

City of Capitola

City Council Meeting Minutes

Thursday, March 23, 2023 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Mayor: Margaux Keiser

Vice Mayor: Kristen Brown

Council Members: Yvette Brooks, Joe Clarke, 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 6:00 PM. In attendance: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser.*

2. Additions and Deletions to the Agenda – *None*

3. Presentations

A. *Sophia Schwirzke, Customer Accounts Manager, provided an Annual Update from Central Coast Community Energy.*

4. Additional Materials

A. *Additional Materials - Item 8B - Correspondence*

B. *Additional Materials - Item 8C - Correspondence*

C. *Additional Materials - Item 8D - Correspondence & Updated Final Local Action Notice and Zoning Permit*

5. Oral Communications by Members of the Public

John Hakin, resident, spoke about Cabrillo Mobile Home Estates.

Gerry Jensen, resident, spoke about Capitola Wharf Enhancement Team fundraising efforts.

Douglas Kastle, resident, spoke about Cabrillo Mobile Home Estates.

Kathleen Barron, resident, spoke about electric/motorized bicycle usage within the City.

6. Staff / City Council Comments

- *Vice Mayor Brown requested that staff bring back a City Council item to send a letter of support for Assembly Bill 1035.*
- *Council Member Clarke commended the Operation Surf event.*
- *City Manager Goldstein mentioned that staff secured a device to lower the lighting at Noble Gulch Park.*
- *Recreation Division Manager Bryant LeBlond provided an update for the UA Playground Community Meeting, which was rescheduled to March 29th at 7 PM at the Jade Street Community Center and provided an update on Summer 2023 programming registration.*

7. Consent Items

A. Consider and Approve 3/9/2023 & 3/16/2023 City Council Meeting Minutes

B. Approval of City Check Registers Dated February 17, 2023, and March 3, 2023
Recommended Action: Approve check registers.

Motion to approve the Consent Calendar: Vice Mayor Brown

Seconded: Council Member Clarke

Voting Yea: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser

8. General Government / Public Hearings

A. Temporary Village Parking Committee Recommendations

Recommended Action: Direct staff to prepare the necessary documentation to approve the Temporary Village Parking Committee recommendations.

Finance Director Malberg presented the staff report.

Public Comments:

- **Dharmesh Patel, Capitola Hotel business owner, spoke about the hotel parking permit cost and loading zone availability.**
- **Bhavna Patel, Capitola Hotel business owner, spoke about hotel parking permit cost and parking space availability.**
- **Carin Hana, resident, spoke about signage consistency, parking availability, parking meter replacement, and dedicated hotel parking space.**
- **Dennis Norton, resident, spoke in favor of the committee recommendations.**
- **John Mulry, resident, spoke in favor of the committee recommendations but recommended the parking signage be standardized to blue parking signage.**

Council Member discussion included clarification about the Coastal Commission's approval of the recommendations, discussion of signage, permitting and availability of parking for hotel usage, and upgrade or replacement of parking meters.

Direction provided to staff to prepare the necessary documentation to approve and implement the Temporary Village Parking Committee recommendations, and research dedicated parking for the Village hotels.

B. Coastal Rail Trail Segments 10 and 11

Recommended Action: Receive report on the Coastal Rail Trail Segments 10 and 11 Project through the City of Capitola.

Capitola Public Works Director Kahn; Grace Blakeslee, SCCRTC Transportation Planner; Rob Tidmore, Project Manager for Segments 10 and 11 and SCC Park Planner; and Guy Preston, SCCRTC Executive Director, presented the staff report.

Public Comments:

- **Carin Hana, resident, spoke about dangers to bicyclists.**
- **Dennis Norton, resident, spoke in favor of a train.**
- **Kathleen Barron, resident, spoke against allowing electric bicycles on proposed trails.**
- **Paula Bradley, resident, spoke in support of the Ultimate Rail Trail design and the City's Active Transportation Plan.**
- **John Mulry, resident, spoke in favor of the train.**

C. 401 Capitola Avenue Appeal

Recommended Action: Adopt a resolution affirming the Planning Commission's decision to deny Application #22-0282 seeking a Conditional Use Permit, Parking Variance, and Coastal Development Permit for a restaurant/café at 401 Capitola Avenue (Capitola Tap House).

City Planner Brian Froelich presented the staff report.

Amy Chen, Appellant, and Lynne Lampros presented the appellant's report.

Public Comments:

- **Public speaker in favor of the appellant's proposal.**
- **Kathleen Barron, resident, spoke in favor of the appellant's proposal.**
- **Christy, resident, spoke in favor of the appellant's proposal.**
- **Mario Beltramo, resident, spoke in favor of the appellant's proposal.**
- **Ed Newman, resident, spoke in opposition to the appellant's proposal.**
- **Dennis Norton, resident, spoke about consistency in granting variances.**
- **Tanya Lorien spoke in favor of the appellant's proposal.**

Lynne Lampros provided closing comments for the appellant.

Council Member discussion included a desire to support small business, concerns about parking, concerns about the ratio of alcoholic vs. non-alcoholic taps within the business, and concern for nearby neighbors.

Direction provided to staff to bring back a resolution to the City Council to affirm the Planning Commission's decision to deny Application #22-0282 and making findings to allow the following:

- 1. Implementation of the Tap System**
- 2. Alcoholic Taps May Account for 49% or Less of Total Use**
- 3. Allowance of Self-Pour System**
- 4. Limited Hours (8:00 PM Closing Time)**
- 5. Maximum of Six Seats**
- 6. Clear Signage for Open Containers**

Motion to uphold the Planning Commission's denial of Application #22-0282 and for staff to return to the City Council with a resolution including findings as provided in direction above: Council Member Brooks

Seconded: Council Member Pedersen

Voting Yea: Council Members Brooks, Pedersen, Brown, and Mayor Keiser

Voting Nay: Council Member Clarke

D. Kennedy Drive Sidewalk Project

Recommended Action: Approve the plans, specifications, and construction budget of \$214,000 for the Kennedy Drive Sidewalk Project; approve the Coastal Development Permit and the findings listed in the Final Local Action Notice; and authorize the Department of Public Works to advertise for construction bids.

Public Works Director Kahn presented the staff report.

Council Member discussion included clarification on public outreach efforts.

Public Comments:

- **John Mulry, resident, spoke in favor of the project.**

Motion to approve the plans, specifications, construction budget, Coastal Development Permit, and findings listed in the Final Local Action Notice, and authorize the Public Works Department to advertise for construction bids: Vice Mayor Brown

Seconded: Council Member Pedersen

Voting Yea: Council Members Brooks, Clarke, Pedersen, Brown, and Mayor Keiser

9. Adjournment - Adjourned at 10:06 PM to the next regularly scheduled meeting on April 13, 2023, at 6:00 PM.

ATTEST:

Margaux Keiser, Mayor

Julia Moss, City Clerk