

RM ZONE PROPERTIES: ALLOWED, BUILT AND PROPOSED DENSITY

ID	Location	Density			Notes
		Allowed	Built	Proposed	
Northeast Area					
1	Balboa Ave Duplexes	10 du/ac	7 du/ac	20 du/ac	12,000 sq. ft. typical lots. 2 units per lot now allowed. 5 units per lot permitted at 20 du/ac
2	Park Ave Avenue Condos	20 du/ac	35 du/ac	40 du/ac	Legalize built density
3	809 Balboa	20 du/ac	25 du/ac	30 du/ac	Legalize built density
4	Cabrillo & Balboa	20 du/ac	6 du/ac	20 du/ac	Lower density for buffer/transition to single-family homes on Cabrillo
5	Balboa Fourplexes	20 du/ac	23 du/ac	30 du/ac	Limit density increase given surrounding single-family homes. Legalize built density.
6	Park Ave Apartments	10 du/ac	15 du/ac	40 du/ac	Large opportunity site. Incentivize redevelopment with high density
7	Grove Lane	10 du/ac	17 du/ac	10 du/ac	Coastal hazards. No density increase.
North Central Area					
1	Capitola Mansion	15 du/ac	34 du/ac	40 du/ac	Legalize built density
2	West side Capitola Ave, Hill St. to Capitola Ct.	15 du/ac	6 du/ac	15 du/ac	Single-family homes. Keep existing maximum density
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	Small lot redevelopment opportunities. One unit now allowed on 7,000 sq. ft. lot; 3 units at 20 du/ac
5	West side Capitola Ave, Hill St. to Pine St	15 du/ac	15 du/ac	20 du/ac	Existing duplexes
6	Hill to Pine to Block	15 du/ac	7 du/ac	30 du/ac	Intensification opportunities on lots with single-family homes
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	Large senior housing complex. Potential for additional units.
9	West side Capitola Ave, south of Pine St	15 du/ac	29 du/ac	30 du/ac	Legalize built density

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10	505 Pine	15 du/ac	13 du/ac	30 du/ac	Nine built units. 30 du/ac would allow 15 units on half-acre site
11	Pine/Rosedale/Plum	15 du/ac	7 du/ac	30 du/ac	Small lot redevelopment opportunities. 3 units now allowed on 11,000 sq. ft. lot; 7 units at 30 du/ac
12	501 Plum	15 du/ac	38 du/ac	40 du/ac	Legalize built density
13	Plum/Rosedale/Bay	15 du/ac	12 du/ac	15 du/ac	Maintain existing density as buffer/transition to surrounding single-family neighborhoods
14	Center Street	10 du/ac	16 du/ac	20 du/ac	Legalize built density
Capitola Village					
1	Village	10 du/ac	17 du/ac	10 du/ac	Maintain existing maximum density due to parking and circulation challenges
2	221 Central	10 du/ac	64 du/ac	10 du/ac	Maintain existing maximum density due to parking and circulation challenges
Northwest Area					
1	2050-2114 Wharf Road	10 du/ac	10 du/ac	10 du/ac	No further development potential due to environmental constraints on site
2	Cape Bay Colony	10 du/ac	10 du/ac	20 du/ac	Condominiums – redevelopment unlikely
3	Clares/46 th /Grace	15 du/ac	18 du/ac	30 du/ac	Apartment properties with intensification potential
4	Clares/42 nd /46 th /Grace	15 du/ac	17 du/ac	30 du/ac	Condominiums – redevelopment unlikely
5	Clares/42 nd /Pearson	15 du/ac	14 du/ac	30 du/ac	Redevelopment potential on lots with single-family homes. At 30 du/ac, 4 units possible on 6,000 sq. ft. lot
6	Capitola Gardens	10 du/ac	12 du/ac	30 du/ac	Large property with potential for additional units
7	Dakota Apartments	20 du/ac	18 du/ac	20 du/ac	Narrow parcel, additional units unlikely
8	Axford Road	10 du/ac	9 du/ac	10 du/ac	Single-family homes part of neighborhood extending into County
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 density increase.
Southwest Area					
1	1505 42 nd Avenue	15 du/ac	15 du/ac	15 du/ac	Condominiums – redevelopment unlikely

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2	NW corner Brommer 38 th	15 du/ac	13 du/ac	15 du/ac	Condominiums – redevelopment unlikely
3	NE corner Brommer 38 th	20 du/ac	12 du/ac	20 du/ac	Condominiums – redevelopment unlikely
4	1098 38 th Ave	15 du/ac	27 du/ac*	30 du/ac	Match density of approved affordable housing project.
5	Opal Cliff Drive	15 du/ac	29 du/ac	15 du/ac	Coastal hazards