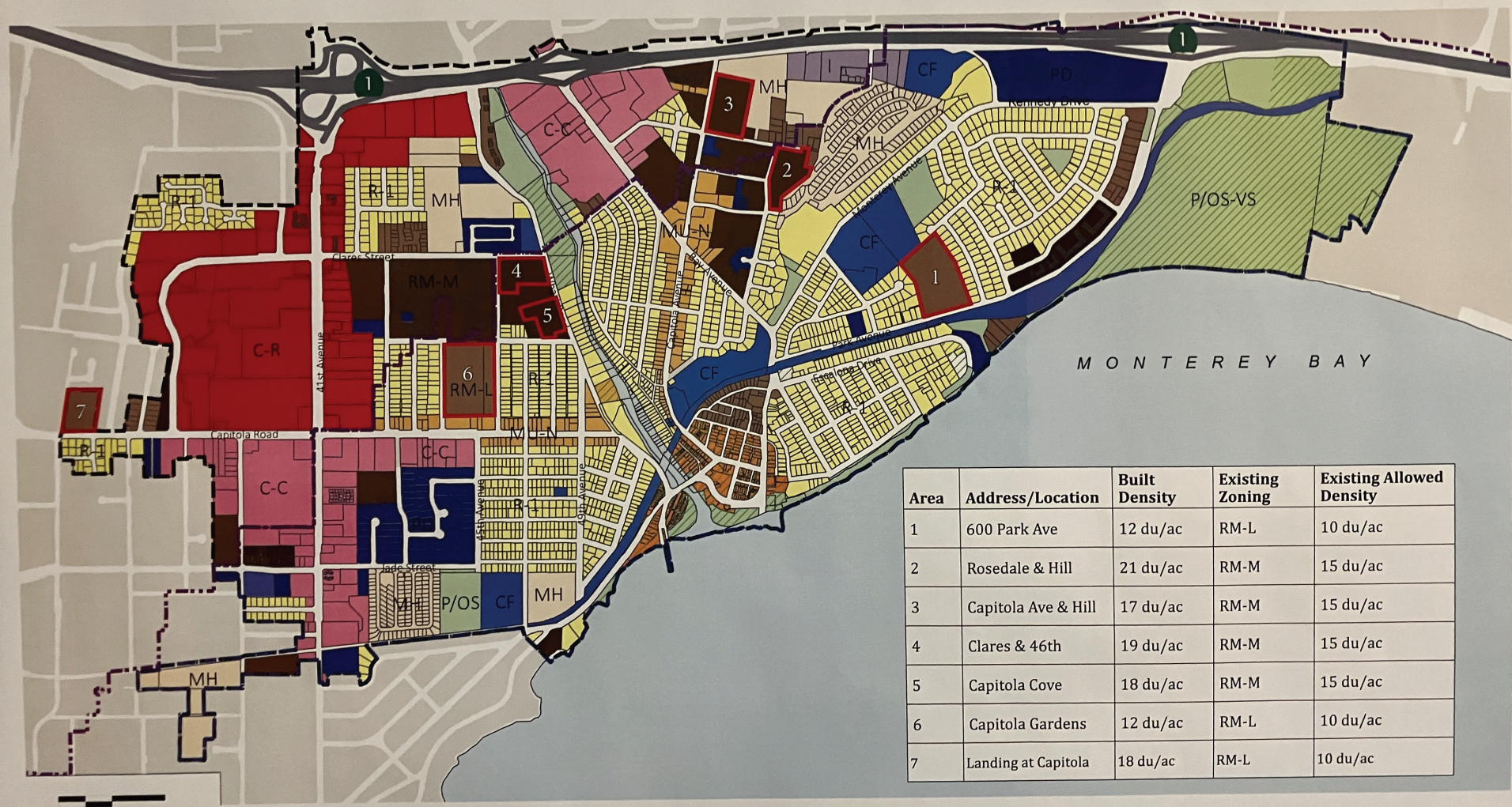
This is boxy and lacking in architectural details. Nice it has a usable size balcony for each unit. A lot of paved areas.

This looks the most coastal of the 4 and is consistent with similar multi-family units in the Capitola area in 41st

Other Comment Card

It appears nobody wants any of this. Do what ever you can to comply and at the same time discourage any of it being built. Thank you for all your work. Please protect Capitola

RM Housing Opportunity Areas



Area	Address/Location	Built Density	Existing Zoning	Existing Allowed Density
1	600 Park Ave	12 du/ac	RM-L	10 du/ac
2	Rosedale & Hill	21 du/ac	RM-M	15 du/ac
3	Capitola Ave & Hill	17 du/ac	RM-M	15 du/ac
4	Clares & 46th	19 du/ac	RM-M	15 du/ac
5	Capitola Cove	18 du/ac	RM-M	15 du/ac
6	Capitola Gardens	12 du/ac	RM-L	10 du/ac
7	Landing at Capitola	18 du/ac	RM-L	10 du/ac

Area 1: 600 Park Avenue



Existing Zoning Map



Street view looking north from Park Avenue

Site Area	6.8 acres
Existing Units	80
Built Density	12 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

Is this area suitable for additional multifamily development? Why or why not?

400 - Not suitable → R20 only
 1) park area surrounded by R-1
 2) Most of the parking on site requires a drive to the carport
 3) R20 is not a zoning
 4) R20 is not a zoning
 5) Bus service stopped due to local redneckism

Good
 Absolutely some very low density, the same area space but very little parking in Capital
 Do not remove existing parking

One of the Only Trues
 Low Income Housing Units
 Leave it Alone & Don't
 Price folks out

ABSOLUTELY. One of the only remaining large parcels that can accommodate well-designed and truly high-density multifamily residential development (at least 30 du/acre)
 Please create some renderings to show people how it can be done in a way that won't scare them.

Area #1
 within Residential neighborhood on both borders
 not enough parking now.

Area #1
 80 units of Low income housing.
 All Low income.
 Currently !!!

Area 2: Rosedale & Hill



Existing Zoning Map



Street view looking east from Rosedale Avenue

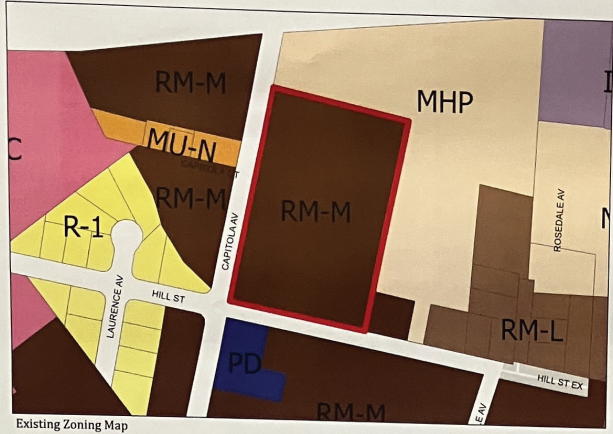
Site Area	2.9 acres
Existing Units	62
Built Density	21 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Is this area suitable for additional multifamily development? Why or why not?

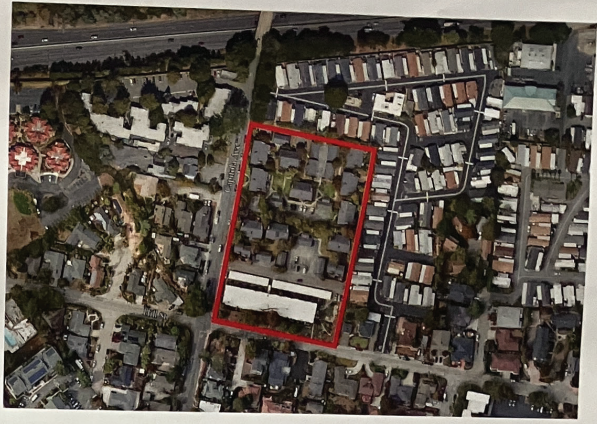
Area 2
 potentially if demo existing buildings
 some open areas should remain. Not
 much park area in Capitola
 Almost no street parking anywhere
 do not remove existing parking

Yes. Please increase the density to
 at least 30 du/acre to align with
 the rest of the jurisdiction in the
 county.

Area 3: Capitola Ave & Hill



Existing Zoning Map



Street view looking east from Capitola Avenue

Site Area	4.3 acres
Existing Units	72
Built Density	17 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Is this area suitable for additional multifamily development? Why or why not?

There is NO EXTRA PARKING on Capitola Rd on Hill St NONE!!!
 We already live with the freeway on one side of it. There are more cars please don't. Build high so we lose our privacy as well.

Area 3
 I don't see how more units could be added without demolishing existing units. Do not remove parking.

Parking is already inadequate for neighbors on Hill St on Capitola Ave.
 Tall building would not allow sun to enter onto yards that already get little light.

If you change 15 du/ac to 30 x 4.3 acres = 129 units
 existing = 72
 = 57 more units?!
 How do you maintain any greenspace, play area, setbacks

CONCERNS:
 Height
 Set back
 Density
 Parking

- Yes, with qualifications
1. Adequate set backs from adjacent property to make sure multi don't block light
 2. Adequate parking
 3. Better public transportation for higher density
 4. Will only support small increase in density ~25% or

AGAINST AREA 3
 THOSE BLDGS PUSHED AGAINST USE OF NEIGHBORS
 POLICE DISTURBANCE & IMPROPER PARKING & SHADY AREAS TO PEOPLE
 IN MY DISTRICT. PEOPLE

Yes. Redevelopment may not happen, but our ridiculously low high-density density limit of 20 du/ac should be raised to at least 30 du/ac.

Area 4: Clares and 46th

Item 6 A.



Existing Zoning Map



Street view looking south from Clares St

Site Area	2.75 acres
Existing Units	52
Built Density	19 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Is this area suitable for additional multifamily development? Why or why not?

Area 4
Yes, has some open space but unless removed on site it would have to be kept or increase spaces
Do not remove parking

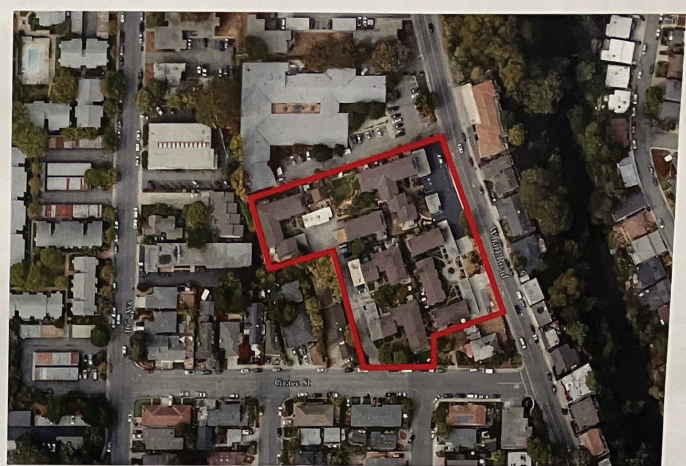
Area 4
Not suitable for additional multifamily due to already identified potential for 200d units in main/46th ave corridor, as well as existing multifamily developments throughout this ~~neighborhood~~ neighborhood/region of the city.

Yes. This development is old and mostly redevelopment could absolutely be an improvement. Please increase the density to at least 30 du/acre.

Area 5: Capitola Cove



Existing Zoning Map



Street view looking west from Wharf Road

Site Area	2 acres
Existing Units	35
Built Density	18 du/ac
Existing Zoning	RM-M
Allowed Density	15 du/ac

Is this area suitable for additional multifamily development? Why or why not?

Area 5
 Potentially if some old buildings
 Do not remove existing parking
 SF to south side of lots - East side
 Very little open space, very little
 park area in Capitola

Area 5
 Not suitable due to already
 identified potential for 2500
 units in the mall/office center,
 as well as existing multifamily
 throughout this neighborhood/region
 of the city.

Yes. If nothing else, please at least
 make the density accommodate the
 built density to bring it into compliance
 with the zoning. Otherwise would be
 preferable.

Area 6: Capitola Gardens

Item 6 A.



Existing Zoning Map



Street view looking west from 46th Avenue

Site Area	6.6 acres
Existing Units	80
Built Density	12 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

Is this area suitable for additional multifamily development? Why or why not?

Bluffs Ave
 3000' UNDERUTILIZED SITE. CONVERSION TO MULTIFAMILY MIXED-USE
 WOULD:
 - INCREASE LOT SIZE FOR DEVELOPMENT TO BE MORE PRESENT IN THE
 - PROTECT TO TRANSPORTATION & SECURITY
 - BEYOND THE WALKABLE DISTANCE
 - SPECIAL CARPORTS FOR SECURITY USE 1-5'

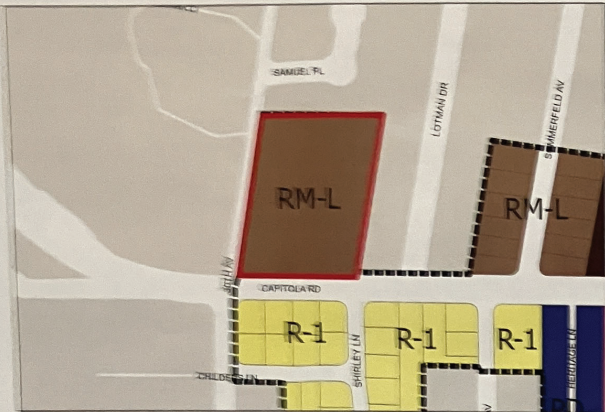
Frank
 Yes only simple strip development in
 a park like setting. There is more open
 space, could be future multi story
 they would 3 ADUs in the biggest
 lot area, no parking required for them
 Do not remove parking

Area 6
 Capitola Gardens is not suitable
 for additional multifamily. It's
 already bordered by the new Bluffs
 development and the multifamily
 Villas at Capitola complex. Plus,
 Capitola Rd corridor is slated for
 opportunity and the main area
 presents plans for expansive
 housing.

