City of Capitola
Planning Commission Meeting Agenda
Thursday, June 01, 2023 – 6:00 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman
Commissioners: Courtney Christiansen, Paul Estey, Gerry Jensen, Peter Wilk

Please review the Notice of Remote Access for instructions on participating in the meeting remotely. The Notice of Remote Access is at the end of the agenda.

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

All matters listed on the Regular Meeting of the Capitola Planning Commission Agenda shall be considered as Public Hearings.

1. Roll Call and Pledge of Allegiance

   Commissioners Susan Westman, Courtney Christiansen, Paul Estey, Gerry Jensen, Peter Wilk

2. New Business

3. Oral Communications

   A. Additions and Deletions to the Agenda
   B. Public Comments

   Please review the Notice of Remote Access for instructions. This item is for short communications from the public concerning matters not on the Agenda. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes. Members of the public may speak for up to three minutes, unless otherwise specified by the Chair. 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.

   C. Commission Comments
   D. Staff Comments

4. Approval of Minutes

   A. May 4, 2023 - Planning Commission Meeting Minutes

5. Consent Calendar

   All matters listed under “Consent Calendar” are considered by the Planning Commission to be routine and 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 Planning Commission votes on the action unless members of the public or the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

6. Public Hearings
Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Planning Commission Questions; 3) Public Comment; 4) Planning Commission Deliberation; and 5) Decision.

A. 207, 209, 209A, 211 Esplanade
   Permit Number: #23-0104
   APN: 035-211-03
   Consideration of alternative colors and materials for the Design Permit, Historic Alteration Permit, and Coastal Development Permit for façade modifications at 207, 209, 209A, and 211 Esplanade located in the Mixed-Use Village (MU-V) zoning district that was a previously approved by the Planning Commission on April 6, 2023.
   Environmental Determination: Categorical Exemption 15331
   Property Owner: Chuck Hammers
   Representative: Dan Gomes, Fuse Architects

B. Alternative Design for the Prototype Street Dining Deck in Central Village
   Location: Up to 25 public parking spaces in the Central Village
   Consideration of alternative railing, deck, and planter for Capitola’s prototype street dining deck design which may be utilized by Eating and Drinking Establishments in the Central Village.
   Environmental Determination: Categorically Exempt 15311
   Property Owner: City of Capitola
   Representative: Katie Herlihy, Community Development Director

C. Citywide Housing Element Update
   Permit Number: 23-0019
   APN: Citywide
   Housing Element Update 6th Cycle
   Environmental Determination: Pending
   Property Owner: City of Capitola
   Representative: Bret Stinson, RRM Design and Veronica Tam, VTA, Inc.

7. Director’s Report
8. Commission Communications
9. Adjournment

Notice of In-Person & Remote Access
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:
https://www.youtube.com/channel/UCJqSsB5qoS7CcD8Ig9Yw1g/videos
To Join Zoom Application or Call in to Zoom:

Meeting link: https://us02web.zoom.us/j/84769092900?pwd=anpWVWIQamFzT3BGUm54QStJWTDwQT09
Or dial one of these phone numbers: 1 (669) 900 6833, 1 (408) 638 0968, 1 (346) 248 7799
Meeting ID: 847 6909 2900
Meeting Passcode: 379704

To make a remote public comment:

- **Via Zoom Application**: Use participant option to “raise hand”. The moderator will unmute you
- **Via Zoom phone call**: Dial “9” on your phone to “raise your hand”. The moderator will unmute you

**Appeals**: The following decisions of the Planning Commission can be appealed to the City Council within ten (10) calendar days following the date of the Commission action: Design Permit, Conditional Use Permit, Variance, and Coastal Permit. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be in submitted writing on an official city application form, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a five hundred dollar ($500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 7 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

**Agenda and Agenda Packet Materials**: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: www.cityofcapitola.org/meetings. Need more information? Contact the Community Development Department at (831) 475-7300.

**Agenda Materials Distributed after Distribution of the Agenda Packet**: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, 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 accommodation to participate in the meeting due to a disability, please contact the Community Development Department 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.

**Televised Meetings**: Planning Commission meetings are cablecast “Live” on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City’s website: www.cityofcapitola.org