

City of Capitola

Planning Commission Meeting Minutes

Thursday, September 05, 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 6:01 PM. In attendance, Commissioners Estey, Westman, Wilk, Vice Chair Jensen, and Chair Christiansen.*
2. **Additions and Deletions to the Agenda** - *Director Herlihy described additional materials received by staff before the start of the meeting*

3. **Oral Communications**

- *Goran Klepic*

4. **Planning Commission/Staff Comments**

Directory Herlihy announced the departure of Deputy City Clerk Austin Westly from his role at the City and introduced Rosie Wyatt as the new Acting Deputy Clerk.

Commissioner Estey congratulated staff and consultants on the recent certification of the Housing Element by HCD.

Vice Chair Jensen echoed these sentiments and reminded the public of an upcoming CWEP event on September 7th and 8th to install CWEP funded elements of the Capitola Wharf.

Commissioner Wilk congratulated staff about the Housing Element certification, thanked Deputy City Clerk Westly and welcomed Acting Deputy City Clerk Wyatt, and discussed the City's current tree removal permit procedure.

5. **Consent Calendar**

- A. Approval of July 18, 2024 Planning Commission Meeting Minutes

Motion to approve item 5A: Commissioner Westman

Seconded: Commissioner Wilk

Voting Yea: 5-0

6. **Public Hearings**

- A. **Citywide Zoning Code Update**

Project Description: Application #24-0026 for Amendments to Capitola Municipal Code (CMC) Title 17: Zoning Code, the Capitola Zoning Map, and CMC Chapter 18.03 Residential Density Bonus. The proposed Zoning Code amendments will affect the development standards and regulations for properties citywide. The Zoning Code and Zoning Map are part of the City's Local Coastal Program (LCP), and amendments require certification by the California Coastal Commission before taking effect in the Coastal Zone.

Recommended Action: Staff recommends the Planning Commission (1) provide feedback to staff on discussion items outlined in the staff report related to the draft Zoning Code amendments and draft Zoning Map Amendments; and (2) continue the discussion on the Zoning Code and Zoning Map amendments to the September 19, 2024, Special Planning Commission hearing.

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Associate Planner Sesanto and Consultant Ben Noble presented the staff report.

Ben Noble provided an overview of Density Bonus laws and ordinances within the State as well as the City of Capitola specifically, information regarding Office Space in Commercial Districts, and the demolition and replacement of accessory dwelling units. Associate Planner Sesanto presented information about Second Story Decks & Balconies.

Public Comments:

- *Linda Barnes*

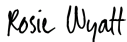
The Commission discussed certain aspects of the density bonus rules as they relate to Senior Housing and Disabled Housing. The Commission voiced support for programs that could alter office use layouts to comply with proposed permitting requirements. The Commission voiced support for different code requirements for decks and overhanging balconies to remove limitations for larger front-facing decks. The Commission also discussed planned development zones and the impact they may have on Housing Element programs that the City has committed to, and discussed the requirements for a Design Review Committee.

7. Director's Report

Director Herlihy provided information about the City's tree ordinance update, the Upper Parking Lot Sidewalk Project, Jade Street Community Center closure, the Park Avenue Public Art Project, a community event hosted by CWEP on the Wharf September 7th and 8th, and thanked staff and the Commission for their work on the Housing Element.

- 8. Adjournment** – *The meeting adjourned at 7:53 PM. The next meeting of the Planning Commission is a special meeting on September 19, 2024, at 5:00 PM.*

ATTEST:

Signed by:

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Rosie Wyatt, Acting Deputy Clerk