

City of Capitola

Planning Commission Meeting Minutes

Thursday, April 06, 2023 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman

Commissioners: Courtney Christiansen, Paul Estey, Gerry Jensen, Peter Wilk

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1. **Roll Call and Pledge of Allegiance** – *The meeting was called to order at 6:00 PM. In attendance: Commissioners Estey, Jensen, Wilk, and Vice Chair Christiansen.*
 2. **Oral Communications**
 - A. **Additions and Deletions to the Agenda** – *Two additional materials regarding item 3.B*
 - B. **Public Comments** – *None*
 - C. **Commission Comments** – *Commissioner Jensen asked that staff provide a snapshot of upcoming meetings and expected items at the start of each PC meeting. Senior Planner Froelich responded that this could easily be accommodated by staff.*
 - D. **Staff Comments** – *None*
 3. **Public Hearings**
 - A. **520 Riverview Drive**

Permit Number: #22-0056
APN: 035-081-10

Design Permit to remodel a two-story residence with Variance requests for the required minimum setbacks and maximum floor area ratio. The project is located within the R-1 (Single-Family Residential) zoning district.
This project is in the Coastal Zone but does not require a Coastal Development Permit.
Environmental Determination: Categorical Exemption 15301(e)
Property Owner: Tarra Gundersgaard
Representative: Martha Matson, Filed: 02.22.22

Sean Sesanto, Associate Planner, presented the staff report.

Martha Matson, architect and applicant representative, thanked staff for their help.

Motion to approve Permit No. 22-0056: Commissioner Wilk
Seconded: Commissioner Estey
Voting Yea: Commissioners Estey, Jensen, Wilk, and Vice Chair Christiansen
 - B. **207, 209, 209A, 211 Esplanade**

Permit Number: #23-0104
APN: 035-211-03

Design Permit, Historic Alteration Permit, and Coastal Development Permit for façade modifications at 207, 209, 209A, and 211 Esplanade located in the Mixed Use Village (MU-V) zoning district.
Environmental Determination: Categorical Exemption 15331
Property Owner: Chuck Hammers

Representative: Dan Gomes, Fuse Architects

Vice Chair Christiansen recused herself due to conflict.

Brian Froelich, Senior Planner, presented the staff report.

Dan Townsend, Fuse Architects, thanked staff and commented that the applicant has attempted to incorporate Planning Commission feedback into the current proposal. In response to questions, he clarified that the proposed window at Pizza My Heart will be wood framed and that the only vinyl window in the project will be at My Thai Beach.

Commissioner discussion included concern about potential encroachment into the public walkways and height of the parapets, and concern about maintaining the historical integrity of the building if/when tenants change.

Chuck Hammers, building owner and Pizza My Heart owner, explained the applicant prefers to leave the current brick façade to maintain the structure and allow businesses to re-open sooner.

Motion to approve Permit No. 23-0104 with the additional condition that the door at the Bay Bar will not encroach beyond the existing brick/stucco: Commissioner Estey

Seconded: Commissioner Jensen

Voting Yea: Commissioners Estey, Jensen, and Wilk

4. Director's Report –

Senior Planner Froelich provided updates on upcoming Planning Commission agenda items, City Council action on the 401 Capitola Avenue Appeal, and shared that no appeal of the affordable housing development at 4401 Capitola Road had been submitted.

5. Commission Communications –

Commissioner Estey attended the Planning Commissioner Academy in Garden Grove and shared feedback from the conference, and inquired as to the possibility of conducting increased community engagement for the City's updated Housing Element.

Vice Chair Christiansen suggested speaking with Community Development Director Herlihy and the Attorney's office. Commissioner Jensen suggested waiting to plan community outreach until the map is finalized and inquired about the timeline for submission of the Housing Element.

6. Adjournment – Adjourned at 7:10 PM to the next regularly scheduled meeting on May 4, 2023.

ATTEST:

Julia Moss, City Clerk