

Capitola Planning Commission

Agenda Report



Meeting: April 7, 2022

From: Community Development Department

Address: Preliminary Review of Prototype Street Dining Deck

Permit Number: 22-0140

APN: Village Eating Establishments

Preliminary design for future prototype street dining deck.

Environmental Determination: Categorically Exempt

Property Owner: City of Capitola

Representative: Katie Herlihy, Community Development Director

Applicant Proposal: Staff is requesting preliminary design feedback on the first draft of the Prototype Street Dining Deck plans from the Planning Commission.

Background: On December 9, 2021, the City Council approved the Outdoor Dining Ordinance which establishes a permitting process for street and sidewalk dining within the village. The ordinance includes an administrative review process for a prototype street dining deck. The prototype street dining deck is currently being developed by the City and will require Planning Commission approval of a blanket Coastal Development Permit (CDP).

The Outdoor Dining Ordinance is currently under review by the Coastal Commission. Staff anticipates the ordinance to be reviewed for certification in May or June. Once the ordinance is certified, staff will proceed with the blanket CDP application.

In February, local landscape architecture firm, Michael Arnone + Associates, was contracted by the city to create the prototype design.

Analysis: During the ordinance review, several Planning Commissioners and City Council members suggested allowing options within the prototype design to allow differentiation. The draft design includes options for decking, railings, lights, furniture, and recommended plants. The restaurants may choose from the options to personalize their space. Staff is seeking feedback on the proposed options for decking, railings, lights, furniture, and plants.

The street dining decks will all have planters. The landscape architect recommended allowing one style of planter to have cohesion in the dining decks throughout the village. The current draft includes two types of planters, one fiberglass and one concrete. Staff is requesting feedback on the preferred planter.

There are pros and cons to the two planters. Pro's for the fiberglass is that it is a lot less cumbersome to work with and has more range in terms of available colors and textures. Planters could be placed on the deck and wouldn't require extra support. Pricewise concrete and fiberglass are similar when you add in shipping cost. In terms of safety, the concrete planter would be safer due to the weight. To support the weight of the concrete planters, a poured concrete curb or plinth may be necessary.

Recommendation: Review the first draft of the Prototype Street Dining Deck plans and provide staff with direction.

Attachments:

1. Prototype Street Dining Deck plan set