YES. One of the last opportunities
 for a large well designed, high density
 multifamily development in our
 city - and in close proximity to lots of
 amenities, the beach, and the 46th Ave
 commercial corridor. Please raise the density
 to at least 300/dw/acre.

Don't inundate
 on street parking
 for existing
 residents

Area 7: Landing at Capitola



Source: Zoning Map



Street view looking north from Capitola Road

Site Area	2.8 acres
Existing Units	50
Built Density	18 du/ac
Existing Zoning	RM-L
Allowed Density	10 du/ac

Is this area suitable for additional multifamily development? Why or why not?

Area 7
 No, especially if those old buildings
 have little open space
 Do not allow parking

Area 7
 2021 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030
 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040
 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050
 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060
 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070
 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080
 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090
 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100

Yes. It can't happen (redevelopment) because what is there is relatively dense and well-maintained but cannot fit a density constraint. Increase the density to at least 20 du/ac to bring it into compliance with the zoning or make it 30 du/ac to increase their profits!

Multifamily Housing Design



Terra Court, Capitola - 15 du/ac

What do you like about this example? What don't you like?

Its no bad, has a lot of open space
Glad front porches are on frontage
Very little open space, no play area

Needs more tree canopy. Would prefer
a unitarily, multi-story, residential
building with shared open space.

I don't like the height! Cobble paver recess
No green space

BEST OF ALL EXAMPLES FOR
MULTI-UNIT TOWN + SPACES OF
HOUSING ON HILLS



Dunslee Way, Scotts Valley - 15 du/ac

What do you like about this example? What don't you like?

Two stories on the perimeters & 3 in the middle
with translucent windows on neighbors sides

Great architectural design. I love
the front porches with access to
the street in a multifamily
development. Good siding and color
choices.

This is a nice design - pulled near
front onto parking or street
great varied plans + roof line.
There is a community gathering
space behind some of the buildings
& in the back. Beautifully
landscaped too. I've been here
Even tho 3 story, it has an interesting
facade

Green space
way too

Multifamily Housing Design



1209 Seabright Avenue, Santa Cruz - 16 du/ac

What do you like about this example? What don't you like?

These have a very residential look, but do appear like McMansions that are too close to each other.

Much preferred as RMs will be incorporated in and around single family houses.

This is a great example. Very nice materials, lots of details. Appears as an SFH. Nice to see pitched roof & gables.

Architectural style doesn't fit with Santa Cruz. Density okay. Would prefer multi-story, multi-family, residential building.



Bay Avenue Senior Apartments, Capitola - 23 du/ac

What do you like about this example? What don't you like?

I like the variations in exterior materials

I'd like to see these several stories higher! I think the design supports that.

We shouldn't have 3 stories surrounded by single level residences. This doesn't keep the feel of Capitola for existing neighborhoods.

I have never seen the interior of this site. It has a parking garage. Really interesting street facade. Looks better than the street side.

Amazing development. We need more of this. Also, increase the density to let them expand!

I like the open space and low profile of the buildings.

Multifamily Housing Design



716 Darwin Street, Santa Cruz - 35 du/ac

What do you like about this example? What don't you like?

This example has a warm look w/ balconies and varying exteriors
It's a good look for 35 du/ac!

This is a warm look.

I like this example but its a little top heavy with balconies on 3rd story. Lots of pleasing design with architectural details to break up the some what boxy mass.

VIEW CORRELATION - DESIGN - NO. DON'T WANT THE HEIGHT AND
LAYOUTS... PROPOSED PROPOSE - HOLDING
FOR FUTURE REVIEW - WORK VERY FINEST ARCHITECT GOOD
USE OF POINT-TO-POINT
FILL DESIGN IN IT. GREAT LOOK
PROPOSED REVIEW. AND IF WE PROCEED, A FEW MORE TO TRANSMIT
FOR CHECK IN IT. THE LEAST THE PROPOSED LAYOUT OF THIS A FEW IF
CORRELATION WITH SIMILAR POINT-TO-POINT WITH IN THE
CAPTION AREA IN IT.



Frederick Street, Santa Cruz - 36 du/ac

What do you like about this example? What don't you like?

While boxy, the roof variations help break it up, as do the balconies
Another good look for 36 du/ac

This looks like a monolith. Very boxy. 3 stories
should not border Residential single level neighborhoods!

This is boxy or lacking in architectural details. Nice it has a usable size balcony for each unit. A lot of paved area.

Development Standards

Potential RM Zone Development Standards

	Existing			Potential New
	RM-L	RM-M	RM-H	
Density (max)	10 du/ac	15 du/ac	20 du/ac	30 du/ac
Height (max)	30 ft.	30 ft.	35 ft.	35 ft. [1]
Building Coverage (max)	40%	40%	40% 45%	50%
Setbacks (min)				
Front	15 ft.	15 ft.	15 ft.	15 ft. [2]
Interior Side	10% of lot width [3]	10% of lot width [3]	10% of lot width [3]	10% of lot width [3] [4] ?
Street Side	10 ft.	10 ft.	10 ft.	10 ft. [2]
Rear	15% of lot depth	15% of lot depth	15% of lot depth 15 ft.	10 ft.

Capitol already has built housing at >30 du/acre. This is too low.

Builders can do what they want. Where do we propose "potential new"?

Make density higher (you had 40 du/acre last Aug)

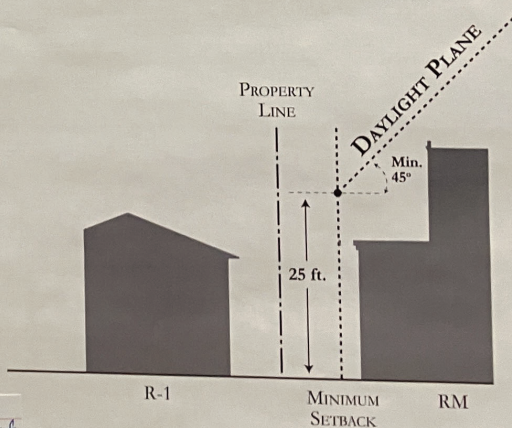
[1] Additional 6 feet permitted above plate height for roof elements with a minimum 5:12 pitch. Maximum 3 stories.

[2] The planning commission may approve reduced front and street side setbacks if the reduced setbacks will development that complies with sidewalk and street tree standards in 17.82.040 (Circulation and Streetscape).

[3] In no case less than 3 feet or greater than 7 feet.

Multifamily development in all RM subzones also must comply with an existing "daylight plane" standard to limit the height of building walls adjacent to existing single-family homes.

RM Daylight Plane: Where an RM zoning district abuts an R-1 zoning district, no structure shall extend above or beyond a daylight plane having a height of 25 feet at the setback from the R-1 property line and extending into the parcel at an angle of 45 degrees.



Why didn't we talk about this standard? This is the main thrust of Section 16.20 du/acre is clearly a constraint on residential multifamily development in the City. It needs to be raised to at least 30 du/acre for all high density multifamily residential zoned (R-HB) parcels!
HCD will not accept anything less!

SUMMARY	
Original Sites	38
No changes previously proposed (Removed from list)	15
Sites previously proposed changes for existing non-conforming developments (Removed from list)	6
Sites removed due to limited redevelopment potential, small parcel site, compatibility issues	11
Remaining/New Sites	7

Evaluation Criteria of Site Characteristics
Ownership Pattern: Single Ownership Only. No Condominiums
Financial Feasibility: Age and condition of buildings. Duration of investment.
Physical Suitability: Large parcels. Available land for new buildings
Neighborhood Compatibility. Access from primary roadways. Compatible adjacent uses.
Natural Resources and Hazards Constraints. No sites along coastal bluff or with environmentally sensitive habitat.
Non-Conforming. Correct non-conforming through allowing existing non-conforming through new written standard rather than rezone.

RM ZONE PROPERTIES: ALLOWED, BUILT AND PROPOSED DENSITY

ID	Location	Density				Notes	2025 Updated Reason for Removal or Revision
		Allowed	Built	2024 Proposed	2025 (Pending)		
Northeast Area							
1	Balboa Ave Duplexes	10 du/ac	7 du/ac	20 du/ac	Removed	12,000 sq. ft. typical lots. 2 units per lot now allowed. 5 units per lot permitted at 20 du/ac	Neighborhood compatibility. Ownership Pattern - Duplex
2	Park Ave Avenue Condos	20 du/ac	35 du/ac	40 du/ac	Removed	Legalize built density	Ownership pattern- condo Non-conforming
3	809 Balboa	20 du/ac	25 du/ac	30 du/ac	Removed	Legalize built density	Non-conforming
4	Cabrillo & Balboa	20 du/ac	6 du/ac	20 du/ac	No change	Lower density for buffer/transition to single-family homes on Cabrillo	No change previously proposed. Removed from list.
5	Balboa Fourplexes	20 du/ac	23 du/ac	30 du/ac	Removed	Limit density increase given surrounding single-family homes. Legalize built density.	Physical suitability. Neighborhood compatibility. Non-conforming
6	Park Ave Apartments	10 du/ac	15 du/ac	40 du/ac		Large opportunity site. Incentivize redevelopment with high density	

ID	Location	Density				Notes	2025 Updated Reason for Removal or Revision
		Allowed	Built	2024 Proposed	2025 (Pending)		
7	Grove Lane	10 du/ac	17 du/ac	10 du/ac	No change	Coastal hazards. No density increase.	No change previously proposed. Removed from list.
North Central Area							
1	Capitola Mansion	15 du/ac	34 du/ac	40 du/ac	Removed	Legalize built density	Non-Conforming. Ownership pattern. Condos
2	West side Capitola Ave, Hill St. to Capitola Ct.	15 du/ac	6 du/ac	15 du/ac	No change	Single-family homes. Keep existing maximum density	No change previously proposed. Removed from list.
3	900-912 Capitola Ave	15 du/ac	14 du/ac	30 du/ac		Capitola Terrace and 900 Capitola Ave apartments.	
4	MF-L area accessed from Hill St.	10 du/ac	10 du/ac	20 du/ac	Removed	Small lot redevelopment opportunities. One unit now allowed on 7,000 sq. ft. lot; 3 units at 20 du/ac	Physical suitability. Neighborhood Compatibility/roads
5	West side Capitola Ave, Hill St. to Pine St	15 du/ac	15 du/ac	20 du/ac	Removed	Existing duplexes	Physical suitability. Neighborhood Compatibility/roads
6	Hill to Pine to Block	15 du/ac	7 du/ac	30 du/ac	Removed	Intensification opportunities on lots with single-family homes	Physical suitability. Neighborhood compatibility/roads
7	Rosedale Apartments	15 du/ac	21 du/ac	30 du/ac		Large apartment complex. Potential for additional units.	
8	Bay Ave Senior Housing	15 du/ac	23 du/ac	40 du/ac	Removed	Large senior housing complex. Potential for additional units.	Financial feasibility Nonconforming
9	West side Capitola Ave, south of Pine St	15 du/ac	29 du/ac	30 du/ac	Removed	Legalize built density	Non-conforming. Ownership pattern: condo.
10	505 Pine	15 du/ac	13 du/ac	30 du/ac	Removed	Nine built units. 30 du/ac would allow 15 units on half-acre site	Physical suitability
11	Pine/Rosedale/Plum	15 du/ac	7 du/ac	30 du/ac	Removed	Small lot redevelopment opportunities. 3 units now allowed on 11,000 sq. ft. lot; 7 units at 30 du/ac	Physical suitability.
12	501 Plum	15 du/ac	38 du/ac	40 du/ac	Removed	Legalize built density	Non-conforming

ID	Location	Density				Notes	2025 Updated Reason for Removal or Revision
		Allowed	Built	2024 Proposed	2025 (Pending)		
13	Plum/Rosedale/Bay	15 du/ac	12 du/ac	15 du/ac	No change	Maintain existing density as buffer/transition to surrounding single-family neighborhoods	No change previously proposed. Removed from list.
14	Center Street	10 du/ac	16 du/ac	20 du/ac	Removed	Legalize built density	Non-conforming
Capitola Village							
1	Village	10 du/ac	17 du/ac	10 du/ac	No change	Maintain existing maximum density due to parking and circulation challenges	No change previously proposed. Removed from list.
2	221 Central	10 du/ac	64 du/ac	10 du/ac	No change	Maintain existing maximum density due to parking and circulation challenges	No change previously proposed. Removed from list.
Northwest Area							
1	2050-2114 Wharf Road	10 du/ac	10 du/ac	10 du/ac	No change	No further development potential due to environmental constraints on site	No change previously proposed. Removed from list.
2	Cape Bay Colony	10 du/ac	10 du/ac	20 du/ac	Removed	Condominiums – redevelopment unlikely	Ownership pattern: All but one site includes condominiums with limited redevelopment potential.
3	Clares/46 th /Grace Clares & 46th Capitola Cove	15 du/ac 15 du/ac 15 du/ac	18 du/ac 19 du/ac 18 du/ac	30 du/ac		Apartment properties with intensification potential	The original area was split into two areas. The smaller sites in-between were removed. Two developments remaining, now shown as Areas 4 and 5.
4	Clares/42nd/46 th /Grace	15 du/ac	17 du/ac	30 du/ac	Removed	Condominiums – redevelopment unlikely	Ownership pattern: Condos
5	Clares/42 nd /Pearson	15 du/ac	14 du/ac	30 du/ac	Removed	Redevelopment potential on lots with single-family homes. At 30 du/ac, 4 units possible on 6,000 sq. ft. lot	Physical suitability.
6	Capitola Gardens	10 du/ac	12 du/ac	30 du/ac		Large property with potential for additional units	

ID	Location	Density				Notes	2025 Updated Reason for Removal or Revision
		Allowed	Built	2024 Proposed	2025 (Pending)		
7	Dakota Apartments	20 du/ac	18 du/ac	20 du/ac	No Change	Narrow parcel, additional units unlikely	No change previously proposed. Removed from list.
8	Axford Road	10 du/ac	9 du/ac	10 du/ac	No change	Single-family homes part of neighborhood extending into County	No change previously proposed. Removed from list.
9	Landing at Capitola	20 du/ac	18 du/ac	40 du/ac		Large parcel on Capitola Road close to Mall	
10	2205/2215 Wharf Road	10 du/ac	10 du/ac	10 du/ac	No change	No density increase.	No change previously proposed. Removed from list.
Southwest Area							
1	1505 42 nd Avenue	15 du/ac	15 du/ac	15 du/ac	No change	Condominiums – redevelopment unlikely	No change previously proposed. Removed from list.
2	NW corner Brommer 38 th	15 du/ac	13 du/ac	15 du/ac	No change	Condominiums – redevelopment unlikely	No change previously proposed. Removed from list.
3	NE corner Brommer 38 th	20 du/ac	12 du/ac	20 du/ac	No change	Condominiums – redevelopment unlikely	No change previously proposed. Removed from list.
4	1098 38 th Ave	15 du/ac	27 du/ac*	30 du/ac	Removed from list	Match density of approved affordable housing project.	Affordable housing project approved for site. Removed from list.
5	Opal Cliff Drive	15 du/ac	29 du/ac	15 du/ac	No change	Coastal hazards	No change previously proposed. Removed from list.



