

City of Capitola

Special Planning Commission Meeting

Minutes



Thursday, October 30, 2025 – 5:00 PM

City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Matthew Howard, Nathan Kieu, TJ Welch, Courtney Christiansen

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:05 PM. In attendance: Commissioners Howard, Kieu, Welch, Christiansen, and Chair Estey.*

2. **Additions and Deletions to the Agenda** - *The Deputy City Clerk announced that three emails had been received as additional materials for Item 5A.*

3. **Oral Communications**

- *Goran Klepic*

4. **Planning Commission/Staff Comments** - *Commissioner Welch thanked staff for coordinating meetings with Council and staff; Director Herlihy announced there will be a Special Planning Commission Meeting on November 19, 2025, at 5:00 PM.*

5. **Public Hearings**

A. Capitola Mall Zoning Code Amendments

Project Description: Capitola Mall Zoning Code Amendments

Recommended Action: Receive Report and Provide Feedback

Planning Consultant Ben Noble presented the staff report.

Public Comment:

- ***Rafa Somenfield***
- ***Janine Roth***
- ***David Fox***
- ***Daniel Alvarez***
- ***Jamas Gwilliam***

The Commission received an update on public input collected at the October 8, 2025, community meeting. Ben Noble presented the approach to the code amendments and then specific topics including building height and floor area ratio (FAR), parking requirements, fiscal impact analysis requirements, permitted and conditional uses, permit procedures, and objective design standards. The commissions provided individual feedback on each topic. No action was taken.

6. **Director's Report**

Director Herlihy announced that the City Council will provide input on the 41st Avenue Corridor Study and a request for a letter of support for developer of 3720 Capitola Road to apply for state grant funding at the November 13 meeting.

7. **Adjournment** – *The meeting adjourned at 8:10 PM. The next regularly scheduled meeting of the Planning Commission is on November 6, 2025, at 6:00 PM.*