

# City of Capitola

## City Council Meeting Agenda

### Thursday, August 22, 2024 – 6:00 PM



City Council Chambers  
420 Capitola Avenue, Capitola, CA 95010

**Mayor:** Kristen Brown  
**Vice Mayor:** Yvette Brooks  
**Council Members:** Joe Clarke, Margaux Morgan, Alexander Pedersen

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### Closed Session – 5:30 PM

*Closed Sessions are not open to the public and held only on specific topics allowed by State Law (noticed below). An announcement regarding the items to be discussed in Closed Session will be made in the City Hall Council Chambers prior to the Closed Session. Members of the public may, at this time, address the City Council on closed session items only. There will be a report of any final decisions in City Council Chambers during the Open Session Meeting.*

- i. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Govt. Code § 54956.8)  
Property: A portion of the easterly terminus of Escalona Drive, spanning approximately 60-feet wide, bounded by 620 El Salto Dr. (APN 03614331) to the west and bounded by 722 Escalona Dr. (APN 03614128) to the east  
City Negotiator: Jamie Goldstein, City Manager  
Under Negotiation: Price and terms of payment

### Regular Meeting of the Capitola City Council – 6 PM

*All correspondence received prior to 5:00 p.m. on the Wednesday preceding a Council Meeting will be distributed to Councilmembers to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Councilmembers, nor be read by them prior to consideration of an item.*

#### 1. Roll Call and Pledge of Allegiance

Council Members Joe Clarke, Margaux Morgan, Alexander Pedersen, Yvette Brooks, and Mayor Kristen Brown.

#### 2. Additions and Deletions to the Agenda

#### 3. Report on Closed Session

#### 4. Additional Materials

*Additional information submitted to the City after distribution of the agenda packet.*

- A. Item 8A - Correspondence Received

#### 5. Oral Communications by Members of the Public

*Oral Communications allows time for members of the Public to address the City Council on any "Consent Item" on tonight's agenda, or on any topic within the jurisdiction of the City that is not on the "General Government/Public Hearings" section of the Agenda. Members of the public may speak for up to three minutes, unless otherwise specified by the Mayor. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and*

*will not be permitted to engage in dialogue. A maximum of 30 minutes is set aside for Oral Communications.*

## 6. Staff / City Council Comments

*Comments are limited to three minutes.*

## 7. Consent Items

*All items listed as “Consent Items” will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Council votes on the action unless members of the City Council request specific items to be discussed for separate review. Items pulled for separate discussion will be considered following General Government. Note that all Ordinances which appear on the public agenda shall be determined to have been read by title and further reading waived.*

### A. City Council Meeting Minutes

Recommended Action: Approve minutes from the regular meeting on July 25, 2024.

### B. City Check Registers

Recommended Action: Approve check registers dated July 19, 2024, July 26, 2024, and August 2, 2024.

### C. City Attorney Services Contract

Recommended Action: Authorize the City Manager to enter a five-year contract with Burke, Williams, & Sorenson, LLP to continue providing City Attorney services, effective September 1, 2024.

### D. Stockton Bridge Repair Project Completion

Recommended Action: 1) Accept as complete the Stockton Bridge Repair Project constructed by Anderson Pacific Engineering Construction, Inc.; 2) authorize the City Clerk to file and record a Notice of Completion; and 3) authorize the release of the contract retention of \$14,610 as prescribed in the contract.

### E. Wharf Resiliency and Public Access Project Completion

Recommended Action: 1) Accept as complete the Wharf Resiliency and Public Access Project constructed by Cushman Contraction Corporation at a final cost of \$10,145,475; 2) authorize the City Clerk to file and record a Notice of Completion; and 3) authorize the release of the contract retention held in escrow of \$257,273.75.

### F. Conflict of Interest Code

Recommended Action: Adopt a resolution amending the City of Capitola’s Conflict of Interest Code to reflect the current organizational structure.

### G. City Banking Services Agreement

Recommended Action: Authorize the City Manager to execute a five-year agreement for banking services with Santa Cruz County Bank with an option for a five-year contract extension, subject to City Attorney review and approval.

