Community & Economic Development Department

Memo

To: Planning Commission

From: Katie Herlihy, Community and Economic Development Director

Date: October 21, 2025

Subject: Item 6B – 620 Monterey Avenue, New Brighton Middle School, Coastal Development Permit

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This memo is in response to recent inquiries by the public related to the timing of the Monterey Avenue Pathway, which is not part of the Coastal Development Permit under review by the Capitola Planning Commission on Thursday, January 15, 2026.

The existing pedestrian pathway connects Orchid Avenue to Monterey Avenue Park and has historically provided public access between the Cliffwood Heights neighborhood, New Brighton Middle School, and the public park. The recent track and field renovations at New Brighton Middle School impacted the existing pathway located along the rear of the field, which now requires reconstruction. Changes in slope and elevation resulting from the renovations have rendered the pathway unusable; prior to construction, the pathway was fully functional. The District is currently in the process of receiving bids and intends to begin construction as soon as possible.

The Monterey Avenue Park Pathway is located on property owned by the City of Capitola. The City of Capitola will issue an encroachment permit authorizing the Soquel Union Elementary School District to complete the project. Upon completion, the City of Capitola will be responsible for maintaining the path.

The Monterey Avenue Park Pathway Project includes construction of a new pedestrian pathway and associated site improvements between Monterey Park and Orchid Avenue in Capitola. The scope of work includes, but is not limited to, demolition, grading, installation of a decomposed granite (DG) pathway, retaining wall construction, geotextile underlayment, redwood header boards, Trex decking transitions, aluminum Trex guardrails where required, concrete footings, and all related general conditions and finish work necessary to deliver a complete and functional system.