To: Capitola Planning Commission
 Date: February 27, 2025
 Subject: RM Zoning - Item on March 3, 2025 Agenda

Capitola's Housing Element commits to removing constraints on multi-family housing production, and what we saw at the community meeting on February 25th does not meet that commitment. **We urge the Commission to reject any proposal with a maximum RM density of 30 du/ac and direct staff to return with higher zoning densities and development standards to truly facilitate multi-family housing development in Capitola.**

- From May until August, the Planning Commission consistently recommended increasing residential density.
- Staff assessments from May, June and August 2024 conclude that densities higher than 30 du/ac facilitate multi-family development.
- Existing developments already exceed 30 du/ac and examples presented to the community go higher to >50 du/ac.
- Site-specific subjective community concerns about specific parcels must be separated from objective zoning standards that promote much-needed housing growth.
- Without sufficient density, redevelopment remains financially unfeasible, especially considering state tenant protection laws.

Meet the City Commitment in the Housing Element

Capitola is NOT meeting its commitment in the Housing Element with the information presented at the February 25th community meeting. Program 1.6 in the Housing Element states:

"Review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing. This includes assessing the maximum densities allowed in the RM-L and RM-M zones to determine if higher densities can help facilitate multi-family development in the City."

The work from last May through August was specifically responsive to this commitment. Last August, staff proposed five residential zoning densities and related development standards, ranging from 10 du/acre to 40 du/acre. As described in the staff report, "[These] reflect the Planning Commission's direction while also creating opportunities for additional housing in line with the Housing Element."

That proposal was based on assessments presented to the Planning Commission in May and June that these higher densities would facilitate multi-family development in the city:

- On May 2, 2024, the Planning Commission reviewed information on existing RM density and development standards, existing built densities in the RM zone, recent Santa Cruz County multifamily development, and prototype models of infill multifamily housing types. The Planning Commission expressed the need for increased RM densities and requested staff to return with additional analysis.
- On June 6, 2024, staff provided more information on RM densities and an analysis of development standards with allowed density up to 40 du/acre. The meeting minutes indicate a positive response to this approach in meeting the Housing Element requirements.

We are not clear on what objectively changed to now propose fewer residential zoning densities capped at 30 du/ac. This reduction conflicts with the assessment that higher densities, including 40 du/ac, facilitate multi-family development and the Planning Commissions direction. We recognize that there was community pushback on applying the zoning to specific parcels, but nothing objective that would lessen the need for these higher residential zoning densities.

Existing Developments Exceed the 30 du/ac

At the June 2024 meeting, the Planning Commission directed staff to consider what densities to bring non-conforming existing development into compliance. Capitola has existing developments that exceed 30 du/ac, and even 40 du/ac.

In August, several RM sites listed already exceeded 30 du/acre, including:

- Park Ave Condos (35 du/ac)
- Capitola Mansion (34 du/ac)
- 501 Plum (38 du/ac)

The Housing Element also highlighted additional built sites such as:

- 815 and 825 Balboa (41 du/ac)
- 1945 42nd Ave (38.8 du/ac)
- 850-870 Park Ave (32.6 du/ac)

On February 25, 2025, staff presented multi-family housing sites and multi-family development in the county that warranted 50 du/ac or higher.

Newer State Laws Protect Low-Income Tenants and Add Financial Challenges to Redevelopment

Nearly 80% of Capitola's housing stock is over 30 years old, suggesting much of it is due for renovation or updates. Sites like Park Ave Apartments and Bay Ave Senior Housing were identified in August 2024 as likely for redevelopment or suitable for additional housing. Minimal modifications to density and other development standards may inhibit, rather than facilitate multifamily housing on these sites, particularly when considering state laws that protect low-income tenants who are a significant portion of current residents.

According to the Capitola Housing Element, the majority (53.9%) of Capitola residents are low-income - their income is less than 80% of AMI. Under SB 330's tenant protection and demolition controls, any units occupied by a low-income tenant in the past five years must be replaced on a 1:1 basis with deed-restricted low-income housing. Additionally, existing low-income tenants must be offered the right of first refusal on the new units, along with relocation assistance.

This makes redevelopment of existing multifamily housing unlikely unless the base zoned density is sufficient to allow enough new units to offset the costs of tenant protections and required replacement housing. Without sufficient zoning density, financial feasibility remains a major obstacle to redevelopment and the production of additional housing. This further justifies more than 30 du/ac density.

Community Conversations vs. Development Standards

Whether neighbors or the broader community support housing on a particular site should be separated from the development standards, including higher densities that can help facilitate multi-family development in the City.

We urge the commission to reject a proposal with a max RM density of 30 du/ac and direct staff to return to the previously proposed zoning densities and development standards, to truly facilitate multi-family housing development in Capitola.

Santa Cruz YIMBY Mission: We envision a community where our neighbors of all ages, cultures, abilities, and incomes, can make Santa Cruz County their home. In response to the ever-increasing cost of living, we advocate for more affordable housing to meet the needs of our growing population. Santa Cruz YIMBY is a chapter of YIMBY Action, a 501(c)(4) nonprofit organization.

February 27, 2025

Dear Planning Commission,

In order to comply with the requirements of the City of Capitola's 6th Cycle Housing Element Program 1.6, the Planning Commission directed City staff and consultant Ben Noble to analyze the City's residential multifamily (RM) zoning districts to determine whether or not the development standards and density limits constituted a constraint on the development of additional multifamily residential units. Based on that direction, City Staff produced a detailed analysis that examined 37 areas of the City with the RM zoning designations to assess the density limits and built densities of parcels in those areas, determine whether or not the density limits constituted constraints, and propose new densities for the parcels that could be considered constrained by the density limits. This analysis was presented to the Planning Commission at the August 15, 2024, meeting.

Prior to the meeting, the Commission received approximately 20 public comment letters, some of which included multiple signatories and many of which were related specifically to 600 Park Avenue, voicing concerns about issues such as parking impacts, traffic concerns, and increasing density limits in an already densely populated city. At the meeting, the Commission received 19 additional comments echoing similar concerns. Based on that public feedback, the Commission directed staff to revise the proposed RM zone amendments to consider public comment and to bring the item back in early 2025.

On Tuesday, February 25, 2025, I attended the "Community Meeting for Multifamily Zoning District Amendments" put on by the City's Community Development Department. Heading into the meeting, I had concerns about the drastically different approach being presented, having reviewed the presentation online the night before. I was surprised to discover that the number of areas/parcels identified had been reduced from 37 to just 7 with only a vague description of how the number of areas was pared down. It also appeared that there had been a significant shift in focus to whether or not residents thought that parcels could reasonably accommodate additional development instead of an objective analysis of whether or not the existing density limits were a constraint in the areas identified. Slide number 13, for example, asked residents for subjective feedback on whether or not the areas identified were "suitable for additional multifamily development." The one presentation slide outlining a slightly higher maximum density of 30 du/acre and related development standards was barely even discussed in the presentation, so it was unclear whether that was something under consideration that the public should provide input on. The meeting had approximately 20 attendees, many of whom lived in areas adjacent to the parcels identified who shared concerns about issues such as traffic and parking.

The drastic shift in approach to Program 1.6 is concerning on several levels. First, the Planning Commission did not direct City staff to discard the entire analysis they put together for the August 15, 2024, meeting and start fresh. They directed staff to revise the proposed RM zone amendments to consider public comment.

Second, the new approach presented at the February 25, 2025, community meeting does not comply with Program 1.6 because it is easily demonstrated (as City staff did in August 2024) that the development of additional housing on many of the 30 parcels not under consideration in this new approach are

constrained by the density limit of their existing zoning designation. Taking an approach that will not satisfy the requirements of Program 1.6 puts the City at risk of having the 6th Cycle Housing Element decertified by the California Department of Housing and Community Development (HCD) once we reach the compliance deadline in December 2025. Program 1.6 requires the City to:

Review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing. This includes assessing the maximum densities allowed in the RM-L and RM-M zones to determine if higher densities can help facilitate multi-family development in the City.

The program makes no mention of specific parcels and whether or not they can realistically accommodate specific densities. This is not like the Housing Element site inventory analysis where development capacity needs to be justified. There is no mention of parking or traffic. This program is about making sure the development standards and density limits of the RM zoning districts do not constrain the development of housing on any parcel located within one of those districts. The new approach presented this week would not do that. Therefore, the new approach will not allow the City to comply with Program 1.6.

I have direct and recent experience dealing with HCD on Housing Element program compliance as the Interim Assistant Community Development Director for the City of Watsonville. I met with HCD representatives a few weeks ago to discuss whether or not the City of Watsonville and our Housing Element Implementation consultant had satisfied one of our Housing Element programs related to allowable densities and building height in our downtown specific plan area. Despite providing an in-depth analysis and test fits based on recent market conditions in our city and county produced by our Housing Element implementation consultant, HCD’s review was rigid and uncompromising, to the point that it was clear that no amount of information and analysis would sway them from their contention that higher building height limits would be required to accommodate the densities identified. Similarly, Capitola’s Program 1.6 was required by HCD because they believe Capitola’s low density (tied with Scotts Valley for the lowest in Santa Cruz County) is a constraint to housing development. The fact that the City’s low multifamily density limit is a constraint is easily demonstrable, so if the City does make a good faith effort to remedy the built densities that exceed the allowable density limits and provide at least some increase in density across the board in the RM zoning districts, there is little to no chance that HCD will consider Capitola in compliance with Program 1.6.

So how does Capitola address the concerns of its residents while also meeting the requirements of Program 1.6? I believe that, by making modest changes to the density limits, including some reductions in the proposed densities presented in August 2024, the City can address the concerns expressed by the residents at the meeting, bring all of the nonconforming parcels identified into conformance, and provide incremental density increases across the board that will hopefully satisfy HCD. The attached table is an example of how this could be achieved. It is a modified version of the “Zoning Map Amendments Summary Table” City staff presented to the Planning Commission on August 15, 2024, with example modifications shown in red and ~~strikethrough~~.

Rather than abandoning the excellent work done by City staff in 2024, I would strongly recommend the Planning Commission consider keeping the five new RM zoning districts with densities up to 40 du/acre and simply modify the approach presented at the August 2024 meeting. This approach would follow the Planning Commission’s direction to revise the proposed RM zone amendments to consider public comment by reducing some of the more aggressive proposed densities (e.g. only using 40 du/acre for sites with built densities already above 30 du/acre) to address the public comments received. It would also provide an opportunity to bring multiple properties with nonconforming densities into conformance with existing zoning density limits (an approach supported by Commissioner Westman at the August 2024 meeting) and to make modest increases to allowable densities of some of the other multifamily residential areas to demonstrate to HCD that the density limits would no longer be a constraint to the development of housing in order to meet the requirements of Program 1.6.

We owe it to our community to make a good faith effort to both address their concerns and remain compliant with our 6th Cycle Housing Element programs so that we can stay eligible for state funding for other projects we want and need.

Thank you for your consideration.

