

City of Capitola

Planning Commission Meeting Minutes

Thursday, August 21, 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

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1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance: Commissioners Howard, Kieu, and Chair Estey. Absent: Commissioners Christiansen and Welch.*
 2. **Additions and Deletions to the Agenda** - *The Deputy City Clerk announced that two emails had been received as additional materials for Item 7A, seven emails received as additional materials for Item 7B, and one email received as additional materials for Item 8A.*
 3. **New Business**
 - A. **Oath of Office of newly appointed Planning Commissioner** – *Continued to the next regularly scheduled Planning Commission meeting.*
 4. **Oral Communications**
 - Goran Klepic
 - Terre Thomas
 5. **Consent Calendar**
 - A. **Approval of July 17, 2025 Planning Commission Minutes**

Motion to approve Item 6A: Commissioner Howard

Second: Commissioner Kieu

Voting Yea: Howard, Kieu, Estey

Absent: Christiansen, Welch

6. **Planning Commission/Staff Comments**

Director Herlihy announced that the Capitola mall redevelopment zoning options will be presented at the City Council meeting on August 28th at 6:00 PM.

7. **Public Hearings**

A. **1400 Wharf Road**

Project Description: Amendment to permit #20-0141, a Design Permit and Conditional Use Permit for the rehabilitation, repair, and expansion of the historic Capitola Wharf. The Capitola Wharf is located at 1400 Wharf Road within the PF (Public Facilities) zoning district, at APN: 034-072-01, -02. This project received a Coastal Development Permit issued by the California Coastal Commission.

Recommended Action: Approve the amendments for permit #20-0141 and provide direction on the location of the donor panels.

Director Herlihy presented the staff report.

Public Comment:

- **Gayle Ortiz**

Motion to approve the amendments to Permit #20-0141: Commissioner Howard

Second: Commissioner Kieu

Voting Yea: Howard, Kieu, Estey

Absent: Christiansen, Welch

B. Citywide Zoning Code Amendments (CEQA Exempt)

Project Description: Amendments to Capitola Municipal Code Title 17: Zoning Code, the Zoning Map, and the General Plan Land Use Element affecting the Multifamily Residential (RM) zoning district and accessory dwelling unit (ADU) regulations. 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. The proposed amendments would apply to properties citywide.

Recommended Action: Consider and Adopt resolutions recommending the City Council adopt the proposed Zoning Code, Zoning Map, and General Plan Amendments.

Ben Noble presented the staff report.

The Commission discussed the proposed amendments.

Public Comment:

- **Jeff**
- **Narendra Dev**
- **Liz**
- **Suzanne**
- **Speaker**
- **Mary Margulies**
- **Jennifer Webb**
- **Tiffany**
- **Terre Thomas**
- **Jennifer Collins**
- **Janine Roth, YIMBY representative**
- **Delaney Bolanger**
- **Robin Peak**
- **Melody Newcome**

Motion to adopt a resolution recommending the City Council adopt the proposed ordinance amending Residential Multi-Family (RM) Zone and the Zoning Map, and finding the project exempt from CEQA, with amendment to the proposed ordinance that the minimum side setback for RM-30 and RM-40 subzones to be no less than 3 feet and no more than 10 feet: Commissioner Kieu

Second: Commissioner Howard

Voting Yea: Howard, Kieu, Estey

Absent: Christiansen, Welch

Motion to adopt a resolution recommending the City Council adopt the proposed resolution for a text amendment to the General Plan for Land Use Designations and finding the project exempt from CEQA: Commissioner Howard

Second: Commissioner Kieu

Voting Yea: Howard, Kieu, Estey

Absent: Christiansen, Welch

Motion to adopt a resolution recommending the City Council adopt the proposed ordinance amending the Zoning Code for Accessory Dwelling Units and finding the project exempt from CEQA, with an amendment clarifying chapter definitions:

Commissioner Kieu

Second: Commissioner Howard

Voting Yea: Howard, Kieu, Estey

Absent: Christiansen, Welch

8. Director's Report

A. Cliff Drive Resiliency Project and Local Coastal Program Update

Director Herlihy informed the Planning Commission of the available public draft of amendments to Local Coastal Program that will be discussed at the next regularly scheduled Planning Commission meeting on September 4th. The public draft is on the City website. She also reminded the Commission that there will be an update on the Capitola mall redevelopment zoning options at the City Council meeting on August 28, 2025.

- 9. Adjournment –** *The meeting adjourned at 7:48 PM. The next regularly scheduled meeting of the Planning Commission is on September 4, 2025, at 6:00 PM.*