## 8. General Government / Public Hearings

*All items listed in “General Government / Public Hearings” are intended to provide an opportunity for public discussion of each item listed. The following procedure pertains to each General Government item: 1) Staff explanation; 2) Council questions; 3) Public comment; 4) Council deliberation; 5) Decision.*

### A. Citywide Housing Element Re-Adoption

Recommended Action: Adopt a resolution approving the Planning Commission recommendation to 1) adopt the Addendum to the General Plan Update Environmental Impact Report; and 2) amend the 2023-2031 Housing Element of the General Plan, as conditionally approved by the California Department of Housing and Community Development; and direct staff to submit the amended Housing Element to the State of California for certification.

**B. Affordable Housing Development Loan Amendment**

Recommended Action: Adopt a resolution authorizing the City Manager to execute an Amended Loan Agreement with MP Rail Trail Associates, LP to increase an existing loan of \$250,000 by \$1,307,808 for a total loan of \$1,557,808 to fund development of 52 residential units affordable to low income households at 1098 38<sup>th</sup> Avenue, Capitola, CA and allocating \$357,807.60 of PLHA Funds and \$950,000 of Housing Successor Agency Funds thereto.

**C. Coastal Commission Recommended Modifications to Capitola Zoning Code: Monarch Cove Inn**

Recommended Action: Adopt a resolution accepting the California Coastal Commission modifications to amendments to the City of Capitola General Plan Map, Zoning Map, Municipal Code Chapter 17.28 Visitor Serving Overlay Zones, and removal of Municipal Code Chapter 17.30 Visitor Serving District - Monarch Cove Inn.

**D. League of California Cities Annual Conference Voting Delegate**

Recommended Action: Designate the City of Capitola’s voting delegate and alternate to the League of California Cities Annual Conference.

**9. Adjournment -** The next regularly scheduled City Council meeting is on September 12, 2024 at 6:00 PM.

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**How to View the Meeting**

**Meetings are open to the public for in-person attendance at the Capitola City Council Chambers located at 420 Capitola Avenue, Capitola, California, 95010.**

**Other ways to Watch:**

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel

**To Join Zoom Application or Call in to Zoom:**

Meeting

link: <https://us02web.zoom.us/j/83328173113?pwd=aVRwcWN3RU03Zzc2dkNpQzRWVXAydz09>

Or dial one of these phone numbers: **1 (669) 900 6833, 1 (408) 638 0968, 1 (346) 248 7799**

Meeting ID: **833 2817 3113**

Meeting Passcode: **678550**

**How to Provide Comments to the City Council**

Members of the public may provide public comments to the City Council in-person during the meeting. If you are unable to attend in-person, please email your comments to [citycouncil@ci.capitola.ca.us](mailto:citycouncil@ci.capitola.ca.us) and they will be included as a part of the record for the meeting. Please be aware that the City Council will not accept comments via Zoom.

**Notice regarding City Council:** The City Council meets on the 2nd and 4th Thursday of each month at 6:00 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

**Agenda and Agenda Packet Materials:** The City Council Agenda and the complete Agenda Packet are available for review on the City’s website and at Capitola City Hall prior to the meeting. Need more information? Contact the City Clerk’s office at 831-475-7300.

**Agenda Materials Distributed after Distribution of the Agenda Packet:** Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda packet are available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

**Americans with Disabilities Act:** Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the City Clerk’s office at least 24 hours in advance of the meeting at 831-475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o envíe un correo electrónico a [jgautho@ci.capitola.ca.us](mailto:jgautho@ci.capitola.ca.us).

**Televised Meetings:** City Council meetings are cablecast “Live” on Charter Communications Cable TV Channel 8 and are recorded to be rebroadcasted at 8:00 a.m. on the Wednesday following the meetings and at 1:00 p.m. on Saturday following the first rebroadcast on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings are streamed “Live” on the City’s website by clicking on the Home Page link “Meeting Agendas/Videos.” Archived meetings can be viewed from the website at any time.