Respectfully,

Matt Orbach
Capitola Resident

ID	Location	Density			Notes
		Allowed	Built	Proposed	
Northeast Area					
1	Balboa Ave Duplexes	10 du/acre	7 du/acre	15 20 du/acre	Density increased. No constraint. 12,000 sf typical lots. 2 units per lot allowed now. 5 units per lot permitted at 20 du/acre.
2	Park Ave Condos	20 du/acre	35 du/acre	40 du/acre	Legalize built density. Density increased. No constraint.
3	809 Balboa Ave	20 du/acre	25 du/acre	30 du/acre	Legalize built density. Density increased. No constraint.
4	Cabrillo & Balboa	20 du/acre	6 du/acre	20 du/acre	No constraint. Lower density for buffer/transition to sfd on Cabrillo.
5	Balboa Fourplexes	20 du/acre	23 du/acre	30 du/acre	Limit density increase given surrounding single family homes. Legalize built density. Density increased. No constraint.
6	Park Ave Apartments	10 du/acre	15 du/acre	20 40 du/acre	Legalize built density. Density increased. No constraint. Large opportunity site. Incentivize with higher density.
7	Grove Lane	10 du/acre	17 du/acre	10 du/acre	Coastal hazards. No density increase.
North Central Area					
1	Capitola Mansion	15 du/acre	34 du/acre	40 du/acre	Legalize built density. Density increased. No constraint.
2	Westside Capitola Ave, Hill Street to Capitola Ct.	15 du/acre	6 du/acre	15 du/acre	No constraint. Single family homes. Keep existing maximum density.
3	900-912 Capitola Ave	15 du/acre	14 du/acre	20 30 du/acre	Density increased. No constraint. Capitola Terrace and 900 Capitola Ave apartments.
4	RM-L area accessed from Hill St.	10 du/acre	10 du/acre	20 du/acre	Density increased. No constraint. Small lot redevelopment opportunities. One unit now allowed on 7,000 sf lot; 3 units at 20 du/acre.
5	Westside Capitola Ave, Hill St. to Pine St.	15 du/acre	15 du/acre	20 du/acre	Density increased. No constraint. Existing duplexes.
6	Hill to Pine Block	15 du/acre	7 du/acre	20 30 du/acre	Density increased. No constraint. Intensification opportunities on lots with single family homes.
7	Rosedale Apartments	15 du/acre	21 du/acre	30 du/acre	Legalize built density. Density increased. No constraint. Large apartment complex. Potential for additional units.
8	Bay Ave Senior Housing	15 du/acre	23 du/acre	30 40 du/acre	Legalize built density. Density increased. No constraint.
9	Westside Capitola Ave, South of Pine St.	15 du/acre	29 du/acre	30 du/acre	Legalize built density. Density increased. No constraint.
10	505 Pine St.	15 du/acre	13 du/acre	20 30 du/acre	Density increased. No constraint. Nine built units. 30 du/acre would allow 15 units on half acre site.
11	Pine/Rosedale/Plum	15 du/acre	7 du/acre	20 30 du/acre	Density increased. No constraint. Small lot redevelopment opportunities. 3 units now allowed on 11,000 sf lot; 7 units at 30 du/acre.
12	501 Plum St.	15 du/acre	38 du/acre	40 du/acre	Legalize built density. Density increased. No constraint.
13	Plum/Rosedale/Bay	15 du/acre	12 du/acre	15 du/acre	Density increased. No constraint. Maintain existing density as buffer/transition to surrounding single family neighborhoods.
14	Center St.	10 du/acre	16 du/acre	20 du/acre	Legalize built density. Density increased. No constraint.
Capitola Village					
1	Village	10 du/acre	17 du/acre	10 du/acre	Maintain existing maximum density due to parking and circulation challenges.
2	221 Central Ave	10 du/acre	50 64 du/acre	40 10 du/acre	Density of existing nonconforming development exceeds new maximum high density limit. Set at maximum density. Maintain existing maximum density due to parking and circulation challenges.
Northwest Area					
1	2050-2114 Wharf Rd	10 du/acre	10 du/acre	15 10 du/acre	Density increased. No constraint. No further development potential due to environmental constraints on site.
2	Cape Bay Colony	10 du/acre	10 du/acre	15 du/acre	Density increased. No constraint. Condominiums — redevelopment unlikely
3	Clares/46 th /Grace	15 du/acre	18 du/acre	30 du/acre	Legalize built density. Apartment properties with intensification potential.
4	Clares/42 nd /46 th /Grace	15 du/acre	17 du/acre	30 du/acre	Density increased. No constraint. Condominiums — redevelopment unlikely
5	Clares/42 nd /Pearson	15 du/acre	14 du/acre	30 du/acre	Density increased. No constraint. Redevelopment potential on lots with single family homes. At 30 du/acre, 4 units possible on 6,000 sf lot.
6	Capitola Gardens	10 du/acre	12 du/acre	30 du/acre	Density increased. No constraint. Large property with potential for additional units.
7	Dakota Apartments	20 du/acre	18 du/acre	30 20 du/acre	Density increased. No constraint. Narrow parcel, additional units unlikely
8	Axford Road	10 du/acre	9 du/acre	15 10 du/acre	Density increased. No constraint. Single family homes part of neighborhood extending into County

9	Landing at Capitola	20 du/acre	18 du/acre	40 du/acre	Density increased. No constraint. Large parcel on Capitola Road close to Mall
10	2205/2215 Wharf Rd	10 du/acre	10 du/acre	20 10 du/acre	Density increased. No constraint. No density increase.
Southwest Area					
1	1505 42 nd Ave	15 du/acre	15 du/acre	20 15 du/acre	Density increased. No constraint. Condominiums — redevelopment unlikely
2	NW Corner Brommer 38 th	15 du/acre	13 du/acre	20 15 du/acre	Density increased. No constraint. Condominiums — redevelopment unlikely
3	NE Corner Brommer 38 th	20 du/acre	12 du/acre	20 du/acre	No constraint. Condominiums — redevelopment unlikely
4	1098 38 th Ave	15 du/acre	27 du/acre	30 du/acre	Match density of approved affordable housing project. Density increased. No constraint.
5	Opal Cliff Drive	15 du/acre	29 du/acre	15 du/acre	Coastal hazards. No density increase.

Public Comment



YIMBY LAW

YIMBY Law

2261 Market Street STE 10416
San Francisco, CA 94114
hello@yimbylaw.org

2/28/2025

Capitola Planning Commission
420 Capitola Ave
Capitola, CA 95010
planningcommission@ci.capitola.ca.us

Re: RM Zoning Districts

Dear Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Element Law.

YIMBY Law's Housing Element litigation includes actions filed against the cities of Burlingame, Cupertino, Fairfax, Palo Alto, Sausalito, and most recently, Los Angeles. You can read more about our work on our website at yimbylaw.org.

Capitola City staff, including this Council, coordinated with the community to draft its Housing Element. That Element, as submitted to and certified by California HCD, made specific commitments which the City now proposes to ignore. Specifically, Housing Element Program 1.6 committed Capitola to the following:

Review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing. This includes assessing the maximum densities

allowed in the RM-L and RM-M zones to determine if higher densities can help facilitate multi-family development in the City.

Program 1.6 is a constraints reduction program. This means for this program to be fulfilled, it requires meaningful reductions to development constraints on ALL RM-L and RM-M zoned sites in order to facilitate feasible housing development. The current proposal would cut over 80% the areas zoned RM-L or RM-M from consideration for this program, instead applying only to 7 sites. Many of the sites to be rezoned already contain multifamily housing greater than 30 units per acre. This proposal does not contain any areas which are zoned for multifamily use but contain only single family homes.

The current proposal also fails to demonstrate that it reduces constraints sufficiently to facilitate feasible development. While the City had proposed even greater density limits than are apparently under consideration now, the City has not produced any evidence that any of the proposed increases in density sufficiently reduce constraints that inhibit feasible development.

California's Housing Element Law requires each city to comply with the programs and zoning amendments set forth in its Housing Element.¹ Deliberately ignoring that Housing Element could render the city non-compliant and open it up to unlimited Builder's Remedy applications, by-passing local zoning entirely.² Moreover, all cities in California bear a statutory duty to take meaningful actions to address racial housing disparities and concentrated areas of poverty.³ The City's Housing Element agreed to measures which could accomplish these goals, but the city's current plan does precisely the opposite, focussing new zoning on areas which already contain dense housing. Those with the least wealth and greatest history of discrimination are due to receive the greatest burden of new development, and with it the greatest risk of displacement. Beyond violating explicit agreements made by city officials, these measures do not further the aim of just, racially conscious housing policy mandated by California law.

Capitola's housing stock is aging, city staff specifically having identified several apartment buildings as suitable for redevelopment or heightened density. The Housing Crisis Act of 2019 (SB 330) requires that when low-income tenants have resided in a housing unit at any time over the previous five years, that those housing units proposed to be demolished as part of a housing project be replaced 1:1 with deed restricted low income housing, and any current low-income tenant be offered right of first refusal to

¹ Ca. Gov. Code § 65754.

² Ca. Gov. Code § 65589.5(d).

³ Cal Gov Code § 8899.50.

occupy a new deed-restricted affordable unit, as well as relocation assistance. Without zoned density that will allow new projects to include market rate units, financing new low-income developments becomes infeasible. According to Capitola's adopted housing element,⁴ "approximately 54% of households in the City have 80% or less of the Median Family Income for Santa Cruz County." Therefore it is reasonable to assume that redevelopment opportunities will require *at least* 54% of the existing housing units to be replaced 1:1 with deed-restricted affordable housing. This is besides the growing need for new low-income units, as established by RHNA requirements separate from SB 330. Without subsidies, including the ability to add significant market-rate unit density to a project, redevelopments that require over half of any proposed demolished housing to be replaced with deed-restricted affordable housing are not financially viable.

If the city expects to reduce constraints on sites like the existing 50-unit, 2.8 acre "Landing at Capitola" site, with replacement unit requirements, we would expect that the city be considering densities in the range of 65-75 du/acre in order to achieve a feasible market-rate development project which accounts for the replacement low-income housing required by SB 330.

We recommend that the city carry out its required program 1.6; it is obligated to fulfill its commitments to zone all RM land to allow for densities that facilitate feasible development. It must also demonstrate that its constraint reduction policies will lead to market rate development.

We urge the City to take its commitments seriously, as well as state housing law. If the city fails to meet its obligations under housing element law, YIMBY Law will not hesitate to take action to enforce them. I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss
Executive Director
YIMBY Law

⁴ [Capitola 2023-2031 Housing Element p 2-21](#)

Westly, Austin

From: Karen Klimowski <kdklimowski@gmail.com>
Sent: Friday, August 9, 2024 5:44 PM
To: City Council
Subject: high density housing proposed changes

Hi,

I've read through most of the materials posted on the meeting website, what is the impact for parking on the proposed changes. I live at the intersection of Hill Street and Rosedale Street, parking is already a major problem. What are plans to address parking issues if more places are added?

Thank you,

Karen

Westly, Austin

From: terre thomas <terra12@cruzio.com>
Sent: Friday, August 9, 2024 10:24 AM
To: PLANNING COMMISSION
Cc: Sesanto, Sean
Subject: Zoning Map Updates August 15th 600 Park Avenue Zoning Change

August 9, 2024

Please distribute:

To the Planning Commission, Planning Staff, and Packet for August 15th.

Re: Notice of Proposed Change of Zone

From: Terre Thomas, 516 Park Ave,

Resident Abutting the 600 Park Ave Apartments

Public Comment: Regarding the 600 Park Ave. Apartment Parcel

Change in zoning designation

I would like to strongly request that you reconsider the proposed zoning change from 40 to RM-20. There is no other parcel being considered with this extreme change from RM-L (10 units per acre) to RM-40. This proposal would quadruple the number of allowable units, unlike any other property considered for a zoning change. That would change the number of units from approximately 80 to 270, in buildings equivalent to four stories high, with at least 2 cars per unit that must be provided for onsite. That is an unbelievable jump, considering there are 18 single family homes that border this property, unlike any other parcel being considered for a change.

The adjoining Single Family Residences, including ourselves, were just notified on the 7th by mail of this draconian change in zoning, and only one 8 ½ x 11 inch notice was recently posted at the entrance to said property. I might also say that according to the General Plan, Notices of Hearing for Zoning Map Amendments must be printed in type 1 ½ inches high. The single notice only has lettering less than ½ inch. Consequently, the City has inappropriately notified the public of this change of zoning, and that must be rectified wherever it occurred.

Once again, it is very important that you reconsider this density change to the 600 Park Ave Apartments from 40 units to 20 units. That would still double the number of units currently zoned for. And you must also take into consideration the current 80 existing units of low and moderate income renters that would be evicted as a result of any pending development, and add them to the number of needed additional units in those categories, because I don't believe that any development here would accommodate their replacement, as required.

Thank you.

Westly, Austin

From: terre thomas <terra12@cruzio.com>
Sent: Sunday, August 11, 2024 7:41 AM
To: PLANNING COMMISSION
Cc: Sesanto, Sean
Subject: Zoning Map Updates: August 15: 600 Park Ave. Zoning Change
Attachments: 600 Park Ave 2 email.docx

I am resending this letter in PDF format, with a few additions, in case the one previously sent was not usable. TT

August 9, 2024

To the Planning Commission and Planning Staff
Re: Notice of Proposed Change of Zone
From: Terre Thomas, 516 Park Ave,
Resident Abutting the 600 Park Ave Apartments

Public Comment: Regarding the 600 Park Ave. Apartment Parcel
Change in zoning designation

I would like to strongly request that you reconsider the proposed zoning change from RM-40 to RM-20. There is no other parcel being considered with this extreme change from RM-L (10 units per acre) to RM-40. This proposal would quadruple the number of allowable units, unlike any other property considered for a zoning change. That would change the number of units from approximately 80 to 270, in buildings equivalent to four stories high, with at least 2 cars per unit that must be provided for onsite. That is an unbelievable jump, considering there are 18 single family homes that border this property, unlike any other parcel being considered for a change, almost all back yards needing privacy.

The adjoining Single Family Residences, including ourselves, were just notified on the 7th by mail of this draconian change in zoning, and only one 8 ½ x 11 inch notice was recently posted at the entrance to said property. I might also say that according to the General Plan, Notices of Hearing for Zoning Map Amendments must be printed in type 1 ½ inches high. The single notice only has lettering less than ½ inch. Consequently, the City has inappropriately notified the public of this change of zoning, and that must be rectified wherever it occurred.

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evicted as a result of any pending development, and add them to the number of needed additional units in those categories, because I don't believe that any development here would accommodate their replacement, as required.

Thank you, Terre Thomas, former Planning Commissioner

Westly, Austin

From: Linda Barnes <liruhiba@gmail.com>
Sent: Friday, August 9, 2024 5:35 PM
To: PLANNING COMMISSION
Subject: plan for roads

Hi,

I could not find the plan for the roads that should accompany the housing increase planned for Capitola. Can you please put a link for roads/traffic/parking update on the website?

Thank you,

Linda Barnes
liruhiba@gmail.com

Westly, Austin

From: Dan <dbt33@hotmail.com>
Sent: Tuesday, August 13, 2024 8:28 AM
To: City Council
Subject: Potential Rezoning

To the Capitola City Council, Planning Commission and Planning staff.
From Daniel Benvenuti, 105 Wesley st
Resident abutting the 600 Park
Av apartments.

