

# City of Capitola

## Planning Commission Meeting Minutes

### Thursday, September 04, 2025 – 6:00 PM



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

**Chairperson:** Paul Estey

**Commissioners:** Matthew Howard, Nathan Kieu, TJ Welch, Courtney Christiansen

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1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance: Commissioners Howard, Kieu, Welch, Vice Chair Christiansen, and Chair Estey.*
  2. **New Business**
    - A. Oath of Office of newly appointed Planning Commissioner.  
***The Deputy City Clerk administered the Oath of Office to TJ Welch.***
  3. **Additions and Deletions to the Agenda** – *Staff received three emails for Item 7A as additional materials.*
  4. **Oral Communications**
    - *Goran Klepic*
  5. **Planning Commission/Staff Comments** - *None*
  6. **Consent Calendar**
    - A. **Approval of August 21, 2025, Planning Commission Minutes**

***Motion to approve Item 6A: Commissioner Kieu***

***Second: Commissioner Howard***

***Voting Yea: Commissioners Howard, Kieu, Welch, and Chair Estey***

***Abstain: Commissioner Christiansen***

## 7. Public Hearings

### A. Cliff Drive Resiliency Project and Local Coastal Program Amendments

Project Description: Permit #24-0421 for Amendments to the City's Local Coastal Program including amendments to CMC Chapters 17.32 Parks and Open Space, Chapter 17.64 ESHA, Chapter 17.76 Parking and Loading, and Chapter 17.68 Geological Hazards, as well as amendment to Capitola's Land Use Plan Chapter 2: Public Access and Chapter 7: Natural Hazards. The proposed LCP and LUP amendments affects properties within the Coastal Zone and are not effective within the Coastal Zone unless certified by the California Coastal Commission.

**Recommended Action:** Consider and Adopt resolutions recommending the City Council adopt amendments to CMC Chapters 17.32 Parks and Open Space, Chapter 17.64 ESHA, Chapter 17.76 Parking and Loading, and Chapter 17.68 Geological Hazards, as well as amendment to Capitola's Land Use Plan Chapter 2: Public Access and Chapter 7: Natural Hazards.

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***Director Herlihy, Robert Stevens from CSWST2, and Breeze Kinsey from Civic Knit, presented the staff report.***

***Public Comments: None***

***The Commission discussed the resolutions and potential amendments to the Local Coastal Program.***

***Motion to continue consideration of resolutions recommending the City Council approve amendments to the Local Coastal Program Land Use Plan Chapters 2 and 7 to the next regularly scheduled Planning Commission meeting: Commissioner Welch***

***Second: Commissioner Howard***

***Voting Yea: 5-0***

***Motion to recommend that the City Council approve amendments to the Capitola Municipal Code Chapters 17.32, 17.64, 17.76, 17.68: Commissioner Kieu***

***Second: Commissioner Howard***

***Voting Yea: 5-0***

## **8. Director's Report**

*Director Herlihy welcomed Commissioner Welch; updated the Commission on the Capitola Mall development options presented at the City Council meeting on August 28<sup>th</sup>; informed that the appeal hearing of the Santa Cruz Regional Transportation Commission fence permit on the bluff along Park Avenue will be on the City Council agenda on October 9, 2025.*

## **9. Adjournment –** The meeting adjourned at 7:10 PM. The next regularly scheduled meeting of the Planning Commission is on October 2, 2025, at 6:00 PM.

ATTEST:  Signed by:  
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Rosie Wyatt, Deputy City Clerk