

**RESOLUTION NO. 24-\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAPITOLA  
RECOMMENDING THE CITY COUNCIL ADOPT AMENDMENTS TO THE CAPITOLA  
LOCAL COASTAL PROGRAM IMPLEMENTATION PLAN (CMC TITLE 17 ZONING  
ORDINANCE CHAPTER 17.32: PARKS AND OPEN SPACE, CHAPTER 17.64: ESHA,  
CHAPTER 17.76: PARKING AND LOADING, AND CHAPTER 17.68 GEOLOGICAL  
HAZARDS)**

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**WHEREAS**, the City of Capitola has an adopted Local Coastal Program (LCP), consisting of a Land Use Plan (LUP) and Implementation Plan (IP), certified by the California Coastal Commission; and

**WHEREAS**, the Implementation Plan (Zoning Code) must be updated to ensure consistency with the Land Use Plan and to implement the Cliff Drive Resiliency Project; and

**WHEREAS**, the proposed amendments update four chapters of the Capitola Municipal Code (CMC) within Title 17 – Zoning:

1. Chapter 17.32: Parks and Open Space – to allow for Cliff Drive improvements, add restrictions on beach development, and clarify public facility allowances;
2. Chapter 17.64: Ecologically Sensitive Habitat Areas (ESHA) – to clarify resource-dependent uses permitted in ESHA;
3. Chapter 17.76: Parking and Loading – to update reference from Southern Pacific Railroad to the Regional Transportation Commission;
4. Chapter 17.68: Geological Hazards – to update definitions, purposes, and technical standards for bluff/seacliff protection and coastal hazard analysis; and

**WHEREAS**, the proposed amendments update outdated references and provide clear, enforceable regulations consistent with the California Coastal Act; and

**WHEREAS**, the amendments were duly noticed and made available for public review at City Hall, the Community Center, the Capitola Library, and online; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on the proposed amendments, considered all testimony, and finds that the amendments are consistent with the California Coastal Act, the General Plan, and the Local Coastal Program Land Use Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Capitola hereby recommends the City Council adopt amendments to the Local Coastal

Program Implementation Plan, specifically amendments to CMC Chapters 17.32, 17.64, 17.68, and 17.76.

**PASSED AND ADOPTED** this 27th day of August, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Chair Paul Estey

Attest:

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Rosie Wyatt, Deputy City Clerk