

Capitola City Council

Agenda Report



Meeting: October 24, 2024

From: Community Development Department

Subject: Corrected Resolution for the Coastal Commission Recommended Modifications to Capitola Zoning Code: Monarch Cove Inn

Recommended Action: Adopt a resolution rescinding and replacing Resolution No. 4394, accepting the California Coastal Commission modifications to amendments to the City of Capitola's Local Coastal Program amendments to the Local Coastal Program Land Use Plan Map (General Plan Map), Municipal Code Chapter 17.28 Visitor Serving Overlay Zones and Zoning Map, and removal of Municipal Code Chapter 17.30 Visitor Serving District - Monarch Cove Inn with corrected Exhibit A.

Background: On August 22, 2024, the City Council adopted Resolution No. 4394 accepting the California Coastal Commission's redlines to the City's proposed amendments to the Capitola General Plan Map, Zoning Map, Municipal Code Chapter 17.28 (Visitor Serving Overlay Zones), and removal of Municipal Code Chapter 17.30 (Visitor Serving District - Monarch Cove Inn). Following the meeting, Coastal Commission staff notified City staff that Exhibit A, attached to the resolution in the staff report, required minor corrections.

Discussion: On May 9, 2024, the Coastal Commission adopted several modifications to the City's proposed code amendments for the Monarch Cove Inn site. These changes were described in the Coastal Commission staff report but were not consolidated into a final document. The additional redlines described in the Coastal Commission's staff report were not included in Exhibit A of City Council Resolution No. 4394, adopted on August 22, 2024.

The purpose of this agenda item is to correct the resolution with an updated Exhibit A. Attachment 1 to this report is an updated resolution that includes the corrected Exhibit A with all Coastal Commission redlines as adopted on May 9, 2024. This resolution will rescind and replace Resolution 4394. Coastal Commission staff reviewed Exhibit A in Attachment 1 and concurred that it is the correct attachment.

The changes in the revised redline document include:

- The seaward side of the properties, including the Monarch Cove Inn structure, is rezoned as Visitor Serving - Monarch Cove Overlay designation for both the base zone and the overlay zone. The footnote for vacation rental is updated to require 24-hour full-time staff onsite during vacation rental occupancy.
- The landward side of the properties is rezoned as Single-Family (R-1) base zone and Visitor Serving Overlay designation. Vacation rental allowed. The footnote for the vacation rental has been updated to specify full-time staff is not required onsite.
- Adds section 17.28.030(G) which requires the following within any future development on the site:
 - Adequate parking and fire/life safety ingress/egress to serve both inland (residential) and seaward (visitor-serving) properties.
 - Dedication of a public access trail from El Salto Drive to the coastal bluff and to existing right-of-way along Escalona Drive and area trails. Such public access shall at minimum be provided parallel to the northern property boundary of APN 036-143-31 to connect with the existing public rights-of-way.
 - Ingress/egress to any new development on the inland residential property shall be provided from Escalona Drive, unless deemed infeasible.

CEQA: The City found the Zoning Code and General Plan Land Use Map Amendments exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15061(b)(3), the commonsense

exception. In addition, pursuant to Public Resources Code section 21080.9, local government actions necessary for the preparation and adoption of a local coastal program are exempt from CEQA. Consistent with this provision, the Coastal Commission found that there were no other feasible alternatives or mitigation measures under the meaning of CEQA which would further reduce the potential for significant adverse environmental impacts, and the LCP amendment recommended by the Commission conforms with CEQA. Further, the proposed revisions to the amendments have no potential to cause a significant effect on the environment. For these reasons, the proposed revisions are exempt from CEQA.

Fiscal Impact: There is no fiscal impact associated with the Coastal Commission modifications.

Attachments:

1. Resolution Accepting Coastal Commission Modifications with Code Text and Map exhibits with corrected Exhibit A
2. CA Coastal Commission Post-Hearing Letter May 10, 2024
3. CA Coastal Commission staff report – May 9, 2024
4. Exhibit A incorrectly attached to August 22, 2024, staff report

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