

# City of Capitola

## Special Planning Commission Meeting

### Minutes



**Thursday, October 20, 2022 – 6:00 PM**

City Council Chambers  
420 Capitola Avenue, Capitola, CA 95010

**Chairperson:** Peter Wilk

**Commissioners:** Courtney Christiansen, Ed Newman, Susan Westman, Mick Routh

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#### 1. Roll Call and Pledge of Allegiance

Commissioners Mick Routh, Courtney Christiansen, Ed Newman, Susan Westman, Peter Wilk

#### 2. Oral Communications

##### A. Additions and Deletions to the Agenda

Director Herlihy reported ten additional written public comment were submitted for item 3.B.

##### B. Public Comments

##### C. Commission Comments

Commissioner Westman thanked the city for putting on the fireworks.

Chair Wilk informed the Commission of a recent Committee on the Environment meeting in which a representative from AMBAG reported out on the City's climate action plan. Commission Wilk suggested the city could consider creating incentives for EV charging stations.

##### D. Staff Comments

#### 3. Public Hearings

##### A. 2022 Zoning Code Amendments

**Permit Number: #22-0441**

**APN: All Zoning Districts**

Project description: Draft ordinance to adopt clean-up amendments to the Zoning Code. The proposal involves development within the Coastal Zone and is not effective unless certified by the California Coastal Commission.

Environmental Determination: Categorically Exempt under Section 15061(b)(3)

Property Owner: Effects all Zoning Districts

Representative: Ben Noble, Ben Noble Planning

Recommendation: Accept presentation on the Zoning Code Clean-up Amendments and consider forwarding a positive recommendation on the ordinance to the City Council.

Director Herlihy introduced Ben Noble of Ben Noble Planning to present on the Zoning Code update. Mr. Noble highlighted 10 topics of the Zoning Code with recommended updates to be compliant with state law.

Nara Dahlbacka, representing the Apothecarium, provided support for amended code.

The Planning Commission provided the following direction on the items discussed:

1. Large Retail Uses. Accepted amendments as proposed.
2. Cannabis Retail Signs. Remove all cannabis-specific sign standards. Cannabis signs to be regulated the same as any retail sign.
3. Pergolas. Accepted amendments as proposed.
4. Accessory Dwelling Units. Accepted amendments as proposed plus new statement about conformance with changing state law.
5. Parking in R-1 Front Setback Area. Rejected proposed changes. Keep existing language.
6. Outdoor Showers. Revise Table 17.4-2 to clarify rule for outdoor showers.

**Motion: Continue the item for a second reading to the November 3, 2022, Planning Commission meeting.**

**Result: Passed, 5-0 (Unanimous)**

**Mover:** Commissioner Westman

**Second:** Commissioner Newman

**Yea:** Commissioner Wilk, Commissioner Westman, Commissioner Christiansen, Commissioner Newman, Commissioner Routh

**B. Monarch Cove Inn – Code Amendments**

**Project Number: #21-0267**

**Location: 620 El Salto Drive, Parcel Numbers 036-143-31, 036-142-27, and 036-142-28**

Project Description: Draft ordinance to adopt amendments to the Zoning Code, Zoning Map, and General Plan Land Use Map to change the Monarch Cove Inn property from a Visitor Serving base zone to R-1 Single-Family Residential base zone with a Visitor Serving overlay zone. The proposal involves development within the Coastal Zone and is not effective unless certified by the California Coastal Commission.

Environmental Determination: Categorically Exempt under Section 15061(b)(3)

Property Owner: Bob and Lonna Blodgett

Senior Planner Froelich presented a staff report

Recommended Action: Accept presentation on the Zoning Code, Zoning Map, and General Plan Map Amendments and consider forwarding a positive recommendation to the City Council.

No public comments.

Planning Commission Deliberation and Feedback:

Commissioner Newman acknowledged the Planning Commission has reviewed this before.

**Motion: Positive recommendation to City Council for amendments to the Zoning Code, Zoning Map, and General Plan Land Use Map related to the Monarch Cove Inn.**

**Result: Passed, 5-0 (Unanimous)**

**Mover:** Commissioner Routh

**Second:** Commissioner Westman

**Yea:** Commissioner Wilk, Commissioner Westman, Commissioner Christiansen, Commissioner Newman, Commissioner Routh

**C. 3720 Capitola Road & 1610 Bulb Avenue**

**Permit Number: #22-0149**

**APN: 034-18-114 and 031-12-139**

Conceptual Review for (1) future annexation of 1610 Bulb Avenue into Capitola City limit and (2) Community Benefit Application for Senior Living facility at 3720 Capitola Road and 1610 Bulb Avenue in the Community Commercial (CC) Zoning District.

