

City of Capitola Special Planning Commission Meeting Minutes



Thursday, February 15, 2024 – 5:00 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 5:00 pm. In attendance, Commissioners Courtney Christiansen, Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

2. Additions and Deletions to the Agenda

None

3. Oral Communications

Goran Klepic, a Soquel resident, commented on illegal activities around the community that he is concerned about.

4. Planning Commission/Staff Comments

Directory Herlihy informed the Commission of the Wharf Visioning Town Hall meeting next week.

5. Consent Calendar

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.

Chair Christian introduced Item 7A. Director Herlihy introduced Ben Noble, planning consultant, who is joining us tonight to lead the work session discussion.

Mr. Noble introduced the work session topics, which include: Missing Middle Housing, Alternative Housing Types, Parking, Lot Consolidation, and Building Massing.

The Planning Commission provided the following feedback on the discussion items:

- 1. Missing Middle Housing: Modify RM development standards to allow missing middle housing projects. Return with a proposal and more information.*
- 2. Corner Duplexes: Allow duplexes on all corner lots subject to the same development standards as a single-family home.*

3. Lot Consolidation: Ok as proposed
4. Alternative Housing Types:
 - Single Room Occupancy: Maybe promote if we can count towards RHNA
 - Live/Work: Already allowed. Code change not necessary
 - Micro: Promote close to transit center
 - Co-housing: Already allowed. Code change is not necessary
 - Workforce: Add as community benefit
5. Parking – Multifamily:
 - Eliminate covered parking requirement
 - Proposed parking reductions okay
 - 0.5 for micro close to transit center
6. Parking – Senior and Special Needs: Ok as proposed but provide adequate guest parking
7. Massing – Return with a variety of architectural styles

7. Director's Report

Director Herlihy provided the director's report, giving an update on the Housing Element and a recap of the related discussion at the last City Council meeting. She described the next steps of the Mall site development proposal and provided more information about the status of work with Merlone-Geier.

In addition, there was a discussion about the status of the Wharf project after the announcement of the loss of the Wharf House and Capitola Boat and Bait buildings which was announced this week.

8. **Adjournment** – *The meeting was adjourned at 7:29 PM to the next regularly scheduled meeting of the Planning Commission on March 7, 2024, at 6:00 PM.*