I strongly request that you reconsider the proposed zoning change from RM 40 to RM 20. The RM 40 zoning would quadruple the existing units which is not congruent to other proposed changes with the exception of one much smaller parcel. 600 park is virtually surrounded by abutting single family residence there is NO buffer zone. Only one access to Park av which you have already requested public input on how to best soften the impact of traffic on. At the present 80 units cars constantly park on Wesley and along Park av that residents occupy 600 park av. This would be dramatically increased. The addition of a four story complex would invade the now private setting of all a-budding residence. As a suggested alternative, perhaps you may consider the underutilized lower parking area next to City Hall. Currently this area stands vacant throughout the year only on a few rare occasion are cars parked there. This location would offer two access points and ample space for a two story complex which would not impact surrounding homes. I realize we have been mandated to consider these changes and just because planning suggests that this is possible DOES NOT make acceptable. Capitola has looked upon for years as a picturesque sea side village. Are you going to be the ones that will for ever change that?



To: Capitola Planning Commissioners
RE: Item #5A on August 15, 2024 Agenda
August 13, 2024

Dear Commissioners,

Thank you for the work on updating the zoning code. This is a crucial step toward addressing barriers to housing production and incentivizing the creation of more housing in Capitola over the next eight years. Santa Cruz YIMBY has the following feedback on the proposed zoning amendments, Item #5A on August 15, 2024 Agenda.

Missing Middle Housing (1.1) - 17.16.020.C

- The introduction of five new residential zones with a range of densities is commendable.
- We appreciate the inclusion of higher-density residential zones (30-40 du), which are well-suited for affordable housing.

Lot Consolidation (1.1) - 17.24.030.J and Table 17.24-4

- We acknowledge the increased height incentive to 40 feet in the MU-N zone.
- Regarding lot consolidation, there is a proposed increase in FAR to 1.5, while the 17.88 Community Benefits incentive already adopted provides an increase in FAR to 2.0. What is the approach to FAR incentives?

Alternative Housing Types (1.5) - Micro-units (17.24.030.K)

- The incentive for buildings with micro-units in the CC or CR zone is contingent upon the building being ¼ mile (walking distance) of a major transit stop or high quality corridor. Currently, Capitola lacks major transit stops or high quality corridors. While we are hopeful about METRO plans and AMBAG planning, this limitation could persist for years.
- The Proposed Zoning Code Amendment Table mentions allowing 0.5 parking spaces per microunits, but this standard doesn't appear in any parking standard tables.

Parking - Table 17.76-2

- See above for microunits not being included in the parking table 17.76-2
- If the standard is 0.5 spaces for a micro-unit (<350 sq ft), then units under 500 sq ft in multifamily buildings should also have a 0.5-space requirement.
- Noting previous discussions on bedroom vs. square footage, it is recommended that parking requirements be based on bedroom count, similar to the standards in the City of Santa Cruz, the County, and Watsonville. For example, 0.5 spaces for micro/studio, 1 space for 1-bedroom units, 1.5 spaces for 2-bedroom units, and 2 spaces for 3+ bedrooms.

Housing on Education and Religious Sites (1.8) - 17.96.220.D.2

- 17.96.220.D.2 outlines a “Ministerial Design Review” for *Housing on Religious Facilities Sites*, placing the Planning Commission in a ministerial review role. This is unneeded overhead and adds discretion to an objective process.
- “Ministerial action” is defined as a city decision on a planning permit that involves only fixed standards or objective measurements without requiring the exercise of discretion. This process should align with other examples of ministerial approvals, such as ADUs and SB9.

Design Review Process; Architecture and Site Review Committee - 17.120

- The edits to the Design Review Criteria are a step in the right direction, but there is room for further improvement. More subjectivity could be removed or referred to objective standards elsewhere.
- Elements like *Pedestrian Environment, Privacy, Safety, Massing and Scale, Articulation, and Visual Interest* are addressed more objectively in 17.82, which covers Objective Standards for Multifamily and Mixed-Use Residential Development.
- *Architectural Style* is completely subjective. *Materials* are highly subjective.

Referral of Applications to Planning Commission - 17.112.090

- This section allows the Community Development Director to refer any application involving a discretionary action to the Planning Commission for review and a final decision.
- All items before the Planning Commission should be part of a standard process or an appeal.
- It is suggested that this section be removed to prevent unnecessary referrals.

Thank you for the opportunity to comment. Santa Cruz YIMBY supports sustainable growth, including along transportation corridors and activity centers and a commitment to lower Vehicle Miles Traveled by housing people near services and jobs.

Sincerely,
 Elizabeth Madrigal
 Lola Quiroga
 Janine Roeth
Leads, Santa Cruz YIMBY

 Santa Cruz YIMBY advocates for abundant housing at all levels of affordability to meet the needs of a growing population in Santa Cruz County.

Westly, Austin

From: Santa Cruz YIMBY <santacruzylimby@gmail.com>
Sent: Tuesday, August 13, 2024 5:00 PM
To: PLANNING COMMISSION
Cc: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: [PDF] Santa Cruz YIMBY input on Proposed Zoning Amendments, Item #5A on August 15th Agenda
Attachments: Santa Cruz YIMBY Input on Capitola Zoning Amendments - Planning Commission 8_15_24.pdf

Hello Planning Commissioners,

Please see below and attached our input on the Proposed Zoning Amendments on Item #5A on your August 15th Agenda.

Sincerely,
 Elizabeth Madrigal
 Lola Quiroga
 Janine Roeth
 Leads, Santa Cruz YIMBY

 Thank you for the work on updating the zoning code. This is a crucial step toward addressing barriers to housing production and incentivizing the creation of more housing in Capitola over the next eight years. Santa Cruz YIMBY has the following feedback on the proposed zoning amendments, Item #5A on August 15, 2024 Agenda.

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- We acknowledge the increased height incentive to 40 feet in the MU-N zone.
- Regarding lot consolidation, there is a proposed increase in FAR to 1.5, while the 17.88 Community Benefits incentive already adopted provides an increase in FAR to 2.0. What is the approach to FAR incentives?

Alternative Housing Types (1.5) - Micro-units (17.24.030.K)

- The incentive for buildings with micro-units in the CC or CR zone is contingent upon the building being 1/4 mile (walking distance) of a major transit stop or high quality corridor. Currently, Capitola lacks major transit stops or high quality corridors. While we are hopeful about METRO plans and AMBAG planning, this limitation could persist for years.

- The Proposed Zoning Code Amendment Table mentions allowing 0.5 parking spaces per microunits, but this standard doesn't appear in any parking standard tables.

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- It is suggested that this section be removed to prevent unnecessary referrals.

Thank you for the opportunity to comment. Santa Cruz YIMBY supports sustainable growth, including along transportation corridors and activity centers and a commitment to lower Vehicle Miles Traveled by housing people near services and jobs.

Westly, Austin

From: Marlane Tinsley <marlane@studio528inc.com>
Sent: Tuesday, August 13, 2024 5:31 PM
To: PLANNING COMMISSION
Subject: Questions from Pearson Court Homeowners Association

August 13, 2022

To the City of Capitola Planning Commission from the Pearson Court HOA:

On any given day, driving down 42nd Avenue between Clares and Capitola Road requires an improvised dance of bob and weave, give and take, and on-the-fly calculation of inches to avoid lopping off the side mirror of an on-coming vehicle, or car parked on either side of the street. 42nd Street acts as guest and overflow parking for the several RM zoned properties in the area and probably for some single-family residences as well. Cars are parked all along both sides of 42nd Street from Clares to Grace and for half a block past Grace heading toward Capitola Road, reducing it to a lane and a half at best, or where work trucks or vans are parked, squeezing it down to one lane.

Given this daily reality, it is hard to imagine our area's infrastructure being able to support the proposed increased housing density.

As we have pondered the proposed High-Density Rezoning of our neighborhood, we as a Homeowner's Association question why the City plans to accommodate such growth in an already impacted area.

One of our questions is, with acres of unused parking at the Capitola Mall and other under-used strip malls along 41st Avenue, wider streets with traffic lights, and empty retail space all around, why focus on increased housing density between Clares and Capitola Road? Why not rezone the underutilized areas on 41st for high-density housing?

Our other concern is that it is unclear from your documentation how you plan to accommodate the added parking and traffic needs in the areas you've targeted for rezoning, what is your plan?

As a Homeowners Association of ten single-family homes right in the middle of the area targeted for rezoning, we agree that your proposed rezoning of our area is unsustainable as proposed, and we would greatly appreciate you addressing these concerns at the meeting on August 15th.

On behalf of The Pearson Court Home Owner's Association,

Marlane Tinsley, President

Homeowners:

- Mike and Marlane Tinsley
- Guillermo Alvarez
- Laura and Patrick Molanchon
- Don and Linda Penner
- Jonathan Madara and Thuan-Hau Trinh
- David and Agnes Berthelot

Bob and Cheryl Moon
Negar Rasti
Debbie Streeter

*One of our owners has chosen to abstain due to a conflict of interest

Item 6 A.

Westly, Austin

From: Jefferson Lee <constructionjeffersonlee77@gmail.com>
Sent: Tuesday, August 13, 2024 7:40 PM
To: PLANNING COMMISSION
Subject: 8/15/24 planning commission meeting - rezoning

Dear Planning Commission,

We are very concerned and strongly oppose the rezoning of the Park Ave Apts. property, and the subsequent massive multifamily apartment project likely to follow.

Increased densities, larger, taller buildings, reduced setbacks, more cars / traffic, less parking do not fit the neighborhood. It's already crowded and Park Ave. is already busy with speeding cars. Cars from the existing apartments already Park on Wesley St. daily.

.
A tall building or buildings would likely block the afternoon sun.

We urge you to maintain the existing zoning and neighborhood character as is.

Please do not allow a large multifamily housing development in our backyard.

Sincerely,

Jeff & Kirsten Lee
117 Wesley St, Capitola

Westly, Austin

From: REB 95 <garylemons@sbcglobal.net>
Sent: Tuesday, August 13, 2024 6:18 PM
To: PLANNING COMMISSION
Subject: Input regarding proposed Zoning Changes

Greetings. Thank you for the opportunity to share my thoughts and concerns regarding the proposed zoning changes by the City of Capitola.

For the record, my wife and I previously owned a motor home which we utilized numerous times at New Brighton State Park. After falling in love with Capitola and the area, we purchased our duplex at 927 Balboa Ave. in November, 2008. We moved in full time January, 2019 and never intend to leave. Why leave paradise! Indeed, the license plate bracket on one of our vehicles states "Another Day in Paradise ... Capitola by the Sea."

In 2017- 2018, we remodeled our duplex which was necessitated, in part, after one of the eucalyptus trees owned by the City of Capitola behind our property fell onto our home during a wind storm.

Again, for the record, my wife and I live in the "A" side of the duplex and rent out the "B" side to a wonderful tenant. We like our property the way it is and have no need or intention of adding on ... not even an ADU. Thus, we do not support the changes proposed for the "Balboa Duplexes" in your proposal! Indeed, the changes proposed for our immediate area, if enacted, would create congestion in many respects, especially with traffic and parking. Any significant construction would certainly affect the peaceful environment of the area.

We recognize that the City of Capitola has a need to comply with requirements mandated by the State. No doubt, you have a great challenge to meet the requirements. However, it seems like there are greater opportunities elsewhere. Since the State is apparently behind this, why not have the State put some skin in the game? Perhaps there is State owned property, such as along McGregor near the Skate Park, that could be annexed to the City and where multi-family complexes could be built with minimal effect on existing communities. Perhaps there are other options as well???

Again, thank you for the opportunity to provide some input.

Regards,

Gary & Carolyn Lemons
927A Balboa Ave.
Capitola, CA 95010

garylemons@sbcglobal.net
(916)837-9779

Sent from my iPhone

Westly, Austin

From: Dan <dbt33@hotmail.com>
Sent: Wednesday, August 14, 2024 2:05 PM
To: PLANNING COMMISSION
Subject: Rezoning 600Park Av apartments

Commission members

I am Daniel Benvenuti my home is at 105 Wesley Street for the past 40 years. The 600 Park Ave. apartments are directly behind my home. Since becoming aware 11 days ago. of the rezoning of multiple areas throughout Capitola, I have been very busy trying to educate myself on this issue. I hope the commission realizes that the decisions before them will have an everlasting impact on the citizens of our community. That being said, I would hope that more time can be made available so that the public can educate themselves and better express their concerns. These are my concerns. I received information that the property was on the market several months ago. The listing included a possible representation of a new development. Since then, the property has sold to a large developer . According to your draft zoning code amendment approximately 300 pages under chapter 17.04 proposed affect section item number one states preserve and enhance Capitola small town feel coastal Village charm number two ensure that all development exhibits high-quality design that supports a unique sense of place, and finally number three protect and enhance the quality of life and residential neighborhoods. The conceptual renditions, which I have included, obviously do not adhere to Purpose and effect section. In January 14, 2010, the coastal commission held the hearing and one of the topics was a public hearing and action on request by the city of Capitola to amend the LCP to add an affordable housing overlay district design to allow increased density of up to 20 units per acre for projects with a minimum of 50% affordable units to apply to the new district to a site at 600 Park Ave. in Capitola Santa Cruz, California. It is my recollection that at that time we as residence were assured that if such increase was allowed that there would never be more than two-story units on the property property. This is not the case, presently with the new representation. Obviously, I am strongly opposed to changing the existing RM 10 to RM 40 zoning, not only for the reasons outlined above, but in addition this property currently offers some of the last low income available housing in Capitola this would all change. Secondly, there is already concerned over the traffic conditions on Park Avenue this last year you asked for public input for potential softening of traffic on Park Avenue based on four proposals, I personally responded. All four proposals were not adequate enforcement of the existing 25 mile an hour speed limit would be much more affective and possibly making Park Avenue one way in and Monterey Avenue one way out of Capitola. I never received a response and obviously now by the recent changes on Bay Avenue at the Nob Hill shopping center that some of these proposals is being tested. Third, Park Avenue property presently only has one entrance. This would be a major safety issue if an immediate evacuation had to be made. If a second access would be mandated it would most likely be at the cul-de-sac at the end Wesley Street. The impact potentially an additional 540 vehicles would pose an even greater unsafe condition in our neighborhood. Forth, Parking would obviously be an additional issue presently with 80 unit occupancy and multiple parking at the site vehicles continue to park along Park Avenue and Wesley Street. The the additional impact of 540 vehicles would only exasperate this problem. Fifth I am sure you realize that the property lies in a natural drainage. Most likely parking would be below ground level. The potential for flooding would exist. Finally potential solutions might be to develop the lower parking lot where a Mobil home community once existed . The lot has never been utilized to any extent it now serves as storage and parking for Capitola employees perhaps on a very few occasions visitors utilize the lot. It offers two entrances. A two-story development could exist with little to no impact on surrounding properties. The

