

City of Capitola

Planning Commission Meeting Minutes

Thursday, October 02, 2025 – 6:00 PM



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Matthew Howard, Nathan Kieu, TJ Welch, Courtney Christiansen

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance: Commissioners Kieu, Welch, Vice Chair Christiansen, Chair Estey. Absent: Commissioner Howard.*
2. **Additions and Deletions to the Agenda** – *The Deputy City Clerk announced that one email had been received for Item 6A, two emails for Item 6B, and one email for Item 6C.*

3. Oral Communications

- Goran Klepic

4. Planning Commission/Staff Comments

Director Herlihy informed the Commission that the City will be hosting a community meeting on October 8th, 2025, at 6:00 PM to discuss the Capitola Mall Zoning Updates and the 41st Ave Corridor Plan at New Brighton Middle School.

5. Consent Calendar

A. Approval of September 4, 2025 Planning Commission Minutes

B. 321 Cherry Avenue

Project Description: Application #25-0349. APN: 035-181-18. Historical Alteration Permit for modifications and a 117 square foot addition to a historic single-family residence located within the Mixed Use Village (MU-V) zoning district. This project is located within the Coastal Zone but does not require a Coastal Development Permit.

Recommended Action: Consider Historic Alteration Application #25-0349 and approve the project with the attached Conditions and Findings for Approval.

Motion to approve Items 5A and 5B: Commissioner Welch

Second: Commissioner Kieu

Voting Yea: 4-0 (Absent: Commissioner Howard)

Historic Alteration Permit Findings:

- A. **The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.**

The project will replace existing materials while preserving the historic significance of the home. The project will maintain the character, scale, and be compatible with the existing neighborhood.

- B. **Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.**

The proposed alterations and addition to the rear of the single-family residence will not alter the distinctive materials of the structure and the design will be preserved.

C. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.

The expansion of the shed roof is on a non-primary elevation and fenestration changes are not readily visible to the public. The applicant is proposing to match the original board-and-batten.

D. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.

The proposed alterations will replace and match the existing structure in design, color, and texture. Deteriorated features, such as decayed wood windows will be replaced, and new board- and-batten siding will match existing.

E. Archeological resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken.

The project affects previously disturbed areas and will not impact archeological resources.

F. The proposed project is consistent with the general plan, any applicable specific plan, the zoning code, and the California Environmental Quality Act (CEQA) and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The project involves rehabilitation of a historic single-family residence with a small addition of 117 square feet of habitable floor area. The project has been found to be consistent with CEQA Guideline Section 15300.2(f) regarding modifications to historical resources. Therefore, the project qualifies for this CEQA exemption.

Conditions of Approval:

1. The project approval includes a Historic Alteration Permit for the renovation and rehabilitation of a historic single-story, single-family residence. The project involves the addition of 117 square feet of floor area. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on October 6, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Prior to issuance of building permit, all Planning fees associated with permit #25-0349 shall be paid in full.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.

15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. 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.
17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
18. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
19. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
20. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
 - a. Secretary of the Interior's Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
 - b. Prior to the remodeling of the historic residence, the applicant shall catalog all existing details of the structure.
 - c. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.

6. Public Hearings

A. 427 Riverview Avenue

Project Description: Application #23-0400. APN: 035-132-01. Design Permit to connect an existing single-family residence and two-story accessory structure into a single structure through an upper story bridgeway, with comprehensive remodel to the exterior of entire structure and

garage area. The proposal does not increase floor area. The project is located within the R-1 (Single-Family Residential) 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

Recommended Action: Consider Application #23-0400 and approve the project based on the Conditions and Findings for Approval

Vice Chair Christiansen recused herself due to her employment with Fuse Architects.

Associate Planner Sesanto presented the staff report. The applicant, their architect, and their legal counsel addressed the Commission. During their comments, they answered questions from the Commission and proposed amendments to the conditions of approval.

Public Comments:

- ***Michael Reen***
- ***Speaker***

The Commission discussed the conditions imposed with Application #23-0400.

Motion to approve Application #23-0400 based on the Conditions and Findings for Approval, with a correction noted in Condition 31, an amendment to Condition 33, and removal of Condition 35: Commissioner Welch

Second: Commissioner Kieu

Voting Yea: Commissioners Kieu, Welch, Estey

Abstain: Commissioner Christiansen

Absent: Commissioner Howard

Design Permit Findings:

- G. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the project. The proposed remodel and connection of structure residential structures comply with the development standards of the R-1 (Single-Family Residential) zoning district.

- H. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff and the Planning Commission have reviewed the application for remodel and connection of structure residential structures. With the recommended Conditions of Approval, the project complies with all applicable provisions of the zoning code and municipal code.

