

City of Capitola Special Planning Commission Meeting Minutes



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen

Commissioners: Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

1. Roll Call and Pledge of Allegiance – The meeting was called to order at 5:00 PM. In attendance: Commissioners Estey, Wilk, Vice Chair Jensen, and Chair Christiansen. Commissioner Westman was absent.

2. Additions and Deletions to the Agenda

A. Additional Materials - Item 6A - Correspondence Received

B. Additional Materials – Item 6A – Updated Attachment 1, Exhibit A

3. Oral Communications

- Goran Klepic
- Michelle Marie Seson
- Mike Bonet
- Marlene Foss
- Alice Seson

4. Planning Commission/Staff Comments

Director Herlihy commented on the Wharf Grand Opening Celebration on September 25th and on the RTC southbound onramp closure at Bay Ave.

Commissioner Estey asked if alternative routes would be advised, preferably not past the middle school.

5. Consent Calendar

A. Approval of July 23, 2024 Special Planning Commission Meeting Minutes

B. Approval of August 8, 2024, Special Planning Commission Meeting Minutes

C. Approval of August 15, 2024, Planning Commission Meeting Minutes

Motion to approve Items 5A – 5C: Commissioner Wilk

Seconded: Commissioner Estey

Voting Yea: 4-0

Absent: Westman

6. Public Hearings

A. Citywide Zoning Code Update

Project Description: Application #24-0026 for Amendments to Capitola Municipal Code Title 17: Zoning Code, Chapter 18.03: Density Bonus, and the Zoning Map, collectively known as the “Zoning Code Amendments”. The proposed Zoning Code Amendments will impact the development standards and regulations for properties citywide. The Zoning Code and Zoning

Map are part of the City's Local Coastal Program (LCP), and amendments require certification by the California Coastal Commission before taking effect in the Coastal Zone.

Recommended Action: Adopt the resolution recommending the City Council adopt the proposed Zoning Code Amendments.

Ben Noble, consultant, and Sean Sesanto, Associate Planner, presented the staff report. The main topics of this presentation were the second-story decks and balconies, demolition and replacement of dwelling units, and the design review process. Staff clarified that the RM (Residential Multifamily) Zone and the Incentives for Community Benefits related to the mall will be updated in the 2025 Zoning Code updates and are not included in the 2024 updates.

The Commission requested that staff clarify that the proposed amendments have removed the density increases for RM Zones and inquired about resident noticing. The Commission debated the merits of delaying their discussion on the design review process to the next meeting due to the absence of Commissioner Westman.

Motion to adopt a resolution recommending that the City Council adopt the proposed Zoning Code amendments, except for the amendments related to the Design Review Process (Section 17.108.040 A and B and Section 17.120.040 F: Commissioner Jensen

Seconded: Chair Christensen

Voting Yea: Estey, Jensen, Christiansen

Voting No: Wilk

Absent: Westman

Motion to continue the discussion of the design review process, sections 17.108.040 A and B and 17.120.040 F at the October 3rd, 2024, meeting: Commissioner Estey

Seconded: Vice Chair Jensen

Voting Yea: Estey, Jensen, Christiansen

Voting No: Wilk

Absent: Westman

7. Director's Report

Director Herlihy provided an update on the following upcoming Planning Commission agenda items:

- Tree removal at 709 Riverview Dr
- 1210 41st Ave - Grocery Outlet
- 510 Escalona Dr

In addition, Director Herlihy provided a reminder that the southbound Highway 1 ramp at Bay Ave will be closed for two months, starting September 29. The Capitola Wharf arch has been installed and the Grand opening will be September 25th. The City's sidewalk project for the Upper Parking Lot has progressed, concrete has been poured. The Rispin Park Project should be completed by end of October. Finally, she issued a reminder that applications are being accepted for the Planning Commission.

- 8. Adjournment** – The meeting was adjourned at 5:48 PM. The next regularly scheduled meeting of the Planning Commission is on October 3rd, 2024, at 6:00 PM.

ATTEST:

Rosie Wyatt, Acting Deputy Clerk