

# City of Capitola

## City Council Meeting Minutes

### Thursday, May 26, 2022 – 7:00 PM



City Council Chambers  
420 Capitola Avenue, Capitola, CA 95010

**Mayor:** Sam Storey

**Vice Mayor:** Margaux Keiser

**Council Members:** Jacques Bertrand, Yvette Brooks, Kristen Brown

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### Regular Meeting of the Capitola City Council – 7 PM

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

Council Members Jacques Bertrand, Yvette Brooks, Kristen Brown, Margaux Keiser, and Mayor Sam Storey.

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

#### 3. Presentations

A. Central Coast Community Energy Annual Update

Catherine Stedman presented the annual report from Central Coast Community Energy and highlighted the “electrify your ride” program.

#### 4. Additional Materials

A. Item 8.B - one staff distributed presentation

#### 5. Oral Communications by Members of the Public – None

#### 6. Staff / City Council Comments

City Manager Goldstein announced that Capitola Beach is ready for summer and thanked Public Works for their efforts.

Council Member Brooks spoke on the recent shootings in America and asked that community members do what they can to support action that address gun violence.

Council Member Brown asked that the meeting be adjourned in honor of victims of the recent shootings.

Mayor Storey agreed with this request and said that community members can contact their state and national representatives to encourage action.

Vice-Mayor Keiser also encouraged community members to contact their Senators, to vote, and generally stay involved.

Council Member Bertrand asked that staff research the viability of local agencies the same level of restrictions that the President enacted in his executive order on police reform.

#### 7. Consent Items

**Motion: Approve, Authorize, Adopt, and Determine as recommended**

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

**Mover:** Council Member Bertrand

**Second:** Vice Mayor Keiser

**Yea:** Mayor Storey, Vice Mayor Keiser, Council Member Bertrand, Council Member Brooks, Council Member Brown

- A. Consider the minutes from the May 12, 2022, regular City Council meeting  
Recommended Action: Approve minutes.
- B. Association of Capitola Employees and the Capitola Police Officers Association Side Letters  
Recommended Action: Authorize the City Manager to sign side letters with the Association of Capitola Employees and Capitola Police Officers Association, approving the option of ten-hour shifts for some Police Department Personnel.
- C. Senate Bill 9 Residential Developments and Urban Lot Splits Ordinance  
Recommended Action: Adopt an ordinance of the City of Capitola adding Municipal Code Chapters 16.78 and 17.75, adding Municipal Code section 16.08.020, and amending section 17.74.040 for the implementation of government code sections 66411.7 and 65852.21 related to Urban Lot Splits and Senate Bill 9 Residential Developments.
- D. Objective Standards for Multifamily and Mixed-Use Residential Ordinance  
Recommended Action: Adopt an ordinance adding Municipal Code Chapter 17.82 to establish objective standards for multifamily dwellings and mixed-use residential development, amending section 17.16 Residential Zoning Districts, section 17.20 Mixed Use Zoning Districts, and 17.24 Commercial and Industrial Zoning Districts to reference Chapter 17.82 Objective Standards for Multifamily Dwellings and Mixed-Use Residential Development.
- E. Receive Update on Pandemic Response and Consider Adopting Proposed Resolution Allowing for the Continuation of Teleconferencing  
Recommended Action: 1) Make the determination that all hazards related to the worldwide spread of the coronavirus (COVID-19) as detailed in Resolution No. 4168 adopted by the City Council on March 12, 2020, still exist and there is a need to continue action; and 2) Adopt the proposed resolution authorizing the City Council (along with the Planning Commission and all advisory bodies) to continue to conduct teleconferencing meetings.

## 8. General Government / Public Hearings

- A. Community Grant Program Recommendations  
Recommended Action: Consider the recommendations of the Community Grant Subcommittee and direct staff to make proposed changes to the Community Grant process.

The Mayor recused himself. Assistant to the City Manager Laurent introduced the suggestions made by the subcommittee. Council Member Brown explained that the subcommittee attempted to make recommendations appropriate for the City of Capitola specifically.

In public comment, Leah Samuels, Human Care Alliance, expressed concern about the funding levels.

