

City of Capitola

Planning Commission Meeting Minutes

Thursday, December 01, 2022 – 7:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Peter Wilk

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

All correspondences received prior to 5:00 p.m. on the Wednesday preceding a Planning Commission Meeting will be distributed to Commissioners to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Commissioners, nor be read by them prior to consideration of an item.

1. Roll Call and Pledge of Allegiance

The meeting was called to order at 7:00 PM. In attendance: Commissioners Routh, Christiansen, Newman, Westman, and Chair Wilk.

2. Oral Communications

A. Additions and Deletions to the Agenda – Additional materials were distributed for items 6B and 6E.

B. Public Comments – None

C. Commission Comments:

Newman: Thanked the Commission and Staff for their efforts during his time on the Planning Commission.

Chair Wilk: Thanked outgoing Commissioners for their efforts.

D. Staff Comments – None

3. Director's Report – Update on City Hall tree removal, accepting feedback on the 2023 Meeting Calendar.

4. Approval of Minutes

A. Approve October 20, 2022, Regular Planning Commission Meeting Minutes

B. Approve November 3, 2022, Regular Planning Commission Meeting Minutes

Motion to approve the 10/20 and 11/3 minutes: Commissioner Westman

Seconded: Routh

Voting Yea: Commissioners Routh, Christiansen, Newman, Westman, and Chair Wilk

5. Consent Calendar

A. 121 Cabrillo Street

Permit Number: #22-0221

APN: 036-185-10

Design Permit and Accessory Dwelling Unit (ADU) for a new single-family residence and attached ADU located within the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption
Property Owner: Chris & Lee Heck
Representative: Kurt Useldinger, Filed: 06.08.22

***Motion to approve the Consent Calendar: Commissioner Newman
Second: Commissioner Christiansen
Voting Yea: Commissioners Christiansen, Newman, Routh, Westman, and Chair Wilk***

6. Public Hearings

A. 2210 Derby Avenue

Permit Number: #22-0264

APN: 034-223-07

Design Permit for first- and second-story additions to an existing single-family residence and Minor Modification for the required parking space dimensions. The project is located within the R-1 (Single-Family Residential) zoning district.

This project is not in the Coastal Zone.

Environmental Determination: Chris Buich

Property Owner: David Mendoza, Filed: 07.14.22

Representative: Categorical Exemption

Associate Planner Sean Sesanto presented the staff report.

Commissioner comments included a discussion of canopy coverage and parking space modifications.

Motion to approve the design permit and minor modification to the required parking space dimensions: Commissioner Newman

Second: Commissioner Westman

Voting Yea: Commissioners Christiansen, Newman, Routh, Westman, and Chair Wilk

B. 123 Monterey Avenue

Permit Number: 22-0391

Location: Sidewalk in front of El Toro Bravo

Coastal Development Permit, Design Permit, and Major Encroachment Permit for Sidewalk Dining at 123 Monterey Avenue in the Mixed-Use Village zoning district.

Environmental Determination: Categorically Exempt

Property Owner: Delia Rey

Representative: Jon Baron, Business Owner

City Planner Brian Froelich presented the staff report.

Commissioner comments included a discussion of the eating surface, rent amount, requirements for sidewalk area, color of umbrellas, and conditions of approval.

Motion to approve the Coastal Development Permit, Design Permit, and Major Encroachment Permit for sidewalk dining with the following conditions: 1) umbrellas must not encroach the set boundaries; and 2) umbrella color must be approved by the Community Development Director: Commissioner Routh

Second: Commissioner Christiansen

Voting Yea: Commissioners Christiansen, Routh, Westman

Voting Nay: Chair Wilk and Commissioner Newman

C. 111 Capitola Avenue

Permit Number: 22-0436

Location: 2 parking spaces in front of English Ales

Coastal Development Permit, Design Permit, and Major Encroachment Permit for Custom Street Dining Deck for English Ales at 111 Capitola Avenue in the Mixed-Use Village zoning district.
Environmental Determination: Categorically Exempt
Property Owner: Karen Blackwell-Harrison
Representative: Peter Blackwell, Business Owner

***City Planner Brian Froelich presented the staff report.
Commissioner comments included a discussion of bike racks, parklets, and building colors.***

***Motion to deny the Coastal Development Permit, Design Permit, and Major Encroachment Permit: Commissioner Routh
Second: Commissioner Westman
Voting Yea: Commissioners Routh and Westman
Voting Nay: Commissioner Christiansen
Abstaining: Commissioner Newman and Chair Wilk***

D. 311 Capitola Avenue

Permit Number: 22-0502

Location: 1 Parking Space in front of 311 Capitola Avenue

Coastal Development Permit, Design Permit, and Major Encroachment Permit for Custom Street Dining Deck for Reef Dog Deli at 311 Capitola Avenue in the Mixed-Use Village zoning district.
Environmental Determination: Categorically Exempt
Property Owner: Lawrie & Lawrie
Representative: Anthony Kresge, Business Owner

***City Planner Brian Froelich presented the staff report.
Commissioner comments included a discussion about the deck materials, bike parking, and storm drainage.***

***Motion to deny the Coastal Development Permit, Design Permit, and Major Encroachment Permit: Commissioner Westman
Second: Commissioner Christiansen
Voting Yea: Commissioners Christiansen, Routh, Westman
Abstaining: Commissioner Newman and Chair Wilk***

E. 401 Capitola Avenue

Permit Number: #22-0282

APN: 035-131-11

Conditional Use Permit, Parking Variance, and Coastal Development Permit to establish a restaurant that serves beer and wine with no onsite parking in the MU-N (Mixed Use Neighborhood) zoning district.

This project Coastal Development Permit which is appealable to the Coastal Commission.

Environmental Determination: Categorical Exemption 15303

Property Owner: Amy Cheng

Representative: Richard Emigh Filed: 07.06.2022

City Planner Brian Froelich presented the staff report.

Public Comments Received:

- ***3 letters of opposition***
- ***2 letters of support***
- ***Public speakers in support: 7***

Commissioner comments included a discussion of the business plan, parking concerns, following the City’s General Plan and guidelines.

Motion to deny the Conditional Use Permit, Parking Variance, and Coastal Development Permit: Commissioner Routh

Second: Commissioner Christiansen

Voting Yea: Commissioners Christiansen, Routh, Westman

Abstaining: Commissioner Newman and Chair Wilk

7. Commission Communications – None

8. Adjournment – Adjourned at 8:55 PM to the next regularly scheduled meeting on January 19, 2023.

ATTEST:

Julia Moss, City Clerk