
Agenda Item 7A public comment

From Leslie Nielsen <lpbeach21@gmail.com>

Date Wed 9/3/2025 2:36 PM

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

Dear City of Capitola Planning Commission,

Thank you for taking the time to review the Cliff Drive Resiliency Project.

This is a critical project to address the safety and ongoing access to the beach, village, and transportation through the City.

I have reviewed the materials attached to the staff report, and would like to suggest you postpone adopting resolutions or make them contingent on amending language in the documents, specifically CMC Chapter 17.68 Geological Hazards as suggested by the Coastal Commission and the Land Use Plan (LUP) Chapter 2.

In the LUP redline for Chapter 2, pages 24-25 refer to CLIFF DRIVE and HOOPER BEACH with a note (all descriptions below as of 2025) and the document says;

“A city stairway provides access to Hooper beach..”

“Access is also provided via a vertical stairway.. to Hooper beach”

No such access has existed since the storm in January 2023. It was mentioned in the presentation to City Council last week that the stairs to Hooper beach are not in scope for Phase 1 of the project. The City public works director has also informed us that the bluff below are homes is not in scope for Phase 1. She also commented at the 8/28 City Council meeting that they will be learning from phase 1 efforts of the project. I do not want to learn about flanking erosion on adjacent properties as part of a project that has not fully comprehended the design and plan.

Please make sure you see a FULL protection plan for this project before approving moving forward in a piecemeal fashion, which makes no sense. The staff report for your agenda item 7A shows an attachment called – 10. Cliff Drive Resiliency Full Bluff Protection Plan. This item appears to be a one-page conceptual plan of the Phase 1 area only. This project should not be allowed to move forward without a complete understanding of the full plan, and we have not seen one.

I represent the neighbors adjacent to the proposed phase 1 project area. We are working with coastal engineers and the coastal commission to design a revetment maintenance plan for the bluff below our homes. Wave runup does not function to powerpoint boundaries, and our neighboring designs must be collaborative. To date, our suggestion to achieve this has been met with telling us we are out of scope for phase 1, and only a willingness to discuss Phase 2.

We need to work together on Phase 1 for a comprehensive solution that protects all of Cliff Drive and the Wharf.

Regards,

Leslie Nielsen

4930 Cliff Drive Property Owner