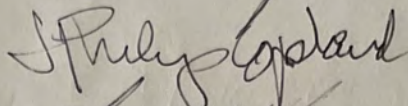
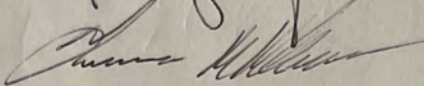
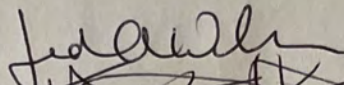
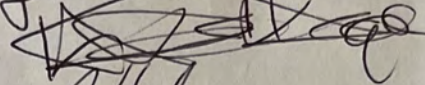
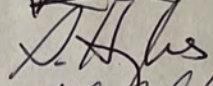
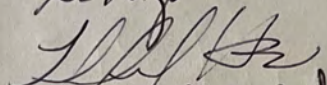
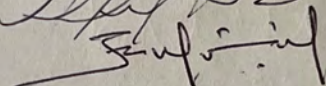
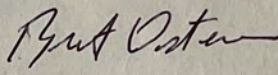
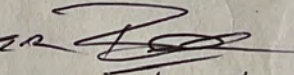
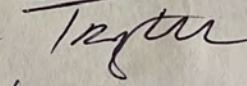
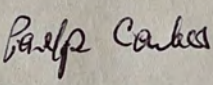
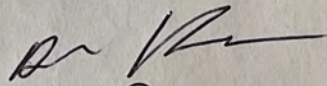
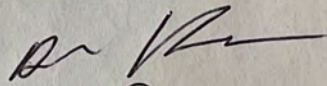
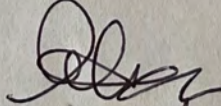
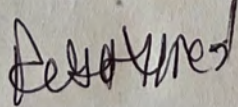
addition of ADU is very popular if the city would consider incentives to further promote these dwellings this would help meet the demand. Enclosing I am sure given time with public input there are many more potential solutions to the housing mandate. But time, education and communication must take place I urge the commission to reconsider the unprecedented increase to the zoning of 600 Park Ave. I have included a petition signed by the effected residents. This proposed increase is in direct opposition to purpose and effect section chapter 17.04 items one ,two and three. My hope is that we can all work together to find a solution to this challenge. Sincerely Daniel Benvenuti.

Subject: Rezoning 600 Park av apartments

5/13/2024
2 of 2
APT. ~~appt~~ complex

We the undersigned residence /owners adjacent to 600 Park Ave. oppose the proposed rezoning from RM 10 to RM 40.

Sent from my iPhone

- 20) Philip Copland  137 Wesley St.
- 21) TERENCE MCKENNA  121 WESLEY ST.
- 22) JEDIDIAH A WILSON  109 WESLEY ST.
- 23) KELLY DELIACQUA  114 WESLEY ST.
- 24) Sandra Hughes  118 Wesley St.
- 25) Tiffany HSU  702 Orchid Ave
- 26) RAMON VILLARREAL  706 ORCHID AVE
- 27) Brent Ostermann  526 McCormick Ct.
- 28) BRIAN WINTERHARDEN  530 McCormick Ct.
- 29) TRACY WINTERHARDEN  530 McCormick Ct.
- 30) PENELOPE PARKES  523 McCormick Ct.
- 31) Patry Lengquist  519 McCormick Ct Cap.
- 32) DAN KAMALANI  518 McCormick Ct Cap
- 33) STAN & CAROL WILSON  511 McCormick Ct, Cap.
- 34) Robert Thrift  522 McCormick Ct, Cap
- 35)
- 36)
- 37)



The New 600 Park Ave Apartment Complex?

Subject: Rezoning 600 Park av apartments

8/13/2024
10FZ

We the undersigned residence /owners adjacent to 600 Park Ave. ~~APT.~~ complex
oppose the proposed rezoning from RM 10 to RM 40.

Sent from my iPhone

- | | | |
|-----------------------|--------------------|----------------|
| 1) MARY CHRISTENSEN | <i>[Signature]</i> | 149 Wesley St |
| 2) Kara Maris | <i>[Signature]</i> | 129 Wesley St |
| 3) Karl Sum Lee | <i>[Signature]</i> | 106 Wesley |
| 4) DANIEL BENVENUTI | <i>[Signature]</i> | 105 WESLEY |
| 5) JOANNE'S YOUNG | <i>[Signature]</i> | 101 Wesley |
| 6) CHARLES THOMAS | <i>[Signature]</i> | 516 Park Ave |
| 7) Raina Devine | <i>[Signature]</i> | 514 PARK AVE. |
| 8) BARBARA BOSSAK | <i>[Signature]</i> | 102 WESLEY ST. |
| 9) ROBERT BERG | <i>[Signature]</i> | 110 Wesley St |
| 10) PHILIP DE MONET | <i>[Signature]</i> | 122 WESLEY ST |
| 11) Grace Olin | <i>[Signature]</i> | 130 Wesley St. |
| 12) Debbie Egense | <i>[Signature]</i> | 134 Wesley St |
| 13) Riley Popovich | <i>[Signature]</i> | 150 Wesley St |
| 14) Mike Breaker | <i>[Signature]</i> | 718 orchid Av |
| 15) Jeff Lee | <i>[Signature]</i> | 117 Wesley St. |
| 16) Mary Margulies | <i>[Signature]</i> | 125 Wesley St |
| 17) Michael Margulies | <i>[Signature]</i> | 125 Wesley St |
| 18) Carly Vaughn | <i>[Signature]</i> | 145 Wesley St |
| 19) MAR ETCHEVERRY | <i>[Signature]</i> | 710 ORCHID AVE |



The New 600 Park Ave Apartment Complex?

City of Capitola Planning Commission
420 Capitola Avenue
Capitola, CA 95010

Dear Capitola Planning Commissioners:

We recently received notice of the proposed zoning changes for 46th Avenue, and urge you not to approve such a large zoning density increase for the Capitola Gardens Apartments (ID 6), Villas of Capitola Condominiums (ID 4), and the Capitola Towers Apartments (ID 3) properties.

Establishing new zoning **standards** that double or even triple the dwelling units per acre is a great concern to my family and me for several reasons:

- Setting high maximums for future building projects, invites big development and inevitably takes away the Planning Commission’s ability to regulate and negotiate reasonable zoning densities for Capitola’s neighborhoods.
- 46th Avenue is one of the most densely populated areas in Capitola, containing one condominium complex and five apartment complexes that total over 300 units. Doubling or tripling this number is not ideal, especially since off-street parking has already reached its limits. At the same time, can the City’s infrastructure and services (e.g. roadways, water, fire, police, etc.) support such an increase in units per acre and people? *See table below for potential increase calculations.*

Northwest Area 46 th Avenue Location	Approx. Current Units	Current Zoning Density	Proposed Zoning Density	Approx. Max Units Proposed	Additional Info.
Capitola Gardens Apartments	78	10 du/ac*	30 du/ac	195	Approx. 117 additional two-bedroom units @ 4-person maximum= 468 people
Villas of Capitola	172	15 du/ac**	30 du/ac	303	Approx. 131 additional units allowed
Capitola Towers	50	15 du/ac ^	30 du/ac	83	Approx. 33 additional units allowed
Totals	300			581	

**Actual is 12 du/ac, per Planning Commission (PC) reporting. **Actual is 17 du/ac, per PC reporting. ^Actual is 18 du/ac, per PC reporting.*

In addition, creating three-story, market-rate apartments that rent for \$4,500 monthly will not solve the housing issue and will not necessarily guarantee that the City meets it’s state-mandated building quota. So, why not set more reasonable standards for Capitola’s existing high-density neighborhoods?

In all, in order to preserve and protect our neighborhood, we strongly urge you to modify the proposed zoning densities and three-story height allowances for the above-mentioned properties located on 46th Avenue.

Thank you for your consideration.

Sincerely,



Tim, Pam & Jennifer Collins
1830 46th Avenue, Capitola, CA 95010

Westly, Austin

From: Elisabeth Silverstein <elisabethsilverstein@gmail.com>
Sent: Thursday, August 15, 2024 6:31 AM
To: PLANNING COMMISSION
Subject: Against Proposed Zoning Change

Dear Members of the Capitola Planning Commission,

I am writing to express my concerns regarding the proposed rezoning amendments under consideration for our Residential Multifamily (RM) Subzones. As a resident deeply invested in the well-being and character of our community, I find that these proposed changes could adversely affect both our quality of life and the cohesive nature of our neighborhood.

Preservation of Community Agreements and Character: We understand from prior engagements, specifically during the 6th Cycle Housing Element discussions, an agreement was reached to around current building height. The proposed changes appear to violate these earlier agreements, fundamentally altering the character of our neighborhood, which prides itself on its unique aesthetic and community feel.

Density and Infrastructure Concerns: Our area is already more densely populated compared to other regions of Capitola. Increasing the density further under the new zoning proposals will strain our local infrastructure significantly, potentially leading to overcrowded living conditions and diminished quality of life for residents.

Traffic Safety and Congestion: The safety issues and increased traffic speeds on Park Avenue are already points of concern for us. Additional residential units could lead to higher traffic volume, exacerbating these problems and potentially compromising pedestrian safety and the general tranquility of our area.

Need for Thorough Community Engagement: While we appreciate the efforts to inform and involve residents, many feel that the outreach has not fully taken into account the breadth of concerns held by existing residents. A more thorough engagement process would ensure that all voices are heard and considered carefully before moving forward with such impactful changes.

I urge the Planning Commission to reconsider these rezoning plans, keeping in mind the long-term impacts on our community's character and safety. We hope for a resolution that respects the voices and concerns of Capitola's residents.

Thank you for considering my views. I look forward to your response and to seeing a plan that aligns more closely with the community's needs and expectations.

Sincerely,

Lizzy Toth
 113 Wesley St, Capitola CA 95010
 4356403438

Westly, Austin

From: Sesanto, Sean
Sent: Wednesday, August 14, 2024 6:10 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Draft Zoning Map
Attachments: Draft Zoning Map - PC Meeting 08.15.2024.pdf

Good evening, Commissioners,

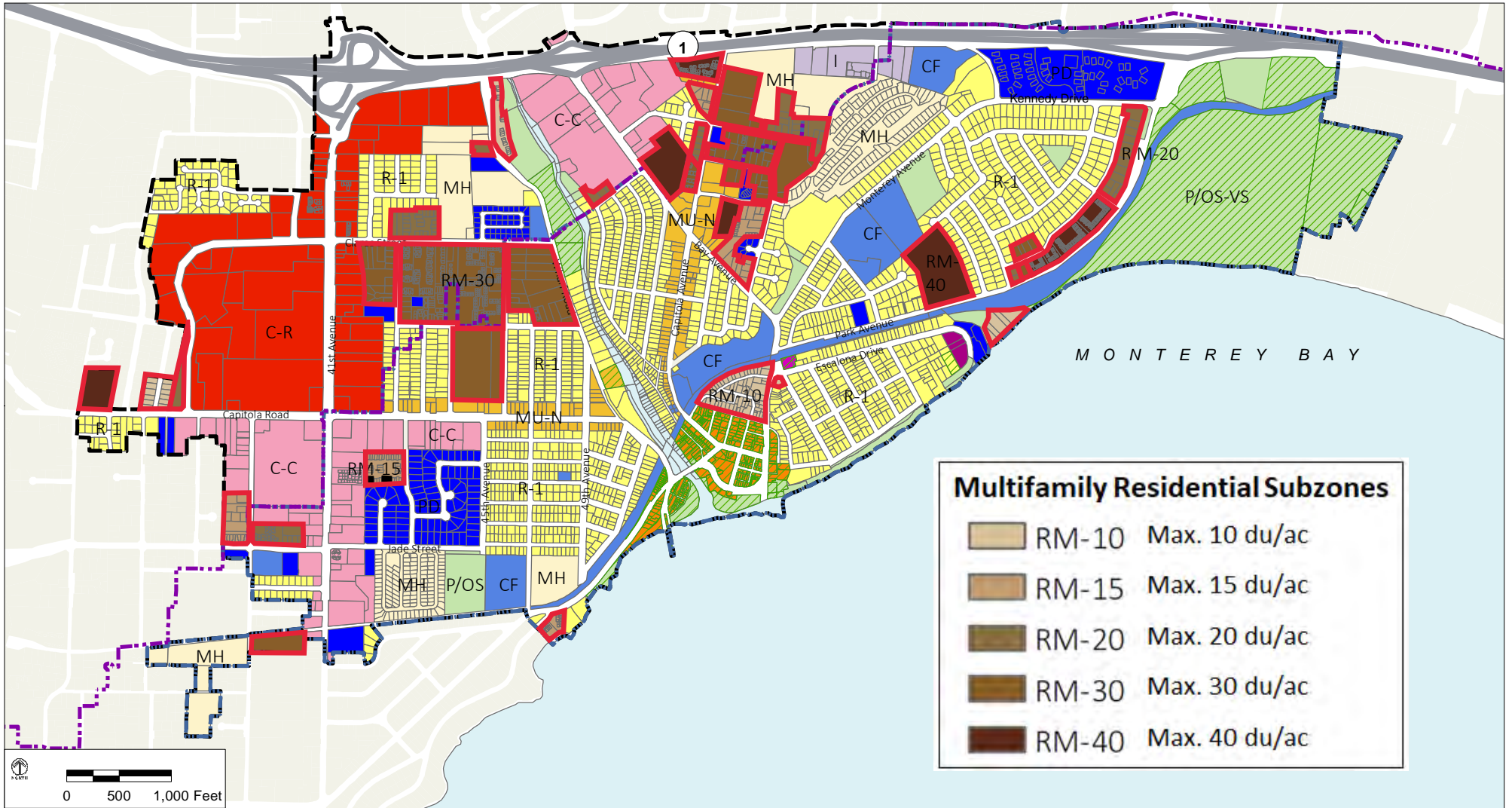
Earlier today our GIS consultant provided a draft zoning map showing RM parcels with the new proposed subzones. It does not include ID number notation, but RM regions are identified with red outline. The map will be published tomorrow morning with the packet.

