

Capitola Planning Commission

Agenda Report

Meeting: May 1, 2025

From: Community Development Department

Address: 4800 Opal Cliff Drive



Project Description: Application #25-0164. APN: 034-462-05 **Request to Continue** an application to renew a previously issued Conditional Use Permit and Coastal Development Permit (Permit #21-0011) for repair and maintenance of an existing coastal protection structure located within the R-1 (Single-Family Residential) zoning district and the CZ (Coastal Overlay) zone. The Planning Commission approval was issued on June 2, 2022, but the applicant was unable to secure Building Permits within two years and the permits expired.

This project is in the Coastal Zone and requires a Coastal Development Permit that is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: David Mewes, HOA Representative
Representative: David Mewes, Filed: 04.01.2025

Recommended Action: Staff recommends the Planning Commission continue the item to a date uncertain to allow the applicant more time to provide updated project information.