

City of Capitola

City Council Meeting Minutes

Thursday, February 08, 2024 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Mayor: Kristen Brown

Vice Mayor: Yvette Brooks

Council Members: Joe Clarke, Margaux Morgan, Alexander Pedersen

Regular Meeting of the Capitola City Council – 6 PM

1. **Roll Call and Pledge of Allegiance** – *The meeting was called to order at 6:03 PM. In attendance: Council Members Clarke, Morgan, Pedersen, Vice Mayor Brooks, and Mayor Brown.*
2. **Additions and Deletions to the Agenda** – *None*
3. **Presentations**
 - A. *Recreation Division Manager Bryant provided a presentation on the Recreation Strategic Plan.*
 - B. *Police Chief Dally provided a presentation on the Police Chief's Advisory Committee.*
 - C. *Grace Blakeslee, Santa Cruz County Regional Transportation Commission, provided a presentation to update the City Council on the Zero Emission Passenger Rail & Trail Project.*
4. **Additional Materials**
 - A. *Item 3B – One email received.*
 - B. *Item 8B – One email received.*
5. **Oral Communications by Members of the Public**
 - *Goran Klepic, resident, shared concerns about crime on 41st Avenue.*
 - *A representative from 211 shared the 2023 211 Annual Report and shared that February 11th is 211 Day.*
 - *Lowry Fenton & Pam Goodman, Capitola Aptos Rotary Club, shared information about their annual fundraising event benefiting the Treasure Cove UA Playground.*
 - *Gary Richard Arnold, resident, spoke about government structure.*
6. **Staff / City Council Comments**
 - *Council Member Clarke thanked Police and Public Works staff for their work during storm events.*
 - *Vice Mayor Brooks shared that business owners must notarize letters of effective removal in accordance with SB 602, effective January 1, 2024.*
7. **Consent Items**
 - A. City Council Meeting Minutes
Recommended Action: Approve minutes from the regular meeting on January 25, 2024.
 - B. Fiscal Year 2024-25 Budget Calendar
Recommended Action: Approve Budget Calendar for Fiscal Year 2024-25.

Motion to approve the Consent Calendar: Council Member Morgan

Seconded: Council Member Clarke

Voting Yea: Council Members Clarke, Morgan, Pedersen, Vice Mayor Brooks, Mayor Brown

8. General Government / Public Hearings

A. Wharf Resiliency and Public Access Project

Recommended Action: Receive a progress report on the Wharf Resiliency and Public Access Project.

Public Works Director Kahn presented the staff report.

B. Housing Element Update

Recommended Action: Provide preliminary direction to staff regarding amendments to Programs 1.6 and 1.7 of the recently adopted Housing Element that would provide additional incentives for Capitola Mall redevelopment, including a maximum height of 75 feet and an exception for parking garages from the floor area ratio calculation.

Community Development Director Herlihy presented the staff report.

David Geiser, Architect, answered City Council questions on behalf of the Merlone Geier Partners.

City Council discussion included clarification on the economic feasibility of Merlone Geier's proposed project and number of units and timeline of HCD review and submission.

The City Council supported the Planning Commission recommendation to increase the height limit to 75 feet and increase FAR from 1.0 to 2.0 on the Mall Site and directed staff to consider daylight plane and wrapped parking when adding objective review standards, and to collaborate with Merlone Geier Partners on the project submission.

C. Strategic Plan Project Overview and Timeline

Recommended Action: Receive a consultant report on the process and workplan for the development of a five-year Capitola strategic plan.

Chloe Woodmansee, Assistant to the City Manager, and BerryDunn, project consultants, presented the staff report.

9. Adjournment – Adjourned at 7:59 PM to the next regularly scheduled City Council meeting on February 22, 2024, at 6:00 PM.

ATTEST:

Kristen Brown, Mayor

Julia Gautho, City Clerk