Regards,



Sean Sesanto | Associate Planner
City of Capitola
831.475.7300
Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday

CITY OF CAPITOLA
ZONING CODE UPDATE



Multifamily Residential Subzones

- RM-10 Max. 10 du/ac
- RM-15 Max. 15 du/ac
- RM-20 Max. 20 du/ac
- RM-30 Max. 30 du/ac
- RM-40 Max. 40 du/ac

Residential Zoning Districts

- R-1 - Single-Family Residential
- RM-10
- RM-15
- RM-20
- RM-30
- RM-40
- MH - Mobile Home Park

Mixed-Use Zoning Districts

- MU-V - Mixed Use Village
- MU-N - Mixed Use Neighborhood

Commercial and Industrial Zoning Districts

- C-R - Regional Commercial
- C-C - Community Commercial
- I - Industrial

Other Zoning Districts

- P/OS - Parks and Open Space
- CF - Community Facility
- PD - Planned Development
- VS - Visitor Serving

Overlay Districts*

- CZ - Coastal Zone
- VRU - Vacation Rental Use
- VR - Village Residential
- VS - Visitor Serving

City Limit

Santa Cruz Coastal Zone Boundary

*See Local Coastal Program Habitats Map for boundaries of Environmentally Sensitive Habitats Area Overlay Zone.

Westly, Austin

From: Carl Olin <olinpacific58@gmail.com>
Sent: Wednesday, August 14, 2024 5:31 PM
To: PLANNING COMMISSION
Subject: Zoning Code/Map Comments - Northeast Area

Dear City of Capitola.

Please enter the following feedback to the Meeting Agenda if at all possible in regards to the proposed changes to the Northeast Area.

I am against increased housing for the Park Avenue Apartments - any of the complexes - because of the current congestion, speeding and lawlessness without enough police presence (it seems), and concerns about infrastructure such as water and electricity etc.

Increases in housing density I understand, but the proposal as it stands seems too drastic.

Maybe we - as a City - need to take some more time to think this through?

1. I am a long-time resident of Cliffwood Heights. 30 years.
2. I live on Wesley Street.
3. Park Avenue seems like a race-track most days - especially in the mornings and between 4-6:00 pm.
4. Increased housing in the Park Avenue Apartments would just exacerbate this ongoing problem.
5. The apartments as they are now, for whatever reason cannot hold the amount of cars associated with the apartment complex. Cars regularly park up and down Wesley and left for days at a time. I realize public parking on a public street is not a violation, but I wanted you to know this is how the residents feel.
6. I am concerned about an adequate water supply,
7. I understand the pressure of all California cities to increase housing from Sacramento but I wanted you to hear these concerns.
8. Why not build an apartment complex at the 41st Avenue Mall like they did at Santana Row in San Jose? Retail on the bottom level and housing above?

Again, I realize my voice is small and the train has most likely already left the station but I wanted to express my thoughts.

Thank you,

Carl Olin
 130 Wesley Street
 Capitola, CA
 95010

Westly, Austin

From: Sandra Ewart <sandra.ewart32@gmail.com>
Sent: Wednesday, August 14, 2024 8:01 PM
To: PLANNING COMMISSION
Subject: Capitola Zoning Map Question

Hi,
My name is Sandra Ashley and I am a 41 year resident. I am unable to attend the Aug. 15th meeting and have a question about the topics not related to housing that may be discussed. Which include historic preservation I am referring to the property at 911 Capitola Ave. Is this included in the rezoning? From the map It does not appear to be included and I have not seen a posting on the property. Are there any changes proposed to the property at 911 Capitola Ave. in any way?

I appreciate your time and a response,

Thank you,
Sandra Ashley

Westly, Austin

From: Sesanto, Sean
Sent: Thursday, August 15, 2024 10:41 AM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: FW: Capitola Zoning Map Question

Commissioners,

Please see the response below.

Sean Sesanto | Associate Planner
 City of Capitola
 831.475.7300
Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday

From: Sesanto, Sean
Sent: Thursday, August 15, 2024 10:38 AM
To: 'Sandra Ewart' <sandra.ewart32@gmail.com>
Subject: RE: Capitola Zoning Map Question

Good morning, Sandra,

Tonight's discussion is not to evaluate the historical significance of any site or structure, nor to lessen protection of historic resources in general. Amendments to the Historic Preservation chapter are focused on fees and clarifying procedure. You can view proposed code amendments to the Historic Preservation through the link below, beginning on page 191:

https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/9281/draft_capitola_zoning_code_amendments_-_08.06.24.pdf

Regarding proposed changes of zone: the city is considering a restructure of multi-family zoned ('RM') properties. The 911 Capitola Avenue parcels are zoned MU-N (Mixed Use Neighborhood) and are not proposed for a change of zone.

Additional information on the changes to the zoning map and zoning code can be found on our website here:

<https://www.cityofcapitola.org/communitydevelopment/page/public-review-drafts-zoning-code-updates>

Regards,

Sean Sesanto | Associate Planner
 City of Capitola
 831.475.7300
Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday

From: Sandra Ewart <sandra.ewart32@gmail.com>
Sent: Wednesday, August 14, 2024 8:01 PM
To: PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>
Subject: Capitola Zoning Map Question

Hi,
 My name is Sandra Ashley and I am a 41 year resident. I am unable to attend the Aug. 15th meeting and have a question about the topics not related to housing that may be discussed.

Which include historic preservation I am referring to the property at 911 Capitola Ave. Is this included in the rezoning? From the does not appear to be included and I have not seen a posting on the property. Are there any changes proposed to the property at 911 Capitola Ave. in any way?

I appreciate your time and a response,

Thank you,
Sandra Ashley

Subject: RE: High density housing in Capitola

From: jef <dingo8it@sbcglobal.net>
Sent: Tuesday, August 6, 2024 4:33:12 PM
To: City Council <citycouncil@ci.capitola.ca.us>
Subject: High density housing in Capitola

Hello, I have a question. I've been a resident of Capitola Gardens for over thirty years. Some time ago, maybe twenty years by now G&K, the owners of the complex planned on building five two story buildings on the property which would've also involved cutting down 120 trees here.

The residents here and the surrounding home owners fought against this plan. Finally, the Capitola Gardens property was removed from the high density building list.

Unfortunately, they've begun construction here adding two, three bedroom units with minimal loss of trees...so far. They call these apartments 'accessory dwelling units'.

Is this property back on the high density housing list?

Is G&K able to add these units because they are labeled 'accessory dwelling units' instead of apartments?

Those of us that have been here a long time know how G&K conducts their business. We're guessing they won't stop at two new units. Have they been given a limit to their building?

I can only imagine with the new "affordable" housing being built at the end of 44th Ave. and G&K adding units that things will get a bit more crowded here. Street parking etc..

So are we back on the high density building list?

It's a shame. Capitola has become so expensive, more crowded, there's less of a community feel. I had my car stolen a couple years ago off of 44th Ave..

There's not many green spaces left here. Hopefully G&K won't completely destroy this one.

Thank you for your time.

Jef Myrna

dingo8it@sbcglobal.net

From: Teresa Green <teresajgreen@me.com>
Sent: Tuesday, August 6, 2024 7:53 AM
To: PLANNING COMMISSION
Cc: City Council
Subject: Planning Commission Notice for 8/15 Meeting

Good Morning,

Today I notice that signs have been posted in front of my house (405 Hill Street) and surrounding neighborhood about a rezoning of this area. I have gone to the city website to learn about this proposal and can find no materials related to this posting. How am I supposed to prepare for a meeting in a week when no information is provided to those affected? There has been no notice mailed to residents about this, only signs posted. This does not provide the transparency I would expect from the city planners and staff. I would expect affected addresses would receive notice by mail several weeks in advance of such a change and that information would be clearly posted on the city website.

Sincerely,

Teresa J. Green
Resident

To: Herlihy, Katie (kherlihy@ci.capitola.ca.us); City Council; PLANNING COMMISSION
Subject: RE: Capitola Currents Summer 24, #24

From: Roberta Herndon <cooksbooks13@gmail.com>

Sent: Thursday, August 8, 2024 9:05 PM

To: City Council <citycouncil@ci.capitola.ca.us>

Subject: Capitola Currents Summer 24, #24

I rent one of four small units on Rosedale Ave. I have been here many years as have my neighbors across the driveway . We are senior citizens living on fixed incomes , both households have a member with major medical issues that come with old age. if the current owner of this property sells to a builder intent on building apt/multi-family units we will be forced out of our homes.Should these zoning changes be approved ,What protection will be put in place for existing long term Capitola Residents at the addresses identified in this notice?

YOUR CURRENTS ISSUE ARRIVED TODAY, ALONG WITH A POSTED NOTICE AT THE DRIVEWAY TO OUR UNITS OF A PLANNING COMMISSION PUBLIC HEARING. THIS NOTICE GIVES ONE WEEK NOTICE OF THE HEARING DATE!!!!!!!!!!

PLEASE EXPLAIN WHY THIS MEETING NOTICE AND A MORE IN DEPTH EX[PLINATION OF THE PROPOSED CHANGE WAS NOT PROVIDED TO US IN YOUR PUBLICATION.

GIVEN THAT THERE WAS SPACE TO REPORT "HIGHLIGHTING THE PARK AT RISPOIN MANSION, 2024 ELECTION AND HELP KEEP OJR BAY HEALTHY"

ROBERTA HERNDON 735 ROSEDALE AVE. CAPITOLA UNIT #1

From: terre thomas <terra12@cruzio.com>
Sent: Friday, August 9, 2024 10:24 AM
To: PLANNING COMMISSION
Cc: Sesanto, Sean
Subject: Zoning Map Updates August 15th 600 Park Avenue Zoning Change

August 9, 2024

Please distribute:

To the Planning Commission, Planning Staff, and Packet for August 15th.

Re: Notice of Proposed Change of Zone

From: Terre Thomas, 516 Park Ave,

Resident Abutting the 600 Park Ave Apartments

Public Comment: Regarding the 600 Park Ave. Apartment Parcel

Change in zoning designation

I would like to strongly request that you reconsider the proposed zoning change from 40 to RM-20. There is no other parcel being considered with this extreme change from RM-L (10 units per acre) to RM-40. This proposal would quadruple the number of allowable units, unlike any other property considered for a zoning change. That would change the number of units from approximately 80 to 270, in buildings equivalent to four stories high, with at least 2 cars per unit that must be provided for onsite. That is an unbelievable jump, considering there are 18 single family homes that border this property, unlike any other parcel being considered for a change.

The adjoining Single Family Residences, including ourselves, were just notified on the 7th by mail of this draconian change in zoning, and only one 8 ½ x 11 inch notice was recently posted at the entrance to said property. I might also say that according to the General Plan, Notices of Hearing for Zoning Map Amendments must be printed in type 1 ½ inches high. The single notice only has lettering less than ½ inch. Consequently, the City has inappropriately notified the public of this change of zoning, and that must be rectified wherever it occurred.

Once again, it is very important that you reconsider this density change to the 600 Park Ave Apartments from 40 units to 20 units. That would still double the number of units currently zoned for. And you must also take into consideration the current 80 existing units of low and moderate income renters that would be evicted as a result of any pending development, and add them to the number of needed additional units in those categories, because I don't believe that any development here would accommodate their replacement, as required.

Thank you.

From: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Sent: Friday, August 9, 2024 9:15 AM
To: Woodmansee, Chloe; Sesanto, Sean; Brown, Kristen
Subject: FW: Please explain proposed change of zone

From: Bay Ave Sr - Resident Servic
Sent: Thursday, August 8, 2024 5:30 PM
To: Woodmansee, Chloe <cwoodmansee@ci.capitola.ca.us>
Cc: Brown, Kristen <thekristenbrown@gmail.com>
Subject: Please explain proposed change of zone
Importance: High

Hi Kristen & Chloe,

Today a sign was placed outside of Bay Avenue Senior Apartments 750 Bay Ave regarding notice of planning commission public hearing - notice of proposed change of zone.

This is the first we've heard of it and of course the seniors are freaking out. Can you please clarify?

Thanks,

Lisa Smith
831-239-7468

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Capitola Planning Commission

Agenda Report

Meeting: March 3, 2025

From: Community Development Department

Address: 309 Capitola Avenue



Project Description: Application #25-0093. APN: 035-172-06. Conditional Use Permit and Wall Sign for a wine tasting room with retail sales (Type 02 License - Winegrower). The building is located within the MU-V (Mixed Use Village) zoning district. The location is in the Coastal Zone, but this application does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #25-0093 and approve the project based on the attached Conditions and Findings for Approval.

Property Owner: Lawrie Properties

Applicant: Joeseeph Miller – Rexford Winery, Filed: 01/16/25

Background: City records show that the property at 309 Capitola Avenue has been historically occupied by various retail tenants, a salon, and a coin laundry business dating back to the late 1980's. The building has been vacant for approximately one year. The 751 square-foot building is situated on a 1,089 square-foot lot and County records date original construction to 1966. The property has onsite parking with two substandard spaces that measure approximately 18.5 feet long by eight feet wide.