Environmental Determination: To be determined  
Property Owner: Zurite LLC and Capitola Land Ventures LLC  
Representative: Zurite LLC and Capitola Land Ventures LLC

Commissioner Newman recused due to proximity.

Director Herlihy presented a staff report.

Rafael Ortiz from Zurite LLC spoke about the project and the community benefits it offers. Intention to provide senior housing, create jobs, property tax, and generates visitors to the commercial area.

Greg Irwin, project Architect, explained there is no by-right for senior housing land use. Explained they are seeking an annexation and feedback on the conceptual review.

Chair Wilk asked if the project would contribute to the City's RHNA requirements. Director Herlihy responded that it would not count toward RHNA because the proposed units do not have kitchens.

Commissioner Routh asked if the applicant has completed preliminary traffic analysis, to which applicant said they had not.

Susan Steely, Bulb Avenue resident, expressed her opposition to the project and disagreed with the edibility of substantial benefit as well as the proposed project siting on Bulb Avenue.

Marilyn, Bulb Avenue resident, also criticized the project, citing traffic issues as a concern.

Community member stated this is a residential area and they do not want to live across the street from a business. Concern for no sidewalks.

Vic Clouser, Bulb Avenue resident, expressed concern for facilities like this on the block, citing the lack of affordability of the new units and increased traffic impacts.

Rebecca Russell inquired as to the monthly rates of the new units but was not against the idea of a senior living facility or affordable housing for seniors.

Angie, nearby resident, expressed concern that the project would impact County residents more than Capitola residents and was opposed to a vehicular entrance on Bulb Avenue.

Scott, Bulb Avenue resident, lives directly next door to the proposed project and expressed opposition to the location and size of the project.

Donna Jensen Lewis expressed concerns regarding emergency vehicle traffic up and questioned whether the development met the criteria for a community benefit project.

Christina Scheer questioned if the development would receive tax incentives if they apply as a community benefit project and expressed concerns for corporate development.

Doug expressed concern that the intersection at Bulb Avenue and Capitola Road is not sufficient to accommodate the changes in traffic.

Michael expressed concerns regarding traffic, noise, property value, and pedestrian safety.

Jason expressed concerns regarding traffic and pedestrian safety.

Rich expressed concern for future residents of the facility so close to the busy Capitola Road. He also expressed concerns regarding emergency vehicle noise.

Jennifer expressed opposition to the project and stated that many nearby properties cannot vote on the City Council because they are County residents.

Theresa Stolaroff spoke against the annexation.

Commissioner Routh did not believe the project qualified as a community benefit. Mr. Routh further felt that Bulb Avenue lacked the road infrastructure necessary and that the current proposal did not sufficiently address adverse impacts to the neighborhood. He stated the emergency vehicle traffic

and access would need to be addressed and that the current proposal would not protect the integrity of the neighborhood as required by the General Plan.

Commissioner Westman did not believe the project qualified as a community benefit but acknowledged a local need for more assisted living facilities. Commissioner Westman felt that the project could be eligible as a true community benefit if it provided affordable units. She also expressed an interest in the units including kitchens so as to qualify towards the City RHNA requirements. She also felt the project massing should be stepped towards Capitola Road and expressed concern for impacts to Bulb Avenue. Commissioner Westman expressed interest in the prospect of annexation as it would provide a larger site to help mitigate impacts.

Commissioner Christiansen agreed that the annexation could benefit the city but expressed concern for the site of the project relative to the lots. She felt a four-story design would not benefit the community and stated they did not have enough information to determine if the site access and traffic impacts were acceptable. Commissioner Christiansen suggested increasing the building articulation and including additional information on the traffic and ingress/egress.

Chair Wilk explained after looking through the list of allowed public benefits, he does not believe the use fits within the community benefit. No justification for allowing a variance to the code, regardless of the design or other support for the project. Does not support annexation because the county residents do not have representation.

Director Herlihy clarified that the Conceptual Review is for non-binding input from the Commission. No vote is necessary. City Council will review at their next meeting Thursday, October 27 at 7pm. All letters to PC will be included in the packet for City Council.

- 4. Director's Report**
- 5. Commission Communications**
- 6. Adjournment**

The meeting was adjourned at 8:32 pm to the next Regular Meeting of the Planning Commission on November 3, 2022.

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**ATTEST:**

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City Clerk's Office