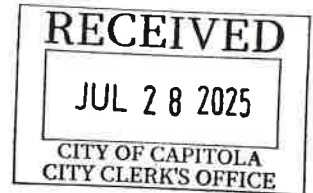




CITY OF CAPITOLA APPEAL INFORMATION

CITY OF CAPITOLA COMMUNITY DEVELOPMENT DEPARTMENT
420 CAPITOLA AVENUE, CAPITOLA, CA 95010
831-475-7300 WWW.CITYOFCAPITOLA.ORG



Appellants should always attend the hearing to present their case to the decision makers.

CITY OF CAPITOLA

APPEAL APPLICATION FORM

TYPE OF APPEAL (check one)

APPEAL FEE

See Fee Schedule

Coastal Appeal XXXXXXXX

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APPELLANT INFORMATION

Name: Bradley Todd

Address: 1001 Sir Francis Ave, Capitola Zip 95010

Phone: 408 442 2805

Email: Brad.g.todd@gmail.com

APPEAL INFORMATION

Project Address: Coastal Bluff Adjacent to Park Avenue.

Assessor's Parcel Number (APN) 036-201-02

Property Owner: Santa Cruz County

Application Number:

Capitola Coastal Bluff Fence Appeal

Key Grounds for Appeal

Bradley Todd's appeal regarding the proposed fencing along the coastal bluff adjacent to Park Avenue relies on several requirements from Capitola's Coastal Overlay Zone (COZ) and Local Coastal Program (LCP), as well as the California Coastal Act. The central concerns relate to:

- **Preserving and enhancing public access** to 1,300 feet of coastal bluff,
- **Maintaining or enhancing public ocean views,**
- **Ensuring low-cost public recreational access,**
- **Providing opportunities for visitors and maintaining coastal resources,** and

- **Adhering to LCP goals for appropriate coastal development.**

Significance of Public Use—Informal Survey Findings

An **informal survey** conducted by the appellant, which suggests

- Approximately **15 people per daylight hour** (about **200 people per day**) regularly walk or bike the area between Park Avenue and the bluff, enjoying direct ocean views from the bluff rather than from the street above.
- On special occasions (e.g., local events like the Wharf-to-Wharf race), usage can be even higher.
- This empirical evidence underscores that **public use of the bluff area is regular, significant, and active**, not just hypothetical or occasional.

This survey data supports the appeal by providing **quantitative evidence of the community's ongoing use and enjoyment** of this scenic resource. The proposed fencing would eliminate a valued access point for hundreds, if not thousands, of visitors every year.

Regulatory Background and Policy Context

The COZ and LCP require that any development, including fencing:

- Be consistent with LCP/Coastal Act mandates for maximizing public access and recreational use;
- Protect, maintain, and enhance scenic and visual resources;
- Weigh public safety needs carefully against these other priorities.

Past staff analysis appears to have overlooked this user group, focusing only on car and pedestrian views from Park Avenue rather than those utilizing the bluff path directly. **The survey's data highlights that these users represent a substantial portion of the population impacted by the proposed closure.**

Precedents and Alternative Approaches

- Other Capitola coastal sites—such as Grand Avenue, Cliff Drive, and New Brighton State Park—use various design solutions (setback fencing, signage, railings, landscape buffers) that balance public safety and continued public access.
- The appeal recommends that the City and RTC consider **less restrictive safety measures** or even **expand and formalize public access** along the 1,300' coastal bluff segment to create a unique park opportunity for both residents and visitors.

Conclusion

Including the informal survey findings makes clear that **the project's impact would be substantial**: eliminating a well-used, unique access and view corridor for ~ 7,000 visits annually. This contravenes the goals of Capitola's LCP and the California Coastal Act to **maximize public access and recreation** along the coast. The City and RTC should

explore safety solutions that **preserve or enhance existing public use**—as documented by real-world visitor data—instead of limiting it.

Citations for context:

- Capitola Municipal Code 17.44.010 & 17.44.130
- Capitola Local Coastal Program
- California Coastal Act
- Comparable coastal management examples (Grand Avenue, Cliff Drive, New Brighton State Park)

SIGNATURE DATE

Bradley Todd 7/26/2025





