

City of Capitola

Planning Commission Meeting Minutes

Thursday, January 19, 2023 – 7:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Peter Wilk

Commissioners: Courtney Christiansen, Paul Estey, Gerry Jensen, Susan Westman

1. Roll Call and Pledge of Allegiance

The meeting was called to order at 7:10 PM. In attendance: Commissioners Estey, Jensen, Westman, and Chair Wilk. Commissioner Christiansen was absent.

2. New Business

A. Swearing-in of New Planning Commissioners - *City Clerk Moss swore in Commissioners Estey and Jensen via Zoom.*

B. Nomination and Election of Chair and Vice Chair

Motion to appoint Susan Westman as Chair: Commissioner Wilk

Seconded: Commissioner Estey

Vote: 4-0-1 (Christiansen - Absent)

Motion to appoint Courtney Christiansen as Vice Chair: Commissioner Wilk

Seconded: Commissioner Jensen

Vote 4-0-1 (Christiansen - Absent)

3. Oral Communications - None

A. Additions and Deletions to the Agenda

Community Development Director Herlihy explained that, in accordance with AB 361, the lack of internet at City Hall during this meeting caused a disturbance which required that Items 4A, 5A, and 5B be continued to a later meeting date. Staff recommended continuing Items 4A and 5A to January 25, 2023, at 7 PM; and continuing Item 5B to the next regularly scheduled meeting date, February 2, 2023, at 7 PM.

Motion to continue Items 4A and 5A be continued to January 25th at 7 PM, and Item 5B be continued to February 2nd at 7 PM: Commissioner Wilk

Seconded: Commissioner Estey

Vote: 4-0-1 (Christiansen - Absent)

4. Consent Calendar

A. 517 Oak Drive

Permit Number: #22-0394

APN: 035-082-06

Variance for the required parking dimensions to construct first-story additions without meeting current parking standards. The project is located in the R-1 (Single-Family Residential) zoning district.

The project is located in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Michael & Sara Moore

Representative: Michael & Sara Moore, Filed: 10.20.22

Continued to January 25, 2023, at 7 PM.

5. Public Hearings

A. 4401 & 4525 Capitola Road

Permit Number: #22-0244

APN: 034-123-05 & 034-124-18

Design Permit, Conditional Use Permit, Density Bonus, and Coastal Development Permit request for a 36-unit, 100% affordable housing project on an approximate 0.81-acre site on the northeast corner of Capitola Road and 44th Avenue. The project includes a mix of 1-bedroom, 2-bedroom and 3-bedroom apartment units, configured in two 3-story buildings. The project includes a density bonus request pursuant to California Government Code sections 65915 – 65918.

Environmental Determination: Categorical Exemption 15332 - In-fill Development

Applicant: CRP Affordable Housing & Community California, LLC

Continued to January 25, 2023, at 7 PM.

B. Introduction to Housing Element Update

Permit Number: #23-0019

APN: Citywide

Environmental Determination: Categorical Exemption 15332 - In-fill Development

Applicant: CRP Affordable Housing & Community California, LLC

Continued to February 2, 2023, at 7 PM.

6. Director's Report - None

7. Commission Communications:

Commissioner Wilk requested that the Planning Commission consider changing the start time of regular meetings to 6 PM. Direction provided to staff to change the start time beginning after the February 2nd meeting.

8. Adjournment – The meeting was adjourned at 7:23 PM to a continuance on January 25th, 2023, at 7 PM.

ATTEST:

Julia Moss, City Clerk