Council Member Brown explained that the total City funding for community grants is higher than in past years, but is divided differently to better address needs.

**Motion: Approve recommendations of the Community Grant Subcommittee and direct staff to make proposed changes to the Community Grant process**

**Result: Passed, 4:0 (Unanimous)**

**Mover:** Council Member Bertrand

**Second:** Council Member Brooks

**Yea:** Vice Mayor Keiser, Council Member Bertrand, Council Member Brown

**Recused:** Mayor Storey

B. Receive Community Survey Results

Recommended Action: Receive report and provide direction to staff regarding potential measures to place on November 2022 ballot.

City Manager Goldstein introduced Gene Bregman to present the community survey results.

In response to a question, Mr. Bregman confirmed that the polling is stratified to match who lives and votes in Capitola and reflect the likely voters.

City Manager Goldstein commented that once a measure is officially on a ballot, staff cannot campaign or contribute to the measure's success/failure.

Vice Mayor Keiser suggested that a second home tax be linked to addressing affordable housing needs.

In response to a question from Council Member Bertrand, Mr. Bregman said he has not polled about a second home tax before as they are newer in concept.

In a public comment email, a member of the public asked if the polling considered mail-in ballots. Mr. Bregman responded yes.

Council Member Brooks provided feedback on topics that should be brought back for further consideration by Council. Council Member Brown agreed and added her thoughts.

Vice Mayor Keiser asked about accessory dwelling units (ADUs) and sought clarification on empty homes versus second homes. She also discussed enforcement and if the tax revenue would offset the cost of an enforcement/compliance staff member.

Mayor Storey said he was not encouraged by the polling data.

Ultimately, Council provided the following:

**Direction:** Bring a potential second home tax before Council at the June 9 meeting with follow-up on the following items: threshold to qualify for the tax, potential tax rates, uses for potential tax revenue, impact of the tax on ADUs, exemptions to the tax, enforcement options, and the cost to place a measure on the ballot.

C. Regional Housing Needs Allocation

Recommended Action: Accept staff presentation on Regional Housing Needs Allocation and direct the Mayor to send the attached comment letter to the Association of Monterey Bay Area Governments Board of Directors.

City Manager Goldstein presented an update on the Regional Housing Needs Allocation.

There was no public comment.

Council Member Brown said that she has personally shared the important points outlined in the letter at the AMBAG board meetings. She said there is a state-level problem that needs to also be addressed.

Council Member Brooks asked if a letter could instead be sent to our Senator.

City Manager Goldstein recommended sending the letter to AMBAG and in the long-term working with state level representatives.

**Motion: Direct staff to work with regional partners to contact State representatives to support changes in how RHNA is calculated and implemented.**

**Result: withdrawn**

**Mover:** Council Member Brooks

**Second:** Council Member Bertrand

After brief discussion, Council Member Brown explained her desire for the letter to be submitted to AMBAG as well as agreement for larger change being encouraged at the State level.

**Motion: 1) Approve submitting the letter to AMBAG and 2) Direct staff to work with regional partners to contact State representatives to support changes in how RHNA is calculated and implemented.**

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

**Mover:** Council Member Brooks

**Second:** Council Member Bertrand

**Yea:** Mayor Storey, Vice Mayor Keiser, Council Member Bertrand, Council Member Brooks, Council Member Brown

D. Dental Insurance Premium Refund

Recommended Action: Approve the proposed refund of up to five months of dental premiums to City employees.

The Mayor read a required statement. Assistant to the City Manager Laurent presented a brief staff report.

There was no public comment.

**Motion: Approve the refund of up to five months of dental premiums to City employees**

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

**Mover:** Council Member Bertrand

**Second:** Council Member Brooks

**Yea:** Mayor Storey, Vice Mayor Keiser, Council Member Bertrand, Council Member Brooks, Council Member Brown

## 9. Adjournment

Mayor Storey adjourned the meeting at 9:30pm in honor of those killed in the shootings in Uvalde, Texas and Buffalo, New York in the past two weeks.

ATTEST:

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Sam Storey, Mayor

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Chloé Woodmansee, City Clerk