Discussion: The applicant is applying for a Conditional Use Permit and Sign Permit to establish a retail wine sales and wine tasting business. The applicant holds a Type 2 alcohol license from the Department of Alcoholic Beverage Control (ABC). A Type 2 license is titled as a Wine Grower's license. This type of license is permitted by ABC to have "duplicate" licenses to establish retail and tasting locations that sell the Wine Grower's wine away from the growing and processing locations. The applicant's Type 2 license is established with the address: Rexford Winery, 429 Ingalls Street in Santa Cruz.

Conditional Use Permit: Pursuant to 17.124.060, when evaluating a CUP, the Planning Commission must consider the following characteristics of the proposed use:

- A. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
- B. Availability of adequate public services and infrastructure.
- C. Potential impacts to the natural environment.
- D. Physical suitability of the subject site for the proposed use in terms of design, location, operating characteristics, shape, size, topography.

And, pursuant to 17.124.070, the Planning Commission must make the following findings when approving a CUP:

- A. The proposed use is allowed in the applicable zoning district.
- B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.
- C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.
- D. The proposed use will not be detrimental to the public health, safety, and welfare.

- E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

In issuing a conditional use permit, the Commission may attach conditions to achieve consistency with the general plan, zoning code, and any applicable specific plan or area plan adopted by the City Council.

The Police Chief has reviewed the application and did not recommend any conditions.

Tenant Improvements: The applicant intends to utilize the space without any structural or building system modifications that would require permits. The stated intention is to fit out the interior with a modular bar, wire storage racks, and furniture for staff and customers. The bar counter will be installed to limit customer area to 120 square feet, which enables the proposed use to be classified as a Take-out Food and Beverage establishment pursuant to parking standards in section 17.76-1.

“Take-out food and beverage” means establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where the area open to customers is limited to no more than one hundred sixty square feet. Includes take-out restaurants, take-out sandwich shops, limited service pizza parlors and delivery shops, and snack bars. Also includes catering businesses or bakeries that have a storefront retail component and tasting rooms with one hundred sixty square feet or less of floor area accessible to the public.

See additional parking analysis below.

Capacity: Maximum occupancy of the proposed layout is 35.

Use and Parking: The existing parking provided at the property includes two, substandard sized spaces. The spaces are eight feet wide where the code requires eight and a half foot wide parking spaces for non-residential parking (table 17.76-3). Additionally, the required parking quantity for the proposed use is three parking spaces, so the parking space quantity and dimensions are both nonconforming.

Parking requirements in the MU-V zone are the same for retail, personal service, take-out food and beverage uses. Tenant turnover and changes of use that involve businesses in these three categories are interchangeable from a required parking perspective and are not required to upgrade or provide additional parking (table 17.76-1). Therefore, no parking upgrades are required for the proposed project.

Signage: The applicant is proposing one new wall sign to identify the business. The sign would be mounted to the brick veneer to the right of the primary entrance when looking from the street. The sign is made of wood and will be routed, carved, and painted with the business name and logo. There is no proposed lighting or illumination associated with the proposed sign. All new signage in the MU-V zone require Planning Commission approval pursuant to section 17.80.030B.

Wall signs in the MU-V are limited in size to one half square foot per linear foot of building frontage. The building’s frontage is 30 feet six inches which corresponds to a maximum sign area of 15 feet three inches. The proposed sign is eight and a quarter square foot and complies with the size limitation.

CEQA: The project qualifies for a CEQA exemption under Section 15301, as it involves licensing and minor alterations to existing facilities with no expansion. No adverse environmental impacts were identified.

Conditional Use Permit Findings:

A. The proposed use is allowed in the applicable zoning district.

Tasting rooms and retail alcohol sales are categorized as a conditional use within the MU-V (Mixed-Use Village) zoning district. Conditional Uses require Planning Commission review at a noticed public hearing.

B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

Community Development Staff and the Planning Commission have reviewed the proposed business location and plan for retail sales of wine with onsite tasting, and it complies with the intent of the MU-V zoning district.

C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.

Community Development Staff and the Planning Commission have reviewed the proposed use and determined it is consistent with the existing uses in the vicinity, and future uses within the MU-V zone.

D. The proposed use will not be detrimental to the public health, safety, and welfare.

Community Development Staff and the Planning Commission have reviewed the proposed Conditional Use Permit and determined it will not be detrimental to the public health, safety, or welfare.

E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

The proposed retail and wine tasting business is in an area well served by pedestrian and vehicular access and is adequately served by utilities, services, and infrastructure.

F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Section 15301 of the CEQA Guidelines exempts minor alterations to existing facilities, such as licensing, provided the project involves negligible or no expansion of use. The proposed project involves a conditional use permit within an existing commercial space to include tasting and the retail sale of wine. No adverse environmental impacts were discovered during project review by either Planning Department Staff or the Planning Commission.

Conditions of Approval:

1. The Conditional Use Permit allows a wine sales and tasting establishment at 309 Capitola Avenue. The Conditional Use Permit is approved as outlined in the analysis of the staff report reviewed and approved by the Planning Commission on March 3, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The applicant shall maintain an active business license with the City of Capitola. The applicant shall maintain an active license through the California Department of Alcoholic Beverage Control (ABC) so long as alcohol is sold.
3. A copy of the approved Department of Alcoholic Beverage Control (ABC) Permit must be filed with the Community Development Department prior to initiating on-site beer and wine sales. The Conditional Use Permit is limited to a duplicate Type 02 license through the ABC. A proposed change in the type of liquor licensed issued by ABC will necessitate approval of an amendment to the Conditional Use Permit.
4. Prior to opening, all Planning fees associated with permit #25-0093 shall be paid in full.
5. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

6. This permit shall expire 24 months from the date of issuance. The applicant shall have started business operations before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Capitola Municipal Code Chapter 17.156.
7. Conditional Use Permits are issued to the underlying property. An approved Conditional Use Permit may be assigned to future tenants of the same tenant space. The Conditional Use Permit shall expire and become void if the permitted use is abandoned or discontinued for one year or longer. The permit cannot be transferred off the site on which the approval was granted.
8. The applicant shall apply for a Building Permit, prior to installation of exterior signage.
9. There shall be no amplified sound or music inside the business that can be audible outside of the business.
10. No outdoor displays, uses or seating are permitted with this permit.
11. The area open to customers for tasting shall be limited to no more than one hundred sixty square feet.

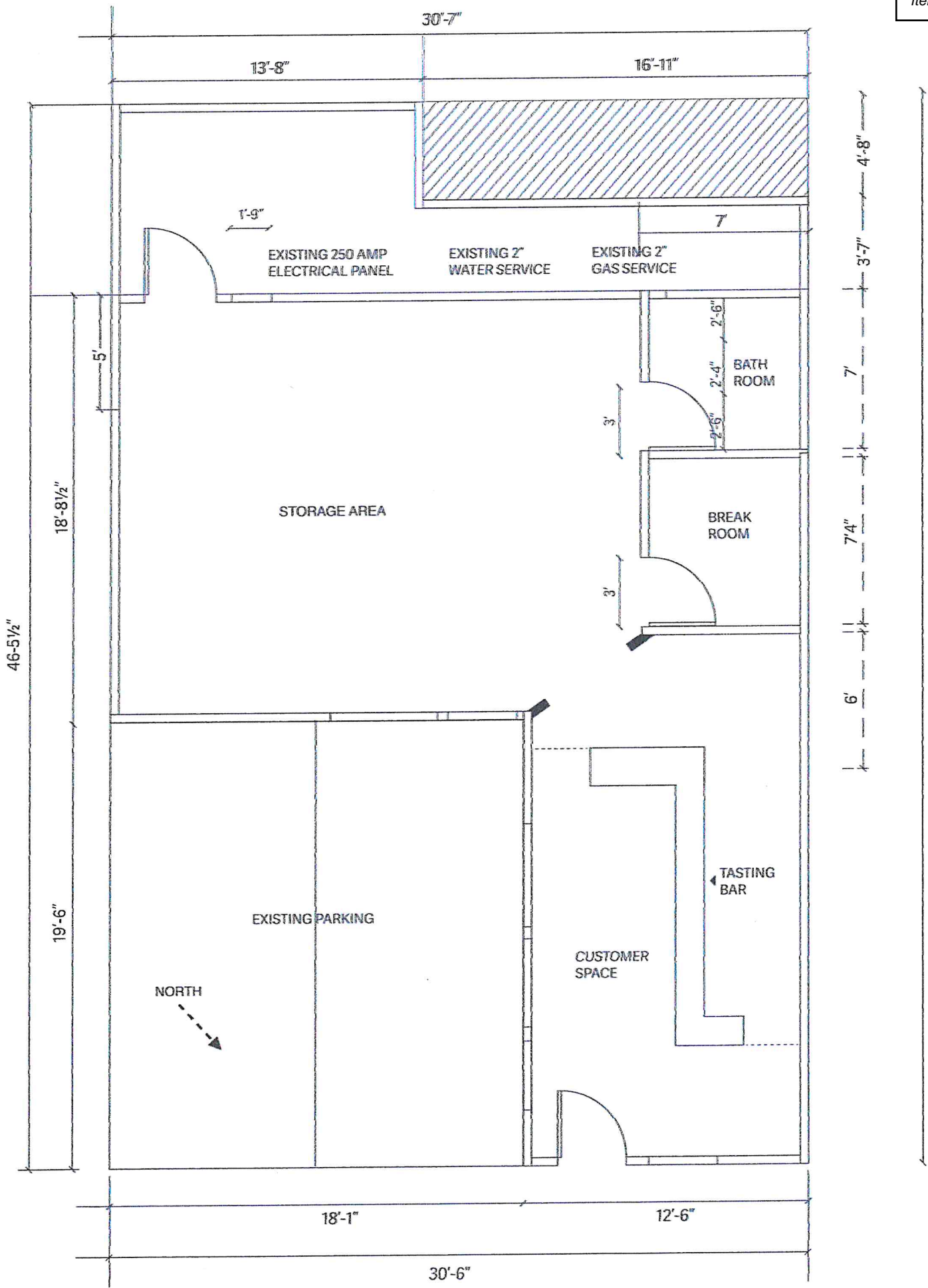
Attachments:

1. 309 Capitola Avenue – Site Plan/Floor Plan
2. 309 Capitola Avenue – Sign Plan
3. 309 Capitola Avenue – Business Narrative, Plan Description, and Owner Biographies

Report Prepared By: Brian Froelich, Senior Planner

Reviewed By: Rosie Wyatt, Acting Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director





Narrative On Business:

Rexford Winery tasting room at 309 Capitola Avenue

Rexford Winery has been producing wine on the westside of Santa Cruz since 2008. Joe Miller and Sam Miller, a father and son team, operate the business, and short biographies of them are attached. The partners produce and bottle all of the wines, manage the wine club, and staff. While we have done excellent business at times at our winery, which remains primarily dedicated to production, we desire to showcase our wines in a more appealing location with better visibility and foot traffic. We have examined many potential places for a new tasting room, and we are convinced that this Capitola location is clearly superior to any other available space we have seen in Santa Cruz County. The majority of our wines are made with grapes sourced from within 50 miles of Capitola and all are produced in our Santa Cruz County facility. We think that a tasting room focused entirely on local wines would be an excellent addition to the Village and have significant appeal to many that visit the area.

The main goal of the tasting room will be to sell Rexford wines and attract new members to our wine club, with a try before you buy business model. We do not intend for the space to function as a wine bar but rather to offer the opportunity to taste a limited number of wines in small amounts. The owners have over 15 years experience operating a tasting room with a similar business model. Sam has also completed a course in wine tasting room management at UC Davis extension. We do not plan to offer prepared food unless required but packaged snacks could be available. The tasting room will operate under a duplicate of our existing ABC Type 02 license (winegrower). Based on our experience in the business and the quality of our wines we expect that many of our visitors will remember tasting at Rexford as one of the high points of their visit to Capitola Village and will return again.

Site Plan

The building covers the entire site except for two parking places in the front and a very small, flag-shaped back yard. Thus one drawing will suffice to show both the site plan and the floor plan. All drawings were prepared by Joe Miller. The large drawing is at a scale of $\frac{1}{4}$ inch = 1 foot and shows the boundaries of the lot and building floorplan all on the same scale. The dimensions of the lot are given on the drawing. No modifications of the site or the building are planned.

Floor Plan

The floor plan is shown on the large drawing at a scale of $\frac{1}{4}$ inch = 1 foot. Each room is labeled, but only part of the front room will be used by customers. The long bar serves to divide this room and defines the area that is customer space. The customer space is 125 square feet. There will be no modifications of the existing floor plan.

Sign plan

The plan is to have only one sign outside the building. It is 39.5 x 30 inches and will be affixed flush to the bricks to the right of the front door. A picture of the sign is attached. Other signs will be in the windows and door and will take up no more than 20% of the area of the glass. The window signs will provide information on the nature of the business, and the door signs will list times open for business and an open or closed sign.

Business narrative and short biographies

Attached is the business narrative and also short biographies of the two owners and operators of Rexford Winery.

Short Biographies:

Joe Miller:

Joe, Professor Emeritus of Astronomy and Astrophysics at UC Santa Cruz, is the winemaker at Rexford. During his professional career he carried out research on a variety of topics including the active nuclei of galaxies, quasars, and the role of mergers and interactions of galaxies on galaxy evolution. He has also taught university courses on enology and wine appreciation for more than 30 years and began making wine in the 1970s. Many of the students in his wine courses went on to start wineries of their own or to work in other aspects of the wine industry. He has traveled extensively in the wine-producing regions of France, Italy, and Australia, meeting with many of the finest wine producers there. His winemaking approach has been strongly influenced by decades of exposure to the fine wines of France and Italy as well as California.

Sam Miller:

Sam is the Rexford co-winemaker. A longtime guitarist, Sam graduated from UCLA where he participated in the jazz studies program under Kenny Burrell. He holds an MA in Jazz History and Research from Rutgers-Newark University and completed a thesis on jazz saxophonist Hank Mobley. He also has many years of experience in wine production and fine wine sales and has completed a course in wine tasting room management at UC Davis extension. Sam and Joe combined have over 40 years of experience in hands-on winemaking.