

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF CAPITOLA APPROVING AMENDMENTS TO THE GENERAL PLAN LAND USE MAP TO CHANGE THE MONARCH COVE INN PROPERTY FROM A VISITOR SERVING BASE ZONE TO R-1 SINGLE-FAMILY RESIDENTIAL BASE ZONE WITH A VISITOR SERVING OVERLAY ZONE**

WHEREAS, on October 12, 2020 the City of Capitola adopted a General Plan Land Use Map amendment to change the Monarch Cove Inn property (620 El Salto Drive, Parcel Numbers 036-143-31, 036-142-27, and 036-142-28) from a Visitor Serving base zone to R-1 Single-Family Residential base zone with a Visitor Serving overlay zone;

WHEREAS, the Monarch Cove Land Use Map Amendment requires certification by the California Coastal Commission as the property is located within the Coastal Zone; and

WHEREAS, on April 15, 2021 the Coastal Commission did not certify the Monarch Cove Land Use Map Amendment and associated Zoning Code and Zoning Map amendments;

WHEREAS, on April 15, 2021 the Coastal Commission advised the Monarch Cove Inn owner and the City of Capitola to bring the proposed Monarch Cove Inn amendments back before the Coastal Commission as a separate item for consideration;

WHEREAS, at duly notice public hearings on October 20 and November 3, 2022, the Planning Commission reviewed the Monarch Cove General Plan Land Use Map Amendments and associated Zoning Code and Zoning Map amendments; and

WHEREAS, on November 3, 2022, the Planning Commission recommended to the City Council adoption of the proposed Monarch Cove General Plan Land Use Map Amendments and associated Zoning Code and Zoning Map amendments.

**BE IT ORDAINED** by the City of Capitola as follows:

**Section 1:** General Plan Land Use Map Amendment

The General Plan Land Use Map is amended to change the Monarch Cove Inn property (620 El Salto Drive, Parcel Numbers 036-143-31, 036-142-27, and 036-142-28) from a Visitor Serving base zone to R-1 Single-Family Residential base zone with a Visitor Serving overlay zone as shown in Attachment 1, attached hereto and incorporated herein by this reference.

**Section 2:** Environmental Review.

The City Council finds and determines that the General Plan Land Use Map Amendment is statutorily exempt from the provisions of the California Environmental Quality Act

("CEQA"), pursuant to CEQA Guidelines Sections 15061(b)(3), the common sense exception that CEQA applies only to projects which have the potential for causing a significant effect on the environment and 15183, projects consistent with a community plan, general plan or zoning.

PASSED AND ADOPTED by the City Council of the City of Capitola at a regular meeting held on \_\_\_\_\_, 2022 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Sam Storey, Mayor

Attest: \_\_\_\_\_  
Chloe Woodmansee, City Clerk