

# City of Capitola

## City Council Meeting Minutes

### Thursday, October 24, 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

---

### Closed Session – 5:15 PM

- i. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov't Code § 54956.8)  
Property: Esplanade Park (APN 035-26-209)  
City Negotiator: Jamie Goldstein, City Manager  
Under Negotiation: Lease of Real Property

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

1. **Roll Call and Pledge of Allegiance** – *The meeting was called to order at 6:03 PM. In attendance: Council Members Clarke, Morgan, Pedersen, Vice Mayor Brooks, and Mayor Brown.*
2. **Additions and Deletions to the Agenda** – *None*
3. **Presentations**
  - A. *Community Service and Recreation Director Bryant introduced Isabella Anne Robinson-Moreira, Mayor Brown presented her with a certificate for winning the "Mayor for a Day" Youth Essay Contest.*
  - B. *Dr. Jessica Glantz Kiernan, Soquel Unified Elementary School District, provided a presentation on the Public Art Tile Project at Park Avenue and Washburn Avenue*
  - C. *Judi Young, Central Coast Community Energy, provided a presentation on 3CE efforts.*
4. **Report on Closed Session** – *The City Council discussed one item on the Closed Session Agenda. No reportable action was made.*
5. **Additional Materials**
  - A. *Item 9A – Four emails received after publication of the agenda packet.*
  - B. *Item 9B – One email received after publication of the agenda packet.*

**City Manager Goldstein announced the appointment of Captain Sarah Ryan as the Capitola Police Chief.**

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

- *Chief Deputy Jacob Ainsworth, Santa Cruz County Sheriff's Office*
- *Goran Klepic*
- *Marilyn Garrett*

### 7. Staff / City Council Comments

City Council Meeting Minutes – October 24, 2024

- *Council Member Clarke reminded the public of the Plein Air Art Competition currently taking place in Capitola.*
- *Council Member Morgan reminded the public of the changes taking place to Village Parking due to the implementation of Daylighting Law.*
- *Vice Mayor Brooks provided a brief report on her attendance at the League of California Cities Annual conference and advised that she had been appointed as a representative for the Monterey Bay Region to the League of California Policy Board.*
- *Mayor Brown reminded the public of the Halloween Parade on Sunday, October 27<sup>th</sup> and provided a brief update on a recent career day visit to an elementary school.*

## 8. Consent Items

A. City Council Meeting Minutes

Recommended Action: Approve minutes from the regular meeting on October 10, 2024.

B. City Check Registers

Recommended Action: Approve check registers dated September 27, 2024, and October 4, 2024.

C. ABC-OTS Grant Program Award

Recommended Action: Adopt a resolution accepting a State of California Department of Alcoholic Beverage Control (ABC) Grant in the amount of \$27,200 and authorize amending the FY 2024-25 general fund operating budget to increase revenues and expenditures by \$27,200. (**Resolution No. 4399**)

D. Corrected Resolution for the Coastal Commission Recommended Modifications to Capitola Zoning Code: Monarch Cove Inn

Recommended Action: Adopt a resolution rescinding and replacing Resolution No. 4394, accepting the California Coastal Commission modifications to amendments to the City of Capitola's Local Coastal Program amendments to the Local Coastal Program Land Use Plan Map (General Plan Map), Municipal Code Chapter 17.28 Visitor Serving Overlay Zones and Zoning Map, and removal of Municipal Code Chapter 17.30 Visitor Serving District - Monarch Cove Inn with corrected Exhibit A. (**Resolution No. 4400**)

**Motion to approve the Consent Calendar: Council Member Morgan**

**Second: Council Member Clarke**

**Voting Yea: Council Members Clarke, Morgan, Pedersen, Vice Mayor Brooks, Mayor Brown**

## 9. General Government / Public Hearings

B. 2024 Zoning Code Updates First Reading

Recommended Action: 1) Introduce for first reading, by title only, waiving further reading of the text, an ordinance amending Capitola Municipal Code Title 17: Zoning, Chapter 18.03: Density Bonus, and the Zoning Map (collectively, the "Zoning Code Amendments"), as well as amending Chapter 9.61: Marijuana Sales, Processing and Cultivation; and 2) adopt a resolution authorizing submittal of the Zoning Code Amendments to the California Coastal Commission for the certification of an amendment to the Local Coastal Program.

Project Description: Application #24-0026 for Amendments to Capitola Municipal Code Title 17: Zoning, Chapter 18.03: Density Bonus, and the Zoning Map, collectively known as the "Zoning Code Amendments," as well as a conforming amendment to Chapter 9.61, Marijuana Sales, Processing and Cultivation. The proposed Zoning Code amendments will impact 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. The amendments

City Council Meeting Minutes – October 24, 2024

to Chapter 9.61 are conforming changes that implement the Zoning Code Amendments allowing for retail cannabis in the C-C zone when fronting 41st Avenue. The proposed Zoning Code Amendments are exempt from CEQA, pursuant to CEQA Guidelines Section 15061(b)(3).

**Community Development Director Herlihy and Consultant Ben Noble presented the staff report.**

**Public Comments:**

- **Peter Wilk**
- **Marilyn Garrett**
- **Terri Thomas**

**The City Council thanked the Planning Commission and staff for their work on this item and shared comments about the current housing crisis and loss of local control.**

**Motion to introduce an ordinance amending Title 17, Chapter 18.03, and amending Chapter 9.61 and adopt a resolution (Resolution No. 4401) authorizing submittal of the amendments to the CCC: Vice Mayor Brooks**

**Second: Mayor Brown**

**Voting Yea: Council Members Clarke, Morgan, Pedersen, Vice Mayor Brooks, Mayor Brown**

A. Public Art Project

Recommended Action: Approve the Monterey Avenue Railing Public Art Project and authorize the City Manager to execute a Professional Services Agreement with artist Bruce Harman in the amount of \$50,000 for the Project.

**Community Service and Recreation Director Bryant presented the staff report.**

**Public Comments:**

- **Peter Wilk**
- **Molly Ording**
- **Carin Hanna**
- **Roy Johnson**

**The City Council thanked the Art and Cultural Commission and the artist for their work on this project and discussed the scope of the project. The City Council directed staff to begin the project by implementing elements (birds), return to the Art and Cultural Commission for further public outreach, and change the items installed on the railing for the public art project based on the public feedback.**

**Motion to approve the Public Art Project (with a change to the scope of work and project timing as directed to staff) and authorize the City Manager to execute an agreement: Vice Mayor Brooks**

**Second: Council Member Pedersen**

**Voting Yea: Council Members Clarke, Morgan, Pedersen, Vice Mayor Brooks, Mayor Brown**

C. Coastal Flooding Resource Guide

Recommended Action: Receive a report from the Police Department regarding winter weather planning and a coastal flood resource guide.

**Police Chief Dally presented the staff report.**

**Public Comments: None**

City Council Meeting Minutes – October 24, 2024

***The City Council discussed how communication strategies can be improved during an emergency event.***

**10. Adjournment** - The meeting adjourned at 8:34 PM. The next scheduled City Council meeting is on November 7, 2024, at 6:00 PM.

DocuSigned by:  
*Kristen Brown*  
9845E01983E9448...

Kristen Brown, Mayor

**ATTEST:**

Signed by:  
*Julia Gautho*  
15632E1B516D4A9...

Julia Gautho, City Clerk