

City of Capitola

Planning Commission Meeting Minutes

Thursday, February 01, 2024 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen

Commissioners: Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

1. Roll Call and Pledge of Allegiance

The meeting was called to order at 6:00 pm. In attendance, Commissioners Christiansen, Jensen, Westman, and Wilk. Absent, Commissioner Estey.

2. Additions and Deletions to the Agenda

None

3. Oral Communications

Goran Kelpic, a member of the public, commented on drug trafficking and prostitution problems that he witnesses in the County.

4. Planning Commission/Staff Comments

Director Herlihy confirmed that the City Council will be discussing the Housing Element and the Strategic Plan at their next meeting.

Commissioner Wilk thanked staff and his fellow Commissioners for holding tonight's workshop and clarified the intent of some of his comments/concerns at the previous Planning Commission meeting.

5. Consent Calendar

A. Approval of December 7, 2023 Planning Commission Meeting Minutes

B. Approval of January 18, 2024 Planning Commission Meeting Minutes

Motion to approve the Consent Calendar: Commissioner Wilk

Seconded: Commissioner Westman

Voting Aye: Commissioners Westman, Wilk, Vice Chair Jensen, Chair Christiansen

Absent: Commissioner Estey

6. Public Hearings

A. Citywide Zoning Code Update

Project Description: Permit #24-0026 for future Amendments to the Capitola Municipal Code Title 17: Zoning. The future Zoning Code ordinance amendments will impact the development standards and regulations for properties citywide. The Zoning Code is part of the City's Local Coastal Program (LCP) and amendments require certification by the California Coastal Commission prior to taking effect in the Coastal Zone.

Recommended Action: Provide feedback to staff on zoning discussion items and direct staff to prepare an ordinance to amend Capitola Municipal Code Title 17: Zoning.

Director Herlihy introduced the work session and began the presentation.

David Geiser, a development representative from Merlone Geier, owner of the Capitola Mall site, commented on the FAR calculation relative to parking garages and design of parking garages.

The Planning Commission provided the following direction on the discussion topics:

1. Community Benefit: On the Mall site only it is ok to raise the height to 75 feet, remove parking garages from FAR calculation, include objective standards to step massing along street frontage, and require garages are incorporate into the architecture (wrapped).
2. Design Review: Return with options related to Architectural and Site review.
3. Upper Floor Decks: 150 sf is cumulative of all decks for FAR calculation. Allow deck on the second story at 15 feet setback instead of 20 feet. The privacy wall on upper story decks should be on a case-to-case basis changing “shall” to “may” be required by PC. Add examples of privacy screens to include opaque materials and vegetation.
4. Do not modify the vacation rental overlay
5. Landscape standards in 17.72.040 . No changes necessary in code. Staff will create a guidance document/checklist for landscape plan requirements
6. Change opaque window standards to “may” instead of “shall”
7. Create standards for flatwork permits.

7. Director's Report

Director Herlihy provided an update about the upcoming topics for the next two Planning Commission meetings.

8. **Adjournment** – *The meeting was adjourned at 9:36 PM to the Special Meeting of the Planning Commission on February 2024, at 6:00 PM.*