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

Section 15301(3) of the CEQA Guidelines exempts minor alterations of existing private structures involving negligible or no expansion of existing or former use and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The exemption includes single-family residential additions that do not result in an increase of more than 50 percent of floor area or 2,500 square feet. This project involves a remodel and the connection of two structure residential structures which will not result in a net increase of floor area. The project is located within the R-1 (Single-Family Residential) zoning

district. No adverse environmental impacts were discovered during review of the proposed project. In addition, none of the exceptions to the exemption are triggered. The project, when considered with other past and present projects of the same type, will not result in a significant environmental effect. There are no unique circumstances that create a reasonable possibility of a significant effect on the environment. The site is already developed, and the project does not propose a significant expansion of the existing structure or use. The project will not damage scenic resources within an officially designated state scenic highway. The project is not located in the vicinity of a state scenic highway. The project is not located on a site listed for hazardous waste issues (the "Cortese List"). The project will not cause a substantial adverse change to the significance of a historical resource. The project is not located in a particularly sensitive environment, such as a wetland or habitat for a rare or endangered species. For these reasons, the project is exempt from CEQA.

J. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

Community Development Staff and the Planning Commission have reviewed the project. With the recommended Conditions of Approval, the proposed project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. Potential impacts to and from the existing culvert and associated County easement are addressed through the Conditions of Approval.

K. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).

The Community Development Staff and the Planning Commission have reviewed the application. With the recommended Conditions of Approval, the proposed project complies with all applicable design review criteria in Section 17.120.070.

L. The proposed project maintains the character, scale, and development pattern of the neighborhood.

Community Development Staff and the Planning Commission have all reviewed the project application. The project creates a raised bridgeway connecting two residential structures while maintaining similar site massing. The new design utilizes white vertical wood board, composite bamboo vertical, and white stone panel siding; windows thin recessed aluminum framed windows and standing metal seam roofs; fencing integrated with building walls which utilize metal seam panels and vertical bamboo boards for cohesive appearance. The project will maintain the character, scale, and development pattern of the neighborhood.

Coastal Development Permit Findings:

M. The project is consistent with the LCP land use plan, and the LCP implementation program.

The proposed development conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

N. The project maintains or enhances public views.

The proposed project is located on private property at 427 Riverview Avenue. The project will not result in an increased height or otherwise negatively impact public landmarks and/or public views.

O. The project maintains or enhances vegetation, natural habitats and natural resources.

The proposed project is located at 427 Riverview Avenue. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

P. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.

The project involves the remodel of an existing single-family residence which will not negatively impact low-cost public recreational access. The property includes an easement for a public pathway along Soquel Creek. Condition(s) have been included to both prevent negative impact to coastal access and to replace a small wall which is slumping into the pathway.

Q. The project maintains or enhances opportunities for visitors.

The project involves the remodel of an existing single-family residence and will not negatively impact visitor serving opportunities. The property includes an easement for a public pathway along Soquel Creek. Condition(s) have been included to both prevent negative impact to coastal access and to replace a small wall which is slumping into the pathway.

R. The project maintains or enhances coastal resources.

The project involves the remodel of an existing single-family residence and will not negatively impact coastal resources. The property includes an easement for a public pathway along Soquel Creek. Condition(s) have been included to both prevent negative impact to coastal access and to replace a small wall which is slumping into the pathway.

S. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.

The proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

T. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).

The project involves the remodel of an existing single-family residence on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 (Single-Family Residential) zoning district.

Conditions of Approval:

1. The project approval consists of remodeling of an existing single-family residence and two-story accessory structure in addition to connecting both structures into a single structure through an upper story bridgeway. The maximum Floor Area Ratio for the 3,018 square foot property is 57% (1,720 square feet). The total FAR of the project is 84.4% with a total of 2,547 square feet, for a FAR (84.4%). The project will not result in an increase of floor area from the existing site of 2,548 square feet (84.4%). The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on October 2, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be

consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for one tree to be removed from the property. Replacement trees shall be planted at a 1:1 ratio. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans.
9. Prior to issuance of building permit, all Planning fees associated with permit #23-0400 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. The plans shall demonstrate how loose sediment will be retained onsite for the duration of the project and will not present risk of contamination to Soquel Creek, nor drain onto adjacent parcels or pathways.

13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to any construction-related activity within the Soquel Creek Pathway, including the accessway from Riverview Avenue, the applicant shall provide a site plan and management information detailing how pedestrians will be safely routed along the pathway.
18. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
19. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. 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.
20. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
21. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
22. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
23. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.

24. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
25. Prior to issuance of a building permit, the plans shall indicate repair or replacement of the failing low wall along the Riverview Pathway. Any fence or wall adjacent to the Soquel Creek Pathway shall comply with all municipal codes, specifically sections §17.60.040 and §17.96.160, to the extent they apply.
26. Prior to issuance of a building permit, the plans shall indicate repair or replacement of the failing low wall along the Riverview Pathway. Any fence or wall adjacent to the Soquel Creek Pathway shall comply with all municipal codes, specifically sections §17.60.040 and §17.96.160, to the extent they apply.
27. Prior to issuance of a Certification of Occupancy, the plans shall demonstrate that the pathway shall be maintained a minimum of either the existing pathway width shown in the March 2005 survey maintained by the city of Capitola, or four feet, whichever is greater, pursuant to CMC §17.96.160(A).
28. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan clearly identifying all areas of walls and floors to be demolished. The City may require a letter from a structural engineer. Any modifications to the demolition plans, including modifications to the scope of work, means and methods of demolition/construction, or changes to the framing, windows, or any other exterior elements shall be submitted to the Building Department for review and approval prior to proceeding with demolition and/or construction. In the course of construction, the City may require additional plans as they deem necessary.
29. At the time of building permit application for construction within the floodplain or floodway, the applicant shall provide a “No Rise Study”, performed by a licensed engineer, in which verification of the structure’s impact on the floodplain or floodway is provided.
30. ~~For new residential construction located within the floodplain/floodway,~~ Elevation certificates shall be provided at the following stages of construction: 1) prior to building permit issuance; 2) at the time of rough frame inspection; and 3) prior to the finalization of the building permit. The certificates shall be prepared by a licensed engineer or surveyor. The certificate shall document that all residential occupancies are constructed above the Base Flood Elevation (BFE) as per the latest edition of the FEMA Flood Insurance Rate Map.
31. Prior to issuance of a building permit, the applicant shall provide documentation of a signed access agreement that references the existing encroachment and includes permission from the owner(s) of 425 Capitola Riverview Avenue to access said property to conduct the work as described in the permit.
32. Prior to issuance of the building permit, the applicant shall demonstrate, to the satisfaction of the Building Official, that the bridgeway will not place load on the existing underground storm drain facilities (culvert) structure, nor will any alterations to the existing residential structures create load on the facilities. Additionally, the applicant shall demonstrate, to the satisfaction of the Building Official, that the structure shall be reconfigured such that there will be no bearing on the culvert, consistent with the recommendation in the letter from Redwood Engineering dated February 6, 2025, a copy of which letter is included in the public record for the project approval actions.

33. ~~Indemnification and Hold Harmless. The Owner/Applicant agrees to defend, indemnify, and hold the City of Capitola, its elected and appointed officials, staff, and agents harmless from any claims, damages, or liabilities arising from the project's construction, occupancy and use, including bodily injury, death, or property damage, including damage to the project, related to the project's construction and location on top of the existing and active underground storm drain facility (culvert) that bisects the project site. The Owner/Applicant is responsible for all defense costs, including attorney's fees, and any settlements or awards, and is solely responsible for preventing damage to the culvert during construction, occupancy and use. Failure to do so resulting in damage is covered by this indemnification. These obligations survive the permit issuance and bind the Owner/Applicant and their successors.~~
The applicant shall indemnify, defend, and hold harmless the City from claims or damages directly resulting from the applicant's construction activity, negligence, or failure to follow approved plans, that materially impact the drainage culvert or easement.
34. The Owner/Applicant must provide proof of adequate insurance, with the City named as an additional insured party, before starting work on the project.
35. ~~Prior to issuance of the building permit for the project, the Owner/Applicant shall obtain written authorization from the culvert easement holder(s), including the County of Santa Cruz, to construct or modify improvements within the easement area as shown in the public records.~~

B. Capitola Mall Zoning Code Amendments

Project Description: Capitola Mall Zoning Code Amendments Work Session

Recommended Action: Receive report and provide feedback.

Ben Noble, City Planning Consultant, and Ryan Call, Urban Field Studio, presented the staff report.

Public Comment:

- ***Rafa Sonnenfeld***

The Commission provided feedback on the proposed modifications to the Zoning Code.

C. Cliff Drive Resiliency Project and Local Coastal Program Update

Project Description: Application #24-0421 for Amendments to the City's Local Coastal Program including Capitola's Land Use Plan Chapter 2: Public Access and Capitola's Local Coastal Land Use Plan Chapter 7: Natural Hazards. The proposed LCP amendments affect properties within the Coastal Zone and are not effective within the Coastal Zone unless certified by the California Coastal Commission.

Recommended Action: Adopt a resolution recommending the City Council adopt amendments to Capitola's Land Use Plan Chapter 2: Public Access and Chapter 7: Natural Hazards.

Director Herlihy presented the staff report.

Public Comment - None

Motion to adopt Resolution No. 25-4 recommending the City Council adopt amendments to Capitola's Land Use Plan Chapter 2 Public Access and Chapter 7 Natural Hazards with the requested Planning Commission amendments: Commissioner Kieu

Second: Vice Chair Christiansen

Voting Yea: 4-0 (Absent: Commissioner Howard)

7. Director's Report

Director Herlihy reminded the Commission of the Community Meeting on October 8th at 6:00 PM at New Brighton Middle School; clarified the Planning Commission special meeting dates on October 30th and November 19th, 2025.

8. Adjournment - *The meeting adjourned at 8:57 PM. The Planning Commission will hold a special meeting on October 30, 2025, at 6:00 PM.*